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CITY OF Grand Junction COLORADO

CITY COUNCIL AGENDA
WEDNESDAY, JUNE 21, 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

Presentation with an Action

Auditor's Report to City Council Regarding the 2022 Audit - Ty Holman, Haynie & Company

Appointments

To the One Riverfront Commission

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 21, 2023 or 4) submitting comments online until noon on Wednesday, June 21, 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 June 5, 2023 Workshop

b. Minutes of the June 7, 2023 Regular Meeting

2. Set Public Hearings

a. Legislative

i. Introduction of an Ordinance Amending the Zoning and Development Code Section 21.04.030 Use Specific Standards, Specifically Subsection (h) Short-Term Rentals, and Section 21.10.020 Terms Defined in the Grand Junction Municipal Code and Setting a Public Hearing for July 5, 2023

ii. Introduction of an Ordinance Authorizing a Supplemental Appropriation for Counseling and Education Center and Setting a Public Hearing for July 5, 2023

b. Quasi-judicial

i. Introduction of an Ordinance Zoning Approximately 8.33 Acres from County Residential Single Family – Rural (RSF-R) to R-5 (Residential – 5.5 du/ac) 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. Change Order for Odor Control Project - Lining Influent Sewer Line

b. Building Lighting Energy Project

REGULAR AGENDA

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

4. Public Hearings

a. Quasi-judicial

i. 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

ii. A Resolution Accepting the Petition for the Annexation of 2.714 Acres of Land Located at 880 26 ½ Road and Ordinances Annexing and Zoning the Mustang Ridge 1, 2 and 3 Annexation to R-4 (Residential 4 Dwelling Units per Acre)

iii. An Ordinance Vacating a 9,966 Square-foot Area of Public Right-of-Way Adjacent to the Property Located at 2345 West Ridges Boulevard

iv. 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

5. Resolutions

a. A Resolution Adopting the Grand Junction Regional Water Efficiency Plan

b. A Resolution Authorizing an American Rescue Plan Act (ARPA) Grant Award to the Counseling and Education Center (CEC)

c. A Resolution Amending an Intergovernmental Agreement with the West Junction Metropolitan District Regarding Construction and Maintenance of Improvements Associated with a 177-Acre Mixed-Use Development Situated to the Northwest of the Highway 6 and 50 and Patterson Road Intersection and South of G Road

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

Grand Junction City Council

Regular Session

Item #

Meeting Date: June 21, 2023

Presented By: Ty Holman, Haynie & Company

Department: City Council

Submitted By: Jodi Welch, Finance Director

Information

SUBJECT:

Auditor's Report to City Council Regarding the 2022 Audit - Ty Holman, Haynie & Company

RECOMMENDATION:

This item is for presentation of the City's 2022 Audit and Financial Statements

EXECUTIVE SUMMARY:

Haynie & Company is the City Council's independent auditor. Each year the City's financial statements are audited in connection with the issuance of the Comprehensive Annual Financial Report.

The auditor works directly for the City Council. Ty Holman, Partner at Haynie & Company, conducts the City's audit and he will provide a presentation to report the results of the audit to City Council. This report will include that the City again received an unmodified or "clean" opinion, which means the financial statements present fairly, in all material respects, the financial position of the City.

Haynie & Company has coordinated the audit with the City Council appointed Audit Committee comprised of the Mayor and Mayor Pro Tem, including presentation of draft audit and financial statements.

BACKGROUND OR DETAILED INFORMATION:

The City's Annual Comprehensive Financial Report is a detailed document that provides a complete overview of the City's financial performance for the last year. It includes financial statements, analysis by management, notes explaining the financial statements, supplementary information, and the auditor's report. Overall, the report serves as an important tool to various stakeholders, enabling them to assess the City's

financial health, and ensure transparency and accountability.

The City's 2022 Annual Comprehensive Financial Report has audited and upon acceptance of City Council will be issued, published online, and made available by hard copy as well,

FISCAL IMPACT:

There is no direct fiscal impact resulting from this action.

SUGGESTED MOTION:

I move to (accept/not accept) the Auditors Report and Financial Statements for the City of Grand Junction, Colorado for the year ended December 31, 2022.

Attachments

1. 2022 City of Grand Junction Annual Comprehensive Financial Report

CITY OF Grand Junction COLORADO

2022 Annual Comprehensive

FINANCIAL REPORT

FISCAL YEAR ENDED DECEMBER 31, 2022

About our cover and community engagement…

At the heart of the City of Grand Junction lies a dynamic and thriving community, served by a range of dedicated departments committed to providing access to an array of resources and activities. These departments strive to improve the quality of life for all residents, working tirelessly to enhance the social, economic, and cultural vitality of our City. Within the 2022 Annual Comprehensive Financial Report, you'll find a visual celebration of the many events and services sponsored by numerous City departments, capturing the spirit and energy of our community.

Utilities Department (cover and title page): The City of Grand Junction is proud to be invited to participate in the annual Western Colorado Children's Water Festival with several other event partners, including Clifton Water District, Ute Water, and numerous others. This festival, which attracts more than 1,500 fifth-grade students every year, offers an excellent opportunity for young people to learn about the importance of water and its different uses. With its growing reputation as the largest Children's Water Festival in the State of Colorado and the 2nd largest in the Nation, the event has become a fun and vital resource for educating students about the role of water in their individual lives, their community, and the world.

Fire Department (table of contents, page 20): The Fire Department takes center stage in the 4th of July Parade as a red firetruck, adorned with American flags and bunting, makes its way down the street to the cheers of the crowd. This event is only one of many outreach events that serve as education about fire safety and a reminder of the dedication and bravery of our local firefighters who work for the safety of our community.

Parks and Recreation Department (pages 14, 150, and 182): The Parks and Recreation Department starts the holiday season by adorning the trees along Main Street and Colorado Avenue with festive lights. Residents highly anticipate the yearly tradition downtown along with many other special events in December, including a Holiday Light Tour for age 50+, the annual Chocolate Walk, Candy Cane Hunt, and the Santa Cause Run.

Police Department (table of contents; pages 192 and 198): The Police Department participates in National Night Out, an annual community-building event held nationwide. This event allows Grand Junction Police Department staff and community members to gather and enhance relationships between neighbors and law enforcement for a true sense of community. This national campaign helps to make our neighborhoods safer and more caring places to live. In addition to National Night Out, the Police Department hosts a range of other events throughout the year, including the Community Police Academy, Coffee with a Cop, and Shop with a Cop.

Public Works Department (page 102): The Public Works Department provides residents of Grand Junction leaf pick-up services during ten weeks of the autumn season. This free service helps to maintain the City's beauty, prevents grass from suffocating, reduces the chances of leaves blocking storm drain inlets, and avoids slippery sidewalks caused by wet leaves. The City collects over 10,000 cubic yards of leaves, which are then taken to the Mesa County Organic Materials Composting facility for recycling. The resulting compost from the leaves can be utilized to enhance the quality of soil for planting, making it an excellent way to maintain the City's appearance and add environmental benefits at the same time.

Photo credit: Instagram @calicovacations (page 14); City of Grand Junction staff (all other photos)

CITY OF Grand Junction COLORADO

Annual Comprehensive Financial Report

For Fiscal Year Ended December 31, 2022

Prepared by:

Finance Department

Jodi Welch, Finance Director

TABLE OF CONTENTS

Page

INTRODUCTORY SECTION **1**

Letter of Transmittal 2
Certificate of Achievement for Excellence in Financial Reporting 11
City Organizational Chart 12
City Map, Election District Boundaries, List of City Officials 13

FINANCIAL SECTION **15**

Independent Auditor's Report 17

Management's Discussion & Analysis 21

Basic Financial Statements 31

Government-wide Financial Statements:
Statement of Net Position 32
Statement of Activities 33
Fund Financial Statements:
Balance Sheet – Governmental Funds 34
Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position 35
Statement of Revenues, Expenditures, and Changes in Fund Balances – Governmental Funds 36
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Statement of Activities 37
Statement of Revenues, Expenditures, and Changes in Fund Balances – Budget to Actual – General Fund 38
Statement of Revenues, Expenditures, and Changes in Fund Balances – Budget to Actual – American Rescue Plan Fund 39
Statement of Net Position – Proprietary Funds 40
Statement of Revenues, Expenses, and Changes in Fund Net Position – Proprietary Funds 41
Statement of Cash Flows – Proprietary Funds 42
Statement of Fiduciary Net Position – Fiduciary Funds 43
Statement of Changes in Fiduciary Net Position – Fiduciary Funds 44

Notes to Financial Statements 45

Required Supplementary Information 93

Schedule of Changes in Net Pension Liability and Related Ratios:
Old Hire Police Pension Plan 94
Old Hire Fire Pension Plan 96

Schedules of Employer Contributions – Old Hire Police Pension Plan & Old Hire Fire Pension Plan 98

Schedule of Proportionate Share of the Net Pension Liability and Related Ratios – Fire Pension Plan – Statewide Defined Benefit Plan & Fire Pension Plan – Statewide Hybrid Plan 99

Schedule of Employer Contributions – Fire Pension Plan – Statewide Defined Benefit Plan & Fire Pension Plan – Statewide Hybrid Plan 100

Schedule of Changes in Total OPEB Liability and Related Ratios – Post-Employment Retiree Healthcare Program 101

TABLE OF CONTENTS

Page

Combining and Individual Fund Statements and Schedules 103

Nonmajor Governmental Funds 103

Combining Balance Sheet – Nonmajor Governmental Funds 106
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances – Nonmajor Governmental Funds 110

Schedules of Revenues, Expenditures, and Changes in Fund Balances – Budget to Actual:
Enhanced 911 Special Revenue Fund 113
Visit Grand Junction Special Revenue Fund 114
Community Development Special Revenue Fund 115
Parkland Expansion Special Revenue Fund 116
Lodgers Tax Increase Special Revenue Fund 117
First Responder Tax Special Revenue Fund 118
Conservation Trust Special Revenue Fund 119
Cannabis Tax Special Revenue Fund 120
Dos Rios GID Special Revenue Fund 121
Public Safety Impact Fee Special Revenue Fund 122
Storm Drainage Development Capital Projects Fund 123
Dos Rios GID Capital Project Fund 124
Ridges Debt Service Fund 125
Grand Junction Public Finance Corporation Debt Service Fund 126
Parkway Debt Retirement Debt Service Fund 127
Dos Rios GID Debt Service Fund 128
Sales Tax Capital Improvements Capital Projects Fund 129
General Debt Service Fund 130
Transportation Capacity Capital Projects Fund 131
Cemetery Perpetual Care Permanent Trust Fund 132

Nonmajor Proprietary Funds 133

Combining Statement of Net Position – Nonmajor Proprietary Funds 135
Combining Statement of Revenues, Expenses, and Changes in Net Position – Nonmajor Proprietary Funds 136
Combining Statement of Cash Flows – Nonmajor Proprietary Funds 137
Combining Statement of Net Position – Internal Service Funds 138
Combining Statement of Revenues, Expenses, and Changes in Net Position – Internal Service Funds 139
Combining Statement of Cash Flows – Internal Service Funds 140

Fiduciary Funds 141

Combining Statement of Fiduciary Net Position – Private Purpose Trust Funds 142
Combining Statement of Changes in Fiduciary Net Position – Private Purpose Trust Funds 143
Comparative Balance Sheet – Mesa County Valley School District 51 SLD Fee Expendable Trust Fund 144
Comparative Statement of Revenues, Expenditures, and Changes in Fund Balances – Mesa County Valley School District 51 SLD Fee 145
Comparative Balance Sheet – General Trust Expendable Trust Fund 146
Comparative Statement of Revenues, Expenditures, and Changes in Fund Balances – General Trust Expendable Trust Fund 147
Combining Statement of Fiduciary Net Position – Custodial Funds 148
Combining Statement of Changes in Fiduciary Net Position – Custodial Funds 149

TABLE OF CONTENTS

Page

Downtown Development Authority – A Component Unit 151

Balance Sheet – Governmental Funds 152
Statement of Revenues, Expenditures, and Changes in Fund Balances – Governmental Funds 153
Schedules of Revenues, Expenditures, and Changes in Fund Balances – Budget to Actual:
DDA Special Revenue Fund 154
DDA TIF Debt Service Fund 155
DDA Capital Improvements Capital Projects Fund 156

STATISTICAL SECTION 157

Table 1 - Net Position 158
Table 2 - Changes in Net Position 160
Table 3 - Fund Balances, Governmental Funds 164
Table 4 - Changes in Fund Balances, Governmental Funds 166
Table 5 - Sales Tax Revenue by Type of Industry 168
Table 6 - Direct and Overlapping Sales Tax Rates 170
Table 7 - Principal Sales Tax Payers 171
Table 8 - Sales and Use Tax Collections 172
Table 9 - Ratio of Outstanding Debt by Type to Personal Income and Outstanding Debt per Capita 173
Table 10 - Ratio of Net General Bonded Debt to Personal Income and Net Bonded Debt per Capita 174
Table 11 - Computation of Legal Debt Margin 175
Table 12 - Computation of Direct and Overlapping Debt 176
Table 13 - Revenue Bond Coverage 177
Table 14 - Demographic and Economic Statistics 178
Table 15 - Top 10 Principal Employers 179
Table 16 - Miscellaneous Statistics 180
Table 17 - Capital Asset Statistics by Function 181

SINGLE AUDIT 183

Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* 185

Independent Auditor's Report on Compliance for Each Major Program and on Internal Control Over Compliance Required by the Uniform Guidance 187
Schedule of Expenditures of Federal Awards 189
Notes to Schedule of Expenditures of Federal Awards 190
Schedule of Findings and Questioned Costs for the Year Ended December 31, 2022 191

OTHER SUPPLEMENTAL INFORMATION 193

Independent Auditor's Report on Other Supplemental Information 195
Local Highway Finance Report 196

INTRODUCTORY SECTION

CITY OF Grand Junction COLORADO
FINANCE

June 13, 2023

To the Honorable Mayor, Members of the City Council,
City Manager, and Citizens of the City of Grand Junction:

With great pleasure, I present the Annual Comprehensive Financial Report (Annual Report) for the City of Grand Junction (City) for the year ending December 31, 2022. State law requires that all local governments publish, within seven months of the close of each fiscal year, a complete set of financial statements presented in conformity with generally accepted accounting principles (GAAP) and audited in accordance with generally accepted auditing standards (GAAS) by a firm of licensed public accountants. This Annual Report is hereby issued and submitted for the fiscal year ending December 31, 2022, per these requirements.

This report consists of management's representations concerning the finances of the City. Consequently, management assumes full responsibility for the completeness and reliability of all information presented in this report. Management has established an internal control framework to provide a reasonable basis for making these representations that is designed to both protect the assets of the City from loss, theft, or misuse and to allow for the compiling of sufficient reliable information for the preparation of the City's financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh the benefits, the City's internal control procedures have been designed to provide reasonable, rather than an absolute, assurance that the financial statements will be free from material misstatement. To the best of management's knowledge and belief, this financial report is complete and reliable in all material respects.

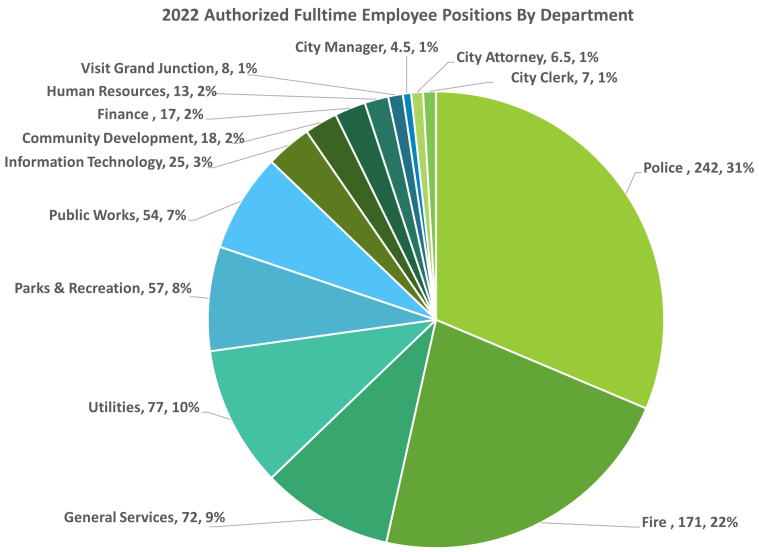
The City's financial statements have been audited by Haynie & Company, P.C., a licensed, certified public accounting firm. The goal of the independent audit is to provide reasonable assurance that the City's financial statements for the fiscal year ending December 31, 2022, are free of material misstatement. The independent audit involves examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and significant estimates made by management, and evaluating the overall financial statement presentation. Based on the audit, the independent auditor has concluded that there is a reasonable basis for rendering an unmodified opinion that the City's financial statements for the fiscal year ending December 31, 2022, are fairly presented in conformity with GAAP. The independent auditor's report is presented as the first component of the financial section of this report.

GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of a Management's Discussion and Analysis (MD&A) section. This letter of transmittal is designed to complement the MD&A and should be read in conjunction. The City's MD&A is found immediately following the independent auditors' report.

PROFILE OF THE GOVERNMENT

The City of Grand Junction was first settled in 1881 and incorporated in 1882. It became a home rule city in 1909 by adopting its charter pursuant to Article XX of the Constitution of the State of Colorado. The City operates using the Council-Manager form of government.

The City provides a full range of services, including public safety (police, fire, emergency medical services, and ambulance transport); public works (highways and streets); utilities (sanitation and water); culture and recreation (parks, cemeteries, swimming pools, golf courses, and general recreation); planning; destination marketing; and general administrative services. The relative department sizes in terms of personnel are depicted in the 2022 Authorized Fulltime Employee Positions by Department chart.



Blended component units, although legally separate entities, are part of the primary government's operations in substance and are included as part of the primary government. Accordingly, the Ridges Metropolitan District and Grand Junction Public Finance Corporation are reported as debt service funds of the City. In late summer of 2019, the City Council authorized the organization and establishment of the City of Grand Junction Dos Rios General Improvement District (GID) to fund infrastructure improvements for riverfront development. The December 31, 2022, financial report reports the GID as a blended component unit.

Discretely presented component units are reported in a separate column in the government-wide financial statements to emphasize that they are legally separate from the primary government and to differentiate their financial position and results of operations from those of the primary government. The Downtown Development Authority is reported as a discretely presented component unit.

The City currently occupies a land area of 42.36 square miles and serves an estimated population of 68,034 people. The City is granted the authority to levy a property tax on real and personal business properties within its boundaries and establish and collect sales, use, and lodging tax. It is also empowered by state statute to extend its corporate limits by annexation, which occurs periodically when deemed appropriate by the City Council.

The City's policy-making and legislative authority are vested in a City Council of seven members, one of which is elected Mayor each year. The City Council is elected on a non-partisan basis. Council members serve four-year staggered terms, with three or four council members elected every two years. Five council members must live in one of the five districts but are elected city-wide. The two remaining council members are elected at large. The City Council is responsible, among other things, for passing ordinances, adopting the budget, appointing boards and commissions, and hiring the City Manager, City Attorney, and Municipal Court Judge. The City Manager is responsible for carrying out the policies and ordinances of the City Council, overseeing the day-to-day operations of the City, and appointing the directors of the various departments.

As a supplement to internal controls, the City maintains comprehensive budgetary controls. These budgetary controls aim to ensure compliance with legal provisions embodied in the annual appropriated budget approved by the City Council. The annually appropriated budget ordinance includes activities of the General Fund, special revenue funds, debt service funds, capital project funds, enterprise funds, and internal service funds. Appropriations for all funds lapse at year-end. The level of budgetary control at which expenditures cannot legally exceed the appropriated amount is established at the individual fund level. Although the budget enacted by the City Council is at the fund level, the City prepares a line item budget by the department for control at the line item level. Department directors have the authority to reallocate the distribution of budget amounts within their department's major categories of operating expenditures. Budget reallocations between significant expenditure categories, including personnel and capital, require City Manager approval. The City also maintains an encumbrance accounting system as one technique of accomplishing budgetary control. Encumbered amounts are not an actual use of appropriations. Therefore, open encumbrances at year-end, for which the expenditure has not yet occurred, either become expenditures against the new year's appropriation or are canceled.

Budget to actual comparisons are provided in this report for each major individual governmental fund for which an appropriated annual budget has been adopted. For the General Fund and American Rescue Plan Fund, these comparisons are presented on pages 38 and 39 as part of the basic financial statements for the governmental funds. For other major and non-major governmental funds, this comparison is presented in the other funds' statements subsection of this report, starting on page 113.

FACTORS AFFECTING FINANCIAL CONDITION

The City is located on the I-70 corridor about 250 miles west of Denver, Colorado, and 27 miles east of the Utah border. The City lies in a valley formed at the junction of the Gunnison and Colorado Rivers, surrounded by a majestic mesa, the desert mountains of the Book Cliffs, and the red rocks of the Colorado National Monument. As the largest city in western Colorado, Grand Junction is the central service center for western Colorado and eastern Utah. Correspondingly, Grand Junction is the regional hub for retail, banking and financial services, healthcare, higher education, social services, and public safety. Established by years of community economic development and private enterprise marketing, the area is home to manufacturing, agriculture, outdoor recreational service, and energy exploration industries providing a diverse economic base.

The mild climate and proximity to outdoor activities year-round have made Grand Junction a vacation destination and retirement community. A 3.0% lodging tax, passed by the voters and implemented in 1990, funds the promotion of the Grand Valley as a tourism destination. The voters approved an additional 3% lodging tax beginning in 2019. This 3.0% is shared between Visit Grand Junction, Grand Junction Regional Air Service Alliance, and Greater Grand Junction Sports Commission to promote marketing for tourism, including sports-related tourism, and in support of direct air service in Grand Junction.

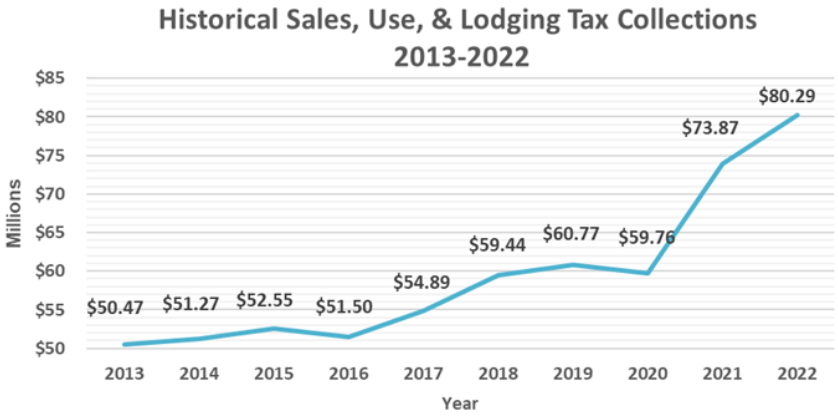
As in the past, City management and leadership continue to support operations with current operating revenues, while debt has been kept to a minimum. The three-quarter cent increase in City sales and use taxes, effective January 1, 1988, provides funds for capital investment, economic development, and essential community programs. The sales and use tax revenues allocated to the General Fund account for 64% of its ongoing revenues and fund general government operations such as police, fire, streets, parks, and non-profit and community partnerships.

In April 2019, the voters approved a 0.5% First Responder tax to support expanding first responder services and capital investment for police, 9-1-1 dispatch, fire, and emergency medical services. The increase was effective January 1, 2020.

In April 2019, the voters authorized the City to impose a special tax on the retail sale of Cannabis and an excise tax on the transfer of unprocessed regulated Cannabis. The taxes are restricted for administering and enforcing cannabis regulations and building, operating, and maintaining the highest priorities of the City's adopted Parks and Recreation Open Space Plan (PROS Plan). One of the highest priorities of the PROS Plan is a Community Recreation Center (CRC). In April 2022, City Council passed an ordinance enacting a 6% special tax on the retail sale of Cannabis. Retail licensing regulations were established, and applications were processed in 2022, with a randomized selection of 10 qualifying applicants for licensure in the first quarter of 2023. Retail stores are expected to open in mid-2023.

In April 2023, the voters approved a 0.14% sales tax and authorized debt for constructing the CRC at Matchett Park. The 0.14% tax is restricted to the CRC's construction, debt service, equipment, furnishings, and operations.

The 2022 Sales, Use, & Lodging Tax Collections chart shows the City's sales, use, and lodging taxes (accrual basis). The City's share of County sales tax includes the City's share of the Mesa County Public Safety Tax. The 3% lodging tax share beginning in 2019 and the 0.5% First Responder Tax beginning in 2020 are not included in the collections chart and historical graph to maintain consistency with prior years. The Historical Sales, Use, & Lodging Tax Collections graph shows the historical collections and growth since 2013. As seen below, tax revenues show a slight decrease from 2019 to 2020, attributed to the COVID-19 Pandemic, followed by a strong rebound in 2021 and 2022.



The Grand Junction Metropolitan Statistical Area (MSA), which includes the greater metro area inside Mesa County, has experienced population growth since its inception in 1995. However, Grand Junction experienced a 14% job loss between October 2008 and January 2010 due to the national recession, a significant oil and gas exploration reduction, and a substantial decline in development and construction. Since then, job recovery has been intermittent. By the end of 2021 and 2022, unemployment was 3.9% and 2.9%, respectively.

The City has continued to work toward diversifying its economic base and business climate. The quality of life offered in Grand Junction, critical to attracting, motivating, and retaining skilled and talented workers, appeals to businesses, individuals, and tourists alike. Spectacular scenery and recreational opportunities, excellent climate and air quality, higher education opportunities, and quality medical services make the Grand Junction area a good choice for relocation.

The City has historically leveraged public and private partnerships and grant dollars to make significant capital investments each year in the community. The citizens of Grand Junction have authorized several sources of revenue and debt issuance to continue building the necessary infrastructure and providing critical services in Grand Junction:

- In 2018, the City began planning to re-develop 60 acres of riverfront property west of Las Colonias Park. The Riverfront at Dos Rios mix light industrial, outdoor recreation, commercial, and residential uses along the riverfront area. Infrastructure for the project was started in 2019 and was completed in 2021. A general improvement district was formed to fund most of the infrastructure improvements. The residential and commercial aspects of the project will be completed by private development, which began with the sale of the land in 2021 and residential construction in 2022. A total public investment of $14 million is expected to generate over $170 million in private investment.
- Following voter authorization for a new First Responder Tax, the City completed one of three new fire stations in 2020. The construction of the next fire station began in 2021 and was completed and opened for operation in late 2022. The third fire station is planned for construction in 2024 and 2025.

- The City embarked on a complete reconstruction of Fire Station 3 to remedy safety concerns and plan for future growth. The project included a partnership with School District 51 by exchanging land to build the fire station with property for a new school parking lot. The project began in 2021 and was completed in May 2022.
- In the fall of 2019, voters authorized the City to issue new debt to fund $70 million in projects to expand and improve the City's transportation infrastructure. The initial debt issuance occurred in 2020, with several projects starting that year. The second debt issuance is expected in 2024, with most projects completed by 2026.
- In 2022, the planning for the new CRC began with a community survey and a comprehensive feasibility study with extensive community engagement. This work culminated in the City Council authorizing a ballot question asking voters for a new 0.14% sales tax and debt authorization to construct and operate the CRC at Matchett Park. The ballot question passed in April 2023. The sales tax will be effective beginning July 1, 2023. The design of the CRC will start in late 2023, with construction in 2024 and 2025, for a late 2025 or early 2026 opening.

FUTURE OUTLOOK

The City of Grand Junction remains committed to providing high-quality services and investing in the community's future. The City aims to serve its citizenry long-term while maintaining a sound financial position. As a result of strong financial leadership and management, the City's credit rating is a solid AA on revenue and general obligation bonds and AA- on certificates of participation as assigned by S&P Global. Priorities shaping the future are economic development, public safety, investments in infrastructure, and planned growth and development. The City continues to foster strong community partnerships in pursuing these priorities.

In August 2017, the City Council adopted the initial City of Grand Junction Strategic Plan (the Plan). The Plan is updated after each Council election in the spring of odd years and is used by elected officials to develop and implement high-level policies and focus efforts. The Plan aims to inform and direct decision-making and budget priorities. The most recent update was in the summer of 2021 and built off the vision of the One Grand Junction Comprehensive plan. The City Council established the five strategic priorities of *mobility and infrastructure, economic development, housing, public safety,* and *quality of life*. The City's 2023 budget was developed by allocating resources to these strategic priorities. Over the years, many aspects of the strategic priorities have been practiced through extensive partnerships and investment in this community. For example, the City has and continues to work closely with community partners in economic development, including the Grand Junction Economic Partnership, the Grand Junction Area Chamber of Commerce, the Business Incubator, the Greater Grand Junction Sports Commission, Colorado Mesa University, and the Grand Junction Regional Air Service Alliance.

The Economic Development Plan, which was adopted in 2014, serves as a decision-making guide for City Council and firmly establishes City Council’s commitment to taking a lead role in promoting and funding economic development in the area. This plan sets a strategy for improving business conditions and attracting and retaining employers while confirming the City's standing as a viable, healthy, and safe community. As part of the strategy, the City has put into motion several action steps, including a branding and marketing analysis and an exploration of foreign trade opportunities. The City Council authorized a limit on the vendor's fee paid to businesses to collect City sales tax and dedicated the resulting available resources as a sustainable funding source for economic development. The most recent economic development opportunity involves the completion of the infrastructure at the Dos Rios riverfront development and the sale of the property to a private developer who will provide a mix of recreational, retail, and residential uses. This follows the opening of the business park on the riverfront at Las Colonias, including the construction of privately owned commercial buildings and a highly popular recreational river park. For years, the community has called for the revitalization of the riverfront; through the leadership of the community, the City Council, staff, and partners, the City has begun to take full advantage of the many amenities of the river.

The higher educational opportunities provided by Colorado Mesa University (CMU) are pivotal to the economic diversity and quality of life enjoyed by the residents of Grand Junction and the surrounding community. Over the last decade, CMU has embarked on a multi-year, multimillion-dollar campus expansion and renovation project. The City has supported this project through economic development contributions of $13.2 million through 2022, significantly contributing to the growth of the CMU campus. As funds are available and appropriated, the City has committed to the ongoing support of $500,000 per year for financing a classroom building through 2026, then $250,000 for ten years beginning in 2027 for the healthcare provider academic building. In 2018, the City started a pilot program with CMU for a local scholarship program developed to provide the opportunity for a higher education degree for local high school graduates. That support has continued with an annual contribution of $550,000. The City is committed to partnering with CMU to develop future City employees and keep graduates in Grand Junction by funding CMU interns working for all departments of the City. Several interns and other CMU graduates have started their careers in Grand Junction by being hired as full-time City employees.

As indicated by surveys and through dialogue with the Grand Junction community, public safety is recognized as one of the foundations of a livable community, the primary responsibility of local government, and a key to economic health. The City Council remains committed to addressing future public safety needs and improving fire and emergency medical services coverage. In April 2019, the voters approved a 0.5% First Responder Tax. The tax was effective January 1, 2020, and is funding the construction, staffing, and operation of three new fire stations identified as a need since 2004. The third new fire station is expected to be completed in 2025. The tax will fund additional sworn police positions to increase proactive policing and reduce response times, as well as telecommunicator positions in the communication center that serves all law enforcement and fire services in Mesa County.

One of the City's ongoing and significant priorities is the preservation and improvement of the transportation infrastructure. The City has over 1,100 lane miles of street infrastructure to maintain and a sophisticated pavement management program that evaluates the condition of the roadways and designs an overlay schedule accordingly. In 2022, the City completed a five-year maintenance and reconstruction plan to improve existing City streets, significantly increasing the quality of the street infrastructure network. The City's continuing infrastructure improvements are funded to a great extent by the three-quarter percent increase in the sales tax rate in 1988. This dedicated revenue stream is used for long-range capital planning efforts; however, because the City is still growing and the related infrastructure is incomplete, the capital needs far outweigh the capital resources. In November 2019, voters authorized the City to issue up to $70 million in debt to fund transportation expansion projects without new taxes. Those major expansion projects are expected to be completed by 2026. A critical component of all street and transportation projects includes multimodal transportation options.

The most significant capital project in the history of the City is the Riverside Parkway. The project entailed building a loop around the City extending from 24 Road/Redlands Parkway to the intersection of 29 Road and D Road. The lower section of the Parkway extends from 4th Avenue to the junction of 27½ Road and D Road. The most recently completed area extends from Highway 50 on Orchard Mesa over the I-70 Business Loop with the 29 Road viaduct. The final connection will extend to a new interchange at I-70. In 2019, the City and Mesa County partnered on a Planning and Environmental Linkages study, the first phase of environmental documentation, to construct the interchange at I-70 at 29 Road. The next step is an environmental assessment, a joint endeavor with Mesa County, which will be completed in 2023. The loop is designed to provide interconnectivity to and around the City and between different demographical areas of the valley, effectively connecting residential areas with jobs and services. Additional transportation capacity improvement projects are needed to ensure that citizens, businesses, and visitors can easily move around the community.

Historically, City Council has committed funding for major maintenance and improvement projects for the City's existing 30 developed parks. The purchase and development of the 114-acre regional Canyon View Park began in 1996 with significant softball and soccer facilities. Improvements continued with the addition of a baseball field, tennis courts, several restroom facilities, and a complete playground renovation. This park serves as the main venue for athletic events for school and community leagues of all ages, with an average of 45,000 hours reserved annually. In addition, community members use the park nearly every day of the year, utilizing the dog park,

walking trails, basketball courts, and other non-competitive amenities. With over one million visits to the park facility each year, it is a significant asset to the regional community and the City's park system.

After significant community involvement and dialogue, a master plan was developed and adopted by City Council for the 207-acre Matchett Park in the northeast area of the City, representing the City's third regional park. In addition, the City has over 20 miles of developed trails and has partnered with Mesa Land Trust to acquire land to facilitate the development of walking and bike trails along Monument Road. In 2018, as part of a "grass-roots" effort, a community/recreation center feasibility study (fully funded through private donations and grant dollars) was conducted. It resulted in a recommendation to City Council from a community advocacy group to place a funding question on the April 2019 ballot. The voters did not authorize this measure. In 2021, the City completed an update to the PROS Plan. The Pros Plan has served the community well, with many completed components. The latest update of the PROS Plan had significant involvement from citizens and stakeholders and provides clear direction for services, facilities, and amenities for the next 5 to 8 years. In April 2021, voters authorized the City to allow retail sales of Cannabis, authorizing the dedicated use of those resources to fund the construction, operation, and maintenance of the highest priorities of the PROS plan. The community, the City Council, and staff continued efforts to build a Community Recreation Center with a community survey and a feasibility study in 2022, culminating in a successful April 2023 ballot question for new taxes and debt to construct and operate the CRC at Matchett Park. The City is in full gear planning for this project, with an anticipated opening in late 2025 or early 2026.

The City is actively committed to sustainability through energy efficiency and water conservation efforts and continually strives to implement strategies that preserve resources and increase efficiencies. One area of particular focus is the City's Compressed Natural Gas (CNG) Program. The City's CNG Program is threefold: transitioning the City's fleet into natural gas vehicles, expanding the City's CNG fueling station, and utilizing the Persigo Wastewater Treatment Plant component to convert excess digester gas (methane) into compressed natural gas to be used as a vehicle fuel (biogas). The system became operational in 2015 and has gained national recognition for innovation. The system also serves the Grand Valley Transit (GVT), which partnered with the City to expand fueling stations significantly. Currently, the equivalent of 400 gallons of gasoline is produced onsite daily and has offset the same volume of diesel fuel. This has resulted in a carbon emission reduction of several million pounds annually. At this time, 77 CNG vehicles realize the cost savings and other additional benefits from using the biogas, and the City will continue to partner with GVT to enhance the investment in the CNG Program. The City is also actively pursuing fleet replacement with electric vehicle options. The City subscribes to several solar gardens and has installed solar at several facilities, including the Water Treatment Plant, Persigo Wastewater Treatment Plant, Grand Junction Convention Center, and the Visitor's Center. These combined efforts result in a significant reduction in energy usage and annual cost savings. Several other conservation programs have been successfully implemented, including installing LED lights in facilities, traffic signals, pedestrian lights, and streetlights. Water conservation efforts in the City's parks and green spaces include transitioning many areas from turf to native landscaping.

The Comprehensive Plan was formally adopted in 2010 after a three-year staff and community effort and reflected the community's values and vision at that time. A complete update of this plan began in 2019 and was completed in 2020. A City Council-appointed Advisory Committee guided staff and a consultant team throughout the 22-month process, which engaged the community at all levels, to articulate the community's values and visions of today. City Council formally adopted the One Grand Junction Plan, and it serves as a guiding document for the City in decision-making, policy-making, and spending priorities. The plan establishes goals and policies critical in guiding land use, directing growth, and establishing a unified vision that focuses the community on maintaining and enhancing the quality of life that all residents desire and expect.

The City has a long-standing record of collaborative management and resource sharing with other agencies in the community and is committed to continuing and growing those relationships in the future. Numerous examples of these alliances result in added value to services and the highest and best use of resources. Public Safety: the City is the manager and a significant partner agency in the E911 Regional Communication Center, which serves all law enforcement, fire, and emergency medical service responder agencies in Mesa County; the City of Grand Junction Police Department joins forces with the Mesa County Sheriff's Office and the Federal Drug

Enforcement Agency on the Western Colorado Drug Task Force, a partnership designed to fight the battles of drugs and drug-related crimes on the frontlines; the City, Mesa County, the City of Fruita, and School District #51 provide a School Resource Officer Program to the schools in the valley; the Police Department provides all police services for Colorado Mesa University. Public Utility: the City and Mesa County have a jointly owned and managed sewer system that provides wastewater services to the larger urban area. Public Parks: the City of Grand Junction, Mesa County, School District #51, and Colorado Mesa University make use of and contribute to improvements of the sports complex and stadium in the heart of Grand Junction. Public Transportation: the City assists Mesa County in support of the Grand Valley Transit system, a limited fixed route "circulator" that began servicing the core areas of the Grand Valley and outlying municipalities in 2000. The City is contracted to provide maintenance and repair services for the CNG transit buses. Animal Control and Building Services: Mesa County is contracted by the City to offer professional services in animal control, as well as contractor licensing, building permitting, and inspection services

The COVID-19 Pandemic presented many fiscal challenges to the City, including a significant reduction in sales tax revenue during the months of business closures. Yet, due to years of prudent planning, fiscal responsibility, and building the City's General Fund reserves, the City was in a strong financial position going into the Pandemic. This enabled the City to avoid staff reductions and interruptions of service to the community and also allowed the City to provide significant financial assistance to businesses, non-profits, and citizens during the downturn. Fortunately, because of the many advantages of living in Grand Junction, the City did not experience as much of a severe revenue loss as expected. This, combined with the immediate action taken to reduce expenses, allowed the City to add to the General Fund reserve balance in 2020. In 2021 and 2022, the City continued to budget conservatively while adding needed positions to increase services to the community. Through prioritized spending, the City managed the unprecedented inflation in 2022 due to the continued economic development investments and population growth impacting revenue streams and increased the General Fund reserve in both 2021 and 2022. Looking forward, with continued strong leadership and sound fiscal responsibility, the City is in a good financial position moving into future years and is poised to benefit from many years of planned and proactive economic development.

FINANCIAL POLICIES

The City Council provides policy direction to the City Manager, who guides the organization's financial decisions. The City Council's policy direction is to further economic development by taking a more proactive role while continuing to coordinate with all community partners, invest in public infrastructure, provide the essential services of public safety, improve sustainability, address community housing challenges, operate within existing revenues in the General Fund, and reserve at least 25% of the current year's adopted budget. City management has followed the City Council's policy direction through responsive, conservative, and sound financial decisions. The City has financial policies and practices that guide budget, investments, debt, revenue, purchasing, risk management, and reserves.

COMPLIANCE WITH THE TAXPAYER BILL OF RIGHTS

The Colorado Constitutional Amendment passed in November 1992, also known as the Taxpayer Bill of Rights Amendment (TABOR), restricts governmental and property tax revenue growth to amounts adjusted for inflation and a local growth factor. In April 2007, Grand Junction voters approved the retention by the City of all revenues exceeding the spending limit for 2006 and subsequent years until the bonded debt for the Riverside Parkway is paid in full. Therefore, the excess has been transferred to a debt service fund designated to pay the Riverside Parkway bonds. In 2017, City voters authorized those funds to be dedicated to street infrastructure improvements through 2022. In November 2019, the voters approved using TABOR excess to pay debt for transportation expansion projects from 2023 through 2037. In November 2020, voters authorized the City to collect, retain, and spend revenue the City receives for current and future governmental purposes without applying the TABOR revenue limitation. Per recitals in the resolution adopted by the City Council setting the ballot question, the City

will continue to fulfill its commitment to construct and maintain transportation improvements, invest in City infrastructure, and deliver City services as previously approved by voters.

The City remains subject to other TABOR requirements. For example, TABOR requires that the City has elections if it wishes to change its tax policy or issue general government debt and that the City reserve 3% of its spending as an emergency reserve. The City complies with these provisions.

AWARDS

The Government Finance Officers Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Grand Junction for its Annual Comprehensive Financial Report (Annual Report) for the fiscal year ending December 31, 2021. This was the 38th consecutive year the City received this prestigious award. The City must publish an easily readable and efficiently organized Annual Report to be awarded a Certificate of Achievement. The City's submitted report satisfied GAAP and applicable legal requirements.

The Certificate of Achievement is valid for one year. The City believes that our current Annual Report meets the Certificate of Achievement program's requirements, and the report will be submitted to the GFOA to determine its eligibility for another certificate.

In 2022, the City was awarded the Distinguished Budget Presentation Award from the GFOA for the 2022 Budget Book. To receive this award, the City must prepare a budget book that reflects the guidelines established by the National Advisory Council on State and Local Budgeting and the GFOA's best practices on budgeting. The City has also received this award for the 2023 Budget book, which makes it the fifth consecutive award since the City first applied in 2019.

ACKNOWLEDGEMENTS

The preparation of this report on a timely basis could not be accomplished without the efficient and dedicated services of the entire staff of the Finance Department. I would like to express my appreciation to Ashley McGowen, Deputy Finance Director, as well as all members of the Finance Department who assisted in and contributed to its preparation. It should be noted that staff from other departments greatly help in preparing the report, and their work is also appreciated. I thank the Mayor, the City Council, and the City Manager, Greg Caton, for their direction and support of responsible financial stewardship for the citizens of Grand Junction.

The City’s external auditors, Haynie & Company, P.C., are also commended for their comprehensive and efficient examination of the City's various funds for the fiscal year ending December 31, 2022.

Respectfully submitted,

Jodi Welch
Finance Director

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Grand Junction
Colorado

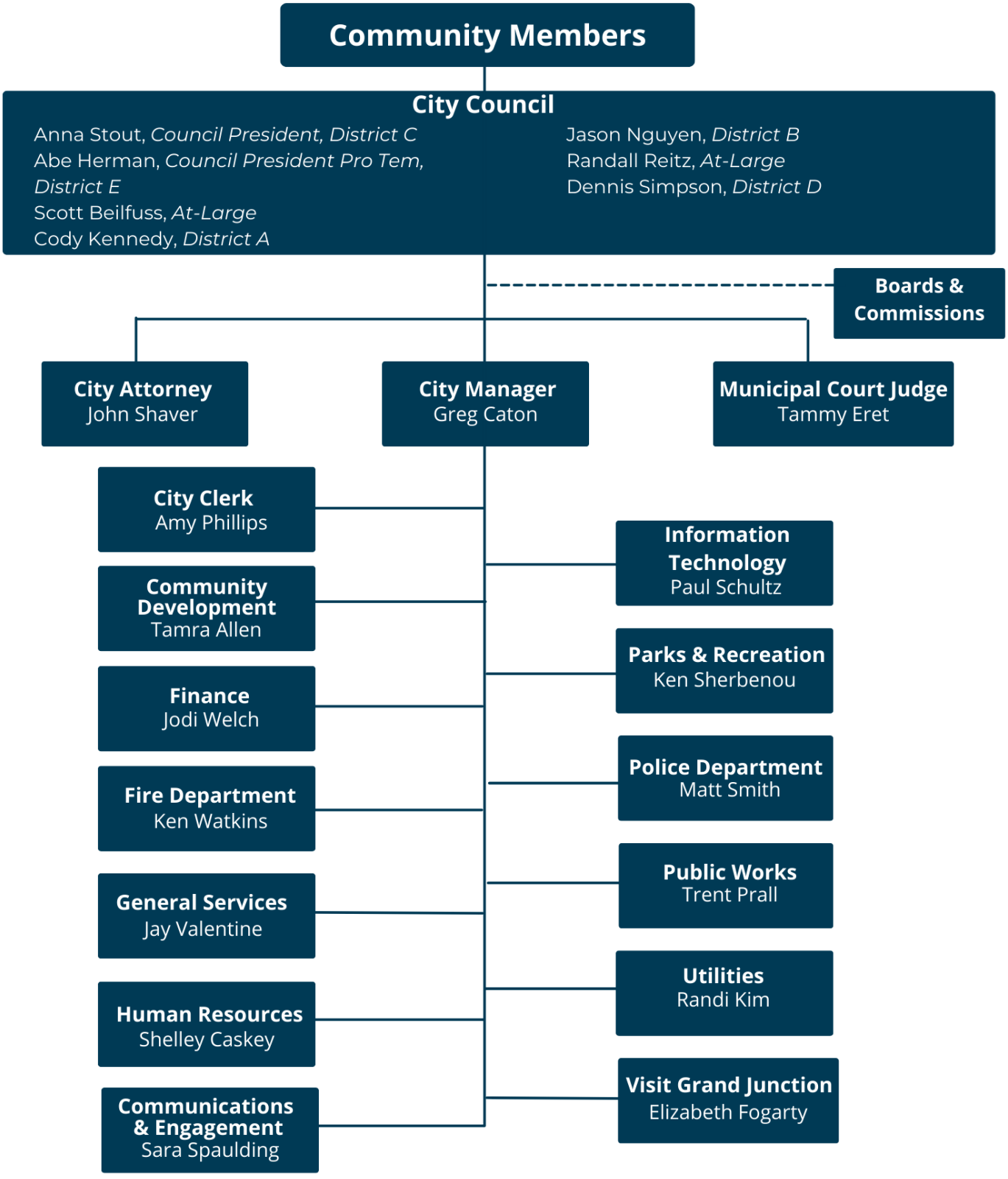
For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

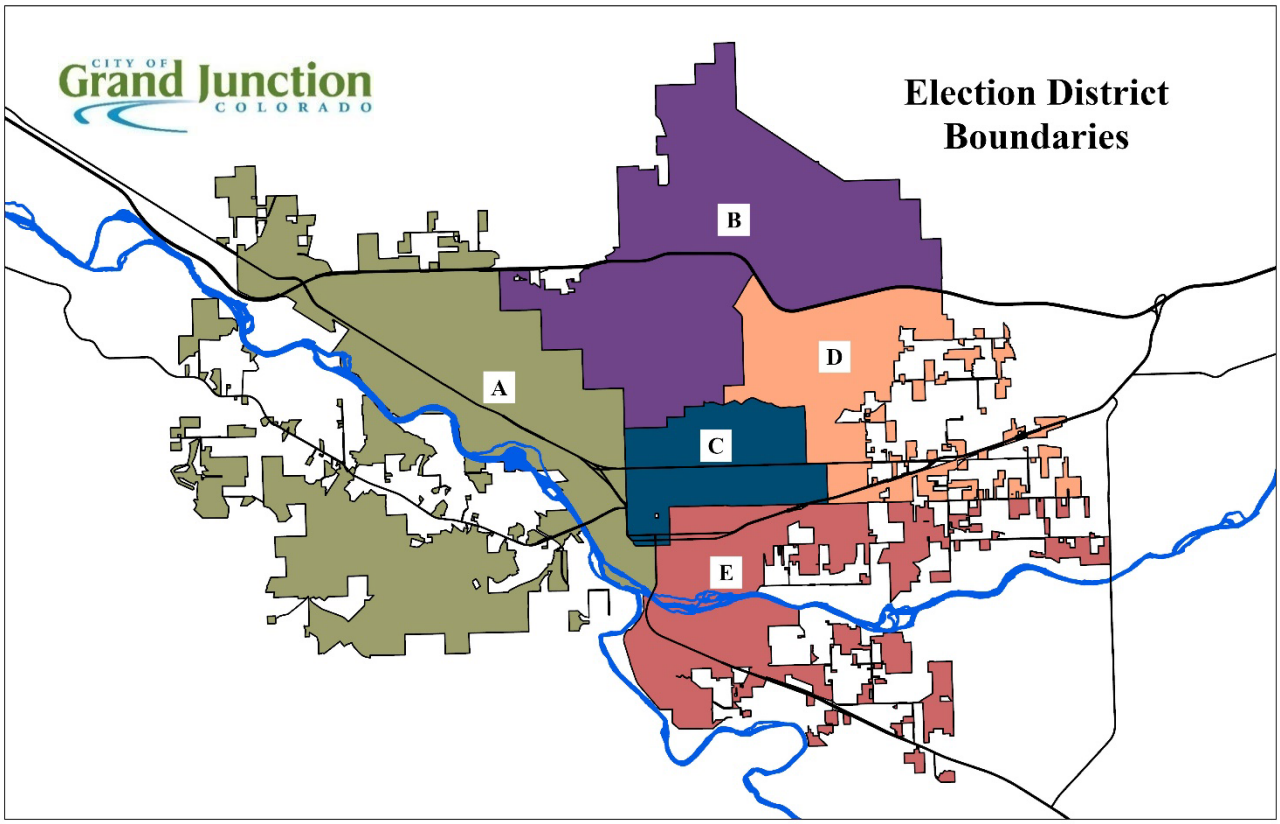
December 31, 2021

Christopher P. Morrill

Executive Director/CEO

City of Grand Junction Organizational Chart





Elected Officials

City Council	District	Expires
Anna Stout, Mayor	C	May 2027
Abe Herman, Mayor *Pro Tem*	E	May 2025
Cody Kennedy	A	May 2025
Jason Nguyen	B	May 2027
Dennis Simpson	D	May 2025
Scott Beilfuss	At Large	May 2027
Randall Reitz	At Large	May 2025

Appointed Officials

Greg Caton, City Manager
John Shaver, City Attorney
Tammy Eret, Municipal Court Judge

FINANCIAL SECTION

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Haynie & Company
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To the City Council
City of Grand Junction, Colorado

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Grand Junction, Colorado (the "City"), as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Grand Junction, Colorado, as of December 31, 2022, and the respective budgetary basis comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information
Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis, General Fund-Schedule of Revenue, Expenditures, and Changes in Fund Balance-Budget and Actual, and Pension Schedules, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information
Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining and individual nonmajor fund financial statements and schedules, budgetary schedules, schedule of debt service requirements to maturity, and Local Highway Finance Report are presented for purposes of additional analysis and are not a required part of the basic financial statements. The schedule of expenditures of federal awards is presented for purposes of additional analysis as required by *Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, and as also not a required part of the basic financial statements.

The combining and individual nonmajor fund financial statements and schedules, budgetary schedules and the schedule of expenditures of federal awards are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements and schedules, and component unit financial statements and schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 13, 2023, on our consideration of City of Grand Junction, Colorado's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering City of Grand Junction, Colorado's internal control over financial reporting and compliance

Haynie & Company

Littleton, Colorado
June 13, 2023

GRAND JUNCTION
FIRE DEPARTMENT

MANAGEMENT'S DISCUSSION & ANALYSIS

Our discussion and analysis of the City of Grand Junction's (City) financial performance provides an overview of the City's financial activities for the fiscal year ended December 31, 2022. Please read it in conjunction with the transmittal letter on page 2 and the City's financial statements, which begin on page 31.

FINANCIAL HIGHLIGHTS

- The City's assets and deferred outflows of resources exceeded its liabilities and deferred inflows of resources at the close of 2022 by $992.7 million (*net position*), primarily due to investments in annexations, infrastructure, and capital construction.
- The City's total net position increased by $62.7 million or 6.7%. The City's governmental activities net position increased $61.5 million or 7.2%, and the business activities net position increased $1.2 million or 1.6%.
- Total City expenses increased by 5.4% compared to 2021. The City's expenses for government activities increased by 5.1% compared to 2021, and expenses for business activities increased by 10.4% compared to 2021.
- As of December 31, 2022, the City's governmental funds reported a combined ending fund balance of $128.0 million, with 62.2% restricted through voter authorization for predominantly transportation projects, general capital improvements, and first responder spending.
- The City's General Fund revenues (excluding transfers from other funds) increased by 4.2% in 2022. Sales and use taxes are the largest revenue source for the General Fund, comprising 63.7% of the $93.0 million in total revenues (not including transfers in).
- As of December 31, 2022, the General Fund's unrestricted fund balance (the total of the *committed*, *assigned,* and *unassigned* components of the *fund balance*) was $33.7 million, which accounts for 86.4% of the total fund balance and 37.6% of the total General Fund expenditures.
- The City invested $44.7 million in capital projects in 2022. These projects included street maintenance, a major stadium renovation, park improvements, transportation infrastructure expansion, new fire station construction, vehicles and equipment, dam rehabilitation, and flowline and water line replacements.
- In April 2021, voters authorized the City to impose a special tax on the retail sale of Cannabis. The taxes are restricted for the administration and enforcement of cannabis regulations and for building, operating, and maintaining the highest priorities of the City's adopted Parks and Recreation Open Space Plan. One of the highest priorities of that plan is a Community Recreation Center. Retail licensing regulations were established, and applications were processed in 2022, with a randomized selection of 10 qualifying applicants for licensees in the first quarter of 2023. Retail stores are expected to open in mid-2023.
- In 2021 and 2022, the City was allocated $10.4 million from the American Rescue Plan State and Local Fiscal Recovery Fund. The City has used the funding for $1.4 million in revenue replacement for lodging tax losses incurred during the pandemic. City Council will allocate the remaining funding based on recommendations from an appointed citizen advisory board to mitigate the economic and public health impacts of COVID-19. Late in 2022, the committee finalized recommendations focused on the priority areas of behavioral and mental health, affordable housing, and homelessness.

OVERVIEW OF FINANCIAL STATEMENTS

The discussion and analysis provided here are intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements are comprised of three components: 1) the government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the City's finances in a manner similar to a private-sector business.

The Statement of Net Position presents information on the City's assets, liabilities, and deferred inflows/outflows of resources, with the difference reported as *net position*. Over time, increases or decreases in net position may serve as a helpful indicator of whether the City's financial position is improving or deteriorating.

The Statement of Activities presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, some revenues and expenses reported in this statement will result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused paid time off).

Both government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (*Governmental Activities*) from other functions intended to recover all or a significant portion of their costs through user fees and charges (*Business-type Activities*). The City's *Governmental Activities* include general government, public safety (police and fire), public works, parks and recreation, and urban development and housing. The *Business-type Activities* of the City include water, convention center, solid waste, golf courses, parking, and irrigation.

Additionally, the government-wide financial statements include financial information for the Grand Junction Downtown Development Authority, a legally separate entity for which the City is financially accountable. The financial data for this component is reported separately from the financial information presented for the City.

The government-wide financial statements are on pages 32 and 33 of this report.

REPORTING THE CITY'S MOST SIGNIFICANT FUNDS

A fund is a grouping of related accounts used to control resources that have been segregated for specific activities or objectives. The City also uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

1. ***Governmental Funds*** – These funds account for the same functions reported as governmental activities in the government-wide financial statements. Fund statements focus on how money flows in and out of these funds and the balances left at year-end that are available for spending. These funds are reported using an accounting method called modified accrual accounting, which measures cash and other financial assets that can be readily converted to cash. The governmental fund statements provide a detailed short-term view of the City's general government operations and the essential services it provides. Governmental fund information helps users determine whether the financial resources can be spent in the near future to finance the City's programs. There is a description of the relationship and differences between governmental activities, reported in the Statement of Net Position and the Statement of Activities, and governmental funds in a reconciliation included with the fund financial statements.

   The City maintains 22 governmental funds. As determined by generally accepted accounting principles (GAAP), 5 of the funds are classified as major funds. The major funds are the General Fund, Sales Tax Capital Improvements Fund, Transportation Capacity Capital Fund, American Rescue Plan Fund, and General Debt Service Fund. The balances of the other 17 governmental funds are determined to be non-major and are included in the combining statements within this report.

   The City adopts an annual appropriated budget for all governmental funds. A budgetary comparison statement has been provided for each fund to demonstrate compliance with this budget. The General Fund and American Rescue Plan Fund budgetary comparisons are presented as part of the basic governmental fund financial statements, which can be found on pages 38 and 39 of this report. All other required budgetary comparisons, including the Sales Tax Capital Improvement Fund, Transportation Capacity Capital Fund, and General Debt Service Fund, can be found on pages 113 through 132 of this report.

2. ***Proprietary Funds*** – The City maintains two types of proprietary funds. The first type is enterprise funds, which report the same functions as business-type activities in government-wide financial statements. The City uses enterprise funds for its water utility, convention center, solid waste, golf courses, parking, and irrigation.

As determined by GAAP, the Water Utility, Grand Junction Convention Center, and Parking enterprise funds meet the criteria for major fund classification. All other funds are classified as non-major and included in this report's combining statements.

The second type of proprietary funds is internal service funds, an accounting device used to accumulate and allocate costs internally among the City's various functions. The City uses internal service funds for information technology, fleet and equipment, insurance, communication center operations, and facilities management. Because these services primarily benefit governmental activities, they have been included with governmental activities in government-wide financial statements.

The basic proprietary fund financial statements are on pages 40 through 42.

3. ***Fiduciary Funds*** – These funds account for resources held to benefit parties outside of the government. Fiduciary funds are not reflected in the government-wide financial statements because the resources of those funds are not available to support the City's programs. The accounting method used for these funds is much like that used for proprietary funds.

The basic fiduciary fund financial statements are on pages 43 through 44.

Notes to the financial statements. The notes provide additional information essential to understanding the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 45 through 92 of this report.

Other information. In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the City's Old Hire Police Pension Plan, Old Hire Fire Pension Plan, Fire Pension Plan - Statewide Defined Benefit Plan, Fire Pension Plan - Statewide Hybrid Plan - Defined Benefit Component, and Other Post-Employment Benefits (OPEB) plan starting on page 93 of this report. Other supplemental information concerning the City's Local Highway Finance Report is also presented. This supplementary information can be found on pages 195 through 197 of this report.

The combining statements referred to earlier in connection with non-major governmental funds, non-major proprietary funds, internal service funds, and fiduciary funds are presented immediately following the required supplementary information. Combining and individual fund statements and schedules begin on page 103 of this report.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted previously, net position may serve, over time, as a helpful indicator of a government's financial position. In the case of the City, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by $992.7 million at the close of the 2022 fiscal year.

By far, the most significant portion, 92.1% (assuming all long-term debt associated with capital), of the City's total net position reflects its investment in capital assets (e.g., land, buildings, infrastructure, and machinery and equipment) less any related debt used to acquire those assets that are still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources since the capital assets themselves cannot be used to liquidate these liabilities.

STATEMENT OF NET POSITION
(in Thousands)

	Governmental Activities		Business-type Activities		Total Primary Government	
	2022	**2021**	**2022**	**2021**	**2022**	**2021**
Current and other assets	$ 179,786	$ 173,999	$ 14,505	$ 16,000	$ 194,291	$ 189,999
Capital assets	896,999	846,260	80,576	72,646	977,575	918,906
Total assets	**1,076,785**	**1,020,259**	**95,081**	**88,646**	**1,171,866**	**1,108,905**
Total deferred outflows of resources	**378**	**69**	**-**	**-**	**378**	**69**
Long-term debt outstanding	125,283	133,382	18,597	14,444	143,880	147,826
Other liabilities	18,320	16,746	1,251	1,175	19,571	17,921
Total liabilities	**143,603**	**150,128**	**19,848**	**15,619**	**163,451**	**165,747**
Total deferred inflows of resources	**15,050**	**13,210**	**1,016**	**-**	**16,066**	**13,210**
Net position:						
Net investment in capital assets	847,022	795,058	67,344	66,550	914,366	861,608
Restricted	79,604	98,930	-	-	79,604	98,930
Unrestricted	(8,115)	(36,998)	6,873	6,477	(1,242)	(30,521)
Total net position	**$ 918,511**	**$ 856,990**	**$ 74,217**	**$ 73,027**	**$ 992,728**	**$ 930,017**

An additional portion of the City’s net position, 7.8%, represents resources subject to external restrictions on how they may be used.

Changes in Net Position

The City's total revenues of $209.7 million exceeded program expenses of $147.0 million for an increase in net position of $62.7 million.

CHANGES IN NET POSITION

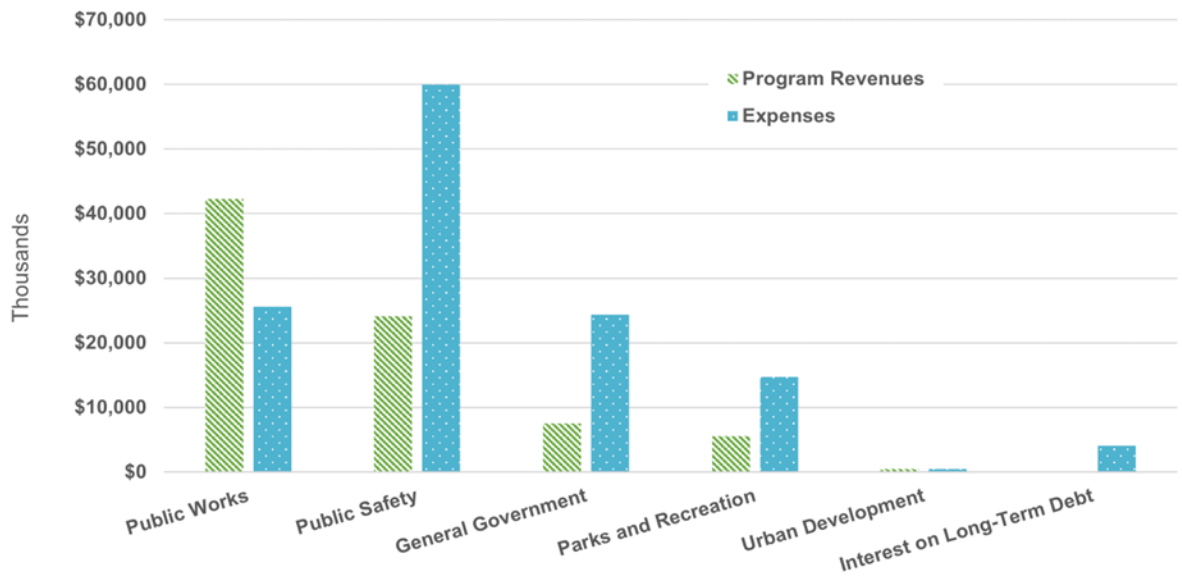
(in Thousands)

	Governmental Activities		Business-type Activities		Total Primary Government	
	2022	**2021**	**2022**	**2021**	**2022**	**2021**
Revenues						
Program revenues:						
Charges for services	$ 33,793	$ 28,953	$ 18,200	$ 17,806	$ 51,993	$ 46,759
Operating grants	8,619	9,243	297	1,128	8,916	10,371
Capital grants	37,523	50,623	274	489	37,797	51,112
General revenue:						
Property taxes	10,656	9,897	-	-	10,656	9,897
Sales, use, and lodging taxes	94,488	86,897	-	-	94,488	86,897
Other taxes	8,431	6,982	-	-	8,431	6,982
Other general revenues	(2,670)	1,568	128	67	(2,542)	1,635
Total revenues	**190,840**	**194,163**	**18,899**	**19,490**	**209,739**	**213,653**
Expenses						
General government	24,354	20,952	-	-	24,354	20,952
Public safety	59,989	57,420	-	-	59,989	57,420
Public works	25,613	22,049	-	-	25,613	22,049
Parks and recreation	14,702	12,455	-	-	14,702	12,455
Urban development and housing	485	6,286	-	-	485	6,286
Interest on long-term debt	4,077	3,799	-	-	4,077	3,799
Water	-	-	8,332	7,379	8,332	7,379
Convention center	-	-	1,229	1,214	1,229	1,214
Solid waste removal	-	-	4,707	4,324	4,707	4,324
Golf	-	-	2,550	2,310	2,550	2,310
Parking	-	-	592	521	592	521
Irrigation systems	-	-	399	377	399	377
Total expenses	**129,220**	**122,961**	**17,809**	**16,125**	**147,029**	**139,086**
Increase (decrease) in net position before transfers	61,620	71,202	1,090	3,365	62,710	74,567
Transfers	(100)	(373)	100	373	-	-
Increase (decrease) in net position	61,520	70,829	1,190	3,738	62,710	74,567
Net position - January 1	**856,991**	**786,162**	**73,027**	**69,289**	**930,018**	**855,451**
Net position - December 31	**$ 918,511**	**$ 856,991**	**$ 74,217**	**$ 73,027**	**$ 992,728**	**$ 930,018**

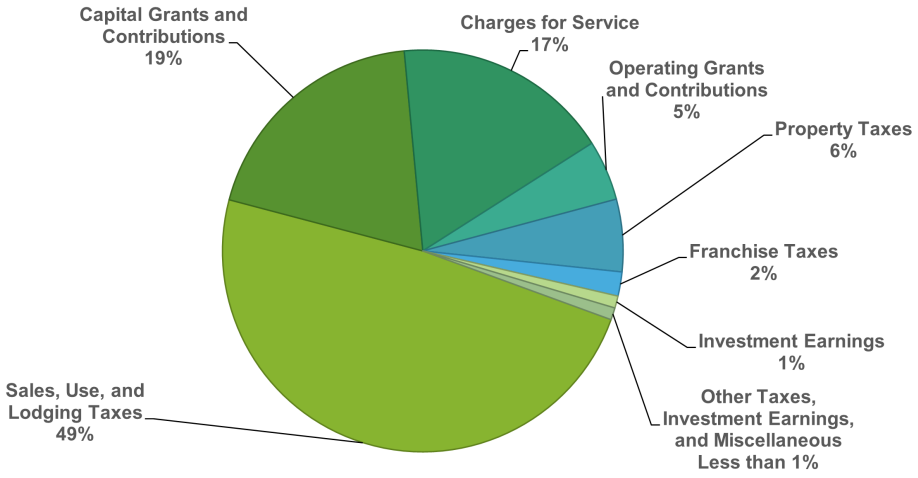
Governmental Activities

Governmental activities increased the City's net position by $61.5 million. Following are illustrative charts of governmental activities summarizing expenses and program revenues (general revenues not included):

EXPENSE AND PROGRAM REVENUES - GOVERNMENTAL ACTIVITIES



REVENUES BY SOURCE - GOVERNMENTAL ACTIVITIES



Sales, use, and lodging tax collected by the City increased by $6.2 million, decreased by $49 thousand, and increased by $320 thousand, respectively, compared to 2021. This comparison is for the City's 3.25% sales and use tax and 6% lodging tax. Most use tax revenues come from the energy, construction, and development industries which continue to experience varying levels of activity yearly. Property tax revenue increased by $759 thousand, or 7.7%, during the year. This increase was attributed to an increase in assessed valuation and new construction. The mill levy has remained constant since 1992. Other tax revenues, including franchise fees and highway users tax, have increased by $1.4 million, or 20.8%, compared to 2021.

Capital grants and contributions decreased by $13.1 million, or 25.9%, compared to 2021, primarily resulting from a decrease in capital annexations and development impact agreements.

Business-type Activities

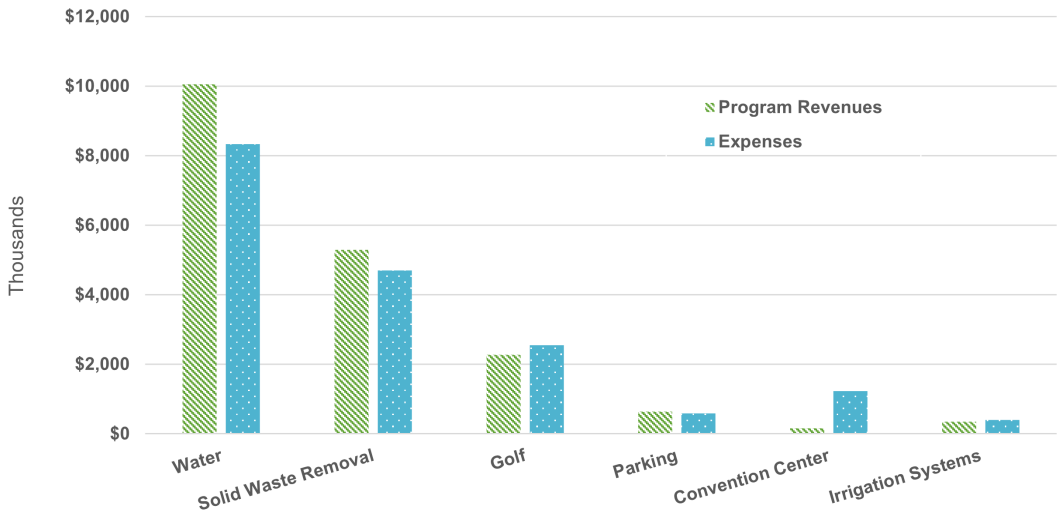
The net position of business-type activities increased by $1.2 million. Business-type activities include water utility, convention center, solid waste, golf courses, parking, and irrigation.

The Grand Junction Convention Center received a transfer from the Visit Grand Junction Fund for the convention center's management contract. The Golf Fund received a transfer from the Conservation Trust Fund, which are State Lottery monies, restricted for certain uses, to help fund the Golf Fund's debt service and specific operations. These transfers are not included in program revenues.

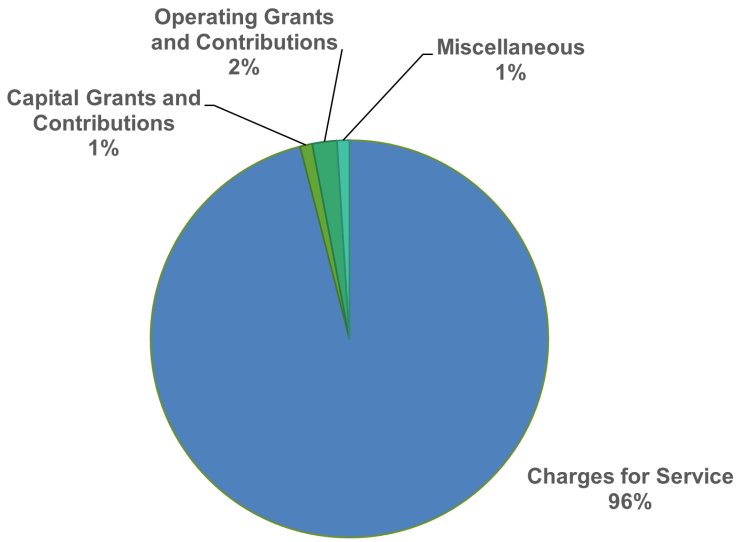
Unrestricted net position at the end of the year for business-type activities amounted to $6.9 million. Other factors concerning the finances of these funds have already been addressed in the discussion of the City's business-type activities.

The following chart demonstrates the current level of recovery for the City's business-type activities:

EXPENSE AND PROGRAM REVENUES - BUSINESS-TYPE ACTIVITIES



REVENUES BY SOURCE - BUSINESS-TYPE ACTIVITIES



FINANCIAL ANALYSIS OF GOVERNMENT'S FUNDS

As stated earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information helps assess the City's financing requirements.

As of December 31, 2022, the City's governmental funds (general, special revenue, debt service, capital projects, and permanent) reported combined fund balances of $128.0 million. This represents a decrease of $5.2 million over last year's ending balances. The primary reasons for changes in fund balances are described below:

Revenues in the General Fund increased by 4.2% over 2021, while expenditures increased by 11.8% (excluding transfers). Most of the revenue increase was from increased sales and use tax revenues. Expenditures increased due to labor. The General Fund's total fund balance increased by $1.7 million from 2021. The City has continued to manage its expenditures to operate within its current financial resources.

The fund balance in the First Responder Tax Fund increased by $5.5 million due to increased sales tax revenues and a planned increase in fund balance to construct the eighth fire station scheduled in 2025.

The fund balance in the Sales Tax Capital Improvements Fund decreased by $9.5 million during the year ended December 31, 2022. The decrease was due to planned capital spending on projects.

GENERAL FUND BUDGETARY HIGHLIGHTS

During the year, the General Fund budget was amended from an original appropriation total of $91.9 million to a final budget of $95.7 million, primarily for capital projects. All recommended revisions for budget increases are approved through the Finance Department and City Manager to City Council, as required. Any budget revisions that require supplemental appropriations at the fund level are presented to City Council via ordinance. During this time, a public hearing is held, allowing the opportunity for public input. The original and final adopted budgets for the General Fund are presented on page 38.

In the General Fund, the original revenue budget, including transfers, was $92.4 million, while the final budgeted amount was $95.9 million. The increase in projected revenues resulted from an expected increase in sales tax revenues. Actual revenues, on a budgetary basis, for 2022 came in $1.5 million higher than the final budget due to revenues exceeding expectations.

Taxes continue to be the largest source of revenue in the General Fund and represent 84.2% of total General Fund revenues, excluding transfers. Sales and use tax represent 75.6% of total tax revenues and 63.7% of total General Fund revenues.

Actual General Fund expenditures, on a budgetary basis and including transfers, totaled $92.0 million. Actual General Fund expenditures were approximately $3.6 million or 3.8% lower than the final budget. The year-end budgetary basis fund balance of $41.8 million was $5.1 million above the final budgeted fund balance.

The General Fund is the chief operating fund of the City. All activities not required to be accounted for in separate funds, either by state or local ordinance or by a desire to maintain the matching of revenues and expenses, are accounted for in this fund. Actual GAAP basis revenues exceeded actual GAAP basis expenditures in the General Fund by $3.4 million during the year, increasing the GAAP basis fund balance by $1.7 million.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At the end of 2022, the City had invested in a broad range of capital assets, including police and fire equipment, roads, parks, water systems, storm drainage, and other infrastructure.

The following table provides a summary of total capital assets on December 31:

CAPITAL ASSETS AT YEAR-END
(Net of Depreciation, in Thousands)

	Governmental Activities		Business-type Activities		Total	
	2022	**2021**	**2022**	**2021**	**2022**	**2021**
Land	$ 427,147	$ 413,769	$ 4,933	$ 4,933	$ 432,080	$ 418,702
Buildings and systems	72,887	73,652	50,894	49,200	123,781	122,852
Improvements other than buildings	24,310	23,930	9,084	9,635	33,394	33,565
Vehicles, machinery, and equipment	18,678	19,428	1,864	2,033	20,542	21,461
Infrastructure	310,208	295,386	-	-	310,208	295,386
Right-of-use lease asset	324	-	-	-	324	-
Construction in progress	42,098	18,747	13,611	6,655	55,709	25,402
Intangible assets	1,348	1,348	191	191	1,539	1,539
Total	**$ 897,000**	**$ 846,260**	**$ 80,577**	**$ 72,647**	**$ 977,577**	**$ 918,907**

Major capital additions during 2022 include:

Lincoln Park Stadium Improvements	$ 8,077,856
Fire Station 8	5,385,957
Purdy Mesa Flowline Improvements	4,702,485
G Road Bridge at Leach Creek	3,744,691
Fire Station 3	3,321,408
Carson Lake Dam Rehab	2,402,338
Wastewater Treatment Plant Improvements	2,341,538
Wastewater Treatment Plant Expansion Projects	1,718,254
Kannah Creek Flowline	1,211,311
Child Care Center Building	1,895,874

The City remains committed to the upkeep and maintenance of the City's most significant assets. More detailed information about the City's capital assets is presented in *Note 5* on pages 60 through 62.

Debt Administration

The City has traditionally adhered to a conservative debt management policy that carefully controls the amount of outstanding debt. Due to a substantial capital improvement budgeting process, the City has maintained and improved its infrastructure while avoiding significant debt. To take advantage of favorable rates, the City issued $30.6 million in General Fund Revenue Refunding Bonds in 2012 to advance refund part of the outstanding 2004 General Fund Revenue Bonds issued to finance the construction of the Riverside Parkway project. After authorization by voters in November 2019 to issue $70 million in debt to fund the expansion of the transportation network, the City refinanced the 2012 Parkway bonds at a lower rate first quarter of 2020 and issued $50 million in new bonds for transportation expansion. In 2021, the City issued $13.6 million in revenue bonds for infrastructure improvements at Dos Rios and $11 million in certificates of participation for the Lincoln Park Stadium capital improvements. The 2010 certificates of participation were refinanced during this transaction. The City's current rating from Standard and Poor's Rating Group is AA on revenue and general obligation bonds and AA- on certificates of participation.

As of December 31, 2022, the City had $126.9 million in outstanding debt. Of this amount, $108.8 million represents general government debt. The most significant portion, $71.6 million, is the liability from the issuance of revenue

bonds for the transportation expansion. The liability related to the certificates of participation for the stadium improvements and public safety buildings is $37.3 million. The remaining outstanding debt consists of capital leases and loans to be repaid by fee revenue and appropriated funds. Total debt service payments of $8.1 million budgeted in 2022 represented 6.7% of total 2022 budgeted operating expenditures. Additional information on the City's long-term debt can be found in *Note 7* on pages 68 through 73.

The table below provides a summary of total debt on December 31, 2022:

OUTSTANDING DEBT AT YEAR-END
(in Thousands)

	Governmental Activities		Business-type Activities		Total	
	2022	**2021**	**2022**	**2021**	**2022**	**2021**
Revenue bonds and notes (backed by tax and fee revenue)	$ 71,567	$ 74,846	$ -	$ -	$ 71,567	$ 74,846
Certificates of participation (backed by the constructed assets)	37,273	38,602	-	-	37,273	38,602
Capital leases (backed by tax and fee revenue)	-	91	-	-	-	91
Loans (backed by fee revenue)	-	-	18,029	13,942	18,029	13,942
Total	**$ 108,840**	**$ 113,539**	**$ 18,029**	**$ 13,942**	**$ 126,869**	**$ 127,481**

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

The local economy has shown varying signs of recovery from year to year since the national recession in 2009 and 2010. Despite the unprecedented turn of events in the form of a global pandemic, Grand Junction continues to be the educational, retail, and medical center for most of Western Colorado and Eastern Utah. Due to significant economic development and the excellent quality of life in Grand Junction, growth continues as businesses and employees relocate to the area. The City is beginning to see the impact of population movement from larger to smaller cities. Those factors, coupled with tourism, the abundance of outdoor recreational opportunities, the continued expansion of Colorado Mesa University, and the ability to attract new businesses and retirees, all contribute to the local economy.

Sales tax revenues for 2023 were budgeted at 3.75% above 2022. By implementing fiscally responsible policies, City-wide reserves are well above levels currently directed by City Council. General Fund balances are above amounts set by City Council with the General Fund Minimum Reserve Policy formally adopted in 2018. The City's investment in capital, transportation infrastructure, public safety, utility systems, parks, and economic development continues to be a significant portion, 28%, of the 2023 budget.

Rates in the Utility Funds will be set to cover operating and future capital investment. In 2023, utility revenues will be increased by 2.0% for base residential water rates, a 5.3% increase in sewer fees, and an increase in solid waste rates ranging from 7.5% to 8.8% with an incremental implementation of dual-stream recycling.

CONTACTING THE CITY'S FINANCIAL MANAGEMENT

This financial report is designed to provide the City of Grand Junction's citizens, taxpayers, customers, investors, and creditors with a general overview of its finances and its accountability for the funds and assets it receives. If you have questions about this report or need additional financial information, contact the City's Finance Department at City of Grand Junction, 250 N. 5th Street, Grand Junction, CO 81501.

BASIC FINANCIAL STATEMENTS

City of Grand Junction
STATEMENT OF NET POSITION
December 31, 2022

	Primary Government			Component Unit
	Governmental Activities	Business-type Activities	Total	Downtown Development Authority
ASSETS				
Cash and investments	$ 81,390,595	$ 3,272,555	$ 84,663,150	$ 2,586,192
Other receivables, net of allowance for uncollectibles	31,292,413	1,442,021	32,734,434	1,783,546
Note receivable	-	11,785,453	11,785,453	300,000
Lease receivable	2,613,762	1,022,285	3,636,047	-
Internal balances	3,142,191	(3,142,191)	-	-
Prepaid items	860,196	23,145	883,341	4,675
Inventories	327,307	102,227	429,534	-
Restricted cash and investments	52,969,207	-	52,969,207	1,400,000
Net pension asset	7,190,173	-	7,190,173	-
Capital assets (net of accumulated depreciation):				
Land	427,147,171	4,933,013	432,080,184	1,496,979
Buildings and systems	72,886,922	50,893,766	123,780,688	1,273,444
Improvements other than buildings	24,309,871	9,084,309	33,394,180	608,370
Equipment	18,678,270	1,864,093	20,542,363	143,799
Infrastructure	310,207,786	-	310,207,786	-
Right-of-use lease asset	323,764	-	323,764	-
Construction in progress	42,097,503	13,610,799	55,708,302	-
Intangible assets	1,348,093	190,464	1,538,557	-
Total assets	1,076,785,224	95,081,939	1,171,867,163	9,597,005
DEFERRED OUTFLOWS OF RESOURCES				
Deferred outflows related to pensions	377,982	-	377,982	-
Total deferred outflows of resources	377,982	-	377,982	-
LIABILITIES				
Accounts payable and other current liabilities	7,978,029	1,213,855	9,191,884	242,218
Lease liability	325,980	-	325,980	-
Accrued interest payable	872,935	24,290	897,225	22,000
Unearned revenue	9,142,362	13,200	9,155,562	-
Noncurrent liabilities:				
Due within one year	5,769,591	363,014	6,132,605	1,190,334
Due in more than one year	111,241,383	18,234,053	129,475,436	12,701,184
Net pension liability	2,341,065	-	2,341,065	-
Net OPEB liability	5,931,433	-	5,931,433	-
Total liabilities	143,602,778	19,848,412	163,451,190	14,155,736
DEFERRED INFLOWS OF RESOURCES				
Property taxes	9,411,123	-	9,411,123	1,758,111
Special assessments	19,237	-	19,237	-
Deferred inflows related to OPEB	3,038,716	-	3,038,716	-
Deferred inflows related to leases	2,580,704	1,016,263	3,596,967	-
Total deferred inflows of resources	15,049,780	1,016,263	16,066,043	1,758,111
NET POSITION				
Net investment in capital assets	847,022,451	67,343,965	914,366,416	3,522,592
Restricted for:				
Debt service	1,742,725	-	1,742,725	1,765,406
Emergency reserves	2,450,000	-	2,450,000	-
General capital improvements	16,016,789	-	16,016,789	-
Parks and recreation	831,629	-	831,629	-
Public safety	13,575,075	-	13,575,075	-
Street improvements and expansion	43,178,591	-	43,178,591	-
Tourism marketing and promotion	1,796,992	-	1,796,992	-
Urban development and housing	11,724	-	11,724	2,001,284
Unrestricted	(8,115,328)	6,873,299	(1,242,029)	(13,606,124)
Total net position	$ 918,510,648	$ 74,217,264	$ 992,727,912	$ (6,316,842)

The notes to the financial statements are an integral part of this statement.

City of Grand Junction
STATEMENT OF ACTIVITIES
For the year ended December 31, 2022

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Position: Primary Government: Governmental Activities	Primary Government: Business-type Activities	Primary Government: Total	Component unit: Downtown Development Authority
Primary Government:								
Governmental Activities:								
General government	$ 24,353,764	$ 4,922,148	$ 2,587,435	$ -	$ (16,844,181)	$ -	$ (16,844,181)	$ -
Public safety	59,988,921	21,309,781	2,810,468	-	(35,868,672)	-	(35,868,672)	-
Public works	25,613,001	4,420,184	319,382	37,522,839	16,649,404	-	16,649,404	-
Parks and recreation	14,702,223	3,141,117	2,443,230	-	(9,117,876)	-	(9,117,876)	-
Urban development	485,155	-	458,510	-	(26,645)	-	(26,645)	-
Interest on long-term debt	4,077,362	-	-	-	(4,077,362)	-	(4,077,362)	-
Total Governmental Activities	129,220,426	33,793,230	8,619,025	37,522,839	(49,285,332)	-	(49,285,332)	-
Business-type Activities:								
Water	8,332,319	9,678,212	109,676	271,523	-	1,727,092	1,727,092	-
Convention center	1,229,053	2,072	153,420	-	-	(1,073,561)	(1,073,561)	-
Solid waste removal	4,706,717	5,255,878	33,721	-	-	582,882	582,882	-
Golf	2,550,166	2,272,618	-	-	-	(277,548)	(277,548)	-
Parking	592,448	637,602	-	-	-	45,154	45,154	-
Irrigation systems	398,978	353,550	-	2,340	-	(43,088)	(43,088)	-
Total Business-type Activities	17,809,681	18,199,932	296,817	273,863	-	960,931	960,931	-
Total Primary Government	$ 147,030,107	$ 51,993,162	$ 8,915,842	$ 37,796,702	$ (49,285,332)	$ 960,931	$ (48,324,401)	$ -
Component Units:								
Downtown Development Authority	3,101,941	2,785	1,560,564	-	-	-	-	(1,538,592)
Total Component Units	$ 3,101,941	$ 2,785	$ 1,560,564	$ -	-	-	-	(1,538,592)
General revenues:								
Sales, use, & lodging taxes					94,487,680	-	94,487,680	-
Property taxes					10,655,947	-	10,655,947	1,802,471
Franchise taxes					4,301,605	-	4,301,605	-
Highway users tax					2,715,694	-	2,715,694	-
Other shared taxes					1,413,663	-	1,413,663	-
Miscellaneous					67,890	209,576	277,466	960,659
Investment earnings (losses)					(2,988,629)	(90,071)	(3,078,700)	(75,432)
Gain on sale of capital assets					252,052	9,250	261,302	-
Transfers					(100,000)	100,000	-	-
Total general revenues and transfers					110,805,902	228,755	111,034,657	2,687,698
Change in net position					61,520,570	1,189,686	62,710,256	1,149,106
Net position - January 1					856,990,078	73,027,578	930,017,656	(7,465,948)
Net position - December 31					$ 918,510,648	$ 74,217,264	$ 992,727,912	$ (6,316,842)

The notes to the financial statements are an integral part of this statement.

City of Grand Junction
BALANCE SHEET
GOVERNMENTAL FUNDS
December 31, 2022

	General Fund	Sales Tax Capital Improvements Capital Projects Fund	General Debt Service Fund	Transportation Capacity Capital Projects Fund	American Rescue Plan Fund	Other Governmental Funds	Total Governmental Funds
ASSETS							
Cash and investments	$ 27,967,061	$ 7,301,381	$ 1,541	$ 10,909,619	$ 3,708,119	$ 17,401,321	$ 67,289,042
Interest receivable	721,835	-	-	-	-	-	721,835
Accounts receivable, net of allowance	3,623,264	247,517	-	115,409	5,242,304	1,316,496	10,544,990
Taxes receivable	15,718,915	1,931,705	-	-	-	1,645,788	19,296,408
Special assessments receivable	-	19,237	-	-	-	-	19,237
Intergovernmental receivable	203,364	17,231	-	-	-	100,000	320,595
Lease receivable	1,295,153	-	-	-	-	-	1,295,153
Due from other funds	791,913	-	-	-	-	-	791,913
Prepaid items	143,357	82,031	-	-	-	80,923	306,311
Inventories	327,307	-	-	-	-	-	327,307
Restricted cash and investments	-	8,068,683	-	43,178,591	-	1,721,933	52,969,207
Advances to other funds	1,666,049	-	-	-	-	-	1,666,049
Total assets	$ 52,458,218	$ 17,667,785	$ 1,541	$ 54,203,619	$ 8,950,423	$ 22,266,461	$ 155,548,047
LIABILITIES							
Accounts payable	1,759,462	1,549,728	-	2,399,054	-	464,416	6,172,660
Accrued liabilities	1,004,576	-	-	-	-	68,674	1,073,250
Due to other funds	-	-	-	-	-	489,871	489,871
Unearned revenue	44,885	-	-	-	9,097,477	-	9,142,362
Total liabilities	2,808,923	1,549,728	-	2,399,054	9,097,477	1,022,961	16,878,143
DEFERRED INFLOWS OF RESOURCES							
Property taxes	9,411,123	-	-	-	-	-	9,411,123
Special assessments	-	19,237	-	-	-	-	19,237
Leases	1,271,157	-	-	-	-	-	1,271,157
Total deferred inflows of resources	10,682,280	19,237	-	-	-	-	10,701,517
FUND BALANCES							
Nonspendable:							
Advances	$ 1,666,049	$ -	$ -	$ -	$ -	$ -	$ 1,666,049
Inventories and prepaid items	470,664	82,031	-	-	-	80,923	633,618
Permanent fund principal	-	-	-	-	-	1,518,116	1,518,116
Restricted for:							
Debt service	-	-	1,541	-	-	1,741,184	1,742,725
Emergency reserves	2,450,000	-	-	-	-	-	2,450,000
General capital improvements	-	16,016,789	-	-	-	-	16,016,789
Parks and recreation	694,206	-	-	-	-	137,423	831,629
Public safety	-	-	-	-	-	13,575,075	13,575,075
Street improvements and expansion	-	-	-	43,178,591	-	-	43,178,591
Tourism marketing and promotion	-	-	-	-	-	1,796,992	1,796,992
Urban development and housing	-	-	-	-	-	11,724	11,724
Committed to:							
Capital projects	-	-	-	-	-	1,638,577	1,638,577
Open space	-	-	-	-	-	467,316	467,316
Public safety	-	-	-	-	-	348,859	348,859
Street improvements and expansion	-	-	-	8,625,974	-	-	8,625,974
Assigned to:							
Subsequent years expenditures	1,748,377	-	-	-	-	-	1,748,377
Unassigned:	31,937,719	-	-	-	(147,054)	(72,689)	31,717,976
Total fund balances	38,967,015	16,098,820	1,541	51,804,565	(147,054)	21,243,500	127,968,387
Total liabilities, deferred inflows of resources, and fund balances	$ 52,458,218	$ 17,667,785	$ 1,541	$ 54,203,619	$ 8,950,423	$ 22,266,461	$ 155,548,047

The notes to the financial statements are an integral part of this statement.

City of Grand Junction

RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION

December 31, 2022

Amounts reported for governmental activities on the Statement of Net Position (page 32) are different because:		
Total fund balance - governmental funds (page 34)		$ 127,968,387
Capital assets used in governmental activities, excluding internal service funds referenced below, are not financial resources and, therefore, are not reported in the funds.		880,580,575
Lease assets used in governmental activities, excluding internal service funds referenced below, are not financial resources and, therefore, are not reported in the funds.		1,531
The net pension asset is not an available resource and, therefore, is not reported in the funds.		7,190,173
Deferred outflows related to pensions are not current assets or financial resources.		5,275,061
Deferred inflows related to pensions are not current liabilities or financial uses.		(4,897,079)
Deferred outflows related to OPEB are not current assets or financial resources.		1,869,724
Deferred inflows related to OPEB are not current liabilities or financial uses.		(4,908,440)
Internal service funds are used by management to charge the costs of data processing, equipment acquisition, operation and maintenance, insurance activities, communication services, and facilities management to individual funds. The assets $32,780,671, liabilities ($4,906,403), and deferred inflows ($1,309,547) of the internal service funds are included in governmental activities on the Statement of Net Position.		26,564,721
Interfund for internal service fund allocated to business-type activities.		1,174,099
Long-term liabilities, including bonds and notes payable, net pension liability, capital leases, compensated absences, and accrued interest are not due and payable in the current period. Therefore, these items are not reported in the funds.		
Revenue bonds	$ (64,930,000)	
Bond premium (to be amortized over the life of debt)	(6,636,508)	
Certificates of participation	(35,430,000)	
Certificates of participation premium (to be amortized over the life of debt)	(1,843,373)	
Lease liability, excluding internal service funds referenced above	(1,061)	
Net pension liability	(2,341,065)	
Accrued interest payable	(872,486)	
Compensated absences	(4,322,178)	
Other post-employment benefit liability	(5,931,433)	
		(122,308,104)
Total net position - governmental activities (page 32)		$ 918,510,648

The notes to the financial statements are an integral part of this statement.

City of Grand Junction

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES

GOVERNMENTAL FUNDS

For the year ended December 31, 2022

	General Fund	Sales Tax Capital Improvements Capital Projects Fund	General Debt Service Fund	Transportation Capacity Capital Projects Fund	American Rescue Plan Fund	Other Governmental Funds	Total Governmental Funds
REVENUES							
Taxes:							
Property taxes	$ 10,648,630	$ -	$ -	$ -	$ -	$ 7,317	$ 10,655,947
Sales, use, and lodging taxes	59,267,752	17,914,097	-	-	-	17,305,831	94,487,680
Franchise	4,301,605	-	-	-	-	-	4,301,605
Highway users	2,715,694	-	-	-	-	-	2,715,694
Severance	914,832	-	-	-	-	-	914,832
Other	498,831	-	-	-	-	-	498,831
Licenses and permits	310,007	-	-	-	-	-	310,007
Intergovernmental	1,605,962	1,449,582	-	-	1,387,130	2,737,308	7,179,982
Charges for services	15,189,149	111,425	-	2,564,680	-	4,080,969	21,946,223
Fines and forfeitures	257,589	-	-	-	-	-	257,589
Special assessments	-	28,899	-	-	-	-	28,899
Investment earnings (losses)	(2,936,299)	108,727	-	628,879	(113,758)	(390,165)	(2,702,616)
Other income	211,732	-	-	-	-	535,471	747,203
Other contributions	21,545	226,000	-	-	-	1,191,498	1,439,043
Total revenues	93,007,029	19,838,730	-	3,193,559	1,273,372	25,468,229	142,780,919
EXPENDITURES							
Current:							
General government	17,949,255	3,030,254	-	30,307	410,468	6,424,080	27,844,364
Public safety	49,127,837	126,687	-	-	-	6,217,168	55,471,692
Public works	10,628,830	975,141	-	-	-	12,047	11,616,018
Parks and recreation	11,890,753	60,771	-	-	-	-	11,951,524
Urban development and housing	-	-	-	-	-	435,321	435,321
Debt service:							
Principal retirement	-	-	3,810,000	-	-	285,000	4,095,000
Interest and fiscal charges	-	-	2,989,687	-	-	1,042,229	4,031,916
Capital outlay:							
Construction	-	25,144,380	-	5,361,628	-	-	30,506,008
Total expenditures	89,596,675	29,337,233	6,799,687	5,391,935	410,468	14,415,845	145,951,843
Excess (deficiency) of revenues over (under) expenditures	3,410,354	(9,498,503)	(6,799,687)	(2,198,376)	862,904	11,052,384	(3,170,924)
OTHER FINANCING SOURCES (USES)							
Transfers in	887,614	6,898,808	6,799,688	-	-	2,677,840	17,263,950
Transfers out	(2,605,102)	(7,019,688)	-	(200,000)	(976,661)	(8,650,893)	(19,452,344)
Sale of capital assets	15,319	99,400	-	-	-	-	114,719
Total other financing sources and (uses)	(1,702,169)	(21,480)	6,799,688	(200,000)	(976,661)	(5,973,053)	(2,073,675)
Net change in fund balances	1,708,185	(9,519,983)	1	(2,398,376)	(113,757)	5,079,331	(5,244,599)
Fund balances - beginning	37,258,830	25,618,803	1,540	54,202,941	(33,297)	16,164,169	133,212,986
Fund balances - ending	$ 38,967,015	$ 16,098,820	$ 1,541	$ 51,804,565	$ (147,054)	$ 21,243,500	$ 127,968,387

The notes to the financial statements are an integral part of this statement.

City of Grand Junction

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES

For the year ended December 31, 2022

Amounts reported for governmental activities in the statement of activities (page 33) are different because:		
Net change in fund balances - total governmental funds (page 36)		$ (5,244,599)
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays of $32,189,704 exceeded depreciation ($18,029,664) and amortization related to lease assets ($12,250) in the current period.		14,147,790
The net effect of various miscellaneous transactions involving capital assets (i.e., sales, trades, and disposals) is to decrease net position.		(232,618)
The net effect of the donation of capital assets is to increase net position.		37,522,839
The repayment of the principal of long-term debt consumes the current financial resources of governmental funds. However, this transaction has no effect on the net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the Statement of Activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.		
Debt principal payments	$ 4,095,000	
Bond premium (to be amortized over the life of debt)	374,130	
Certificates of participation premium (to be amortized over the life of debt)	138,896	
Capital leases	90,719	
Increase in accrued interest	(45,896)	
Increase in compensated absences	281,870	
		4,934,719
In the Statement of Activities, certain expenses - other post-employment benefits and pension expenses - are measured by the amounts incurred during the year. In governmental funds, however, expenditures for these items are measured by the amount of financial resources used or due (essentially, the amounts actually paid). These amounts represent the net effect of other post-employment benefits and pension-related amounts on the Statement of Activities.		
Change in pension items	$ 5,414,748	
Change in other post-employment benefit liability	959,308	
		6,374,056
Internal service funds are used by management to charge the costs of data processing, equipment acquisition, operation and maintenance, insurance activities, communication services, and facilities management to individual funds. The net revenue of certain activities of internal service funds is reported with governmental activities.		
Revenues from external customers	$ 6,225,016	
Expenses due to external customers	(7,111,354)	
Gain (loss) on the disposition of property	137,333	
Investment income (loss)	(286,013)	
Operating (loss) from operations	5,053,401	
		4,018,383
Change in net position of governmental activities (page 33)		$ 61,520,570

The notes to the financial statements are an integral part of this statement.

City of Grand Junction

GENERAL FUND

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET TO ACTUAL

For the Year Ended December 31, 2022

	Budgeted Amounts		Actual GAAP Basis Amounts	Adjustment to Budgetary Basis	Actual on Budgetary Basis	Variance with Final Budget - Positive (Negative)
	Original	Final				
REVENUES						
Taxes:						
Property taxes	$ 10,871,572	$ 10,611,572	$ 10,648,630	$ -	$ 10,648,630	$ 37,058
Sales, use, and lodging taxes	54,912,284	57,839,179	59,267,752	(431,719)	58,836,033	996,854
Franchise	3,100,000	3,720,000	4,301,605	-	4,301,605	581,605
Highway users	2,463,268	2,627,393	2,715,694	-	2,715,694	88,301
Severance	558,439	913,832	914,832	-	914,832	1,000
Other	885,000	564,544	498,831	-	498,831	(65,713)
Licenses and permits	318,550	318,550	310,007	-	310,007	(8,543)
Intergovernmental	2,088,608	1,795,755	1,605,962	-	1,605,962	(189,793)
Charges for services	15,512,167	15,688,312	15,189,149	(67,090)	15,122,059	(566,253)
Fines and forfeitures	310,350	310,350	257,589	-	257,589	(52,761)
Investment earnings (losses)	196,000	367,345	(2,936,299)	3,949,068	1,012,769	645,424
Other income	129,800	200,800	211,732	-	211,732	10,932
Other contributions	14,225	14,225	21,545	-	21,545	7,320
Total revenues	91,360,263	94,971,857	93,007,029	3,450,259	96,457,288	1,485,431
EXPENDITURES						
Current:						
General government:						
Administration	13,377,812	13,524,900	15,293,594	(49,519)	15,244,075	(1,719,175)
Community development	3,672,461	3,672,461	2,655,661	(8,804)	2,646,857	1,025,604
Total general government	17,050,273	17,197,361	17,949,255	(58,323)	17,890,932	(693,571)
Public safety:						
Police protection	28,807,618	28,807,618	28,322,766	(31,651)	28,291,115	516,503
Fire protection	20,817,938	20,817,938	20,805,071	(49,240)	20,755,831	62,107
Total public safety	49,625,556	49,625,556	49,127,837	(80,891)	49,046,946	578,610
Public works	13,302,540	13,356,540	10,628,830	503	10,629,333	2,727,207
Parks and recreation	11,394,137	11,928,867	11,890,753	(9,968)	11,880,785	48,082
Capital outlay:						
Construction	561,806	561,806	-	-	-	561,806
Total expenditures	91,934,312	92,670,130	89,596,675	(148,679)	89,447,996	3,222,134
Excess (deficiency) of revenues over (under) expenditures	(574,049)	2,301,727	3,410,354	3,598,938	7,009,292	4,707,565
OTHER FINANCING SOURCES (USES)						
Transfers in	1,004,333	909,333	887,614	-	887,614	(21,719)
Transfers out	-	(2,998,000)	(2,605,102)	-	(2,605,102)	392,898
Sale of capital assets	1,500	1,500	15,319	-	15,319	13,819
Total other financing sources and (uses)	1,005,833	(2,087,167)	(1,702,169)	-	(1,702,169)	384,998
Net change in fund balances	431,784	214,560	1,708,185	3,598,938	5,307,123	5,092,563
Fund balances - beginning	36,536,893	36,536,893	37,258,830	(721,937)	36,536,893	-
Fund balances - ending	$ 36,968,677	$ 36,751,453	$ 38,967,015	$ 2,877,001	$ 41,844,016	$ 5,092,563

The notes to the financial statements are an integral part of this statement.

City of Grand Junction

AMERICAN RESCUE PLAN FUND

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET TO ACTUAL

For the year ended December 31, 2022

	Budgeted Amounts		Actual GAAP Basis	Adjustment to Budgetary	Actual on Budgetary	Variance with Final Budget- Positive
	Original	Final	Amount	Basis	Basis	(Negative)
REVENUES						
Intergovernmental	5,242,304	5,242,304	1,387,130	3,855,174	5,242,304	(3,855,174)
Investment earnings (losses)	$ -	$ -	$ (113,758)	$ 154,366	$ 40,608	$ 40,608
Total revenues	5,242,304	5,242,304	1,273,372	4,009,540	5,282,912	(3,814,566)
EXPENDITURES						
Current:						
General government:	-	410,468	410,468	-	410,468	-
Total expenditures	-	410,468	410,468	-	410,468	-
Excess of revenues over expenditures	5,242,304	4,831,836	862,904	4,009,540	4,872,444	(3,814,566)
OTHER FINANCING SOURCES (USES)						
Transfers out	-	(976,662)	(976,661)	-	(976,661)	1
Total other financing sources (uses)	-	(976,662)	(976,661)	-	(976,661)	1
Net change in fund balance	5,242,304	3,855,174	(113,757)	4,009,540	3,895,783	(3,814,565)
Fund balances - beginning	21,401	21,401	(33,297)	5,299,703	5,266,406	5,245,005
Fund balances - ending	$ 5,263,705	$ 3,876,575	$ (147,054)	$ 9,309,243	$ 9,162,189	$ 1,430,440

City of Grand Junction
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
December 31, 2022

	Business-Type Activities - Enterprise Funds				
	Water Fund	Grand Junction Convention Center Fund	Other Enterprise Funds	Total Enterprise Funds	Governmental Activities-Internal Service Funds
ASSETS					
Current assets:					
Cash and investments	$ 221,896	$ 11,106	$ 3,039,553	$ 3,272,555	$ 14,101,553
Accounts receivable, net of allowance	688,763	44	747,870	1,436,677	296,667
Due from other funds	12,927	-	-	12,927	-
Intergovernmental receivable	203	-	-	203	92,634
Lease receivable	921,375	-	100,910	1,022,285	1,318,609
Notes receivable	7,131,522	-	-	7,131,522	-
Other receivables	5,068	-	73	5,141	47
Prepaid items	3,087	-	20,058	23,145	553,885
Inventory	-	-	102,227	102,227	-
Total current assets	8,984,841	11,150	4,010,691	13,006,682	16,363,395
Noncurrent assets:					
Advances to other funds	202,722	-	-	202,722	-
Notes receivable	4,653,931	-	-	4,653,931	-
Lease right-of-use assets:					
Right-of-use assets	-	-	-	-	391,113
Less accumulated amortization	-	-	-	-	(68,880)
Lease right-of-use assets, net	-	-	-	-	322,233
Capital assets:					
Land	2,506,211	197,993	2,228,809	4,933,013	-
Buildings, improvements, plant and system	62,323,254	26,716,165	16,327,058	105,366,477	4,579,911
Equipment	2,858,805	593,074	1,987,605	5,439,484	44,765,930
Construction in progress	13,464,710	-	146,089	13,610,799	-
Intangible assets	190,464	-	-	190,464	-
Less accumulated depreciation	(27,431,629)	(9,629,641)	(11,902,523)	(48,963,793)	(33,250,798)
Total capital assets (net of accumulated depreciation)	53,911,815	17,877,591	8,787,038	80,576,444	16,095,043
Total noncurrent assets	58,768,468	17,877,591	8,787,038	85,433,097	16,417,276
Total assets	67,753,309	17,888,741	12,797,729	98,439,779	32,780,671
LIABILITIES					
Current liabilities:					
Accounts payable	943,285	-	173,788	1,117,073	1,056,191
Accrued liabilities	53,791	-	42,991	96,782	161,049
Accrued interest payable	24,290	-	-	24,290	449
Lease liability	-	-	-	-	324,919
Compensated absences payable	33,624	-	21,922	55,546	76,251
Claims payable	-	-	-	-	2,666,358
Current portion of promissory notes payable	307,468	-	-	307,468	-
Due to other funds	-	-	314,970	314,970	-
Unearned revenues	-	-	13,200	13,200	-
Total current liabilities	1,362,458	-	566,871	1,929,329	4,285,217
Noncurrent liabilities:					
Compensated absences payable	290,192	-	222,475	512,667	621,186
Advances from other funds - General Fund	-	-	1,666,049	1,666,049	-
Advances from other funds - Water Fund	-	-	202,722	202,722	-
Promissory notes payable	17,721,386	-	-	17,721,386	-
Total noncurrent liabilities	18,011,578	-	2,091,246	20,102,824	621,186
Total liabilities	19,374,036	-	2,658,117	22,032,153	4,906,403
DEFERRED INFLOW OF RESOURCES					
Deferred inflow of resources - leases	915,819	-	100,444	1,016,263	1,309,547
Total deferred inflow of resources	915,819	-	100,444	1,016,263	1,309,547
NET POSITION					
Net investment in capital assets	40,681,894	17,877,592	8,784,479	67,343,965	16,417,276
Assigned for:					
Public safety	-	-	-	-	155,841
Retiree health benefits	-	-	-	-	920,000
Unrestricted	6,781,560	11,149	1,254,689	8,047,398	9,071,604
Total net position	$ 47,463,454	$ 17,888,741	$ 10,039,168	$ 75,391,363	$ 26,564,721
Adjustment to reflect the consolidation of internal service fund activities related to enterprise funds.				(1,174,099)	
Net position of business type activities				$ 74,217,264	

The notes to the financial statement are an integral part of this statement.

City of Grand Junction

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

PROPRIETARY FUNDS

For the year ended December 31, 2022

	Business-Type Activities - Enterprise Funds				
	Water Fund	Grand Junction Convention Center Fund	Other Enterprise Funds	Total Enterprise Funds	Governmental Activities- Internal Service Funds
Operating revenues:					
Charges for sales and services	$ 9,678,212	$ 2,072	$ 8,519,648	$ 18,199,932	$ 42,569,631
Other income	-	-	-	-	30,673
Total operating revenues	9,678,212	2,072	8,519,648	18,199,932	42,600,304
Operating expenses:					
Personnel services	3,355,072	-	2,943,575	6,298,647	11,448,632
Costs of sales and services	3,199,987	354,331	4,532,048	8,086,366	25,931,244
Depreciation and amortization	1,440,301	853,726	401,269	2,695,296	3,382,250
Total operating expenses	7,995,360	1,208,057	7,876,892	17,080,309	40,762,126
Operating income (loss)	1,682,852	(1,205,985)	642,756	1,119,623	1,838,178
Nonoperating revenues (expenses):					
Intergovernmental	109,676	153,420	33,721	296,817	-
Investment earnings (losses)	(15,685)	-	(74,386)	(90,071)	(286,013)
Gain (loss) on disposition of property and equipment	-	9,250	-	9,250	137,333
Interest expense	(90,725)	-	(33,985)	(124,710)	(5,527)
Miscellaneous	120,445	-	89,131	209,576	191,926
Total nonoperating revenues (expenses)	123,711	162,670	14,481	300,862	37,719
Income (loss) before contributions and transfers:	1,806,563	(1,043,315)	657,237	1,420,485	1,875,897
Capital grants and contributions	271,523	-	2,340	273,863	-
Transfers in	-	200,000	120,000	320,000	2,088,394
Transfers out	-	-	(220,000)	(220,000)	-
Change in net position	2,078,086	(843,315)	559,577	1,794,348	3,964,291
Net position - beginning	45,385,368	18,732,056	9,479,591	73,597,015	22,600,430
Net position - ending	$ 47,463,454	$ 17,888,741	$ 10,039,168	$ 75,391,363	$ 26,564,721
Change in net position				1,794,348	
Adjustment to reflect the consolidation of internal service fund activities related to enterprise funds				(604,662)	
Change in net position of business-type activities				$ 1,189,686	

The notes to the financial statements are an integral part of this statement.

City of Grand Junction
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
For the Year Ended December 31, 2022

	Business-Type Activities - Enterprise Funds				
	Water Fund	Grand Junction Convention Center Fund	Other Enterprise Funds	Total Enterprise Funds	Governmental Activities - Internal Service Funds
Cash flows from operating activities:					
Cash received from interfund	$ 864,480	$ -	$ -	$ 864,480	$ 38,676,510
Cash received from customers and users	8,734,207	56,454	8,380,776	17,171,437	3,799,812
Cash paid to interfund	(1,724,867)	(147,079)	(2,363,711)	(4,235,657)	(2,450,410)
Cash paid to suppliers	(1,310,829)	(207,433)	(2,227,630)	(3,745,892)	(25,560,753)
Cash paid to employees	(3,379,376)	-	(2,875,371)	(6,254,747)	(11,425,945)
Miscellaneous receipts	124,378	-	90,286	214,664	232,139
Net cash provided (used) by operating activities	3,307,993	(298,058)	1,004,350	4,014,285	3,271,353
Cash flows from noncapital financing activities:					
Transfers from other funds	-	200,000	120,000	320,000	2,088,394
Transfers to other funds	-	-	(220,000)	(220,000)	-
Increase (decrease) in amount due to other funds	-	(53,505)	-	(53,505)	-
Intergovernmental non-operating revenues provided	109,676	153,419	33,718	296,813	-
Net cash provided by noncapital financing activities	109,676	299,914	(66,282)	343,308	2,088,394
Cash flows from capital and related financing activities:					
Tap fees	271,523	-	2,339	273,862	-
Principal payments:					
Promissory notes	(558,816)	-	-	(558,816)	-
Issuance of interfund loan	(215,649)	-	-	(215,649)	-
Repayment of interfund capital loans	-	-	(297,580)	(297,580)	-
Advance from other funds	-	-	215,649	215,649	-
Interest paid	(90,724)	-	(33,986)	(124,710)	(5,445)
Gain (loss) from disposition of capital assets	-	9,250	-	9,250	232,826
Note proceeds	851,326	-	-	851,326	-
Purchase of capital assets	(10,057,351)	-	(567,636)	(10,624,987)	(2,373,869)
Leases	53,648	-	-	53,648	(66,276)
Net cash provided (used) by capital and related financing activities	(9,746,043)	9,250	(681,214)	(10,418,007)	(2,212,764)
Cash flows from investing activities:					
Investment income (loss)	(30,268)	-	(75,552)	(105,820)	(306,341)
Net cash provided by investing activities	(30,268)	-	(75,552)	(105,820)	(306,341)
Net increase (decrease) in cash and cash equivalents	(6,358,642)	11,106	181,304	(6,166,234)	2,840,642
Cash and cash equivalents, January 1	6,580,538	-	2,858,249	9,438,787	11,260,911
Cash and cash equivalents, December 31	$ 221,896	$ 11,106	$ 3,039,553	$ 3,272,555	$ 14,101,553
Reconciliation of operating income (loss) to net cash provided (used) by operating activities:					
Operating income (loss)	$ 1,682,852	$ (1,205,985)	$ 642,756	$ 1,119,623	$ 1,838,178
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:					
Depreciation and amortization expense	1,440,301	853,726	401,269	2,695,296	3,382,250
(Increase) decrease in accounts receivable	(73,966)	54,382	(138,754)	(158,338)	(111,037)
(Increase) decrease in lease receivable and deferred inflows of resources	(5,557)	-	(465)	(6,022)	(9,062)
Miscellaneous receipts	124,378	-	90,286	214,664	212,254
(Increase) decrease in inventory	-	-	(15,942)	(15,942)	-
(Increase) decrease in prepaid items	19,426	-	2,892	22,318	177,065
Increase (decrease) in accounts payable	(85,308)	(181)	(41,723)	(127,212)	311,146
Increase (decrease) in claims payable	-	-	-	-	(2,506,774)
Increase (decrease) in accrued liabilities and compensated absences payable	6,196	-	67,731	73,927	(22,667)
Increase (decrease) in deferred revenues	-	-	(3,700)	(3,700)	-
Increase (decrease) in accounts payable due to the purchase of capital assets on account	199,671	-	-	199,671	-
Total adjustments	1,625,141	907,927	361,594	2,894,662	1,433,175
Net cash provided (used) by operating activities	$ 3,307,993	$ (298,058)	$ 1,004,350	$ 4,014,285	$ 3,271,353
Noncash investing, capital, and financing activities					
Purchase of capital assets on account	$ 559,675	$ -	$ -	$ 559,675	$ -
Capital contributions	51,700	-	-	51,700	-

The notes to the financial statements are an integral part of this statement.

City of Grand Junction
STATEMENT OF FIDUCIARY NET POSITION
FIDUCIARY FUNDS
December 31, 2022

	Private Purpose Trust Funds	Joint Sewer Investment Trust Funds	Custodial Funds
ASSETS			
Cash and cash equivalents	$ 2,905,459	$ 42,297,818	$ 698,550
Accounts receivable, net of allowance	-	-	4,674
Prepaid items	-	-	2,242
Total assets	2,905,459	42,297,818	705,466
LIABILITIES			
Accounts payable	-	-	20,933
Total liabilities	-	-	20,933
NET POSITION			
Held for:			
External investment pool participants	-	42,297,818	-
Individuals, organizations, and others	2,905,459	-	684,533
Total net position	$ 2,905,459	$ 42,297,818	$ 684,533

The notes to the financial statements are an integral part of this statement.

City of Grand Junction

STATEMENT OF CHANGES IN FIDUCIARY NET POSITION

CHANGES IN FIDUCIARY NET POSITION FIDUCIARY FUNDS

For the year ended December 31, 2022

	Private Purpose Trust Funds	Joint Sewer Investment Trust Fund	Custodial Funds
ADDITIONS			
Additions by participants	$ 752,200	$ 18,974,716	$ 478,574
Investment earnings (losses)	(64,434)	(1,065,207)	(18,408)
Total additions	687,766	17,909,509	460,166
DEDUCTIONS			
Distributions to participants	-	17,185,753	454,506
Administrative expenses	-	-	8,735
Total deductions	-	17,185,753	463,241
Change in net position	687,766	723,756	(3,075)
Net position - beginning	2,217,693	41,574,062	687,608
Net position - ending	$ 2,905,459	$ 42,297,818	$ 684,533

The notes to the financial statements are an integral part of this statement.

NOTES TO FINANCIAL STATEMENTS

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NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Reporting Entity

The City of Grand Junction, Colorado (the City) was incorporated on July 19, 1882, under the provisions of Article XX of the Constitution of the State of Colorado, as amended (Home Rule City). The City operates under a Council-Manager form of government with seven elected Council members (City Council).

The City's financial statements include the accounts and operations of all City functions including, but not limited to, public safety (police and fire protection), street construction and maintenance, water and sanitation, planning and zoning, parks and recreation, and general administration as provided by the City charter. The City owns a meeting and convention center and owns and operates swimming pools, golf courses, and parking facilities. The City also provides ambulance transport services for Mesa County, Colorado. The City maintains information technology, fleet services, insurance services, facilities management, and communication center operations. The communications center and fleet services provide services to other local governments in Mesa County, Colorado.

The accounting policies of the City conform to generally accepted accounting principles (GAAP) as applicable to governments and have been consistently applied in the preparation of financial statements. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the more significant policies.

As required by GAAP, these financial statements present the City (the primary government) and its component units, entities for which the government is considered financially accountable. Blended component units are, in substance, part of the primary government's operations, even though they are legally separate entities. Thus, blended component units are appropriately presented as funds of the primary government. The discretely presented component unit is reported in a separate column in the government-wide financial statements to emphasize that it is legally separated from the City.

Blended Component Units. The financial data for the following entities are reported as part of the primary government because the City's Council acts as the Board of Directors for each entity.

The ***Ridges Metropolitan District*** *(District)* was annexed into the City and dissolved as a separate district in 1992. The District served the sole purpose of providing for the payment of the District's outstanding debt with a special levy of property taxes collected within the District only. That debt has been fully paid, and the District will be dissolved.

The financial data of the ***Grand Junction Public Finance Corporation*** *(Corporation)* is reported as part of the primary government because it is fiscally dependent upon the City and provides financing solely to the City. The Corporation was incorporated as a nonprofit corporation in the State of Colorado in 1996. The purpose of the Corporation is to facilitate financing for the City (see *Note 6*). Although the Corporation is a separate legal entity, it is considered part of the City for financial reporting purposes. Therefore, it is reported in the Grand Junction Public Finance Debt Service Fund.

The ***City of Grand Junction Dos Rios GID Fund*** accounts for all revenues and expenditures associated with operating the City of Grand Junction Dos Rios GID. The City of Grand Junction Dos Rios GID Fund is fully dependent upon the City, which has complete operational responsibility.

Discretely Presented Component Unit. The component unit column in the government-wide financial statements includes the financial data of the City's only discretely presented component unit. It is reported in a separate column to emphasize that it is legally separated from the City.

The ***Downtown Development Authority (DDA)*** was formed to improve the City's downtown area. The DDA has a nine-member board appointed by the Council of the City. The City Council also

approves the DDA's budget and property tax levy and issues any debt for DDA projects. Financial statements for all funds and activities of the DDA are included in the City's Annual Comprehensive Financial Report because the DDA does not issue separate financial statements.

B. Government-Wide and Fund Financial Statements

The government-wide financial statements include the Statement of Net Position and the Statement of Activities. These statements summarize information on governmental and business-type activities of the primary government and its component units. These statements do not include fiduciary activities; for the most part, eliminations have been made to minimize the double-counting of interfund activities. Governmental activities, generally supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely significantly on fees and charges for support. Likewise, the primary government is reported separately from the DDA, the City's legally separate component unit for which the primary government is financially accountable.

The Statement of Activities demonstrates the degree to which program revenues offset the direct expenses of a given function or segment. Direct expenses are clearly identifiable by a specific function or segment. Program revenues include:

a. charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment.

b. grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment.

Taxes and other items not properly included in program revenues are reported as general revenues.

Separate financial statements are provided for governmental, proprietary, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major governmental and enterprise funds are reported individually as separate columns in the fund financial statements.

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The accounting and financial reporting treatment applied to a fund is determined by its measurement focus. Measurement focus determines what is measured in financial statements, including economic or current financial resources. It refers to revenues and expenditures, or expenses, being recognized in the accounts and reported in the financial statements. The basis of accounting relates to the timing of the measurements made, regardless of the measurement focus applied.

Government-Wide, Proprietary, and Fiduciary Financial Statements:

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund, custodial fund, and fiduciary fund financial statements. All assets, liabilities, and deferred outflows/inflows of resources, including capital assets and long-term liabilities, are included in the Statement of Net Position. The Statement of Activities presents changes in net position. Under the accrual basis of accounting, revenues are recorded when earned, and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental Fund Financial Statements:

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. "Measurable" means the amount of the transaction can be determined, and "available" means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. For this purpose, the City considers revenues available if they are collected within 60 days of the end of the current fiscal

period. Major revenues determined to be susceptible to accrual include sales, use, and lodging taxes, property taxes, utility franchise fees, interest, and charges for services. Grant revenue is considered available if it is expected to be collected within one year and all eligibility requirements are met. Only the portion of special assessments receivable due within the current fiscal year is considered susceptible to accrual as revenue of the current period. Major revenues are determined not to be susceptible to accrual because they are either not available to pay liabilities of the current period or are not objectively measurable, including licenses, permits, fines, and forfeitures.

Expenditures are generally recorded when the liability is incurred, as required under accrual accounting. However, debt service expenditures and expenditures related to compensated absences, claims, and judgments are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under leases are reported as other financing sources.

The City reports the following major governmental funds:

The ***General Fund*** is the general operating fund of the City. It accounts for all general government activities except those required to be accounted for in another fund.

The ***Sales Tax Capital Improvements Capital Projects Fund*** accounts for the financing and construction of projects financed wholly or partially with the 0.75% portion of the City's 3.25% sales and use tax. The 0.75% portion is currently dedicated to general capital improvements, economic development, and debt service on major capital projects.

The ***Transportation Capacity Fund*** *(f.k.a. Street Assessment Projects Fund)* accounts for the reconstruction and replacement of existing roads, construction of new major road systems, and payment of debt service on transportation system improvements funded partially or in whole with transportation capacity and street improvement payments from land developers.

The ***General Debt Service Fund*** is a debt service fund used to account for all resources which are being accumulated for general long-term debt principal and interest payments maturing in future years, other than long-term debt accounted for in enterprise and internal service funds, or where a separate debt service fund is legally mandated.

The ***American Rescue Plan Fund*** accounts for the State and Local Fiscal Recovery Funds received from the U.S. Treasury to support the City in response to the economic and public health impacts of COVID-19 alongside efforts to contain impacts on communities, residents, and businesses.

The City reports the following major proprietary funds:

The ***Water Fund*** accounts for all activities associated with providing water services to customers within the water service area.

The ***Grand Junction Convention Center Fund (f.k.a. Two Rivers Convention Center Fund)*** accounts for the management of the municipally owned meeting and convention center and Avalon Theater.

Additionally, the City reports the following fund types:

The ***Permanent Fund*** accumulates resources to provide future maintenance of municipal cemeteries.

The ***Internal Service Funds*** account for information technology, fleet and equipment acquisition, insurance activities, communication services, and facilities management provided to other departments or agencies of the City, or other governments, on a cost reimbursement basis.

The ***Private-Purpose Trust Funds*** account for resources legally held in trust for use by the local school district to purchase land and other uses specified by parties outside the City government.

The ***Investment Trust Fund*** accounts for the net position held on behalf of the City of Grand Junction/Mesa County Joint Sewer System in the City's cash pool. The Joint Sewer System is not part of the City's financial reporting entity.

The ***Custodial Funds*** account for custodial functions in the operations of an advisory board and collecting and forwarding special assessment debt payments for property owners.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this rule are payments to the General Fund by various enterprise funds for providing administrative and billing services for such funds and charges between the City's water and solid waste removal fund and various other functions of the City. Eliminating these charges would distort the direct costs and program revenues reported for the various functions involved. Interfund activity has not been eliminated from the fund financial statements.

Amounts reported as program revenues include:

1. charges to customers for goods and services
2. operating grants and contributions
3. capital grants and contributions, including special assessments

Internally dedicated resources are reported as general revenues rather than program revenues. Likewise, general revenues include all taxes.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods connected to a proprietary fund's principal ongoing operation. The principal operating revenues of all the City's enterprise and internal service funds are charges to customers for sales and services. Operating expenses for enterprise and internal service funds include the cost of sales and services, personnel services, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

Ambulance transports have agreements with third-party payers, Medicaid and Medicare, providing payments to the City at amounts different from its established rates. Net patient service revenue is reported at estimated net realizable amounts.

D. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance

1. Cash and Investments

The City's cash and cash equivalents include cash on hand, demand deposits with banks and other financial institutions, and short-term investments with original maturities of three months or less from the date of acquisition.

Colorado State Statutes limit local governments to the following types of investments unless others are specifically identified by home rule cities, such as the City of Grand Junction:

a. Obligations of the United States or obligations unconditionally guaranteed by the United States
b. Bonds of the State of Colorado and its political subdivisions
c. Certain obligations secured by mortgages
d. Bankers acceptances
e. Commercial paper
f. State investment pools
g. Repurchase agreements
h. Money market funds
i. Guaranteed investment contracts

The City Council has formally established an investment policy allowing investments to have maturities beyond five years and to include mutual funds composed of U.S. Government obligations and collateralized mortgage obligations. Some additional restrictions apply to the various investments.

Assets of pension plans may be invested by the Fire and Police Pension Association of Colorado (FPPA) in publicly traded common and preferred stock, convertible bonds, venture capital, and real estate. Investments are presented at fair value, except real estate, which is recorded at estimated fair value based upon periodic appraisals and valuations; investments in limited partnerships, which are recorded at estimated fair value as derived from financial statements; and guaranteed investment contracts, which are recorded at contract value.

Investments are stated at fair value determined from quoted market prices. The state investment pools exist under the laws of the State of Colorado and are registered with the Securities Commissioner of the State of Colorado. The state investment pools and mutual funds are similar to money market funds, with each share valued at $1.

Investments in joint ventures by governmental funds are recorded as expenditures when the investment is made.

2. Interfund Receivables and Payables

Receivables and payables classified as “due from other funds” or “due to other funds” on the balance sheet arise from negative equity in pooled cash and investments. Current portions of long-term interfund loan receivables are classified as “interfund receivables” and “interfund payables” on the balance sheet. Non-current portions of long-term interfund loan receivables are reported as “advances.” These receivables are offset equally by a fund balance reserve account, indicating that they do not constitute expendable available financial resources and, therefore, are not available for appropriation. Any residual balances outstanding between governmental and business-type activities are reported in the governmental-wide financial statements as “internal balances.”

3. Property Taxes

Property taxes, as set by the City Council, are collected by the County Treasurer. The County Treasurer remits property taxes collected to the City by the 10th day of the month following collection. Property taxes receivable represent 2022 taxes collectible in 2023 and are also shown as unavailable revenue. Following are details of the property tax calendar:

Levy date:	November 15 (prior year)
Lien date:	January 1 (current year)
First 1/2 installment due:	February 28
Second 1/2 installment due:	June 15
If paid in full:	April 30

4. Special Assessments Receivable

Special assessments receivable are recorded for the property owner's share of street or utility improvement costs within special improvement districts. Corresponding unavailable revenue is recorded until the assessments meet the revenue recognition availability criteria. Special assessments receivable for projects initially financed with existing governmental resources are recorded together with the corresponding deferred inflow of resources in the fund which provided the resources.

5. Inventories and Prepaid Items

All inventories are valued at cost using the moving average method. Inventories in governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain vendor payments reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements. The cost of prepaid items in governmental funds are recorded as expenditures when consumed rather than when purchased.

6. Restricted Cash and Investments

Certain proceeds of the Governmental Funds certificates of participation are classified as restricted assets on the balance sheet since applicable bond covenants limit their use.

7. Leases

Lessee:

The City is a lessee for noncancellable leases of equipment and land. The City recognizes a lease liability and an intangible right-to-use lease asset (lease asset) in the appropriate governmental or business-type activities on the government-wide and proprietary fund financial statements. The City recognizes lease liabilities with an initial individual value of $1,000 or more.

At the commencement of the lease, the City initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life.

Key estimates and judgments related to leases include how the City determines the discount rate it uses to discount the expected lease payments to present value, lease term, and lease payments. The City uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the City generally uses its estimated incremental borrowing rate as the discount rate for leases. The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and the purchase option price that the City is reasonably certain to exercise.

The City monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes are expected to affect the lease liability amount significantly.

Lease assets are reported with capital assets, and lease liabilities are reported with other liabilities on the Statement of Net Position.

Lessor:

The City is a lessor for noncancellable leases of land and buildings. The City recognizes a lease receivable and a deferred inflow of resources in the government-wide and governmental fund financial statements.

At the commencement of the lease, the City initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of the lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

Key estimates and judgments related to leases include how the City determines the discount rate it uses to discount the expected lease receipts to present value, lease term, and lease receipts. The City uses the implicit borrowing rate as the discount rate for leases. The lease term includes the noncancellable period of the lease. Lease receipts included in the measurement of the lease receivable are composed of fixed payments from the lessee.

The City monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease receivable and deferred inflows of resources if certain changes are expected to affect the lease receivable amount significantly.

8. Capital Assets

Capital assets, which include property, plant, equipment, infrastructure assets (e.g., streets, bridges, alleys, traffic signal systems, and storm drainage), and intangible assets (e.g., water rights and permanent easements) are

reported in the applicable governmental or business-type activities columns in the government-wide financial statements. The City defines capital assets as assets with an initial individual cost of $25,000 or more and an estimated life greater than one year. However, assets purchased with grant funds, regardless of the granting entity, have an initial individual cost of $5,000 or more and an estimated life greater than one year. All assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are valued at their acquisition value on the date donated.

Maintenance, repairs, and renewals that neither materially add to the value of the property nor appreciably prolong its life are charged to expense as incurred. Gains or losses on dispositions of property and equipment are included in income.

Improvements are capitalized and depreciated over the remaining useful lives of the capital asset, as applicable. Infrastructure assets are capitalized as a separate category.

Property, plant, and equipment of the primary government, as well as the component unit, are depreciated using the straight-line method. Depreciation expense is reflected as an operating expense in the government-wide statement of activities.

Estimated useful lives for asset types are as follows:

Asset type	Estimated lives
Building and improvements	10 to 50 years
Utility plant and systems	50 years
Equipment	5 to 10 years
Infrastructure	20 to 40 years
Right-of-use leases	5 to 10 years

9. Deferred Outflows/Inflows of Resources

In addition to assets, the Statement of Net Position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to a future period(s) and will not be recognized as an outflow of resources (expense/expenditure) until then. The City reports deferred outflows of resources for pension and OPEB related amounts for the City's share of the difference between projected and actual earnings, for changes of assumptions or other inputs, and contributions subsequent to the measurement date.

In addition to liabilities, the Statement of Net Position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to future period(s) and will not be recognized as an inflow of resources (revenue) until that time. The City reports deferred inflows of resources for pension and OPEB related amounts due to the City's share of the difference between expected and actual experience and the difference between projected and actual earnings. The City also reports unavailable revenues from two sources: property taxes and special assessments. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available. The City also reports deferred inflows of resources for leases.

10. Compensated Absences

A significant majority of compensated absences reported are derived from paid time off (PTO) and sick time. The PTO policy was implemented in 1992 and integrates holidays, vacation leave, and sick leave into a single leave time accrual. An employee may accrue a maximum of 256 to 988.8 hours of PTO, depending upon years of service and job type.

The City pays a terminating employee for all accumulated PTO up to 80 to 246.4 hours, depending on years of service and job type. One-half of accumulated PTO in excess of this base amount will be paid to a terminating

employee. In addition, employees hired prior to 1992 may have vacation and sick leave balances. The City pays a terminating employee for all accumulated vacation time and one-third of accumulated sick leave in excess of 720 hours.

Starting January 1st, 2021, per the Colorado Health Families and Workplaces Act, employees who are not eligible to accrue PTO will accrue paid sick leave at the rate of one hour for every 30 hours worked, up to 48 hours per year. The paid sick leave accruals will be paid out upon termination, resignation, retirement, or other separation from employment at a ratio of one hour of pay for one hour of sick time.

Other amounts included in the calculation of compensated absences relate to military leave and short-term and long-term disability spanning the year ended December 31st.

Compensated absences are accrued when incurred in the government-wide, proprietary, and fiduciary fund financial statements. A liability for these amounts is reported in governmental funds only if they have matured, for example, due to an employee's resignation or retirement.

11. Encumbrances

Encumbrance accounting, under which purchase orders, contracts, and other commitments for expenditure are recorded during the year as an extension of formal budgetary integration to reserve that portion of the applicable appropriation, is not included for financial reporting purposes at year-end because unused appropriations and encumbrances lapse at year-end and must be reappropriated in the following year to be expended.

12. Long-Term Liabilities

In the government-wide financial statements and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type Statement of Net Position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the bonds outstanding method, which approximates the effective-interest method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental funds recognize bond premiums and discounts and bond issuance costs during the current period. The face amount of the debt issued is reported as other financing sources. Premiums on debt issuances are reported as other financing sources, while discounts are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

13. Net Position Flow Assumption

When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, followed by unrestricted resources as they are needed.

14. Fund Balance Policies and Flow Assumptions

In the fund financial statements, governmental funds report non-spendable, restricted, committed, assigned, or unassigned fund balances. When funds from more than one classification are available, the order of spending of resources will be restricted, committed, assigned, and unassigned.

Fund balances are classified as non-spendable when they are non-spendable in form or legally or contractually required to be maintained intact.

Fund balances are classified as restricted when constraints placed on the use of resources are externally imposed by creditors, grantors, contributors, laws, and regulations of other governments or by law through constitutional provisions or enabling legislation.

Fund balances are classified as committed when constraints placed upon the use of resources are adopted by the City Council through ordinance prior to the end of the calendar year. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (i.e., the adoption of another ordinance) to remove or revise the limitation.

Fund balances are classified as assigned when the City Council imposes constraints on the use of resources through the adoption of the City's annual budget. Assigned fund balances represent the City's intent for future use of financial resources that are subject to change. An intended use of any amount may also be expressed by the City Council and recorded in the minutes of a Council meeting. Assigned fund balances in special revenue funds will include any remaining fund balance that is not restricted or committed. This classification is necessary to indicate that those funds are, at a minimum, intended to be used for the purpose of that particular fund.

The residual fund balance that does not meet the above criteria is classified as unassigned. The City will only report a positive unassigned fund balance in the General Fund.

In 2022, the American Rescue Plan Fund reported a negative fund balance due to the fair value adjustment made to the financial statements to account for fluctuations in the investment market at December 31, 2022. This will be remedied in 2023 with the receipt of additional disbursements of funds, as well as an expected increase in the value of invested funds.

In 2022, the Parkway Debt Retirement Fund reported a negative fund balance due to the fair value adjustment made to the financial statements to account for fluctuations in the investment market at December 31, 2022. This will be remedied in 2023 through a change in reporting fund.

15. Comparative Data/Reclassifications

Comparative total data for the prior year has been presented in the accompanying Management's Discussion and Analysis to provide an understanding of the changes in the City's financial position and operations. However, complete comparative data has not been reported since the inclusion would make the financial statements unduly complex and difficult to read. Also, certain amounts presented in the prior year's data have been reclassified to be consistent with the current year's presentation.

NOTE 2. STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

A. Budgetary Information

The budget is prepared under the direction of the City Manager. Annual appropriated expenditure budgets are adopted for all governmental, proprietary, and applicable fiduciary funds on a budgetary basis that differs from generally accepted accounting principles (GAAP). The appropriations are adopted by City Council and may not be exceeded on a total fund basis.

The term "basis" in reference to accounting is used to describe the timing of recognition, that is when the effects of transactions or events should be recognized. Some of the significant differences between the budgetary basis and GAAP basis presented may include:

- Revenues are recognized when cash is received on the budgetary basis. In contrast, they are recognized when the revenues are both measurable (able to be calculated) and available (able to be collected) under the GAAP basis.
- Expenditures for pension, OPEB, and other long-term obligations are recorded under the budgetary basis when they are paid. However, they are recorded under the GAAP basis when they are due and payable.

- Debt service principal payments, capital outlays, and long-term debt proceeds are reported as expenditures and revenues under the budgetary basis, whereas they are not reported under the GAAP basis for proprietary funds. Instead, depreciation and amortization expense are recorded under the GAAP basis for proprietary funds.
- Changes in investment income due to recording investments at fair value are not included in the budgetary basis. Under the GAAP basis of accounting, these changes are treated as adjustments to revenue.
- Accrued employee benefits, such as PTO and sick leave, are recorded when paid on the budgetary basis and earned under the GAAP basis.
- No expenditure or other financing source is recognized under the budgetary basis of accounting when a government enters into a lease involving a governmental fund. However, an expenditure and other financing source are recognized for the present value of any expected lease payments under the GAAP basis.

A reconciliation of the budgetary basis to the GAAP basis for all governmental funds and sever others are provided in this report.

The details of the budget calendar follow:

December 15:	Statutory deadline for certification of all mill levies to the Board of County Commissioners
December 22:	Statutory deadline for the Board of County Commissioners to levy all taxes and certify the levies

On or before December 31, the City Council enacts an ordinance appropriating the budgets for the ensuing fiscal year. The City Council may amend the appropriation ordinance at any time during the year as a result of any casualty, accident, or unforeseen contingency.

The level of budgetary control, the level at which expenditures cannot legally exceed the appropriated amount, is established at the individual fund level. Although the budget enacted by the City Council is at the fund level, the City prepares a line item budget by department and cost center for control at the line item level. Department directors have the authority to reallocate the distribution of budget amounts within the major categories of personnel expenditures, operating expenditures, and capital expenditures within their fund and department. Budget reallocation between major expenditure categories within a fund requires City Manager approval. Budget reallocation between funds requires City Council approval.

Supplemental appropriation ordinances during 2022 resulted in changes to the original budget as follows:

Fund	Original Appropriation	Adjusted Appropriation
Primary Government - City of Grand Junction: Governmental Activities		
General Fund	$ 91,934,312	$ 95,668,130
Special Revenue Funds:		
Visit Grand Junction	5,329,055	5,379,055
Lodgers Tax Increase	1,864,219	2,421,713
First Responder Tax	10,880,714	13,603,827
American Rescue Plan	-	1,387,130
Capital Projects Fund:		
Sales Tax Capital	28,780,217	52,599,130
Transportation Capacity Capital Projects	27,938,000	32,329,534
Business-type Activities		
Enterprise Funds:		
Water	23,036,401	25,031,941
Solid Waste	4,868,728	5,244,928
Irrigation	538,055	578,704
Internal Service Funds:		
Information Technology	10,014,951	10,171,141
Communications Center	8,020,232	8,100,480
Component Unit - Downtown Development Authority:		
Debt Service Funds:		
DDA TIF Debt Service	1,679,625	3,541,453

NOTE 3. DEPOSITS AND INVESTMENTS

Substantially all the City's cash and investments are part of the City's sponsored cash pool, which includes both internal and external participants. The pool is not registered with the Securities and Exchange Commission as an investment company. Authority to manage the investment program is granted to the General Services Director (Investment Officer). The Investment Officer shall act in accordance with established written procedures and internal controls for the operation of the investment program consistent with the City's Investment Policy. The Investment Officer carries out their responsibilities through the issuance of procedures and internal controls that are established by the Finance Director. The Finance Director also authorizes and monitors all investment activity.

Cash and investments held for the City of Grand Junction/Mesa County, Colorado Joint Sewer System are included in and inseparable from the City's pooled cash and investments. Since the Joint Sewer System is not part of the City's reporting entity, they are considered involuntary external participants of the City's cash pool. Under GASB Statement No. 31, the Joint Sewer System's pool share value is reported as an Investment Trust Fund in the City's financial statements. See *Note 12* for more information on the Joint Sewer System.

Cash Deposits

Colorado State Statutes require that all deposits be secured by federal deposit insurance or secured by collateral. Statutes require a financial institution to deposit collateral with another financial institution securing 102% of the fair value of public funds held, which exceed the amount insured by federal deposit insurance. All deposits of the City are insured or collateralized with government securities held by or for the entity.

The Colorado Divisions of Banking and Financial Services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

The composition of all cash held by the City cash pool at December 31, 2022, was as follows:

	Bank Balance	Carrying Balance
Cash on hand	$ -	$ 14,224
Insured deposits	500,000	500,000
Deposits collateralized in single institutional pools	4,018,931	3,273,654
	$ 4,518,931	**$ 3,787,878**

Interest rate risk. In accordance with its investment policy, the City manages its exposure to declines in fair value by maintaining a minimum of 30% of the portfolio in short-term securities (less than one year) and employing a buy-and-hold strategy.

The City voluntarily participates in the state investment pools. The state investment pools exist under the laws of the State of Colorado and are registered with the Securities Commissioner of the State of Colorado. The state investment pools and mutual funds are similar to money market funds, with each share valued at $1. The designated custodial banks provide safekeeping and depository services, and securities owned by the trusts are held by the Federal Reserve Bank in the accounts maintained for the custodian banks. Investments consist of U.S. Treasury bills and notes and repurchase agreements collateralized by U.S. Treasury securities. The investment in the FPPA investment pool is set by Colorado statute for funding of police and fire defined benefit pension plans. Investments consist of publicly traded common and preferred stock, convertible bonds, venture capital, and real estate. Investments in state investment pools, mutual funds, and FPPA are not categorized by risk, as they are not evidenced by securities that exist in physical or book entry form. The fair value of the position in the state investment pools and FPPA approximate the value of the City's investment in the pools.

As of December 31, 2022, the City had the following investments:

Investment Type	S&P Rating	Fair Value	Weighted Average Maturity (Months)
Federal agency securities	AA+	$ 38,393,995	18.81
Treasury coupon securities	AAA	8,903,368	3.62
Certificates of deposit	FDIC Ins.	2,836,425	0.70
Municipal securities	AA	17,080,231	0.01
Corporate holdings	AA	2,999,270	1.40
Money market accounts	NR	260,563	0.00
State investment pools	AAAm	102,127,768	50.49
Total		**$ 172,601,620**	**34.28**

Credit risk. The City's investment practices are governed by the City of Grand Junction Charter, Article IX paragraph 72, the Colorado Revised Statutes 24-75-601 to 605, and the City's investment policy as approved by the City Manager. These controls limit investments to U.S. Government and Agency obligations, collateralized deposits, and commercial paper with the highest rating issued by one of the nationally recognized statistical rating organizations (NRSROs).

Concentration of credit risk. The City's investment policy dictates diversification and does not allow for an investment in any one issuer that is in excess of five percent of the City's total investments.

Custodial credit risk. State law requires financial institutions to collateralize deposits of government funds. By City policy, all marketable securities shall be deposited in a safe keeping account with an independent third-party state or national bank having an office in Colorado.

Foreign Currency Risk. The City's investment policy, excluding the FPPA pension plans, does not allow for investment in foreign currency.

NOTE 4. ACCOUNTS RECEIVABLE ALLOWANCE FOR UNCOLLECTIBLE ACCOUNTS

The allowance for uncollectible accounts receivable of the City's various funds at December 31, 2022, was as follows:

General Fund	**$**	**488,175**
Internal Service Funds:		
Insurance	**$**	**1,238**
Enterprise Funds:		
Water	$	41
Solid Waste Removal		2
Grand Junction Convention Center	$	142
Total Enterprise Funds	**$**	**185**

NOTE 5. CAPITAL ASSETS

Capital asset activity for the year ended December 31, 2022, was as follows:

Primary Government - City of Grand Junction:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental Activities:				
Capital assets, not being depreciated:				
Land	$ 413,769,022	$ 13,610,765	$ 232,616	$ 427,147,171
Construction in progress	18,746,627	24,484,211	1,133,335	42,097,503
Intangible assets	1,348,093	-	-	1,348,093
Total capital assets, not being depreciated	**433,863,742**	**38,094,976**	**1,365,951**	**470,592,767**
Capital assets, being depreciated:				
Buildings	112,746,058	2,391,235	-	115,137,293
Improvements other than buildings	50,831,335	2,101,367	-	52,932,702
Equipment	60,296,116	3,369,654	1,507,588	62,158,182
Infrastructure	490,107,602	27,262,509	-	517,370,111
Total capital assets, being depreciated	**713,981,111**	**35,124,765**	**1,507,588**	**747,598,288**
Less accumulated depreciation for:				
Buildings	39,093,860	3,156,511	-	42,250,371
Improvements other than buildings	26,901,198	1,721,633	-	28,622,831
Equipment	40,868,072	4,023,936	1,412,096	43,479,912
Infrastructure	194,721,371	12,440,954	-	207,162,325
Total accumulated depreciation	**301,584,501**	**21,343,034**	**1,412,096**	**321,515,439**
Total capital assets, being depreciated, net	**412,396,610**	**13,781,731**	**95,492**	**426,082,849**
Right-to-use assets				
Land	-	328,691	-	328,691
Buildings	-	-	-	-
Equipment	-	76,203	-	76,203
Total right-to-use assets	-	404,894	-	404,894
Less accumulated amortization for:				
Land	-	13,937	-	13,937
Buildings	-	-	-	-
Equipment	-	67,193	-	67,193
Total accumulated amortization	**-**	**81,130**	**-**	81,130
Total right-to-use assets, net	**-**	**323,764**	**-**	**323,764**
Governmental activities capital assets, net	**$ 846,260,352**	**$ 52,200,471**	**$ 1,461,443**	**$ 896,999,380**
Business-type Activities:				
Capital assets, not being depreciated:				
Land	$ 4,933,013	$ -	$ -	$ 4,933,013
Construction in progress	6,655,127	9,618,743	2,663,071	13,610,799
Intangible assets	190,464	-	-	190,464
Total capital assets, not being depreciated	**11,778,604**	**9,618,743**	**2,663,071**	**18,734,276**
Capital assets, being depreciated:				
Buildings and systems	86,695,171	3,633,694	160,103	90,168,762
Improvements other than buildings	15,194,007	3,708	-	15,197,715
Equipment	5,407,575	31,909	-	5,439,484
Total capital assets, being depreciated	**107,296,753**	**3,669,311**	**160,103**	**110,805,961**
Less accumulated depreciation for:				
Buildings and systems	37,494,842	1,940,257	160,103	39,274,996
Improvements other than buildings	5,559,401	554,005	-	6,113,406
Equipment	3,374,901	200,490	-	3,575,391
Total accumulated depreciation	**46,429,144**	**2,694,752**	**160,103**	**48,963,793**
Total capital assets, being depreciated, net	**60,867,609**	**974,559**	**-**	**61,842,168**
Business-type activities capital assets, net	**$ 72,646,213**	**$ 10,593,302**	**$ 2,663,071**	**$ 80,576,444**

Depreciation and amortization expense was charged to functions/programs of the primary government as follows:

Governmental Activities:	Depreciation	Amortization	Total
General government	$ 1,062,731	$ 12,250	$ 1,074,981
Public safety	1,798,027	-	1,798,027
Public works	13,091,075	-	13,091,075
Parks and recreation	2,077,831	-	2,077,831
Capital assets held by the government's internal service funds are charged to various functions based on their usage of assets	3,313,370	68,880	3,382,250
Total depreciation expense – governmental activities	**$ 21,343,034**	**$ 81,130**	**$ 21,424,164**

Business-Type Activities:	
Water	$ 1,439,758
Solid waste	60,465
Grand Junction Convention Center	853,726
Golf courses	170,682
Parking	106,154
Irrigation	63,968
Total depreciation expense – business-type activities	**$ 2,694,753**

Discretely Presented Component Unit

Activity for the ***Downtown Development Authority (DDA)*** for the year ended December 31, 2022, was as follows:

	Beginning Balance	**Increases**	**Decreases**	**Ending Balance**
Capital assets, not being depreciated:				
Land	$ 1,496,979	$ -	$ -	$ 1,496,979
Total capital assets, not being depreciated	**1,496,979**	**-**	**-**	**1,496,979**
Capital assets, being depreciated:				
Buildings and systems	2,062,901	-	-	2,062,901
Improvements other than buildings	1,045,026	-	-	1,045,026
Equipment	1,639,685	-	-	1,639,685
Total capital assets, being depreciated	**4,747,612**	**-**	**-**	**4,747,612**
Less accumulated depreciation for:				
Buildings and systems	735,034	54,423	-	789,457
Improvements other than buildings	383,513	53,143	-	436,656
Equipment	1,472,814	23,072	-	1,495,886
Total accumulated depreciation	**2,591,361**	**130,638**	**-**	**2,721,999**
Total capital assets, being depreciated, net	**2,156,251**	**(130,638)**	**-**	**2,025,613**
DDA capital assets, net	**$ 3,653,230**	**$ (130,638)**	**$ -**	**$ 3,522,592**

Construction Commitments

The City's governmental and business-type activities have entered into construction and professional services contracts having remaining commitments as of December 31, 2022, composed of the following:

Governmental activities:		
Sales Tax Capital Improvements Capital Projects Fund	$	8,713,630
Street Assessment Improvements Capital Projects Fund		24,506,718
General Fund		499,751
Total governmental activities	**$**	**33,720,099**
Business-type activities:		
Water Fund	$	5,051,348
Ridges		69,560
Total business-type activities	**$**	**5,120,908**

The commitments for these funds are not reflected in the accompanying financial statements. Only the unpaid amounts incurred to date for these contracts are included as liabilities in the financial statements.

NOTE 6. LEASES

Certificates of Participation

The City entered into a ground and improvement lease with the Grand Junction Public Finance Corporation (the Corporation), which was incorporated in 1996 as a Colorado nonprofit corporation to facilitate City financing, including but not limited to the acquisition of real or personal property, the construction or installation of improvements, and the renovation, expansion, or improvement of buildings for lease to the City.

The Corporation issued $7,770,000 in certificates of participation (COP) dated November 15, 2010, to be used to construct and install certain improvements at Suplizio Field, a baseball stadium located in the City's Lincoln Park, to fund a reserve fund, and to pay the costs of issuing the certificates. In 2021, the City had an opportunity to advance refund (refinance) these Certificates of Participation, Series 2010 in order to achieve proceeds from debt service savings with a lower interest rate that will go to stadium improvements identified in the Stadium Master Plan. The Certificates of Participation, Series 2021 were issued on January 5, 2021, with a call date of December 1, 2030, and a final maturity of December 1, 2045.

The City has agreed to pay base rentals from annually appropriated funds. The lease agreements are in accordance with Colorado law by being subject to annual appropriation by the City. The City intends to annually appropriate the lease payments in its Conservation Trust Fund. The primary revenues on deposit in the Conservation Trust Fund are comprised of funds received from the Colorado Lottery to be used for park and recreation purposes pursuant to State law.

The interest rates for the Certificates of Participation, Series 2021 range from 2.00% to 4.00%, payable semiannually on June 1 and December 1. A schedule, by years, of future minimum lease payments as of December 31, 2022, follows:

Year ending December 31,	Schedule of Base Rents
2023	$ 698,300
2024	696,500
2025	699,300
2026	696,500
2027	698,300
2028-2032	3,485,800
2033-2037	3,488,400
2038-2042	3,486,800
2043-2045	2,091,800
Total base rentals	**16,041,700**
Less amounts representing interest	(5,611,700)
Present value of minimum lease payments	**$ 10,430,000**

The City entered into a ground lease with Zions First National Bank. Zions First National Bank issued $34,900,000 in certificates of participation dated December 1, 2010, to be used for the construction of a police building, including a 911 emergency dispatch center, the remodeling of existing City facilities for use as fire stations and a fire administration building, to pay capitalized interest, and to pay the costs of issuing the certificates. The certificates include $4,900,000 of Tax-Exempt Certificates of Participation, Series 2010A and $30,000,000 Taxable Certificates of Participation (Direct Pay Build America Bonds), Series 2010B.

After City Council approval on May 3, 2019, the City advance refunded (refinanced) the $30,000,000 certificates of participation Series 2010B, callable on December 1, 2020, in order to accomplish debt service savings. The refunding (refinancing) was done at an average interest rate of 3.94% for a total estimated savings of $4.26 million over the next 22 years. The refunded debt resulted in an economic gain of $16,087,659. The term of the new COPs is the same as the original, which will mature in 2040. In addition to the refunding savings, Fire Station #1 was released from leased property (collateral), securing the COPs. Only the Public Safety building serves as leased property for the Series 2019 Refunding COPs.

Year	Prior Debt Service	Refunded Debt Service	Savings	Present Value to 06/04/2019 at 2.501705%
2019	3,028,985	550,101	2,478,884	543,418
2020	3,011,548	1,118,850	1,892,698	1,084,860
2021	2,990,248	1,993,850	996,398	1,880,662
2022	2,970,510	1,997,600	972,910	1,837,768
2023	2,948,073	1,995,450	952,623	1,790,567
2024	2,927,935	2,022,550	905,385	1,770,088
2025	2,904,760	1,994,500	910,260	1,702,578
2026	2,875,910	1,995,000	880,910	1,660,928
2027	2,848,910	1,998,000	850,910	1,622,334
2028	2,823,410	1,998,500	824,910	1,582,623
2029	2,788,035	1,996,250	791,785	12,173,303
2030	2,758,535	1,996,250	762,285	86,659
2031	2,724,160	1,998,250	725,910	84,531
2032	2,682,825	1,997,000	685,825	82,455
2033	2,646,518	1,997,500	649,018	80,430
2034	2,604,473	1,994,500	609,973	78,455
2035	2,561,690	1,998,000	563,690	76,529
2036	2,517,788	1,998,600	519,188	74,650
2037	2,472,383	1,996,600	475,783	72,817
2038	2,420,093	1,997,000	423,093	71,029
2039	2,365,918	1,994,600	371,318	1,198,825
2040	2,314,470	1,998,200	316,270	1,171,288
Total	**60,187,177**	**41,627,151**	**18,560,026**	**30,726,797**

The City has agreed to pay base rentals from annually appropriated funds. The lease agreements are in accordance with Colorado law by being subject to annual appropriation by the City.

The interest rates range from 3.94% to 6.00%, payable semiannually on May 15 and November 15. A schedule, by years, of future minimum lease payments as of December 31, 2022, follows:

Year ending December 31,	Schedule of Base Rents
2023	$ 1,995,450
2024	2,022,550
2025	1,994,500
2026	1,995,000
2027	1,998,000
2028-2032	9,986,250
2033-2037	9,985,200
2038-2040	5,989,800
Total base rentals	**35,966,750**
Less amounts representing interest	(10,966,750)
Present value of minimum lease payments	**$ 25,000,000**

The City's certificates of participation do not constitute a general obligation, other indebtedness, or multiple fiscal year financial obligation of the City within the meaning of any constitutional or statutory debt limitation.

As Lessor:

The City leases some of its land and buildings. Most leases have initial terms, but not greater than 46 years, and may contain one or more renewals at the City's and lessor's option. The City has generally included these renewal periods in the lease term when it is reasonably certain that the City will exercise the renewal option. The City's lease arrangements do not contain any material residual value guarantees. The City utilizes its incremental borrowing rate to discount the lease payments.

The statement of net position includes the following amounts relating to leases:

Governmental Activities Leases - City as a Lessor

As of December 31, 2022, the City's governmental activities leases receivable balance of $2,613,762 was comprised of the amounts below.

Various land leases with revenue totaling $62,676 during the year, at interest rates ranging from 0.43% to 1.70%, with remaining lease terms ranging from 2.84 to 40 years.	$ 1,298,134
Various building leases with revenue totaling $73,309 during the year, at interest rates ranging from 1.16% to 1.52%, with remaining lease terms of 18.75 years.	1,315,628
Total lease receivable for governmental activities	$ 2,613,762

The City expects to receive the following lease receivable amounts for governmental activities in subsequent years as follows:

Fiscal Year	Principal Payments	Interest Payments	Total Payments
2023	$ 104,104	$ 40,124	$ 144,228
2024	106,844	38,517	145,361
2025	108,114	36,867	144,981
2026	110,997	35,178	146,175
2027	113,038	33,443	146,481
2028-2032	619,383	139,280	758,663
2033-2037	714,826	87,441	802,267
2038-2042	629,063	30,653	659,716
2043-2047	86,228	2,968	89,196
2048-2052	6,993	1,564	8,557
2053-2057	7,608	949	8,557
2058-2062	6,564	282	6,846
	$ 2,613,762	**$ 447,266**	**$ 3,061,028**

The balance of the deferred inflows of resources related to the governmental activities lease payments receivable was $2,580,704 as of December 31, 2022. The total amount of inflows of resources relating to leases recognized in the current fiscal year is as follows:

Inflows of Resources	Governmental Activities
Lease revenue	$ 135,985

Business-Type Activities Leases - City as a Lessor

As of December 31, 2022, the City's business-type activities leases receivable balances of $1,022,285 was comprised of the following:

Various land leases with revenue totaling $49,690 during the year, at interest rates ranging from 0.43% to 1.75%, with remaining lease terms ranging from 3.33 to 47.25 years.	$ 921,375
A building lease with revenue totaling $14,349 during the year, at an interest rate of 1.08%, with a remaining lease term of 8 years.	100,910
Total lease receivable for business-type activities	$ 1,022,285

The City expects to receive the following lease receivable amounts for business-type activities in subsequent years as follows:

Fiscal Year	Principal Payments	Interest Payments	Total Payments
2023	$ 54,047	$ 15,193	$ 69,240
2024	55,349	14,518	69,867
2025	49,739	13,833	63,572
2026	50,175	13,145	63,320
2027	51,539	12,441	63,980
2028-2032	231,070	51,681	282,751
2033-2037	221,072	35,385	256,457
2038-2042	120,376	20,109	140,485
2043-2047	44,269	14,819	59,088
2048-2052	42,295	11,251	53,546
2053-2057	47,876	7,314	55,190
2058-2062	43,179	2,973	46,152
2063-2067	9,332	668	10,000
2068	1,967	34	2,001
	$ 1,022,285	**$ 213,364**	**$ 1,235,649**

The balance of the deferred inflows of resources related to business-type activities lease payments receivable was $1,016,263. The total amount of inflows of resources relating to leases recognized in the current fiscal year is as follows:

Inflow of Resources	Business-type Activities
Lease revenue	$ 64,040

As Lessee

The City has entered into various lease agreements as a lessee for land and equipment. Most leases have initial terms of up to five years and contain one or more renewal periods in the lease term at the City's option, generally for five-year periods. Generally, renewal periods have been included in the lease term when it is reasonably certain that the City will exercise the renewal option. The City's leases generally do not include termination options for either party to the lease or restrictive financial or other covenants. The City's lease arrangements do not contain any material residual value guarantees. As the interest rate implicit in the City's leases is not readily determinable, the City utilizes its incremental borrowing rate to discount the lease payments.

Governmental Activities Leases - City as Lessee

As of December 31, 2022, the City's business-type activities leases payable balance of $325,980 was comprised of the following:

Land lease with expenditure totaling $13,464 during the year, at an interest rate of 1.68%, with a remaining lease term of 23.58 years.	$ 320,112
Equipment leases with expenditures totaling $70,434 during the year, at an interest rate of 0.24% with a remaining lease term of 0.09 years.	5,868
Total lease payable for business-type activities	$ 325,980

The annual payment requirements to amortize the long-term leases payable for the governmental activities as of December 31, 2022, including principal and interest payments to maturity, are shown below:

Fiscal Year	Principal Payments	Interest Payments	Total Payments
2023	$ 14,399	$ 5,318	$ 19,717
2024	8,954	5,171	14,125
2025	9,391	5,017	14,408
2026	9,840	4,855	14,695
2027	10,303	4,686	14,989
2028-2032	58,952	20,612	79,564
2033-2037	72,746	15,100	87,846
2038-2042	88,645	8,343	96,988
2043-2045	52,750	1,200	53,950
	$ 325,980	$ 70,302	$ 396,282

NOTE 7. LONG-TERM LIABILITIES

The following is a summary of the long-term liability activity of the City for the year ended December 31, 2022:

Primary Government - City of Grand Junction:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental Activities:					
Revenue bonds:					
Transportation 2020A	$ 11,535,000	$ -	$ 2,905,000	$ 8,630,000	$ 2,450,000
Transportaiton 2020B	42,680,000	-	-	42,680,000	-
2020 refunding premium	7,010,638	-	374,130	6,636,508	374,130
Dos Rios 2021	13,620,000	-	-	13,620,000	-
	74,845,638	-	3,279,130	71,566,508	2,824,130
Other obligations:					
Capital Leases					
Certificates of participation	36,620,000	-	1,190,000	35,430,000	1,225,000
Premium on certificates of participation	1,982,269	-	138,896	1,843,373	135,202
Equipment leases	90,720	-	90,720	-	-
Net pension liability					
Fire defined benefit plan	3,455,213	-	1,114,148	2,341,065	-
Claims payable	5,173,132	-	2,506,774	2,666,358	1,023,886
Compensated absences	5,117,520	5,504,735	5,117,520	5,504,735	561,373
Other post-employment benefits	6,097,876	-	166,443	5,931,433	-
	58,536,730	5,504,735	10,324,501	53,716,964	2,945,461
Governmental activity long-term liabilities	**$ 133,382,368**	**$ 5,504,735**	**$ 13,603,631**	**$ 125,283,472**	**$ 5,769,591**
Business-type activities:					
Loans payable					
Water systems	$ 13,942,670	$ 4,645,000	$ 558,816	$ 18,028,854	$ 307,468
Less deferred amounts:					
For loan discount	(543)	543	-	-	-
	13,942,127	4,645,543	558,816	18,028,854	307,468
Other Obligations:					
Compensated absences	502,154	568,213	502,154	568,213	55,546
Business-type activity long-term liabilities	**$ 14,444,281**	**$ 5,213,756**	**$ 1,060,970**	**$ 18,597,067**	**$ 363,014**
Component Unit – Downtown Development Authority:					
Tax increment bonds	$ 15,015,000	$ -	$ 1,149,500	$ 13,865,500	$ 1,188,000
Loan payable	-	927,289	927,289	-	-
Compensated absences	22,545	26,018	22,545	26,018	2,334
Component unit long-term liabilities	**$ 15,037,545**	**$ 953,307**	**$ 2,099,334**	**$ 13,891,518**	**$ 1,190,334**

Liquidation, Collateral, and Reporting of Governmental Activities Long-Term Liabilities

The General Fund is primarily used to liquidate the governmental activities liabilities for compensated absences, net pension liability, and net post-employment health care obligation.

There are certain reserve requirements, limitations, and restrictions contained in the various bond and lease indentures. The City is in compliance with all significant requirements. The table below provides a summary of all City assets pledged as collateral as of December 31, 2022:

Certificates of Participation	Location
Series 2019	Public Safety Building - 555 Ute Ave
Series 2021	City Hall - 250 N 5th Street

Internal service funds predominantly serve the governmental funds. Accordingly, long-term liabilities for internal service funds were included as part of the above totals for governmental activities. At year-end, $697,437 of internal service funds compensated absences are included in the above amounts.

Bonds, notes, and loans payable as of December 31, 2022, are comprised of the following:

Primary Government – City of Grand Junction:

REVENUE BONDS:

The City of Grand Junction issued $30,645,000 of General Fund Revenue Refunding Bonds Series 2012 bearing interest of 2% to 5%, payable March 1 and September 1 annually through March 1, 2024. During 2020, the City refunded the Series 2012 Bond Series and issued $14,740,000 Transportation 2020A Bond Series and $42,680,000 2020B Bond Series. The defeasance of the refunded debt resulted in an economic gain of $189,628.

Year	Prior Debt Service	Refunding Debt Service	Refunding Receipts	Savings	Present Value to 3/10/2020 at 2.0030072%
2020	$ 347,000	$ 475,439	$ (599)	$ (127,840)	$ (126,629)
2021	3,853,000	3,089,326		763,674	747,414
2022	3,854,375	3,090,388		763,987	733,515
2023	3,852,375	2,589,277		1,263,098	1,190,056
2024	3,854,000	2,140,092		1,713,908	1,583,741
2025	-	1,251,203		(1,251,203)	(1,132,823)
2026	-	1,248,592		(1,248,592)	(1,108,254)
2027	-	1,249,241		(1,249,241)	(1,087,058)
2028	-	540,863		(540,863)	(461,380)
	$ 15,760,750	**$ 15,674,421**	**$ (599)**	**$ 86,928**	**$ 338,582**

The Transportation 2020A Series bears an interest rate of 1% to 3%, payable March 1 and September 1 annually through September 1, 2028. The principal and interest on the bonds are payable solely from pledged sales and use tax revenues. There was $8,630,000 of unpaid principal at December 31, 2022, payable over the following term:

Year	Principal	Interest	Total
2023	$ 2,450,000	$ 139,277	$ 2,589,277
2024	2,040,000	100,092	2,140,092
2025	1,180,000	71,203	1,251,203
2026	1,200,000	48,592	1,248,592
2027	1,225,000	24,241	1,249,241
2028	535,000	5,864	540,864
	$ 8,630,000	**$ 389,269**	**$ 9,019,269**

The Transportation 2020B Series bears an interest rate of 4%, payable March 1 and September 1 annually through March 1, 2049. The principal and interest on the bonds are payable solely from pledged sales and use tax revenues. There was $42,680,000 of unpaid principal at December 31, 2022, payable over the following term:

Year	Principal	Interest	Total
2023	$ -	$ 1,707,200	$ 1,707,200
2024	-	1,707,200	1,707,200
2025	-	1,707,200	1,707,200
2026	-	1,707,200	1,707,200
2027	-	1,707,200	1,707,200
2028-2032	6,255,000	7,974,100	14,229,100
2033-2037	8,280,000	6,483,400	14,763,400
2038-2042	10,115,000	4,649,900	14,764,900
2043-2047	12,355,000	2,410,500	14,765,500
2048-2049	5,675,000	229,300	5,904,300
	$ 42,680,000	**$ 30,283,200**	**$ 72,963,200**

During 2021, the City of Grand Junction issued $13,620,000 of Dos Rios GID Special Revenue Bonds, Series 2021 bearing interest at 4% to 4.75%, payable June 1 and December 1 annually through December 1, 2051. These bonds were issued to fund infrastructure improvements to the Dos Rios riverfront development. There was $13,620,000 of unpaid principal at December 31, 2022, payable over the following term:

Year	Principal	Interest	Total
2023	$ -	$ 615,250	$ 615,250
2024	-	615,250	615,250
2025	90,000	615,250	705,250
2026	325,000	611,650	936,650
2027	435,000	598,650	1,033,650
2028-2032	2,820,000	2,694,250	5,514,250
2033-2037	1,420,000	2,207,575	3,627,575
2038-2042	1,965,000	1,841,275	3,806,275
2043-2047	2,685,000	1,320,025	4,005,025
2048-2051	3,880,000	547,200	4,427,200
	$ 13,620,000	**$ 11,666,375**	**$ 25,286,375**

LOANS PAYABLE:

The City entered into a loan agreement dated April 1, 2002, with the Colorado Water Resources and Power Development Authority (CWRPDA) to finance improvements to the City's water system. The original principal amount was $3,566,522, at a net effective interest rate of 4.02%, payable February 1 and August 1 annually

through 2022. The water system's net revenues are pledged as security for the loan. The last loan payment was made in 2022; therefore, there is no unpaid principal at December 31, 2022.

The City entered into a loan agreement dated February 2, 2010, with the Colorado Water Resources and Power Development Authority (CWRPDA) to finance improvements to the City's water system. The original principal amount was $3,800,000, at a net effective interest rate of 2.5%, payable May 1 and November 1 annually through 2030. The water system's net revenues are pledged as security for the loan. The unpaid principal at December 31, 2022, was $1,664,285, payable over the following term from *Business activities*:

Year	Principal	Interest	Total
2023	$ 204,400	$ 40,338	$ 244,738
2024	209,542	35,196	244,738
2025	214,814	29,924	244,738
2026	220,218	24,520	244,738
2027	225,757	18,981	244,738
2028-2030	589,554	22,291	611,845
	$ 1,664,285	**$ 171,250**	**$ 1,835,535**

The City entered into a loan agreement dated November 17, 2016, with the Colorado Water Resources and Power Development Authority (CWRPDA) to finance improvements to the City's water system. The original principal amount was $1,615,100, at a net effective interest rate of 2.0%, payable May 1 and November 1 annually through 2036. The water system's net revenues are pledged as security for the loan. The loan was amended in 2017 after the project was completed under budget to match the actual expenses incurred in the project. The unpaid principal at December 31, 2022, was $1,110,229, payable over the following term from *Business activities*:

Year	Principal	Interest	Total
2023	$ 69,456	$ 21,859	$ 91,315
2024	70,852	20,463	91,315
2025	72,276	19,039	91,315
2026	73,729	17,586	91,315
2027	75,211	16,104	91,315
2028-2032	399,348	57,228	456,576
2033-2036	349,357	15,903	365,260
	$ 1,110,229	**$ 168,182**	**$ 1,278,411**

The City entered into a loan agreement dated March 1, 2017, with the Colorado Water Conservation Board (CWCB) to finance improvements to the City's water system. The original principal amount was $764,821, at a net effective interest rate of 2.65%, payable March 1 annually through 2037. The water system's net revenues are pledged as security for the loan. The unpaid principal at December 31, 2022, was $609,340, payable over the following term from *Business activities*:

Year	Principal	Interest	Total
2023	$ 33,611	$ 16,148	$ 49,759
2024	34,502	15,257	49,759
2025	35,416	14,343	49,759
2026	36,355	13,404	49,759
2027	37,318	12,441	49,759
2028-2032	201,961	46,834	248,795
2033-2037	230,177	18,618	248,795
	$ 609,340	**$ 137,045**	**$ 746,385**

The City entered into a $7,070,000 loan agreement in 2020 with the CWCB for improvements to the Purdy Mesa Flowline, ensuring the City's continued ability to supply water to its customers. In 2021, the City entered into a $3,000,000 loan agreement with the CWCB to ensure the City's continued ability of the Carson Lake Dam to impound water safely. In 2022, there was an amendment to the $3,000,000 Carson Lake Dam loan agreement which added an additional $1,343,000 in principal, resulting in a total loan balance of $4,343,000. In 2022, there was an additional loan agreement entered into with CWCB for $3,232,000 for improvements to the Kannah Creek Flowline, ensuring the City's continued ability to supply water to its customers. All of these loans will become payable either four (4) years from the project performance beginning date or upon the project performance end date, as stated by CWCB.

Component Unit – Downtown Development Authority:

TAX INCREMENT BONDS:

In 2017, the DDA issued $9,120,000 in Tax Increment Financing Bonds. The bonds bear interest at a rate of 3.36% and are payable on June 15 and December 15 of each year through 2032. The unpaid principal at December 31, 2022, was $4,764,000, payable over the following term:

Year	Principal	Interest	Total
2023	$ 392,000	$ 158,946	$ 550,946
2024	412,000	145,829	557,829
2025	432,000	131,215	563,215
2026	446,000	116,379	562,379
2027	468,000	100,997	568,997
2028-2032	2,614,000	250,710	2,864,710
	$ 4,764,000	**$ 904,076**	**$ 5,668,076**

In 2018, the DDA issued $10,000,000 of Tax Increment Financing Bonds. The bonds bear interest at a rate of 3.36% and are payable on June 15 and December 15 of each year through 2032. The unpaid principal at December 31, 2022, was $9,101,500, payable over the following term:

Year	Principal	Interest	Total
2023	$ 796,000	$ 303,345	$ 1,099,345
2024	816,000	276,833	1,092,833
2025	837,500	248,080	1,085,580
2026	867,000	219,301	1,086,301
2027	889,500	189,578	1,079,078
2028-2032	4,895,500	471,048	5,366,548
	$ 9,101,500	**$ 1,708,185**	**$ 10,809,685**

NOTE 8. BUDGET TO ACTUAL PRESENTATION – PROPRIETARY FUNDS

Modifications to the budgetary basis consist of adding capital expenditures and debt service principal payments and excluding depreciation and amortization expense, estimated claims expense, fund equity transfers, and any changes in accrued compensated absences and accrued interest expense from GAAP basis expenditures.

	Budgeted Amounts		Expenditures Reported on the Basis of GAAP	Adjustment to Budgetary Basis	Expenditures on Budgetary Basis	Variance with Final Budget – Positive (Negative)
	Original	Final				
Enterprise Funds:						
Water	$ 23,036,401	$ 25,031,941	$ 8,086,085	$ 9,185,392	$ 17,271,477	$ 7,760,464
Solid Waste Removal	4,868,728	5,244,928	4,706,791	287,203	4,993,994	250,934
Grand Junction Convention Center	431,761	431,761	1,208,057	(853,726)	354,331	77,430
Golf Courses	2,355,045	2,355,045	2,473,998	(121,165)	2,352,833	2,212
Parking Authority	687,544	687,544	575,519	111,830	687,349	195
Irrigation	538,055	578,704	374,569	114,311	488,880	89,824
Internal Service Funds:						
Information Technology	10,014,951	10,171,141	9,548,485	(85,076)	9,463,409	707,732
Equipment	8,997,135	8,997,135	7,518,837	(946,326)	6,572,511	2,424,624
Insurance	16,231,613	16,231,613	13,198,709	(3,087,808)	10,110,901	6,120,712
Communication Center	8,020,232	8,100,480	7,361,849	61,466	7,423,315	677,165
Facilities	3,127,934	3,127,934	3,139,773	(29,088)	3,110,685	17,249

NOTE 9. INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS

The composition of interfund balances as of December 31, 2022, was:

Due to/from other funds:

	Due from Other Funds	Due to Other Funds
General Fund	$ 791,913	$ -
Water Fund	12,927	-
Irrigation Fund to pay the current portion of advance	-	12,927
Community Development Fund to pay the current portion of advance	-	18,678
Grand Junction Public Finance Corporation Fund to pay the current portion of advance	-	380,882
Parkway Debt Retirement Fund to pay the current portion of advance	-	72,689
Dos Rios Debt Service Fund to pay the current portion of advance	-	17,622
Parking Fund to pay the current portion of advance	-	222,934
Golf Courses Fund to pay the current portion of advance	-	79,108
Total	**$ 804,840**	**$ 804,840**

Advances to/from other funds:

	Advance to Other Funds	Advance from Other Funds
General Fund	$ 1,666,049	$ -
Water Fund	202,722	-
Irrigation Fund to cover the costs associated with capital replacements	-	202,722
Golf Courses Fund to cover the cost of a new irrigation system at Tiara Rado	-	500,197
Parking Fund to cover partial cost of a new parking garage	-	1,165,852
Total	**$ 1,868,771**	**$ 1,868,771**

Interfund transfers:

			Transfers Out:				
Transfers In:	**General Fund**	**Sales Tax Capital Improvements Fund**	**American Rescue Plan Fund**	**Transportation Capacity Fund**	**Nonmajor Governmental Funds**	**Nonmajor Proprietary Funds**	**Total**
General Fund	$ -	$ 220,000	$ -	$ 200,000	$ 247,614	$ 220,000	$ 887,614
Sales Tax Capital Improvements Fund	2,605,102	-	-	-	4,293,706	-	6,898,808
General Debt Service Fund	-	6,799,688	-	-	-	-	6,799,688
Grand Junction Convention Center Fund	-	-	-	-	200,000	-	200,000
Nonmajor Governmental Funds	-	-	976,661	-	1,701,179	-	2,677,840
Nonmajor Proprietary Funds	-	-		-	120,000	-	120,000
Internal Service Funds	-	-		-	2,088,394	-	2,088,394
Total Transfers Out	**$ 2,605,102**	**$ 7,019,688**	**$ 976,661**	**$ 200,000**	**$ 8,650,893**	**$ 220,000**	**$ 19,672,344**

Transfers into the General Fund included: assistance with cemetery operations ($10,239), administrative costs of the Community Development Block Grant ($23,189), public safety operations ($214,186), and operating capital, projects, and operations ($640,000). Transfers out of the General Fund include various capital projects ($2,605,102).

Transfers into the Sales Tax Capital Improvements Fund include various capital projects ($6,898,808). Transfers out of the Sales Tax Capital Improvements Fund included: debt service payments on transportation debt

($4,799,588), lease payments on the Public Safety Certificates of Participation ($1,500,100), and capital projects and Spring Clean Up operations ($720,000).

Transfers out of the American Rescue Plan Fund include a revenue loss reimbursement to Visit Grand Junction for lost lodging tax revenues due to the COVID-19 pandemic ($976,661).

Transfers into the Grand Junction Convention Center Fund include convention center management contract costs ($200,000).

Transfers into Nonmajor Governmental Funds include capital construction and lease payments on the Stadium Certificates of Participation.

Transfers into the Internal Service Funds included: capital projects and operations funded by the E-911 surcharge and operations funded by sales tax ($2,017,830) and specialty equipment ($70,564).

Component Unit - Downtown Development Authority Interfund Transfers:

Transfers In:	*Transfers Out:* DDA TIF Debt Service Fund
DDA Operations Special Revenue Fund	$ 702,289
	$ 702,289

Transfers out of the DDA TIF Debt Service Fund to the DDA Operations Special Revenue Fund include a transfer for the purchase of property ($702,289).

NOTE 10. RETIREMENT PLANS

A. Defined Contributions Plans

The City maintains several defined contribution retirement plans for various classes of employees. In a defined contribution plan, benefits depend solely on amounts contributed to the plan on the participant's behalf plus investment earnings.

Under City ordinances, substantially all full-time City employees, other than sworn police officers and firefighters and elected officials, are covered by a mandatory contributory defined contribution retirement plan. The plan is administered by MissionSquare Retirement, with the City of Grand Junction General Employees Retirement Plan Board having the option to alter, amend or terminate the plan. The plan provides retirement benefits based on an employee's vested account. A participant becomes 100% vested on the completion of five years of service. Amounts forfeited by employees who leave employment before becoming fully vested are used to pay for administrative expenses of the plan. The City matches employees' required contributions of 6% of base salary. An employee may make voluntary contributions of up to an additional 10%. The total payroll for all City employees for the year ended December 31, 2022, was $61,420,336. At December 31, 2022, there were no amounts due from the City to the plan. Covered wages and contributions in 2022 were as follows:

General Employee Plan	
Covered wages	$ 30,010,059
City contribution	1,864,984
Employee contribution	1,864,984

Effective January 1, 1980, under state statutes, all firefighters and police officers hired after April 8, 1978, are covered under fire and police defined contribution pension plans (new hire plans). Firefighters and police officers hired prior to this date had the option to remain in the defined benefit plans (old hire plans) or to transfer to the

applicable new plan. The new plans are administered by independent boards. The assets of the New Hire Police Money Purchase Pension Plan and the New Hire Fire Money Purchase Pension Plan are maintained by MissionSquare Retirement. Vesting is accomplished over a five-year period. Amounts forfeited by employees who leave employment before becoming fully vested are retained by the plan for administrative expenses of the plan. The rate of contribution under the new plan is 10.65% of the regular salary for the employee and the City. At December 31, 2022, there were no amounts due from the City to the plan. Covered wages and contributions in 2022 were as follows:

New Hire - Police & Fire	Police Officers	Firefighters
Covered wages	$ 9,673,675	$ 1,730,679
City contribution	1,030,247	184,628
Employee contribution	1,030,247	184,628

In 1988, the City established supplemental defined contribution plans (new supplemental plans) for firefighters and police officers hired before April 8, 1978, who remained participants in the defined benefit plans (old plans). The Old Hire Police Officers Rank Escalation Pension Plan and the Old Hire Firefighters Rank Escalation Pension Plan were established in exchange for a freeze in rank escalation benefits in the old plans at 1980 levels. The plans are administered by MissionSquare Retirement. Under these new supplemental plans, the City contributes 6.65% of the employee's gross wages to the plan, and the employee contributes 0.65%. There are no current employees contributing under the new supplemental plans. Employees' balances became fully vested upon the establishment of the plans.

In addition to the above retirement plans, all firefighters and police officers are covered under a statewide, state-funded death and disability plan.

B. Defined Benefit Plans

The City has four pension plans, as follows:

- Grand Junction Old Hire Fire Pension Fund (FPPA Old Hire Fire)
- Grand Junction Old Hire Police Pension Fund (FPPA Old Hire Police)
- Fire Pension Plan - Statewide Defined Benefit Plan (FPPA SWDB)
- Fire Pension Plan - Statewide Hybrid Plan - Defined Benefit Component (SWH)

A summary of pension related items as of and for the year ended December 31, 2022, are shown below:

Plan	Net Pension Liability	Net Pension Asset	Deferred Outflows of Resources	Deferred Inflows of Resources	Net Deferred Inflows (Outflows) of Resources	Pension Expense (Income)
FPPA Old Hire Police	$ -	$ 1,253,037	$ 53,569	$ 283,819	$ 230,250	$ (321,879)
FPPA Old Hire Fire	2,341,065	-	552,157	660,235	108,078	(510,850)
FPPA SWDB	-	5,548,875	4,537,888	3,843,036	(694,852)	(625,222)
FPPA SWH	-	388,261	131,447	109,989	(21,458)	(13,784)
Total	$ 2,341,065	$ 7,190,173	$ 5,275,061	$ 4,897,079	$ (377,982)	$ (1,471,735)

Grand Junction Old Hire Fire and Police Pension Funds (FPPA Old Hire Fire and Police)

Plan Description. The City, on behalf of certain full-time paid firefighters and police officers, contributes to the FPPA Old Hire Fire and Police plans, both defined benefit, agent multiple-employer plans that are affiliated with the Fire and Police Pension Association of Colorado (FPPA). Assets of the plans are commingled for investment purposes in the Fire and Police Member's Benefit Investment Fund; a combination of agent, multiple-employer defined benefit pension plans administered by FPPA with over 200 participating employers in the State of Colorado. The plans provide retirement benefits for members and beneficiaries according to the plan provisions as

enacted and governed by the Board of Directors of each plan. Title 31, Article 30 of the Colorado Revised Statutes (CRS), as amended, establishes basic benefit provisions under the plans. **FPPA issues a publicly available annual comprehensive financial report that can be obtained on FPPA's website at http://www.FPPAco.org.**

All City police officers and firefighters hired prior to April 8, 1978, participated in the plan until January 1, 1980, when they could remain in the plan or transfer and become a participant in a defined contribution plan (new hire plan). Police officers' benefits become vested after 20 years of service and at age 55 or after 25 years of service. Firefighters' benefits become vested after 20 years of service and at age 50. Vested employees who retire are entitled to receive an annual retirement benefit, payable monthly for life, in an amount equal to one-half of one month's salary at the time of retirement, plus any vested rank escalation. Rank escalation benefits allow for increases in benefits equal to one-half of any salary increases given to current City employees in the retiree's last position. Rank escalation benefits are vested at 5% for each year of service until 1980. Benefits vested after 1979 are limited to increases of 3% per year for inflation, as determined by the state. The system also provides death and disability benefits. These benefit provisions and all other requirements are established by state statute and City ordinance.

Contributions. Plan members and the City are required to contribute at a rate set by statute. The State of Colorado also contributes to the plans in an amount set by statute. The contribution requirements of plan members and the City are established under Title 31, Article 30 of the CRS, as amended.

City employees participating in the system are required to contribute 10% of their base earnings to the system. During 2022, there were no active police officers covered by the Old Hire Police Plan, and ten retirees and beneficiaries were receiving benefits. There were no active firefighters contributing to the Old Hire Fire Plan, and 30 retirees and beneficiaries were receiving benefits. Contributions to the funds for the year ended December 31, 2022, were as follows:

	Old Hire Police Plan	Old Hire Fire Plan	Total
City contribution	$ -	$ 432,179	$ 432,179
Total	**$ -**	**$ 432,179**	**$ 432,179**

Pension Liabilities, Pension Expense, Deferred Outflows of Resources, and Deferred Inflows of Resources Related to Pensions. At December 31, 2022, the City reported a liability of $2,341,065 for its net pension liability related to the Old Hire Fire Plan. The net pension liability was measured as of December 31, 2021, and the total liability used to calculate the net pension liability was determined by an actuarial valuation as of January 1, 2021. The City's net pension liability was based on a projection of the City's long-term contributions to the pension plan, actuarially determined.

At December 31, 2022, the City reported an asset of $1,253,037, or its net pension asset related to the Old Hire Police Plan. The net pension asset was measured as of December 31, 2021, and the total liability used to calculate the net pension asset was determined by an actuarial valuation as of January 1, 2021. The City's net pension asset was based on a projection of the City's long-term contributions to the pension plan, actuarially determined.

For the year ended December 31, 2022, the City recognized net pension income of $510,850 and $321,879 for the Old Hire Fire plan and the Old Hire Police plan, respectively. As a result of the plans not having any active employees, there were no forfeitures as part of the pension expense for the year ended December 31, 2022. At December 31, 2022, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Old Hire Police Plan		Old Hire Fire Plan		Total	
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual results	$ -	$ -	$ -	$ -	$ -	$ -
Change in assumptions	-	-	-	-	-	-
Net difference between projected and actual earnings on Plan investments	53,569	283,819	119,978	660,235	173,547	944,054
Changes in proportion and differences between City contributions and proportionate share of contributions	-	-	-	-	-	-
City contributions subsequent to the measurement date	-	-	432,179	-	432,179	-
Total	**$ 53,569**	**$ 283,819**	**$ 552,157**	**$ 660,235**	**$ 605,726**	**$ 944,054**

Deferred outflows of resources of $432,179 related to contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended December 31, 2023. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized as pension expense as follows:

	Old Hire Police Plan	
Year Ending December 31,	Net Difference Between Projected and Actual Earnings on Investments	Net Effect of Amortized Deferred Amounts on Pension Expense
2023	$ (41,001)	$ (41,001)
2024	(94,571)	(94,571)
2025	(59,699)	(59,699)
2026	(34,979)	(34,979)
2027	-	-
Thereafter	-	-
Total	**$ (230,250)**	**$ (230,250)**

	Old Hire Fire Plan	
Year Ending December 31,	Net Difference Between Projected and Actual Earnings on Investments	Net Effect of Amortized Deferred Amounts on Pension Expense
2023	$ (98,886)	$ (98,886)
2024	(218,863)	(218,863)
2025	(140,289)	(140,289)
2026	(82,219)	(82,219)
2027	-	-
Thereafter	-	-
Total	**$ (540,257)**	**$ (540,257)**

The changes in net pension asset for the Old Hire Police plan and net pension liability for the Old Hire Fire plan are presented below:

	Old Hire Police Plan			Old Hire Fire Plan		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Asset	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
Balances as of January 1, 2021	$ 2,687,374	$ 3,534,980	$ (847,606)	$ 11,680,048	$ 8,224,835	$ 3,455,213
Changes for the year:						
Service cost	-	-	-	-	-	-
Interest	164,419	-	164,419	724,396	-	724,396
Difference between expected and actual experience	(178,863)	-	(178,863)	(520,685)	-	(520,685)
Changes of assumptions	-	-	-	-	-	-
Contributions – employer	-	-	-	-	402,121	(402,121)
Contributions – employee	-	-	-	-	-	-
Net investment income	-	394,310	(394,310)	-	923,524	(923,524)
Benefit payments	(320,743)	(320,743)	-	(1,088,123)	(1,088,123)	-
Administrative expense	-	(3,323)	3,323	-	(7,786)	7,786
Other changes	-	-		-	-	-
Total net changes	**$ (335,187)**	**$ 70,244**	**$ (405,431)**	**$ (884,412)**	**$ 229,736**	**$ (1,114,148)**
Balances as of December 31, 2021	**$ 2,352,187**	**$ 3,605,224**	**$ (1,253,037)**	**$ 10,795,636**	**$ 8,454,571**	**$ 2,341,065**

Actuarial Assumptions. The total pension liability/(asset) in the January 1, 2021, actuarial valuation was determined using the following assumptions, applied to all periods included in the measurement:

	Old Hire Police Plan	Old Hire Fire Plan
Actuarial cost method	Entry Age Normal	Entry Age Normal
Amortization method	N/A	N/A
Remaining amortization period	N/A	N/A
Asset valuation method	5-Year smoothed, fair value	5-Year smoothed, fair value
Actuarial assumptions:		
Investment rate of return	6.50%	6.50%
Salary Increases	N/A	N/A
Inflation	2.50%	2.50%

Discount Rate. The discount rate used to measure the total pension liability was 6.50%. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rate and contributions from employers will be made at contractually required rates, actuarially determined. Based on those assumptions, the Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current beneficiaries. Therefore, the long-term expected rate of return on Plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity Analysis. The following presents the net pension liability/(asset), calculated using the discount rate of 6.50%, as well as what the net pension liability/(asset) would be if it were calculated using a discount rate that is one percentage point lower (5.50%) or one percentage point higher (7.50%) than the current rate.

Old Hire Police Plan

	1% Decrease 5.50%	Current Discount Rate 6.50%	1% Increase 7.50%
Net Pension Liability/(Asset)	$(1,108,530)	$ 1,253,037	$ 1,382,758

Old Hire Fire Plan

	1% Decrease 5.50%	Current Discount Rate 6.50%	1% Increase 7.50%
Net Pension Liability/(Asset)	$ 3,199,314	$ 2,341,065	$ 1,592,258

Fire Pension Plan - Statewide Defined Benefit Plan (SWDB)

Plan Description. As of September 2018, the City, on behalf of certain full-time paid firefighters, contributes to the Statewide Defined Benefit Plan (SWDB). SWDB is a cost-sharing multiple-employer defined benefit pension plan administered by the Fire and Police Pension Association of Colorado (FPPA). Substantially all of the City's full-time fire employees hired on or after April 8, 1978 (New Hires) participate in the plan, provided that they are not already covered by a statutorily exempt plan. As of August 5, 2003, the Plan may include clerical and other personnel from fire districts whose services are auxiliary to fire protection. The plan became effective on January 1, 1980.

The plan assets are included in the Fire & Police Members' Benefit Investment Fund and the Fire & Police Members' Self-Directed Investment Fund (for Deferred Retirement Option Plan (DROP) assets and Separate Retirement Account assets from eligible retired members). **FPPA issues a publicly available annual comprehensive financial report that can be obtained on FPPA's website at http://www.FPPAco.org.**

Description of Benefits. A member is eligible for a normal retirement pension once the member has completed 25 years of credited service and has attained the age of 55. Effective January 1, 2021, a member may also qualify for a normal retirement pension if the member's combined years of service and age equals at least 80, with a minimum age of 50 (Rule of 80). The annual normal retirement benefit is 2% of the average of the member's highest three years' pensionable earnings for each year of credited service up to 10 years, plus 2.5% for each year of service thereafter. The benefit earned prior to January 1, 2007, for members of affiliated Social Security employers will be reduced by the amount of Social Security income payable to the member annually. Effective January 1, 2007, members currently covered under Statewide Defined Benefit Social Security Component will receive half the benefit when compared to the Statewide Defined Benefit Plan. Benefits paid to retired members are evaluated and may be re-determined every October 1. The amount of any increase is based on the Board's discretion and can range from 0% to the higher of 3% or the Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W).

A member is eligible for early retirement after completion of 30 years of service or attainment of age 50 with at least five years of credited service. The early retirement benefit equals the normal retirement benefit reduced on an actuarially equivalent basis. Upon termination, an employee may elect to have member contributions, along with 5% as interest, returned as a lump sum distribution. Alternatively, a member with at least five years of accredited service may leave contributions with the Plan and remain eligible for a retirement pension at age 55 equal to 2% of the member's average highest three years' pensionable earnings for each year of credited service up to 10 years plus 2.5% for each year of service thereafter.

Contributions. Contribution rates for the SWDB plan are set by state statute. Employer contribution rates can only be amended by state statute. Member contribution rates can be amended by state statute or election of the membership. Effective January 1, 2021, contribution rates for employers and members may be increased equally by the FPPA Board of Directors upon approval through an election by both the employers and members.

In 2014, the members elected to increase the member contribution rate to the SWDB plan beginning in 2015. Member contribution rates increased 0.5% annually through 2022 to a total of 12.0% of pensionable earnings. Employer contributions were 8.5% and 9.0% in 2021 and 2022, respectively. Employer contributions will increase by 0.5% annually beginning in 2021 through 2030 to a total of 13.0% of pensionable earnings. In 2021, members of the SWDB plan and their employers are contributing at the rate of 11.5% and 8.5%, respectively, of pensionable earnings for a total contribution rate of 20.0%.

Contributions from members and employers of departments reentering the system are established by resolution and approved by the FPPA Board of Directors. The reentry group had a combined contribution rate of 21.2% of the base salary in 2022. It is a local decision as to whether the member or employer pays the additional 4% contribution. Per the 2014 member election, the reentry group also had their required member contribution rate

increase by 0.5% annually beginning in 2015 through 2022 for a total combined member and employer contribution rate of 24% in 2022.

The contribution rate for members and employers of affiliated social security employers is 5.75% and 4.25%, respectively, of pensionable earnings for a total contribution rate of 10.0% in 2022. Per the 2014 member election, members of the affiliate social security group had their required contribution rate increase by 0.25% annually beginning in 2015 to 2022 to a total of 6% of pensionable earnings. Employer contributions will increase to 9.5% resulting in a combined contribution rate of 21.7% in 2023. Contributions to the pension plan from the City were $2,157,644 for the year ended December 31, 2022.

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions. At December 31, 2022, the City reported an asset of $5,548,875 for its proportionate share of the net pension liability related to the SWDB plan. The net pension liability was measured as of December 31, 2021, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of January 1, 2022. The City's proportion of the net pension liability was based on a projection of the City's long-term share of contributions to the pension plan relative to the projected contributions of all participating members, actuarially determined. At December 31, 2022, the City's proportion was 1.02%. The components of the City's proportionate share of the net pension liability related to SWDB as of December 31, 2022, are presented below:

	SWDB
Total pension liability	$ 34,327,427
Plan fiduciary net position	39,876,302
Net pension liability/(asset)	**$ (5,548,875)**

For the year ended December 31, 2022, the City recognized pension income of $625,222. At December 31, 2022, the City reported deferred outflows of resources and deferred inflows of resources related to SWDB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual results	$ 1,588,936	$ 129,415
Change in assumptions	791,309	-
Net difference between projected and actual earnings on Plan investments	-	3,713,621
Changes in proportion and differences between City contributions and proportionate share of contributions	-	-
City contributions subsequent to the measurement date	2,157,644	-
Total	**$ 4,537,889**	**$ 3,843,036**

Deferred outflows of resources of $2,157,644 related to contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended December 31, 2023. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to SWDB will be recognized as pension expense as follows:

Year Ending December 31,	Net Deferred Outflows/ (Inflows) of Resources
2022	$ (500,995)
2023	(885,123)
2024	(496,676)
2025	(139,499)
2026	330,802
Thereafter	228,700
Total	**$ (1,462,791)**

Actuarial Assumptions. The total pension liability in the December 31, 2021, actuarial valuation was determined using the following assumptions, applied to all periods included in the measurement:

	SWDB
Actuarial cost method	Entry Age Normal
Actuarial assumptions:	
Investment rate of return	7.00%
Projected salary increases	4.25% - 11.25%
Includes inflation at	2.50%
Cost of living adjustment	0.00%

For determining the total pension liability, the post-retirement mortality tables for non-disabled retirees use the 2006 central rates from the RP-2014 Annuitant Mortality Tables projected to 2018 using the MP-2017 projection scales and projected prospectively using the ultimate rates of the scale for all years. The pre-retirement off-duty mortality tables are adjusted to 50.0% of the RP-2014 mortality tables for active employees. The on-duty mortality rate is 0.00015.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense, and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentages and by adding expected inflation (assumed at 2.5%). Best estimates of arithmetic real rates of return for each major asset class included in the Fund's target asset allocation as of December 31, 2021, are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Global Equity	39%	8.23%
Equity Long/Short	8%	6.87%
Private Markets	26%	10.63%
Fixed Income	10%	4.01%
Fixed Income - Rates	5%	5.25%
Absolute Return	10%	5.60%
Cash	2%	2.32%
Total	**100%**	

Discount Rate. The discount rate used to measure the total pension liability was 7.0%. The projection of cash flows used to determine the discount rate assumed that contributions from participating employers will be made based on the actuarially determined rates based on the Board's funding policy, which establishes the contractually required

rates under Colorado statutes. Based on those assumptions, the SWDB plan fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the City's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate. The following presents the proportionate share of the net pension liability calculated using the discount rate of 7.0%, as well as what the City's proportionate share of the plan's net pension liability would be if it were calculated using a discount rate that is one percentage point lower (6.0%) or one percentage point higher (8.0%) than the current rate.

	1% Decrease 6.0%	Current Discount Rate 7.0%	1% Increase 8.0%
Net Pension Liability/(Asset)	$ (765,224)	$ (5,548,875)	$(9,511,864)

Fire Pension Plan - Statewide Hybrid Plan - Defined Benefit Component (SWH)

Plan Description. As of September 2018, the City, on behalf of certain full-time paid firefighters, contributes to the Statewide Hybrid Fire Pension Plan (SWH). SWH is a cost-sharing multiple-employer defined benefit pension plan administered by the Fire and Police Pension Association of Colorado (FPPA). The plan may also cover clerical staff, other fire district personnel whose services are auxiliary to fire protection, or chiefs who have opted out of the Statewide Defined Benefit Plan. The Plan is comprised of two components: Defined Benefit and Money Purchase. With the latter component, members have the option of choosing among various investment options offered by an outside investment manager. Employers may not withdraw from the Plan once affiliated. State statute assigns authority to establish and amend benefit provisions to the FPPA. **FPPA issues a publicly available annual comprehensive financial report that can be obtained on FPPA's website at http://www.FPPAco.org.**

Description of Benefits. A member is eligible for a normal retirement pension at any time after age 55 if the member has at least 25 years of service.

The normal annual pension of the Defined Benefit Component is 1.5% of the average of the member's highest three years' pensionable earnings for each year of credited service. Benefits paid to retired members of the Defined Benefit Component are evaluated and may be re-determined annually on October 1st. The amount of any increase is based on the FPPA Board's discretion and can range from 0.0% to 3.0%.

A member is eligible for early retirement within the Defined Benefit Component after completion of 30 years of service or attainment of age 50 with at least five years of credited service. The early retirement benefit equals the normal retirement benefit reduced on an actuarially equivalent basis. Upon termination, an employee may elect to have all contributions, along with 5% as interest, returned as a lump sum distribution from the Defined Benefit Component. Alternatively, a member with at least five years of accredited service may leave contributions with the defined benefit component of the plan and remain eligible for a retirement pension at age 55 equal to 1.5% of the average of the member's highest three years' base salary for each year of credited service.

Contributions. The City is required to contribute at a statutorily determined rate. The FPPA Board sets contribution rates at a level that enables all benefits to be fully funded at the retirement date of all members. Contribution rates for the SWH plan are set by each individual employer; however, the rate for both employer and members must be at least 8% of the member's pensionable earnings. The amount allocated to the Defined Benefit Component is set annually by the FPPA Board of Directors. Excess contributions fund the Money Purchase Component of the Plan. The Defined Benefit Component contribution rate from July 1, 2020, through June 30, 2021, was 13.8%. The Defined Benefit Component contribution rate from July 1, 2019, through June 30, 2020, was 13.8%.

Within the Money Purchase Component, members are always fully vested in their own contributions, as well as the earnings on those contributions. Vesting in the employer's contributions within the Money Purchase Component and earnings on those contributions occurs according to the vesting schedule set by the plan document at 20% per year after the first year of service to be 100% vested after five years of service. Employer and member contributions are invested in funds at the discretion of members.

Contributions to the pension plan from the City were $44,353 for the year ended December 31, 2022.

Pension Assets, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions. At December 31, 2022, the City reported an asset of $388,261 for its proportionate share of the net pension asset related to the SWH plan. The net pension asset was measured as of December 31, 2021, and the total pension liability used to calculate the net pension asset was determined by an actuarial valuation as of January 1, 2022. The City's proportion of the net pension asset was based on a projection of the City's long-term share of contributions to the pension plan relative to the projected contributions of all participating members, actuarially determined. At December 31, 2022, the City's proportion was .99%. The components of the City's proportionate share of the net pension asset related to SWH as of December 31, 2022, are presented below:

	SWH
Total pension liability	$ 792,185
Plan fiduciary net position	1,180,446
Net pension liability/(asset)	**$ (388,261)**

For the year ended December 31, 2022, the City recognized pension income of $13,784. At December 31, 2022, the City reported deferred outflows of resources and deferred inflows of resources related to SWH from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual results	$ 77,542	$ -
Change in assumptions	9,552	-
Net difference between projected and actual earnings on Plan investments		109,989
Changes in proportion and differences between City contributions and proportionate share of contributions	-	-
City contributions subsequent to the measurement date	44,353	-
Total	**$ 131,447**	**$ 109,989**

Deferred outflows of resources of $44,353 related to contributions subsequent to the measurement date will be recognized as a reduction of the net pension asset in the year ended December 31, 2023. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to SWH will be recognized as pension expense as follows:

Year Ending December 31,	Net Deferred Outflows/ (Inflows) of Resources
2022	$ 4,973
2023	(9,295)
2024	(12,382)
2025	(8,287)
2026	2,003
Thereafter	90
Total	**$ (22,898)**

Actuarial Assumptions. The total pension liability in the December 31, 2021, actuarial valuation was determined using the following assumptions, applied to all periods included in the measurement:

	SWH
Actuarial cost method	Entry Age Normal
Actuarial assumptions:	
Investment rate of return	7.00%
Projected salary increases	4.25% - 11.25%
Includes inflation at	2.50%
Cost of living adjustment	0.00%

For determining the total pension liability, the post-retirement mortality tables for non-disabled retirees use the 2006 central rates from the RP-2014 Annuitant Mortality Tables for males and females projected to 2018 using the MP-2017 projection scales and projected prospectively using the ultimate rates of the scale for all years. The pre-retirement off-duty mortality tables are adjusted to 50.0% of the RP-2014 mortality tables for active employees. The on-duty mortality rate is 0.00015.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense, and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentages and by adding expected inflation (assumed at 2.5%). Best estimates of arithmetic real rates of return for each major asset class included in the Fund's target asset allocation as of December 31, 2021, are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Global Equity	39%	8.23%
Equity Long/Short	8%	6.87%
Private Markets	26%	10.63%
Fixed Income - Rates	10%	4.01%
Fixed Income - Credit	5%	5.25%
Absolute Return	10%	5.60%
Cash	2%	2.32%
Total	**100%**	

Discount Rate. The discount rate used to measure the total pension liability was 7.0%. The projection of cash flows used to determine the discount rate assumed that contributions from participating employers will be made based on the actuarially determined rates based on the Board's funding policy, which establishes the contractually required rates under Colorado statutes. Based on those assumptions, the SWH plan fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the City's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate. The following presents the proportionate share of the net pension asset calculated using the discount rate of 7.00%, as well as what the City's proportionate share of the plan's net pension asset would be if it were calculated using a discount rate that is one percentage point lower (6.0%) or one percentage point higher (8.0%) than the current rate.

	1% Decrease 6.0%	Current Discount Rate 7.0%	1% Increase 8.0%
Net Pension Liability/(Asset)	$ (296,260)	$ (388,261)	$ (465,077)

NOTE 11. POST EMPLOYMENT HEALTHCARE PLAN

Postretirement Benefits

Plan Description. The City of Grand Junction's Retiree Health Benefit Program (RHBP) is a single-employer health insurance OPEB benefit administered by the City of Grand Junction (the City). The RHBP was implemented by the City in 1998, after a favorable vote by employees, to provide affordable healthcare coverage to its eligible retirees and their dependents. The program is limited to retired employees hired before November 1, 2017, and who have opted to remain to participate in the program. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement 75.

Healthcare benefits. As of January 1, 2022, the RHBP pays between 50% and 76% of a capped rate for the retiree-only premium (dependent on retirement year) for health care coverage under the current retiree health care plans administered by CIGNA Health and Life Insurance Company (CIGNA). For 2022, the primary retiree health plan option is the CIGNA Open Access Plus IN (OAPIN) Retiree Health Plan. Employees who have participated in a high deductible plan for five or more years can make a one-time election to enroll in either the OAPIN plan or the OAPIN HDHP (high deductible plan). Spouses and other dependents may remain on the Plan by paying 100% of the additional required contribution. Coverage for retirees, spouses, and dependents ends at the earlier of each individual's attainment of age 65, or eligibility for Medicare, whichever comes first, or insurance carrier age restriction for dependents.

Vision benefits. Eligible retirees may also continue to enroll in the Voluntary VSP Vision Plan. Retirees pay the same premiums plus a 2% administrative fee.

Survivorship benefits. Former employees and dependents not eligible for benefits under the terms of the Plan may be eligible for coverage under COBRA. Upon a retiree's death, the retiree's surviving spouse may retain coverage until age 65 or Medicare eligibility, whichever comes first.

Employees covered by benefit terms. At December 31, 2020, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefit payments	52
Inactive employees entitled to but not yet receiving benefit payments	-
Active employees	256
	308

As of November 1, 2017, RHBP was closed to new entrants.

Total OPEB Liability. The City's total OPEB liability of 5,931,433 was measured as of December 31, 2021, and was determined by an actuarial valuation as of December 31, 2020.

Actuarial assumptions and other inputs. The total OPEB liability in the December 31, 2020, actuarial valuation was determined using the following actuarial assumptions and other inputs applied to all periods included in the measurement unless otherwise specified:

Expected long-term rates of inflation	2.75%
Expected long-term real wage growth	0.50%
Expected long-term payroll growth rate	3.25%
Salary increases, including wage inflation	3.25% - 3.70%
Municipal bond index rate	
Prior measurement date	2.12%
Current measurement date	2.06%
Healthcare cost trend rates	
claims/member contributions	7.00% for 2021, decreasing to an ultimate rate of 4.75% by 2030

The discount rate was based on Municipal Bond Index Rate at the measurement date.

The actuarial assumptions used in the December 31, 2020, valuation were based on the results of an actuarial experience study for the period July 1, 2014, through June 30, 2018.

Changes in the total OPEB liability

	Total OPEB liability
Balance at January 1, 2021	$ 6,097,876
Changes for the year:	
Service cost	201,071
Interest	126,522
Changes of benefit terms	-
Differences between expected and actual experience	151,286
Changes in assumptions or other inputs	20,032
Benefit payments	(665,354)
Net changes	**(166,443)**
Balance at December 31, 2021	**$ 5,931,433**

Sensitivity of the total OPEB liability to changes in the discount rate. The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is one percentage point lower (1.06%) or one percentage point higher (3.06%) than the current discount rate:

1% Decrease (1.06%)	Current Discount Rate (2.06%)	1% Increase (3.06%)
$ 6,273,395	$ 5,931,433	$ 5,605,411

Sensitivity of the total OPEB liability to changes in the healthcare cost trend rates. The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using healthcare cost trend rates that are one percentage point lower (6.0% decreasing to 3.75%) or one percentage point higher (8.0% decreasing to 5.75%) than the current healthcare cost trend rates:

	1% Lower Trend Rates	Current Trend Rates	1% Higher Trend Rates
Initial healthcare cost trend rate	6.00%	7.00%	8.00%
Ultimate healthcare cost trend rate	3.75%	4.75%	5.75%
Total OPEB liability	$ 5,439,138	$ 5,931,433	$ 6,497,364

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB. For the year ended December 31, 2022, the City recognized OPEB income of $505,286. At December 31, 2022, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred (Inflows) of Resources
Differences between expected and actual experience	$ 423,669	$ (4,748,882)
Changes of assumptions or other inputs	1,077,535	(159,558)
Contributions subsequent to the measurement date	368,520	-
Total unrecognized balance as of December 31, 2021	**$ 1,869,724**	**$ (4,908,440)**

Deferred outflows of resources of $368,520 related to contributions subsequent to the measurement date will be recognized as a reduction of the net OPEB liability in the year ending December 31, 2023. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year Ending December 31,	Net Deferred Outflows/(Inflows) of Resources
2023	$ (653,930)
2024	(653,930)
2025	(653,930)
2026	(658,623)
2027	(750,699)
Thereafter	(36,124)
Total	**$ (3,407,236)**

NOTE 12. RELATED ENTITIES

A. Joint Ventures

City of Grand Junction/Mesa County, Colorado, Joint Sewer System

The City operates and manages the City of Grand Junction/Mesa County, Colorado Joint Sewer System, a regional sewer system. The regional sewer system was organized by agreements made in 1979 and 1980 to provide sewer collection and treatment for the metropolitan area in the Grand Valley. The City contributed all assets which were included in its preexisting Sewer Fund, while Mesa County contributed its name through the issuance of revenue bonds, which are payable from and secured by revenue of the sewer system. After the contribution of these assets, the City's preexisting Sewer Fund was terminated. The City does not have a measurable present or future claim to the net resources of the Joint Sewer System and, therefore, does not record an equity interest in its financial statements. The agreements provide that both the City and Mesa County approve the sewer system's annual appropriation budget. The City's utility department operates and manages the sewer system. The agreements provide that upon dissolution of the joint venture, ownership of the assets of the Joint Sewer system shall be determined by mutual agreement.

Condensed financial statements of the sewer system at December 31, 2022, and for the year then ended are as follows:

Statement of Net Position		
Assets:		
Current assets	$	44,406,069
Noncurrent assets		5,148
Net property, plant and equipment		106,075,554
Total assets	**$**	**150,486,771**
Liabilities:		
Current liabilities	$	3,332,540
Long-term debt		880,177
Total liabilities	**$**	**4,212,717**
Deferred Inflows of Resources:		
Deferred inflow of resources - leases	$	27,470
Total deferred inflow of resources	**$**	**27,470**
Net Position:		
Net investment in capital assets		104,824,012
Unrestricted		41,422,572
Total net position	**$**	**146,246,584**
Statement of Revenue and Expenses		
Operating revenues	$	15,112,647
Operating expenses		(12,439,626)
Operating income/(loss)		**2,673,021**
Net nonoperating revenue/(expenses)		(1,189,958)
Capital contributions		5,776,654
Change in net position		**7,259,717**
Net position - beginning		**138,986,867**
Net position - ending	**$**	**146,246,584**

Since the City operates the Joint Sewer System, all cash balances are included in the City sponsored Cash Pool. The Joint Sewer System is an external participant in that pool. The Joint Sewer System's share of the pool is $42,297,818, reported as an Investment Trust Fund in the City's reporting entity. See *Note 3* for disclosure of all investing policies concerning the pool.

Operating expense includes $4,098,288 of depreciation and amortization. Separately issued financial statements for the City of Grand Junction/Mesa County, Colorado Joint Sewer System are available at the City of Grand Junction, 250 North 5th Street, Grand Junction, Colorado 81501-2668.

Long term debt of the Joint Sewer System consists of the following:

LOAN PAYABLE

The Joint Sewer System entered into a loan agreement dated April 1, 2002, with the Colorado Water Resources and Power Development Authority to finance the elimination of combined storm and sanitary sewer lines and for septic system elimination. The principal amount was $13,490,000 at a net effective interest rate of 3.62%, payable February 1 and August 1 annually through 2024. The sewer system net revenues are pledged as security for the loan. The loan proceeds are held by a trustee on behalf of the Joint Sewer System, with disbursements occurring upon receipt of a requisition executed by the City/County.

The unpaid principal at December 31, 2022, was $1,170,000, payable over the following term from *Business activities:*

Year	Principal	Interest	Total
2023	565,000	55,091	620,091
2024	605,000	15,104	620,104
	$ 1,170,000	**$ 70,195**	**$ 1,240,195**

B. Related Organizations

The City appoints members to the boards of the following organizations. The City's accountability for the organizations does not extend beyond making these appointments, and there is no fiscal dependency by these organizations on the City.

Grand Junction Housing Authority

The Housing Authority (the Authority) is charged with providing safe and sanitary dwelling accommodations as resources permit at rents that persons of low income can afford. The Authority is governed by a seven-member board, all appointed by the City Council.

Horizon Drive Business Improvement District

The function of the Horizon Drive Business Improvement District (the District) Board of Directors is to take such actions and perform such duties as are required of the operations of the District. The District is allowed to make and contemplate a broad range of public improvements. The District is governed by a seven-member board, all appointed by the City Council.

NOTE 13. CONTINGENCIES

A. Risk Management

The City is exposed to various risks of loss related to employee health claims; torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City has established the Insurance Internal Service Fund to account for and finance its uninsured risks of loss. Prior to 2018, the City was self-insured for workers' compensation with an excess policy purchased from the Colorado Intergovernmental Risk Sharing Agency (CIRSA). Effective January 1, 2018, the City became fully insured with CIRSA for workers' compensation. The Insurance Internal Service Fund provides coverage for up to a maximum of $250,000 per occurrence on each workers' compensation and $150,000 for general liability or property damage claims.

For excess liability, property, and workers' compensation, the City is involved with CIRSA, a separate and independent governmental and legal entity formed by an intergovernmental agreement by member municipalities pursuant to the provision of 24-10-1 15.5, Colorado Revised Statutes (1982 Replacement Volume) and Colorado Constitution, Article XIV, Section 18(2). The City's share of surplus contributions held by CIRSA at December 31, 2022, was $248,534. There were no settlements in excess of the insurance coverage in any of the three prior fiscal years.

All funds of the City and the Joint Sewer System participate in the program and make payments to the Insurance Internal Service Fund at amounts that approximate amounts which would have been paid to outside insurance providers. The claims liability of $2,666,358 in the Insurance Internal Service Fund at December 31, 2022, includes estimated ultimate losses for claims made and claims incurred but not reported, where information prior to the issuance of the financial statements indicates that it is probable that a liability has been incurred at the date of the financial statements and the amount of the loss can be reasonably estimated. The result of the process to estimate the claims liability is not an exact amount as it depends on many complex factors, such as inflation,

changes in legal doctrines, and damage awards. Accordingly, claims are reevaluated periodically to consider these factors. Changes in the Insurance Internal Service Fund's claims liability amount in 2021 and 2022 were:

	January 1, Claims Payable	Claims and Changes in Estimates	Claim Payments	December 31, Claims Payable
2021	$ 4,598,727	$ 1,906,972	$ (1,332,567)	$ 5,173,132
2022	$ 5,173,132	$ (1,140,512)	$ (1,366,262)	$ 2,666,358

It is the intent of the members of CIRSA to create an entity of perpetuity, which will administer and use funds contributed by the members to defend and indemnify, in accordance with the bylaws, any member of CIRSA against stated liability of loss to the limit of the financial resource of CIRSA. It is also the intent of the members to have CIRSA provide continuing stability and availability of needed coverage at reasonable costs. All income and assets of CIRSA shall be at all times dedicated to the exclusive benefit of its members.

CIRSA is a separate legal entity. The City does not approve its budgets, nor does it have the ability to affect the operations of the unit significantly.

B. Grants

Amounts received or receivable from grantor agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures that may be disallowed by the grantor cannot be determined at this time, although the City expects such amounts, if any, to be immaterial.

C. Litigation

The City is involved in several claims and lawsuits as the result of the normal conduct of City business. City management believes that those claims and lawsuits will not have a material effect on the financial statements of the City.

NOTE 14. SEIZED FUNDS

The City received proceeds from the seizure of contraband (seized funds) under the Colorado Contraband Forfeiture Act (C.R.S. 16-13-501 to 16-13-511). The act requires that seized funds be used for law enforcement activities. Seized funds received by the City have been included in these financial statements, and these funds have been used for purposes contemplated in the Act.

NOTE 15. TAX, SPENDING, AND DEBT LIMITATIONS

In November 1992, the voters of Colorado approved Amendment 1, commonly known as the Taxpayer's Bill of Rights (TABOR), which added a new Section 20 to Article X of the Colorado Constitution. TABOR contains tax, spending, revenue and debt limitations, and specific election requirements, which apply to the State of Colorado and all local governments.

Future spending and revenue limits are determined based on the prior year's "Fiscal Year Spending" adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit ("excess TABOR funds") must be refunded unless the voters approve the retention of such revenue. In April 2007, City of Grand Junction voters authorized the use of excess TABOR funds for 2006 and subsequent years for the early payment of the Riverside Parkway debt. In April 2017, voters authorized the City to use the excess TABOR funds in the Riverside Parkway account to augment what is currently being invested in street maintenance projects; this authorization sunsets on December 31, 2022. In November 2019, voters authorized the use of excess TABOR

funds to pay future debt for transportation improvement projects; this authorization sunsets on December 31, 2037. In November 2020, voters authorized the City to collect, retain, and spend revenue the City receives for current and future governmental purposes without the application of the TABOR revenue limitation. Per recitals in the resolution adopted by Council setting the ballot question, the City will continue to fulfill its commitment to construct and maintain transportation improvements, continue to invest in City infrastructure, and deliver City services as previously approved by voters.

To that end, the final annual restriction was made in 2020 for a total of $27,251,719 restricted for voter-authorized uses. In addition to these funds, City Council assigned $7,163,046 of general fund balance to be used for the early retirement of the Riverside Parkway Bonds. In 2012, the City used $19,000,000 of these available resources with proceeds from the 2012 General Fund Revenue Refunding Bonds to advance refund $49,340,000 of the outstanding Riverside Parkway Revenue 2004 Series Bonds.

TABOR requires local governments to establish emergency reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Emergency reserves as of December 31, 2022, totaling $2,450,000, are presented as a reservation of the fund balance in the General Fund. Local governments cannot use emergency reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases.

TABOR is complex and subject to interpretation. The City's management believes the City is in compliance with the provisions of TABOR as it is understood from judicial interpretations, legal opinions, and commonly accepted practices.

NOTE 16. ADOPTION OF NEW ACCOUNTING PRONOUNCEMENT

GASB Statement No. 87, Leases

In June 2017, the GASB issued GASB Statement No. 87, Leases. This standard requires the recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and as inflows of resources or outflows of resources recognized based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this standard, a lessee must recognize a lease liability and an intangible right-to-use lease asset, and a lessor must recognize a lease receivable and a deferred inflow of resources.

The City adopted the guidance requirements effective January 1, 2022, and has applied the provisions of the standard to the beginning of the earliest comparative period presented.

REQUIRED SUPPLEMENTARY INFORMATION

City of Grand Junction
Required Supplementary Information

Old Hire Police Pension Plan
Schedule of Changes in Net Pension Liability and Related Ratios
Last 10 Years

Measurement period ended December 31,	2021	2020	2019	2018
Total pension liability				
Service cost	$ -	$ -	$ -	$ -
Interest	164,419	174,393	224,987	233,890
Difference between expected and actual experience	(178,863)	-	(303,059)	-
Changes of assumptions	-	-	101,142	-
Benefit Payments	(320,743)	(334,709)	(344,201)	(360,688)
Net change in total pension liability	(335,187)	(160,316)	(321,131)	(126,798)
Total pension liability - Beginning	2,687,374	2,847,690	3,168,821	3,295,619
Total pension liability - Ending (a)	2,352,187	2,687,374	2,847,690	3,168,821
Plan fiduciary net position				
Employer contributions	-	-	-	-
Net investment income	394,310	342,323	420,975	5,177
Benefit payments	(320,743)	(334,709)	(344,201)	(360,688)
Administrative expense	(3,323)	(4,881)	(3,487)	(5,802)
Net change in plan fiduciary net position	70,244	2,733	73,287	(361,313)
Plan fiduciary net position - beginning	3,534,980	3,532,247	3,458,960	3,820,273
Plan fiduciary net position - end (b)	3,605,224	3,534,980	3,532,247	3,458,960
District's net pension liability - ending (a)-(b)	$ (1,253,037)	$ (847,606)	$ (684,557)	$ (290,139)
Plan fiduciary net position as a percentage of the total pension liability	153.27%	131.54%	124.04%	109.16%

Notes to Schedule:
This schedule is intended to show information for ten years.
Additional years will be displayed as they become available.

The data provided in this schedule is based as of the measurement date of the City's net pension liability.

2017	2016	2015	2014
$ -	$ -	$ -	$ -
237,616	251,061	267,434	279,666
106,611	-	(346,587)	-
-	-	292,298	-
(425,944)	(434,546)	(428,478)	(456,535)
(81,717)	(183,485)	(215,333)	(176,869)
3,377,336	3,560,821	3,776,154	3,953,023
3,295,619	3,377,336	3,560,821	3,776,154
-	-	-	-
515,967	198,081	78,404	292,173
(425,944)	(434,546)	(428,478)	(456,535)
(3,132)	(8,095)	(6,275)	(10,032)
86,891	(244,560)	(356,349)	(174,394)
3,733,382	3,977,942	4,334,291	4,508,685
3,820,273	3,733,382	3,977,942	4,334,291
$ (524,654)	$ (356,046)	$ (417,121)	$ (558,137)
115.92%	110.54%	111.71%	114.78%

(continued)

City of Grand Junction
Required Supplementary Information

Old Hire Fire Pension Plan
Schedule of Changes in Net Pension Liability and Related Ratios
Last 10 Years

Measurement period ended December 31,	2021	2020	2019	2018
Total pension liability				
Service cost	$ -	$ -	$ -	$ -
Interest	724,396	747,374	851,785	871,304
Difference between expected and actual experience	(520,685)	-	(309,936)	-
Changes of assumptions	-	-	724,525	-
Benefit Payments	(1,088,123)	(1,113,249)	(1,134,662)	(1,128,556)
Net change in total pension liability	(884,412)	(365,875)	131,712	(257,252)
Total pension liability - Beginning	11,680,048	12,045,923	11,914,211	12,171,463
Total pension liability - Ending (a)	10,795,636	11,680,048	12,045,923	11,914,211
Plan fiduciary net position				
Employer contributions	402,121	489,197	489,197	424,262
Net investment income	923,524	794,244	951,318	9,209
Benefit payments	(1,088,123)	(1,113,249)	(1,134,662)	(1,128,556)
Administrative expense	(7,786)	(9,785)	(8,073)	(10,541)
Net change in plan fiduciary net position	229,736	160,407	297,780	(705,626)
Plan fiduciary net position - beginning	8,224,835	8,064,428	7,766,648	8,472,274
Plan fiduciary net position - end (b)	8,454,571	8,224,835	8,064,428	7,766,648
District's net pension liability - ending (a)-(b)	$ 2,341,065	$ 3,455,213	$ 3,981,495	$ 4,147,563
Plan fiduciary net position as a percentage of the total pension liability	78.31%	70.42%	66.95%	65.19%

Notes to Schedule:
This schedule is intended to show information for ten years.
Additional years will be displayed as they become available.

The data provided in this schedule is based as of the measurement date of the City's net pension liability.

2017	2016	2015	2014
$ -	$ -	$ -	$ -
918,633	935,176	882,137	899,930
(409,149)	-	97,834	-
-	-	880,892	-
(1,152,099)	(1,159,261)	(1,148,291)	(1,126,445)
(642,615)	(224,085)	712,572	(226,515)
12,814,078	13,038,163	12,325,591	12,552,106
12,171,463	12,814,078	13,038,163	12,325,591
320,273	307,037	317,653	271,552
1,137,348	432,691	167,814	623,843
(1,152,099)	(1,159,261)	(1,148,291)	(1,126,445)
(6,890)	(15,321)	(13,094)	(17,764)
298,632	(434,854)	(675,918)	(248,814)
8,173,642	8,608,496	9,284,414	9,533,228
8,472,274	8,173,642	8,608,496	9,284,414
$ 3,699,189	$ 4,640,436	$ 4,429,667	$ 3,041,177
69.61%	63.79%	66.03%	75.33%

(continued)

City of Grand Junction
Required Supplementary Information

Old Hire Police Pension Fund
Schedules of Employer Contributions

Period Ended	Actuarially Required Contributions	Actual Employer Contributions *	Contribution Excess/(Deficiency)	Actual Covered Payroll	Contributions as a Percentage of Covered Payroll
12/31/2022	$ -	$ -	$ -	N/A	N/A
12/31/2021	-	-	-	N/A	N/A
12/31/2020	-	-	-	N/A	N/A
12/31/2019	-	-	-	N/A	N/A
12/31/2018	-	-	-	N/A	N/A
12/31/2017	-	-	-	N/A	N/A
12/31/2016	-	-	-	N/A	N/A
12/31/2015	-	-	-	N/A	N/A
12/31/2014	116,037	-	(116,037)	N/A	N/A
12/31/2013	$ 116,037	$ 1,148,079	$ 1,032,042	N/A	N/A

Old Hire Fire Pension Fund
Schedules of Employer Contributions
As of Measurement Period Ended

Period Ended	Actuarially Required Contributions	Actual Employer Contributions *	Contribution Excess/(Deficiency)	Actual Covered Payroll	Contributions as a Percentage of Covered Payroll
12/31/2022	$ 417,150	$ 432,179	$ 15,029	N/A	N/A
12/31/2021	417,150	398,335	(18,815)	N/A	N/A
12/31/2020	417,150	508,012	90,862	N/A	N/A
12/31/2019	417,150	489,197	72,047	N/A	N/A
12/31/2018	424,262	424,262	-	N/A	N/A
12/31/2017	424,262	320,273	(103,989)	N/A	N/A
12/31/2016	307,037	307,037	-	N/A	N/A
12/31/2015	307,037	317,653	10,616	N/A	N/A
12/31/2014	276,015	271,552	(4,463)	N/A	N/A
12/31/2013	$ 276,015	$ 279,384	$ 3,369	N/A	N/A

* Actuarially determined contribution is net of employee contributions. Actual contribution is from the employer only and does not include employee amounts.

City of Grand Junction
Required Supplementary Information

Fire Pension Plan - Statewide Defined Benefit Plan
Schedule of Proportionate Share of the Net Pension Liability and Related Ratios

Measurement Period Ended	Proportion of the Net Pension Liability	Proportionate Share of the Net Pension Liability (Asset)	Actual Covered Payroll	Net Pension Asset as a Percentage of Covered Payroll	Fiduciary Net Position as a Percentage of Total Pension Liability (Asset)
12/31/2021	1.02%	$ (5,548,875)	$ 8,247,679	67.3%	116.2%
12/31/2020	0.96%	(2,086,480)	8,014,393	26.0%	106.7%
12/31/2019	0.89%	(502,778)	6,552,113	7.7%	101.9%
12/31/2018	0.94%	$ 1,185,347	$ 3,053,763	-38.8%	95.2%
12/31/2017	N/A	N/A	N/A	N/A	N/A

Fire Pension Plan - Statewide Hybrid Plan
Schedule of Proportionate Share of the Net Pension Liability and Related Ratios

Measurement Period Ended	Proportion of the Net Pension Liability	Proportionate Share of the Net Pension Liability (Asset)	Actual Covered Payroll	Net Pension Asset as a Percentage of Covered Payroll	Fiduciary Net Position as a Percentage of Total Pension Liability (Asset)
12/31/2021	1.00%	$ (388,261)	$ 5,832,978	6.7%	149.0%
12/31/2020	0.99%	(264,342)	6,119,225	4.3%	138.0%
12/31/2019	1.09%	(173,121)	216,568	79.9%	130.1%
12/31/2018	1.33%	$ (129,417)	$ 1,762,000	7.3%	123.5%
12/31/2017	N/A	N/A	N/A	N/A	N/A

Note: This schedule is intended to show information for ten years. Additional years will be displayed as they become available. The City entered the plans in 2018. The measurement period ending 12/31/2017 did not include the City.

City of Grand Junction

Required Supplementary Information

Fire Pension Plan - Statewide Defined Benefit Plan
Schedules of Employer Contributions

Period Ended	Actuarially Required Contributions	Actual Employer Contributions	Contribution Excess/(Deficiency)	Actual Covered Payroll	Contributions as a Percentage of Covered Payroll
12/31/2022	$ 917,714	$ 917,714	$ -	$ 10,196,844	9.0%
12/31/2021	701,051	701,051	-	8,247,679	8.5%
12/31/2020	641,153	641,153	-	8,014,393	8.0%
12/31/2019	524,169	524,169	-	6,552,113	8.0%
12/31/2018	$ 244,301	$ 244,301	$ -	$ 3,053,763	8.0%

Fire Pension Plan - Statewide Hybrid Plan
Schedules of Employer Contributions

Period Ended	Actuarially Required Contributions	Actual Employer Contributions	Contribution Excess/(Deficiency)	Actual Covered Payroll	Contributions as a Percentage of Covered Payroll
12/31/2022	$ 544,027	$ 544,027	$ -	$ 6,044,755	9.0%
12/31/2021	495,802	495,802	-	5,832,978	8.5%
12/31/2020	489,539	489,539	-	6,119,225	8.0%
12/31/2019	17,325	17,325	-	216,568	8.0%
12/31/2018	$ 140,960	$ 140,960	$ -	$ 1,762,000	8.0%

Note: This schedule is intended to show information for ten years. Additional years will be displayed as they become available. The City entered the plans in 2018. The measurement period ending 12/31/2017 did not include the City.

City of Grand Junction
Required Supplementary Information

Post-Employment Retiree Healthcare Program
Schedule of Changes in Total OPEB Liability and Related Ratios
Last 10 Years

	2022	2021	2020	2019	2018
Total OPEB liability					
Service cost	$ 201,071	$ 471,555	$ 365,989	$ 942,622	$ 991,609
Interest	126,522	340,273	464,492	553,540	617,237
Benefit changes	-	-	(74,599)	(4,270,954)	(1,411,099)
Difference between expected and actual experience	151,286	(6,622,208)	305,785	145,090	87,282
Changes of assumptions	20,032	354,834	1,007,050	(330,206)	12,604,231
Benefit payments	(665,354)	(782,198)	(1,378,507)	(1,077,547)	(766,763)
Net change in total OPEB liability	(166,443)	(6,237,744)	690,210	(4,037,455)	12,122,497
Total OPEB liability - Beginning	6,097,876	12,335,620	11,645,410	15,682,865	3,560,368
Total OPEB liability - Ending (a)	$ 5,931,433	$ 6,097,876	$ 12,335,620	$ 11,645,410	$ 15,682,865
Covered-employee payroll	18,553,746	18,553,746	22,838,471	23,362,377	33,175,223
Total OPEB liability as a percentage of covered-employee payroll	32.0%	32.9%	54.0%	49.8%	47.3%

Notes to Schedule:
There are no assets accumualted in a trust that meets the criteria of GASB codification P52.101 to pay related benefits for the OPEB plan.

Change of benefit terms - Amounts presented reflect a decrease of 77 active employees due to a one-time election to opt out of the Plan. Furthermore, no new entrants were allowed after November 1, 2017.

Changes of assumptions - Changes of assumption and other inputs reflect the effects of changes in the discount rate each period.

This schedule is intended to show information for ten years. Additional years will be displayed as they become available.

3117
City of Grand Junction COLORADO

NONMAJOR GOVERNMENTAL FUNDS

Special Revenue Funds

Special revenue funds account for the proceeds of specific revenue sources (other than an expendable trust or major capital projects) that are restricted or committed to expenditures for specified purposes.

Enhanced 911 Fund accounts for the resources from municipal telephone charges, as established by section 29-11-103 of the Colorado Revised Statutes, and the expenditures for improvements to the emergency 911 communication center.

Visit Grand Junction Fund accumulates resources from a lodging tax approved by the voters in 1994 and other taxes committed by City Council to proactively market the Grand Junction area and promote tourism.

Community Development Fund accounts for resources and expenditures of the community development block grant received for pass-thru to other agencies.

Parkland Expansion Fund accumulates resources derived from fees paid upon development within the City committed to acquiring, developing, and maintaining parks and green space.

Lodgers Tax Increase Fund accumulates resources from a lodging tax approved by the voters in 2018 to proactively market the Grand Junction area, support direct airline service, and promote tourism and sporting events.

First Responder Tax Fund accumulates resources from a 0.5% portion of the City's 3.25% sales and use tax to be dedicated to the expansion of public safety services, specifically police and fire operations.

Conservation Trust Fund accounts for lottery proceeds received from the State of Colorado for the development and improvement of City parks.

Cannabis Tax Fund accumulates resources from a special sales tax on cannabis sales approved by voters with a 6% tax rate adopted by City Council in April 2022. This tax is approved for the support enforcement and implementation related to cannabis-related businesses and to build, operate, and maintain the highest priorities in the Parks, Recreation, and Open Space (PROS) Master Plan.

City of Grand Junction Dos Rios GID Fund accounts for all revenues and expenditures associated with operating the City of Grand Junction Dos Rios GID.

Public Safety Impact Fee Fund accumulates resources derived from fees paid upon development within the City committed to supporting public safety operations, including fire and police.

Capital Project Funds

Capital project funds account for financial resources used to acquire and construct major capital facilities (other than those financed by proprietary funds and trust funds).

Storm Drainage Development Fund accounts for storm drainage development projects funded partially or in whole with assessments to property owners.

City of Grand Junction Dos Rios GID Capital Fund accounts for capital projects related to the acquisition, construction, installation, and maintenance of infrastructure improvements in the City of Grand Junction Dos Rios General Improvement District and any related debt issuances.

Debt Service Funds

Debt service funds account for the accumulation of resources and the payment of general long-term debt principal, interest, and related costs.

Ridges Debt Service Fund accounts for the disposition of those assets received by the City upon the dissolution of the Ridges Metropolitan District (Ridges) restricted to the payment of Ridges long-term debt, the collection of property taxes levied within the district for the payment of long-term debt, and the payment of Ridges long-term debt.

Grand Junction Public Finance Corporation Fund accounts for debt service payments incurred in the financing of open space land and improvements to recreational facilities.

Parkway Debt Retirement Fund accounts for calculated TABOR excess monies to be used as authorized by voters, which includes early payment of Riverside Parkway Debt, street maintenance improvements, and payment of a portion of the debt service for transportation expansion projects.

City of Grand Junction Dos Rios Debt Service Fund accounts for debt service payments and related activity incurred in the financing for the City of Grand Junction Dos Rios area.

Permanent Funds

Permanent funds report resources that are legally restricted to the extent that only earnings, not principal, may be used for purposes that support the reporting government's program.

Cemetery Perpetual Care Fund accumulates resources to provide for the future maintenance of municipal cemeteries.

City of Grand Junction
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
December 31, 2022

	Special Revenue					
	Enhanced 911	Visit Grand Junction	Community Development	Parkland Expansion	Lodgers Tax Increase	First Responder Tax
ASSETS						
Cash and investments	$ 3,773,848	$ 1,562,001	$ -	$ 374,932	$ 248,219	$ 7,774,129
Accounts receivable, net of allowance	379,395	301	18,678	92,384	72	520,099
Taxes receivable	-	224,580	-	-	112,204	1,309,004
Intergovernmental receivable	-	-	-	-	-	-
Prepaid items	-	78,423	-	-	-	-
Restricted cash and investments	-	-	-	-	-	-
Total assets	$ 4,153,243	$ 1,865,305	$ 18,678	$ 467,316	$ 360,495	$ 9,603,232
LIABILITIES						
Accounts payable	-	197,392	-	-	144,743	120,976
Accrued liabilities	-	8,250	-	-	-	60,424
Due to other funds	-	-	18,678	-	-	-
Total liabilities	-	205,642	18,678	-	144,743	181,400
FUND BALANCES						
Nonspendable:						
Inventories and prepaid items	-	78,423	-	-	-	-
Permanent fund principal	-	-	-	-	-	-
Restricted for:						
Debt service	-	-	-	-	-	-
Parks and recreation	-	-	-	-	-	-
Public safety	4,153,243	-	-	-	-	9,421,832
Tourism marketing and promotion	-	1,581,240	-	-	215,752	-
Urban development and housing	-	-	-	-	-	-
Committed to:						
Capital projects	-	-	-	-	-	-
Open space	-	-	-	467,316	-	-
Public safety	-	-	-	-	-	-
Unassigned	-	-	-	-	-	-
Total fund balances	4,153,243	1,659,663	-	467,316	215,752	9,421,832
Total liabilities and fund balances	$ 4,153,243	$ 1,865,305	$ 18,678	$ 467,316	$ 360,495	$ 9,603,232

Special Revenue				Capital Projects		Debt Service	
Conservation Trust	Cannabis Tax	Dos Rios GID	Public Safety Impact Fee	Storm Drainage Development	Dos Rios GID Capital	Ridges	Grand Junction Public Finance Corporation
$ 71,587	$ 67,141	$ 11,724	$ 344,315	$ 582,784	$ 1,055,793	$ 17,755	$ -
-	-	-	4,544	-	-	-	300,000
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	100,000
-	-	-	-	-	-	-	2,500
-	-	-	-	-	-	-	-
$ 71,587	$ 67,141	$ 11,724	$ 348,859	$ 582,784	$ 1,055,793	$ 17,755	$ 402,500
-	1,305	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	380,882
-	1,305	-	-	-	-	-	380,882
-	-	-	-	-	-	-	2,500
-	-	-	-	-	-	-	-
-	-	-	-	-	-	17,755	19,118
71,587	65,836	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	11,724	-	-	-	-	-
-	-	-	-	582,784	1,055,793	-	-
-	-	-	-	-	-	-	-
-	-	-	348,859	-	-	-	-
-	-	-	-	-	-	-	-
71,587	65,836	11,724	348,859	582,784	1,055,793	17,755	21,618
$ 71,587	$ 67,141	$ 11,724	$ 348,859	$ 582,784	$ 1,055,793	$ 17,755	$ 402,500

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City of Grand Junction
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
December 31, 2022

	Debt Service		Permanent	
	Parkway Debt Retirement	Dos Rios Debt Service	Cemetery Perpetual Care	Total Nonmajor Governmental Funds
ASSETS				
Cash and investments	$ -	$ -	$ 1,517,093	$ 17,401,321
Accounts receivable, net of allowance	-	-	1,023	1,316,496
Taxes receivable	-	-	-	1,645,788
Intergovernmental receivable	-	-	-	100,000
Prepaid items	-	-	-	80,923
Restricted cash and investments	-	1,721,933	-	1,721,933
Total assets	$ -	$ 1,721,933	$ 1,518,116	$ 22,266,461
LIABILITIES				
Accounts payable	-	-	-	464,416
Accrued liabilities	-	-	-	68,674
Due to other funds	72,689	17,622	-	489,871
Total liabilities	72,689	17,622	-	1,022,961
FUND BALANCES				
Nonspendable:				
Inventories and prepaid items	-	-	-	80,923
Permanent fund principal	-	-	1,518,116	1,518,116
Restricted for:				
Debt service	-	1,704,311	-	1,741,184
Parks and recreation	-	-	-	137,423
Public safety	-	-	-	13,575,075
Tourism marketing and promotion	-	-	-	1,796,992
Urban development and housing	-	-	-	11,724
Committed to:				
Capital projects	-	-	-	1,638,577
Open space	-	-	-	467,316
Public safety	-	-	-	348,859
Unassigned	(72,689)	-	-	(72,689)
Total fund balances	(72,689)	1,704,311	1,518,116	21,243,500
Total liabilities and fund balances	$ -	$ 1,721,933	$ 1,518,116	$ 22,266,461

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City of Grand Junction

COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES

NONMAJOR GOVERNMENTAL FUNDS

For the year ended December 31, 2022

	Special Revenue					
	Enhanced 911	Visit Grand Junction	Community Development	Parkland Expansion	Lodgers Tax Increase	First Responder Tax
REVENUES						
Property taxes	$ -	$ -	$ -	$ -	$ -	$ -
Sales, use, and lodging taxes	-	3,105,455	-	-	2,109,743	12,090,633
Intergovernmental	-	-	458,510	-	-	1,437,426
Charges for services	3,556,719	6,275	-	-	-	-
Investment earnings (losses)	(98,953)	(71,620)	-	(25,494)	(5,534)	(146,864)
Other income	-	-	-	-	-	-
Other contributions	-	-	-	1,191,498	-	-
Total revenues	3,457,766	3,040,110	458,510	1,166,004	2,104,209	13,381,195
EXPENDITURES						
Current:						
General government	-	5,154,422	-	-	1,260,421	-
Public safety	-	-	-	-	-	6,217,168
Public works	-	-	-	-	-	-
Urban development and housing	-	-	435,321	-	-	-
Debt service:						
Principal retirement	-	-	-	-	-	-
Interest and fiscal charges	-	-	-	-	-	-
Total expenditures	-	5,154,422	435,321	-	1,260,421	6,217,168
Excess (deficiency) of revenues over (under) expenditures	3,457,766	(2,114,312)	23,189	1,166,004	843,788	7,164,027
OTHER FINANCING SOURCES (USES)						
Transfers in	-	1,876,961	-	-	-	-
Transfers out	(2,517,830)	(200,000)	(23,189)	(1,364,792)	(900,300)	(1,703,068)
Total other financing sources and (uses)	(2,517,830)	1,676,961	(23,189)	(1,364,792)	(900,300)	(1,703,068)
Net change in fund balance	939,936	(437,351)	-	(198,788)	(56,512)	5,460,959
Fund balances - beginning	3,213,307	2,097,014	-	666,104	272,264	3,960,873
Fund balances - ending	$ 4,153,243	$ 1,659,663	$ -	$ 467,316	$ 215,752	$ 9,421,832

Special Revenue				Capital Projects		Debt Service	
Conservation Trust	Cannabis Tax	Dos Rios GID	Public Safety Impact Fee	Storm Drainage Development	Dos Rios GID Capital	Ridges	Grand Junction Public Finance Corporation
$ -	$ -	$ 7,317	$ -	$ -	$ -	$ -	$ -
-	-	-	-	-	-	-	-
841,372	-	-	-	-	-	-	-
-	126,800	-	353,790	-	-	-	-
(6,499)	(1,727)	(207)	(4,931)	-	-	(463)	-
-	-	-	-	10,339	125,132	-	400,000
-	-	-	-	-	-	-	-
834,873	125,073	7,110	348,859	10,339	125,132	(463)	400,000
-	9,237	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	12,047	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	285,000
-	-	-	-	-	-	-	414,700
-	9,237	-	-	12,047	-	-	699,700
834,873	115,836	7,110	348,859	(1,708)	125,132	(463)	(299,700)
-	-	-	-	500,000	-	-	300,879
(868,194)	(50,000)	-	-	-	-	-	-
(868,194)	(50,000)	-	-	500,000	-	-	300,879
(33,321)	65,836	7,110	348,859	498,292	125,132	(463)	1,179
104,908	-	4,614	-	84,492	930,661	18,218	20,439
$ 71,587	$ 65,836	$ 11,724	$ 348,859	$ 582,784	$ 1,055,793	$ 17,755	$ 21,618

(Continued)

City of Grand Junction

COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES

NONMAJOR GOVERNMENTAL FUNDS

For the year ended December 31, 2022

	Debt Service		Permanent	
	Parkway Debt Retirement	Dos Rios Debt Service	Cemetery Perpetual Care	Total Nonmajor Governmental Funds
REVENUES				
Property taxes	$ -	$ -	$ -	$ 7,317
Sales, use, and lodging taxes	-	-	-	17,305,831
Intergovernmental	-	-	-	2,737,308
Charges for services	-	-	37,385	4,080,969
Investment earnings (losses)	(22,268)	33,714	(39,319)	(390,165)
Other income	-	-	-	535,471
Other contributions	-	-	-	1,191,498
Total revenues	(22,268)	33,714	(1,934)	25,468,229
EXPENDITURES				
Current:				
General government	-	-	-	6,424,080
Public safety	-	-	-	6,217,168
Public works	-	-	-	12,047
Urban development and housing	-	-	-	435,321
Debt service:				
Principal retirement	-	-	-	285,000
Interest and fiscal charges	-	627,529	-	1,042,229
Total expenditures	-	627,529	-	14,415,845
Excess (deficiency) of revenues over (under) expenditures	(22,268)	(593,815)	(1,934)	11,052,384
OTHER FINANCING SOURCES (USES)				
Transfers in	-	-	-	2,677,840
Transfers out	(1,013,281)	-	(10,239)	(8,650,893)
Total other financing sources and (uses)	(1,013,281)	-	(10,239)	(5,973,053)
Net change in fund balance	(1,035,549)	(593,815)	(12,173)	5,079,331
Fund balances - beginning	962,860	2,298,126	1,530,289	16,164,169
Fund balances - ending	$ (72,689)	$ 1,704,311	$ 1,518,116	$ 21,243,500

(Continued)

City of Grand Junction

ENHANCED 911 SPECIAL REVENUE FUND

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET TO ACTUAL

For the year ended December 31, 2022

	Budgeted Amounts		Actual GAAP Basis Amount	Adjustment to Budgetary Basis	Actual on Budgetary Basis	Variance with Final Budget- Positive (Negative)
	Original	Final				
REVENUES						
Charges for services	$ 2,900,000	$ 3,400,000	$ 3,556,719	$ -	$ 3,556,719	$ 156,719
Investment earnings (losses)	19,400	28,338	(98,953)	134,276	35,323	6,985
Total revenues	2,919,400	3,428,338	3,457,766	134,276	3,592,042	163,704
EXPENDITURES	-	-	-	-	-	-
Excess of revenues over expenditures	2,919,400	3,428,338	3,457,766	134,276	3,592,042	163,704
OTHER FINANCING SOURCES (USES)						
Transfers out	(2,581,222)	(2,581,222)	(2,517,830)	-	(2,517,830)	63,392
Total other financing sources (uses)	(2,581,222)	(2,581,222)	(2,517,830)	-	(2,517,830)	63,392
Net change in fund balance	338,178	847,116	939,936	134,276	1,074,212	227,096
Fund balances - beginning	3,218,480	3,218,480	3,213,307	5,173	3,218,480	-
Fund balances - ending	$ 3,556,658	$ 4,065,596	$ 4,153,243	$ 139,449	$ 4,292,692	$ 227,096

City of Grand Junction

VISIT GRAND JUNCTION SPECIAL REVENUE FUND

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET TO ACTUAL

For the year ended December 31, 2022

	Budgeted Amounts		Actual GAAP Basis Amount	Adjustment to Budgetary Basis	Actual on Budgetary Basis	Variance with Final Budget- Positive (Negative)
	Original	Final				
REVENUES						
Sales, use, and lodging taxes	$ 2,999,998	$ 3,242,530	$ 3,105,455	$ 8,114	$ 3,113,569	$ (128,961)
Charges for services	6,000	6,000	6,275	-	6,275	275
Investment earnings (losses)	3,211	16,036	(71,620)	97,186	25,566	9,530
Total revenues	3,009,209	3,264,566	3,040,110	105,300	3,145,410	(119,156)
EXPENDITURES						
Current:						
General government	5,129,055	5,179,055	5,154,422	(394)	5,154,028	25,027
Total expenditures	5,129,055	5,179,055	5,154,422	(394)	5,154,028	25,027
Excess (deficiency) of revenues over (under) expenditures	(2,119,846)	(1,914,489)	(2,114,312)	104,906	(2,008,618)	(94,129)
OTHER FINANCING SOURCES (USES)						
Transfers in	776,758	1,961,480	1,876,961	-	1,876,961	(84,519)
Transfers out	(200,000)	(200,000)	(200,000)	-	(200,000)	-
Total other financing sources (uses)	576,758	1,761,480	1,676,961	-	1,676,961	(84,519)
Net change in fund balance	(1,543,088)	(153,009)	(437,351)	104,906	(331,657)	(178,648)
Fund balances - beginning	1,999,843	1,999,843	2,097,014	(98,475)	1,999,843	-
Fund balances - ending	$ 456,755	$ 1,846,834	$ 1,659,663	$ 6,431	$ 1,668,186	$ (178,648)

City of Grand Junction

COMMUNITY DEVELOPMENT SPECIAL REVENUE FUND

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET TO ACTUAL

For the year ended December 31, 2022

	Budgeted Amounts		Actual GAAP Basis Amount	Adjustment to Budgetary Basis	Actual on Budgetary Basis	Variance with Final Budget- Positive (Negative)
	Original	Final				
REVENUES						
Intergovernmental	$ 469,557	$ 469,557	$ 458,510	$ -	$ 458,510	$ (11,047)
Total revenues	469,557	469,557	458,510	-	458,510	(11,047)
EXPENDITURES						
Current:						
Urban development and housing	289,198	289,198	435,321	-	435,321	(146,123)
Total expenditures	289,198	289,198	435,321	-	435,321	(146,123)
Excess of revenues over expenditures	180,359	180,359	23,189	-	23,189	(157,170)
OTHER FINANCING SOURCES (USES)						
Transfers out	(180,359)	(180,359)	(23,189)	-	(23,189)	157,170
Total other financing sources (uses)	(180,359)	(180,359)	(23,189)	-	(23,189)	157,170
Net change in fund balance	-	-	-	-	-	-
Fund balances - beginning	-	-	-	-	-	-
Fund balances - ending	$ -	$ -	$ -	$ -	$ -	$ -

City of Grand Junction

PARKLAND EXPANSION SPECIAL REVENUE FUND

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET TO ACTUAL

For the year ended December 31, 2022

	Budgeted Amounts		Actual GAAP Basis Amount	Adjustment to Budgetary Basis	Actual on Budgetary Basis	Variance with Final Budget- Positive (Negative)
	Original	Final				
REVENUES						
Charges for services	$ 950,000	$ 950,000	$ -	$ -	$ -	$ (950,000)
Fines and forfeitures	2,500	2,500	-	-	-	(2,500)
Investment earnings (losses)	6,173	3,959	(25,494)	34,595	9,101	5,142
Other contributions	-	-	1,191,498	-	1,191,498	1,191,498
Total revenues	958,673	956,459	1,166,004	34,595	1,200,599	244,140
EXPENDITURES	-	-	-	-	-	-
Excess of revenues over expenditures	958,673	956,459	1,166,004	34,595	1,200,599	244,140
OTHER FINANCING SOURCES (USES)						
Transfers out	(1,464,792)	(1,464,792)	(1,364,792)	-	(1,364,792)	100,000
Total other financing sources (uses)	(1,464,792)	(1,464,792)	(1,364,792)	-	(1,364,792)	100,000
Net change in fund balance	(506,119)	(508,333)	(198,788)	34,595	(164,193)	344,140
Fund balances - beginning	676,312	676,312	666,104	10,208	676,312	-
Fund balances - ending	$ 170,193	$ 167,979	$ 467,316	$ 44,803	$ 512,119	$ 344,140

City of Grand Junction

LODGERS TAX INCREASE SPECIAL REVENUE FUND

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET TO ACTUAL

For the year ended December 31, 2022

	Budgeted Amounts		Actual GAAP Basis Amounts	Adjustment to Budgetary Basis	Actual on Budgetary Basis	Variance with Final Budget- Positive (Negative)
	Original	Final				
REVENUES						
Sales, use, and lodging taxes	$ 1,864,218	$ 2,213,733	$ 2,109,743	$ 14,418	$ 2,124,161	$ (89,572)
Investment earnings (losses)	-	627	(5,534)	7,509	1,975	1,348
Total revenues	1,864,218	2,214,360	2,104,209	21,927	2,126,136	(88,224)
EXPENDITURES						
Current:						
General government	1,087,461	1,498,794	1,260,421	-	1,260,421	238,373
Total expenditures	1,087,461	1,498,794	1,260,421	-	1,260,421	238,373
Excess of revenues over expenditures	776,757	715,566	843,788	21,927	865,715	150,149
OTHER FINANCING SOURCES (USES)						
Transfers out	(776,758)	(922,919)	(900,300)	-	(900,300)	22,619
Total other financing sources (uses)	(776,758)	(922,919)	(900,300)	-	(900,300)	22,619
Net change in fund balance	(1)	(207,353)	(56,512)	21,927	(34,585)	172,768
Fund balances - beginning	149,832	149,832	272,264	(122,432)	149,832	-
Fund balances - ending	$ 149,831	$ (57,521)	$ 215,752	$ (100,505)	$ 115,247	$ 172,768

City of Grand Junction

FIRST RESPONDER TAX SPECIAL REVENUE FUND

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET TO ACTUAL

For the year ended December 31, 2022

	Budgeted Amounts		Actual GAAP Basis Amounts	Adjustment to Budgetary Basis	Actual on Budgetary Basis	Variance with Final Budget- Positive (Negative)
	Original	Final				
REVENUES						
Sales, use, and lodging taxes	$ 11,192,539	$ 11,735,249	$ 12,090,633	$ (89,925)	$ 12,000,708	$ 265,459
Intergovernmental	1,750,804	1,606,650	1,437,426	-	1,437,426	(169,224)
Investment earnings (losses)	-	23,728	(146,864)	199,290	52,426	28,698
Total revenues	12,943,343	13,365,627	13,381,195	109,365	13,490,560	124,933
EXPENDITURES						
Current:						
Public Safety	9,771,732	11,936,255	6,217,168	(22,094)	6,195,074	5,741,181
Total expenditures	9,771,732	11,936,255	6,217,168	(22,094)	6,195,074	5,741,181
Excess of revenues over expenditures	3,171,611	1,429,372	7,164,027	131,459	7,295,486	(5,616,248)
OTHER FINANCING SOURCES (USES)						
Transfers out	(1,108,982)	(1,667,572)	(1,703,068)	-	(1,703,068)	(35,496)
Total other financing sources (uses)	(1,108,982)	(1,667,572)	(1,703,068)	-	(1,703,068)	(35,496)
Net change in fund balance	2,062,629	(238,200)	5,460,959	131,459	5,592,418	(5,651,744)
Fund balances - beginning	2,851,946	2,851,946	3,960,873	(1,108,927)	2,851,946	-
Fund balances - ending	$ 4,914,575	$ 2,613,746	$ 9,421,832	$ (977,468)	$ 8,444,364	$ (5,651,744)

City of Grand Junction

CONSERVATION TRUST SPECIAL REVENUE FUND

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET TO ACTUAL

For the year ended December 31, 2022

	Budgeted Amounts		Actual GAAP Basis Amount	Adjustment to Budgetary Basis	Actual on Budgetary Basis	Variance with Final Budget- Positive (Negative)
	Original	Final				
REVENUES						
Intergovernmental	$ 880,000	$ 880,000	$ 841,372	$ -	$ 841,372	$ (38,628)
Investment earnings (losses)	2,096	908	(6,499)	8,819	2,320	1,412
Total revenues	882,096	880,908	834,873	8,819	843,692	(37,216)
EXPENDITURES	-	-	-	-	-	-
Excess of revenues over expenditures	882,096	880,908	834,873	8,819	843,692	(37,216)
OTHER FINANCING SOURCES (USES)						
Transfers out	(879,061)	(879,061)	(868,194)	-	(868,194)	10,867
Total other financing sources (uses)	(879,061)	(879,061)	(868,194)	-	(868,194)	10,867
Net change in fund balance	3,035	1,847	(33,321)	8,819	(24,502)	(26,349)
Fund balances - beginning	106,992	106,992	104,908	6,782	106,992	-
Fund balances - ending	$ 110,027	$ 108,839	$ 71,587	$ 15,601	$ 82,490	$ (26,349)

City of Grand Junction

CANNABIS TAX SPECIAL REVENUE FUND

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET TO ACTUAL

For the year ended December 31, 2022

	Budgeted Amounts		Actual GAAP Basis Amount	Adjustment to Budgetary Basis	Actual on Budgetary Basis	Variance with Final Budget- Positive (Negative)
	Original	Final				
REVENUES						
Charges for services	$ 1,015,000	$ 167,500	$ 126,800	$ -	$ 126,800	$ (40,700)
Investment earnings (losses)	-	261	(1,727)	2,343	616	355
Total revenues	1,015,000	167,761	125,073	2,343	127,416	(40,345)
EXPENDITURES						
Current:						
General government	-	-	9,237	-	9,237	9,237
Total expenditures	-	-	9,237	-	9,237	9,237
Excess of revenues over expenditures	1,015,000	167,761	115,836	2,343	118,179	(49,582)
OTHER FINANCING SOURCES (USES)						
Transfers out	(1,000,000)	(1,000,000)	(50,000)	-	(50,000)	950,000
Total other financing sources (uses)	(1,000,000)	(1,000,000)	(50,000)	-	(50,000)	950,000
Net change in fund balance	15,000	(832,239)	65,836	2,343	68,179	900,418
Fund balances - beginning	-	-	-	-	-	-
Fund balances - ending	$ 15,000	$ (832,239)	$ 65,836	$ 2,343	$ 68,179	$ 900,418

City of Grand Junction

DOS RIOS GID SPECIAL REVENUE FUND

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET TO ACTUAL

For the year ended December 31, 2022

	Budgeted Amounts		Actual GAAP Basis Amounts	Adjustment to Budgetary Basis	Actual on Budgetary Basis	Variance with Final Budget- Positive (Negative)
	Original	Final				
REVENUES						
Property taxes	$ 16,712	$ 16,712	$ 7,317	$ -	$ 7,317	$ (9,395)
Investment earnings (losses)	-	109	(207)	281	74	(35)
Total revenues	16,712	16,821	7,110	281	7,391	(9,430)
EXPENDITURES	-	-	-	-	-	-
Excess of revenues over expenditures	16,712	16,821	7,110	281	7,391	(9,430)
OTHER FINANCING SOURCES (USES)	-	-	-	-	-	-
Net change in fund balance	16,712	16,821	7,110	281	7,391	(9,430)
Fund balances - beginning	4,617	4,617	4,614	3	4,617	-
Fund balances - ending	$ 21,329	$ 21,438	$ 11,724	$ 284	$ 12,008	$ (9,430)

City of Grand Junction

PUBLIC SAFETY IMPACT FEE SPECIAL REVENUE FUND

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET TO ACTUAL

For the year ended December 31, 2022

	Budgeted Amounts		Actual GAAP Basis Amounts	Adjustment to Budgetary Basis	Actual on Budgetary Basis	Variance with Final Budget- Positive (Negative)
	Original	Final				
REVENUES						
Charges for services	$ 486,062	$ 486,062	$ 353,790	$ -	$ 353,790	$ (132,272)
Investment earnings (losses)	-	-	(4,931)	6,691	1,760	1,760
Total revenues	486,062	486,062	348,859	6,691	355,550	(130,512)
EXPENDITURES	-	-	-	-	-	-
Excess of revenues over expenditures	486,062	486,062	348,859	6,691	355,550	(130,512)
OTHER FINANCING SOURCES (USES)	-	-	-	-	-	-
Net change in fund balance	486,062	486,062	348,859	6,691	355,550	(130,512)
Fund balances - beginning	-	-	-	-	-	-
Fund balances - ending	$ 486,062	$ 486,062	$ 348,859	$ 6,691	$ 355,550	$ (130,512)

City of Grand Junction

STORM DRAINAGE DEVELOPMENT CAPITAL PROJECTS FUND

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL

For the year ended December 31, 2022

	Budgeted Amounts		Actual GAAP Basis Amounts	Adjustment to Budgetary Basis	Actual on Budgetary Basis	Variance with Final Budget - Positive (Negative)
	Original	Final				
REVENUES						
Charges for services	$ 15,000	$ 15,000	$ -	$ -	$ -	$ (15,000)
Investment earnings (losses)	-	644	-	-	-	(644)
Other income	-	-	10,339	-	10,339	10,339
Total revenues	15,000	15,644	10,339	-	10,339	(5,305)
EXPENDITURES						
Current:						
Public works	530,000	530,000	12,047	-	12,047	517,953
Total expenditures	530,000	530,000	12,047	-	12,047	517,953
Excess (deficiency) of revenues over (under) expenditures	(515,000)	(514,356)	(1,708)	-	(1,708)	512,648
OTHER FINANCING SOURCES (USES)						
Transfers in	500,000	500,000	500,000	-	500,000	-
Total other financing sources (uses)	500,000	500,000	500,000	-	500,000	-
Net change in fund balance	(15,000)	(14,356)	498,292	-	498,292	512,648
Fund balances - beginning	84,492	84,492	84,492	-	84,492	-
Fund balances - ending	$ 69,492	$ 70,136	$ 582,784	$ -	$ 582,784	$ 512,648

City of Grand Junction

DOS RIOS GID CAPITAL PROJECTS FUND

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL

For the year ended December 31, 2022

	Budgeted Amounts		Actual GAAP Basis Amounts	Adjustment to Budgetary Basis	Actual on Budgetary Basis	Variance with Final Budget - Positive (Negative)
	Original	Final				
REVENUES						
Other income	$ -	$ -	$ 125,132	$ -	$ 125,132	$ 125,132
Total revenues	-	-	125,132	-	125,132	125,132
EXPENDITURES	-	-	-	-	-	-
Excess of revenues over expenditures	-	-	125,132	-	125,132	125,132
OTHER FINANCING SOURCES (USES)	-	-	-	-	-	-
Net change in fund balance	-	-	125,132	-	125,132	125,132
Fund balances - beginning	930,661	930,661	930,661	-	930,661	-
Fund balances - ending	$ 930,661	$ 930,661	$ 1,055,793	$ -	$ 1,055,793	$ 125,132

City of Grand Junction

RIDGES DEBT SERVICE FUND

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET TO ACTUAL

For the year ended December 31, 2022

	Budgeted Amounts		Actual GAAP Basis Amounts	Adjustment to Budgetary Basis	Actual on Budgetary Basis	Variance with Final Budget- Positive (Negative)
	Original	Final				
REVENUES						
Investment earnings (losses)	$ 123	$ 153	$ (463)	$ 628	$ 165	$ 12
Total revenues	123	153	(463)	628	165	12
EXPENDITURES						
Current:						
General government	-	-	-	-	-	-
Excess (deficiency) of revenues over (under) expenditures	123	153	(463)	628	165	12
OTHER FINANCING SOURCES (USES)	-	-	-	-	-	-
Net change in fund balance	123	153	(463)	628	165	12
Fund balances - beginning	18,213	18,213	18,218	(5)	18,213	-
Fund balances - ending	$ 18,336	$ 18,366	$ 17,755	$ 623	$ 18,378	$ 12

City of Grand Junction

GRAND JUNCTION PUBLIC FINANCE CORPORATION FUND

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET TO ACTUAL

For the year ended December 31, 2022

	Budgeted Amounts		Actual GAAP Basis Amounts	Adjustment to Budgetary Basis	Actual on Budgetary Basis	Variance with Final Budget - Positive (Negative)
	Original	Final				
REVENUES						
Other income	$ 400,000	$ 400,000	$ 400,000	$ -	$ 400,000	$ -
Total revenues	400,000	400,000	400,000	-	400,000	-
EXPENDITURES						
Debt service:						
Principal retirement	285,000	285,000	285,000	-	285,000	-
Interest and fiscal charges	430,100	430,100	414,700	-	414,700	15,400
Total expenditures	715,100	715,100	699,700	-	699,700	15,400
Excess (deficiency) of revenues over (under) expenditures	(315,100)	(315,100)	(299,700)	-	(299,700)	(15,400)
OTHER FINANCING SOURCES (USES)						
Transfers in	300,879	300,879	300,879	-	300,879	-
Total other financing sources (uses)	300,879	300,879	300,879	-	300,879	-
Net change in fund balance	(14,221)	(14,221)	1,179	-	1,179	(15,400)
Fund balances - beginning	20,439	20,439	20,439	-	20,439	-
Fund balances - ending	$ 6,218	$ 6,218	$ 21,618	$ -	$ 21,618	$ (15,400)

City of Grand Junction

PARKWAY DEBT RETIREMENT DEBT SERVICE FUND

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET TO ACTUAL

For the year ended December 31, 2022

	Budgeted Amounts		Actual GAAP Basis Amounts	Adjustment to Budgetary Basis	Actual on Budgetary Basis	Variance with Final Budget - Positive (Negative)
	Original	Final				
REVENUES						
Investment earnings (losses)	$ 35,042	$ 4,221	$ (22,268)	$ 30,217	$ 7,949	$ 3,728
Total revenues	35,042	4,221	(22,268)	30,217	7,949	3,728
EXPENDITURES	-	-	-	-	-	-
Excess (deficiency) of revenues over (under) expenditures	35,042	4,221	(22,268)	30,217	7,949	3,728
OTHER FINANCING SOURCES (USES)						
Transfers out	(1,052,447)	(1,052,447)	(1,013,281)	-	(1,013,281)	39,166
Total other financing sources (uses)	(1,052,447)	(1,052,447)	(1,013,281)	-	(1,013,281)	39,166
Net change in fund balance	(1,017,405)	(1,048,226)	(1,035,549)	30,217	(1,005,332)	42,894
Fund balances - beginning	1,009,059	1,009,059	962,860	46,198	1,009,059	-
Fund balances - ending	$ (8,346)	$ (39,167)	$ (72,689)	$ 76,415	$ 3,727	$ 42,894

City of Grand Junction

DOS RIOS DEBT SERVICE FUND

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET TO ACTUAL

For the year ended December 31, 2022

	Budgeted Amounts		Actual GAAP Basis Amounts	Adjustment to Budgetary Basis	Actual on Budgetary Basis	Variance with Final Budget - Positive (Negative)
	Original	Final				
REVENUES						
Investment earnings (losses)	$ 20,000	$ 18,021	$ 33,714	$ (7,430)	$ 26,284	$ 8,263
Total revenues	20,000	18,021	33,714	(7,430)	26,284	8,263
EXPENDITURES						
Debt service:						
Interest and fiscal charges	307,625	627,529	627,529	-	627,529	-
Total expenditures	307,625	627,529	627,529	-	627,529	-
Excess (deficiency) of revenues over (under) expenditures	(287,625)	(609,508)	(593,815)	(7,430)	(601,245)	8,263
OTHER FINANCING SOURCES (USES)	-	-	-	-	-	-
Net change in fund balance	(287,625)	(609,508)	(593,815)	(7,430)	(601,245)	8,263
Fund balances - beginning	2,298,023	2,298,023	2,298,126	(103)	2,298,023	-
Fund balances - ending	$ 2,010,398	$ 1,688,515	$ 1,704,311	$ (7,533)	$ 1,696,778	$ 8,263

City of Grand Junction

SALES TAX CAPITAL IMPROVEMENTS CAPITAL PROJECTS FUND

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL

For the year ended December 31, 2022

	Budgeted Amounts		Actual GAAP Basis Amounts	Adjustment to Budgetary Basis	Actual on Budgetary Basis	Variance with Final Budget - Positive (Negative)
	Original	Final				
REVENUES						
Sales, use, and lodging taxes	$ 16,524,765	$ 17,447,990	$ 17,914,097	$ (133,152)	$ 17,780,945	$ 332,955
Intergovernmental	1,953,679	2,100,145	1,449,582	-	1,449,582	(650,563)
Charges for services	85,000	85,000	111,425	-	111,425	26,425
Special assessments	280,000	30,000	28,899	-	28,899	(1,101)
Investment earnings (losses)	-	126,978	108,727	-	108,727	(18,251)
Other contributions	200,000	500,000	226,000	-	226,000	(274,000)
Total revenues	19,043,444	20,290,113	19,838,730	(133,152)	19,705,578	(584,535)
EXPENDITURES						
Current:						
General government	4,446,226	4,646,226	3,030,254	-	3,030,254	1,615,972
Public safety	-	-	126,687	-	126,687	(126,687)
Public works	765,000	765,000	975,141	-	975,141	(210,141)
Parks and recreation	100,000	100,000	60,771	-	60,771	39,229
Capital outlay:						
Construction	16,449,303	40,068,216	25,144,380	-	25,144,380	14,923,836
Total expenditures	21,760,529	45,579,442	29,337,233	-	29,337,233	16,242,209
Excess (deficiency) of revenues over (under) expenditures	(2,717,085)	(25,289,329)	(9,498,503)	(133,152)	(9,631,655)	15,657,674
OTHER FINANCING SOURCES (USES)						
Transfers in	4,840,105	7,457,529	6,898,808	-	6,898,808	(558,721)
Transfers out	(7,019,688)	(7,019,688)	(7,019,688)	-	(7,019,688)	-
Sale of capital assets	-	99,400	99,400	-	99,400	-
Total other financing sources (uses)	(2,179,583)	537,241	(21,480)	-	(21,480)	(558,721)
Net change in fund balance	(4,896,668)	(24,752,088)	(9,519,983)	(133,152)	(9,653,135)	15,098,953
Fund balances - beginning	25,900,199	25,900,199	25,618,803	281,396	25,900,199	-
Fund balances - ending	$ 21,003,531	$ 1,148,111	$ 16,098,820	$ 148,244	$ 16,247,064	$ 15,098,953

City of Grand Junction

GENERAL DEBT SERVICE FUND

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL

For the year ended December 31, 2022

	Budgeted Amounts		Actual GAAP Basis Amounts	Adjustment to Budgetary Basis	Actual on Budgetary Basis	Variance with Final Budget - Positive (Negative)
	Original	Final				
REVENUES	$ -	$ -	$ -	$ -	$ -	$ -
EXPENDITURES						
Debt service:						
Principal retirement	$ 3,810,000	$ 3,810,000	$ 3,810,000	$ -	$ 3,810,000	$ -
Interest and fiscal charges	2,989,688	2,989,688	2,989,687	-	2,989,687	1
Total expenditures	6,799,688	6,799,688	6,799,687	-	6,799,687	1
Excess (deficiency) of revenues over (under) expenditures	(6,799,688)	(6,799,688)	(6,799,687)	-	(6,799,687)	1
OTHER FINANCING SOURCES (USES)						
Transfers in	6,799,688	6,799,688	6,799,688	-	6,799,688	-
Total other financing sources (uses)	6,799,688	6,799,688	6,799,688	-	6,799,688	-
Net change in fund balance	-	-	1	-	1	1
Fund balances - beginning	1,542	1,542	1,540	2	1,542	-
Fund balances - ending	$ 1,542	$ 1,542	$ 1,541	$ 2	$ 1,543	$ 1

City of Grand Junction

TRANSPORTATION CAPACITY CAPITAL PROJECTS FUND

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL

For the year ended December 31, 2022

	Budgeted Amounts		Actual GAAP Basis Amounts	Adjustment to Budgetary Basis	Actual on Budgetary Basis	Variance with Final Budget - Positive (Negative)
	Original	Final				
REVENUES						
Intergovernmental	$ -	$ 400,000	$ -	$ -	$ -	$ (400,000)
Charges for services	2,700,000	2,700,000	2,564,680	-	2,564,680	(135,320)
Investment earnings (losses)	55,370	373,653	628,879	179,843	808,722	435,069
Other contributions	150,000	-	-	-	-	-
Total revenues	2,905,370	3,473,653	3,193,559	179,843	3,373,402	(100,251)
EXPENDITURES						
Current:						
General government	-	-	30,307	-	30,307	(30,307)
Capital outlay:						
Construction	27,738,000	32,129,534	5,361,628	-	5,361,628	26,767,906
Total expenditures	27,738,000	32,129,534	5,391,935	-	5,391,935	26,737,599
Excess (deficiency) of revenues over (under) expenditures	(24,832,630)	(28,655,881)	(2,198,376)	179,843	(2,018,533)	26,637,348
OTHER FINANCING SOURCES (USES)						
Transfers out	(200,000)	(200,000)	(200,000)	-	(200,000)	-
Total other financing sources (uses)	(200,000)	(200,000)	(200,000)	-	(200,000)	-
Net change in fund balance	(25,032,630)	(28,855,881)	(2,398,376)	179,843	(2,218,533)	26,637,348
Fund balances - beginning	54,267,895	54,267,895	54,202,941	64,954	54,267,895	-
Fund balances - ending	$ 29,235,265	$ 25,412,014	$ 51,804,565	$ 244,797	$ 52,049,362	$ 26,637,348

City of Grand Junction

CEMETERY PERPETUAL CARE PERMANENT FUND

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET TO ACTUAL

For the year ended December 31, 2022

	Budgeted Amounts		Actual GAAP Basis Amounts	Adjustment to Budgetary Basis	Actual on Budgetary Basis	Variance with Final Budget- Positive (Negative)
	Original	Final				
REVENUES						
Charges for services	$ -	$ -	$ 37,385	$ -	$ 37,385	$ 37,385
Investment earnings (losses)	10,239	12,800	(39,319)	53,353	14,034	1,234
Total revenues	10,239	12,800	(1,934)	53,353	51,419	38,619
EXPENDITURES	-	-	-	-	-	-
Excess (deficiency) of revenues over (under) expenditures	10,239	12,800	(1,934)	53,353	51,419	38,619
OTHER FINANCING SOURCES (USES)						
Transfers out	(10,239)	(10,239)	(10,239)	-	(10,239)	-
Total other financing sources (uses)	(10,239)	(10,239)	(10,239)	-	(10,239)	-
Net change in fund balance	-	2,561	(12,173)	53,353	41,180	38,619
Fund balances - beginning	1,530,095	1,530,095	1,530,289	(194)	1,530,095	-
Fund balances - ending	$ 1,530,095	$ 1,532,656	$ 1,518,116	$ 53,159	$ 1,571,275	$ 38,619

NONMAJOR PROPRIETARY FUNDS

Enterprise Funds

Enterprise funds are used to account for operations that are financed and operated in a manner similar to private business enterprises, where the intent of the governing body is that the expense of providing goods or services to the general public on a continuing basis can be financed or recovered primarily through user charges. Additionally, enterprise funds are used where the governing body has decided that periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability, or other purposes.

Solid Waste Removal Fund accounts for the revenues and expenses associated with refuse collection within the City.

Irrigation Fund accounts for the resources and expenses associated with the operation of the irrigation system located in the Ridges residential area.

Golf Courses Fund accounts for all activities related to municipally owned golf courses, Lincoln Park Golf Course and Tiara Rado Golf Course.

Parking Fund accounts for the revenues and expenses associated with the operation of all municipally owned and leased parking facilities.

Internal Service Funds

Internal service funds are used to account for the financing of goods or services provided by one department or agency to other departments or agencies of the City, or other governments, on a cost-reimbursement basis.

Information Technology Fund accounts for expenses associated with the information technology operations that provide services to City departments and the related charges for these services.

Equipment Fund accounts for the expenses associated with acquiring, operating, and maintaining City-owned vehicles and equipment and the related charges for these services.

Insurance Fund accounts for the expenses associated with providing workers' compensation, property and liability, health and retiree health insurance coverage, and the related charges to the various departments within the City.

Communications Center Fund accounts for the expenses associated with the operations of the Grand Junction Regional Communications Center, providing 911 service and telecommunications for law enforcement, fire, and emergency medical services in Mesa County, as well as the related charges for its operation to government agencies using its services.

Facilities Management Fund accounts for the expenses associated with the utilities and maintenance of City-owned buildings and the related charges for these services.

City of Grand Junction
COMBINING STATEMENT OF NET POSITION
NONMAJOR PROPRIETARY FUNDS
December 31, 2022

	Business-Type Activities - Enterprise Funds				
	Solid Waste Removal	Irrigation	Golf Courses	Parking	Total
ASSETS					
Current assets:					
Cash and investments	$ 1,799,794	$ 227,589	$ 434,431	$ 577,739	$ 3,039,553
Accounts receivable, net of allowance	682,207	62,138	-	3,525	747,870
Lease receivable	-	-	100,910	-	100,910
Other receivables	-	-	73	-	73
Prepaid items	-	-	-	20,058	20,058
Inventory	-	-	102,227	-	102,227
Total current assets	2,482,001	289,727	637,641	601,322	4,010,691
Noncurrent assets:					
Capital assets:					
Land	-	-	682,856	1,545,953	2,228,809
Buildings, improvements, plant and system	639,386	3,492,923	7,136,290	5,058,459	16,327,058
Equipment	1,434,484	52,220	182,123	318,778	1,987,605
Construction in progress	-	146,089	-	-	146,089
Less accumulated depreciation	(1,352,198)	(3,341,648)	(5,122,634)	(2,086,043)	(11,902,523)
Total capital assets (net of accumulated depreciation)	721,672	349,584	2,878,635	4,837,147	8,787,038
Total noncurrent assets	721,672	349,584	2,878,635	4,837,147	8,787,038
Total assets	3,203,673	639,311	3,516,276	5,438,469	12,797,729
LIABILITIES					
Current liabilities:					
Accounts payable	57,993	63,618	49,637	2,540	173,788
Accrued liabilities	30,100	1,916	8,761	2,214	42,991
Compensated absences payable	10,348	963	9,640	971	21,922
Due to other funds	-	12,927	79,108	222,935	314,970
Unearned revenues	-	-	13,200	-	13,200
Total current liabilities	98,441	79,424	160,346	228,660	566,871
Noncurrent liabilities:					
Compensated absences payable	105,019	9,774	97,829	9,853	222,475
Advances from other funds - General Fund	-	-	500,197	1,165,852	1,666,049
Advances from other funds - Water Fund	-	202,722	-	-	202,722
Total noncurrent liabilities	105,019	212,496	598,026	1,175,705	2,091,246
Total liabilities	203,460	291,920	758,372	1,404,365	2,658,117
DEFERRED INFLOWS OF RESOURCES					
Deferred inflow of resources - leases	-	-	100,444	-	100,444
Total deferred inflows of resources	-	-	100,444	-	100,444
NET POSITION					
Net investment in capital assets	721,672	347,025	2,878,635	4,837,147	8,784,479
Unrestricted	2,278,541	366	(221,175)	(803,043)	1,254,689
Total net position	$ 3,000,213	$ 347,391	$ 2,657,460	$ 4,034,104	$ 10,039,168

City of Grand Junction

COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

NONMAJOR PROPRIETARY FUNDS

For the year ended December 31, 2022

	Business-Type Activities - Enterprise Funds				
	Solid Waste Removal	Irrigation	Golf Courses	Parking	Total
Operating revenues:					
Charges for sales and services	$ 5,255,878	$ 353,550	$ 2,272,618	$ 637,602	$ 8,519,648
Total operating revenues	5,255,878	353,550	2,272,618	637,602	8,519,648
Operating expenses:					
Personnel services	1,756,551	116,331	901,190	169,503	2,943,575
Costs of sales and services	2,669,775	194,270	1,392,267	275,736	4,532,048
Depreciation and amortization	60,465	63,968	170,682	106,154	401,269
Total operating expenses	4,486,791	374,569	2,464,139	551,393	7,876,892
Operating income (loss)	769,087	(21,019)	(191,521)	86,209	642,756
Nonoperating revenues:					
Intergovernmental	33,721	-	-	-	33,721
Investment earnings (losses)	(42,476)	(2,687)	(11,300)	(17,923)	(74,386)
Interest expense	-	-	(9,859)	(24,126)	(33,985)
Miscellaneous	-	-	28,337	60,794	89,131
Total nonoperating revenues	(8,755)	(2,687)	7,178	18,745	14,481
Income (loss) before contributions and transfers	760,332	(23,706)	(184,343)	104,954	657,237
Capital grants and contributions	-	2,340	-	-	2,340
Transfers in	-	-	120,000	-	120,000
Transfers out	(220,000)	-	-	-	(220,000)
Change in net position	540,332	(21,366)	(64,343)	104,954	559,577
Net position - beginning	2,459,881	368,757	2,721,803	3,929,150	9,479,591
Net position - ending	$ 3,000,213	$ 347,391	$ 2,657,460	$ 4,034,104	$ 10,039,168

City of Grand Junction

COMBINING STATEMENT OF CASH FLOWS

NONMAJOR PROPRIETARY FUNDS

For the year ended December 31, 2022

	Business-Type Activities - Enterprise Funds				
	Solid Waste Removal	Irrigation	Golf Courses	Parking	Total
Cash flows from operating activities:					
Cash received from customers and users	$ 5,138,606	$ 334,753	$ 2,272,078	$ 635,339	$ 8,380,776
Cash paid to interfund	(1,540,584)	(170,981)	(533,558)	(118,588)	(2,363,711)
Cash paid to suppliers	(1,199,115)	39,275	(913,639)	(154,151)	(2,227,630)
Cash paid to employees	(1,701,944)	(116,094)	(888,441)	(168,892)	(2,875,371)
Miscellaneous receipts	-	-	29,494	60,792	90,286
Net cash provided by operating activities	696,963	86,953	(34,066)	254,500	1,004,350
Cash flows from noncapital financing activities:					
Transfers from other funds	-	-	120,000	-	120,000
Transfers to other funds	(220,000)	-	-	-	(220,000)
Intergovernmental non-operating revenues provided	33,718	-	-	-	33,718
Net cash provided by noncapital financing activities	(186,282)	-	120,000	-	(66,282)
Cash flows from capital and related financing activities:					
Tap fees	-	2,339	-	-	2,339
Repayment of interfund capital loans	-	-	(77,939)	(219,641)	(297,580)
Advance from other funds	-	215,649	-	-	215,649
Interest paid	-	-	(9,859)	(24,127)	(33,986)
Purchase of capital assets	(389,637)	(177,999)	-	-	(567,636)
Net cash (used) in capital and related financing activities	(389,637)	39,989	(87,798)	(243,768)	(681,214)
Cash flows from investing activities:					
Investment earnings received	(42,477)	(2,687)	(12,465)	(17,923)	(75,552)
Net cash provided by investing activities	(42,477)	(2,687)	(12,465)	(17,923)	(75,552)
Net increase (decrease) in cash and cash equivalents	78,568	124,255	(14,329)	(7,191)	181,304
Cash and cash equivalents, January 1	1,721,225	103,334	448,760	584,930	2,858,249
Cash and cash equivalents, December 31	$ 1,799,794	$ 227,589	$ 434,431	$ 577,739	$ 3,039,553
Reconciliation of operating income (loss) to net cash provided (used) by operating activities:					
Operating income (loss)	$ 769,087	$ (21,019)	$ (191,521)	$ 86,209	$ 642,756
Adjustments to reconcile operating income to net cash provided by operating activities:					
Depreciation and amortization expense	60,465	63,968	170,682	106,154	401,269
(Increase) decrease in accounts receivable	(117,272)	(19,144)	(73)	(2,265)	(138,754)
(Increase) decrease in lease receivable and deferred inflows of resources	-	-	(465)	-	(465)
(Increase) decrease in inventory	-	-	(15,942)	-	(15,942)
(Increase) decrease in prepaid items	165	-	720	2,007	2,892
Increase (decrease) in accounts payable	(70,090)	63,385	(36,010)	992	(41,723)
Increase (decrease) in accrued liabilities and compensated absences payable	54,608	(237)	12,749	611	67,731
Increase (decrease) in deferred revenues	-	-	(3,700)	-	(3,700)
Miscellaneous receipts	-	-	29,494	60,792	90,286
Total adjustments	(72,124)	107,972	157,455	168,291	361,594
Net cash provided by operating activities	$ 696,963	$ 86,953	$ (34,066)	$ 254,500	$ 1,004,350

City of Grand Junction
COMBINING STATEMENT OF NET POSITION
INTERNAL SERVICE FUNDS
December 31, 2022

	Information Technology	Equipment	Insurance	Communications Center	Facilities Management	Total
ASSETS						
Current assets:						
Cash and investments	$ 2,181,624	$ 6,450,010	$ 3,828,916	$ 1,537,999	$ 103,004	$ 14,101,553
Accounts receivable, net of allowance	24,793	94,761	144,711	32,402	-	296,667
Intergovernmental receivable	-	88,840	-	3,794	-	92,634
Lease receivable	-	-	-	1,315,628	2,981	1,318,609
Other receivables	-	-	-	35	12	47
Prepaid items	525,381	-	-	28,504	-	553,885
Total current assets	2,731,798	6,633,611	3,973,627	2,918,362	105,997	16,363,395
Noncurrent assets:						
Lease right-of-use assets:						
Right-of-use assets	62,422	-	-	328,691	-	391,113
Less accumulated amortization	(54,943)	-	-	(13,937)	-	(68,880)
Lease right-of-use assets, net	7,479	-	-	314,754	-	322,233
Capital assets:						
Buildings, improvements, plant and system	321,639	3,319,363	187,214	573,693	178,002	4,579,911
Equipment	4,459,653	31,259,660	-	8,843,928	202,689	44,765,930
Less accumulated depreciation	(3,774,853)	(21,871,891)	(22,581)	(7,421,844)	(159,629)	(33,250,798)
Total capital assets (net of accumulated depreciation)	1,006,439	12,707,132	164,633	1,995,777	221,062	16,095,043
Total noncurrent assets	1,013,918	12,707,132	164,633	2,310,531	221,062	16,417,276
Total assets	3,745,716	19,340,743	4,138,260	5,228,893	327,059	32,780,671
LIABILITIES						
Current liabilities:						
Accounts payable	524,953	213,799	151,910	82,844	82,685	1,056,191
Accrued liabilities	47,307	20,538	5,358	76,667	11,179	161,049
Accrued interest payable	-	-	-	449	-	449
Lease liability	4,807	-	-	320,112	-	324,919
Compensated absences payable	31,961	7,791	1,084	30,910	4,505	76,251
Claims payable	-	-	2,666,358	-	-	2,666,358
Total current liabilities	609,028	242,128	2,824,710	510,982	98,369	4,285,217
Noncurrent liabilities:						
Compensated absences payable	198,190	79,071	10,999	287,207	45,719	621,186
Total noncurrent liabilities	198,190	79,071	10,999	287,207	45,719	621,186
Total liabilities	807,218	321,199	2,835,709	798,189	144,088	4,906,403
DEFERRED INFLOW OF RESOURCES						
Deferred inflow of resources - leases	-	-	-	1,306,624	2,923	1,309,547
Total deferred inflow of resources	-	-	-	1,306,624	2,923	1,309,547
NET POSITION						
Net investment in capital assets	1,013,918	12,707,132	164,633	2,310,531	221,062	16,417,276
Assigned for:						
Public safety	155,841	-	-	-	-	155,841
Retiree health benefits	-	-	920,000	-	-	920,000
Unrestricted	1,768,739	6,312,412	217,918	813,549	(41,014)	9,071,604
Total net position	$ 2,938,498	$ 19,019,544	$ 1,302,551	$ 3,124,080	$ 180,048	$ 26,564,721

City of Grand Junction

COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

INTERNAL SERVICE FUNDS

For the year ended December 31, 2022

	Information Technology	Equipment	Insurance	Communications Center	Facilities Management	Total
Operating revenues:						
Charges for sales and services	$ 8,877,749	$ 8,588,563	$ 16,771,397	$ 5,236,691	$ 3,095,231	$ 42,569,631
Other income	-	19,888	10,785	-	-	30,673
Total operating revenues	8,877,749	8,608,451	16,782,182	5,236,691	3,095,231	42,600,304
Operating expenses:						
Personnel services	2,963,683	1,418,078	1,565,435	4,846,561	654,875	11,448,632
Costs of sales and services	6,225,727	3,503,303	11,626,822	2,114,495	2,460,897	25,931,244
Depreciation and amortization	358,993	2,597,456	6,452	395,348	24,001	3,382,250
Total operating expenses	9,548,403	7,518,837	13,198,709	7,356,404	3,139,773	40,762,126
Operating income (loss)	(670,654)	1,089,614	3,583,473	(2,119,713)	(44,542)	1,838,178
Nonoperating revenues (expenses):						
Investment earnings (losses)	(48,597)	(144,177)	(87,379)	(7,962)	2,102	(286,013)
Gain (loss) on disposition of property and equipment	-	137,333	-	-	-	137,333
Interest expense	(82)	-	-	(5,445)	-	(5,527)
Miscellaneous	-	-	-	170,508	21,418	191,926
Total nonoperating revenues (expenses)	(48,679)	(6,844)	(87,379)	157,101	23,520	37,719
Income (loss) before contributions and transfers	(719,333)	1,082,770	3,496,094	(1,962,612)	(21,022)	1,875,897
Transfers in	-	70,564	-	2,017,830	-	2,088,394
Change in net position	(719,333)	1,153,334	3,496,094	55,218	(21,022)	3,964,291
Net position - beginning	3,657,831	17,866,210	(2,193,543)	3,068,862	201,070	22,600,430
Net position - ending	$ 2,938,498	$ 19,019,544	$ 1,302,551	$ 3,124,080	$ 180,048	$ 26,564,721

City of Grand Junction

COMBINING STATEMENT OF CASH FLOWS

INTERNAL SERVICE FUNDS

For the year ended December 31, 2022

	Information Technology	Equipment	Insurance	Communications Center	Facilities Management	Total
Cash flows from operating activities:						
Cash received from interfund	$ 8,767,643	$ 7,503,223	$ 16,309,758	$ 3,004,039	$ 3,091,847	$ 38,676,510
Cash received from customers and users	85,574	1,093,344	371,131	2,233,525	16,238	3,799,812
Cash paid to interfund	(316,491)	(399,337)	(29,860)	(1,500,251)	(204,471)	(2,450,410)
Cash paid to suppliers	(5,336,735)	(3,123,901)	(13,984,615)	(746,862)	(2,368,640)	(25,560,753)
Cash paid to employees	(2,953,836)	(1,418,274)	(1,565,630)	(4,828,954)	(659,251)	(11,425,945)
Miscellaneous receipts	-	19,885	-	190,840	21,414	232,139
Net cash provided (used) by operating activities	246,155	3,674,940	1,100,784	(1,647,663)	(102,863)	3,271,353
Cash flows from noncapital financing activities:						
Transfers from other funds	-	70,564	-	2,017,830	-	2,088,394
Net cash provided by noncapital financing activities	-	70,564	-	2,017,830	-	2,088,394
Cash flows from capital and related financing activities:						
Gain (loss) from disposition of capital assets	-	232,826	-	-	-	232,826
Purchase of capital assets	(209,093)	(1,651,458)	-	(513,318)	-	(2,373,869)
Interest	-	-	-	(5,445)	-	(5,445)
Leases	(57,696)	-	-	(8,580)	-	(66,276)
Net cash used in capital and related financing activities	(266,789)	(1,418,632)	-	(527,343)	-	(2,212,764)
Cash flows from investing activities:						
Investment earnings loss	(48,597)	(144,177)	(87,381)	(28,292)	2,106	(306,341)
Net cash provided by investing activities	(48,597)	(144,177)	(87,381)	(28,292)	2,106	(306,341)
Net increase (decrease) in cash and cash equivalents	(69,231)	2,182,695	1,013,403	(185,468)	(100,757)	2,840,642
Cash and cash equivalents, January 1	2,250,855	4,267,315	2,815,513	1,723,467	203,761	11,260,911
Cash and cash equivalents, December 31	$ 2,181,624	$ 6,450,010	$ 3,828,916	$ 1,537,999	$ 103,004	$ 14,101,553
Reconciliation of operating income (loss) to net cash provided (used) by operating activities:						
Operating income (loss)	$ (670,654)	$ 1,089,614	$ 3,583,473	$ (2,119,713)	$ (44,542)	$ 1,838,178
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:						
Depreciation and amortization expense	358,993	2,597,456	6,452	395,348	24,001	3,382,250
(Increase) decrease in accounts receivable	(24,531)	(8,004)	(101,291)	9,877	12,912	(111,037)
(Increase) decrease in lease receivable and deferred inflows of resources	-	-	-	(9,004)	(58)	(9,062)
(Increase) decrease in prepaid items	175,225	74	-	1,766	-	177,065
Increase (decrease) in accounts payable	416,968	(4,395)	118,709	(99,170)	(120,966)	311,146
Increase (decrease) in claims payable	-	-	(2,506,774)	-	-	(2,506,774)
Increase (decrease) in accrued wages and compensated absences payable	(9,846)	195	215	(17,607)	4,376	(22,667)
Miscellaneous receipts	-	-	-	190,840	21,414	212,254
Total adjustments	916,809	2,585,326	(2,482,689)	472,050	(58,321)	1,433,175
Net cash provided (used) by operating activities	$ 246,155	$ 3,674,940	$ 1,100,784	$ (1,647,663)	$ (102,863)	$ 3,271,353

FIDUCIARY FUNDS

Fiduciary funds account for assets held by the City in a fiduciary capacity or as an agent for individuals, private organizations, other governments, and/or other funds. These include private-purpose trusts, investment trusts, and custodial funds. Since the City has only one investment trust fund, it is presented in the Basic Financial Statements section of this report.

Private Purpose Trust Funds

Mesa County Valley School District 51 SLD Fee Fund accounts for revenues and expenditures not included in other trust funds for which uses have been specified by parties outside the City government.

General Trust Fund accounts for revenues and expenditures not included in other trust funds for which uses have been specified by parties outside the City government.

Custodial Funds

Park Improvement Advisory Board Fund provides the custodial function of accounting for the operations of the board.

Rimrock Marketplace General Improvement District Fund acts as an agent for property owners in collection assessments, forwarding the collections to bondholders and initiating foreclosure proceedings, if applicable.

Downtown Business Improvement District Fund provides the custodial function of accounting for Downtown Business Improvement District operations.

City of Grand Junction

COMBINING STATEMENT OF FIDUCIARY NET POSITION

PRIVATE PURPOSE TRUST FUNDS

December 31, 2022

	Mesa County Valley School District 51 SLD Fee	General Trust	Total
ASSETS			
Cash and investments	$ 2,904,991	$ 468	$ 2,905,459
NET POSITION HELD IN TRUST FOR			
Individuals, organizations, and others	$ 2,904,991	$ 468	$ 2,905,459

City of Grand Junction

COMBINING STATEMENT OF CHANGES IN FIDUCIARY NET POSITION

PRIVATE PURPOSE TRUST FUNDS

For the year ended December 31, 2022

	Mesa County Valley School District 51 SLD Fee	General Trust	Total
ADDITIONS			
Additions by participants	$ 752,200	$ -	$ 752,200
Investment earnings (losses)	(64,434)	-	(64,434)
Total additions	687,766	-	687,766
Change in net position	687,766	-	687,766
Net position - beginning	2,217,225	468	2,217,693
Net position - ending	$ 2,904,991	$ 468	$ 2,905,459

City of Grand Junction

MESA COUNTY VALLEY SCHOOL DISTRICT 51 SLD FEE

EXPENDABLE TRUST FUND

COMPARATIVE BALANCE SHEETS

December 31, 2022 and 2021

	2022	2021
ASSETS		
Cash and investments	$ 2,904,991	$ 2,217,225
LIABILITIES AND FUND BALANCES		
Liabilities	-	-
Fund balances: Unreserved, undesignated	2,904,991	2,217,225
Total liabilities and fund balances	$ 2,904,991	$ 2,217,225

The notes to the financial statements are an integral part of this statement.

City of Grand Junction

MESA COUNTY VALLEY SCHOOL DISTRICT 51 SLD FEE

EXPENDABLE TRUST FUND

COMPARATIVE STATEMENTS OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES

For the years ended December 31, 2022 and 2021

	2022	2021
REVENUES		
Development fees	$ 752,200	$ 790,930
Investment earnings (losses)	(64,434)	(9,785)
Total revenues	687,766	781,145
EXPENDITURES	-	-
Excess (deficiency) of revenues over (under) expenditures	687,766	781,145
Fund balances - beginning	2,217,225	1,436,080
Fund balances - ending	$ 2,904,991	$ 2,217,225

The notes to the financial statements are an integral part of this statement.

City of Grand Junction

GENERAL TRUST EXPENDABLE TRUST FUND

COMPARATIVE BALANCE SHEETS

December 31, 2022 and 2021

	2022	2021
ASSETS		
Cash and investments	$ 468	$ 468
LIABILITIES AND FUND BALANCES		
Liabilities	-	-
Fund balances: Unreserved, undesignated	468	468
Total liabilities and fund balances	$ 468	$ 468

The notes to the financial statements are an integral part of this statement.

City of Grand Junction

GENERAL TRUST EXPENDABLE TRUST FUND

COMPARATIVE STATEMENTS OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES

For the years ended December 31, 2022 and 2021

	2022	2021
REVENUES	$ -	$ -
EXPENDITURES	-	-
Excess (deficiency) of revenues over (under) expenditures	-	-
Fund balances - beginning	468	468
Fund balances - ending	$ 468	$ 468

The notes to the financial statements are an integral part of this statement.

City of Grand Junction

COMBINING STATEMENT OF FIDUCIARY NET POSITION

CUSTODIAL FUNDS

December 31, 2022

	Park Improvement Advisory Board	Rimrock Marketplace General Improvement District	Downtown Business Improvement District	Total
ASSETS				
Cash and investments	$ 469,403	$ 113,996	$ 115,151	$ 698,550
Accounts receivable, net of allowance	-	-	4,674	4,674
Prepaid items	-	-	2,242	2,242
Total assets	469,403	113,996	122,067	705,466
LIABILITIES				
Accounts payable	-	-	20,933	20,933
Total liabilities	-	-	20,933	20,933
NET POSITION				
Held for:				
Individuals, organizations, and others	469,403	113,996	101,134	684,533
Total net position	$ 469,403	$ 113,996	$ 101,134	$ 684,533

The notes to the financial statements are an integral part of this statement.

City of Grand Junction

COMBINING STATEMENT OF CHANGES IN FIDUCIARY NET POSITION

CUSTODIAL FUNDS

For the year ended December 31, 2022

	Park Improvement Advisory Board	Rimrock Marketplace General Improvement District	Downtown Business Improvement District	Total
ADDITIONS				
Additions by participants	$ 119,636	$ -	$ 358,938	$ 478,574
Investment earnings (losses)	(12,071)	(2,958)	(3,379)	(18,408)
Total additions	107,565	(2,958)	355,559	460,166
DEDUCTIONS				
Distributions to participants	101,500	-	353,006	454,506
Administrative expenses	10	-	8,725	8,735
Total deductions	101,510	-	361,731	463,241
Change in net position	6,055	(2,958)	(6,172)	(3,075)
Net position - beginning	463,348	116,954	107,306	687,608
Net position - ending	$ 469,403	$ 113,996	$ 101,134	$ 684,533

The notes to the financial statements are an integral part of this statement.

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590
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DOWNTOWN DEVELOPMENT AUTHORITY

A Component Unit of the City of Grand Junction, Colorado

The Downtown Development Authority (DDA) was formed to improve the downtown area of the City of Grand Junction. Since this is the only component unit of the City, it is reported on the Government-wide Financial Statements. However, since the DDA does not issue its own financial report, the following fund information for the DDA is provided:

Special Revenue Funds

Special revenue funds account for the proceeds of specific revenue sources (other than an expendable trust or major capital projects) restricted or committed to expenditures for specified purposes.

DDA Operations Special Revenue Fund accounts for all revenues and expenditures associated with operating the DDA.

Debt Service Funds

Debt service funds account for all resources accumulated for general long-term debt principal and interest payments maturing in future years, other than long-term debt accounted for in enterprise and internal service funds.

DDA TIF Debt Service Fund accounts for those resources accumulated for long-term debt and principal and interest payments on DDA Tax Increment Bonds maturing in future years.

Capital Project Funds

Capital project funds account for financial resources to be used to acquire or construct major capital facilities other than those financed by proprietary funds and trust funds.

DDA Capital Improvements Capital Projects Fund accounts for capital improvements within the boundaries of the DDA.

DOWNTOWN DEVELOPMENT AUTHORITY
A Component Unit of the City of Grand Junction
BALANCE SHEET
GOVERNMENTAL FUNDS
December 31, 2022

	DDA Operations Special Revenue Fund	DDA TIF Debt Service Fund	DDA Capital Improvements Capital Project Fund	Total Governmental Funds
ASSETS				
Cash and investments	$ 1,994,699	$ 590,406	$ 1,087	$ 2,586,192
Property taxes receivable	243,432	1,514,679	-	1,758,111
Accounts receivable	25,435	-	-	25,435
Prepaid items	4,675	-	-	4,675
Restricted cash and investments	-	1,400,000	-	1,400,000
Total assets	$ 2,268,241	$ 3,505,085	$ 1,087	$ 5,774,413
LIABILITIES				
Accounts payable	$ 12,996	$ 225,000	$ -	$ 237,996
Accrued liabilities	4,222	-	-	4,222
Compensated absences payable	2,334	-	-	2,334
Total liabilities	19,552	225,000	-	244,552
DEFERRED INFLOWS OF RESOURCES				
Property taxes	243,432	1,514,679	-	1,758,111
Total deferred inflows of resources	243,432	1,514,679	-	1,758,111
FUND BALANCES				
Restricted for:				
Debt service	-	1,765,406	-	1,765,406
Urban development and housing	2,000,197	-	1,087	2,001,284
Assigned for:				
Legends historical sculptures project	5,060	-	-	5,060
Total fund balances	2,005,257	1,765,406	1,087	3,771,750
Total liabilities, deferred inflows of resources, and fund balances	$ 2,268,241	$ 3,505,085	$ 1,087	$ 5,774,413

Amounts reported for the Component Unit - Downtown Development Authority on the statement of net position (page 32) are different because:			
Total fund balances - total governmental funds (above)			$ 3,771,750
Capital assets used in governmental activities are not financial resources; therefore, they are not reported in the funds.			3,522,592
Long-term notes receivable are not due in the current period; therefore, they are not reported in the funds.			300,000
Long-term liabilities, such as bonds and notes payable, compensated absences, and accrued interest are not due and payable in the current period; therefore, they are not reported in the funds.			
	Bonds payable	$ (13,865,500)	
	Accrued interest payable	(22,000)	
	Compensated absences	(23,684)	(13,911,184)
Net position - Component Unit - Downtown Development Authority (page 32)			$ (6,316,842)

DOWNTOWN DEVELOPMENT AUTHORITY
A Component Unit of the City of Grand Junction
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
For the year ended December 31, 2022

	DDA Operations Special Revenue Fund	DDA TIF Debt Service Fund	DDA Capital Improvements Capital Project Fund	Total Governmental Funds
REVENUES				
Taxes	$ 290,365	$ 1,512,106	$ -	$ 1,802,471
Intergovernmental	36,000	569,643	-	605,643
Charges for services	2,785	-	-	2,785
Miscellaneous	33,370	-	-	33,370
Investment earnings (losses)	(38,540)	(36,864)	(28)	(75,432)
Operating contributions	954,921	-	-	954,921
Total revenues	1,278,901	2,044,885	(28)	3,323,758
EXPENDITURES				
Current:				
Urban development and housing	1,283,972	225,000	-	1,508,972
Debt service:				
Principal retirement	-	2,076,789	-	2,076,789
Interest and fiscal charges	-	533,896	-	533,896
Total expenditures	1,283,972	2,835,685	-	4,119,657
Excess (deficiency) of revenues over (under) expenditures	(5,071)	(790,800)	(28)	(795,899)
OTHER FINANCING SOURCES				
Transfers in	702,289	-	-	702,289
Transfer out	-	(702,289)	-	(702,289)
Note proceeds	-	927,289	-	927,289
Total other financing sources	702,289	225,000	-	927,289
Net change in fund balances	697,218	(565,800)	(28)	131,390
Fund balances - beginning	1,308,039	2,331,206	1,115	3,640,360
Fund balances - ending	$ 2,005,257	$ 1,765,406	$ 1,087	$ 3,771,750

Amounts reported for Component Unit - Downtown Development Authority on the statement of activities (page 33) are different because:			
Net change in fund balances - total governmental funds (above)			$ 131,390
Governmental funds report capital outlays as expenditures. However, on the Statement of Activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which depreciation exceeded capital outlay in the current period.			(130,639)
The issuance of long-term debt provides current financial resources to governmental funds, while repayment of the principal of long-term debt consumes the current financial resources of governmental funds. However, these transactions have no effect on net position. Governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items:			
	Debt principal payments	$ 2,076,789	
	Decrease in accrued interest	1,825	
	Debt issuance	(927,289)	
			1,151,325
Expenditures for compensated absences and longevity are measured by the amount of financial resources used (essentially, the amounts actually paid to employees), whereas in the Statement of Activities, they are measured as the benefits are earned by employees during the year.			(2,970)
Change in net position of the Component Unit - Downtown Development Authority (page 33)			$ 1,149,106

DOWNTOWN DEVELOPMENT AUTHORITY
A Component Unit of the City of Grand Junction
DDA SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET TO ACTUAL
For the year ended December 31, 2022

	Budgeted Amounts		Actual GAAP Basis Amounts	Adjustment to Budgetary Basis	Actual on Budgetary Basis	Variance with Final Budget - Positive (Negative)
	Original	Final				
REVENUES						
Taxes	$ 392,836	$ 288,340	$ 290,365	$ -	$ 290,365	$ 2,025
Intergovernmental	-	-	36,000	-	36,000	36,000
Charges for services	11,500	11,500	2,785	-	2,785	(8,715)
Miscellaneous	52,460	52,460	33,370	-	33,370	(19,090)
Investment earnings (losses)	14,364	11,065	(38,540)	52,300	13,760	2,695
Operating contributions	964,921	964,921	954,921	-	954,921	(10,000)
Total revenues	1,436,081	1,328,286	1,278,901	52,300	1,331,201	2,915
EXPENDITURES						
Current:						
Costs of sales and services	1,500	1,500	-	-	-	1,500
Urban development and housing	1,671,520	1,671,520	1,283,972	(503)	1,283,469	388,051
Total expenditures	1,673,020	1,673,020	1,283,972	(503)	1,283,469	389,551
Excess (deficiency) of revenues over (under) expenditures	(236,939)	(344,734)	(5,071)	52,803	47,732	392,466
OTHER FINANCING SOURCES						
Transfers in	-	-	702,289	-	702,289	702,289
Total other financing sources (uses)	-	-	702,289	-	702,289	702,289
Net change in fund balance	(236,939)	(344,734)	697,218	52,803	750,021	1,094,755
Fund balances - beginning	1,441,162	1,441,162	1,308,039	133,123	1,441,162	-
Fund balances - ending	$ 1,204,223	$ 1,096,428	$ 2,005,257	$ 185,926	$ 2,191,183	$ 1,094,755

DOWNTOWN DEVELOPMENT AUTHORITY
A Component Unit of the City of Grand Junction
DDA TIF DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET TO ACTUAL
For the year ended December 31, 2022

	Budgeted Amounts		Actual GAAP Basis Amounts	Adjustment to Budgetary Basis	Actual on Budgetary Basis	Variance with Final Budget - Positive (Negative)
	Original	Final				
REVENUES						
Taxes	$ 1,561,113	$ 1,503,200	$ 1,512,106	$ -	$ 1,512,106	$ 8,906
Intergovernmental	589,783	589,783	569,643	-	569,643	(20,140)
Investment earnings (losses)	10,894	21,491	(36,864)	50,024	13,160	(8,331)
Total revenues	2,161,790	2,114,474	2,044,885	50,024	2,094,909	(19,565)
EXPENDITURES						
Current:						
Urban development and housing	28,350	253,350	225,000	-	225,000	28,350
Debt service:						
Principal retirement	1,149,500	2,076,789	2,076,789	-	2,076,789	-
Interest and fiscal charges	501,775	509,025	533,896	-	533,896	(24,871)
Total expenditures	1,679,625	2,839,164	2,835,685	-	2,835,685	3,479
Excess (deficiency) of revenues over (under) expenditures	482,165	(724,690)	(790,800)	50,024	(740,776)	(16,086)
OTHER FINANCING SOURCES						
Transfers out	-	(702,289)	(702,289)	-	(702,289)	-
Note proceeds	-	-	927,289	-	927,289	927,289
Total other financing sources (uses)	-	(702,289)	225,000	-	225,000	927,289
Net change in fund balance	482,165	(1,426,979)	(565,800)	50,024	(515,776)	(16,086)
Fund balances - beginning	2,327,996	2,327,996	2,331,206	(3,210)	2,327,996	-
Fund balances - ending	$ 2,810,161	$ 901,017	$ 1,765,406	$ 46,814	$ 1,812,220	$ (16,086)

DOWNTOWN DEVELOPMENT AUTHORITY

A Component Unit of the City of Grand Junction

DDA CAPITAL IMPROVEMENTS CAPITAL PROJECTS FUND

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET TO ACTUAL

For the year ended December 31, 2022

	Budgeted Amounts		Actual GAAP Basis Amounts	Adjustment to Budgetary Basis	Actual on Budgetary Basis	Variance with Final Budget - Positive (Negative)
	Original	Final				
REVENUES						
Investment earnings (losses)	$ -	$ -	$ (28)	$ 38	$ 10	$ 10
Total revenues	-	-	(28)	38	10	10
EXPENDITURES	-	-	-	-	-	-
Excess (deficiency) of revenues over (under) expenditures	-	-	(28)	38	10	10
OTHER FINANCING SOURCES	-	-	-	-	-	-
Net change in fund balance	-	-	(28)	38	10	10
Fund balances - beginning	(3,288)	(3,288)	1,115	(4,403)	(3,288)	-
Fund balances - ending	$ (3,288)	$ (3,288)	$ 1,087	$ (4,365)	$ (3,278)	$ 10

STATISTICAL SECTION

This section of the City of Grand Junction Annual Comprehensive Financial Report represents detailed information as a context for understanding the information in the financial statements, note disclosures, and required supplementary information.

Contents	**Pages**
Financial Trends These schedules contain trend information to help the reader understand how the City's financial condition has changed over time.	158-167
Revenue Capacity These schedules contain information to help the reader assess the City's largest revenue source, sales tax.	168-172
Debt Capacity These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.	173-177
Demographic and Economic Information These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.	178-179
Operating Information These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.	180-181

TABLE 1

City of Grand Junction
NET POSITION
Last Ten Fiscal Years

	2013	2014	2015	2016	2017
Governmental activities:					
Net investment in capital assets	$ 617,381,868	$ 611,760,765	$ 613,450,583	$ 619,706,429	$ 633,903,756
Restricted	14,511,996	17,330,295	18,491,942	20,012,395	18,334,955
Unrestricted	23,367,630	19,178,570	17,737,303	14,489,969	15,463,887
Total governmental activities net position	$ 655,261,494	$ 648,269,630	$ 649,679,828	$ 654,208,793	$ 667,702,598
Business-type activities:					
Net investment in capital assets	$ 45,720,564	$ 56,207,881	$ 54,680,110	$ 53,748,958	$ 52,901,140
Restricted	-	-	-	857,852	-
Unrestricted	(4,148,827)	(3,729,277)	(1,753,775)	(1,460,333)	2,713,093
Total business-type activities net position	$ 41,571,737	$ 52,478,604	$ 52,926,335	$ 53,146,477	$ 55,614,233
Primary government:					
Net investment in capital assets	$ 663,102,432	$ 667,968,646	$ 668,130,693	$ 673,455,387	$ 686,804,896
Restricted	14,511,996	17,330,295	18,491,942	20,870,247	18,334,955
Unrestricted	19,218,803	15,449,293	15,983,528	13,029,636	18,176,980
Total primary governmental net position	$ 696,833,231	$ 700,748,234	$ 702,606,163	$ 707,355,270	$ 723,316,831
Component unit:					
Net investment in capital assets	$ 4,542,743	$ 3,816,756	$ 5,211,363	$ 5,026,241	$ 4,767,167
Restricted	1,890,167	2,508,894	2,801,932	2,529,816	7,676,659
Unrestricted	(6,637,278)	(5,879,286)	(6,245,696)	(4,593,155)	(9,055,715)
Total component unit net position	$ (204,368)	$ 446,364	$ 1,767,599	$ 2,962,902	$ 3,388,111

Source: Current and prior year's financial statements.

2018	2019	2020	2021	2022
$ 654,717,310	$ 699,793,883	$ 707,360,116	$ 795,058,058	$ 847,022,451
21,296,877	19,902,565	71,499,769	98,930,284	79,603,525
16,503,890	17,472,034	7,302,164	(36,998,264)	(8,115,328)
$ 692,518,077	$ 737,168,482	$ 786,162,049	$ 856,990,078	$ 918,510,648
$ 52,689,295	$ 62,798,954	$ 65,100,224	$ 66,550,310	$ 67,343,965
-	-	-	-	-
5,102,192	4,068,072	4,189,620	6,477,268	6,873,299
$ 57,791,487	$ 66,867,026	$ 69,289,844	$ 73,027,578	$ 74,217,264
$ 707,406,605	$ 762,592,837	$ 772,460,340	$ 861,608,368	$ 914,366,416
21,296,877	19,902,565	71,499,769	98,930,284	79,603,525
21,606,082	21,540,106	11,491,784	(30,520,996)	(1,242,029)
$ 750,309,564	$ 804,035,508	$ 855,451,893	$ 930,017,656	$ 992,727,912
$ 4,530,258	$ 4,217,362	$ 4,290,871	$ 3,653,230	$ 3,522,592
14,208,885	4,584,522	4,669,804	3,640,360	3,766,690
(18,192,761)	(17,075,175)	(16,167,112)	(14,759,538)	(13,606,124)
$ 546,382	$ (8,273,291)	$ (7,206,437)	$ (7,465,948)	$ (6,316,842)

TABLE 2

City of Grand Junction
CHANGES IN NET POSITION
Last Ten Fiscal Years

	2013	2014	2015	2016	2017
Expenses					
Governmental activities:					
General government	$ 16,206,096	$ 13,966,239	$ 14,618,900	$ 14,100,775	$ 13,491,151
Public safety	40,054,201	42,680,344	44,948,119	47,901,187	45,544,297
Public works	20,093,321	20,025,758	19,900,575	19,564,851	20,417,563
Parks and recreation	7,279,163	19,345,400	9,904,241	11,135,606	11,190,650
Urban development and housing	591,545	634,827	511,257	512,150	186,241
Interest on long-term debt	3,952,399	3,774,690	3,684,545	3,555,539	3,212,835
Total governmental activities expense	88,176,725	100,427,258	93,567,637	96,770,108	94,042,737
Business-type activities:					
Water	5,420,503	5,757,132	5,638,750	6,562,089	5,136,974
Convention center	2,591,225	2,804,818	2,933,380	3,148,969	1,087,573
Solid waste removal	3,130,852	3,231,386	3,336,173	3,563,890	3,892,737
Golf	2,064,247	1,928,826	1,934,766	1,926,486	1,881,958
Parking	405,157	421,526	408,248	399,909	455,275
Irrigation systems	315,178	325,255	307,312	315,951	347,644
Total business-type activities expense	13,927,162	14,468,943	14,558,629	15,917,294	12,802,161
Total primary government expenses	$ 102,103,887	$ 114,896,201	$ 108,126,266	$ 112,687,402	$ 106,844,898
Total component unit expenses	$ 3,753,663	$ 1,565,280	$ 1,877,644	$ 1,351,091	$ 11,636,264
Program revenues					
Governmental activities:					
Charges for services:					
General government	$ 2,725,767	$ 2,940,902	$ 3,034,609	$ 3,121,643	$ 3,005,786
Public safety	10,718,690	10,485,105	11,566,683	12,562,322	12,650,507
Public works	3,200,996	1,925,024	2,436,354	2,537,724	2,699,712
Parks and recreation	2,051,380	2,056,017	2,179,082	2,584,704	2,419,289
Operating grants and contributions	3,950,533	3,011,613	3,377,677	3,140,810	2,990,722
Capital grants and contributions	7,190,063	6,279,358	7,833,385	11,638,363	14,064,286
Total governmental activities program revenues	29,837,429	26,698,019	30,427,790	35,585,566	37,830,302
Business-type activities:					
Water	5,303,609	5,877,233	6,075,893	6,774,915	7,589,393
Convention center	1,998,488	2,026,520	1,942,729	2,127,845	234,209
Solid waste removal	3,337,992	3,538,962	3,645,893	3,879,469	3,993,456
Golf	1,748,166	1,818,323	1,804,130	1,732,473	1,808,937
Parking	454,184	475,368	499,357	469,545	565,732
Irrigation systems	229,676	241,265	244,199	246,063	254,711
Operating grants and contributions	79,894	172,561	93,203	118,698	137,559
Capital grants and contributions	339,734	10,729,437	91,175	208,975	136,727
Total business-type activities program revenues	13,491,743	24,879,669	14,396,579	15,557,983	14,720,724
Total primary government program revenues	$ 43,329,172	$ 51,577,688	$ 44,824,369	$ 51,143,549	$ 52,551,026
Total component unit program revenues	$ 742,790	$ 551,632	$ 1,591,559	$ 953,503	$ 10,351,432

Source: Current and prior year's financial statements

2018	2019	2020	2021	2022
$ 17,776,852	$ 24,674,320	$ 33,441,295	$ 20,951,642	$ 24,353,764
48,374,315	46,115,318	46,696,552	57,419,545	59,988,921
20,299,356	21,135,527	21,134,511	22,049,412	25,613,001
6,636,863	6,151,428	10,387,037	12,455,388	14,702,223
152,817	173,280	326,035	6,286,214	485,155
3,064,638	1,373,843	3,371,963	3,799,195	4,077,362
96,304,841	99,623,716	115,357,393	122,961,396	129,220,426
6,149,893	7,284,678	7,174,404	7,379,466	8,332,319
1,015,423	1,515,435	1,212,086	1,214,111	1,229,053
4,154,806	4,424,453	4,511,805	4,323,554	4,706,717
1,757,873	2,089,961	2,320,875	2,309,906	2,550,166
424,703	541,486	439,214	521,294	592,448
361,214	430,609	421,742	376,507	398,978
13,863,912	16,286,622	16,080,126	16,124,838	17,809,681
$ 110,168,753	$ 115,910,338	$ 131,437,519	$ 139,086,234	$ 147,030,107
$ 6,022,456	$ 12,173,680	$ 2,852,881	$ 3,307,754	$ 3,101,941
$ 3,611,696	$ 3,737,474	$ 4,085,721	$ 4,196,038	$ 4,922,148
13,240,196	13,304,062	14,939,290	17,126,652	21,309,781
2,796,490	3,179,013	3,645,813	5,331,774	4,420,184
2,904,671	2,878,775	1,663,818	2,298,772	3,141,117
3,016,031	3,543,990	9,068,087	9,243,111	8,619,025
31,784,900	39,986,343	44,426,005	50,622,767	37,522,839
57,353,984	66,629,657	77,828,734	88,819,114	79,935,094
8,180,914	8,475,433	9,201,585	9,445,647	9,678,212
29,547	15,491	145	2,096	2,072
4,342,109	4,607,077	4,785,582	5,076,319	5,255,878
1,512,784	1,692,549	2,133,317	2,274,397	2,272,618
689,913	781,154	527,467	676,509	637,602
269,347	288,805	309,308	330,754	353,550
530,590	282,459	92,628	1,128,325	296,817
141,373	6,566,681	680,435	488,871	273,863
15,696,577	22,709,649	17,730,467	19,422,918	18,770,612
$ 73,050,561	$ 89,339,306	$ 95,559,201	$ 108,242,032	$ 98,705,706
$ 1,345,263	$ 1,594,575	$ 1,449,718	$ 1,223,046	$ 1,563,349

TABLE 2 (Continued)

City of Grand Junction
CHANGES IN NET POSITION
Last Ten Fiscal Years

	2013	2014	2015	2016	2017
Net (expense)/revenue					
Governmental activities	$ (58,339,296)	$ (73,729,239)	$ (63,139,847)	$ (61,184,542)	$ (56,212,435)
Business-type activities	(435,419)	10,410,726	(162,050)	(359,311)	1,918,563
Total primary government net expense	$ (58,774,715)	$ (63,318,513)	$ (63,301,897)	$ (61,543,853)	$ (54,293,872)
Total component unit net expense	$ (3,010,873)	$ (1,013,648)	$ (286,085)	$ (397,588)	$ (1,284,832)
Governmental activities:					
Taxes:					
Sales, use, and lodging	$ 50,468,227	$ 51,272,814	$ 52,554,260	$ 51,503,561	$ 54,888,978
Property	8,837,970	8,089,029	8,250,740	8,293,562	8,463,085
Franchise	2,743,512	2,977,638	2,804,961	2,467,131	2,887,755
Highway users tax	2,167,518	2,240,348	2,291,572	2,106,327	2,299,573
Other taxes	1,811,980	2,313,571	2,110,926	1,510,032	1,276,461
Miscellaneous	-	-	-	-	-
Investment earnings (loss)	77,084	320,989	250,356	377,556	406,054
Gain (loss) on sale of capital assets	-	-	-	-	-
Transfers	(679,822)	(477,014)	(595,383)	(544,662)	(515,666)
Total governmental activities	65,426,469	66,737,375	67,667,432	65,713,507	69,706,240
Business-type activities:					
Miscellaneous	-	-	-	-	-
Investment earnings (loss)	(7,749)	19,127	14,398	34,791	33,527
Gain (loss) on sale of capital assets	-	-	-	-	-
Transfers	679,822	477,014	595,383	544,662	515,666
Total business-type activities	672,073	496,141	609,781	579,453	549,193
				-	-
Total primary government activities	$ 66,098,542	$ 67,233,516	$ 68,277,213	$ 66,292,960	$ 70,255,433
Component unit activities:					
Property taxes	1,576,439	1,651,056	1,593,828	1,565,227	1,561,422
Miscellaneous	-	-	-	-	-
Investment earnings (loss)	(9,795)	13,324	13,492	27,664	28,400
Gain (loss) on sale of capital assets	177,677	-	-	-	120,219
Total component unit activities	$ 1,744,321	$ 1,664,380	$ 1,607,320	$ 1,592,891	$ 1,710,041
Change in net position					
Governmental activities	$ 7,087,173	$ (6,991,864)	$ 4,527,585	$ 4,528,965	$ 13,493,805
Business-type activities	236,654	10,906,867	447,731	220,142	2,467,756
Total primary government	$ 7,323,827	$ 3,915,003	$ 4,975,316	$ 4,749,107	$ 15,961,561
Total component unit: Downtown Development Authority	$ (1,266,552)	$ 650,732	$ 1,321,235	$ 1,195,303	$ 425,209

2018	2019	2020	2021	2022
$ (38,950,857)	$ (32,994,059)	$ (37,528,659)	$ (34,142,282)	$ (49,285,332)
1,832,665	6,423,027	1,650,341	3,298,080	960,931
$ (37,118,192)	$ (26,571,032)	$ (35,878,318)	$ (30,844,202)	$ (48,324,401)
$ (4,677,193)	$ (1,403,163)	$ 566,854	$ (2,084,708)	$ (1,538,592)
$ 59,440,765	$ 62,477,950	$ 69,816,987	$ 86,896,977	$ 94,487,680
8,702,226	8,790,307	9,765,889	9,896,721	10,655,947
2,802,018	2,827,221	2,954,098	3,381,450	4,301,605
2,825,138	2,858,385	2,481,729	2,455,447	2,715,694
1,384,561	1,672,907	1,065,339	1,144,964	1,413,663
-	-	-	3,423	67,890
781,201	1,374,508	1,142,764	(223,853)	(2,988,629)
122,300	51,619	(70,480)	1,787,997	252,052
(135,000)	(2,408,433)	(634,100)	(372,815)	(100,000)
75,923,209	77,644,464	86,522,226	104,970,311	110,805,902
-	-	-	119,352	209,576
154,589	244,079	138,377	(28,231)	(90,071)
55,000	-	-	(24,282)	9,250
135,000	2,408,433	634,100	372,815	100,000
344,589	2,652,512	772,477	439,654	228,755
$ 76,267,798	$ 80,296,976	$ 87,294,703	$ 105,409,965	$ 111,034,657
1,715,022	1,666,797	1,790,978	1,754,526	1,802,471
-	-	-	70,200	960,659
120,442	92,635	179,039	471	(75,432)
-	-	-	-	-
$ 1,835,464	$ 1,759,432	$ 1,970,017	$ 1,825,197	$ 2,687,698
$ 36,972,352	$ 44,650,405	$ 48,993,567	$ 70,828,029	$ 61,520,570
2,177,254	9,075,539	2,422,818	3,737,734	1,189,686
$ 39,149,606	$ 53,725,944	$ 51,416,385	$ 74,565,763	$ 62,710,256
$ (2,841,729)	$ (8,819,673)	$ 566,854	$ (259,511)	$ 1,149,106

TABLE 3

City of Grand Junction
FUND BALANCES, GOVERNMENTAL FUNDS
Last Ten Fiscal Years

	2013	2014	2015	2016	2017
General fund					
Nonspendable	$ 7,474,266	$ 6,852,617	$ 6,386,895	$ 5,924,766	$ 5,411,369
Restricted	4,651,828	3,937,335	3,806,415	3,648,777	3,412,553
Assigned	2,258,043	2,348,435	1,084,580	1,578,434	3,856
Unassigned	10,198,700	9,116,534	10,501,371	9,206,316	14,522,107
Total general fund	24,582,837	22,254,921	21,779,261	20,358,293	23,349,885
All other governmental funds					
Nonspendable, reported in:					
Special revenue funds	9,189	9,120	13,396	13,703	18,109
Permanent funds	1,329,102	1,352,852	1,372,221	1,392,430	1,414,304
Deb service funds	-	-	-	-	-
Capital projects funds	-	-	-	-	-
Restricted, reported in:					
Special revenue funds	2,390,993	2,746,901	2,709,359	3,084,486	2,923,717
Debt service funds	6,483,403	8,621,972	9,878,137	11,211,151	9,197,347
Capital projects funds	78,328	1,040,494	1,109,018	3,336,866	2,642,824
Committed, reported in:					
Special revenue funds	1,235,568	1,274,569	793,938	757,883	447,442
Capital projects funds	236,967	645,455	1,198,995	-	-
Assigned, reported in:					
Capital projects funds	2,217,442	-	-	-	-
Unassigned, reported in:					
Capital projects funds	-	-	-	-	-
Debt service funds	-	-	-	-	-
Total all other governmental funds	13,980,992	15,691,363	17,075,064	19,796,519	16,643,743
Total governmental funds	$ 38,563,829	$ 37,946,284	$ 38,854,325	$ 40,154,812	$ 39,993,628

Source: Current and prior year's financial statements

2018	2019	2020	2021	2022
$ 4,941,645	$ 3,080,838	$ 2,713,208	$ 2,418,915	$ 2,136,713
3,412,553	3,191,422	2,533,500	2,400,000	3,144,206
9,213,643	3,417,474	924,715	3,856	1,748,377
14,622,003	21,278,686	28,115,995	32,436,059	31,937,719
32,189,844	30,968,420	34,287,418	37,258,830	38,967,015
5,861	2,195	-	15,454	78,423
1,435,189	1,483,666	1,508,191	1,530,289	1,518,116
-	-	-	-	2,500
-	-	-	-	2,500
3,010,648	2,731,720	4,882,737	7,279,088	15,521,214
7,092,214	5,515,976	2,701,974	4,231,844	1,742,725
6,688,587	7,312,864	59,873,370	79,900,850	59,195,380
1,083,752	1,385,742	1,380,931	3,029,928	816,175
-	-	-	-	10,264,551
-	-	-	-	-
-	-	(4,105,111)	(33,297)	(147,054)
-	-	-	-	(72,689)
19,316,251	18,432,163	66,242,092	95,954,156	88,921,841
$ 51,506,095	$ 49,400,583	$ 100,529,510	$ 133,212,986	$ 127,888,856

(continued)

TABLE 4

City of Grand Junction
CHANGE IN FUND BALANCES, GOVERNMENTAL FUNDS
Last Ten Fiscal Years

	2013	2014	2015	2016	2017
Revenues					
Taxes	$ 66,029,207	$ 66,893,400	$ 68,012,459	$ 65,880,613	$ 69,815,852
Licenses, fees, and permits	108,206	118,991	116,091	160,265	142,595
Intergovernmental	7,541,086	6,157,849	8,102,118	8,549,914	6,799,685
Charges for services	13,956,659	10,151,290	9,763,812	10,834,740	10,698,753
Fines and forfeitures	896,190	869,216	885,305	720,181	597,482
Special assessments	14,708	16,050	13,771	9,235	8,216
Investment earnings	96,784	280,162	221,580	321,987	341,673
Other income	50,755	27,560	1,277,516	1,419,482	2,346,323
Other contributions	779,898	1,652,899	530,015	1,717,927	707,517
Total revenues	89,473,493	86,167,417	88,922,667	89,614,344	91,458,096
Expenditures					
General government	11,576,206	11,872,673	12,625,502	12,776,431	12,145,455
Public safety	35,406,743	35,610,598	37,871,800	38,285,166	37,963,223
Public works	10,014,670	9,509,928	8,866,234	8,880,062	8,078,591
Parks and recreation	8,456,460	8,403,649	8,663,393	8,939,889	8,462,734
Urban development and housing	591,545	634,827	511,257	512,150	186,241
Debt service:					
Principal retirement	5,380,000	4,620,000	3,385,000	3,525,000	3,722,000
Interest and fiscal charges	4,432,045	4,189,597	4,025,922	3,890,097	3,720,535
Capital outlay	17,084,622	9,173,150	9,213,066	8,720,880	13,902,427
Capital outlay: current expenditures	431,419	589,301	681,095	503,291	202,673
Total expenditures	93,373,710	84,603,723	85,843,269	86,032,966	88,383,879
Other financing sources (uses)					
Transfers in	16,759,243	13,150,703	9,387,527	9,657,508	13,354,777
Transfers out	(19,553,083)	(15,407,597)	(12,152,716)	(11,956,048)	(16,599,272)
Bonds issuance	-	-	-	-	-
Refunding bond premium	-	-	-	-	-
Payment to refunded bond escrow	-	-	-	-	-
Insurance recoveries	-	30,657	28,892	-	-
Sale of capital assets	-	44,998	564,940	17,649	9,094
Total other financing sources (uses)	(2,793,840)	(2,181,239)	(2,171,357)	(2,280,891)	(3,235,401)
Net change in fund balances	$ (6,694,057)	$ (617,545)	$ 908,041	$ 1,300,487	$ (161,184)
Debt service as a percentage of noncapital expenditures	12.9%	11.7%	9.7%	9.6%	10.0%

Source: Current and prior year's financial statements

2018	2019	2020	2021	2022
$ 75,154,708	$ 78,626,770	$ 86,084,042	$ 103,775,559	$ 113,574,589
159,540	187,252	287,899	316,389	310,007
11,292,769	13,083,432	13,110,069	4,071,254	7,179,982
13,321,391	13,829,804	22,061,711	22,061,711	22,061,711
661,161	389,711	292,965	306,467	257,589
4,045	4,045	33,928	1,489	28,899
684,078	1,215,071	972,545	(197,980)	(2,702,616)
58,495	104,189	1,322,469	574,455	747,203
1,566,312	1,235,147	4,700,111	5,951,938	1,439,043
102,902,499	108,675,421	128,865,739	136,861,282	142,896,407
13,836,451	18,383,501	18,597,612	20,913,661	27,844,364
40,445,199	43,778,212	45,008,171	48,820,600	55,471,692
8,348,485	9,300,017	9,788,038	9,967,311	11,616,018
8,787,839	9,332,447	8,557,910	10,066,249	11,951,524
152,817	173,280	326,035	6,242,020	435,321
3,875,000	4,045,000	4,555,000	4,040,000	4,095,000
3,540,335	2,868,763	3,071,191	4,257,351	4,031,916
11,438,784	19,587,580	19,334,514	24,108,961	32,189,704
30,401	(1,528,488)	7,108,507	(2,612,970)	(1,683,696)
90,455,311	105,940,312	116,346,978	125,803,183	145,951,843
15,420,839	18,522,326	17,775,364	30,735,668	17,263,950
(16,416,561)	(23,414,566)	(22,137,189)	(32,862,435)	(19,452,344)
-	-	65,017,796	25,969,813	-
-	-	-	786,873	-
-	-	(14,655,888)	(5,540,000)	-
-	-	-	-	-
61,001	51,619	21,258	2,535,458	114,719
(934,721)	(4,840,621)	46,021,341	21,625,377	(2,073,675)
$ 11,512,467	$ (2,105,512)	$ 51,128,927	$ 32,683,476	$ (5,244,599)
9.4%	8.0%	7.9%	8.2%	7.1%

TABLE 5

City of Grand Junction

SALES TAX REVENUE BY TYPE OF INDUSTRY [1]

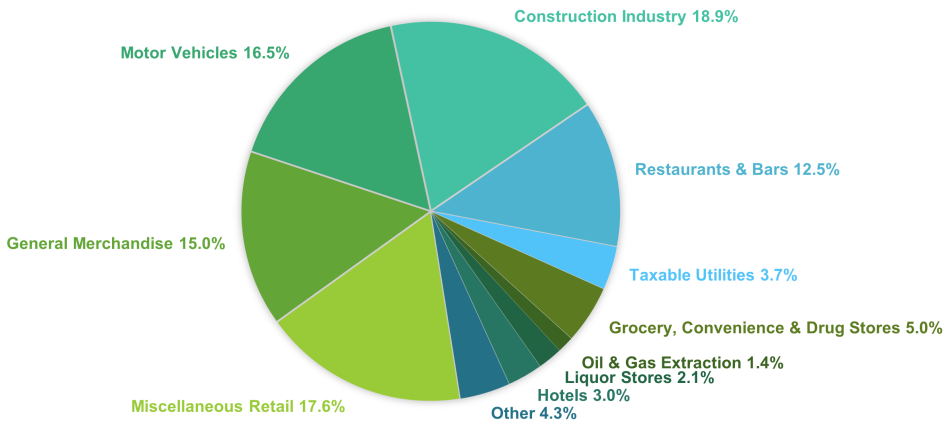
Last Ten Fiscal Years

Fiscal Year	Miscellaneous Retail	General Merchandise	Motor Vehicles	Construction Industry	Restaurants & Bars	Taxable Utilities
2013	$ 8,369,041	6,518,572	6,208,876	5,712,485	5,044,912	2,371,461
2014	8,225,826	6,495,169	6,758,219	5,989,543	5,319,764	2,388,032
2015	8,374,648	6,444,453	6,957,027	5,678,347	5,470,778	2,565,699
2016	7,986,706	6,486,529	6,572,938	5,986,737	5,551,750	2,477,021
2017	8,011,309	6,875,701	7,291,422	6,797,090	5,841,735	2,767,594
2018	8,326,953	7,131,477	7,716,477	7,770,602	6,125,913	2,258,818
2019	8,596,998	7,144,708	8,260,166	8,054,630	6,376,277	2,079,571
2020	8,090,287	7,682,689	7,901,264	8,923,954	5,701,068	1,873,430
2021	12,263,954	10,888,308	11,154,840	12,870,813	8,826,600	2,405,378
2022	$ 13,598,062	11,547,535	12,763,910	14,578,177	9,630,310	2,847,213

[1]Excludes use tax and the City's share of Mesa County sales tax. Refer to Table 8 for total sales and use tax collections.

Source: City Finance Department: Sales Tax Reports

*Beginning with 2020, City Sales Tax includes an additional 0.5% First Responder Tax.



Grocery, Convenience & Drug Stores	Oil & Gas Extraction	Liquor Stores	Hotels	Other	Total Sales Tax	Total Direct Tax Rate
1,752,567	1,045,718	1,018,575	1,220,306	1,466,599	$ 40,729,112	2.75%
1,765,891	1,095,263	1,047,948	1,262,280	1,703,372	42,051,307	2.75%
1,960,658	652,693	1,089,131	1,346,842	2,293,187	42,833,463	2.75%
2,060,505	450,873	1,147,881	1,394,716	2,127,606	42,243,262	2.75%
2,232,717	742,649	1,199,186	1,449,259	1,794,876	45,003,538	2.75%
2,343,220	873,803	1,214,084	1,561,582	3,169,286	48,492,215	2.75%
2,467,808	690,380	1,188,086	1,613,525	2,811,694	49,283,843	2.75%
2,728,686	324,687	1,365,207	1,042,772	11,829,459	57,463,503	3.25%
3,746,087	594,189	1,578,839	2,128,781	4,550,294	71,008,083	3.25%
3,872,727	1,064,848	1,590,057	2,320,337	3,369,208	$ 77,182,384	3.25%

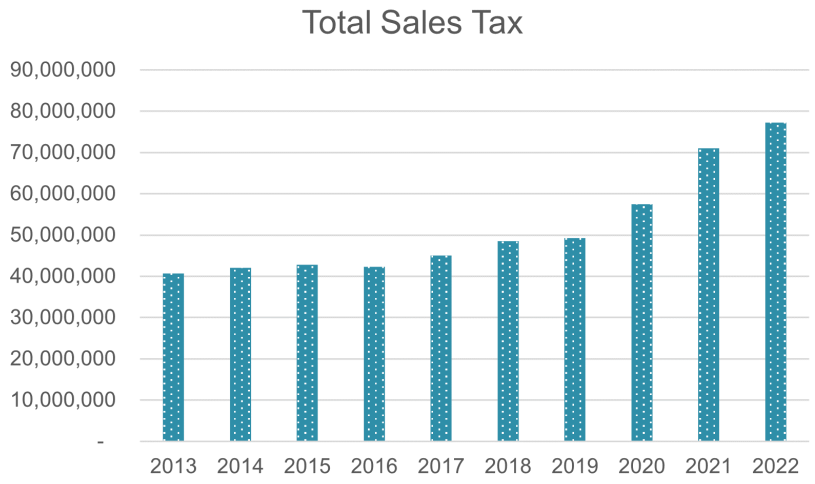


TABLE 6

City of Grand Junction
DIRECT AND OVERLAPPING SALES TAX RATES
Last Ten Fiscal Years

	City Direct Rate		Overlapping Rates		
Fiscal Year	City of Grand Junction	Total Direct Sales Tax Rate	Mesa County	State of Colorado	Total Overlapping Sales Tax Rate
2013	2.75%	2.75%	2.00%	2.90%	7.65%
2014	2.75%	2.75%	2.00%	2.90%	7.65%
2015	2.75%	2.75%	2.00%	2.90%	7.65%
2016	2.75%	2.75%	2.00%	2.90%	7.65%
2017	2.75%	2.75%	2.00%	2.90%	7.65%
2018	2.75%	2.75%	2.37%	2.90%	8.02%
2019	2.75%	2.75%	2.37%	2.90%	8.02%
2020	3.25%	3.25%	2.37%	2.90%	8.52%
2021	3.25%	3.25%	2.37%	2.90%	8.52%
2022	3.25%	3.25%	2.37%	2.90%	8.52%

Note: The City's sales tax rate may be increased only by a majority vote of the City's residents.

Source: City Finance Department: Sales Tax Reports

TABLE 7

City of Grand Junction
PRINCIPAL SALES TAX PAYERS
Current Year and Nine Years Prior

	2013	2022
Aggregate top ten filers [1] [2]	$ 9,811,983	$ 18,141,724
Aggregate all other filers [2]	30,917,129	59,040,660
Total sales tax	$ 40,729,112	$ 77,182,384
Top ten filers as a percentage of total sales tax	24.09%	23.51%

[1] Colorado State Statutes and the City of Grand Junction Ordinances prohibit disclosure of individual sales tax returns. Therefore, the current year's top ten filers are listed in alphabetical order as follows: Best Buy, Home Depot, Lowes, Mesa County Colorado, Public Service Company, Sam's Club, Target Stores, Walmart-North Avenue, Walmart-Rimrock, and Western Slope Auto.

[2] Excludes use tax and the City's share of Mesa County sales tax. Refer to Table 8 for total sales and use tax collections.

Source: City Finance Department: Sales Tax Reports

TABLE 8

City of Grand Junction
SALES AND USE TAX COLLECTIONS
Last Ten Fiscal Years

Fiscal Year	City Sales Tax**	City Use Tax	City Share of County Sales Tax	Lodging Tax*	Total
2013	40,729,112	2,636,987	5,896,129	1,205,999	50,468,227
2014	42,051,307	1,910,683	6,056,300	1,254,524	51,272,814
2015	42,833,463	2,026,919	6,325,229	1,368,649	52,554,260
2016	42,243,262	1,651,052	6,194,296	1,414,951	51,503,561
2017	45,003,538	1,820,136	6,599,984	1,465,320	54,888,978
2018	48,492,215	1,682,258	7,686,493	1,579,799	59,440,765
2019	49,283,843	1,547,376	8,287,196	3,359,536	62,477,951
2020	57,463,503	1,323,480	8,774,476	2,255,528	69,816,987
2021	71,008,083	1,658,382	10,413,265	3,817,247	86,896,977
2022	$ 77,182,384	1,609,477	11,558,762	4,137,057	94,487,680

Source: City Finance Department: Sales Tax Reports

*Beginning with 2019, Lodging Tax includes an additional 3% Lodgers tax increase.
**Beginning with 2020, City Sales Tax includes an additional 0.5% First Responder tax increase.

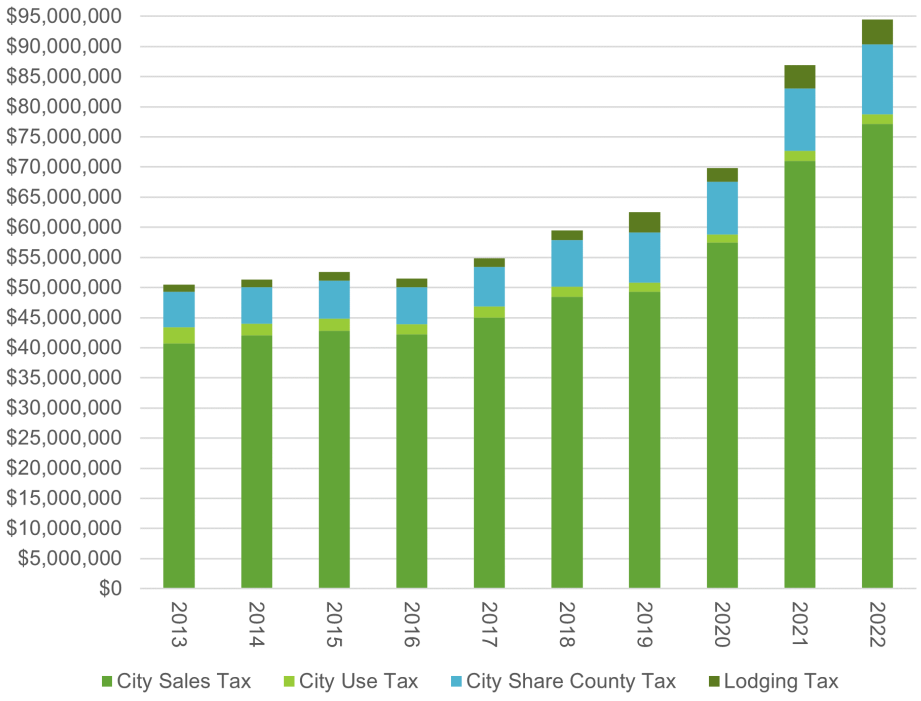


TABLE 9

City of Grand Junction

RATIO OF OUTSTANDING DEBT BY TYPE
TO PERSONAL INCOME AND OUTSTANDING DEBT PER CAPITA[1]

Last Ten Fiscal Years

			Governmental Activities			Business-Type Activities				
Fiscal Year	Population[2]	Personal Income in Thousands[4]	General Obligation Bonds[1]	Revenue Bonds	Capital Leases	Promissory Notes	Loan Payable	Total Primary Government	Ratio of Outstanding Debt to Personal Income	Outstanding Debt Per Capita
2013	60,317	2,193,669	-	38,850,946	40,426,335	-	5,198,101	84,475,382	3.85%	1,401
2014	61,212	2,367,313	-	34,412,916	39,557,327	-	4,851,055	78,821,298	3.33%	1,288
2015	61,847	2,463,057	-	31,283,775	38,659,324	-	4,494,375	74,437,474	3.02%	1,204
2016	63,775	2,505,720	-	28,098,015	37,727,365	-	5,742,568	71,567,948	2.86%	1,122
2017	64,629	2,518,045	-	24,845,222	37,743,807	-	5,952,139	68,541,168	2.72%	1,061
2018	65,224	2,815,271	-	21,518,614	36,530,934	-	5,473,142	63,522,690	2.26%	974
2019	64,191	3,069,026	-	18,122,111	34,296,877	-	4,980,817	57,399,805	1.87%	894
2020	64,941	3,121,963	-	64,454,768	32,680,582	-	4,470,600	101,605,950	3.25%	1,565
2021	66,939 [3]	3,420,511 [5]	-	76,827,907	36,710,720	-	13,942,127	127,480,754	3.73%	1,904
2022	68,034	3,780,036	-	71,566,508	37,273,373	-	18,028,854	126,868,735	3.36%	1,865

Note: [1] The general obligation bonds consist of the Ridges Metropolitan District debt. These are excluded from the ratio of outstanding debt to personal income calculation and the debt per capita calculation because they were paid with special property tax levies on property within these Districts only.

Sources: Current and prior year financial statements

[2] Colorado DOLA Demography Section - All other City Finance Department

[3] Estimate, Colorado Department of Local Affairs, State Demography Office

[4] Bureau of Economic Analysis

[5] Estimate, based on prior year data and Bureau of Economic Analysis

TABLE 10

City of Grand Junction

RATIO OF NET GENERAL BONDED DEBT
TO PERSONAL INCOME AND NET BONDED DEBT PER CAPITA

Last Ten Fiscal Years

Fiscal Year	Population[1]	Personal Income in Thousands[3]	Revenue Bonded Debt	Debt Service Monies Available	Debt Payable from Enterprise Revenues	Net Bonded Debt	Ratio of Net Bonded Debt to Personal Income	Net Bonded Debt Per Capita
2013	60,317	2,193,669	38,850,946	6,467,441	-	32,383,505	1.48%	537
2014	61,212	2,367,313	34,412,916	8,604,537	-	25,808,379	1.09%	422
2015	61,847	2,463,057	31,283,775	9,860,226	-	21,423,549	0.87%	346
2016	63,775	2,505,720	28,098,015	11,189,404	-	16,908,611	0.67%	265
2017	64,629	2,518,045	24,845,222	9,170,370	-	15,674,852	0.62%	243
2018	65,224	2,815,271	21,518,614	7,055,725	-	14,462,889	0.51%	222
2019	64,191 [2]	3,069,026 [4]	18,122,111	5,106,179	-	13,015,932	0.42%	203
2020	64,941 [2]	3,121,963 [4]	64,454,768	2,668,942	-	61,785,826	1.98%	951
2021	66,939 [2]	3,420,511 [4]	76,827,907	3,235,474	-	73,592,433	2.15%	1,099
2022	68,034 [2]	3,780,036 [4]	71,566,508	2,798,518	-	68,767,990	1.82%	1,011

Notes: Details regarding the City's outstanding debt can be found in Note 7 of the financial statements.

The general obligation bonds consist of Ridges Metropolitan District debt. These are excluded because they were paid with special property tax levies on property within these Districts only.

Sources:

[1]Colorado DOLA Demography Section - All other City Finance Department
[2] Estimate, Colorado Department of Local Affairs, State Demography Office
[3] Bureau of Economic Analysis
[4] Estimate, based on prior year data and Bureau of Economic Analysis

TABLE 11

City of Grand Junction
COMPUTATION OF LEGAL DEBT MARGIN
December 31, 2022

Estimated actual value as determined by Assessor[1]	$	9,905,828,030
Debt limit - 3% of actual value		297,174,841
Legal debt margin	$	297,174,841

Fiscal year	Debt limit	Total net debt applicable to limit	Legal debt margin
2013	178,267,653	-	178,267,653
2014	180,864,914	-	180,864,914
2015	192,692,509	-	192,692,509
2016	194,822,147	-	194,822,147
2017	208,994,862	-	208,994,862
2018	212,782,479	-	212,782,479
2019	248,779,273	-	248,779,273
2020	254,101,669	-	254,101,669
2021	289,596,257	-	289,596,257
2022	$ 297,174,841	$ -	$ 297,174,841

Source: [1] Mesa County Assessor

TABLE 12

City of Grand Junction
COMPUTATION OF DIRECT AND OVERLAPPING DEBT [1]
December 31, 2022

Jurisdiction	Net Debt Outstanding	Percentage Applicable to the City of Grand Junction	Amount Applicable to the City of Grand Junction
Direct:			
City of Grand Junction[2]	$ 108,839,881	100.00%	$ 108,839,881
Overlapping:			
Mesa County Valley School District No. 51[3]	249,145,000	42.20%	105,139,190
Mesa County[4]	9,753,800	42.20%	4,116,104
			109,255,294
Total			$ 218,095,175

[1] Computation of overlapping debt includes only the three major governmental units and excludes several special districts that partially overlap the City. For the purposes of GASB Statement 44, certificates of participation are included in the overlapping debt calculation. However, certificates of participation do not constitute a general obligation, other indebtedness, or multiple fiscal year financial obligations within the meaning of any constitutional or statutory debt limitation.

Sources:

[2] City Finance Department
[3] Mesa County Valley School District No. 51 Finance Department
[4] Mesa County Financial Services Department

TABLE 13

City of Grand Junction
REVENUE BOND COVERAGE
WATER BONDS
Last Ten Fiscal Years

Fiscal Year	Gross Revenue	Direct Operating Expense	Net Revenue Available for Debt Service	Debt Service Requirements			
				Principal	Interest	Total	Coverage
2013	5,452,497	4,305,490	1,147,007	-	-	-	-
2014	6,149,570	4,465,619	1,683,951	-	-	-	-
2015	6,264,306	4,515,103	1,749,203	-	-	-	-
2016	7,043,756	5,208,137	1,835,619	-	-	-	-
2017	7,879,981	3,804,410	4,075,571	-	-	-	-
2018	8,524,929	4,686,913	3,838,016	-	-	-	-
2019	8,496,346	5,266,951	3,229,395	-	-	-	-
2020	9,664,738	5,542,534	4,122,204	-	-	-	-
2021	10,983,204	5,790,031	5,193,173	-	-	-	-
2022	10,164,171	6,555,059	3,609,112	-	-	-	-

Source: City Finance Department

TABLE 14

City of Grand Junction
DEMOGRAPHIC AND ECONOMIC STATISTICS
Last Ten Fiscal Years

Fiscal Year	City Population[1]	County Population[1]	Personal Income in Thousands[3]	Per Capita Income[3]	School Enrollment[2]	Unemployment Rate [4] [5] Grand Junction MSA	Unemployment Rate [4] [5] State of Colorado
2013	60,317	148,013	2,193,669	36,369	21,714	7.4%	5.9%
2014	61,212	147,811	2,367,313	38,674	21,894	5.1%	4.2%
2015	61,847	148,348	2,463,057	39,825	21,742	5.4%	3.3%
2016	63,775	149,249	2,505,720	39,290	21,827	4.4%	2.7%
2017	64,629	150,731	2,518,045	38,962	22,105	4.1%	3.0%
2018	65,224	151,900	2,815,271	43,163	22,084	4.8%	3.8%
2019	64,191 [6]	153,629 [6]	3,069,026	47,811 [7]	22,082	3.1%	2.5%
2020	64,941 [6]	154,933 [6]	3,121,964	48,074 [7]	21,081	7.2%	6.9%
2021	66,939 [6]	155,910 [6]	3,420,511	51,099 [7]	21,315	3.9% [8]	4.2%
2022	68,034 [6]	157,323 [6]	$ 3,780,036	$ 55,561 [7]	20,851	2.9%	2.8%

Note: School enrollment is for Mesa County Valley School District No. 51, which includes the majority of Mesa County.

Sources:

[1] US Census Bureau and Colorado DOLA Demography Office
[2] Mesa County Valley School District No. 51 - District-wide enrollment
[3] Bureau of Economic Analysis
[4] US Department of Labor, Bureau of Labor Statistics, Non-Seasonally Adjusted
[5] Prior year reports reflected unemployment rates for Mesa County; those have been replaced in the current year report with unemployment rates for the Grand Junction Metropolitan Statistical Area
[6] Colorado Department of Local Affairs, State Demography Office
[7] Estimate based on prior year data and Bureau of Economic Analysis
[8] 2021 Unemployment Rate was adjusted by the Bureau of Labor Statistics on April 21th, 2023.

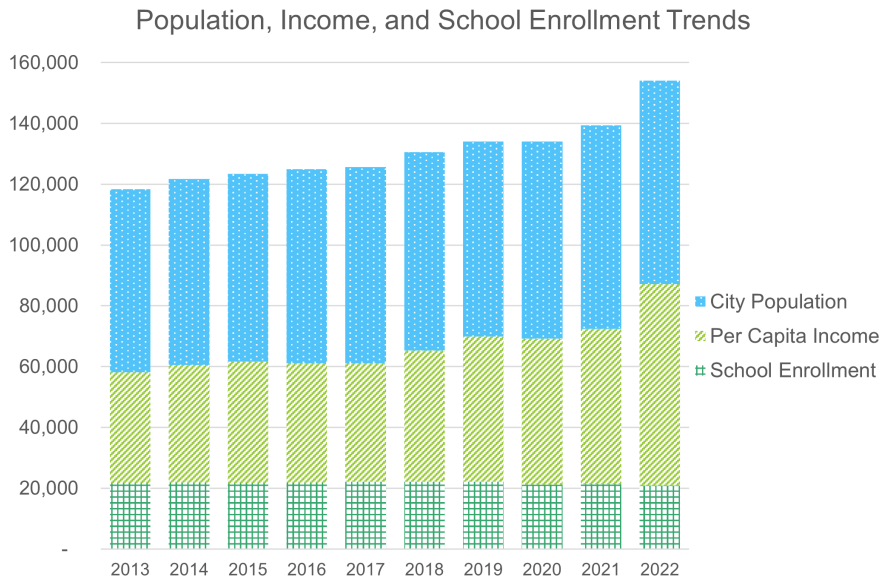


TABLE 15

City of Grand Junction
TOP 10 PRINCIPAL EMPLOYERS
December 31, 2022
Current Year and Nine Years Ago

Employer	Type of Business	Number of Employees 2013	Percentage of Total 2013	Number of Employees 2022	Percentage of Total 2022
Mesa County Valley School District #51	Education	2,401	3.84%	2,575	3.35%
St. Mary's Hospital	Healthcare	1,500	2.40%	2,000	2.60%
Colorado Mesa University	Education	604	0.97%	1,431	1.86%
VA Western Colorado	Healthcare	569		900	1.17%
City of Grand Junction	Government	642	1.03%	772	1.00%
Community Hospital	Healthcare			750	0.98%
GJRC (CODHS)	Government	623	1.00%	750	0.98%
West Star Aviation	Aviation			550	0.72%
Hilltop Community Resources	Healthcare			437	0.57%
Mesa County	Government	987		1,120	1.46%
City Market	Retail	637	1.02%		
Star Tek USA	Services	900			
Haliburton Energy	Services	625	1.00%		
Other		52,963	88.74%	65,608	85.31%
Total of All Employees[2]		62,451		76,893	

Sources:

[1] Grand Junction Economic Partnership (includes part-time and seasonal employees)

[2] Colorado Department of Labor and Employment (includes part-time and seasonal employees)

TABLE 16

City of Grand Junction
MISCELLANEOUS STATISTICS
Last Ten Fiscal Years

Date of incorporation: July 19, 1882[1]

Date charter adopted: September 14, 1909[1]

Form of government: Council-Manager[1]

Employees by function (Full-time Equivalent):

Function[5]	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
General government	131	127	132	117	109	104	120	113	151	168
Fire protection	112	111	108	109	112	125	125	145	147	156
Parks and recreation	67	66	63	61	59	56	48	45	51	59
Police protection:										
Sworn	105	109	114	110	109	138	118	124	116	112
Non-sworn	86	84	80	83	83	54	85	89	89	88
Public works	136	135	131	127	123	55	55	53	50	56
Utilities						68	68	72	73	74
Total	637	632	628	607	595	600	619	641	677	713

Building permits:[2] Year	# Issued	Value
2013	988	124,166,999
2014	1,075	168,028,225
2015	1,024	158,448,472
2016	1,828	161,204,970
2017	2,016	176,475,994
2018	2,275	153,102,208
2019	2,269	171,479,210
2020	2,257	186,677,305
2021	2,548	213,348,905
2022	2,957	$ 222,277,319

Elections:[1] Year	Number of Registered Voters	Number of Votes in last General Election	Percentage
2013	29,989	11,665	38.90%
2014	32,367	22,540	69.64%
2015	31,482	11,262	35.77%
2016	36,787	31,803	86.45%
2017	37,643	15,301	40.65%
2018	48,908	27,756	56.75%
2019	37,279	17,512	46.98%
2020	39,452	33,460	84.81%
2021	48,851	17,189	35.19%
2022	51,787	30,896	59.66%

Education:

Type	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Mesa County Valley School District No. 51 enrollment:[3]										
Elementary	10,224	9,898	9,945	10,455	9,881	9,757	9,339	9,693	9,790	9,685
Middle	5,307	5,515	5,670	5,323	5,796	5,551	5,602	4,883	4,810	4,544
High	6,363	6,329	6,289	6,049	6,428	6,776	6,157	6,505	6,715	6,622
Colorado Mesa University enrollment:[4]	9,325	8,853	9,065	9,223	9,591	9,492	9,373	9,110	8,907	8,905

Sources:

[1] City Clerk Department

[2] Mesa County Building Department

[3] Estimate, based on Mesa County Valley School District No. 51 - Enrollment Data

[4] Colorado Mesa University

[5] City Human Resources Department

TABLE 17

City of Grand Junction
CAPITAL ASSET STATISTICS BY FUNCTION
Last Ten Fiscal Years

Function	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Police:[2]										
Stations	1	1	1	1	1	1	1	1	1	1
Vehicular patrol units	41	40	41	36	37	36	36	36	37	36
Canine patrol units	2	2	2	2	2	2	2	3	3	3
Motorcycle patrol units	8	8	8	8	6	8	8	4	4	7
Bicycle patrol units	20	20	20	27	27	27	27	27	27	12
Fire stations[3]	5	5	5	5	5	5	5	6	6	7
Public works:[1]										
Area (sq. miles)	39.35	39.37	39.62	39.59	39.80	39.99	39.99	42.14	42.22	42.36
Paved streets (centerline miles)	368.54	370.03	370.68	372.14	373.70	376.10	376.10	379.80	386.37	386.16
Unpaved streets (centerline miles)	5.52	3.43	3.62	3.59	3.59	3.59	3.59	3.59	3.84	3.70
Total streets (centerline miles)	374.06	373.46	370.68	372.14	373.70	376.10	379.69	379.80	386.37	386.16
Parks and recreation:[4]										
Developed parks (acres)	365.22	365.22	367.23	699.44	699.44	699.44	699.44	751.50	751.50	743.74
Undeveloped parks (acres)	396.50	396.50	394.49	397.23	397.23	397.23	397.23	354.56	354.56	344.80
Total parks (acres)	761.72	761.72	761.72	1,096.67	1,096.67	1,096.67	1,096.67	1,106.06	1,106.06	1,088.54
Swimming pools	2	2	2	2	2	2	2	2	2	2
Waterslides	2	2	2	2	2	2	2	2	2	2
Pickleball courts	-	4	4	4	4	4	4	12	14	14
Tennis courts	24	22	22	22	22	22	22	17	17	17
Shelters	19	19	21	21	21	21	21	24	25	25
Baseball stadiums (lighted)	1	1	1	1	1	1	1	1	1	1
Baseball stadiums (unlighted)	1	1	1	1	1	1	1	1	1	1
Football/track stadium (lighted)	1	1	1	1	1	1	1	1	1	1
Softball fields (lighted)	6	6	6	6	6	6	6	6	6	6
Softball fields (unlighted)	2	2	2	2	2	2	2	2	2	2
Golf courses	2	2	2	2	2	2	2	2	2	2
Golf courses (acres)	156	156	156	156	156	156	156	209	209	209
Outdoor basketball courts (lighted)	2	2	2	2	2	2	2	2	2	2
Outdoor basketball courts (unlighted)	10	10	10	10	10	10	10	10	10	10
Multi-purpose fields (lighted)	1	1	1	1	1	1	1	1	1	1
Multi-purpose fields (unlighted)	12	12	12	12	12	12	12	12	12	12
Amphitheater	-	-	-	-	1	1	1	1	1	1
Auditorium	1	1	1	1	1	1	1	1	1	1
Senior recreation center	1	1	1	1	1	1	1	1	1	1
Riverfront trail (miles)	21.47	21.47	21.47	21.47	21.47	21.47	21.47	21.47	21.47	21.47
Skateparks	2	2	2	2	2	2	2	2	2	2
Activity center	1	1	1	1	1	1	1	1	1	1
Splash pad	1	1	1	1	1	1	1	1	1	1
Dog parks	1	1	1	1	1	1	1	2	2	2
Bike parks	-	-	-	-	-	-	-	1	1	1
Utilities:[1]										
Storm sewer (miles)	205.76	251.00	160.99	197.00	203.64	210.25	210.25	237.50	239.76	246.39
Sanitary sewer (miles)	600.57	601.00	538.73	558.00	561.93	522.15	522.15	532.50	536.88	543.06

Sources:

[1] City Administration GIS Department
[2] City Police Department
[3] City Fire Department
[4] City Parks and Recreation Department

SINGLE AUDIT

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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the City Council
City of Grand Junction, Colorado

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of City of Grand Junction, as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise City of Grand Junction's basic financial statements, and have issued our report thereon dated June 13, 2023.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered City of Grand Junction's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of City of Grand Junction's internal control. Accordingly, we do not express an opinion on the effectiveness of City of Grand Junction's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

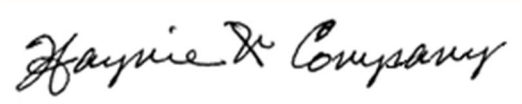
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether City of Grand Junction's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Littleton, Colorado
June 13, 2023

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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

To the City Council
City of Grand Junction

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the City of Grand Junction's compliance with the types of compliance requirements identified as subject to audit in the *OMB Compliance Supplement* that could have a direct and material effect on each of City of Grand Junction's major federal programs for the year ended December 31, 2022. City of Grand Junction's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, City of Grand Junction complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2022.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of City of Grand Junction and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of City of Grand Junction's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to City of Grand Junction's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on City of Grand Junction's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists.

The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about City of Grand Junction's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding City of Grand Junction's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of City of Grand Junction's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of City of Grand Junction's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

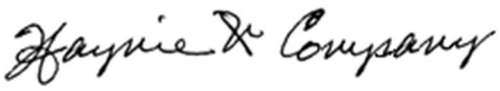
Report on Internal Control over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.



Littleton, Colorado
June 13, 2023

City of Grand Junction

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

For the year ended December 31, 2022

Federal Grantor/Pass Through Grantor/Program Title	Assistance Listing Number	Award Amount	2022 Amount of Award Expended	2022 Amount Passed to Sub-Recipients
U.S. DEPARTMENT OF HEALTH AND HUMAN SERVICES				
CARES Act, Provider Relief Fund	**93.498**	$ 147,088	$ 144,918	$ -
State Physical Activity and Nutrition	**93.439**	5,000	5,000	-
Total U.S. Department of Health and Human Services		152,088	149,918	-
U.S. DEPARTMENT OF THE TREASURY				
Passed Through the State of Colorado, Dept. of the Treasury				
Highway Users Trust Fund (HUTF), American Rescue Plan Distribution	**21.027**	10,484,608	1,387,130	-
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT				
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT				
Community Development Block Grants/Entitlement (CDBG) Grants - Cluster	**14.218**	1,399,874	458,509	477,210
U.S. DEPARTMENT OF THE INTERIOR BUREAU OF RECLAMATION				
WaterSMART Water & Energy Efficiency	**15.507**	295,000	95,000	-
WaterSMART Drought Resiliency	**15.514**	300,000	250,839	-
Total U.S. Department of the Interior Bureau of Reclamation		595,000	345,839	-
U.S. DEPARTMENT OF JUSTICE				
OFFICE OF JUSTICE PROGRAMS				
Edward Byrne Memorial Justice Assistance Grant (JAG) Program	**16.738**	169,299	63,122	64,391
Coronavirus Emergency Supplemental Funding (CESF) Program	**16.034**	-	-	-
Total U.S. Department of Justice		169,299	63,122	64,391
U.S. DEPARTMENT OF HOMELAND SECURITY				
FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)				
Assistance to Firefighters Grant (AFG)	**97.044**	207,775	8,988	-
Staffing for Adequate Fire and Emergency Response (SAFER)	**97.083**	5,916,309	1,437,426	-
Total U.S. Department of Homeland Security		6,124,084	1,446,414	-
EXECUTIVE OFFICE OF THE PRESIDENT				
Passed Through Mesa County, Colorado:				
High Intensity Drug Trafficking Areas (HIDTA) Program	**95.001**	80,000	41,934	-
Total Federal Award Expenditures			$ 3,892,866	$ 541,601

The accompanying notes are an integral part of this schedule.

City of Grand Junction

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

December 31, 2022

NOTE A – BASIS OF PRESENTATION

The accompanying Schedule of Expenditures of Federal Awards includes the federal grant activity of the City of Grand Junction and is presented on the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of Uniform Guidance, Audits of States, Local Governments, and Non-Profit Organizations. Therefore, some amounts presented in this schedule may differ from amounts presented or used in the preparation of the basic financial statements.

The City has elected to not use the 10% de minimis indirect cost rate as allowed under Uniform Guidance.

NOTE B – SUB-RECIPIENTS

Of the federal expenditures presented in the schedule, the City of Grand Junction provided federal awards to sub-recipients as follows:

Program Title	CFDA #	Amount Provided to Sub-recipient
Community Development Block Grants/ Entitlement Grants	14.218	$ 477,210
Edward Byrne Memorial Justice Assistance (JAG) Program	16.738	$ 64,391

City of Grand Junction
Supplemental Information

Schedule of Findings and Questioned Costs for the Year Ended December 31, 2022

1. Summary of Auditor's Results

Type of report issued on the financial statements:	**Unmodified**
Material weaknesses in financial reporting internal control noted:	**None**
Significant deficiency(s) identified that are not considered to be material weaknesses in financial reporting:	**None**
Material noncompliance noted:	**None**
Material weaknesses in internal control over major programs:	**None**
Significant deficiency(s) identified that are not considered to be material weaknesses over major programs:	**None**
Type of report issued on compliance for major programs:	**Unmodified**
Audit findings required to be reported:	**None**

The following programs are considered to be major:

Coronavirus State and Local Fiscal Rrecovery Funds – ALN 14.218
Staffing for Adequate Fire and Emergency Response (SAFER) – ALN 97.083

Dollar threshold used to distinguish Type A and Type B programs:	**$750,000**
Risk type qualification:	**Low-Risk**

2. Findings relating to the financial statements which are required to be reported in accordance with *Government Auditing Standards*.

None

3. Findings and questioned costs for Federal Awards

None

4. Summary Schedule of Prior Audit Findings

None

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OTHER SUPPLEMENTAL INFORMATION

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Haynie & Company
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To the City Council
City of Grand Junction, Colorado

We have audited the basic financial statements of the City of Grand Junction, Colorado (the "City"), as of and for the year ended December 31, 2022, and our report thereon dated June 13, 2023, which expressed unmodified opinions on those financial statements, appears on page 17. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The accompanying Local Highway Finance Report is presented for purposes of additional analysis and is not a required part of the basic financial statements.

Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Haynie & Company

Littleton, Colorado
June 13, 2023

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The public report burden for this information collection is estimated to average 380 hours annually. OMB No. 2125-0032

LOCAL HIGHWAY FINANCE REPORT	STATE: COLORADO
	YEAR ENDING (mm/yy): 12/22
This Information From The Records Of: City of Grand Junction	Prepared By: City of Grand Junction Finance Department

I. DISPOSITION OF HIGHWAY-USER REVENUES AVAILABLE FOR LOCAL GOVERNMENT EXPENDITURE

ITEM	A. Local Motor-Fuel Taxes	B. Local Motor-Vehicle Taxes	C. Receipts from State Highway-User Taxes	D. Receipts from Federal Highway Administration
1. Total receipts available				
2. Minus amount used for collection expenses				
3. Minus amount used for nonhighway purposes				
4. Minus amount used for mass transit				
5. Remainder used for highway purposes				

II. RECEIPTS FOR ROAD AND STREET PURPOSES

ITEM	AMOUNT
A. Receipts from local sources:	
1. Local highway-user taxes	
a. Motor Fuel (from Item I.A.5.)	
b. Motor Vehicle (from Item I.B.5.)	
c. Total (a.+b.)	
2. General fund appropriations	13,234,941
3. Other local imposts (from page 2)	1,335,966
4. Miscellaneous local receipts (from page 2)	2,726,196
5. Transfers from toll facilities	-
6. Proceeds of sale of bonds and notes:	
a. Bonds - Original Issues	-
b. Bonds - Refunding Issues	-
c. Notes	-
d. Total (a. + b. + c.)	-
7. Total (1 through 6)	17,297,103
B. Private Contributions	-
C. Receipts from State government	
(from page 2)	2,986,937
D. Receipts from Federal Government	
(from page 2)	-
E. Total receipts (A.7 + B + C + D)	20,284,040

III. EXPENDITURES FOR ROAD AND STREET PURPOSES

ITEM	AMOUNT
A. Local highway expenditures:	
1. Capital outlay (from page 2)	8,189,950
2. Maintenance:	3,475,015
3. Road and street services:	
a. Traffic control operations	123,037
b. Snow and ice removal	3,453,203
c. Other	-
d. Total (a. through c.)	3,576,240
4. General administration & miscellaneous	245,247
5. Highway law enforcement and safety	-
6. Total (1 through 5)	15,486,452
B. Debt service on local obligations:	
1. Bonds:	
a. Interest	1,892,588
b. Redemption	2,905,000
c. Total (a. + b.)	4,797,588
2. Notes:	
a. Interest	-
b. Redemption	-
c. Total (a. + b.)	-
3. Total (1.c + 2.c)	4,797,588
C. Payments to State for highways	-
D. Payments to toll facilities	-
E. Total expenditures (A.6 + B.3 + C + D)	20,284,040

IV. LOCAL HIGHWAY DEBT STATUS

(Show all entries at par)

	Opening Debt	Amount Issued	Redemptions	Closing Debt
A. Bonds (Total)	54,215,000	-	2,905,000	51,310,000
1. Bonds (Refunding Portion)		-	-	-
B. Notes (Total)	-	-	-	-

V. LOCAL ROAD AND STREET FUND BALANCE (RECEIPTS AND DISBURSEMENTS ONLY)

A. Beginning Balance	B. Total Receipts	C. Total Disbursements	D. Ending Balance	E. Reconciliation
-	20,284,040	20,284,040	-	-

Notes and Comments:

LOCAL HIGHWAY FINANCE REPORT	STATE: COLORADO
	YEAR ENDING (mm/yy): 12/22

II. RECEIPTS FOR ROAD AND STREET PURPOSES - DETAIL

ITEM	AMOUNT	ITEM	AMOUNT
A.3. Other local imposts:		**A.4. Miscellaneous local receipts:**	
a. Property Taxes and Assesments	28,899	a. Interest on investments	108,727
b. Other local imposts:		b. Traffic Fines & Penalties	-
1. Sales Taxes	-	c. Parking Garage Fees	-
2. Infrastructure & Impact Fees	-	d. Parking Meter Fees	-
3. Liens	-	e. Sale of Surplus Property	-
4. Licenses	-	f. Charges for Services	-
5. Specific Ownership &/or Other	1,307,067	g. Other Misc. Receipts	-
6. Total (1. through 5.)	1,307,067	h. Other	2,617,469
c. Total (a. + b.)	1,335,966	i. Total (a. through h.)	2,726,196
(Carry forward to page 1)		***(Carry forward to page 1)***	

ITEM	AMOUNT	ITEM	AMOUNT
C. Receipts from State Government		**D. Receipts from Federal Government**	
1. Highway-user taxes (from Item I.C.5.)	2,715,694	1. FHWA (from Item I.D.5.)	
2. State general funds		2. Other Federal agencies:	
3. Other State funds:		a. Forest Service	-
a. State bond proceeds		b. FEMA	-
b. Project Match	-	c. HUD	-
c. Motor Vehicle Registrations	271,243	d. Federal Transit Administration	-
d. DOLA Grant	-	e. U.S. Corps of Engineers	-
e. Other	-	f. Other Federal	-
f. Total (a. through e.)	271,243	g. Total (a. through f.)	-
4. Total (1. + 2. + 3.f)	2,986,937	3. Total (1. + 2.g)	-
(Carry forward to page 1)		***(Carry forward to page 1)***	

III. EXPENDITURES FOR ROAD AND STREET PURPOSES - DETAIL

	ON NATIONAL HIGHWAY SYSTEM (a)	OFF NATIONAL HIGHWAY SYSTEM (b)	TOTAL (c)
A.1. Capital outlay:			
a. Right-Of-Way Costs	-	326,835	326,835
b. Engineering Costs	-	584,835	584,835
c. Construction:			
(1). New Facilities	-	4,289,124	4,289,124
(2). Capacity Improvements	-	25,777	25,777
(3). System Preservation	-	2,679,048	2,679,048
(4). System Enhancement And Operation	-	284,331	284,331
(5). Total Construction (1)+(2)+(3)+(4)	-	7,278,280	7,278,280
d. Total Capital Outlay (Lines 1.a. + 1.b. + 1.c.4)	-	8,189,950	8,189,950
(Carry forward to page 1)			

Notes and Comments:

FORM FHWA-536

S.W

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
June 5, 2023

Meeting Convened: 5:40 p.m. The meeting was held in person at the Hospitality Suite, 1307 North Avenue, and live streamed via GoToWebinar.

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

Staff present: City Manager Greg Caton, City Attorney John Shaver, Best and Brightest Fellow Andrea Brush White, Director of Community Development Tamra Allen, Finance Director Jodi Welch, Fire Chief Ken Watkins, Utilities Director Randi Kim, Public Works Director Trent Prall, Sustainability Coordinator Jenny Nitzky, Mobility Planner Henry Brown, Water Services Manager Mark Ritterbush, General Services Director Jay Valentine, Parks and Recreation Director Ken Sherbenou, City Clerk Amy Phillips, and Deputy City Clerk Janet Harrell.

1. Discussion Topics

a. Update of Purdy Mesa Flowline Project

The Purdy Mesa Flowline project is in the final design stage. Due to the high cost of pipeline materials and limited remaining funding, to stay within budget Staff plans to construct the upper 3.3-mile section of the project with an in-house crew since it is relatively easy to construct as it is mostly on flat terrain along Lands End Road. However, the lower 2.9-mile section is in an area with challenging terrain and would be more suitable to be performed by an outsourced contractor.

The 2022 Appropriated Budget for the Purdy Mesa Flowline Project was $7.5 million. The project is mostly funded with a $7 million low-interest rate loan through the Colorado Water Conservation Board (CWCB). The project includes replacing two sections of the Purdy Mesa flowline, totaling about 6.2 miles, and installing a new pressure control tank.

After direct purchase of pipe materials in 2022, the remaining $2 million was carried forward to 2023 with Council approval of the Supplemental Appropriation on April 19, 2023. After accounting for 2023 expenditures, the current available budget is $1.93 million. In addition, $740,000 is available for transfer into the project from the Kannah Creek Flowline project which came in under budget, resulting in a total available budget of $2.67 million.

The Engineer's estimate to construct the entire project is $3.82 million. By using an in-house crew for the upper section, the estimated construction cost would be reduced to $1.9 million, a savings of $1.84 million which would keep the project within budget. The remaining $690,000 would be utilized for the pressure control tank. If the City does contract the upper section of the project, Staff would have to pursue a loan amendment of $1.84 million from CWCB to complete the project and, if approved, incur additional interest costs over the life of the loan.

The project is currently in the final design phase as easements for the realigned flowline are being negotiated with property owners. Staff anticipates completing the design and being ready to bid the project in June 2023, and starting construction by July/August.

Discussion regarding staff's plans to construct the upper 3.3-mile section of the project with an in-house crew ensued resulting in the acceptance of staff's proposal for the project.

Council will receive a memo from staff outlining the self-performance part of the project detailing costs, labor, equipment, and previous projects completed by the pipeline maintenance crew.

b. EV Readiness Plan Update

The Resource Stewardship principle of the 2020 Comprehensive Plan, proposed action items to improve public and environmental health include improving Electric Vehicle (EV) charging infrastructure, implementing policies to reduce air pollution, and educating the public about community-wide actions that can be taken to limit environmental impacts. Additionally, in the previous Council's strategic plan implementation matrix, one of the actions under the Quality of Life priority stated: "Create an EV Readiness Plan". Due to these components, staff worked with utility providers in the area to create a comprehensive community-wide EV Readiness Plan. In January 2023 the City began working with Xcel Energy's Partners in Energy to create and implement this EV Readiness Plan over the coming years. City staff and consultants from Partners in Energy presented the background and draft components of the EV Readiness Plan.

The presentation noted that Grand Junction is located at the crossroads of two major regional travel corridors and is uniquely situated to benefit from the ongoing transition to electric vehicles (EVs). Nearly 10 percent of newly registered vehicles in Colorado in 2022 were EVs, making the state a top-five national leader in EV adoption, and almost a million Colorado-registered EVs are expected to be on the road by 2030. By implementing infrastructure and policies that attract EV-driving travelers and local and regional commuters, the City sees an opportunity to become a vital regional charging hub. For this reason, and due to the outcomes of the 2020 Comprehensive Plan Principle 8: Resource Stewardship, the City is now preparing an EV Readiness Plan that will ensure this opportunity for the benefit of our entire community.

Over the past six months, the City has been working with Partners in Energy, a free Xcel Energy consulting service, to create a plan that is inclusive, robust, and pragmatic for Grand Junction's unique community. Focus areas of the plan include incentivizing public adoption, increasing public infrastructure, and transitioning institutional fleets. A Council-appointed steering committee referred to as the EV Action Team has helped develop the goals, vision, and short and long-term strategies of the plan. In addition to the steering committee, community input has been gathered through numerous avenues to provide the plan with more direction. These include an EV and ebike event hosted by Western Colorado Alliance, an EV Ride and Drive event co-hosted by the City and Clean Energy Economy for the Region (CLEER). Staff-led targeted focus groups, an EV plan Open House, and engagement activities hosted on the City's EngageGJ.org platform.

One final EV Action Team workshop is scheduled for June 14. The purpose of this workshop is to garner any final suggestions from the EV Action Team before moving forward with a draft plan. A draft plan will be presented to City Council at a workshop in July.

Council was very excited about the proposed plan and thanked staff and the consultants for the good work.

c. Greenhouse Gas Emissions Inventory & Resiliency and Sustainability Plan

Staff provided an overview of the greenhouse gas emissions inventories recently completed for 2018 and 2021 and discussed the forthcoming purpose and process for the resiliency and sustainability plan.

Greenhouse Gas Emissions Inventory – In November 2022, the City contracted with Lotus Engineering & Sustainability to conduct Greenhouse Gas (GHG) inventories to serve as the baseline for the Resiliency and Sustainability Plan. A GHG inventory lists all emission sources within a certain boundary and calculates their associated emissions. The boundary for these inventories is City limits, including emissions that are the result of activities from assets not owned or controlled by the City, but that the City indirectly impacts within its value chain. Inventories were conducted in 2018 and 2021, and over that span the City saw a four percent decrease in emissions. This decrease is mostly due to Xcel Energy adding more renewable energy to the grid, which reduces the carbon footprint of electricity used by residents and commercial businesses. The inventories also indicated that the largest sources of GHG emissions in the City in 2021 were gasoline vehicles, commercial electricity, commercial natural gas, and residential electricity, in that order. Action items from the final report include policies and programs that address these sources of emissions, including encouraging vehicle electrification, increasing investments in multimodal transportation, and implementing higher building efficiency standards and electrification.

Resiliency and Sustainability Plan – In Plan Principle 8: Resource Stewardship of the 2020 Comprehensive Plan, City residents indicated the importance of creating a community-wide Sustainability Plan. In addition, in Plan Principle 10, the community established a goal to “Promote a safe and more resilient community” to ensure the health, safety, and economic resiliency of the community through increasingly frequent natural disasters and social disturbances. The findings of the GHG emissions inventories will lay the groundwork for a data-driven approach to developing a community-based resiliency and sustainability plan.

In April 2023, the City selected Design Workshop and Spirit Environmental to help facilitate this community-driven plan. The planning process began in May 2023, and will last approximately 12 months. A Council-appointed steering committee will be convened to help provide direction for the plan. This committee will include those with specific experience and expertise in related fields as well as those with an interest in creating a sustainable future for Grand Junction. Members will reflect diversity in the community. Solicitation for people interested in participating in the committee began the week of May 15 and the application deadline was June 2, 2023. Promotional materials and the application will be available in English and Spanish. Staff will prepare a recommended steering committee for Council’s consideration at its June 21st City Council meeting.

Numerous public events and engagement opportunities will take place throughout the year to determine the plan’s general scope and specific strategies, and final adoption of the plan is slated for March 2024.

d. Transportation Engineering Design Standards (TEDS) Update

In July of 2022, the City hired Fehr and Peers to work on updating the City's Transportation Engineering Design Standards (TEDS) manual. This effort has occurred alongside the City's work with Fehr and Peers on the Pedestrian and Bicycle Plan and will incorporate changes reflecting

community values for multimodal transportation and support implementation of the adopted Pedestrian and Bicycle Plan.

The Transportation and Engineering Design Standards (TEDS) Manual establishes requirements and provides guidance to the City and developers on how streets and multimodal transportation infrastructure are to be designed within Grand Junction. It includes guidance and requirements for preparing transportation impact statements (TIS), street design standards, access control, traffic signal design, street lighting, pavement, and pedestrian, bicycle, and transit facility design standards.

The TEDS Manual has not had a major update for almost 20 years. Some aspects of the Manual are out of date and not reflective of current community values or current design practices being applied within the City.

The TEDS Manual is being updated to incorporate the following general improvements:

- Reflect current community values for multimodal transportation (including for pedestrians, bicyclists, and transit users)
- Incorporate current state and national design standards
- Improve the usability of the manual
- Support implementation of the vision established in the recently adopted Pedestrian & Bicycle Plan

Final adoption of the Transportation Engineering Design Standards (TEDS) is scheduled for the September 6, 2023 City Council Meeting.

e. Orchard Mesa Recreation Facility Study

The history of the Orchard Mesa Pool is complex, and a long-term resolution has yet to be identified. It was constructed in 1983 and the facility now requires a full renovation. The attached auxiliary space and gym was built in the early 1960s and it was decommissioned as a part of the new Orchard Mesa Middle School built in 2019. It is also in need of a complete renovation should the decision be made to reactivate it.

The Orchard Mesa Pool is a partnership between Mesa County School District 51, Mesa County, and the City of Grand Junction. District 51 owns the land and the building and pays the utilities. The City operates the facility, and the City and the County split the annual subsidy required to run the facility. While maintenance has been conducted on a regular basis since 1983, all the mechanical, pool, and building systems are at the end of their useful life and the facility requires a full renovation. In late 2022 and early 2023, the pool broke down and had to be closed for multiple weeks. Given the age of the facility and the age of all its major systems, similar occurrences are expected moving forward.

The City was on a path to consider renovation in the fall of 2022, but one of the pool partners, District 51, declined to make any contribution to the effort. As a result, design halted. The issue then came to the forefront with feedback from numerous community members at Council meetings, in letters to the editor and in media coverage. In response, on February 1, 2023, the City resumed the planning to consider possible long-term solutions to the Orchard Mesa Pool issue.

Now that the Community Recreation Center (CRC) was approved by the voters, the City is delving back into examining options for the Orchard Mesa Pool. The City hired Ohlson Lavoie Corporation

(OLC) to facilitate this process. A primary consideration involves the substantial state-of-the-art aquatic facilities that will be present in the $70,000,000 CRC, $35,000,000 of which will be spent on aquatic components. OLC assembled five options for consideration, ranging from minimal investment to ensure the operation of the Orchard Mesa Pool until the CRC opens, to a basic modernization of the pool, to a reinvented facility that provides indoor field space.

OLC presented these options at the Council workshop. On June 6 they will hold two focus groups and a public forum at the Lincoln Park Barn at 910 N. 12th Street.

Discussion ensued regarding the public meetings to gather information and community feedback on the different options before Council makes any decisions. The goal is to understand the community's preferences and engage in a transparent decision-making process.

Discussions also revolved around the need for various amenities and facilities for different user groups, such as pickleball courts, skateboard parks, and improved basketball offices. Also discussed was the cost of upgrades and the need for additional funding through grants, private donations, and partnerships. The conversation touched on the possibility of expanding the CRC by adding more lanes to the pool.

2. City Council Communication

Council was asked for two volunteers to sit on the Interview Committee for the Planning Commission/Zoning Board of Appeals. The Mayor and Mayor Pro Tem will serve on the interview committee.

Councilmembers Randall Reitz and Scott Beilfuss volunteered to serve on the Grand Junction Housing Authority Interview Committee.

3. Next Workshop Topics

City Manager Caton reported the item for the June 12, 2023 Joint City Council/Zoning and Development Committee Special Workshop will provide an update on the Code revision.

4. Adjournment

There being no further business, the Workshop adjourned at 8:45 p.m.

GRAND JUNCTION CITY COUNCIL
MINUTES OF THE REGULAR MEETING

June 7, 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 7th day of June 2023 at 5:40 p.m. Those present were Councilmembers Scott Beilfuss, Cody Kennedy, Jason Nguyen (virtual), 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, Deputy City Clerk Janet Harrell, Public Works Director Trenton Prall, Principal Planner/CDBG Administrator Kristen Ashbeck, Interim Planning Supervisor Nicole Galehouse, Senior Planner Daniella Acosta and Principal Planner David Thornton.

Council President Stout called the meeting to order and Councilmember Beilfuss led the Pledge of Allegiance, followed by a moment of silence.

Proclamations

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

Councilmember Reitz read the proclamation and Mesa County Public Library Tutor Ana Carbajal Barajona accepted the proclamation.

Appointments

To the Parks and Recreation Advisory Board

Council President Pro Tem Herman moved and Councilmember Kennedy seconded to reappoint William Findlay, Byron Wiehe and Nancy Stippel to the Parks and Recreation Advisory Board for three-year terms ending June 2026. Motion carried by unanimous voice vote.

Citizen Comments

Bruce Lohmiller spoke about sex education classes and options for homeless residents.

“Z” expressed concerns regarding the City’s new E-scooters.

Rickie Howie complemented the City on the beautiful downtown area and Lincoln Park. She also asked the City to review their facility use contracts.

City Manager Report

City Manager Caton did not provide a report.

Council Reports

Councilmember Beilfuss attended the annual Junior College (JUCO) World Series Banquet, toured the Horizon Drive PACE facility and heard citizen concerns at the pickle ball court.

Councilmember Reitz invited everyone to the Juneteenth event on June 17th at Lincoln Park.

Councilmember Kennedy attended the Forestry Board meeting.

Council President Pro Tem Herman attended the Parks and Recreation Advisory Board meeting.

Council President Stout thanked Ellie King for coming to the Council meeting. She then said she spoke at the Grand Valley Chamber of Commerce State of the Valley Event and attended the following: the Police Department Badge Pinning and Award Ceremony, the Associated Governments of Northwest Colorado (AGNC), the AGNC Comprehensive Economic Development Strategy Committee, Colorado Municipal League Spring Outreach and Visit Grand Junction (noting JUCO has provided a major economic boost to the City for over 60 years). She then invited everyone to the Special Olympics opening event on June 9th.

CONSENT AGENDA

Councilmember Reitz moved and Councilmember Kennedy seconded to adopt Consent Agenda items #1 - #3. Motion carried by unanimous voice vote.

1. Approval of Minutes

a. Minutes of the May 15, 2023 Workshop

b. Summary 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

Contract for Canyon View Park Pavement Reconstruction

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 square yards of 3" asphalt pavement, 15,000 linear feet of pavement striping and removal of the existing pavement while allowing the park to remain open and accessible for all users by phasing the work schedule.

Public Works Director Trenton Prall presented this item.

Discussion included the parking areas are 10 to 25 years old, the existing asphalt is not as thick as roads, the area has a high water table, chip/sealing is not the best option for parking lots, there was a high incidence of “cut through” traffic due to previous road construction, this has been a lower priority project that has been bumped, completion of this project will not delay the Redlands bridge project, this was not considered as a self-performance project, the City is not able to perform asphalt overlay work efficiently, and

that only one bid was received for this project.

The public comment period opened at 6:20 p.m.

There were no public comments.

The public comment period closed at 6:20 p.m.

Council President Pro Tem Herman moved and Councilmember Simpson seconded to 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. Motion carried by unanimous roll call vote.

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

City Council considered 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. In addition, unexpended funds from a previous program year in the amount of $28,443 will be reallocated with the 2023 Program Year funds.

Principal Planner/CDBG Administrator Kristen Ashbeck presented this item.

Discussion included praise for streamlining the administrative process, about 20% of this year's funds will be used toward plan administration due to transition training, this funding will complete the Palmer Street/Highway 50 sidewalk section, all CDBG funding can be used for capital projects however the City made a policy decision to use some for non-profit organizations, and the Mother Theresa Place request was for the City water tap and sewer fees.

The public hearing opened at 6:32 p.m.

Grand Valley Catholic Outreach Director of Development and Communications Beverly Lampley explained they did not have final numbers for Mother Theresa Place, so the amount requested was estimated.

The public hearing closed at 6:34 p.m.

Councilmember Kennedy moved and Council President Pro Tem Herman seconded to approve the proposed funding requests and set a public hearing for adoption of the 2023 Annual Action Plan for July 19, 2023. Motion carried by unanimous roll call vote.

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

Council President Pro Tem Herman disclosed that his wife works for St. Mary's Hospital/Intermountain Health (SMH) and Councilmember Reitz disclosed that he also works for SMH, but neither were involved in administrative issues. Councilmember Nguyen disclosed he lives within the Master Plan area. There were no concerns regarding conflicts of interest with any of the disclosures.

St. Mary's Hospital requested approval of Master Plan 2023, which has been shared with neighbors and reviewed by the Board of Directors, that will be 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 residents have easy and safe access to hospital provided services. Over the past 28 years, St. Mary's Healthcare submitted and received approval for five Master Plans in 1995, 2000, and 2005 (amended in 2006), 2011, and 2017.

Interim Planning Supervisor Nicole Galehouse and applicant representative St. Mary's Vice President of Business Development Dan Prinster presented this item.

Discussion included suggestions that SMH continue to look for and include alternative transportation options in their plans.

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

There were no public comments.

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

Councilmember Simpson moved and Councilmember Kennedy seconded to adopt 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. Motion carried by unanimous roll call vote.

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

Council President Stout clarified the rezone request needs to be corrected to be the southeast (not northeast) corner of Wellington Avenue and North 7th Street.

St. Mary's Hospital and Medical Center requested a district rezone for 0.68 acres located at the southeast corner of Wellington Avenue and N. 7th Street from B-1 (Neighborhood Business) to PD (Planned Development; Facilities Master Plan) which is consistent with the Commercial Land Use category of the Comprehensive Plan.

The surrounding development 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 transitions to varying densities of residential zoning.

Interim Planning Supervisor Nicole Galehouse and applicant representative St. Mary's Vice President of Business Development Dan Prinster presented this item.

The public hearing opened at 7:01 p.m.

There were no public comments.

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

Councilmember Kennedy moved and Council President Pro Tem Herman seconded to adopt Ordinance No. 5153, an ordinance rezoning approximately 0.68 acres located at the southeast 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 ordered final publication in pamphlet form. Motion carried by unanimous roll call vote.

Council took a break at 7:03 p.m.

The meeting resumed at 7:15 p.m.

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

Recla Metals, L.L.L.P. requested annexation of 9.31 acres which consists of one parcel of land and a portion of right-of-way located at 479 30 Road. This property which has a single-family residence, is Annexable Development per the Persigo Agreement. The applicant has also requested the property be zoned to City I-1 in anticipation of redevelopment as a steel service center that recycles metals into wholesale architectural building materials.

Senior Planner Daniella Acosta and applicant representative Colorado Land Advisor Urban Planner Jeffery Fleming presented this item.

Discussion included Recla Metals will generate sales tax revenue.

The public hearing opened at 7:29 p.m.

Francesca Corbett, a neighbor of the proposed annexation, expressed concerns regarding the proposed commercial zoning at this location as it is close to what is mainly a residential area.

The public hearing closed at 7:32 p.m.

Council President Pro Tem Herman moved and Councilmember Simpson seconded to adopt 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 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 ordered final publication in pamphlet form. Motion carried by unanimous roll call vote.

Councilmember Simpson moved and Council President Pro Tem Herman seconded to adopt 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 ordered final publication in pamphlet form. Motion carried by unanimous roll call vote.

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

Grand West Holdings #1, LLC requested a zone of annexation to C-1 (Light Commercial) for the KIA Annexation, approximately 17.802 acres which consists of one parcel of land located at 2980 Highway 50; the property has 11 vacant acres, a KIA auto dealership business and a single-family residence. The annexation is being sought in anticipation of construction of a single-family residence and is Annexable Development per the Persigo Agreement. The proposed zone district of C-1 is consistent with the Commercial Use Land Use category of the Comprehensive Plan.

Principal Planner David Thornton and applicant representative KAART Group Planning Manager Ty Johnson presented this item.

Discussion included that planning for the 11 vacant acres will begin if the annexation is adopted.

The public hearing opened at 7:43 p.m.

There were no public comments.

The public hearing closed at 7:43 p.m.

Councilmember Kennedy moved and Council President Pro Tem Herman seconded to adopt 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 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 ordered final publication in pamphlet form. Motion carried by unanimous roll call vote.

Council President Pro Tem Herman moved and Councilmember Reitz seconded to adopt 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 ordered final publication in pamphlet form. Motion carried by unanimous roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

Councilmember Simpson requested Council review the decision on whether the City or County should run the City elections, to be referred to the Agenda Committee.

Council President Stout said she would like to run for the Colorado Municipal League Executive Board and asked Council if they would provide a letter of endorsement for her which would allow her to run. Council concurred.

Adjournment

The meeting adjourned at 7:51 p.m.

_____
Amy Phillips, CMC
City Clerk

Grand Junction City Council

Regular Session

Item #2.a.i.

Meeting Date: June 21, 2023

Presented By: Nicole Galehouse, Interim Planning Supervisor

Department: Community Development

Submitted By: Nicole Galehouse, Interim Planning Supervisor

Information

SUBJECT:

Introduction of an Ordinance Amending the Zoning and Development Code Section 21.04.030 Use Specific Standards, Specifically Subsection (h) Short-Term Rentals, and Section 21.10.020 Terms Defined in the Grand Junction Municipal Code and Setting a Public Hearing for July 5, 2023

RECOMMENDATION:

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

EXECUTIVE SUMMARY:

Staff proposes these amendments to the City's short-term rental (STR) regulations based on direction from the 2020 One Grand Junction Comprehensive Plan and staff recommendations related to the 2021 Grand Junction Housing Strategy report.

Short-term rentals have a growing presence in Grand Junction. STRs offer a mix of benefits and burdens to the city. The benefits include additional income for property owners and additional lodging tax revenue for the City. On the other hand, STRs may also strain the local housing market by removing housing options from local residents and weakening the social networks of local neighborhoods.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The city developed its current regulatory process for short-term rental (STR) operations in late 2018. That process consists of a permit application, building inspection, tax license, and an annual renewal process. Since that time, the number of STR operations has steadily grown. In October of 2022, the City had just over 220 registered, compliant STR operations, with an estimated 85 additional STR operations in some stage of

application, renewal, or non-compliance.

STR operations offer a unique option for visitors to the area and generate sales and lodging tax revenue for the City. They also provide a means for property owners to generate additional income from their properties. In some cases, this additional income can help a home buyer pay for a home they might otherwise struggle to afford. These benefits align with goal 5(2)(a) of the 2020 One Grand Junction Comprehensive Plan which encourages the development of a targeted housing strategy to facilitate and incentivize the creation of affordable housing units for low-income residents and attainable housing for the city's workforce.

STR operations can also contribute to the local affordable housing stress our city continues to endure. As a full-time commercial operation, an STR operator can typically support a much higher monthly purchase payment than a potential residential home buyer can as a mortgage payment, removing the property as an affordable option for local residents. Additionally, STR operations tend to gravitate towards high-activity parts of town such as downtown or around a university campus. At high concentrations, STRs can damage the social fabric of existing neighborhoods by removing long-term tenants and making it difficult for neighbors to build relationships. These aspects of STR operation can work against Comprehensive Plan goal 5(3)(a) Retention of Existing Housing Stock to encourage ongoing maintenance and promote reinvestment and improvements in established neighborhoods.

The 2021 Grand Junction Housing Strategy report suggested that there need to be limitations on STRs. Grand Junction does not have a cap or limit on the number of STRs. Many other communities are using tools to control the volume of STRs, including limiting the overall or neighborhood concentration, imposing an additional sales tax, and incentivizing homeowners to use their Accessory Dwelling Unit (ADU) for long-term tenants. Many communities view STRs as a key economic force that is removing dwelling units from long-term housing stock and affordability. Staff reviewed a variety of local ordinances from cities such as Fort Collins, Glenwood Springs, Durango, and Colorado Springs. These ordinances provided guidance for the proposed regulations, focusing on distinguishing between the types of STR operations and requiring numerical limits by district for the more intensive STR operations.

As part of the development of the proposed regulations, staff conducted significant outreach efforts, engaging many operators in the short-term rental industry. The conversations were thorough, evaluating the impact of different regulations on the market & what strategies provide the best balance between allowing the industry while providing protections for public health, safety, and welfare. Staff also conducted workshops with the Planning Commission to further refine and craft effective regulations.

NOTIFICATION REQUIREMENTS

Notice was completed as required by Section 21.02.080(g). Notice of the public hearing was published on May 14, 2023, in the Grand Junction Daily Sentinel.

ANALYSIS

The proposed amendments contain the following significant changes.

1. Create a definition for Primary and Secondary STRs
2. Create a limitation on short-term rentals using a percentage of total residential lots and in specific areas of the City
3. Create a limitation on the number of Primary and Secondary STRs on the same residential lot (most often this is a multi-family structure)
4. Requiring one additional parking space for each bedroom above four bedrooms offer for rent as part of a STR on the lot

Establishing these two different types of STRs allows the city to apply stricter locational standards to the more intensive primary STR operations while allowing the less intensive secondary STRs to operate more freely. Primary STR operations tend to function more like a commercial operation and may not fit as well into existing neighborhoods. Furthermore, some neighborhoods around activity centers might experience escalating housing price pressure if the City does not regulate them.

The proposed limitations on primary STR operations include limits of 10 percent within the downtown area and 3 percent in the rest of the City. Based on data compiled in February 2023, the 10 percent within the downtown area represents a potential 2.4x increase or 71 STRs. For the remainder of the City, the 3 percent represents a potential 5.5x increase or 433 STRs. There is ample room for the industry to grow, especially including the consideration that these numbers would be for primary STRs only, excluding operations that only rent out a portion of a dwelling or an ADU.

The ordinance also proposes to limit the number of STRs that can be on one property. For lots that have four dwelling units or less, this limit is two STRs, with only one being able to be a primary operation. For lots with greater than four dwelling units, the limit is 10 percent of the units. It also requires that for units with more than four bedrooms, an additional parking space over the code minimum is provided for each bedroom.

These proposed amendments attempt to minimize the potential negative impacts of primary STR operations while also minimizing unnecessary burdens on secondary STR operations and the benefits they may provide for residents. In accordance with Section 21.02.140(c), a proposed Code amendment shall address in writing the reasons for the proposed amendment. There are no specific criteria for review because a code amendment is a legislative act and within the discretion of the City Council to amend the Code with a recommendation from the Planning Commission. The proposed amendments allow for short-term rental use with appropriate regulation that increases visitor options and provides an income source for homeowners while also providing regulations that protect the neighborhood fabric of our community and limit the impact of use on the long-term housing market.

RECOMMENDATION AND FINDINGS OF FACT

The 2020 One Grand Junction Comprehensive Plan identifies “Strong Neighborhoods and Housing” choices as one of its eleven principles. The proposed revisions are found

to be consistent with Principle 5 and its goals, specifically goals 5(1)(c), 5(1)(e), 5(2)(a), 5(3)(a), and 5(4)(b).

Planning Commission heard this request at the May 18, 2023, meeting and voted (6 to 0) to recommend approval of the request.

FISCAL IMPACT:

There is no direct fiscal impact for this item.

SUGGESTED MOTION:

I move to introduce and pass for publication in pamphlet form an ordinance amending the Zoning and Development Code Section 21.04.030 Use Specific Standards, specifically subsection (h) Short-Term Rentals, and Section 21.10.020 Terms Defined in the Grand Junction Municipal Code and set a public hearing for June 21, 2023.

Attachments

1. Exhibit 1 - STR Existing Code
2. Exhibit 2 - STR Code Clean
3. Exhibit 3 ORD-STR Amend 20230615
4. GJ Speaks-STR Reg Comments
5. Planning Commission Minutes - 2023 - May 23 - Draft
6. Supplemental Downtown Info
7. Citywide STR Map

21.10.020 Terms defined.

Short-term rental is a type of lodging wherein a dwelling unit, either in full or in part, is rented to a temporary occupant(s) for monetary consideration for fewer than 30 consecutive days.

(h) **Short-Term Rentals.**

(1) Purpose. The purpose of this regulation is to allow short-term rentals in certain zone districts in the City with a permit and with regulation to assist in protecting the health, safety, and welfare of property owners, neighbors, and occupants.

(2) Applicability. These regulations apply to all uses meeting the definition of short-term rental. Private covenants running with land may restrict or prohibit short-term rentals; it is the responsibility of the property owner, not the City or any employee or agent thereof, to ensure compliance with restrictive covenants.

(3) Definitions. *Short-term rental* is a type of lodging wherein a dwelling unit, either in full or in part, is rented to a temporary occupant(s) for monetary consideration for fewer than 30 consecutive days. A bed and breakfast is, for purposes of this title, a type of *short-term rental*. Likewise, a home used similar to a rooming/boarding house but where stays are fewer than 30 consecutive days is also a *short-term rental. Short-term rental* does not include shelters or other transient lodging as defined as a community service use.

(4) Permit Required. No person or entity shall sell lodging to a temporary occupant(s) of a dwelling unit for fewer than 30 consecutive days without first having obtained a short-term rental permit issued by the City and complying with any conditions or restrictions thereof. A short-term rental permit is valid for the life of the short-term rental use, subject to annual re-registration in a form prescribed by the City. A separate short-term rental permit is required for each short-term rental unit. A short-term rental permit may be issued only to the owner of the property used for short-term rental. A short-term rental permit may be issued by the Director upon finding that the requirements of this subsection (h) are met. A permit may contain conditions and restrictions.

(5) Occupancy.

(i) The number of occupants at any given time in a short-term rental unit shall not exceed two persons per bedroom plus two additional renters, including the operator, except where the Director determines that the size, configuration and/or structural features of the unit allow greater or lesser occupancy.

(ii) The permit shall specify the maximum occupancy of the unit.

(6) Designated Local Responsible Party.

(i) The property owner shall designate one or more local person(s) who will be permanently available and responsible for immediately responding to complaints about or violations of law or of permit terms. *Local* as used herein means having a permanent address within a 20-mile radius from the short-term rental property and a 24-hour contact phone number.

(ii) The designated local responsible party may be the owner of the property if he or she meets the *local* criteria.

(iii) The designated local responsible party must be authorized by the property owner to permit inspection of the premises by the City and/or its agent or employee to ensure compliance with applicable fire and building codes and with the requirements for and/or of the short-term rental permit.

(7) General Requirements. The owner of a dwelling used or to be used as a short-term rental shall:

(i) Obtain a tax license from the City of Grand Junction and comply with all applicable local, State, and federal taxes;

(ii) Demonstrate and certify that the unit contains the following on the premises at all times:

(A) A smoke detector in good working order;

(B) A carbon monoxide detector in good working order;

(C) Adequate and functional building egress from each sleeping room in the unit;

(D) Posted notice providing in detail the following information in a highly visible location and readily accessible form:

a. Location of building exits and fire extinguishers;

b. Twenty-four-hour emergency contact information;

c. Parking areas and parking restrictions, including a notice that parking on lawns is not allowed;

d. Noise restrictions and quiet hours;

e. Trash disposal instructions including trash pickup location and schedule;

f. Maximum occupancy restrictions;

g. City permit number;

(iii) Certify all units maintain a fire extinguisher in good working order;

(iv) Permit inspection of the premises by the City or its agent or employee during the pendency of the permit application, and thereafter upon reasonable notice;

(v) Provide with its application a sketch or drawing of the unit that depicts all rooms, doors and windows, including dimensions, and shows on-site areas available for guest parking;

(vi) If the short-term rental unit is accessed by a shared driveway, provide the City with a copy of a written instrument authorizing use of the driveway for short-term rental purposes;

(vii) Provide the name, address and phone number of the designated local responsible party to the City, and update such information with the City whenever it changes;

(viii) Register annually with the City, certifying that the permit terms and requirements are still being met and updating any material changes to the unit or property;

(ix) Where food is prepared and served to guests/lodgers on the premises, demonstrate compliance with Mesa County Health Department regulations.

(8) Revocation, Suspension, and Appeal.

(i) A short-term rental permit may be suspended or revoked for any of the following reasons:

(A) The owner or designated responsible party has failed to comply with a requirement of this subsection (h).

(B) The owner or designated responsible party has failed to comply with a condition of or restriction set forth in the short-term rental permit.

(C) The owner has failed to collect or remit lodging taxes or otherwise comply with local, State and/or federal tax requirements.

(D) Materially false or misleading information has been provided to the City by the applicant, owner or designated responsible party on an application.

(E) The City has received excessive and substantial complaints by neighbors or affected persons that were not adequately and timely addressed by the owner or designated responsible party.

(ii) Notice of revocation shall be provided to the owner, who shall then be given an opportunity to respond within 10 days. The Director will issue any decision to revoke or suspend a permit within 10 days of the response date.

(iii) Any aggrieved person may appeal the issuance, denial, suspension, or revocation of a short-term rental permit to the Zoning Board of Appeals within 10 days of the issuance of the decision.

21.10.020 Terms defined.

Short-term rental is a type of lodging wherein a dwelling unit, either in full or in part, is rented to a temporary occupant(s) for monetary consideration for fewer than 30 consecutive days. A bed and breakfast and a home used similar to a rooming/boarding house but where stays are fewer than 30 consecutive days is also a *short-term rental. Short-term rental* does not include shelters or other transient lodging as defined as a community service use.

Short-term rental, Primary is a short-term rental that makes available for rent all bedrooms in a dwelling unit in a principal structure, excluding accessory dwelling units attached to a principal structure.

Short-term rental, Secondary is a short-term rental that makes available for rent less than all the bedrooms in a principal dwelling unit, or an accessory dwelling unit.

21.04.030 Terms defined.

(h) **Short-Term Rentals.**

(1) Purpose. The purpose of this regulation is to allow short-term rentals with a permit within the regulatory boundaries established by the City. These regulations are to assist in protecting the health, safety, and welfare of property owners, neighbors, and occupants.

(2) Applicability. These regulations apply to all uses meeting the definition of short-term rental. Private covenants running with land may restrict or prohibit short-term rentals; it is the responsibility of the property owner, not the City or any employee or agent thereof, to ensure compliance with restrictive covenants.

(4) Permit Required. No person or entity shall sell lodging to a temporary occupant(s) of a dwelling unit for fewer than 30 consecutive days without first having obtained a short-term rental permit issued by the City and complying with any conditions or restrictions thereof. A short-term rental permit is valid for a period of one year and is subject to annual permit renewal in a form prescribed by the City. A separate short-term rental permit is required for each short-term rental unit and will be issued for either a primary or a secondary short-term rental. A short-term rental permit may be issued only to the owner of the property used for short-term rental. A short-term rental permit may be issued by the Director upon finding that the requirements of this subsection (h) are met. A permit may contain conditions and restrictions.

(i) Primary short term rental permits shall not be issued for more than 10% of residentially zoned lots within the downtown area, defined as south of North Avenue, West of North 17th Street, North of Interstate 70 Business, and East of Highway 50,

(ii) Primary short-term rental permits shall not be issued for more than 3% of the residentially zoned lots outside of the downtown area as defined in (i) above.

(iii) No more than two STR permits shall be issued on a residentially zoned lot with four dwelling units or less. Only one of the two permits issued may be a primary short term rental permit.

(iv) A residentially zoned lot with more than 4 dwelling units shall not be issued short term rental permits for more than 10% of the units on the lot.

(5) Occupancy.

(i) The number of occupants at any given time in a short-term rental unit shall not exceed two persons per bedroom plus two additional occupants, including the operator, except where the Director determines that the size, configuration and/or structural features of the unit allow greater or lesser occupancy.

(ii) A short-term rental permit shall only be issued and/or renewed in a residential zoning district when an applicant demonstrates that there is one additional parking space for each bedroom above 4 bedrooms on the lot. No additional required parking may be located between the front facade of the principal structure and the public street or private access way.

(iii) The permit shall specify the maximum occupancy of the unit.

(6) Designated Local Responsible Party.

(i) The property owner shall designate one or more local person(s) who will be permanently available and responsible for immediately responding to complaints about or violations of law or of permit terms. *Local* as used herein means having a permanent address within a 20-mile radius from the short-term rental property and a 24-hour contact phone number.

(ii) The designated local responsible party may be the owner of the property if he or she meets the *local* criteria.

(iii) The designated local responsible party must be authorized by the property owner to permit inspection of the premises by the City and/or its agent or employee to ensure compliance with applicable fire and building codes and with the requirements for and/or of the short-term rental permit.

(7) General Requirements. The owner of a dwelling used or to be used as a short-term rental shall:

(i) Obtain a tax license from the City of Grand Junction and comply with all applicable local, State, and federal taxes;

(ii) Demonstrate and certify that the unit contains the following on the premises at all times:

(A) A smoke detector in good working order;

(B) A carbon monoxide detector in good working order;

(C) Adequate and functional building egress from each sleeping room in the unit;

(D) Posted notice providing in detail the following information in a highly visible location and readily accessible form:

a. Location of building exits and fire extinguishers;

b. Twenty-four-hour emergency contact information;

c. Parking areas and parking restrictions, including a notice that parking on lawns is not allowed;

d. Noise restrictions and quiet hours;

e. Trash disposal instructions including trash pickup location and schedule;

f. Maximum occupancy restrictions;

g. City permit number;

(iii) Certify all units maintain a fire extinguisher in good working order;

(iv) Permit inspection of the premises by the City or its agent during the pendency of the permit application, and thereafter upon reasonable notice;

(v) Provide with its application a sketch or drawing of the unit that depicts all rooms, doors and windows, including dimensions, and shows on-site areas available for guest parking;

(vi) If the short-term rental is accessed by a shared driveway, provide the City with a copy of a written instrument authorizing use of the driveway for short-term rental purposes;

(vii) Provide the name, address and phone number of the designated local responsible party to the City, and update such information with the City whenever it changes;

(viii) Renew permit annually with the City, certifying that the permit terms and requirements are still being met and updating any material changes to the unit or property;

(ix) Where food is prepared and served to guests/lodgers on the premises, demonstrate compliance with Mesa County Health Department regulations.

(8) Revocation, Suspension, and Appeal.

(i) A short-term rental permit may be suspended or revoked for any of the following reasons:

(A) The owner or designated responsible party has failed to comply with a requirement of this subsection (h),

(B) The owner or designated responsible party has failed to comply with a condition of or restriction set forth in the short-term rental permit.

(C) The owner has failed to collect or remit lodging taxes or otherwise comply with local, State and/or federal tax requirements.

(D) Materially false or misleading information has been provided to the City by the applicant, owner or designated responsible party on an application.

(E) The City has received excessive and substantial complaints by neighbors or affected persons that were not adequately and timely addressed by the owner or designated responsible party.

(ii) Notice of permit revocation shall be provided to the owner, who shall then be given an opportunity to respond within 10 days. The Director will issue any decision to revoke or suspend a permit within 10 days of the response date.

(iii) Any aggrieved person may appeal the issuance, denial, suspension, or revocation of a short-term rental permit to the Zoning Board of Appeals within 10 days of the issuance of the decision.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING AND DEVELOPMENT CODE SECTION 21.04.030 USE SPECIFIC STANDARDS, SPECIFICALLY SUBSECTION (h) SHORT-TERM RENTALS, AND SECTION 21.10.020 TERMS DEFINED IN THE GRAND JUNCTION MUNICIPAL CODE.

Recitals:

The City Council desires to maintain effective zoning and development regulations (Code) that implement the vision and goals of the Comprehensive Plan while being flexible and responsive to the community's desires and market conditions, and accordingly the City Council has directed that the Code be reviewed and amended.

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

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

After public notice and public hearing, the Grand Junction City Council finds that the proposed amendments to the Code are necessary to maintain effective regulations to implement the Comprehensive Plan and are in the interest of the public health, safety and welfare.

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

Section 21.04.030 Use Specific Standards, specifically item (h) Short Term Rentals, and section 21.10.020 Terms Defined in the Grand Junction Municipal Code are amended as follows (deletions struck through, added language underlined):

21.04.030 Use-specific standards.

...

DRAFT

(h) **Short-Term Rentals.**

(1) Purpose. The purpose of this regulation is to allow short-term rentals with a permit within the regulatory boundaries established by the City. ~~in certain zone districts in the City with a permit and with regulation~~ These regulations are to assist in protecting the health, safety, and welfare of property owners, neighbors, and occupants.

(2) Applicability. These regulations apply to all uses meeting the definition of short-term rental. Private covenants running with land may restrict or prohibit short-term rentals; it is the responsibility of the property owner, not the City or any employee or agent thereof, to ensure compliance with restrictive covenants.

~~(3) Definitions. *Short-term rental* is a type of lodging wherein a dwelling unit, either in full or in part, is rented to a temporary occupant(s) for monetary consideration for fewer than 30 consecutive days. A bed and breakfast is, for purposes of this title, a type of *short-term rental*. Likewise, a home used similar to a rooming/boarding house but where stays are fewer than 30 consecutive days is also a *short-term rental. Short-term rental* does not include shelters or other transient lodging as defined as a community service use.~~

(4) Permit Required. No person or entity shall sell lodging to a temporary occupant(s) of a dwelling unit for fewer than 30 consecutive days without first having obtained a short-term rental permit issued by the City and complying with any conditions or restrictions thereof. A short-term rental permit is valid for ~~the life of the short-term rental use, subject to annual re-registration~~ a period of one year and is subject to annual permit renewal in a form prescribed by the City. A separate short-term rental permit is required for each short-term rental unit and will be issued as either a primary or a secondary short-term rental. A short-term rental permit may be issued only to the owner of the property used for short-term rental. A short-term rental permit may be issued by the Director upon finding that the requirements of this subsection (h) are met. A permit may contain conditions and restrictions.

(i) Primary short term rental permits shall not be issued for more than 10% of residentially zoned lots within the downtown area, defined as south of North Avenue, West of North 17th Street, North of Interstate 70 Business, and East of Highway 50,

(ii) Primary short-term rental permits shall not be issued for more than 3% of the residentially zoned lots outside of the downtown area as defined in (i) above.

(iii) No more than two STR permits shall be issued on a residentially zoned lot with four dwelling units or less. Only one of the two permits issued may be a primary short-term rental permit.

(iv) A residentially zoned lot with more than 4 dwelling units shall not be issued short term rental permits for more than 10% of the units on the lot, provided that a minimum of one short-term rental is permitted on all lots.

(5) Occupancy.

(i) The number of occupants at any given time in a short-term rental unit shall not exceed two persons per bedroom plus two additional occupants ~~renters~~, including the operator, except where the Director determines that the size, configuration and/or structural features of the unit allow greater or lesser occupancy.

(ii) A short-term rental permit shall only be issued and/or renewed in a residential zoning district when an applicant demonstrates that there is one additional parking space for each bedroom above 4 bedrooms on the lot. No additional required parking may be located between the front facade of the principal structure and the public street or private access way.

(iii) The permit shall specify the maximum occupancy of the unit.

(6) Designated Local Responsible Party.

(i) The property owner shall designate one or more local person(s) who will be permanently available and responsible for immediately responding to complaints about or violations of law or of permit terms. *Local* as used herein means having a permanent address within a 20-mile radius from the short-term rental property and a 24-hour contact phone number.

(ii) The designated local responsible party may be the owner of the property if he or she meets the *local* criteria.

(iii) The designated local responsible party must be authorized by the property owner to permit inspection of the premises by the City and/or its agent or employee to ensure compliance with applicable fire and building codes and with the requirements for and/or of the short-term rental permit.

(7) General Requirements. The owner of a dwelling used or to be used as a short-term rental shall:

(i) Obtain a tax license from the City of Grand Junction and comply with all applicable local, State, and federal taxes;

(ii) Demonstrate and certify that the unit contains the following on the premises at all times:

(A) A smoke detector in good working order;

(B) A carbon monoxide detector in good working order;

(C) Adequate and functional building egress from each sleeping room in the unit;

(D) Posted notice providing in detail the following information in a highly visible location and readily accessible form:

a. Location of building exits and fire extinguishers;

b. Twenty-four-hour emergency contact information;

c. Parking areas and parking restrictions, including a notice that parking on lawns is not allowed;

d. Noise restrictions and quiet hours;

e. Trash disposal instructions including trash pickup location and schedule;

f. Maximum occupancy restrictions;

g. City permit number;

(iii) Certify all units maintain a fire extinguisher in good working order;

(iv) Permit inspection of the premises by the City or its agent or employee during the pendency of the permit application, and thereafter upon reasonable notice;

(v) Provide with its application a sketch or drawing of the unit that depicts all rooms, doors and windows, including dimensions, and shows on-site areas available for guest parking;

(vi) If the short-term rental unit is accessed by a shared driveway, provide the City with a copy of a written instrument authorizing use of the driveway for short-term rental purposes;

(vii) Provide the name, address, and phone number of the designated local responsible party to the City, and update such information with the City whenever it changes;

(viii) ~~Register~~ Renew permit annually with the City, certifying that the permit terms and requirements are still being met and updating any material changes to the unit or property;

(ix) Where food is prepared and served to guests/lodgers on the premises, demonstrate compliance with Mesa County Health Department regulations.

(8) Revocation, Suspension, and Appeal.

(i) A short-term rental permit may be suspended or revoked for any of the following reasons:

(A) The owner or designated responsible party has failed to comply with a requirement of this subsection (h).

(B) The owner or designated responsible party has failed to comply with a condition of or restriction set forth in the short-term rental permit.

(C) The owner has failed to collect or remit lodging taxes or otherwise comply with local, State and/or federal tax requirements.

(D) Materially false or misleading information has been provided to the City by the applicant, owner or designated responsible party on an application.

(E) The City has received excessive and substantial complaints by neighbors or affected persons that were not adequately and timely addressed by the owner or designated responsible party.

(ii) Notice of permit revocation shall be provided to the owner, who shall then be given an opportunity to respond within 10 days. The Director will issue any decision to revoke or suspend a permit within 10 days of the response date.

(iii) Any aggrieved person may appeal the issuance, denial, suspension, or revocation of a short-term rental permit to the Zoning Board of Appeals within 10 days of the issuance of the decision.

...

21.10.020 Terms defined.

...

Short-term rental is a type of lodging wherein a dwelling unit, either in full or in part, is rented to a temporary occupant(s) for monetary consideration for fewer than 30 consecutive days. A bed

and breakfast and a home used similar to a rooming/boarding house but where stays are fewer than 30 consecutive days is also a short-term rental. Short-term rental does not include shelters or other transient lodging as defined as a community service use.

Short-term rental, Primary is a short-term rental that makes available for rent all bedrooms in a dwelling unit in a principal structure, excluding accessory dwelling units attached to a principal structure.

Short-term rental, Secondary is a short-term rental that makes available for rent less than all the bedrooms in a principal dwelling unit, or an accessory dwelling unit.

...

All other provisions of Title 21 Chapter 4 and Chapter 10 shall remain in full force and effect.

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

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Grand Junction Speaks
Published Comments for May 23, 2023 Planning Commission Meeting
Zoning Code Amendment - Short Term Rental Regulations

Alex April
• May 22, 2023 • 5:10pm
May 23, 2023 Grand Junction Planning Commission 250 North 5th Street Grand Junction, Colorado 81501 RE: Item #4, Amending the Zoning and Development Code, Short-Term Rental Regulation in Grand Junction, CO To the Members of the Grand Junction Planning Commission: Thank you for your careful and deliberate consideration of short-term rentals. After reading through the draft ordinance, we are pleased that the proposed regulations continue to serve the needs of the hosts on our platform as well as the community they live and work in. We encourage the passage of this ordinance to protect the rights of Grand Junction residents to share their home while fairly regulating a growing industry through a reasonable permitting process. That being said, there is one section of the draft ordinance that we would like to seek further clarification. Section 5 states: “A residentially zoned lot with more than 4 dwelling units shall not be issued short term rental permits for more than 10% of the units on the lot.” Any residentially zoned lot with more than four but less than 10 dwelling units would not be in compliance with the 10% maximum requirement laid out in this ordinance if a single Short Term Rental permit was issued. With that in mind, we believe that the following language more directly solves the identified issue while providing clarity to both hosts and permitting offices: “A residential lot with more than 10 dwelling units shall not be issued short term rental permits for more than 10% of the units on the lot.” In Grand Junction, Airbnb is an important economic tool for residents. Home sharing has allowed Coloradoans to navigate the economic upheaval of the pandemic and keep up with increasing cost of living. Again, we thank you for developing an ordinance that clearly defines short-term rentals and creates a permitting process for the host community that is simple and accessible. We look forward to continuing to work and partner with you. Sincerely, Alex April Senior Public Policy Manager Airbnb Address:
1160 Valkenburg Dr.
Colorado Springs, 80907

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.

CONSENT AGENDA

1. **Approval of Minutes**
   Minutes of Previous Meeting(s) from May 9, 2023.

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 all annexed properties to be connected to municipal sewer.

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

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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 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 880 26 ½ Road, City file number ANX-2023-81, 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. 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.

David Moore asked if the vacation of ROW restricted access for emergency vehicles or prevented the city from improving the road in the future.

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

Discussion

Motion and Vote

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.

3. 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 Born stated his opposition to the hillside exception.

Connie Fudge stated her opposition to the hillside exception.

Amy Born stated her opposition to the hillside exception.

Marcia Moore asked about the efforts for preserving the existing landscape.

Deb Huro expressed concerns about the differences in HOA requirements between this development and the surrounding properties.

Jacob Kaplan, Planning Technician, read public comments made through GoToWebinar.

The public comment period was closed at 7:25 p.m. on May 23, 2023.

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Discussion

Applicant Ty Johnson responded to public comments and questions.

Ivan Geer, Civil Engineer with River City Consultants, provided context for drainage and stormwater management 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 surrounding subdivisions. He asked about the difference between the two maps provided by David Born. He asked about requirements for mitigating impacts of development on the surrounding land uses. He 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 the applicant and the adjacent properties.

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 asked where the property line is in regard to the ridgeline.

Commissioner Herek asked for clarification on the review criteria for a hillside exception.

Commissioner Secrest asked if staff or the applicant identified any hillside exceptions granted to the surrounding subdivisions. He expressed his appreciation for the presentation and renderings provided by the applicant.

Kris Ashbeck responded to Commissioner questions.

Ty Johnson responded to Commissioner questions.

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.

4. Zoning Code Amendment - Short Term Rental Regulations ZCA-2023-282

Consider an ordinance amending the Zoning and Development Code Section 21.04.030 Use Specific Standards, specifically subsection (h) Short-Term Rentals, and Section 21.10.020 Terms Defined in the Grand Junction Municipal Code.

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

Questions for staff

Commissioner Ehlers asked about amending the regulation for properties with more than 4 units.

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 7:55 p.m. on May 23, 2023.

Discussion

Commissioners Ehlers, Scissors, and Secrest expressed their appreciation for Staff's effort on Short Term Rental regulations.

Commissioner Scissors also expressed his appreciation to the STR operators on their input and cooperation toward drafting these regulations.

Motion and Vote
Commissioner Ehlers made the following motion "On the request to amend the Zoning and Development Code Section 21.04.030 Use Specific Standards, specifically item (h) Short Term Rentals, and Section 21.10.020 Terms Defined of the Grand Junction Municipal Code, file number ZCA-2022-756, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report along with an amendment to Section 5 that would allow eligibility to have a minimum of 1 STR for those lots with between 4 and 10 dwelling units."

Commissioner Secrest seconded; motion passed 6-0.

5. Apple Glen West Zone of Annexation ANX-2022-287
Consider a request from Brian Bray to zone 8.33 acres from County Residential Single Family – Rural (RSF-R) to R-5 (Residential – 5.5 du/ac) located north of Appleton Elementary, west of Green Apple Drive, and east of 23 ½ Rd.

Staff Presentation

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Nicole Galehouse, Principal Planner, introduced exhibits and provided a presentation regarding the request.

Ivan Geer 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, May 16, 2023, via www.GJSpeaks.org.

Dick Pennington noted issues with parking and public safety on the site. He expressed his opposition to the rezone.

Nancy Miller commented that the proposed density was unreasonable and requested that the growth be more moderate.

Dan Miller noted issues with parking and public safety on the site.

Robert MacFarland requested that 23 ½ Rd be paved. He asked how this development would benefit the existing landowners in the area.

Jacob Kaplan, Planning Technician, read public comments made through GoToWebinar.

The public comment period was closed at 8:47 p.m. on May 23, 2023.

Discussion

Ivan Geer with River City Consultants responded to public comments.

Kevin Bray spoke on the request to zone R-4 vs. R-5.

Commissioner Ehlers asked what the minimum and maximum density was for R-5 zones. He asked if traffic impact, stormwater management, and irrigation studies are conducted during the subdivision process.

Commissioner Secrest asked why developers might request higher density for their developments.

Commissioner Phillips acknowledged comments made by the public.

Motion and Vote
Commissioner Secrest made the following motion “Mr. Chairman, on the Zone of Annexation request for the property located north of Appleton Elementary, west of Green Apple Drive, and

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east of 23 ½ Rd, City file number ANX-2022-287, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report."

Commissioner Weckerly seconded; motion passed 6-0.

OTHER BUSINESS

ADJOURNMENT

Commissioner Secrest moved to adjourn the meeting.
The vote to adjourn was 6-0.

The meeting adjourned at 8:50 p.m.

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Supplemental Information Regarding Short-Term Rentals (STRs)

Amendments are being contemplated to the Grand Junction Municipal Code (GJMC) regarding short-term rentals (STRs). This memo provides supplemental information to specific to existing short-term rentals and market conditions within the downtown area, defined by the proposed regulations as those properties south of North Avenue, west of N 17th St, north of Interstate 70 Business, and east of Highway 50. Within this subject area, there are 83 STRs as of May 2023, of which 51 are estimated to be primary STRs (does not include properties zoned Residential Office). A map showing the location of these rentals is attached to this memo.

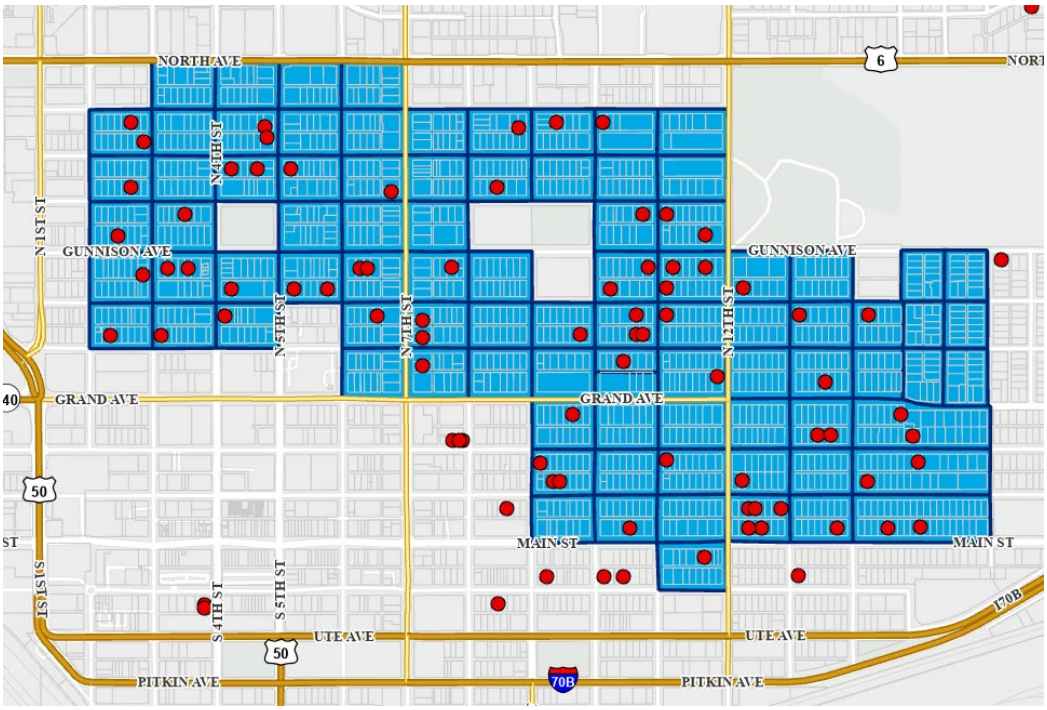
Breakdown of Residential Unit Types

- Single-Family Residential parcels: 1056
- Multifamily Residential parcels (includes condos/duplexes/triplexes): 151
- Townhome parcels: 11

Owner-Renter Occupancy Rates

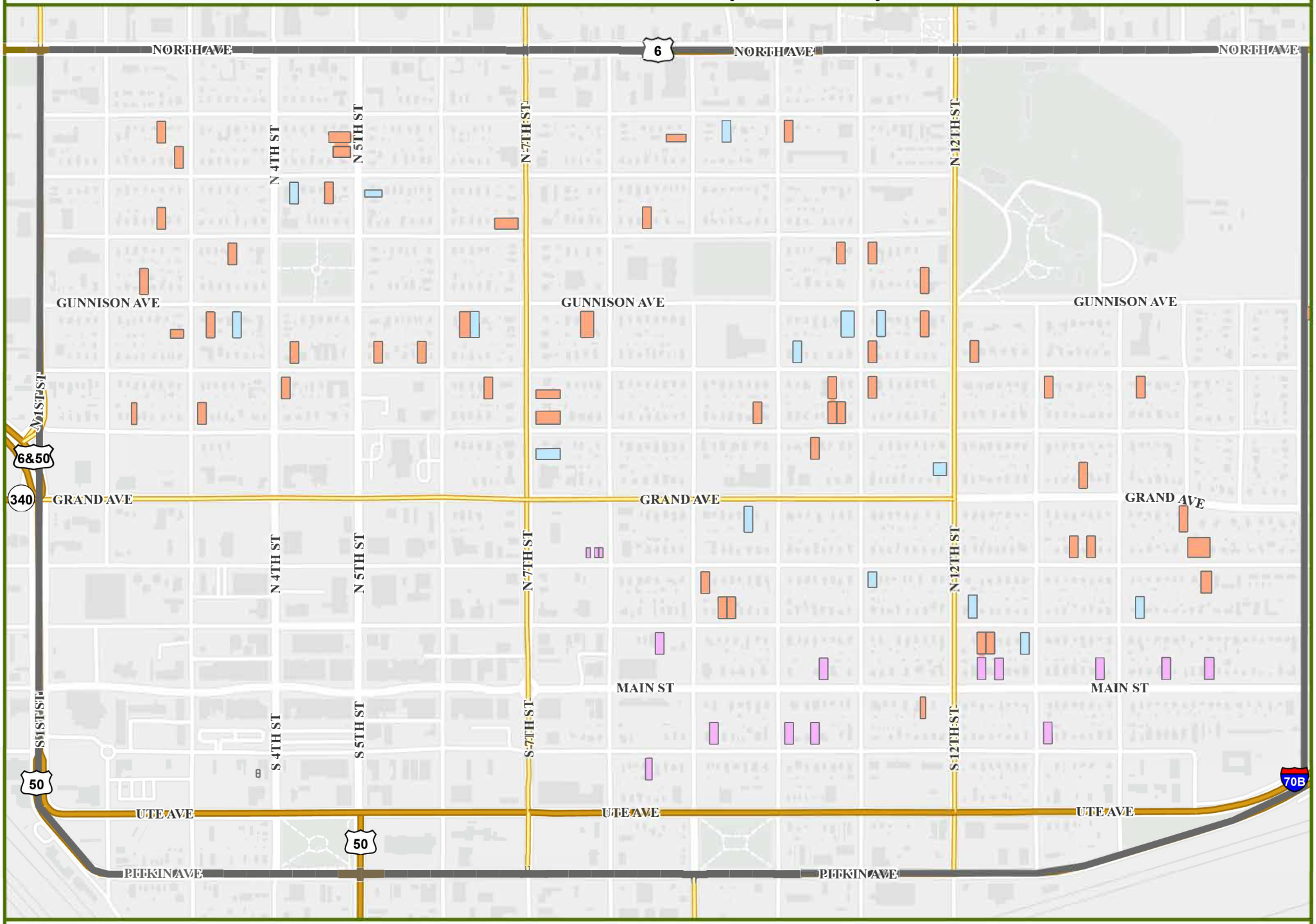
It is difficult to determine exact rates of ownership and rental occupancies within the downtown area. There are two methods that can be utilized to estimate this information:

- 2020 Census Data. This data does not fit neatly into the subject area, but the blocks can be aggregated to determine an estimate. Only census blocks which intersect with a residential zone district were included.
    - Owner-occupied households: 645
    - Renter-occupied households: 1,117



- County Appraiser Data. Standard data includes two addresses for each parcel – a site address & a mailing address. By comparing these, the number of potential owners can be estimated with the assumption that if the addresses match, the owner occupies the unit. There are inherent flaws with this, such as properties that have multiple units or ADUs, where the owner resides at the property but also rents out a unit on the site.
    - Parcels with owners (matching site & mailing addresses): 756
    - Parcels with renters (site & mailing addresses don't match): 462

Short Term Rentals - Primary & Secondary



0 0.05 0.1 Miles

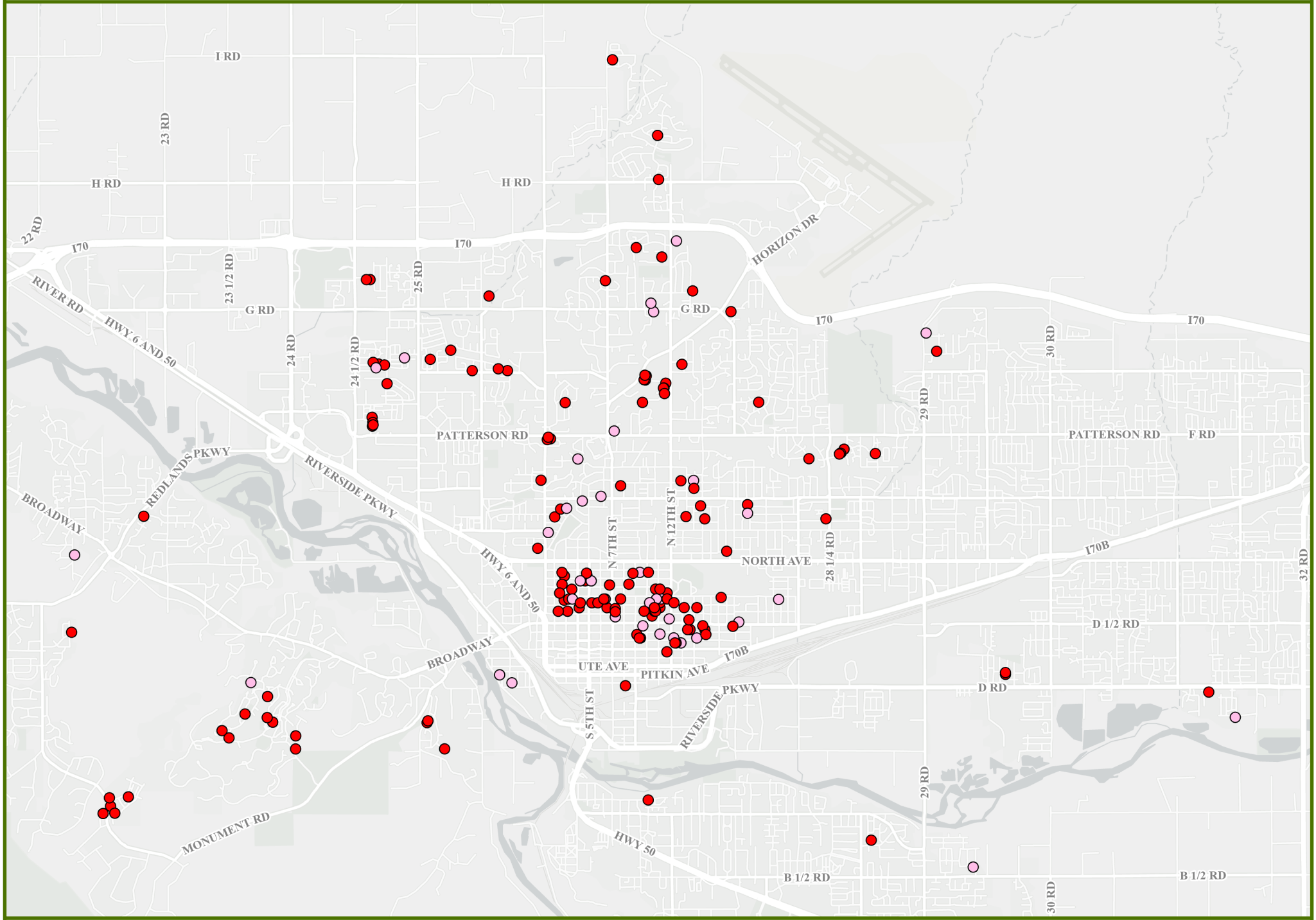
Primary

Secondary

Nonresidential Zone

Date Created: 6/15/2023

Short Term Rentals - Primary & Secondary



Grand Junction City Council

Regular Session

Item #2.a.ii.

Meeting Date: June 21, 2023

Presented By: Jodi Welch, Finance Director

Department: Finance

Submitted By: Jodi Welch, Finance Director

Information

SUBJECT:

Introduction of an Ordinance Authorizing a Supplemental Appropriation for Counseling and Education Center and Setting a Public Hearing for July 5, 2023

RECOMMENDATION:

Staff recommends setting a hearing on a proposed ordinance making supplemental appropriations to amend the 2023 City of Grand Junction Budget and ordering publication in pamphlet form.

EXECUTIVE SUMMARY:

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 $996,006 in ARPA funds to the Counseling and Education Center.

BACKGROUND OR DETAILED INFORMATION:

The American Rescue Plan Fund (Fund 114) accounts for the direct distribution of American Rescue Plan Act (ARPA) federal funds to the City of Grand Junction. A total of $10.4 million has been received by the City and in 2022, City Council authorized the distribution of $1,387,130 to Visit Grand Junction, Air Alliance, and Sports Commission for lodging revenue loss, leaving a remaining $9,012,870 available for distribution. Grand Junction City Council appointed an Advisory Committee (Committee) to make recommendations about how the funds will be spent. To date, City Council has

authorized the allocation of $5,873,337 million in ARPA funds; $1,500,000 to Grand Valley Catholic Outreach, $1,000,000 to Housing Resources of Western Colorado and $3,373,337 for the Land and Building Acquisition Program which leaves $3,139,533 available for allocation.

At the time of the adoption of the 2023 budget, City Council had not heard the recommendations from the Committee, nor made any decisions on grant awards. Therefore, distribution of monies from the ARPA Fund was not budgeted or appropriated. Therefore, a supplemental appropriation is required in the ARPA Fund (Fund 114) of $996,006. The supplemental appropriation authorizes the budget for the spending authority.

FISCAL IMPACT:

The supplemental appropriation ordinance is presented in order to ensure sufficient appropriation by fund to defray the necessary expenses of the City of Grand Junction. The appropriation ordinance is consistent with, and as proposed for adoption, reflective of lawful and proper governmental accounting practices and are supported by the supplementary documents incorporated by reference above.

SUGGESTED MOTION:

I move to introduce 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, to set a public hearing for July 5, 2023, and order publication in pamphlet form.

Attachments

1. 2023 Counseling and Education Center Supplemental Appropriation 1st Reading June 21, 2023

ORDINANCE NO. ___

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 FOR COUNSELING AND EDUCATION CENTER

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

That the following sums of money be appropriated from unappropriated fund balance and additional revenues to the funds indicated for the year ending December 31, 2023 to be expended from such funds as follows:

Fund Name	Fund #	Appropriation
American Rescue Plan Fund	114	$ 996,006

INTRODUCED AND ORDERED PUBLISHED IN PAMPHLET FORM this 21st day of June, 2023.

TO BE PASSED AND ADOPTED AND ORDERED PUBLISHED IN PAMPHLET FORM this ____ day of _____, 2023.

_____
President of the Council

Attest:

_____
City Clerk

Grand Junction City Council

Regular Session

Item #2.b.i.

Meeting Date: June 21, 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 8.33 Acres from County Residential Single Family – Rural (RSF-R) to R-5 (Residential – 5.5 du/ac) 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

RECOMMENDATION:

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

EXECUTIVE SUMMARY:

The Applicant, Brian Bray, acting under authority from the property owner, Mesa County School District 51, is requesting a zone of annexation to R-5 (Residential 3 to 5.5 du/ac) for the Apple Glen West Annexation. The approximately 8.33-acres of land is located north of Appleton Elementary, west of Green Apple Drive, and east of 23 ½ Rd. The property is Annexable Development per the Persigo Agreement. The zone district of R-5 is consistent with the Residential Low (3 to 5.5 du/ac) 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.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

Zone of Annexation Request.

The Applicant, Brian Bray, is requesting a zone district of R-5 (Residential – 5.5 du/ac). The applicant is acting under authority from the property owner, Mesa County School District 51, as the property is under consideration for disposal and contract with the Bray's for future development. The property is currently zoned in the County as Residential Single Family – Rural (RSF-R). The proposed zone district of R-5 is

consistent with the Residential Low (3 to 5.5 du/ac) Land Use category of the Comprehensive Plan.

The property along the southern edge of the eastern property line (~400') is within City limits is the Apple Glen subdivision, which has R-4 (Residential – 4 du/ac) zoning. Development on all other sides is in unincorporated Mesa County with zoning of RSF-R. Both this property and the Apple Glen subdivision have a land use designation of Residential Low. Land use designation surrounding the property at approximately ½ mile north of H Road south is Residential Medium; north is Residential Rural. Zoning will be considered in a future action by City Council and requires review and recommendation by the Planning Commission.

The annexation area has water and sewer service available to connect from Green Apple Drive. 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 of a zone of annexation of R-5.

The R-5 zoning establishes densities between 3 and 5.5 dwelling units per acre. The R-5 requested zoning implements the Comprehensive Plan's Residential Low Land Use category. Prior to the adoption of the 2020 Comprehensive Plan, the subject property was split between Residential Medium Low (2 -4 du/ac) and Residential Medium (4-8 du/ac) land use designations. In 2020, the property was unified under Residential Low land use designation. As a whole, density in this area was reduced, with some properties previously allowing densities up to 24 du/ac, while the area under the 2020 Plan maxes out at 12 du/ac.

The purpose of the R-5 (Residential – 5.5 du/ac) zone district is to provide for medium-density detached and attached dwellings and multifamily in areas where large-lot development is discouraged and adequate public facilities and services are available. R-5 supports the Comprehensive Plan's principles of concentrating urban growth and reinforcing community centers. A mix of dwelling types is allowed in this district.

In addition to the R-5 zoning requested by the petitioner, the following zone districts would also be consistent with the proposed Comprehensive Plan designation of Residential Low (3 to 5.5 du/ac).

a. R-4 (Residential – 4 du/ac)
b. CSR (Community Services and Recreation)

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed Annexation and Zoning was held on Zoom on April 14, 2022, in accordance with Section 21.02.080(e) of the Zoning and Development Code. The Applicant, his representative, and City staff were in attendance, along with approximately seven participants.

An official development application was submitted to the City of Grand Junction for

review on April 15, 2022. After submitting the application, the Applicant modified the request for zoning and held a second neighborhood meeting to ensure compliance with notification requirements. That meeting was held virtually on March 23, 2023. The Applicant, his representative, and City staff were in attendance, along with approximately 13 participants.

During the April neighborhood meeting, concerns about the project were raised about the process and the school's involvement in it, irrigation, traffic and safety on 23 ½ Rd, and stormwater management. In September, the applicant shared plans to increase density to an R-5 zone district and are proposing between 27 – 40 lots. Neighbors' concerns included traffic and parking, especially as it relates to the school and parents parking in the neighborhood to pick up their children, along with how it impacts children's safety. There was concern about irrigation and additional strain on the system. Neighbors inquired if the property values would be comparable to theirs, if the applicant would put a pedestrian entrance into the rear of the school through the neighborhood. There were a variety of questions regarding infrastructure on the site, including irrigation, fire protection, water pressure, roads, and stormwater. The primary concerns focused around 23 ½ Road and what improvements would be required there.

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 April 24, 2023. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on May 11, 2023. The notice of the Planning Commission public hearing was published May 14, 2023 in the Grand Junction Daily Sentinel. An online hearing and public comment was also conducted through the GJSpeaks platform.

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 requested to annex and zone the property to R-5 which is compatible with the Comprehensive Plan Land Use Map designation of Residential Low (2 – 5.5 du/ac). When a property annexes into the City, the assumptions and facts used to assign County zoning are no longer valid. County zoning is not carried forward into the City and per Colorado Statute municipal zoning must be assigned to the property within 90 days of the effective date of annexation. When assigning zoning within City limits, the premises and findings must be based on evaluation of the 2020 Comprehensive Plan along with availability of City infrastructure and services.

Prior to the adoption of the 2020 Comprehensive Plan, the subject property was split between Residential Medium Low (2 -4 du/ac) and Residential Medium (4-8 du/ac) land use designations. In 2020, the property was unified under Residential Low land use designation. As a whole, density in this area was reduced, with some properties previously allowing densities up to 24 du/ac, while the area under the 2020 Plan maxes out at 12 du/ac. The reduction of density in this area is a significant event that changes the premises of zoning for this property.

Staff finds that this criterion has been met.

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

The Applicant is requesting an allowable zone district that is consistent with the higher end of the density range allowed by the Residential Low category. The character and/or condition of the area has not changed in recent years as the adjacent residential properties are currently large acreage and have not yet fully developed. However, the requested zone district is compatible with the Comprehensive Plan designation. Staff is unable to identify any apparent change of character and/or condition and therefore, staff finds that this criterion has not been met.

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

Adequate public and community facilities and services are available to the property and are sufficient to serve land uses associated with the R-5 zone district. Ute Water and sanitary sewer are presently available to the site in Green Apple Dr, as well as water services in 23 ½ Rd. The property can be served by Xcel Energy natural gas and Grand Valley Power electricity. Appleton Elementary School is adjacent to the south and Canyon View Park is located approximately 1 ¼ miles to the southeast. Further to the south along Patterson Road are commercial retail centers that include Mesa Mall, offices, convenience stores with gas islands, restaurants, commercial businesses, and a grocery store. Community Hospital is also nearby on G Road.

The area is served by Fire Station #3. However, response times are estimated to be 6 to 8 minutes from the time of dispatch for an emergency call for service, which is longer than National Fire Protection Association response time standards. The subject property can be reached in approximately the same time from three different stations, increasing the service potential. The City has been working to address the current and future fire and EMS coverage demands of this area and is planning for a new Fire Station at 23 and H Roads. In general, Staff has found public and community facilities are adequate to serve the type and scope of the residential land use proposed. As such, 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

There is minimal property north of I-70 that has been incorporated into the City west of 26 Road. What does exist in this area is commercial in the 24 Road Corridor and a mix of R-4 and R-8 zone districts. Looking further out from this, there is approximately 100 acres of R-5 zoning between 24 ½ Road and 25 ½ Road along G Road. The R-5 zone district is prevalent east of Horizon Drive. Therefore, Staff finds this criterion has not been met.

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

Annexation and zoning of the property will create additional 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 annexation is also consistent with the City and County 1998 Persigo Agreement. 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.

Section 21.02.160 (f) of the Grand Junction Zoning and Development Code provides that the zoning of an annexation area shall be consistent with the adopted Comprehensive Plan and the criteria set forth. Though the R-4 and CSR zone district could be considered in a Residential Low Land Use area, the R-5 zone district is consistent with the recommendations of the Plan's Land Use Map and provides a much needed missing housing type to benefit the community.

Consistency with 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 Low. As outlined in the background section of this staff report, the R-5 zone district implements the Residential Low 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. An important part of the community's culture comes from its agricultural roots. It's important to respect these and ensure maximum compatibility and appropriate transitions from long-term agricultural zones to more dense urban settings.

The proposed rezone is just under half a mile from the edge of the Urban Development Boundary. There are two residential zone districts, R-4 and R-5, which implement the Residential Low land use designation. Prior to the Comprehensive Plan update in 2020, the subject property was split between Residential Medium Low (2 -4 du/ac) and Residential Medium (4-8 du/ac) land use designations. In 2020, the property was unified under Residential Low land use designation, reducing the potential density on the property. The R-5 zone request is consistent with this decrease in density for the property, providing a range of dwelling unit types that meet housing needs while 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 Zoning & Development Code defines infill development as "the development of new housing or other buildings on scattered sites in a built-up area." The subject property is located within Tier 2 on the Intensification and Tiered Growth Map, which is identified as 'suburban infill.' The neighborhood surrounding this property is being built up and has major infrastructure components available to 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 more than 70 percent in the cost of for-sale housing and more than 50 percent 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. One of the concerns that is typically brought up about the R-5 zone district is the allowance of multifamily, despite the fact that the district is rarely developed as anything other than single-family detached dwellings. The proposed ZDC amendment takes this into account and seeks to create resolution. The R-5 zone district, both as it exists and with proposed changes, allows for those housing options to be built.

- 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 adjacent to 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 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 Low for the subject property indicates that any of the implementing zone districts (R-4, R-5, or CSR) will "provide a transition between the open, less dense edges of Grand Junction and the denser urban areas toward the City's center."

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Apple Glen West Zone of Annexation, ANX-2022-478 request for the property located north of Appleton Elementary, west of Green Apple Drive, and east of 23 ½ Rd from County Residential Single Family – Rural (RSF-R) to a City R-5 (Residential – 5.5 du/ac), 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.

Planning Commission heard this item at the May 23, 2023, meeting and voted (6 to 0) to recommend 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 and pass for publication in pamphlet form an ordinance zoning the Apple Glen West Annexation to R-5 (Residential - 5.5 du/ac) zone district, from Mesa County zoning of Residential Single Family – Rural (RSF-R), set a public hearing for July 5, 2023.

Attachments

1. Development Application
2. Annexation Schedule - Table - AGW Annexation
3. AGW Annexation Plat
4. Site Maps & Photo
5. Public Comment 05.11.23
6. GJ Speaks-AGW Comments
7. Planning Commission Minutes - 2023 - May 23 - Draft
8. ORD-AGW Zoning 20230526

CITY OF Grand Junction COLORADO

PUBLIC WORKS & PLANNING

Print Form

Development Application

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

Petition For: Annexation/Zone of Annexation

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

Existing Land Use Designation: Exempt-School

Existing Zoning: RSF-R

Proposed Land Use Designation: Residential

Proposed Zoning: R-5

Property Information

Site Location: Address TBD. Grand Junction, CO 81505

Site Acreage: 8.33

Site Tax No(s): 2701-294-04-002

Site Zoning: RSF-R

Project Description: Requesting to annex and rezone 8.33 acres to R-5 for future subdivision.

Property Owner Information

Name: Mesa County Valley School Dis

Street Address: 2115 Grand Ave

City/State/Zip: GJ, CO 81501

Business Phone #:

E-Mail: brian.hill@d51schools.org

Fax #:

Contact Person: Brian Hill

Contact Phone #: 970-260-0080

Applicant Information

Name: Brian Bray

Street Address: 244 N 7th Street

City/State/Zip: GJ, CO 81501

Business Phone #:

E-Mail: brian@brayandco.com

Fax #:

Contact Person: Brian Bray

Contact Phone #: 970-241-2909

Representative Information

Name: River City Consultants

Street Address: 215 Pitkin Ave.

City/State/Zip: GJ, CO 81501

Business Phone #: 970-241-4722

E-Mail: cpatch@rccwest.com

Fax #:

Contact Person: Courtney Patch

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: Courtney Patch Digitally signed by Courtney Patch DN: C=US, E=cpatch@rccwest.com, O="River City Consultants, Inc.", CN=Courtney Patch Date: 2022.02.23 13:57:30-07'00'

Date: February 23, 2022

Signature of Legal Property Owner:

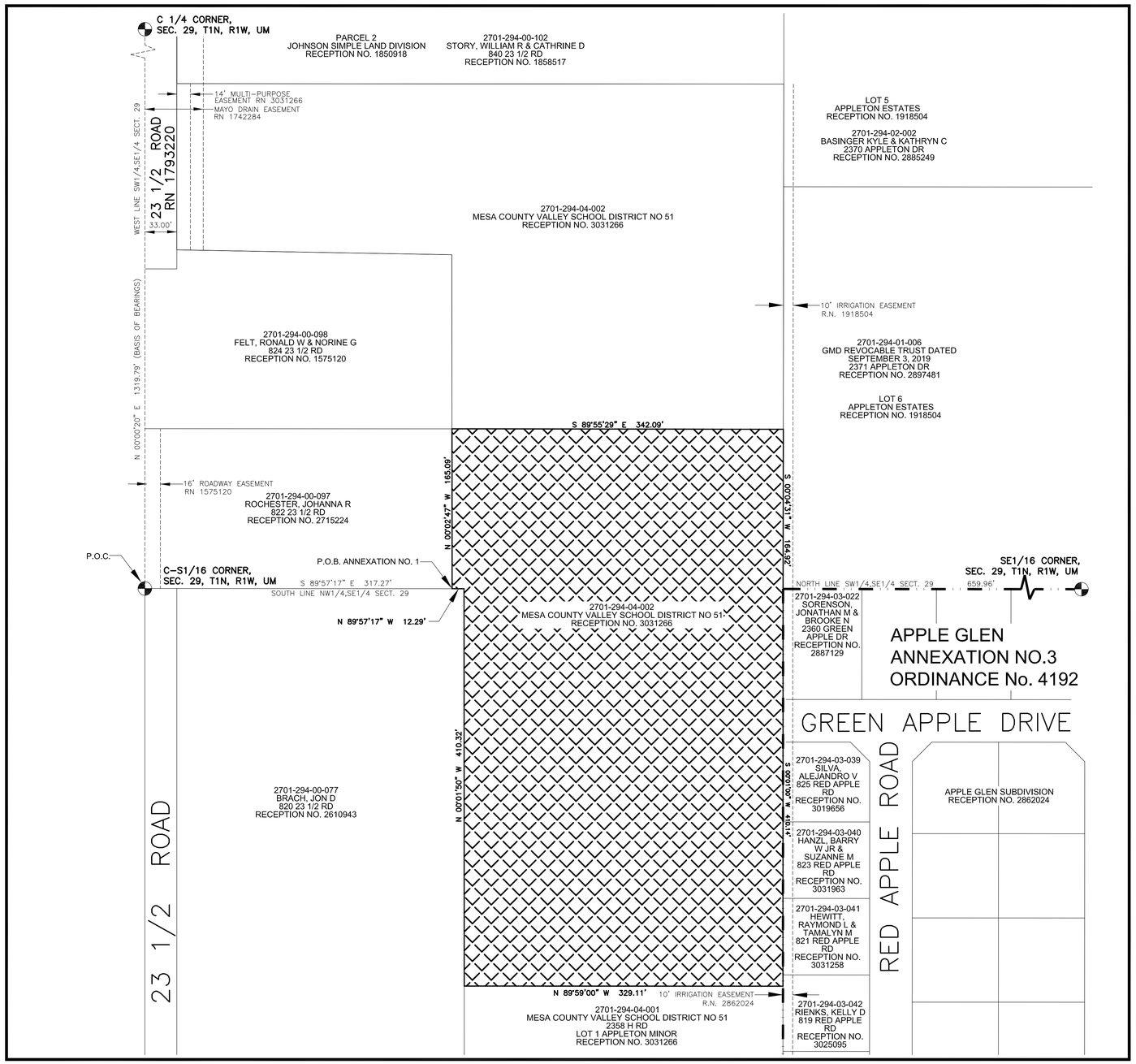
Date: 2/23/22

APPLE GLEN WEST ANNEXATION SCHEDULE	
May 17, 2023	Referral of Petition (30 Day Notice), Exercising Land Use, 1st Reading of Annexation Ordinance
May 23, 2023	Planning Commission considers Zone of Annexation
June 21, 2023	Introduction of Ordinance on Zoning by City Council
July 5, 2023	Public Hearing on Annexation and Zoning by City Council
August 6, 2023	Effective date of Annexation and Zoning

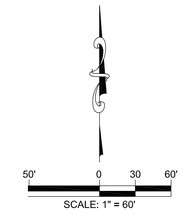
ANNEXATION SUMMARY		
File Number:		ANX-2022-287
Location:		North of H Road/Appleton Elementary, east of 23 ½ Rd
Tax ID Numbers:		2701-294-04-002
# of Parcels:		1
Existing Population:		0
# of Parcels (owner occupied):		0
# of Dwelling Units:		0
Acres land annexed:		8.33
Developable Acres Remaining:		8.33
Right-of-way in Annexation:		0 acres
Previous County Zoning:		RSF-R
Proposed City Zoning:		R-5
Current Land Use:		Vacant
Comprehensive Plan Land Use:		Residential Low
Values:	**Assessed:**	$ 257,810
	Actual:	$ 888,990
Address Ranges:		2354 to 2366 H Rd; 820 to 840 23 ½ Rd
Special Districts:	**Water:**	Ute Water Conservancy District
	Sewer:	City of Grand Junction
	Fire:	Grand Junction Rural Fire District
	Irrigation/Drainage:	Grand Valley Irrigation Company; Grand Valley Drainage District
	School:	District 51
	Pest:	Grand River Mosquito District
	Other:	Colorado River Water Conservancy; Grand Valley Power

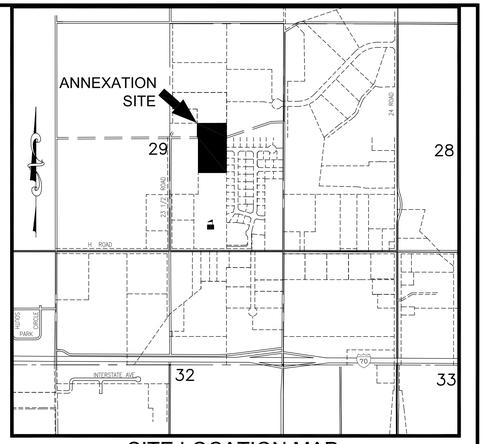
APPLE GLEN WEST ANNEXATION NO.1

Located in the W1/2, NW1/4, SE1/4 and the W1/2,SW1/4, SE1/4 SECTION 29, TOWNSHIP 1 NORTH, RANGE 1 WEST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



THIS IS NOT A BOUNDARY SURVEY





SITE LOCATION MAP NOT TO SCALE

LEGAL DESCRIPTION

A parcel of land being a part of the West one-half of the Northwest Quarter of the Southeast Quarter (W1/2 NW1/4 SE1/4) a part of the West one-half of the Southwest Quarter of the Southeast Quarter (W1/2 SW1/4 SE1/4) of Section 29, Township 1 North, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-South 1/16 Corner of said Section 29 whence the Center 1/4 Corner of said Section 29 bears N00°00'20"E a distance of 1,319.79 feet with all other bearings relative thereto; thence S89°57'17"E a distance of 317.27 feet along the South line of the Northwest Quarter of the Southeast Quarter to the Point of Beginning:
Thence N00°02'47"W along the westerly line of Lot 2 of Appleton Minor, Reception No. 3031266, a distance of 165.09 feet;
Thence leaving said westerly line of Lot 2, S89°55'29"E a distance of 342.09 feet to a point on the easterly line of Lot 2 of Appleton Minor.
Thence S00°04'31"W along said easterly line, a distance of 164.92 feet;
Thence continuing along said easterly line, and along the west line of *APPLE GLEN ANNEXATION NO.3, ORDINANCE No. 4192*, S00°01'00"W continuing along said easterly line, a distance of 410.14 feet to the southeasterly corner of Lot 2;
Thence N89°59'00"W along the southerly line of Lot 2, a distance of 329.11 feet to the southwesterly corner of Lot 2;
Thence N00°01'50"W along the westerly line of Lot 2, a distance of 410.32 feet;
Thence N89°57'17"W along said line of Lot 2, a distance of 12.29 feet to the Point of Beginning.

Said Parcel of land CONTAINING **191,496** Square Feet or **4.40** Acres, more or less.

AREAS OF ANNEXATION

ANNEXATION PERIMETER	1,834 FT.
CONTIGUOUS PERIMETER	410 FT.
AREA IN SQUARE FEET	191,496 FT^2
AREA IN ACRES	4.40
AREA WITHIN R.O.W.	0 FT^2
	0.00 ACRES
AREA WITHIN DEEDED R.O.W.	0 FT^2
	0.00 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
PRELIMINARY

NOTE:
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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
GRAND JUNCTION, CO. 81507

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: JAM DATE: 3/7/2023
DESIGNED BY: JLG DATE: 3/7/2023
CHECKED BY: JLG DATE: 3/7/2023

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

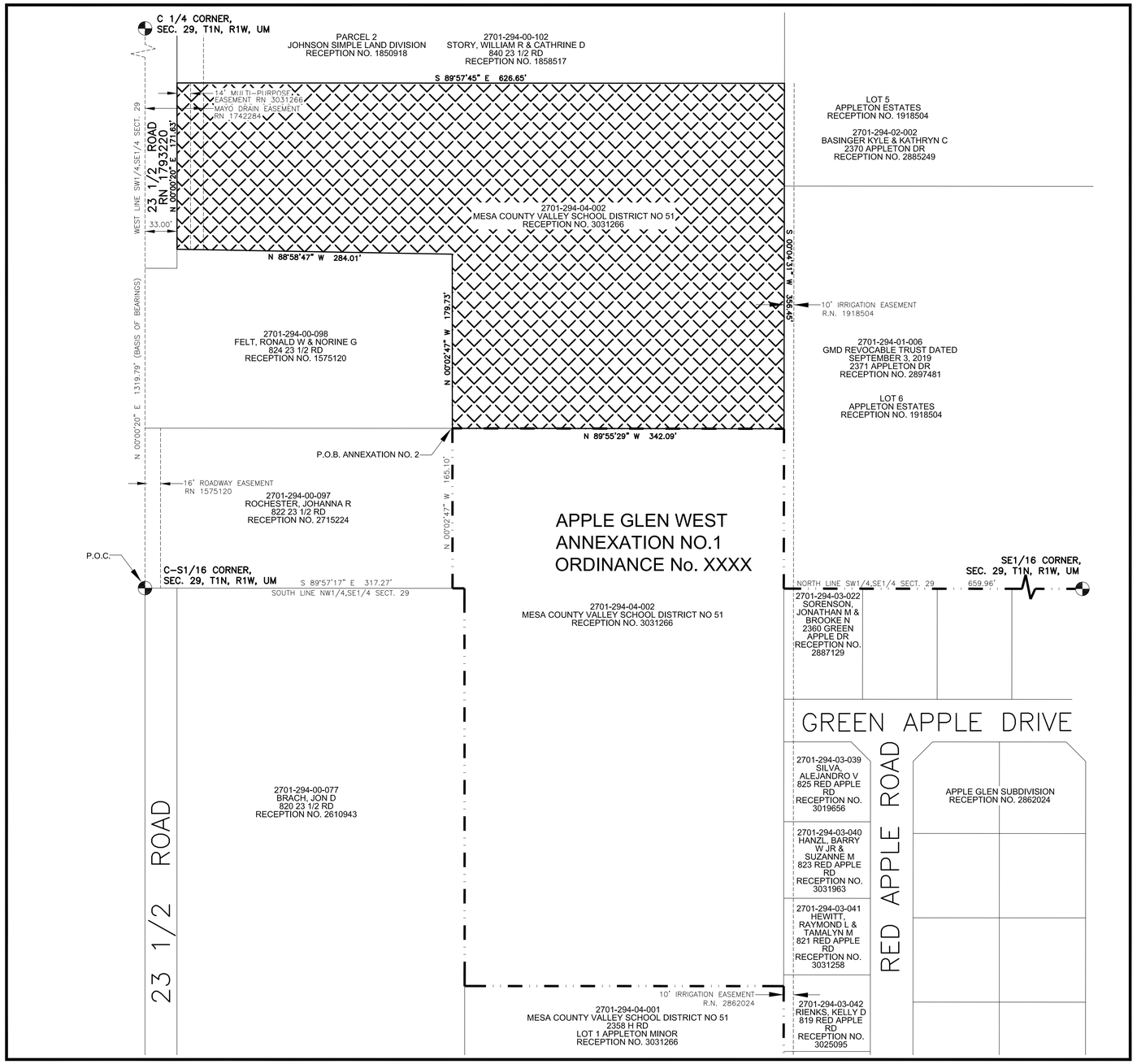
APPLE GLEN WEST ANNEXATION NO.1
Located in the W1/2,NW1/4, SE1/4 and the W1/2,SW1/4, SE1/4
SECTION 29, TOWNSHIP 1 NORTH, RANGE 1 WEST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

1 OF 2

C:\Projects\C3407 APPLE GLEN WEST ANNEX\C3407-APPLE-GLEN-WEST-ANNEX-1.dwg - PLOTTED 2023-05-09

APPLE GLEN WEST ANNEXATION NO.2

Located in the W1/2, NW1/4, SE1/4 SECTION 29, TOWNSHIP 1 NORTH, RANGE 1 WEST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



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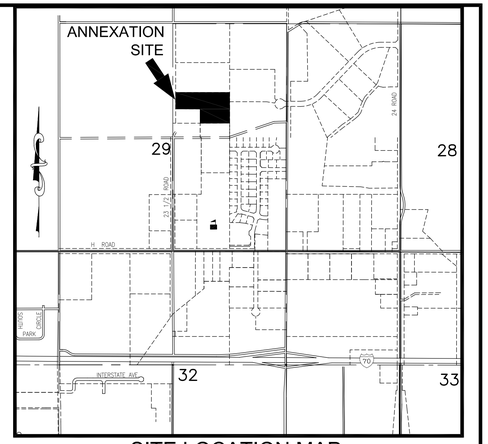
SCALE: 1" = 60'
LINEAL UNITS = U.S. SURVEY FOOT



SITE LOCATION MAP NOT TO SCALE

LEGAL DESCRIPTION

A parcel of land being a part of the West one-half of the Northwest Quarter of the Southeast Quarter (W1/2 NW1/4 SE1/4) of Section 29, Township 1 North, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-South 1/16 Corner of said Section 29 whence the Center 1/4 Corner of said Section 29 bears N00°00'20"E a distance of 1,319.79 feet with all other bearings relative thereto; thence S89°57'17"E a distance of 317.27 feet along the South line of the Northwest Quarter of the Southeast Quarter;
Thence N00°02'47"W along the westerly line of Lot 2 of Appleton Minor, Reception No. 3031266, a distance of 165.10 feet to the Point of Beginning;
Thence continuing along said westerly line of Lot 2, N00°02'47"W a distance of 179.73 feet;
Thence N88°58'47"W along the southerly line of Lot 2, a distance of 284.01 feet to a point on the easterly Right-of-Way of 23 1/2 Road, Reception Number 1793220;
Thence N00°00'20"E along said easterly Right-of-Way, a distance of 171.63 feet to a point on the northerly line of the aforementioned Lot 2;
Thence S89°57'45"E along said northerly line of Lot 2, a distance of 626.65 feet to the northeasterly corner of Lot 2;
Thence S00°04'31"W along the easterly line of Lot 2, a distance of 356.45 feet to the northeast corner of Apple Glen Annexation No. 1;
Thence along the northerly line of Apple Glen West Annexation No. 1, N89°55'29"W leaving said easterly line, a distance of 342.09 feet to the Point of Beginning.

Said Parcel of land CONTAINING **171,449** Square Feet or **3.94** Acres, more or less.

AREAS OF ANNEXATION

ANNEXATION PERIMETER	1,961 FT.
CONTIGUOUS PERIMETER	342 FT.
AREA IN SQUARE FEET	171,449 FT^2
AREA IN ACRES	3.94
AREA WITHIN R.O.W.	0 FT^2
	0.00 ACRES
AREA WITHIN DEEDED R.O.W.	0 FT^2
	0.00 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
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ORDINANCE NO.
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EFFECTIVE DATE
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333 WEST AVENUE - BLDG. C
GRAND JUNCTION, CO. 81501

PUBLIC WORKS
ENGINEERING DIVISION

APPLE GLEN WEST ANNEXATION NO.2
Located in the W1/2,NW1/4, SE1/4 SECTION 29, TOWNSHIP 1 NORTH, RANGE 1 WEST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

2 OF 2

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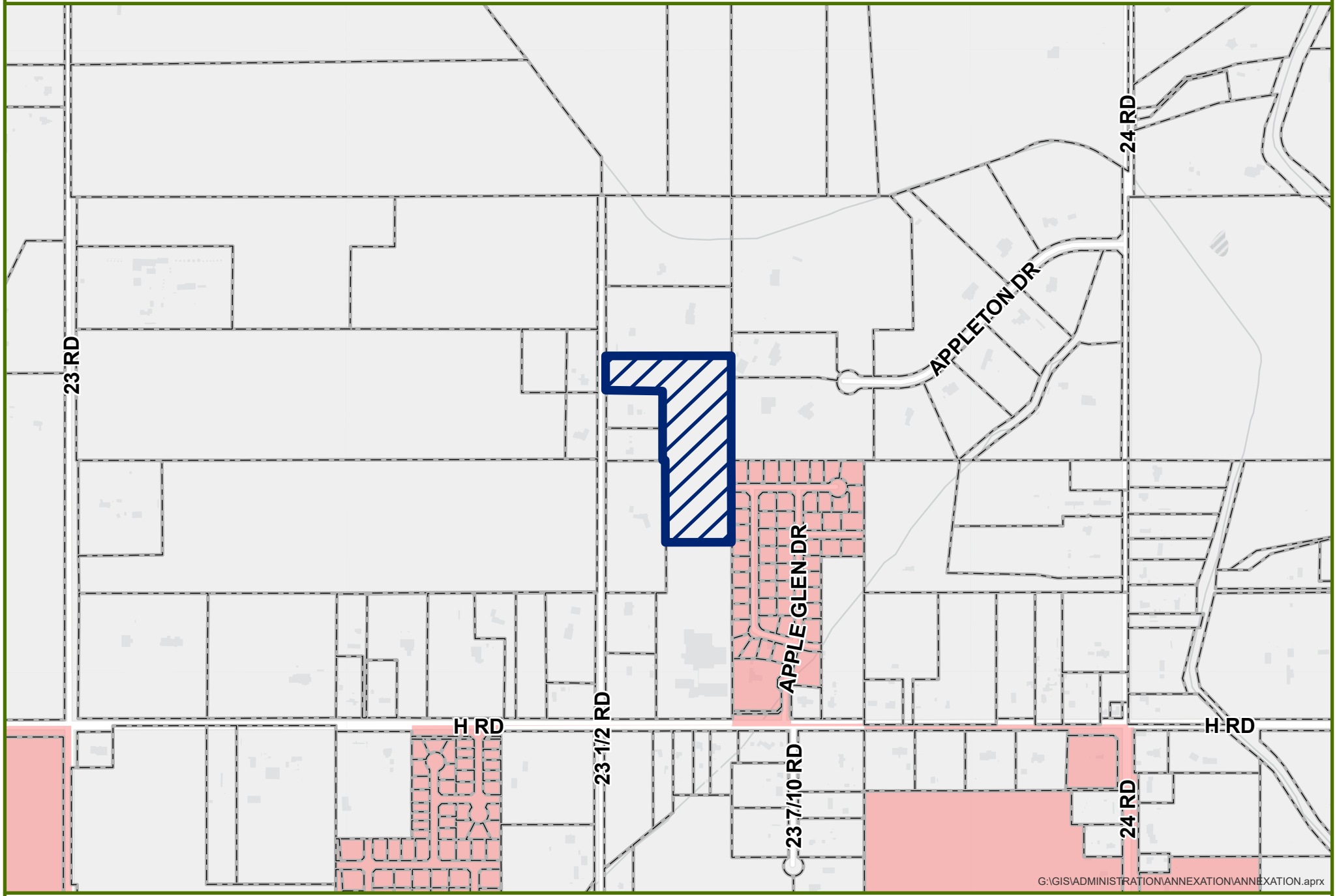
APPLE GLEN WEST ANNEXATION



N

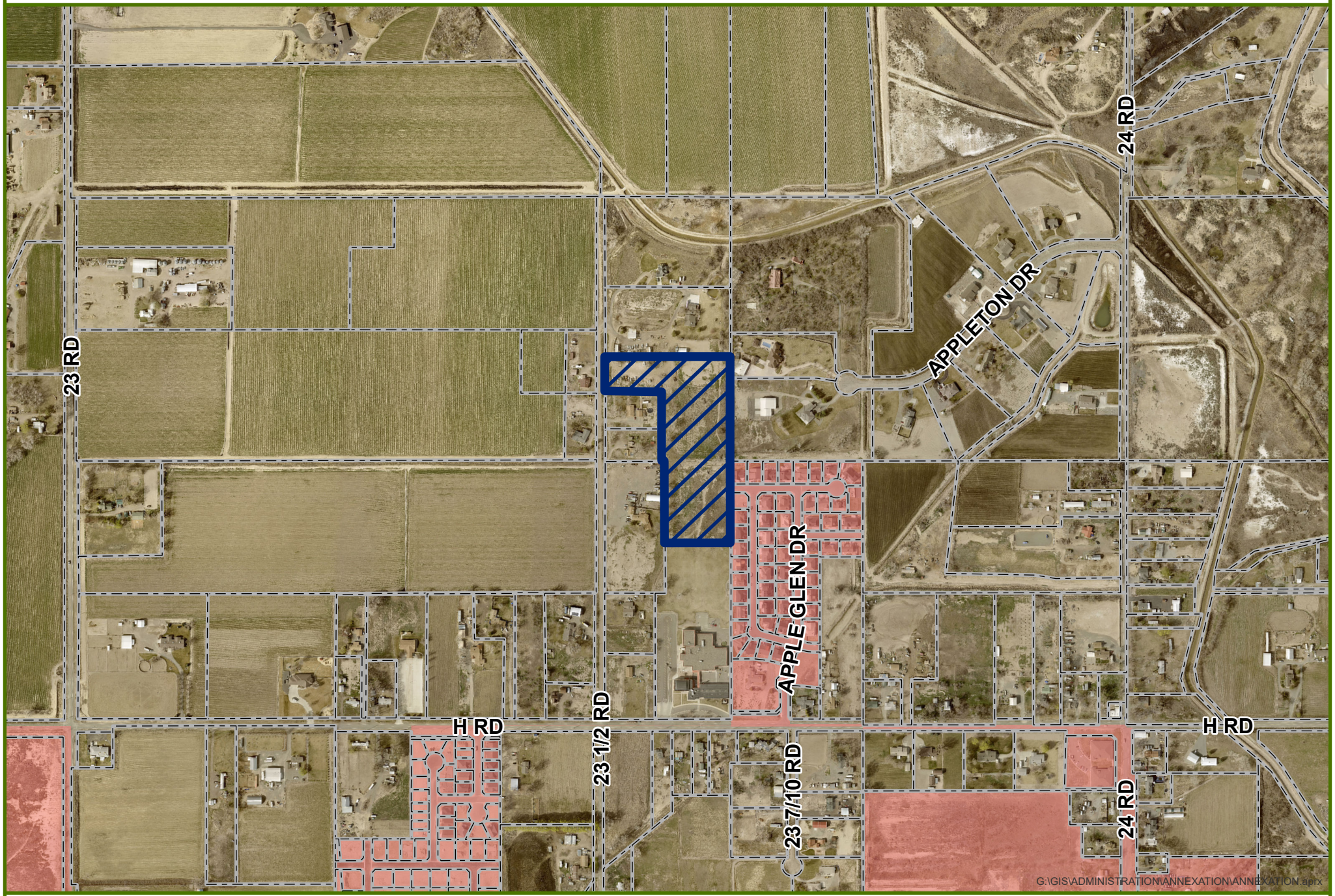
0 0.1 0.2 Miles

Annexation

City Limits

Date Created: 7/8/2022

APPLE GLEN WEST ANNEXATION



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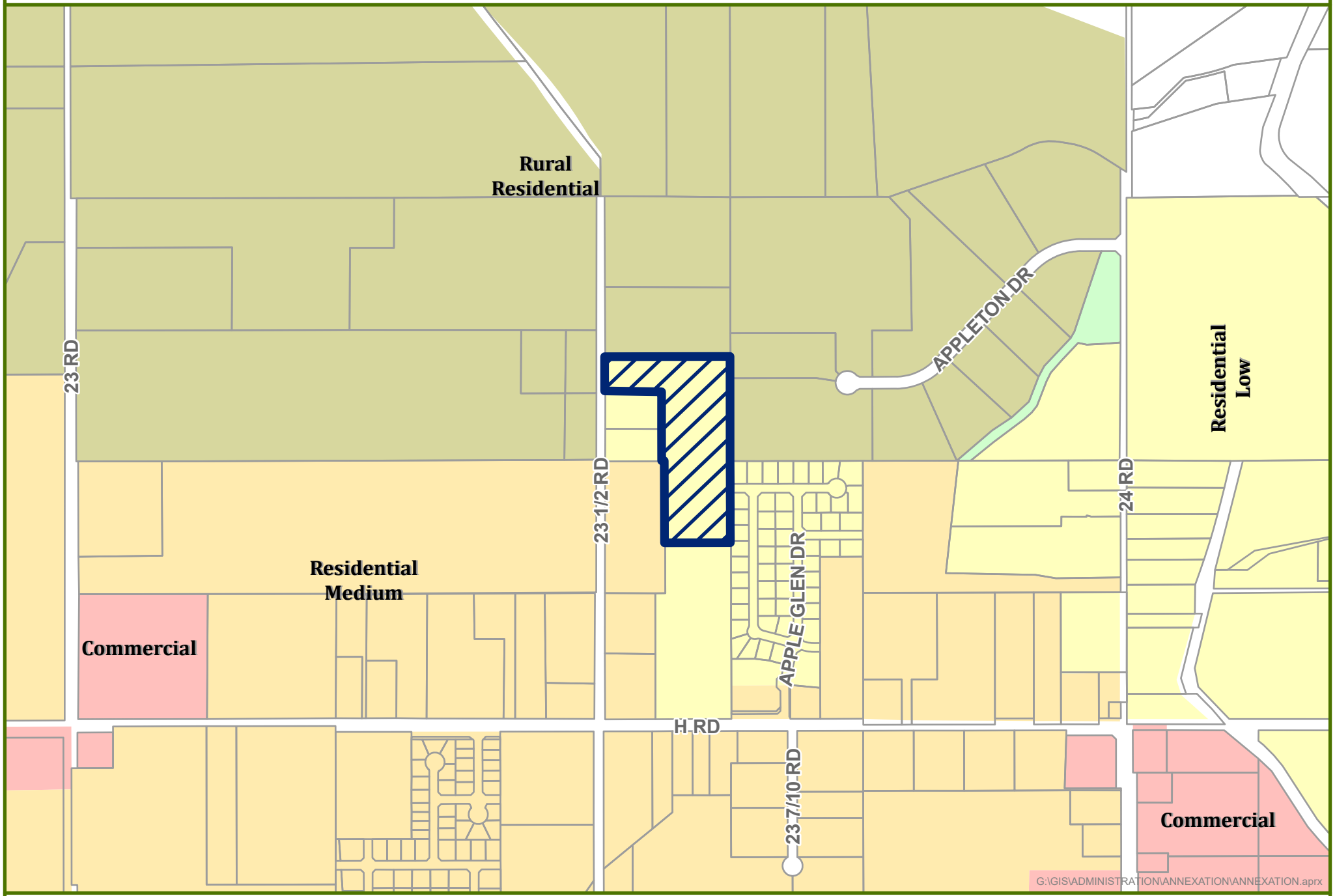
0 0.1 0.2 Miles

Annexation

City Limits

Date Created: 7/8/2022

APPLE GLEN WEST ANNEXATION - LAND USE



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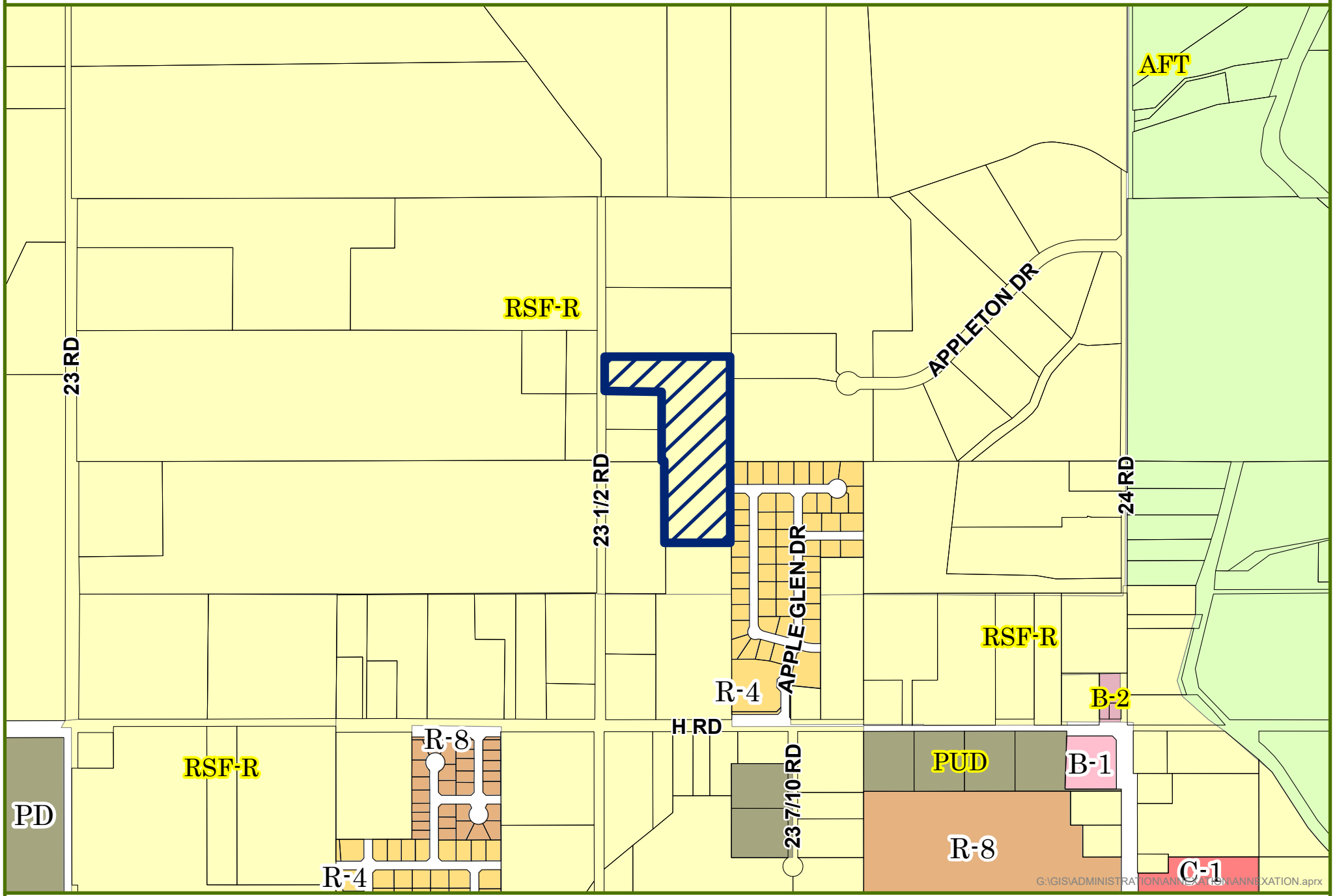
0 0.1 0.2 Miles

Annexation Boundary

Date Created: 7/8/2022

APPLE GLEN WEST ANNEXATION - ZONING



N

0 0.1 0.2 Miles

Annexation City Zoning County Zoning

Date Created: 7/8/2022

CITY OF Grand Junction COLORADO

Apple Glen West Annexation

From:	Tamra Allen
To:	Nicole Galehouse
Subject:	FW: Notice of Application for SUB-2022-553
Date:	Thursday, May 11, 2023 9:21:20 AM
Attachments:	image002.png

Nicole – Can you ensure this is email is attached to the Apple Glen West hearing?

Thank you,

Tamra Allen, AICP
Community Development Director
City of Grand Junction, Colorado
tamraa@gjcity.org
970-256-4023

City Hall is open Monday through Friday 8 a.m. to 5 p.m. We also conduct business online, by phone or by appointment as needed.

ONE GRAND JUNCTION
ZONING & DEVELOPMENT CODE UPDATE

Grand Junction
PEDESTRIAN & BICYCLE PLAN

From: Amy Phillips <amyp@gjcity.org>
Sent: Wednesday, May 10, 2023 3:03 PM
To: Tamra Allen <tamraa@gjcity.org>
Cc: Janet Harrell <janeth@gjcity.org>
Subject: FW: Notice of Application for SUB-2022-553

Tamra,

Greg asked me to forward this email to you to be included in Wednesday's packet.

Thank you,

Amy Phillips *(she/her)*
City Clerk, CMC

City of Grand Junction
970-244-1533
amyp@gjcity.org
gjcity.org

From: Cody Kennedy <codyken@gjcity.org>
Sent: Friday, May 5, 2023 7:41 AM
To: Amy Phillips <amyp@gjcity.org>
Cc: Greg Caton <gregc@gjcity.org>
Subject: Fwd: Notice of Application for SUB-2022-553

Good morning Amy,
Would you please submit the email below, including my response, into the information packet for SUB-2022-553?
Thank you,
Cody

Cody Kennedy
Grand Junction City Council District A
(970) 644-0157

From: Cody Kennedy <codyken@gjcity.org>
Sent: Friday, May 5, 2023 7:37 AM
To: Hal Cook <hal.cookteampcb@gmail.com>
Cc: Paul & Carol McCahon <pwmccahon@gmail.com>
Subject: Re: Notice of Application for SUB-2022-553

Good morning Hal,
Thank you for reaching out to me on this issue. My first inclination is to welcome your input and to set up a time to get coffee together, but there's an issue that prevents me from doing this. As this pertains to a land use issue that will come before the council (quasi-judicial) I cannot gather information outside to the public hearing process without running the risk of having to recuse myself from any vote.

Please don't take this to mean that I'm not interested in what you have to say about this issue. I understand this can be frustrating as you are trying to share information in a timely fashion. The quasi-judicial process makes council into the equivalent of a team of judges or akin to a jury, and we are prohibited from reviewing evidence outside of the public hearing.

My suggestion would be for you to put together a letter detailing your concerns, and email it to the Grand Junction City Council so it can be entered into the public record. To email all of the council

members at once you can send the email to council@gjcity.org.

I will be sharing your initial email with the city clerk so that it can be included in the information that is shared with all of the council members.

Thank you,
Cody

Cody Kennedy
Grand Junction City Council District A
(970) 644-0157

From: Hal Cook <hal.cookteampcb@gmail.com>
Sent: Wednesday, May 3, 2023 3:19 PM
To: Cody Kennedy <codyken@gjcity.org>
Cc: Paul & Carol McCahon <pwmccahon@gmail.com>
Subject: Notice of Application for SUB-2022-553

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

Mr Kennedy, thank you for representing our area. The above application is very concerning to the residents in Apple Glen and we would like to set an appointment to discuss with you at your convenience. This pertains to the egress into our neighborhood and the possibility of changing that egress to 23 1/2 road. We already have a traffic & safety issue with parking, overflow & drop-off/pickup with Appleton Elementary School right at our entrance.

I can be reached via phone or email below.

Thank you for your time and consideration.

--
Hal Cook

850 775-6173
hal.cookteampcb@gmail.com

Grand Junction Speaks
Published Comments for May 23, 2023 Planning Commission Meeting
Apple Glen West Zone of Annexation

Bill Story
• May 22, 2023 • 3:45pm
My concerns are as follows. 1) 23-1/2 RD improvements; This Road is a unimproved County Road. It is not to Mesa County standards by any means, Narrow to very narrow and in some places it is only 18ft wide with no shoulders. This road if used as a through way needs to be improved to County Standard and paved. 2) 23-1/2 RD is a gravel road. When it's hot its very dusty and when it's wet it's muddy. The lack of dust and mud control could create Storm Water Management problems tracking dust and mud onto city streets and into storm drains. The problem needs to be addressed and dealt with at the development stage. Note that the current Apple Glen HOA wants to restrict construction traffic to 23 1/2 RD entrance. 3) The original zoning on Apple Glen Phase 1 was R-4 not sure why they need to increase the current R-4 to R-5. This increases the volume of houses and people impacting the area of 23 1/2 Road. Again, this will increase the traffic feeding out to 23-1/2 RD. 4) I have no issue with R-4 zoning as long as the entirely of 23 1/2 Road, north of H Road is improved to Mesa County standards with paving.
Address:
840 23 1/2 Road
Grand Junction, 81505
Ron Felt
• May 22, 2023 • 1:31pm
A couple of concerns concerning the proposed development Apple Glen West. First concern access from 23 1/2 Road: currently 23 1/2 Road is a narrow gravel road maintained by the county. I'm concerned with the additional traffic and safety concerns of a narrow road. I'm also concerned with the additional traffic and the dust issue. The dust is bad enough now with what little traffic they're currently is. Second when we first heard about the proposed development last year it was originally requested to be rezoned to R-4 which would be 27 units. Now they're requesting it R5 rezone which would be a 32 units. I just feel this is too dense for this area. Thank you.
Address:
824 23 1/2 Road, Grand Junction, Colorado
Grand Junction, 81505

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.

CONSENT AGENDA

1. **Approval of Minutes**
   Minutes of Previous Meeting(s) from May 9, 2023.

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 all annexed properties to be connected to municipal sewer.

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

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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 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 880 26 ½ Road, City file number ANX-2023-81, 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. 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.

David Moore asked if the vacation of ROW restricted access for emergency vehicles or prevented the city from improving the road in the future.

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

Discussion

Motion and Vote

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.

3. 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 Born stated his opposition to the hillside exception.

Connie Fudge stated her opposition to the hillside exception.

Amy Born stated her opposition to the hillside exception.

Marcia Moore asked about the efforts for preserving the existing landscape.

Deb Huro expressed concerns about the differences in HOA requirements between this development and the surrounding properties.

Jacob Kaplan, Planning Technician, read public comments made through GoToWebinar.

The public comment period was closed at 7:25 p.m. on May 23, 2023.

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Discussion

Applicant Ty Johnson responded to public comments and questions.

Ivan Geer, Civil Engineer with River City Consultants, provided context for drainage and stormwater management 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 surrounding subdivisions. He asked about the difference between the two maps provided by David Born. He asked about requirements for mitigating impacts of development on the surrounding land uses. He 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 the applicant and the adjacent properties.

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 asked where the property line is in regard to the ridgeline.

Commissioner Herek asked for clarification on the review criteria for a hillside exception.

Commissioner Secrest asked if staff or the applicant identified any hillside exceptions granted to the surrounding subdivisions. He expressed his appreciation for the presentation and renderings provided by the applicant.

Kris Ashbeck responded to Commissioner questions.

Ty Johnson responded to Commissioner questions.

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.

4. Zoning Code Amendment - Short Term Rental Regulations ZCA-2023-282

Consider an ordinance amending the Zoning and Development Code Section 21.04.030 Use Specific Standards, specifically subsection (h) Short-Term Rentals, and Section 21.10.020 Terms Defined in the Grand Junction Municipal Code.

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

Questions for staff

Commissioner Ehlers asked about amending the regulation for properties with more than 4 units.

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 7:55 p.m. on May 23, 2023.

Discussion

Commissioners Ehlers, Scissors, and Secrest expressed their appreciation for Staff's effort on Short Term Rental regulations.

Commissioner Scissors also expressed his appreciation to the STR operators on their input and cooperation toward drafting these regulations.

Motion and Vote
Commissioner Ehlers made the following motion "On the request to amend the Zoning and Development Code Section 21.04.030 Use Specific Standards, specifically item (h) Short Term Rentals, and Section 21.10.020 Terms Defined of the Grand Junction Municipal Code, file number ZCA-2022-756, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report along with an amendment to Section 5 that would allow eligibility to have a minimum of 1 STR for those lots with between 4 and 10 dwelling units."

Commissioner Secrest seconded; motion passed 6-0.

5. Apple Glen West Zone of Annexation ANX-2022-287
Consider a request from Brian Bray to zone 8.33 acres from County Residential Single Family – Rural (RSF-R) to R-5 (Residential – 5.5 du/ac) located north of Appleton Elementary, west of Green Apple Drive, and east of 23 ½ Rd.

Staff Presentation

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Nicole Galehouse, Principal Planner, introduced exhibits and provided a presentation regarding the request.

Ivan Geer 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, May 16, 2023, via www.GJSpeaks.org.

Dick Pennington noted issues with parking and public safety on the site. He expressed his opposition to the rezone.

Nancy Miller commented that the proposed density was unreasonable and requested that the growth be more moderate.

Dan Miller noted issues with parking and public safety on the site.

Robert MacFarland requested that 23 ½ Rd be paved. He asked how this development would benefit the existing landowners in the area.

Jacob Kaplan, Planning Technician, read public comments made through GoToWebinar.

The public comment period was closed at 8:47 p.m. on May 23, 2023.

Discussion

Ivan Geer with River City Consultants responded to public comments.

Kevin Bray spoke on the request to zone R-4 vs. R-5.

Commissioner Ehlers asked what the minimum and maximum density was for R-5 zones. He asked if traffic impact, stormwater management, and irrigation studies are conducted during the subdivision process.

Commissioner Secrest asked why developers might request higher density for their developments.

Commissioner Phillips acknowledged comments made by the public.

Motion and Vote
Commissioner Secrest made the following motion “Mr. Chairman, on the Zone of Annexation request for the property located north of Appleton Elementary, west of Green Apple Drive, and

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east of 23 ½ Rd, City file number ANX-2022-287, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report."

Commissioner Weckerly seconded; motion passed 6-0.

OTHER BUSINESS

ADJOURNMENT

Commissioner Secrest moved to adjourn the meeting.
The vote to adjourn was 6-0.

The meeting adjourned at 8:50 p.m.

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CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE ZONING APPLE GLEN WEST ANNEXATION TO R-5 (RESIDENTIAL – 5.5 DU/AC) ZONE DISTRICT

LOCATED NORTH OF APPLETON ELEMENTARY, WEST OF GREEN APPLE DRIVE AND EAST OF 23 1/2 RD

Recitals:

The property owner has petitioned to annex 8.33 acres into the City limits. The annexation is referred to as the "Apple Glen West Annexation."

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended zoning the 8.33 acre Apple Glen West Annexation R-5 (Residential – 5.5 du/ac) from County RSF-R (Residential Single Family - Rural) finding that the R-5 zone district conforms with the designation of Residential Low as shown on the Land Use Map of the Comprehensive Plan and the R-5 zone conforms with the Comprehensive Plan's Goals and Policies, and the R-5 zone is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the R-5 (Residential – 5.5 du/ac) zone district is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning & Development Code for the Apple Glen West Annexation.

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

THE APPLE GLEN WEST ANNEXATION in the City of Grand Junction, Mesa County, Colorado, more fully described as follows, is hereby duly and lawfully zoned R-5 (Residential – 5.5 du/ac).

PERIMETER BOUNDARY LEGAL DESCRIPTION - A Serial Annexation comprising the Apple Glen West Annexation No. 1 and Apple Glen West Annexation No. 2

Apple Glen West Annexation No. 1

A parcel of land being a part of the West one-half of the Northwest Quarter of the Southeast Quarter (W1/2 NW1/4 SE1/4) a part of the West one-half of the Southwest Quarter of the Southeast Quarter (W1/2 SW1/4 SE1/4) of Section 29, Township 1 North, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

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Commencing at the Center-South 1/16 Corner of said Section 29 whence the Center 1/4 Corner of said Section 29 bears N00°00'20" E a distance of 1,319.79 feet with all other bearings relative thereto; thence S89°57'17" E a distance of 317.27 feet along the South line of the Northwest Quarter of the Southeast Quarter to the Point of Beginning:
Thence N00°02'47"W along the westerly line of Lot 2 of Appleton Minor, Reception No. 3031266, a distance of 165.09 feet;
Thence leaving said westerly line of Lot 2, S89°55'29"E a distance of 342.09 feet to a point on the easterly line of Lot 2 of Appleton Minor.
Thence S00°04'31"W along said easterly line, a distance of 164.92 feet;
Thence continuing along said easterly line, and along the west line of APPLE GLEN ANNEXATION NO.3, ORDINANCE No. 4192, S00°01'00"W continuing along said easterly line, a distance of 410.14 feet to the southeasterly corner of Lot 2;
Thence N89°59'00"W along the southerly line of Lot 2, a distance of 329.11 feet to the southwesterly corner of Lot 2;
Thence N00°01'50"W along the westerly line of Lot 2, a distance of 410.32 feet;
Thence N89°57'17"W along said line of Lot 2, a distance of 12.29 feet to the Point of Beginning.

Said parcel being comprised of 191,496 Square Feet or 4.40 Acres, more or less.

Apple Glen West Annexation No. 2

A parcel of land being a part of the West one-half of the Northwest Quarter of the Southeast Quarter (W1/2 NW1/4 SE1/4) of Section 29, Township 1 North, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-South 1/16 Corner of said Section 29 whence the Center 1/4 Corner of said Section 29 bears N00°00'20" E a distance of 1,319.79 feet with all other bearings relative thereto; thence S89°57'17" E a distance of 317.27 feet along the South line of the Northwest Quarter of the Southeast Quarter;
Thence N00°02'47"W along the westerly line of Lot 2 of Appleton Minor, Reception No. 3031266, a distance of 165.10 feet to the Point of Beginning;
Thence continuing along said westerly line of Lot 2, N00°02'47"W a distance of 179.73 feet;
Thence N88°58'47"W along the southerly line of Lot 2, a distance of 284.01 feet to a point on the easterly Right-of-Way of 23 1/2 Road, Reception Number 1793220;
Thence N00°00'20"E along said easterly Right-of-Way, a distance of 171.63 feet to a point on the northerly line of the aforementioned Lot 2;
Thence S89°57'45"E along said northerly line of Lot 2, a distance of 626.65 feet to the northeasterly corner of Lot 2;
Thence S00°04'31"W along the easterly line of Lot 2, a distance of 356.45 feet to the northeast corner of Apple Glen Annexation No. 1;
Thence along the northerly line of Apple Glen West Annexation No. 1, N89°55'29"W leaving said easterly line, a distance of 342.09 feet to the Point of Beginning.

Said parcel being comprised of 171,449 Square Feet or 3.94 Acres, more or less.

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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

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Grand Junction City Council

Regular Session

Item #3.a.

Meeting Date: June 21, 2023

Presented By: Randi Kim, Utilities Director

Department: Utilities

Submitted By: Toby Thieman, Project Engineer

Information

SUBJECT:

Change Order for Odor Control Project - Lining Influent Sewer Line

RECOMMENDATION:

Staff Recommends the City Purchasing Division execute a Change Order with Glacier Construction, Inc. to line the 54" main line into the Persigo Wastewater Treatment Plant for the amount of $216,728.00

EXECUTIVE SUMMARY:

Request approval for a change order in the amount of $216,728.00 to install a Structural Resin Pipe Liner in an existing 52" diameter concrete pipe at risk of failure due to severe deterioration by exposure of a naturally occurring and highly corrosive sewer gas.

BACKGROUND OR DETAILED INFORMATION:

The Persigo Wastewater Treatment Plant was completed in 1983. A segment of pipe needing repair that is original to the plant measures 54" in diameter and made of reinforced concrete and is at high-risk of failure. This is the final pipe section in the collection system that brings raw sewer to the treatment plant. This section of 70 foot length of pipe is continuously in use with an average of nine million gallons per day of sewage flowing through it. The cause of deterioration to this pipe is from exposure to a highly corrosive gas called Hydrogen Sulfide or H2S. Naturally-occurring Hydrogen Sulfide is released with any raw sewage as the organics breakdown and use up the available oxygen in the air space of the pipe. Hydrogen Sulfide is a corrosive gas and has eroded and dissolved the concrete and steel in the pipe over its 40 years of use.

There was an opportunity to inspect this pipe while the inflow of sewage was bypassed around this segment of pipe, to allow other work to take place at the plant. The

contractor, Glacier Construction, who is already mobilized on site and performing work on the plant, has offered a solution to install a Structural Resin Pipe Liner that will have a life span estimated at 100 years. The pipe lining procedure will add one week to the already in-use bypass pumping system and will maximize the use of the dollars spent to make this necessary repair. This additional work will cost the City of Grand Junction $216,728.00

Upon inspection of this pipe revealed substantiously deteriorated and dissolved concrete in the head space portion of the pipe and the structural reinforcement steel has been completely dissolved where it was exposed as well. If this pipe were to fail by collapsing it would immediately shut off all flow to the Persigo wastewater treatment plant and cost many times more than the proposed Change Order to make the necessary repairs under an emergency timeframe.

The original solicitation for the Odor Control 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 Grand Junction Daily Sentinel. Three companies submitted formal bids, which were found to be responsive and responsible in the following amounts:

Glacier Construction $4,997,000.00
Velocity Constructors $5,686,623.00
Myers & Sons Construction $5,800,485.00

The original Contract was approved by City Council on September 21, 2022, and awarded to Glacier Construction on October 3, 2022 for the amount of $4,997,000.00.

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 to approve the change order with Glacier Construction, Inc. for the lining of the 54" pipe segment in the amount of $216,728.00

Attachments

None

Grand Junction City Council

Regular Session

Item #3.b.

Meeting Date: June 21, 2023

Presented By: Jay Valentine, General Services Director

Department: General Services

Submitted By: Kyle Coltrinari

Information

SUBJECT:

Building Lighting Energy Project

RECOMMENDATION:

Staff recommends the Purchasing Division to enter into a contract for $207,791.15 with One Source Lighting to replace or retrofit various lighting in 11 buildings owned and managed by the City of Grand Junction.

EXECUTIVE SUMMARY:

The City of Grand Junction prioritizes resource stewardship, which has a foundation in clean air and water, and responsible use of all natural resources. In an effort to increase energy efficiency, the City of Grand Junction seeks to upgrade the lighting in 11 City buildings to LED.

BACKGROUND OR DETAILED INFORMATION:

In 2020, Xcel Energy hired ClearResult, an engineering firm, to audit the City Buildings to identify energy efficiency opportunities to aid the City of Grand Junction in reducing energy cost and consumption. Many of the energy efficiency opportunities that were identified involved the old, outdated lighting that is in many of our City facilities. As a result, the City of Grand Junction seeks to enter into a contract with One Source Lighting to replace or retrofit various lighting in 11 buildings owned and managed by the City to LED lighting. By completing this project, the City anticipates saving more than 50 percent of the monthly lighting cost on the buildings where the upgrades take place.

A formal Request for Proposal 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 Grand Junction Daily Sentinel. Two companies

submitted formal proposals, which were found to be responsive and responsible in the following amounts:

Contractor	Location	Amount
One Source Lighting	Grand Junction, CO	$207,791.15
Clearview Lighting	Beverly Hills, MI	$274,389.04

Per Section 10.10 of the Purchasing Manual, all solicitation documents shall remain confidential until the Purchasing Division awards the Contract.

FISCAL IMPACT:

This budget for this project is included in the 2023 adopted budget in the General Fund.

SUGGESTED MOTION:

I move to authorize the Purchasing Division to enter into a contract for $207,791.15 with One Source Lighting to replace or retrofit various lighting in 11 buildings owned and managed by the City of Grand Junction.

Attachments

None

Grand Junction City Council

Regular Session

Item #4.a.i.

Meeting Date: June 21, 2023

Presented By: Nicole Galehouse, Interim Planning Supervisor

Department: Community Development

Submitted By: Nicole Galehouse, Interim Planning Supervisor

Information

SUBJECT:

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

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 to 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 of a zone of annexation of R-8.

The R-8 zoning establishes densities between 5.5 and eight 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 dwelling 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 the 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 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 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.org 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 Statute 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 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, where 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 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 to 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 percent 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 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 (adopt/deny) Ordinance No. 5158, 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) on final passage and order the final publication in pamphlet form.

Attachments

1. Development Application
2. Site Maps and Photo
3. Neighborhood Meeting Summary
4. Applicant Presentation
5. Planning Commission Minutes - 2023 - May 9 - Draft
6. ORD-Grand Valley Estates Zoning 20230526

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

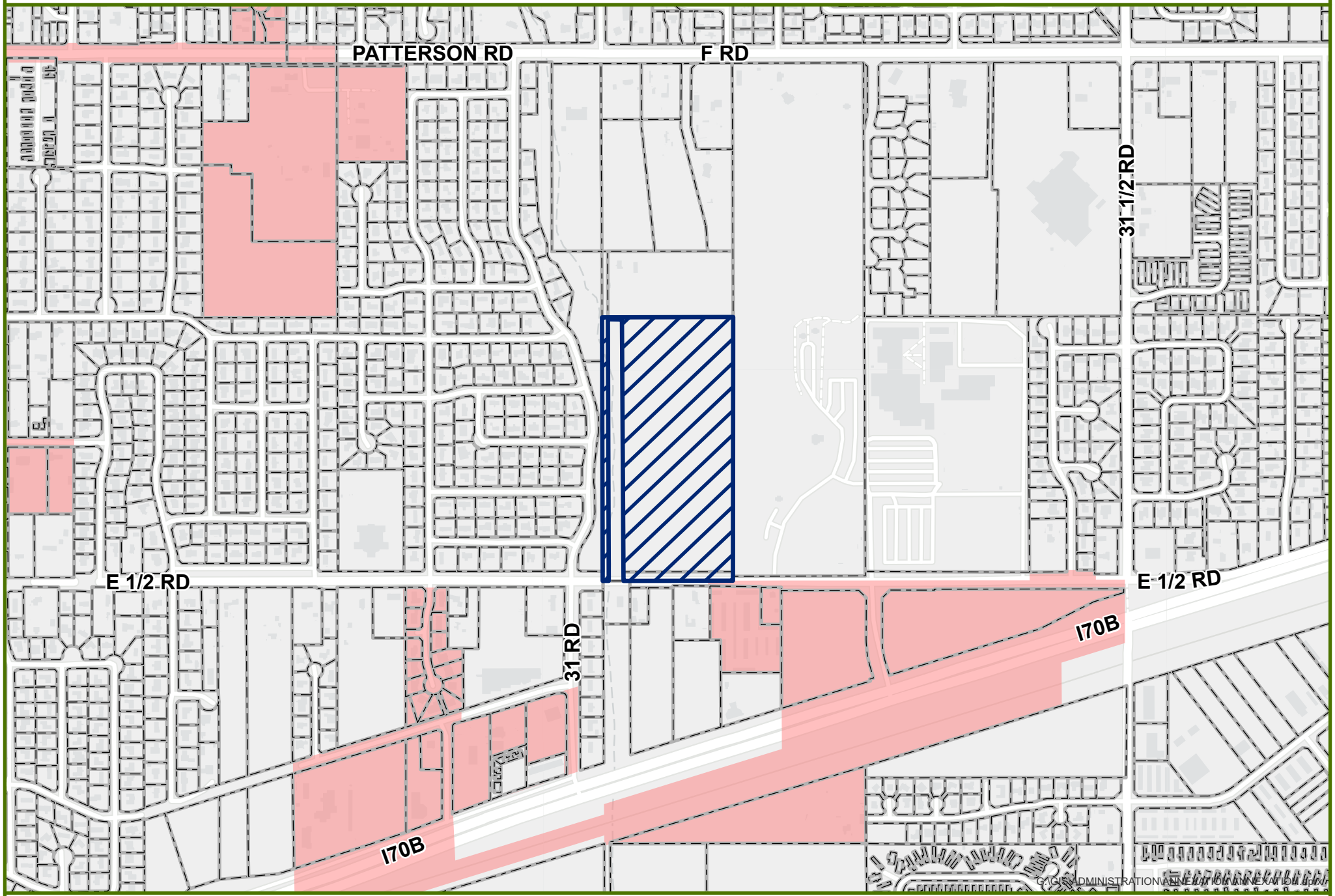
NOTE: Legal property owner is owner of record on date of submittal.

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



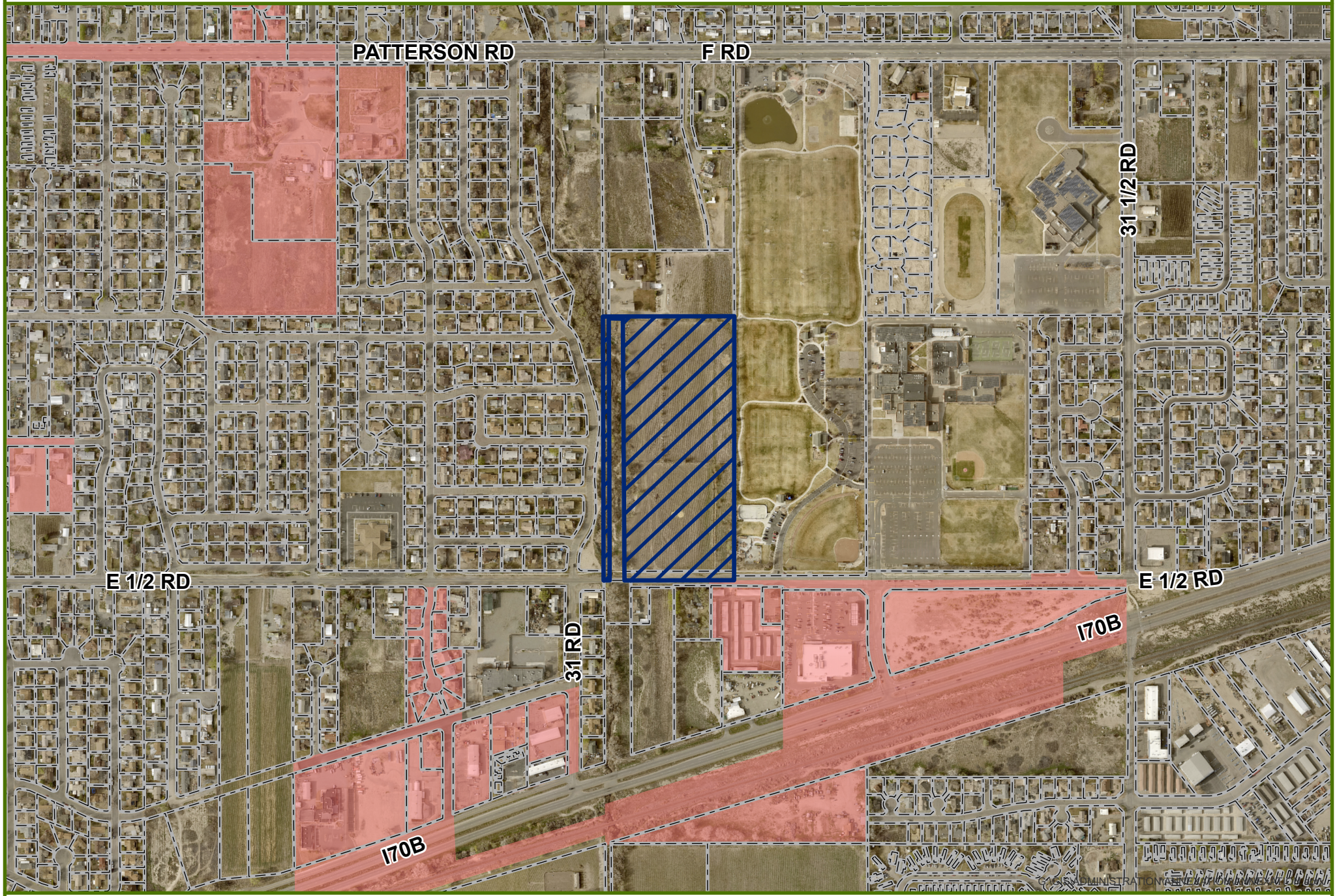
N

0 0.1 0.2 Miles

Annexation City Limits

Date Created: 11/22/2022

GRAND VALLEY ESTATES ANNEXATION



N

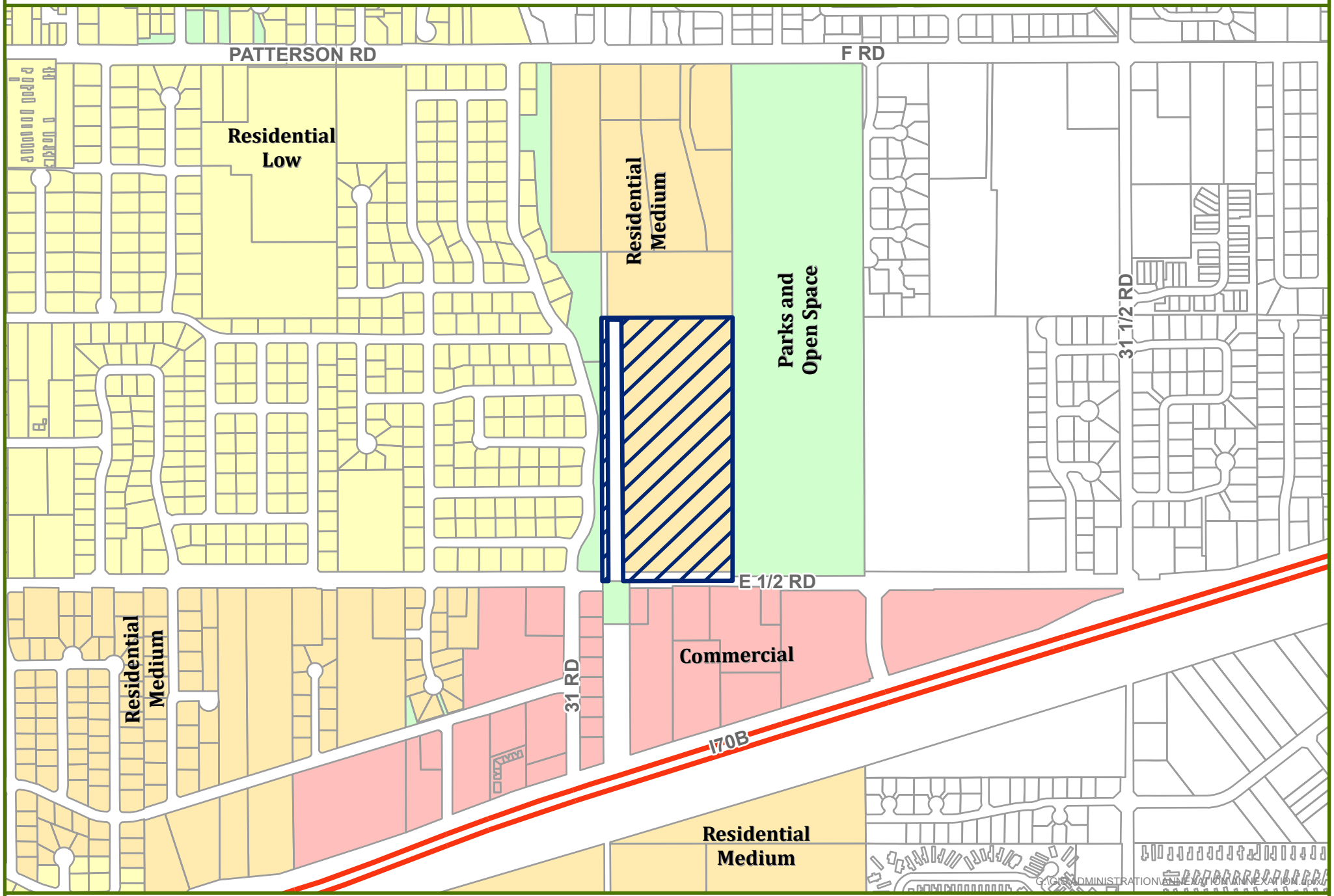
0 0.1 0.2 Miles

Annexation

City Limits

Date Created: 11/22/2022

GRAND VALLEY ESTATES ANNEXATION - LAND USE



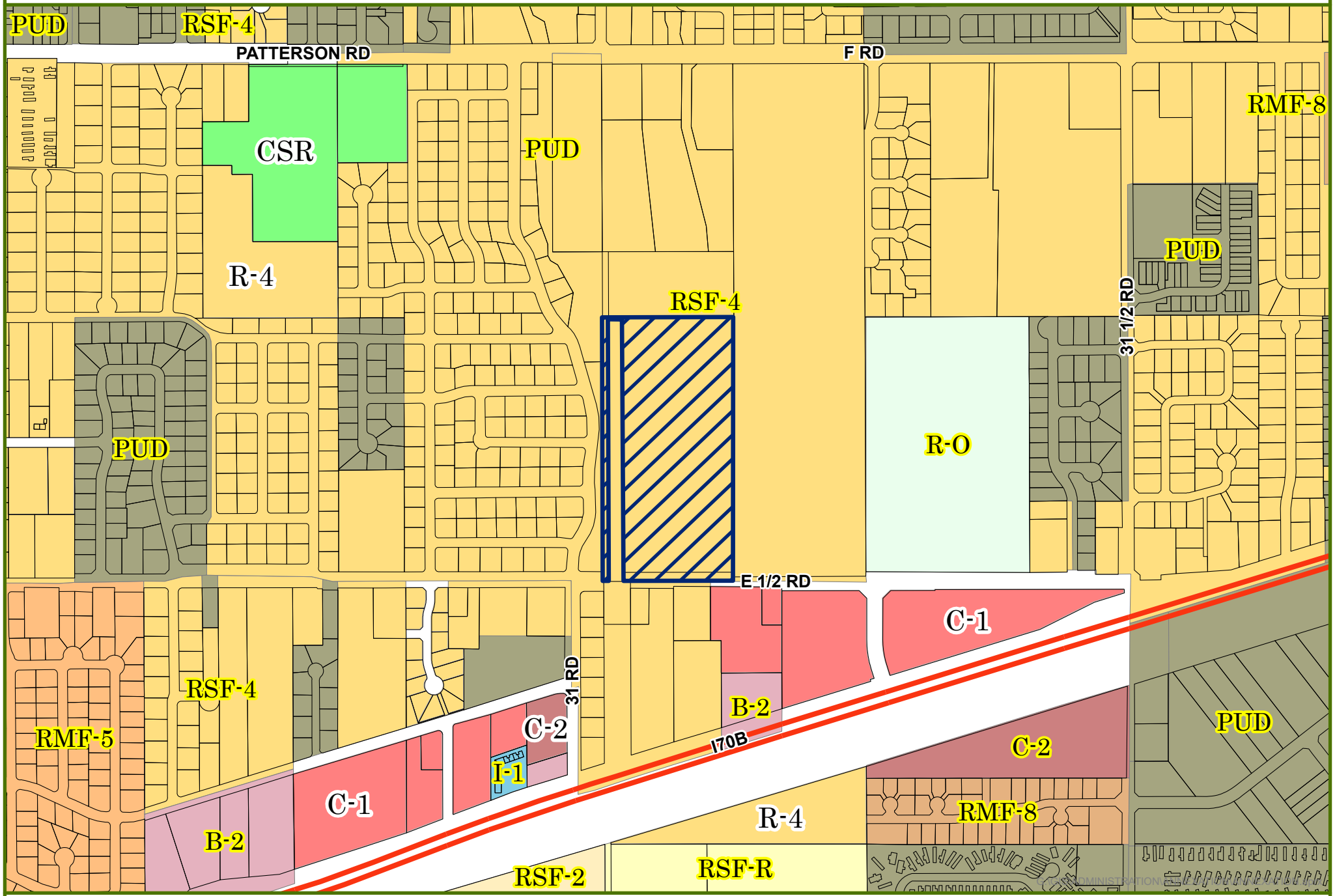
N

0 0.1 0.2 Miles

Annexation Boundary

Date Created: 11/22/2022

GRAND VALLEY ESTATES ANNEXATION - ZONING



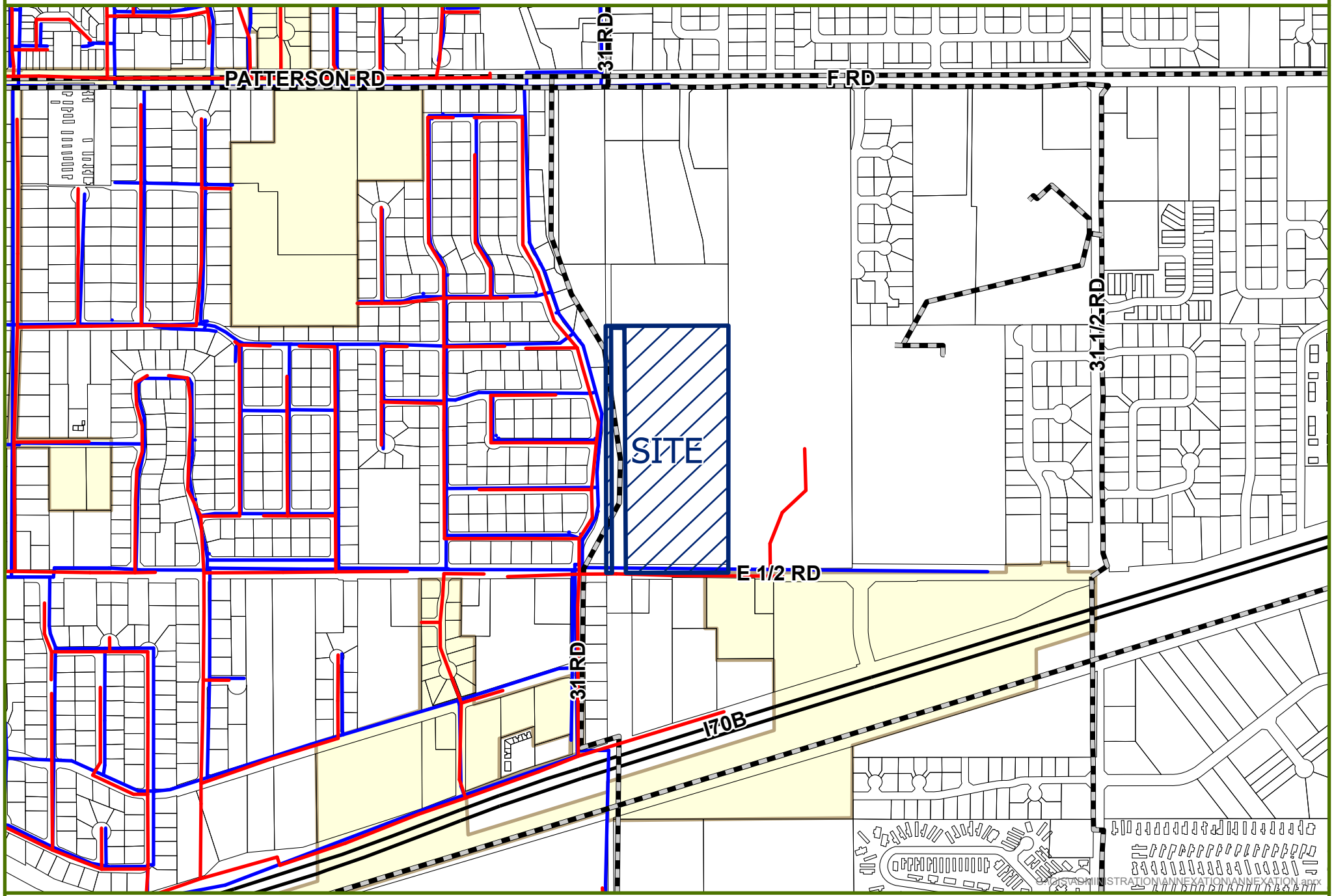
N

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

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

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.

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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

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 ROAD & E ½ ROAD

Recitals:

The property owner has 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 17.42 acres 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 the R-8 zone conforms with the Comprehensive Plan's Goals and Policies, and the R-8 zone 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 Grand Valley Estates Annexation.

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

THE GRAND VALLEY ESTATES ANNEXATION in the City of Grand Junction, Mesa County, Colorado is hereby duly and lawfully zoned R-8 (Residential – 8 du/ac).

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:

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

DRAFT

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 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 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:

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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 being comprised of 771,084 Square Feet or 17.702 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 #4.a.ii.

Meeting Date: June 21, 2023

Presented By: Kristen Ashbeck, Principal Planner/CDBG Admin

Department: Community Development

Submitted By: Kristen Ashbeck, Principal Planner

Information

SUBJECT:

A Resolution Accepting the Petition for the Annexation of 2.714 Acres of Land Located at 880 26 ½ Road and Ordinances Annexing and Zoning the Mustang Ridge 1, 2 and 3 Annexation to R-4 (Residential 4 Dwelling Units per Acre)

RECOMMENDATION:

Staff recommends adoption of a resolution accepting the petition for the Mustang Ridge 1, 2 and 3 Annexations and approval of the annexation and zone of annexation ordinances. The Planning Commission heard the zoning request at its May 23, 2023 meeting and voted (6-0) to recommend approval of the request.

EXECUTIVE SUMMARY:

The request to annex the 2.714 acre Mustang Ridge 1, 2 and 3 annexation is located at 880 26 1/2 Road and consists of one parcel and a 29,967 square foot area (0.688 acres) of the 26 1/2 Road right-of-way. This is also a request to zone the 2.714 acre Mustang Ridge 1, 2 and 3 Annexation to a R-4 (Residential 4 dwelling units per acre) zone district. The R-4 zoning implements the City's 2020 One Grand Junction Comprehensive Plan Land Use Map that designates this area as Residential Low 2 to 5.5 dwelling units per acre. Annexation is being sought in anticipation of subdividing the parcel into two, one-acre lots. 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:

BACKGROUND

Annexation Request
The Mustang Ridge Annexation consists of a single parcel of land plus deeded right-of-

way totaling 2.714 acres located at 880 26 1/2 Road. The property is currently used as a large single-family residence. The Applicant proposes to subdivide the parcel into two, approximately one-acre parcels and presently has no plans to further develop the property other than a second single-family residence on the new lot.

Annexation is requested in order to subdivide the parcel. The Applicant will be requesting an R-4 (Residential 4 units per acre) zoning designation which is consistent with the Residential Low (2-5.5 dwelling units per acre) land use category of the Once Grand Junction Comprehensive Plan. Zoning will be considered in a future action and requires review and recommendation by the Planning Commission.

The property is near but not adjacent to the existing City limits, but the required contiguity to City limits is attained through annexation of a portion of the 26 1/2 Road right-of-way. The property is within the Persigo 201 service area boundary as well as within the City's Urban Development Boundary. Because the property owners are proposing to subdivide the parcel, it is considered "Annexable Development" as defined in the 1998 Persigo Agreement, requiring annexation under said Agreement. The property owners have signed a petition for annexation of the property.

The request for zoning will be considered separately by City Council, but concurrently with the annexation request and will be heard in a future Council action.

The schedule for the annexation and zoning is as follows:
- Notice of Intent to Annex (30 Day Notice), Exercising Land Use – April 19, 2023
- Planning Commission considers Zone of Annexation – May 23, 2023
- Introduction of Proposed Ordinances for Annexation and Zoning by City Council – June 7, 2023
- 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 Applicant is 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 five units per acre (R-5)
b. Community Services and Recreation (CSR)

NOTIFICATION REQUIREMENTS

Neighborhood Meeting

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.

Other Notification

Public comment was offered through the GJSpeaks platform. Several public comments were received as included in the attachments.

ANALYSIS

Annexation Analysis

The property is near but not adjacent to the existing City limits, but the required contiguity to City limits is attained through annexation of a portion of the 26 1/2 Road right-of-way. The property is within the Persigo 201 service area boundary as well as within the City's Urban Development Boundary. Because the property owners are proposing to subdivide the parcel, it is considered "Annexable Development" as defined in the 1998 Persigo Agreement, requiring annexation under said Agreement. The property owners have signed a petition for annexation of the property.

a) A proper petition has been signed by more than 50 percent of the owners and more than 50 percent 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;

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 future;

e) The area is capable of being integrated with the City;

f) 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.

Staff has found, based on knowledge of applicable state law, including the Municipal Annexation Act, that the area is eligible to be annexed.

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.

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.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.

RECOMMENDATION AND FINDINGS OF FACT
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 zoning request.

FISCAL IMPACT:

The parcel to be annexed is a large lot single-family home that is surrounded by similar or vacant large parcels. Based on the current value of the property, the City's 8 mills will generate $170 per year in property tax revenue. Additional property tax revenue would be generated based on development and resulting property values. For example for every $500,000 of actual property value at the current residential assessment rate generates $278 in property tax. Sales and use tax revenues will be dependent on consumer spending on City taxable items for residential use.

Utilities -This property is in Ute Water District service area so no impact to the City. For sewer, the property is within the 201 sewer service boundary and would be required to connect to sewer. Currently, there is no sewer service to this property. 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.

Police Department - Based on the proposed annexation here, the expected impact on the need for additional officers is an expected increase between 1/5 of an officer position to 1/10 of an officer position. Since there are no plans as to how many homes or what type of housing will eventually occupy the 1 acre split, we can only estimate that there will be at least 20 to 40 people who might live on that property in the future. This could, however, change if, in the future, the plans change to increase density. These numbers are to maintain our current officer ratio of .0021 officers (authorized)/city residents (67,000 residents). The annexation takes into account the effects of the increased for calls for service, routine patrol, traffic enforcement, response time impact and reported civil issues such as neighbor disputes, runaways and other non-criminal and non-traffic related calls for service.

Note: The daytime population of Grand Junction is much higher than the residential population. Grand Junction is the main transportation hub, shopping hub and medical hub for the entire 155,000 residents of Mesa County and the majority of Northwestern Colorado, Southeastern Utah and is a major vacation travel destination. It is therefore

imperative that we maintain the current staffing levels of the police department to meet the demands of city residents, county residents and visitors to the city. Due to the complexities of accessing and projecting Police Department personnel needs, which also impact other budgetary considerations, at the beginning of each calendar year, the Department will review all of the yearly annexation impact analyses and compare those with expected population increases and decreases as well as any other data that may need to be considered in Department needs. In this manner, the Department will continually assess expected impacts to maintain our level of service.

Public Works - The annexation takes in 500 linear feet and 11,200 square feet of major collector 26.5 Road with a pavement condition index (PCI) at 55. There is no curb and gutter and no storm drain facilities nor street lights. Street sweeping, snow removal, and striping is estimated at $215 per year. An overlay in 5 years is estimated at $44,600 while a chip seal in 8 years is estimated at $3,900.

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 $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.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 51-23, a resolution accepting a petition to the City Council for the annexation of lands to the City of Grand Junction, Colorado, the Mustang Ridge 1, 2 and 3 Annexation, approximately 2.714 acres, located at 880 26 1/2 Road, as well as (adopt/deny) Ordinance No. 5159, an ordinance annexing territory to the City of Grand Junction, Colorado, Mustang Ridge 1, 2 and 3 Annexation, approximately 2.714 acres, located at 880 26 1/2 Road, on final passage and order final publication in pamphlet form.

I move to (adopt/deny) Ordinance No. 5160, an ordinance zoning the Mustang Ridge Annexation 1, 2 and 3 Annexation to R-4 (Residential 4 dwelling units per acre) Zone District, from Mesa County RSF-R (Residential Single Family Rural) on final passage and order final publication in pamphlet form.

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. RES-Annexation Petition Mustang Ridge 061223
9. ORD-Annex Mustang Ridge 061223
10. ORD-Zoning Mustang Ridge 061223

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.

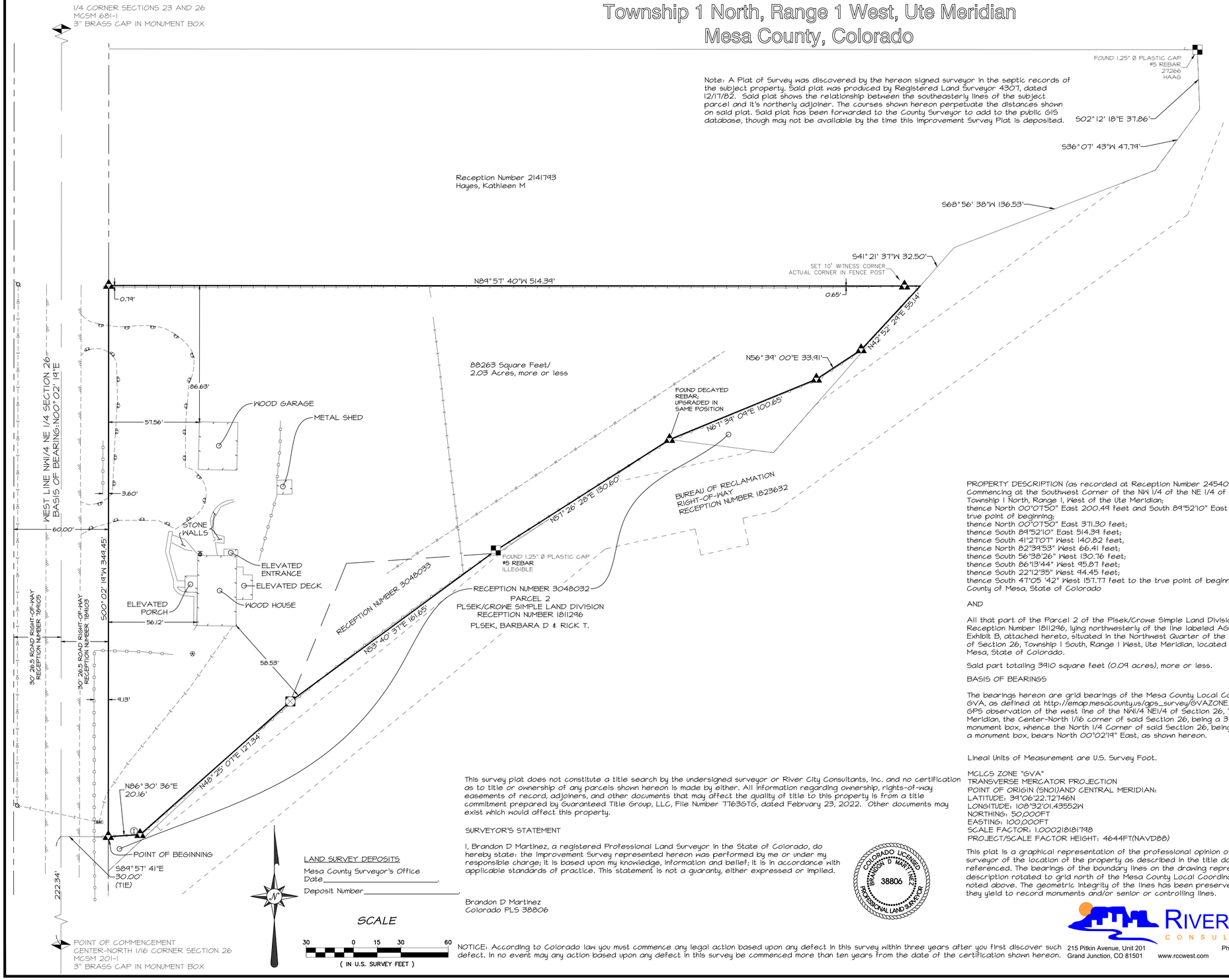
g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of $200,000 or more for tax purposes is included without the owner's consent.
Not applicable for this project.

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
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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
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- WIRE FENCE
- 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\934 Brian Bray\002 880 26.5 Road\survey\DWG\934-002 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?

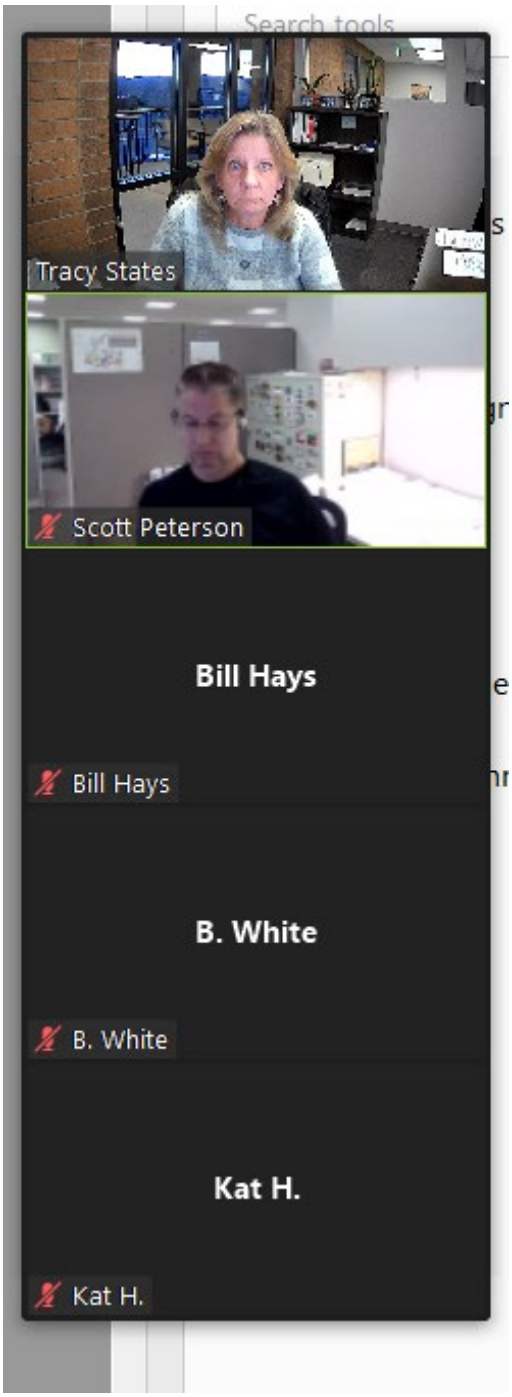
Tracy explained that because sewer was more than 400 feet away, there was no legal access. She also explained that there was no plan now for more than two lots and this was all that could be done until sewer is extended closer to the property. It was explained that the owner would be required to sign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

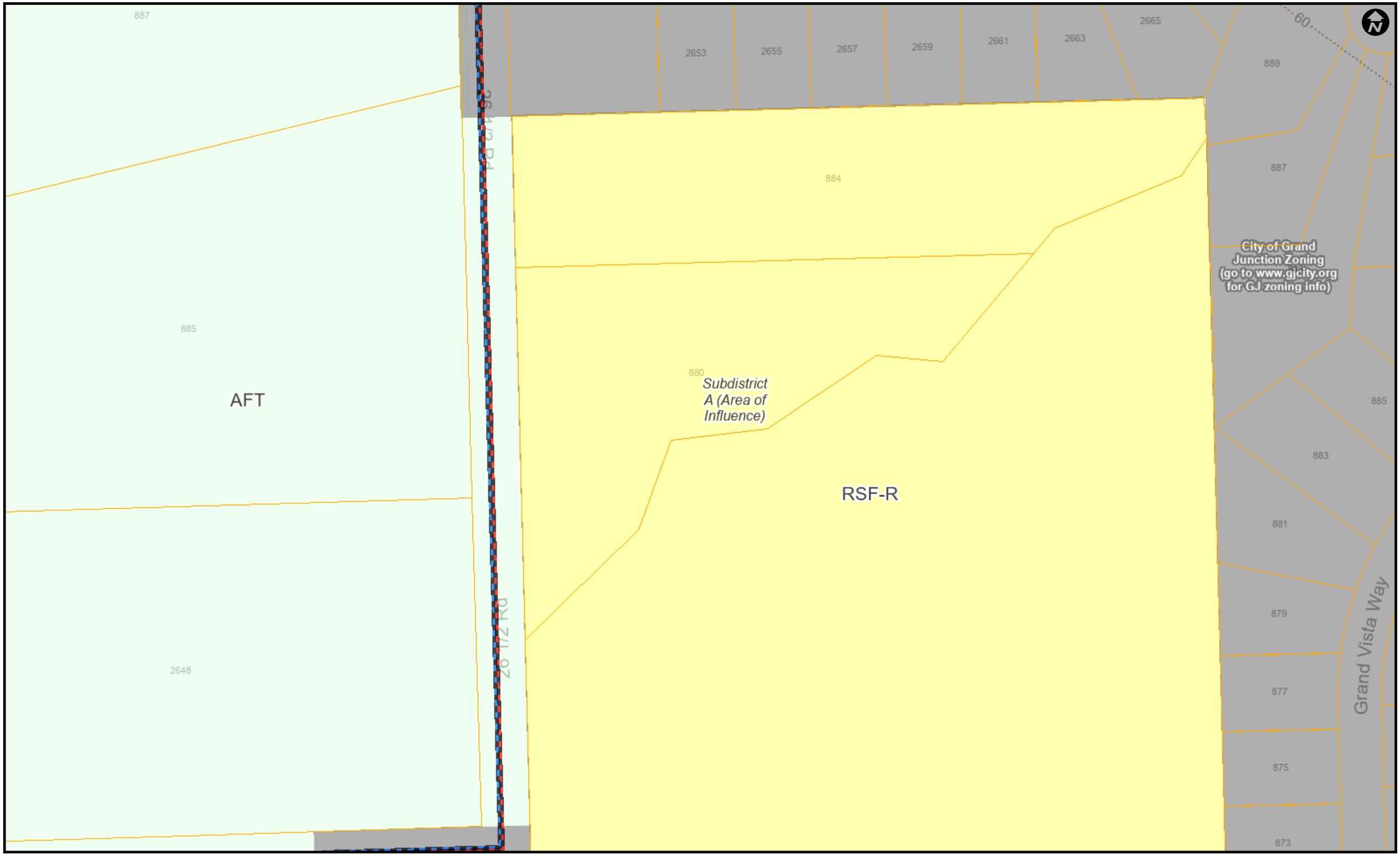
0 0.05 0.1 mi

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 12, 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

1 inch equals 94 feet

Scale: 1:1,128

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

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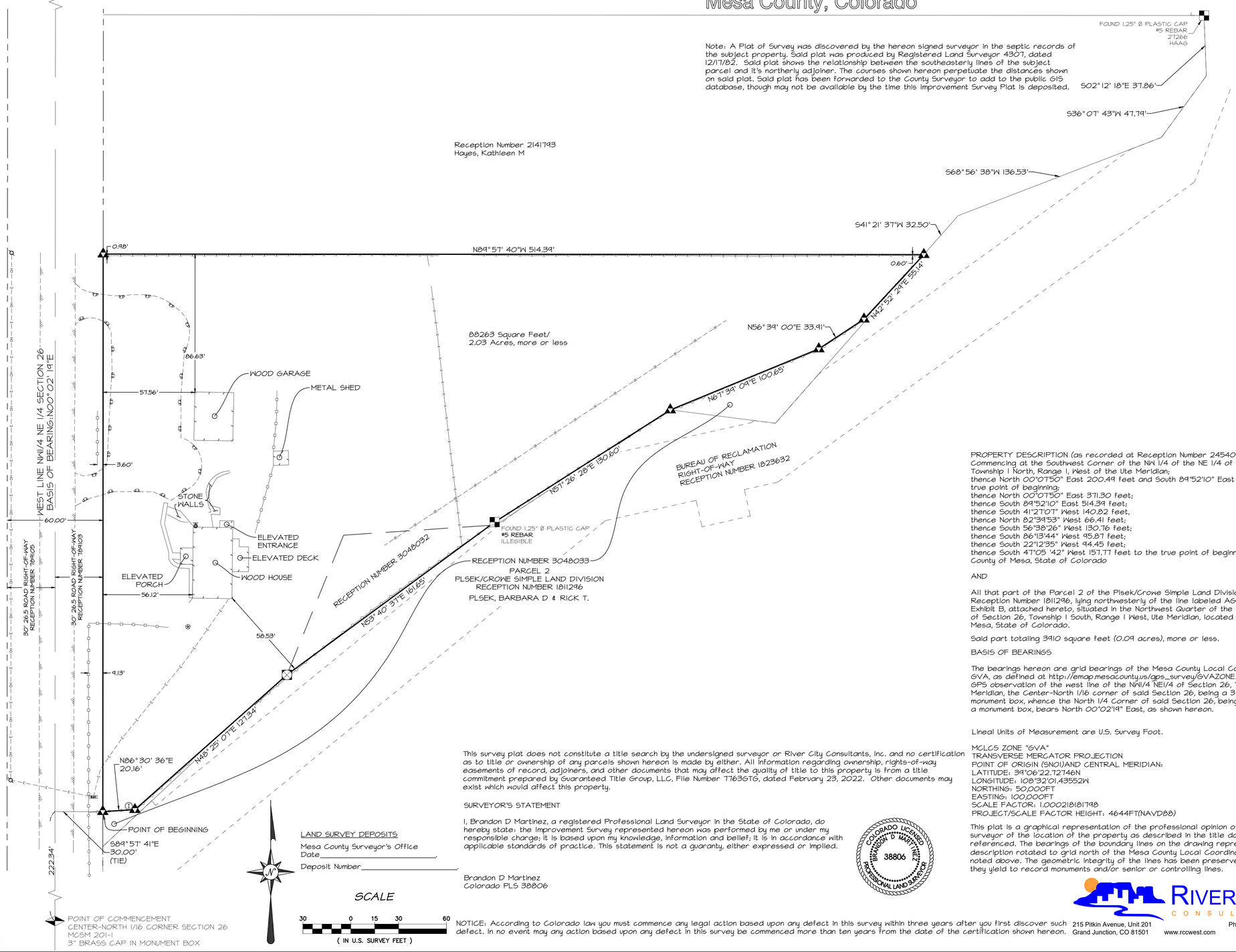

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Mesa County Surveyor's Office
Date_____.
Deposit Number_____.

SCALE

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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

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215 Pitkin Avenue, Unit 201
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Phone: 970.241.4722
Fax: 970.241.8841

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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\DWG\C-Layout\1939-002 Parcel.dwg (ARCH E (36)) 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: Brian R. Bray 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

Commencing at the Southwest Corner of the NW1/4 of the NE1/4 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

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;

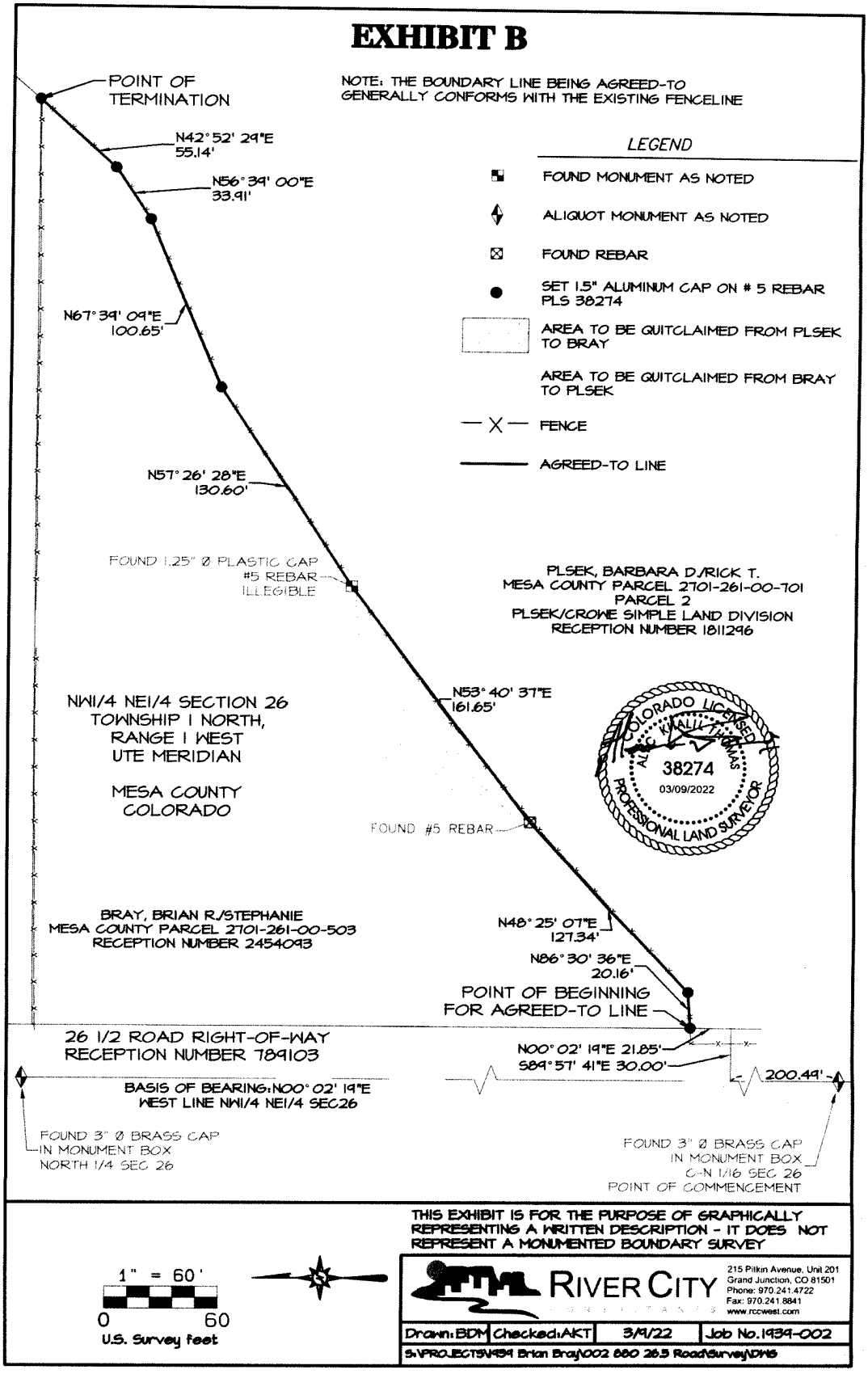
Thence North 00°02'19" East a distance of 200.49 feet;
Thence South 89°57'41" East a distance of 30.00 feet to a point on the easterly Right-of-Way Line of 26 ½ Road as recorded at Reception Number 789103;
Thence North 00°02'19" East along said easterly Right-of-Way Line a distance of 21.85 feet to the 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
KRALIK T. 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. 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 BB & BB, 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)

BB & BB

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

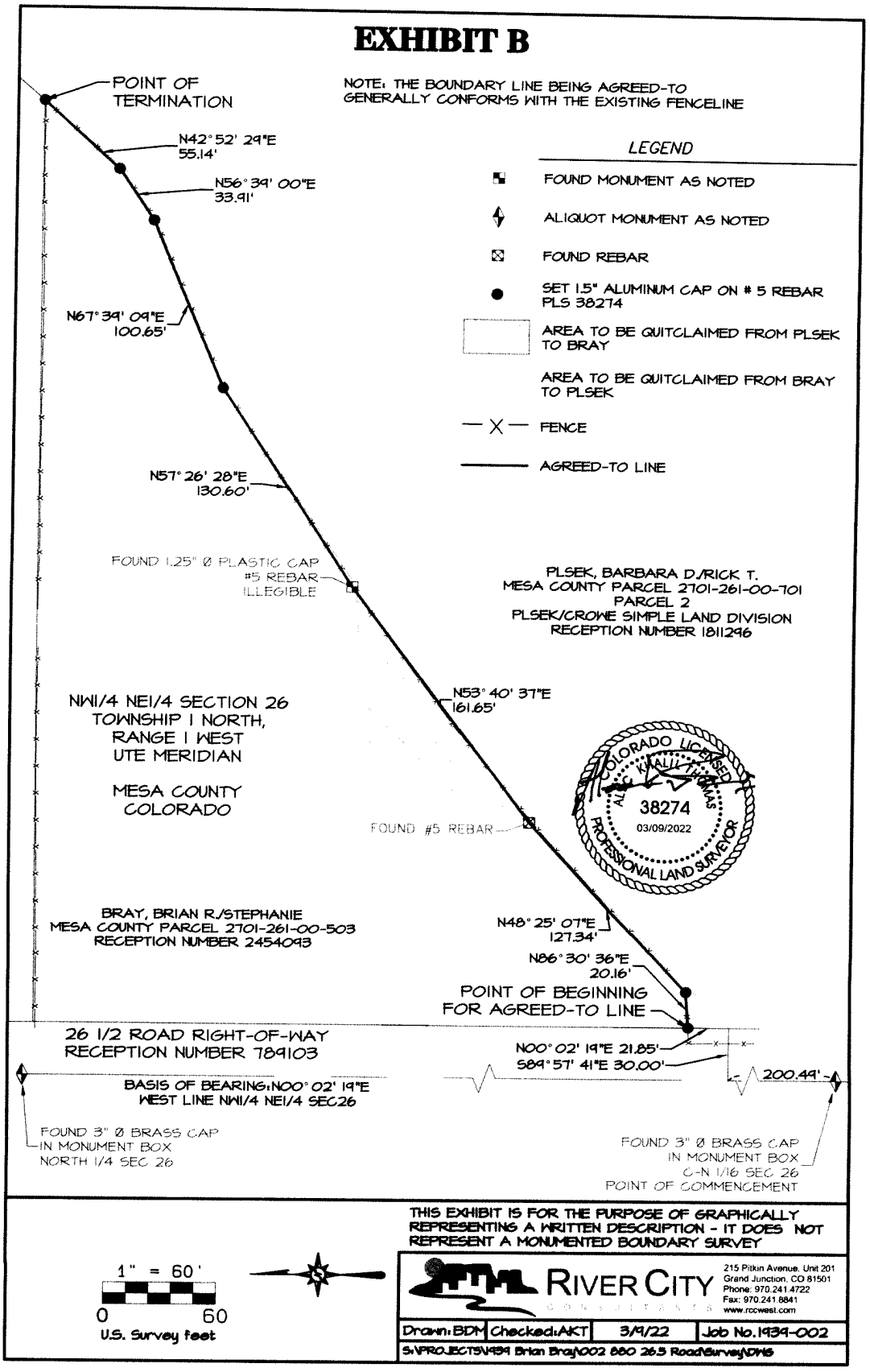
All that portion of the parcel as recorded at Reception Number 2454093, lying southeasterly of the line labeled AGREED-TO LINE on Exhibit B, attached hereto, situated in the Northwest Quarter of the Northeast Quarter of Section 26, Township 1 South, Range 1 West, Ute Meridian, located in the County of 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'
POINT OF BEGINNING FOR AGREED-TO LINE
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
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
ALEC KHALIL THOMAS
38274
03/09/2022
PROFESSIONAL LAND SURVEYOR
BRAY, BRIAN R./STEPHANIE
MESA COUNTY PARCEL 2701-261-00-503
RECEPTION NUMBER 2454093
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

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

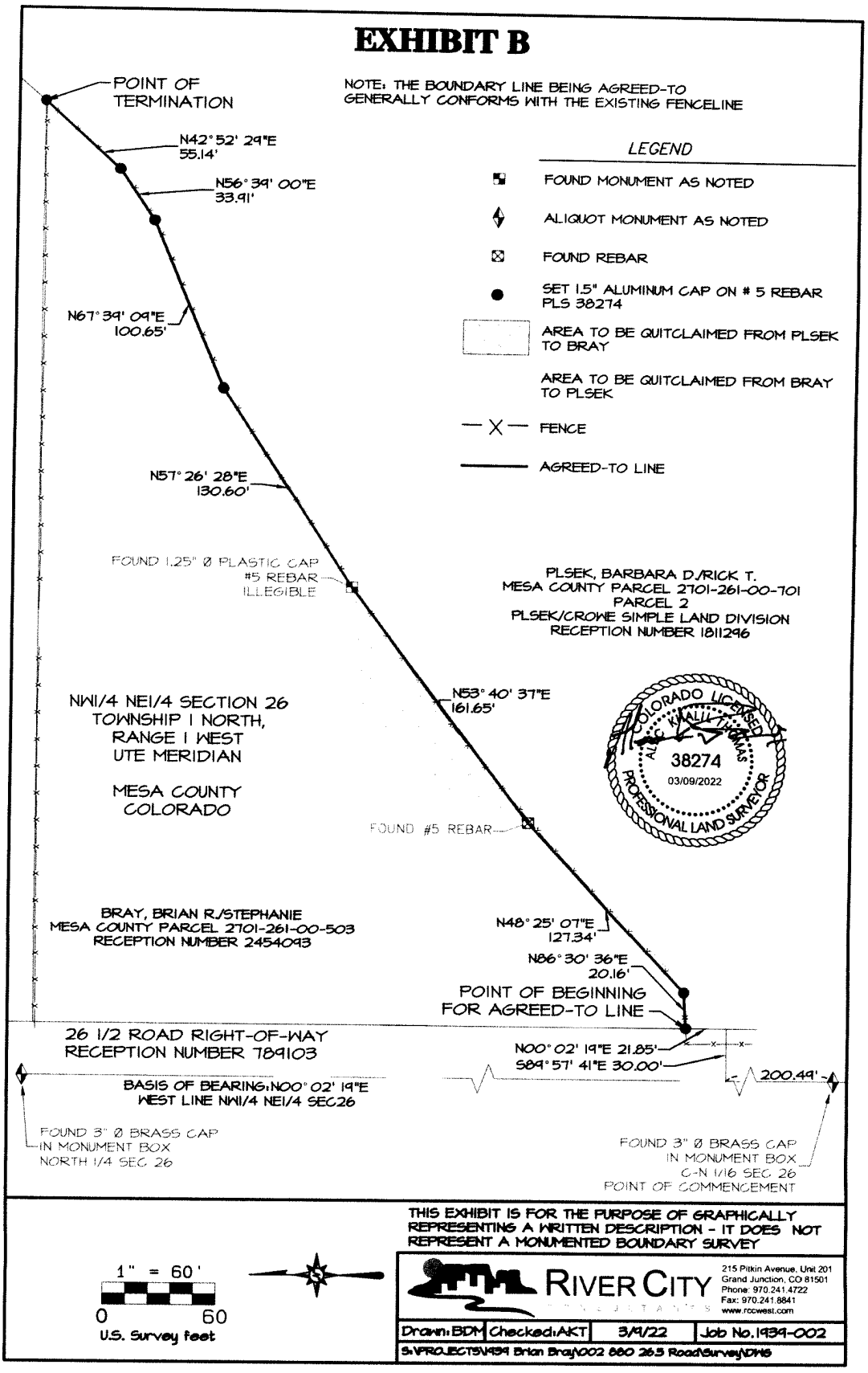
All that part of the Parcel 2 of the Plsek/Crowe Simple Land Division, as recorded at Reception Number 1811296, lying northwesterly of the line labeled AGREED-TO LINE on Exhibit B, attached hereto, situated in the Northwest Quarter of the Northeast Quarter of Section 26, Township 1 South, Range 1 West,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

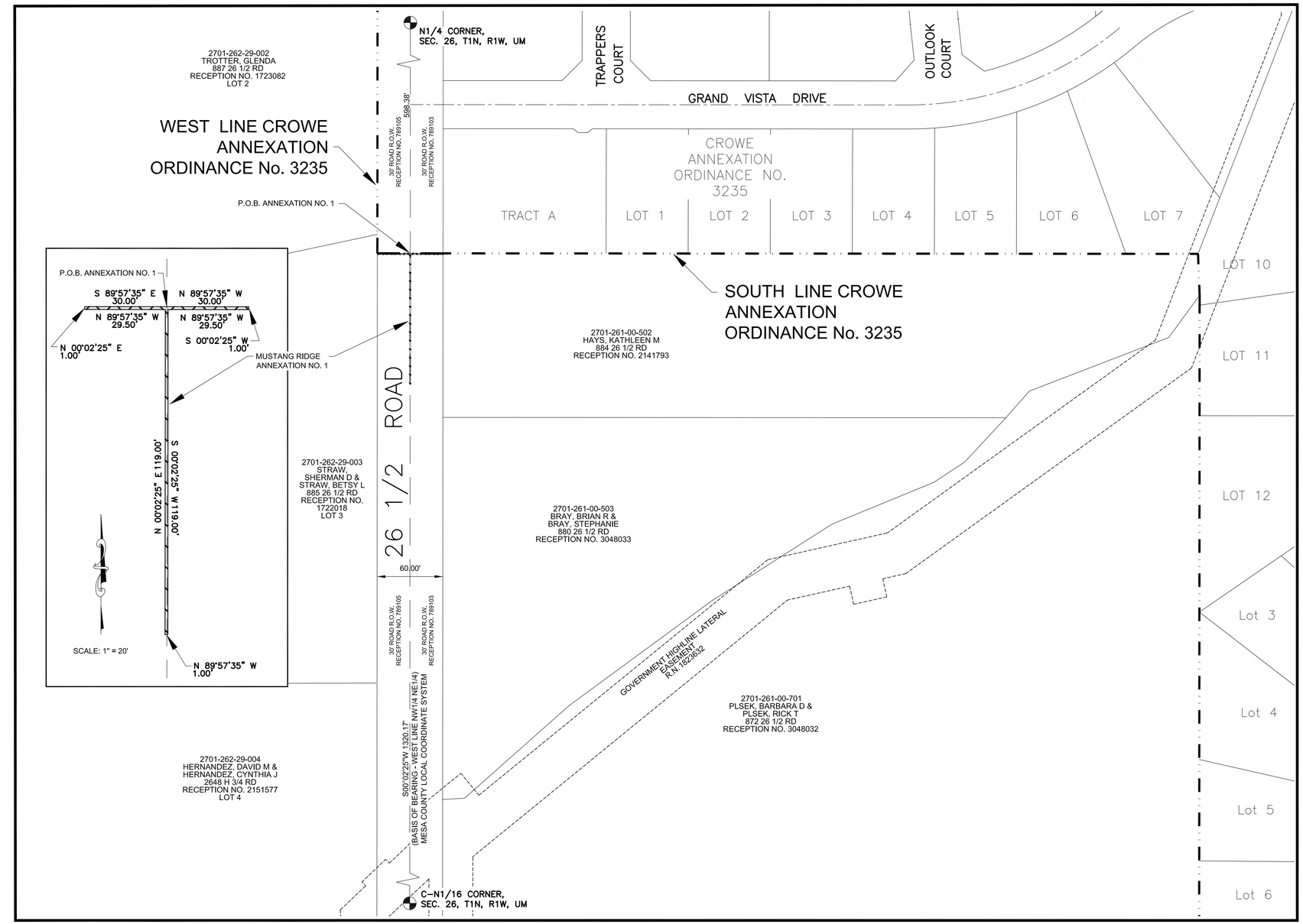
NOTICE: Any rewriting or retyping of this description must NOT include this preparation information. Lack of an original seal indicates this document is not the original.

EXHIBIT B

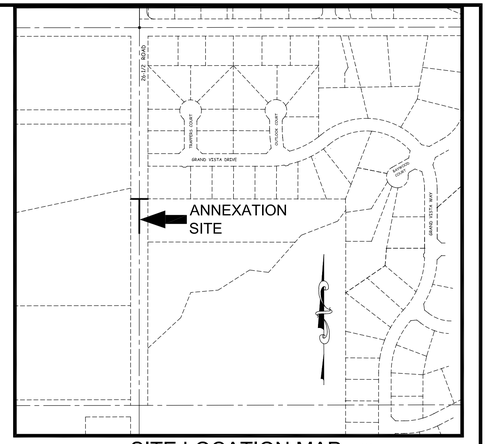

POINT OF TERMINATION
NOTE: THE BOUNDARY LINE BEING AGREED-TO GENERALLY CONFORMS WITH THE EXISTING FENCELINE
N42° 52' 29"E 55.14'
N56° 39' 00"E 33.91'
N67° 39' 09"E 100.65'
N57° 26' 28"E 130.60'
N53° 40' 37"E 161.65'
N48° 25' 07"E 127.34'
N86° 30' 36"E 20.16'
N00° 02' 19"E 21.85'
S89° 57' 41"E 30.00'
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
COLORADO LICENSED
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
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
1" = 60'
0
60
U.S. Survey feet
THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY REPRESENTING A WRITTEN DESCRIPTION - IT DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY
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

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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
GRAND JUNCTION, CO. 81507

THIS IS NOT A BOUNDARY SURVEY

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DRAWN BY: JAM DATE: 2/27/2023
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

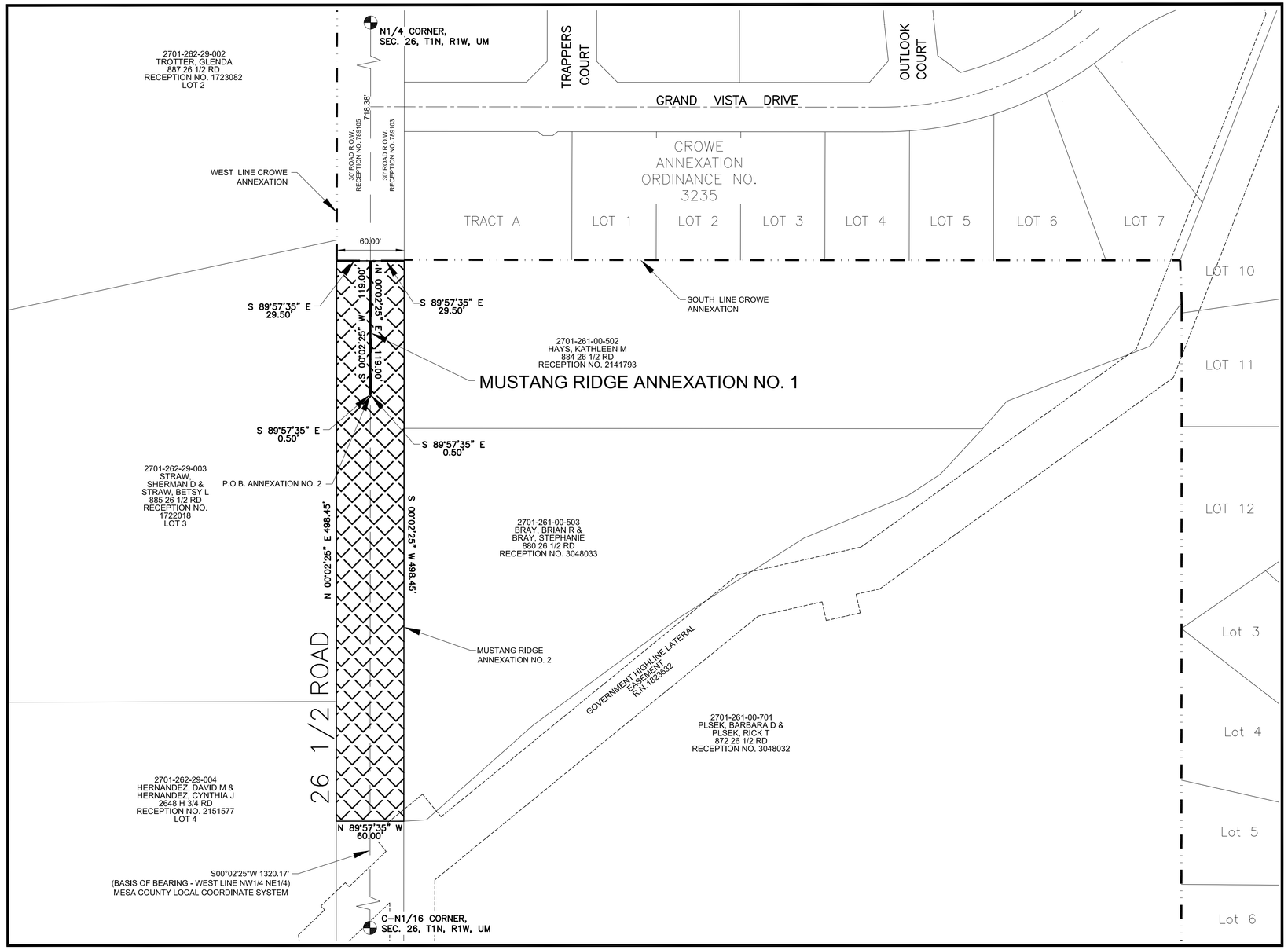
MUSTANG RIDGE ANNEXATION NO. 1
Located in the NW1/4, NE1/4 and the NE1/4, NW1/4 SECTION 26,
TOWNSHIP 1 NORTH, RANGE 1 WEST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

1 OF 3

C:\Projects\C3407 MUSTANG RIDGE ANNEX\C3407-ANNEX.dwg - PLOTTED 2023-02-27

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



50' 0 25 50'
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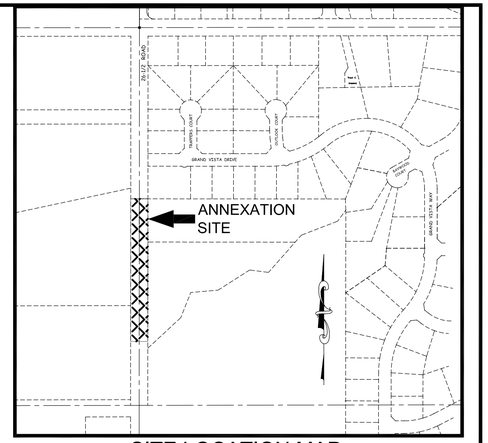
LINEAL UNITS = U.S. SURVEY FOOT



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
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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

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

PUBLIC WORKS
ENGINEERING DIVISION

MUSTANG RIDGE ANNEXATION NO. 2
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

2 OF 3

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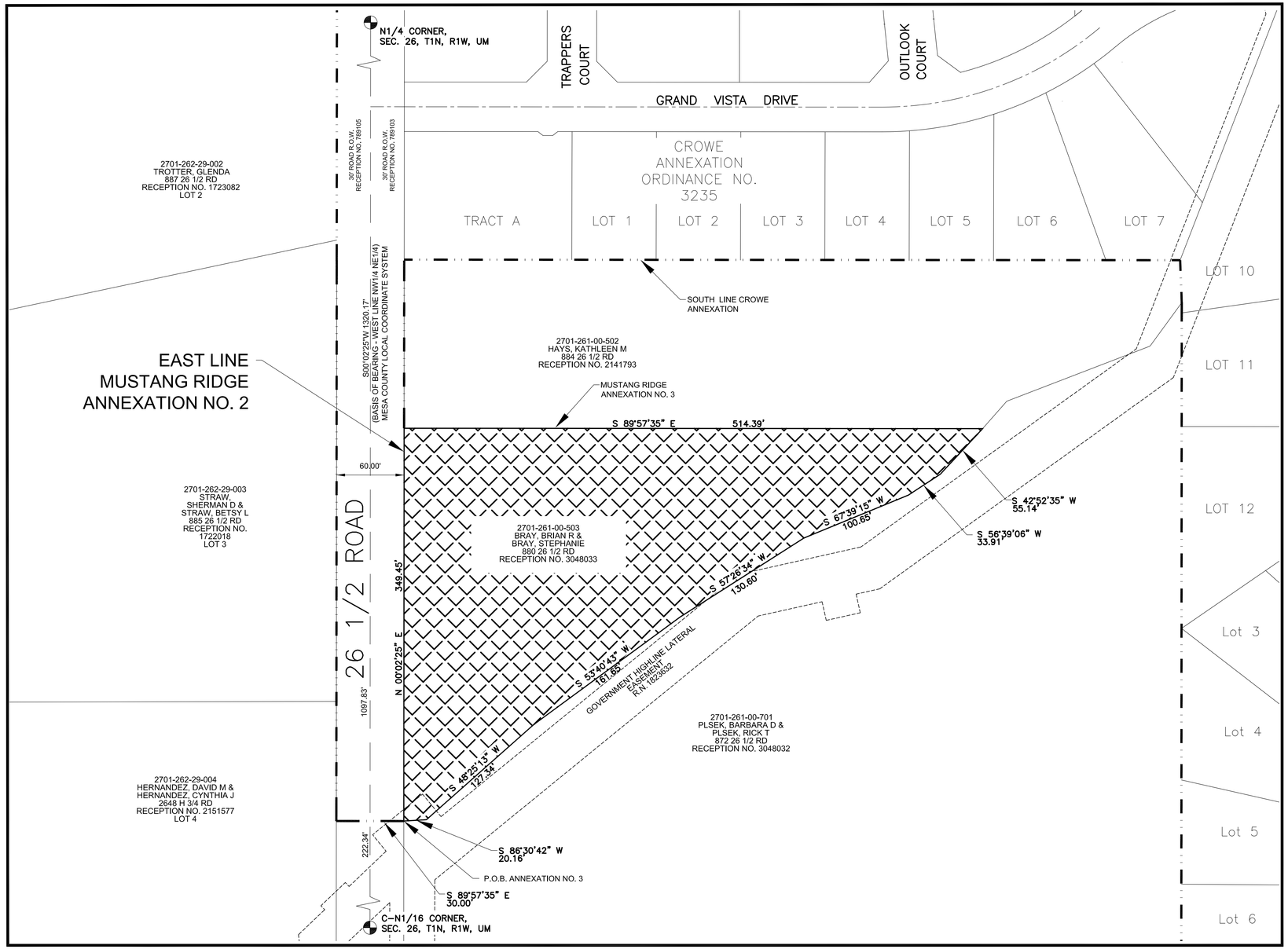
MUSTANG RIDGE ANNEXATION NO. 3

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



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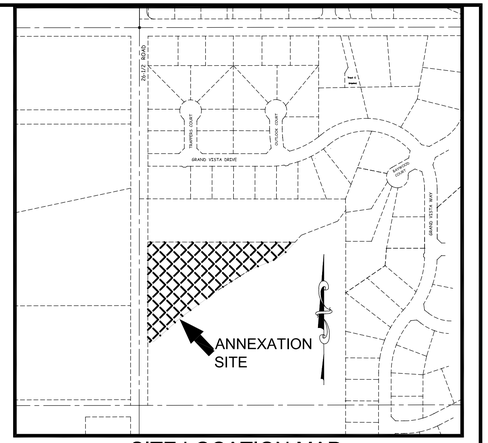
50' 0 25 50'
SCALE: 1" = 50'
LINEAL UNITS = U.S. SURVEY FOOT



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
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		HOR. DIST.	HORIZONTAL DISTANCE

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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
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

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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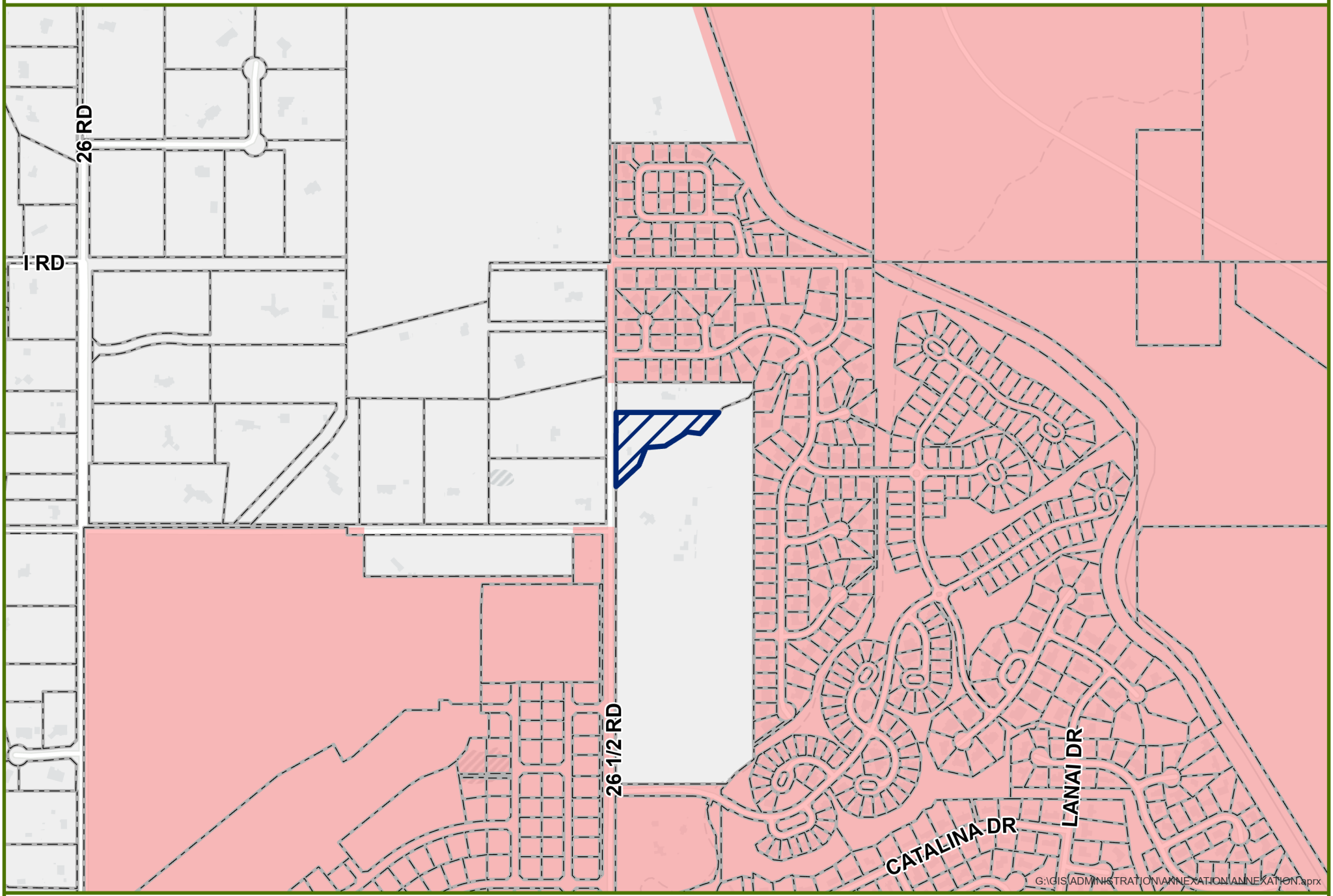
MUSTANG RIDGE ANNEXATION



N

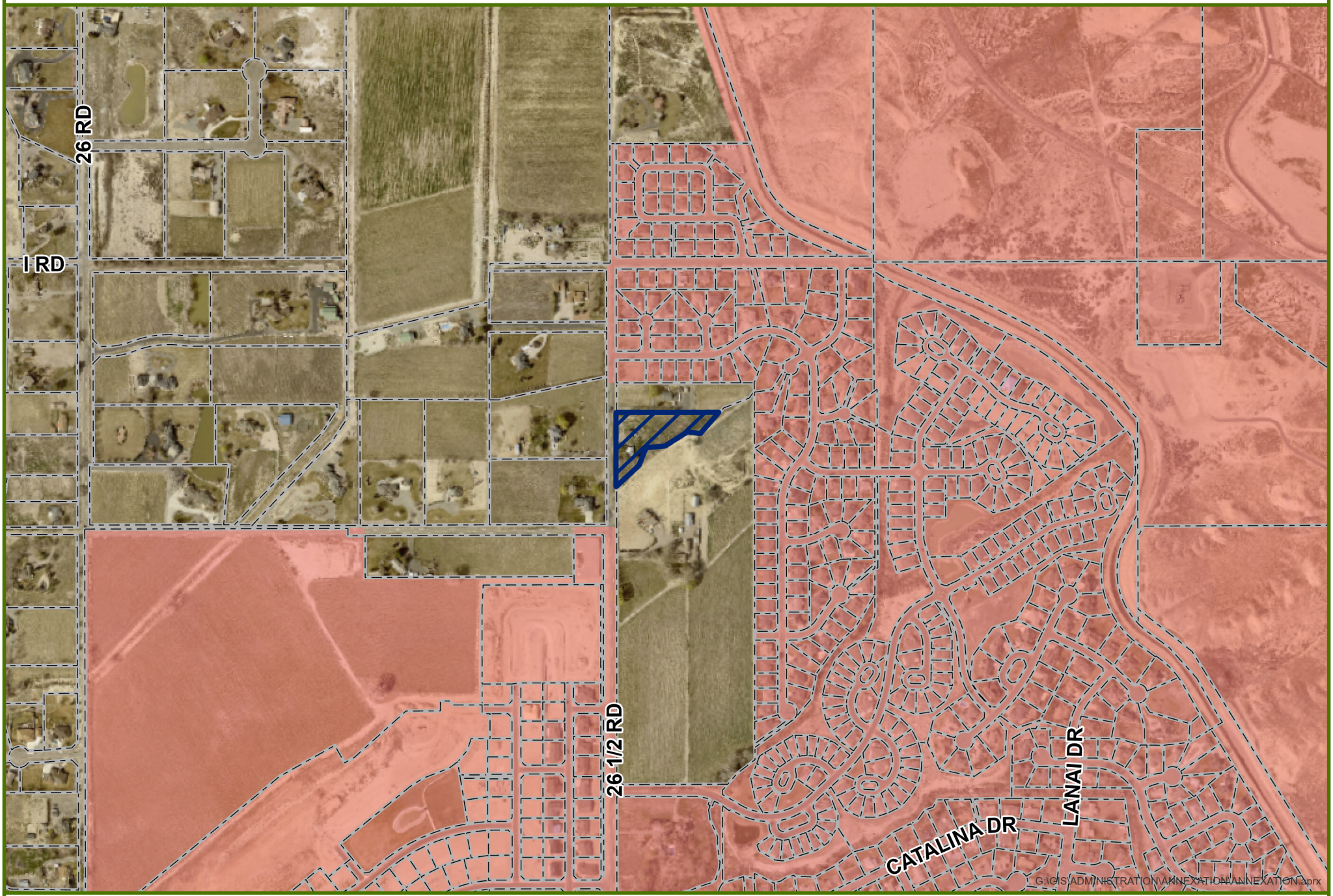
0 0.1 0.2 Miles

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

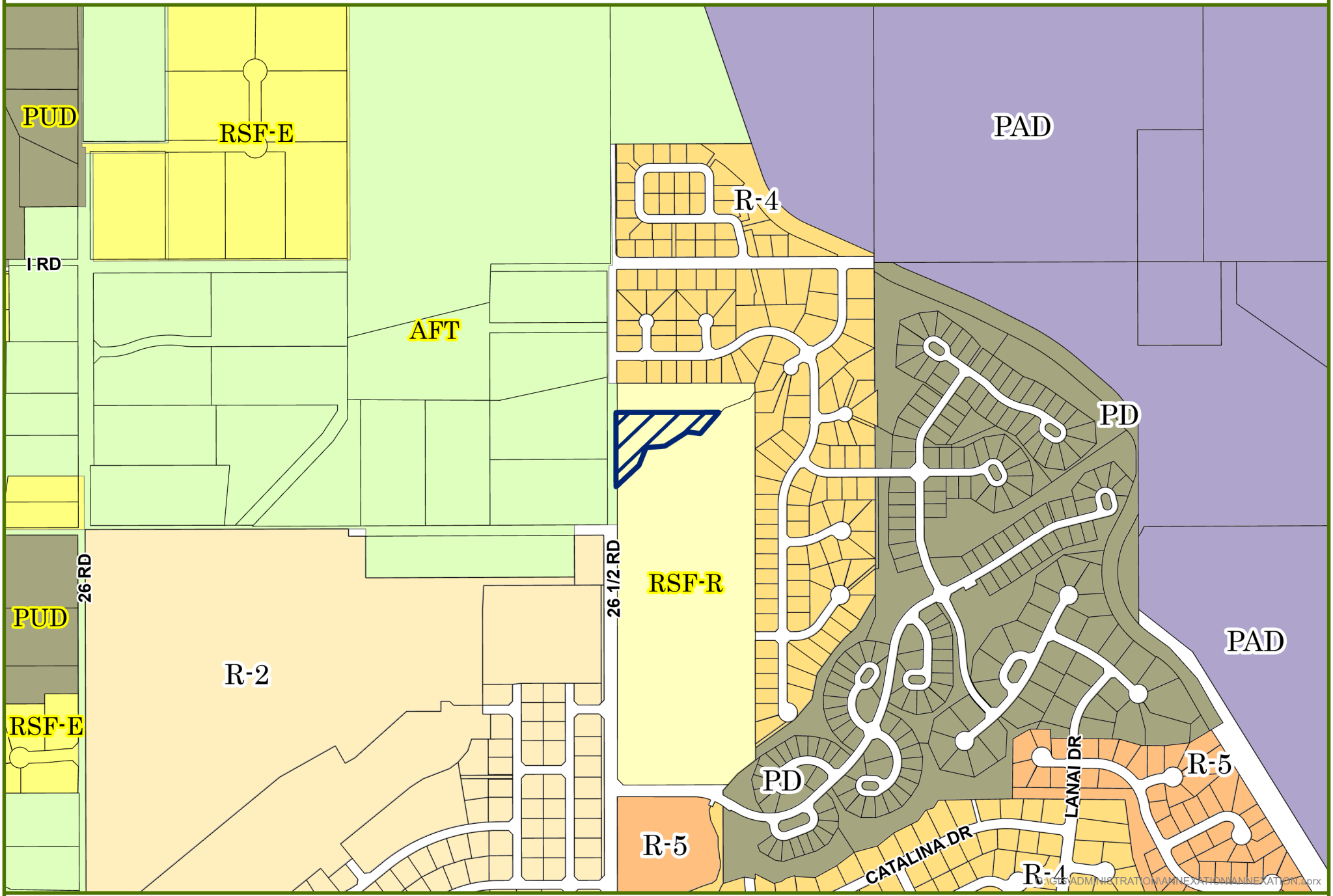
N

0 0.1 0.2 Miles

Annexation Boundary

Date Created: 2/14/2023

MUSTANG RIDGE ANNEXATION - ZONING



N

0 0.1 0.2 Miles

Annexation City Zoning County Zoning

Date Created: 2/14/2023

CITY OF Grand Junction COLORADO

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.

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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

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 MUSTANG RIDGE 1, 2 and 3 ANNEXATIONS LOCATED ON PROPERTY AT 880 26 ½ ROAD, APPROXIMATELY 2.714 ACRES IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the April 19, 2023, a petition ("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:

MUSTANG RIDGE 1, 2 and 3 ANNEXATION

PERIMETER BOUNDARY LEGAL DESCRIPTION

A Serial Annexation comprising the Mustang Ridge Annexation 1, Annexation 2 and Annexation 3

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 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;*

DRAFT

Thence along said southerly line, S89°57'35"E a distance of 30.00 feet to the Point of Beginning.

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

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

DRAFT

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

WHEREAS, a hearing on the Petition was duly held after proper notice on the 21st day of June, 2023; and

WHEREAS, the Council has found and determined and does hereby find and determine that the 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 21st day of June 2023.

_____
Anna M. Stout
President of the City Council

DRAFT

ATTEST:

_____
Amy Phillips
City Clerk

DRAFT

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF GRAND JUNCTION, COLORADO MUSTANG RIDGE 1, 2 and 3 ANNEXATION

LOCATED ON PROPERTY AT 880 26 ½ ROAD APPROXIMATELY 2.714 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:

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 and depicted on Exhibit A:

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 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;

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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 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 and depicted on Exhibit B:

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

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 and depicted on Exhibit C:

DRAFT

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 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 being comprised of 88,267 Square Feet or 2.026 Acres, more or less is duly and lawfully annexed to the City.

INTRODUCED on first reading this 19th day of April 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

EXHIBIT A

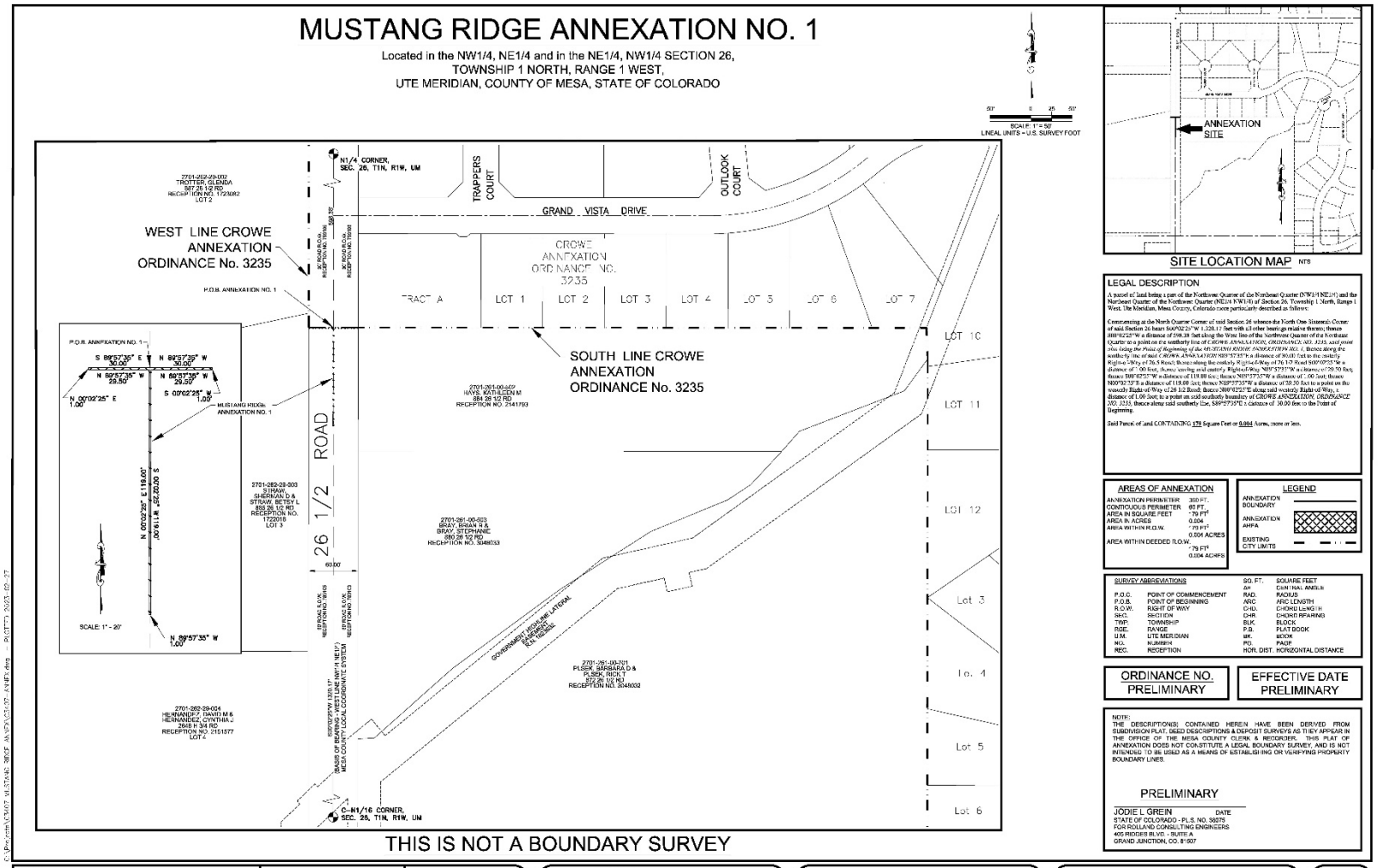

MUSTANG RIDGE ANNEXATION NO. 1
Located in the NW1/4, NE1/4 and in the NE1/4, NW1/4 SECTION 26,
TOWNSHIP 1 NORTH, RANGE 1 WEST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO
SCALE: 1" = 50'
LINEAL UNITS = U.S. SURVEY FOOT
ANNEXATION SITE
SITE LOCATION MAP NTS
WEST LINE CROWE ANNEXATION ORDINANCE No. 3235
SOUTH LINE CROWE ANNEXATION ORDINANCE No. 3235
CROWE ANNEXATION ORDINANCE NO. 3235
GRAND VISTA DRIVE
TRAPPERS COURT
OUTLOOK COURT
TRACT A
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 10
LOT 11
LOT 12
Lot 3
Lot 4
Lot 5
Lot 6
26 1/2 ROAD
MUSTANG RIDGE ANNEXATION NO. 1
P.O.B. ANNEXATION NO. 1
N1/4 CORNER, SEC. 26, T1N, R1W, UM
C-N1/16 CORNER, SEC. 26, T1N, R1W, UM
SCALE: 1" = 20'
LEGAL DESCRIPTION
AREAS OF ANNEXATION
LEGEND
SURVEY ABBREVIATIONS
ORDINANCE NO. PRELIMINARY
EFFECTIVE DATE PRELIMINARY
PRELIMINARY
JODIE L GREIN
STATE OF COLORADO - P.L.S. NO. 38078
FOR ROLLAND CONSULTING ENGINEERS
405 RIDGES BLVD. - SUITE A
GRAND JUNCTION, CO. 81507
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: JAM DATE: 2/27/2025
DESIGNED BY: JLS DATE: 2/27/2025
CHECKED BY: JLS DATE: 2/27/2025
SCALE: 1" = 50'
LINEAL UNITS = U.S. SURVEY FOOT
CITY OF Grand Junction COLORADO
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

EXHIBIT B

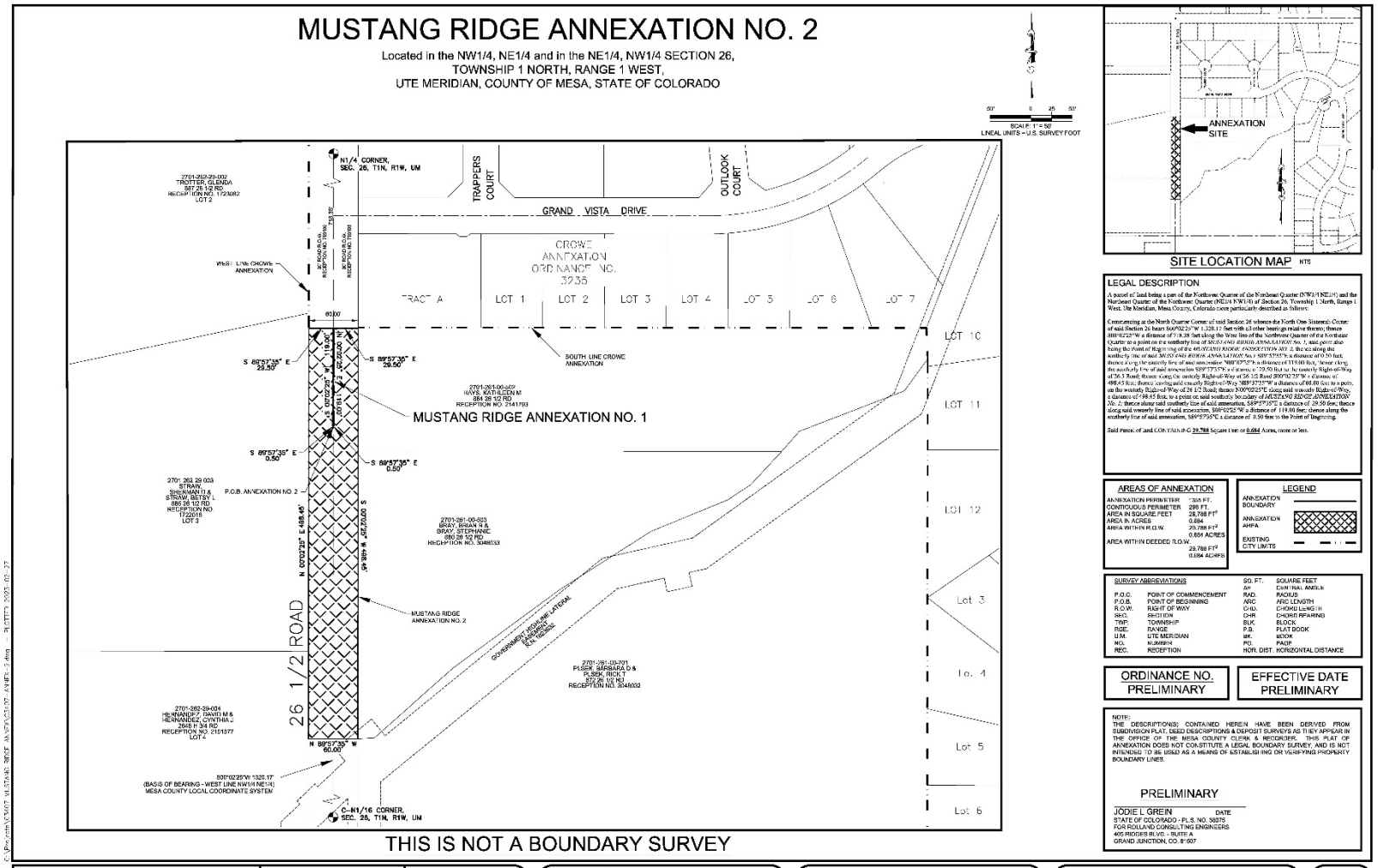
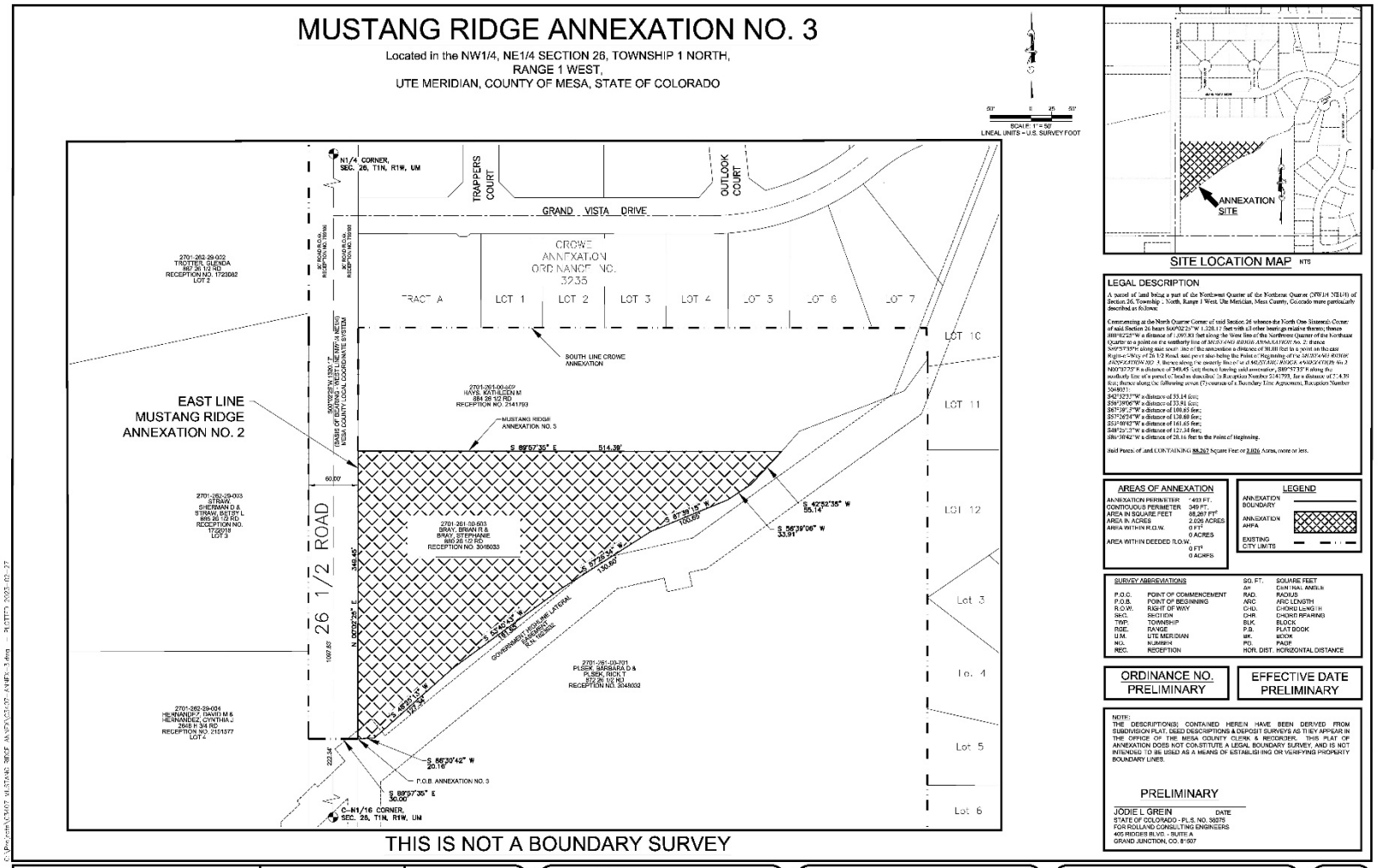

MUSTANG RIDGE ANNEXATION NO. 2
Located in the NW1/4, NE1/4 and in the NE1/4, NW1/4 SECTION 26,
TOWNSHIP 1 NORTH, RANGE 1 WEST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO
SCALE: 1" = 50'
LINEAL UNITS = U.S. SURVEY FOOT
N1/4 CORNER, SEC. 26, T1N, R1W, UM
TRAPPERS COURT
OUTLOOK COURT
GRAND VISTA DRIVE
CROWE ANNEXATION ORDINANCE NO. 3935
TRACT A
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 10
LOT 11
LOT 12
Lot 3
Lot 4
Lot 5
Lot 6
SOUTH LINE CROWE ANNEXATION
MUSTANG RIDGE ANNEXATION NO. 1
MUSTANG RIDGE ANNEXATION NO. 2
P.O.B. ANNEXATION NO. 2
26 1/2 ROAD
C-N1/16 CORNER, SEC. 26, T1N, R1W, UM
(BASIS OF BEARING - WEST LINE NW1/4 NE1/4)
MESA COUNTY LOCAL COORDINATE SYSTEM
THIS IS NOT A BOUNDARY SURVEY
ANNEXATION SITE
SITE LOCATION MAP NTS
LEGAL DESCRIPTION
AREAS OF ANNEXATION
ANNEXATION PERIMETER 1308 FT.
CONTIGUOUS PERIMETER 286 FT.
AREA IN SQUARE FEET 29,788 FT²
AREA IN ACRES 0.684
AREA WITHIN R.O.W. 29,788 FT² 0.684 ACRES
AREA WITHIN DEEDED R.O.W. 29,788 FT² 0.684 ACRES
LEGEND
ANNEXATION BOUNDARY
ANNEXATION AHPA
EXISTING CITY LIMITS
SURVEY ABBREVIATIONS
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
R.O.W. RIGHT OF WAY
SEC. SECTION
TWP. TOWNSHIP
RGE. RANGE
U.M. UTE MERIDIAN
NO. NUMBER
REC. RECEPTION
SQ. FT. SQUARE FEET
Δ= CENTRAL ANGLE
RAD. RADIUS
ARC ARC LENGTH
CHD. CHORD LENGTH
CHR CHORD BEARING
BLK. BLOCK
P.B. PLAT BOOK
M. MOON
PG. PAGE
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
JODIE L GREIN DATE
STATE OF COLORADO - PLS. NO. 38075
FOR ROLLAND CONSULTING ENGINEERS
405 RIDGES BLVD. - SUITE A
GRAND JUNCTION, CO. 81507
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: JAM DATE: 2/27/2025
DESIGNED BY: JLG DATE: 2/27/2025
CHECKED BY: JLG DATE: 2/27/2025
SCALE: 1" = 50'
LINEAL UNITS = U.S. SURVEY FOOT
CITY OF Grand Junction COLORADO
PUBLIC WORKS ENGINEERING DIVISION
MUSTANG RIDGE ANNEXATION NO. 2
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
2 OF 3

EXHIBIT C


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
SCALE: 1" = 50'
LINEAL UNITS = U.S. SURVEY FOOT
N1/4 CORNER, SEC. 26, T1N, R1W, UM
TRAPPERS COURT
OUTLOOK COURT
GRAND VISTA DRIVE
CROWE ANNEXATION ORDINANCE NO. 3935
TRACT A
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 10
LOT 11
LOT 12
Lot 3
Lot 4
Lot 5
Lot 6
SOUTH LINE CROWE ANNEXATION
EAST LINE MUSTANG RIDGE ANNEXATION NO. 2
MUSTANG RIDGE ANNEXATION NO. 3
26 1/2 ROAD
S 89°57'35" E 514.39'
S 42°52'35" W 55.14'
S 56°39'06" W 33.91'
S 87°39'15" W 100.00'
S 87°16'37" W 130.00'
S 52°40'43" W 87.56'
S 45°52'43" W 122.34'
S 86°30'42" W 20.16'
S 89°57'35" E 30.00'
P.O.B. ANNEXATION NO. 3
C-N1/16 CORNER, SEC. 26, T1N, R1W, UM
2701-262-29-022 TROTTER, GLENDA 885.26 1/2 RD RECEPTION NO. 1723082 LOT 2
2701-262-29-003 STRAW, SHERMAN D & STRAW, ESTER L 885.26 1/2 RD RECEPTION NO. 1722018 LOT 3
2701-262-29-004 HERNANDEZ, DAVID M & HERNANDEZ, CYNTHIA J 2648 H 3/4 RD RECEPTION NO. 2121577 LOT 2
2701-261-00-603 BRAY, BRIAN R & BRAY, STEPHANIE 885.26 1/2 RD RECEPTION NO. 3048033
2701-261-00-929 HAYS, KATHLEEN M 884.26 1/2 RD RECEPTION NO. 2141793
2701-261-00-721 PLISEK, BARBARA D & PLISEK, RICK T 877.26 1/2 RD RECEPTION NO. 3048033
THIS IS NOT A BOUNDARY SURVEY
SITE LOCATION MAP NTS
ANNEXATION SITE
LEGAL DESCRIPTION
AREAS OF ANNEXATION
ANNEXATION PERIMETER 1403 FT.
CONTIGUOUS PERIMETER 349 FT.
AREA IN SQUARE FEET 88,267 FT²
AREA IN ACRES 2.026 ACRES
AREA WITHIN R.O.W. 0 FT²
0 ACRES
AREA WITHIN DEEDED R.O.W. 0 FT²
0 ACRES
LEGEND
ANNEXATION BOUNDARY
ANNEXATION AHPA
EXISTING CITY LIMITS
SURVEY ABBREVIATIONS
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
R.O.W. RIGHT OF WAY
SEC. SECTION
TWP. TOWNSHIP
RGE. RANGE
U.M. UTE MERIDIAN
NO. NUMBER
REC. RECEPTION
SQ. FT. SQUARE FEET
AP. CHAINAGE, ANGLE
RAD. RADIUS
ARC ARC LENGTH
CHD. CHORD LENGTH
CHR CHORD BEARING
BLK. BLOCK
P.B. PLAT BOOK
MK. MONUMENT
PG. PAGE
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
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: 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: JAM DATE: 2/27/2025
DESIGNED BY: JLS DATE: 2/27/2025
CHECKED BY: JLS DATE: 2/27/2025
SCALE: 1" = 50'
LINEAL UNITS = U.S. SURVEY FOOT
CITY OF Grand Junction COLORADO
250 WEST AVENUE - BLDG C GRAND JUNCTION, CO 81501
PUBLIC WORKS ENGINEERING DIVISION
MUSTANG RIDGE ANNEXATION NO. 3
Located in the NW¼, NE¼ SECTION 26, TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO
3 OF 3

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 from County RSF-R (Residential Single Family Rural) to R-4 (Residential 4 units per acre) 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 parcel as designated.

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

ZONING FOR THE MUSTANG RIDGE 1, 2 AND 3 ANNEXATION

The following parcels in the City of Grand Junction, County of Mesa, State of Colorado are hereby zoned R-4 as follows:

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;

DRAFT

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 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.

DRAFT

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

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 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 being comprised of 88,267 Square Feet or 2.026 Acres, more or less is duly and lawfully zoned R-4 (RESIDENTIAL 4 UNITS PER ACRE) ZONE DISTRICT.

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

DRAFT

City Clerk

DRAFT

Grand Junction City Council

Regular Session

Item #4.a.iii.

Meeting Date: June 21, 2023

Presented By: Kristen Ashbeck, Principal Planner/CDBG Admin

Department: Community Development

Submitted By: Kristen Ashbeck, Principal Planner

Information

SUBJECT:

An Ordinance Vacating a 9,966 Square-foot Area of Public Right-of-Way Adjacent to the Property Located at 2345 West Ridges Boulevard

RECOMMENDATION:

Planning Commission heard this item at its May 23, 2023 meeting and voted (5-0) to recommend 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. The estimated value of the vacated area is $54,000.

SUGGESTED MOTION:

I move to (adopt/deny) Ordinance No. 5161 an ordinance vacating a 9,966 square foot area of Public Right-Of-Way located adjacent to the property at 2345 West Ridges Boulevard subject to the stated conditions on final passage and order final publication in pamphlet form.

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)

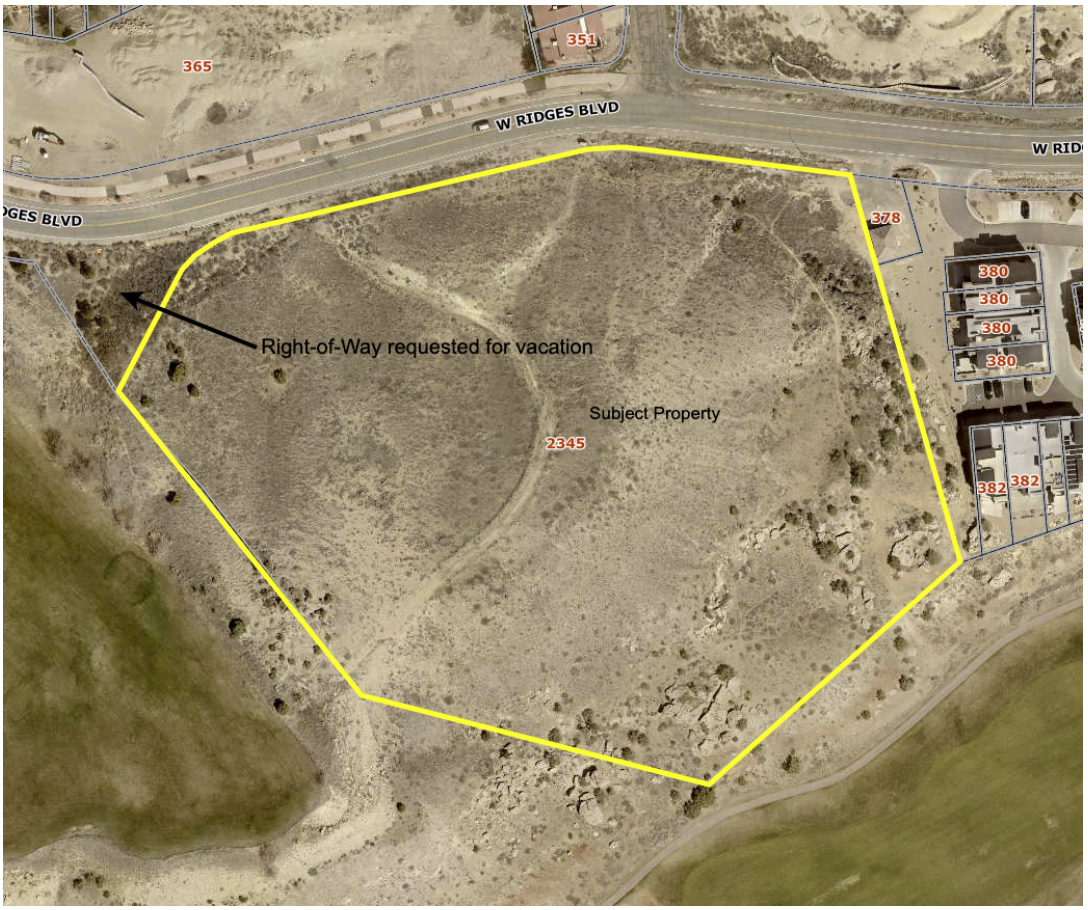
734 Main Street
Grand Junction
CO 81501
970.241.0745
planning@kaart.com

ROW Vacation Request Narrative

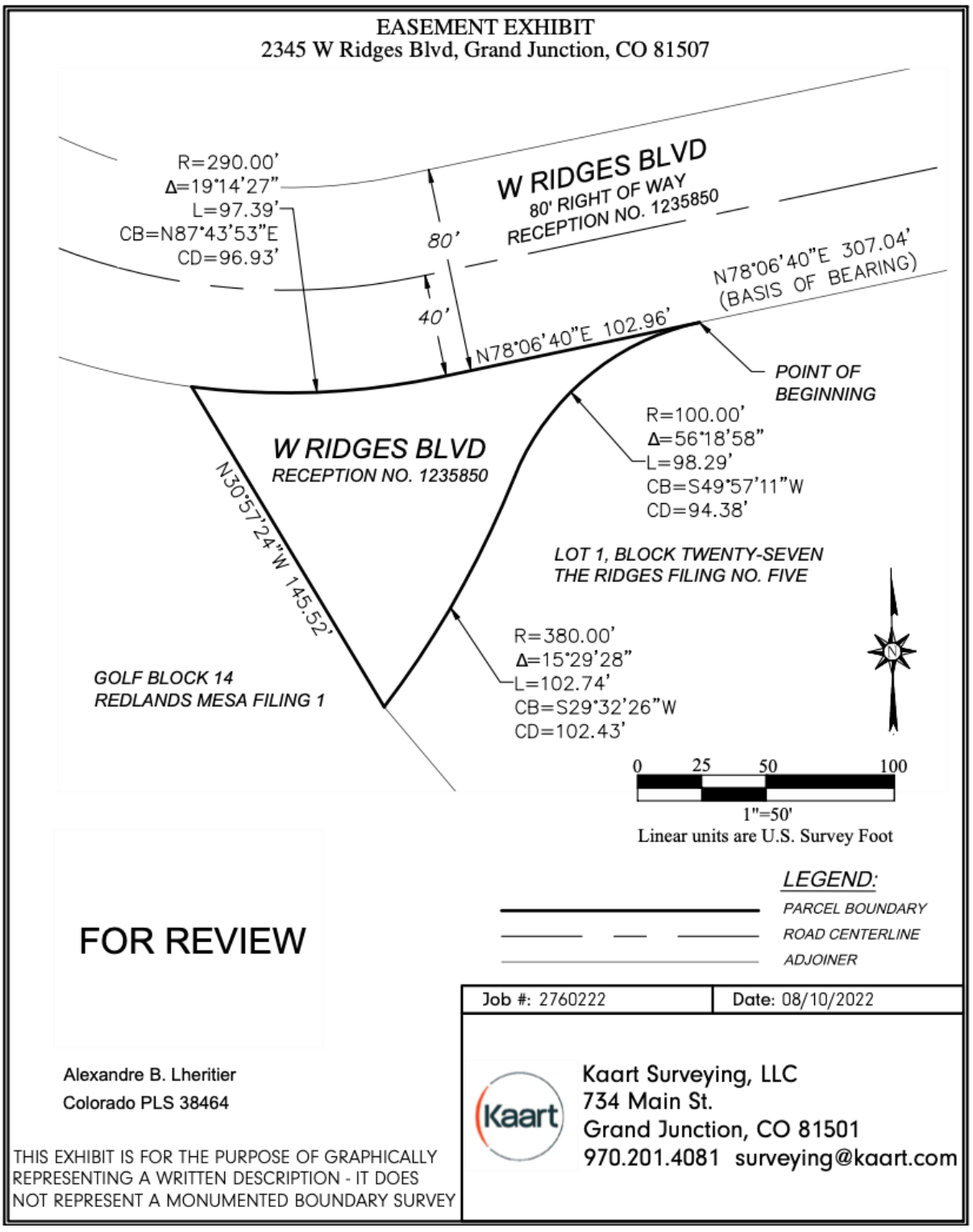
Project: The Enclave
Address: 2345 W Ridges Blvd
City Project Number: TBD
Representative: Kaart Planning
Date: August 31, 2022

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

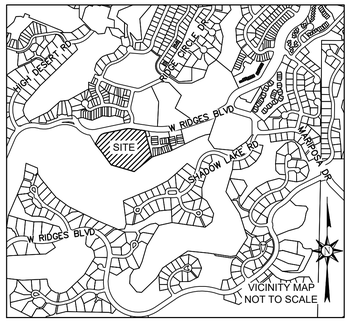
Section 21.02.100 of the GJMC states that vacation of the right-of-way or easement shall conform to the following:

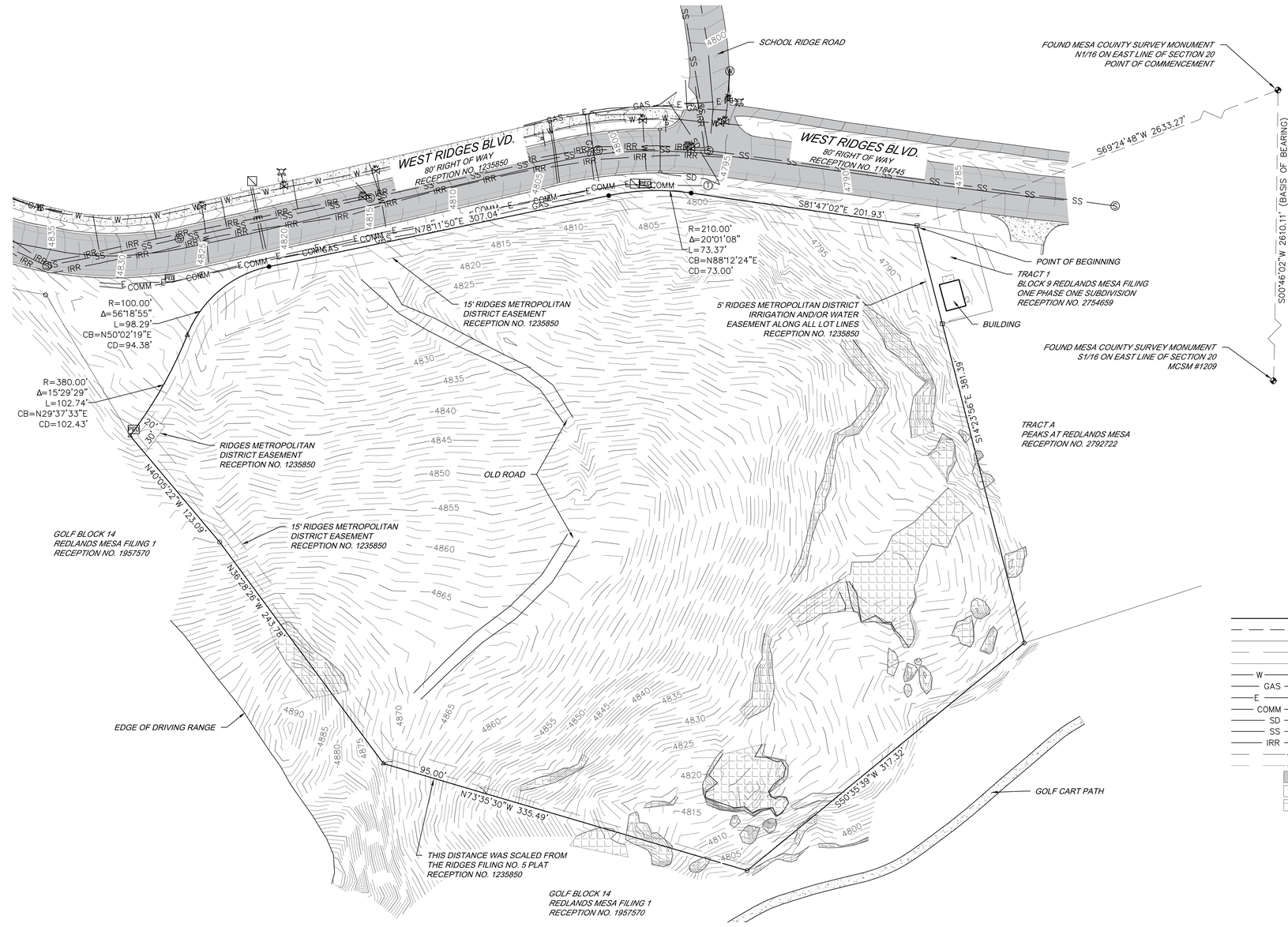
1. The Comprehensive Plan, Grand Junction Circulation Plan and other adopted plans and policies of the City.
    a. Response: This request is in conformance with the Comprehensive Plan, Circulation Plan and other adopted plans and policies of the City. The 80' of right-of-way needed for Ridges Blvd will 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.

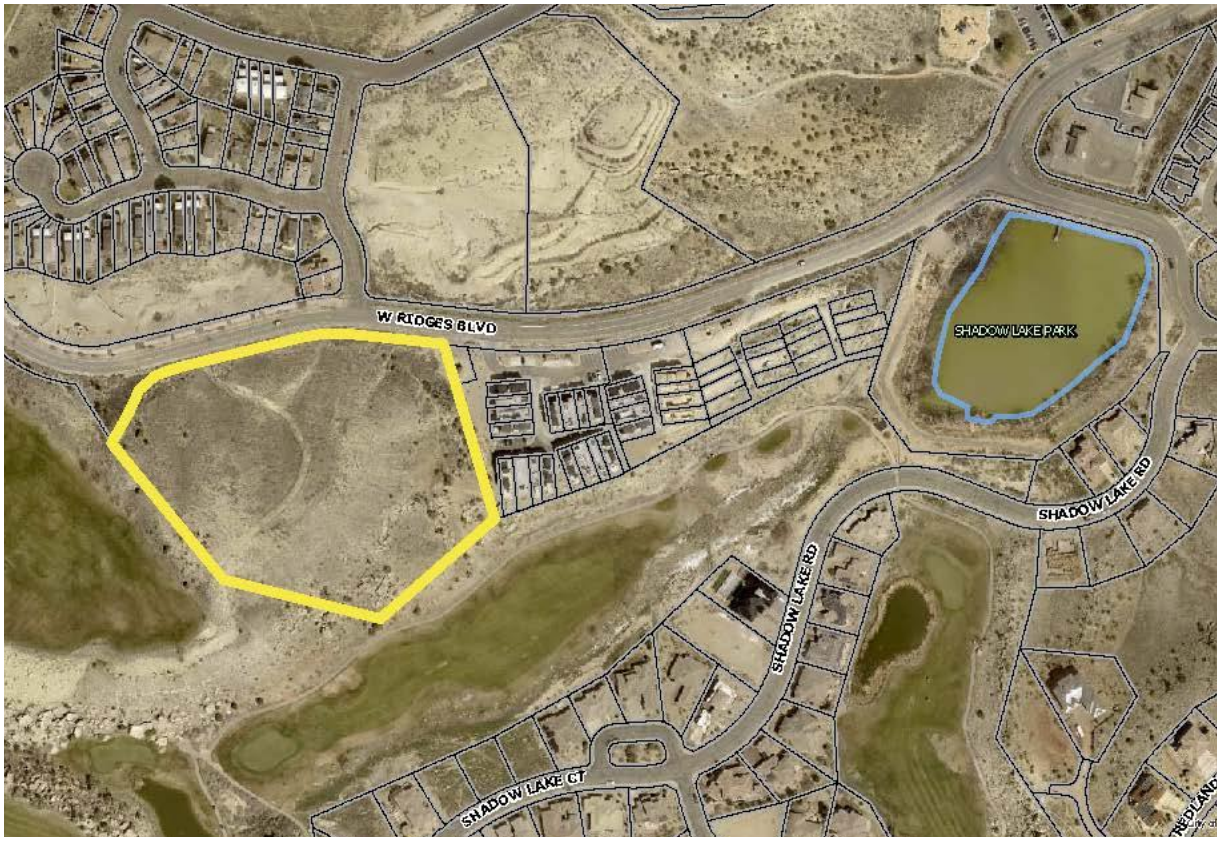
https://zoom.us/join or dial in at +1 669 444 9171 US

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:



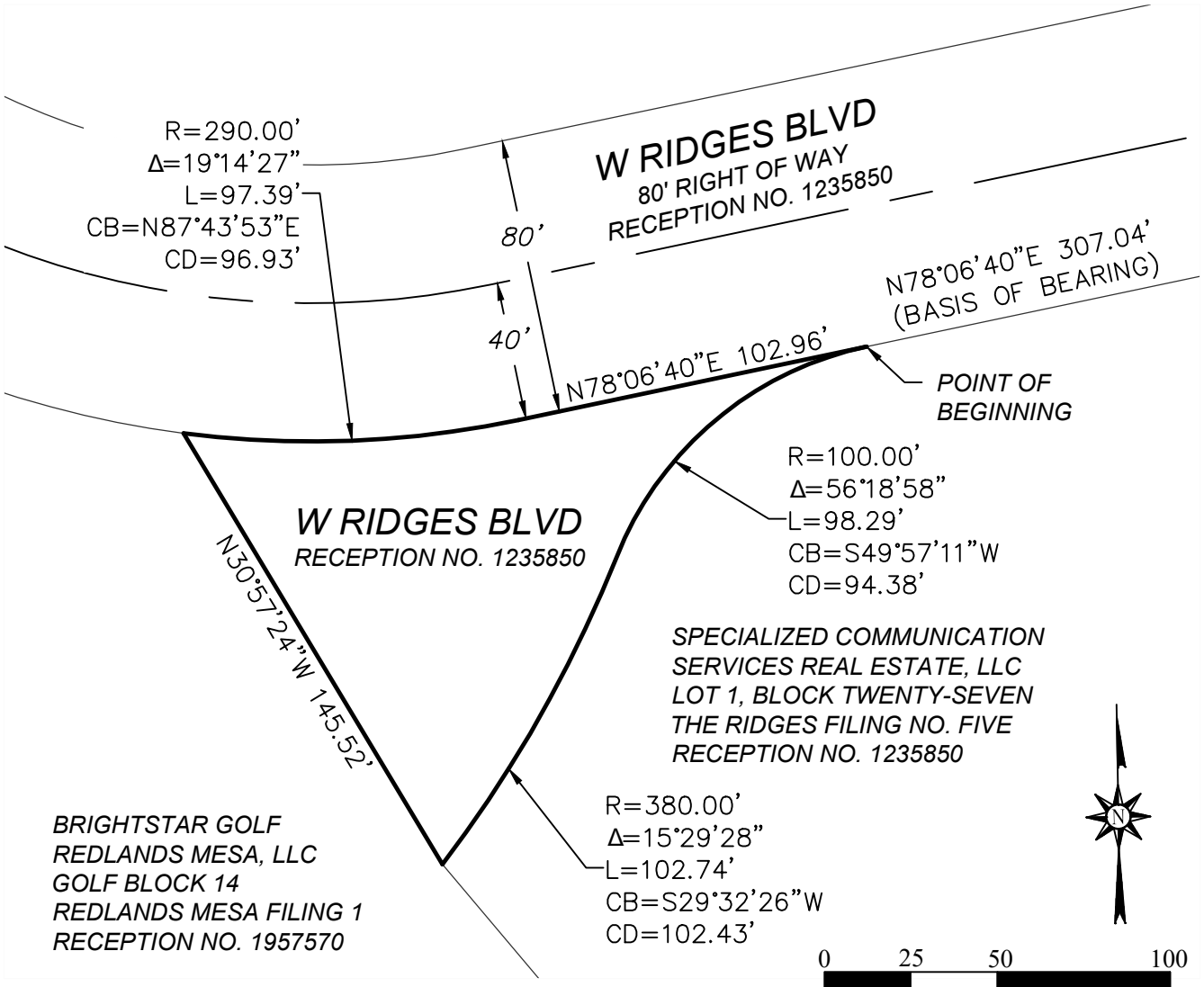
THE ENCLAVE AT THE REDLANDS – VICINITY MAP

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

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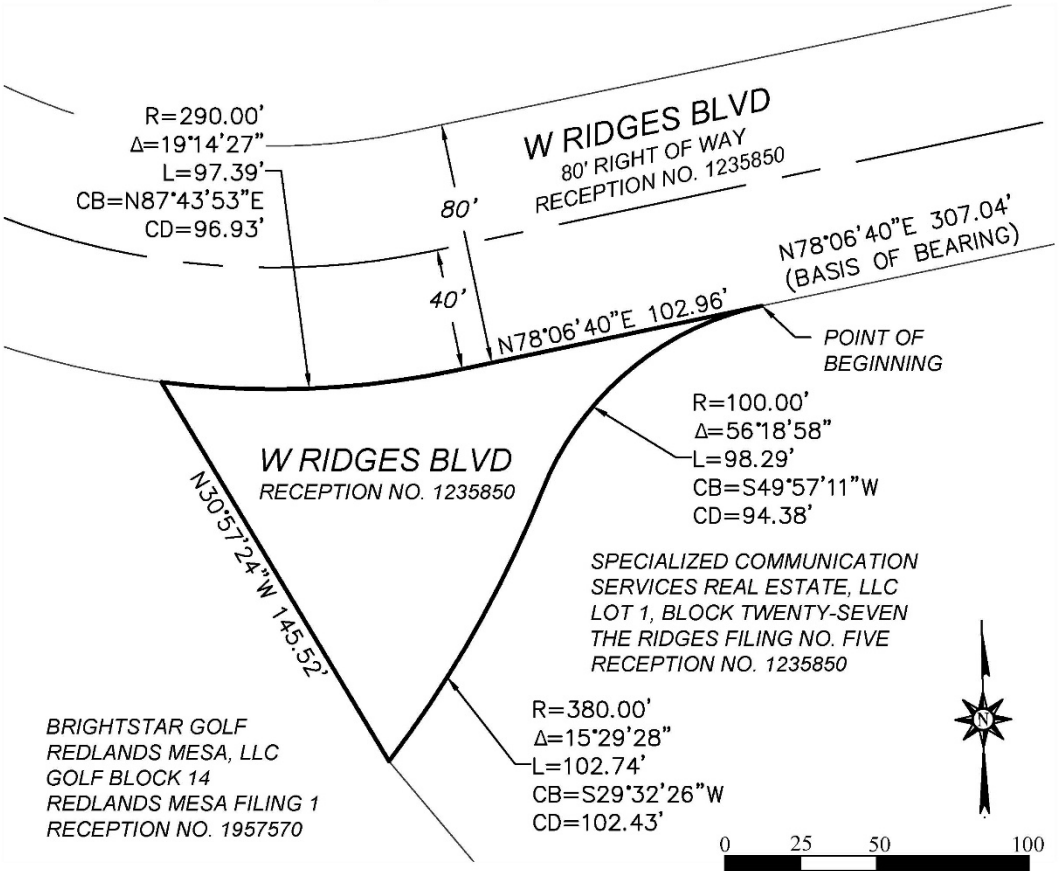
EXHIBIT A

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 #4.a.iv.

Meeting Date: June 21, 2023

Presented By: Kristen Ashbeck, Principal Planner/CDBG Admin

Department: Community Development

Submitted By: Kristen Ashbeck, Principal Planner

Information

SUBJECT:

An Ordinance for a Planned Development (PD) Outline Development Plan (ODP) for The Enclave at Redlands Mesa Development Proposed on a 7.6 Acre Parcel Located at 2345 West Ridges Boulevard over a 5-Year Timeframe

RECOMMENDATION:

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

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) 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 about 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 from 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 be 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 the 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, staff recommends 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 made 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 (adopt/deny) Ordinance No. 5162, 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 on final passage and order final publication in pamphlet form.

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 20230612

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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Project Description:	ROW Vacation, Hillside Exception, Prelim/Final Subdivision		

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.

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) 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

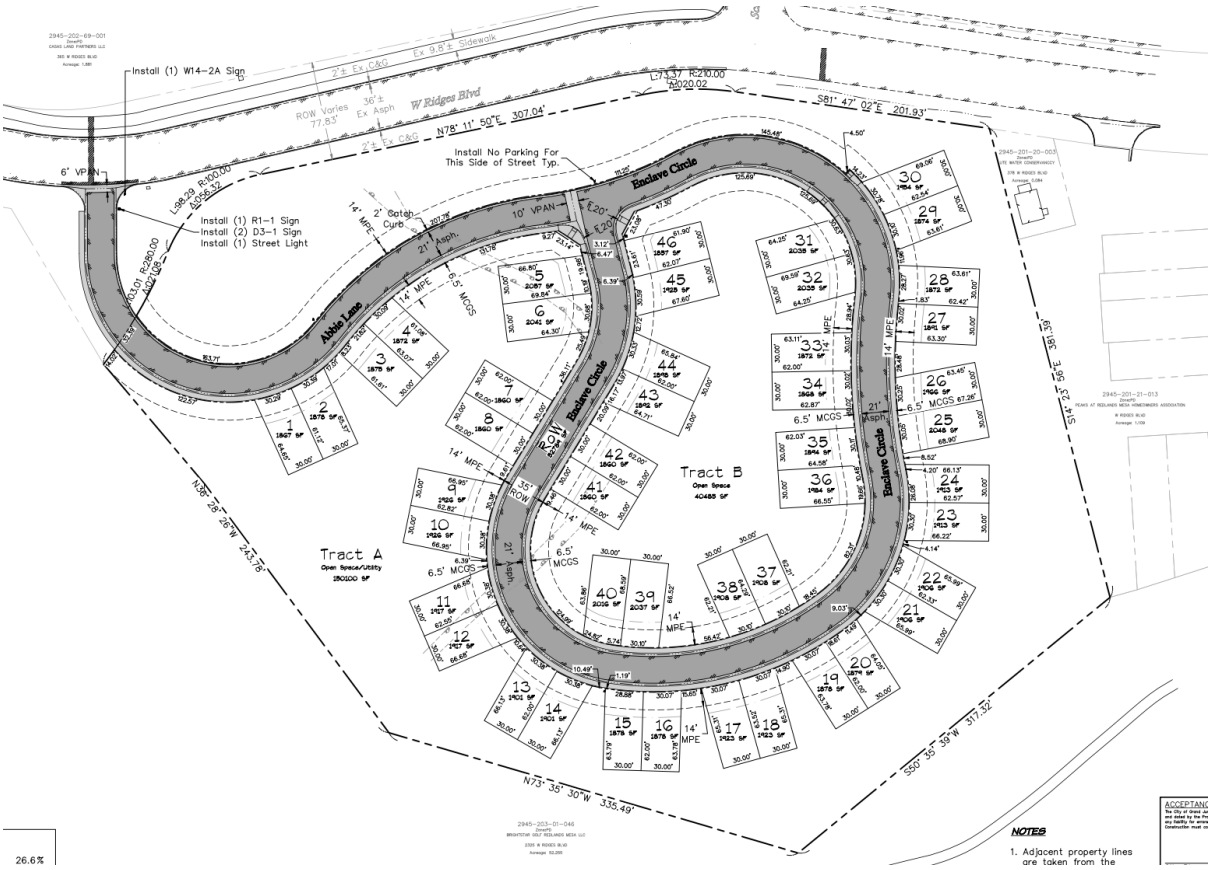
ERIK GORDON BRACKEN
Notary Public - State of Utah
Comm. No. 712187
My Commission Expires on
May 26, 2024

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:

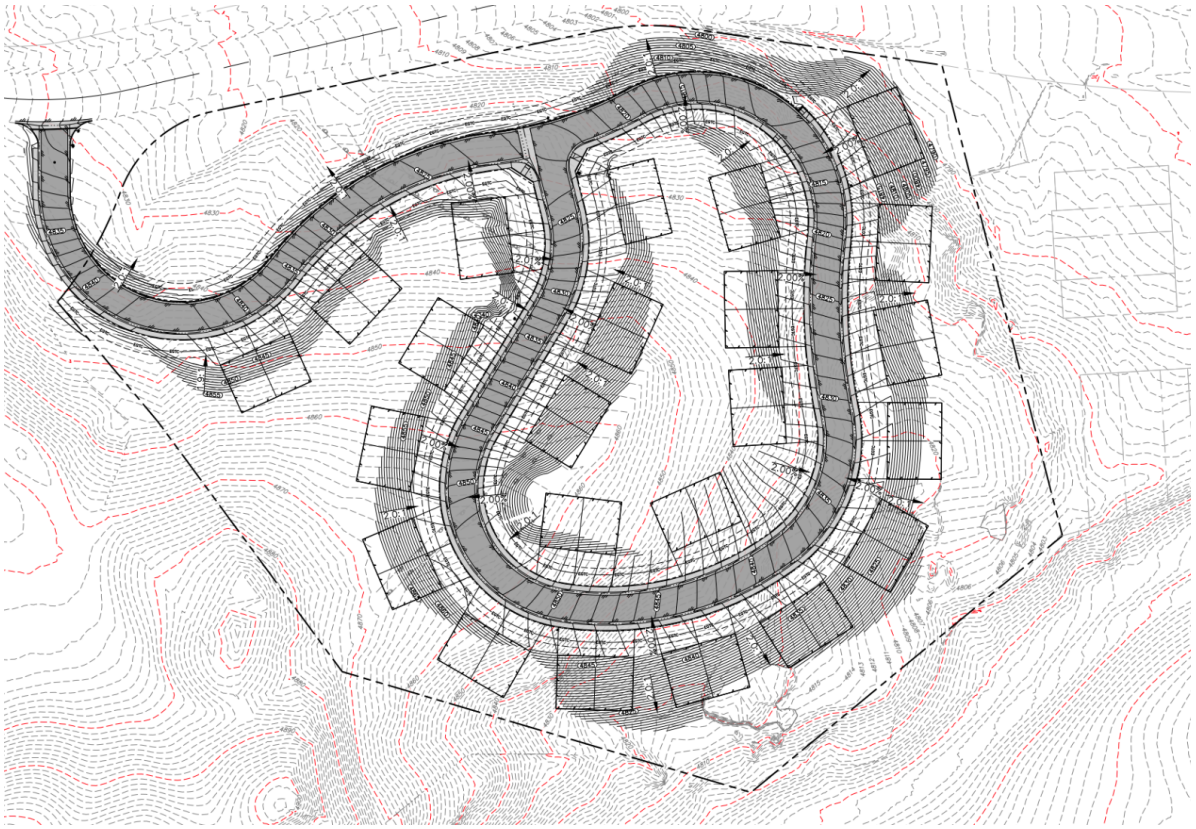
A. Appropriate engineering measures will be taken to minimize the impact of cuts, fills, erosion and stormwater runoff consistent with the purpose of this section; and

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.

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

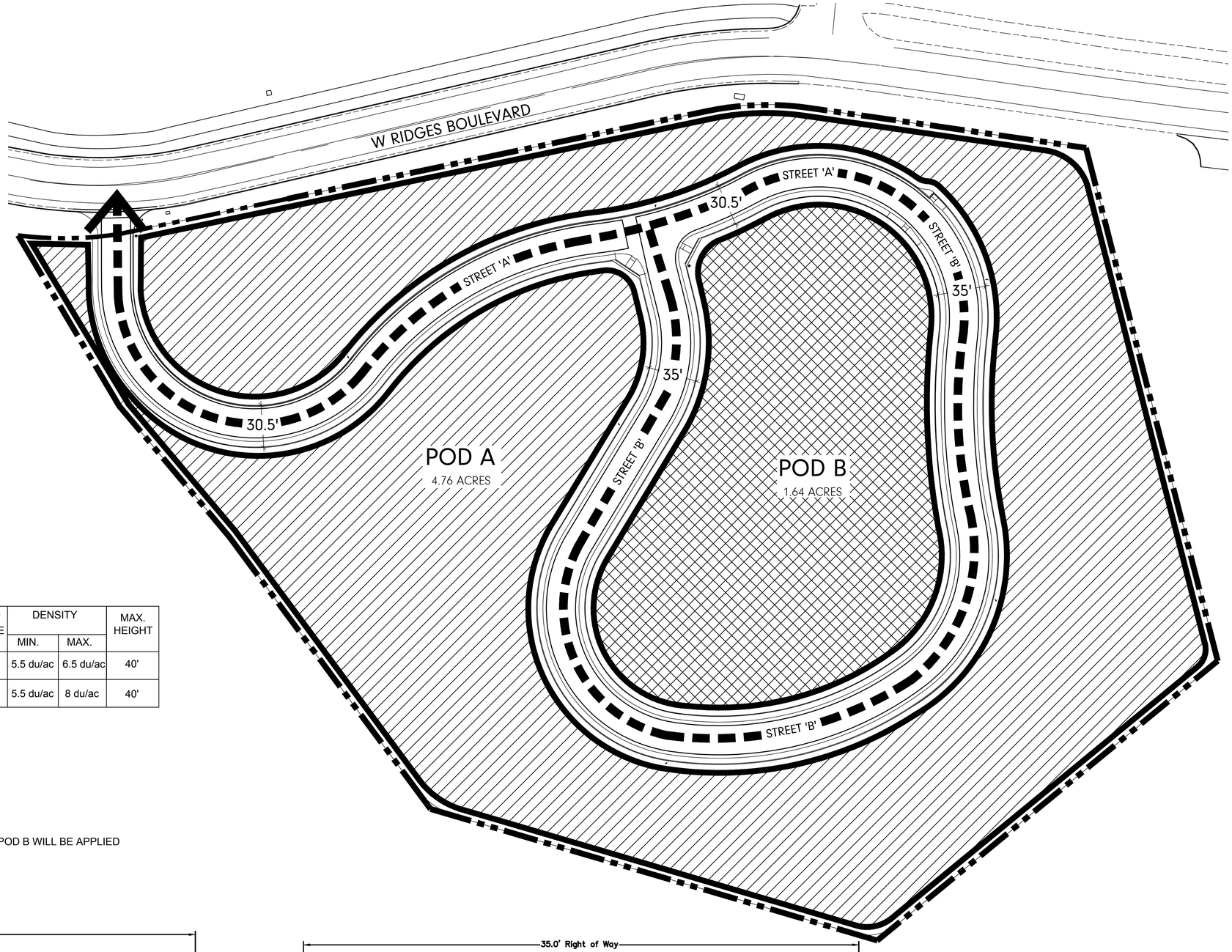
(1) PRINCIPAL STRUCTURES

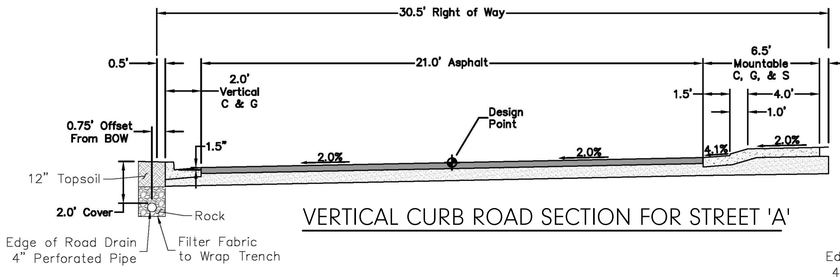
(2) MINIMUM FRONT YARD SETBACK FOR GARAGE DOORS SHALL BE 20 FEET.

(3) ACCESSORY STRUCTURES

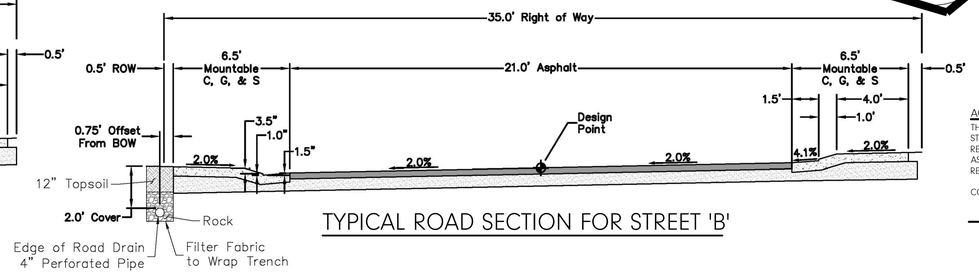
PHASING:

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

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
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:

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. MARTIN 37843 PROFESSIONAL ENGINEER 4/21/2023 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: 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

TABLE OF CONTENTS

1.0 INTRODUCTION 1
1.1 Referenced Documents 1
1.2 Scope 1
1.3 Site Location and Description 1
1.4 Proposed Construction 2
2.0 GEOLOGIC SETTING 2
2.1 Soils 2
2.2 Geology 2
2.3 Groundwater 2
3.0 FIELD INVESTIGATION 2
3.1 Original Subsurface Investigation 2
3.2 Current Subsurface Investigation 3
3.3 Field Reconnaissance 3
4.0 GEOLOGIC INTERPRETATION 3
4.1 Geologic Hazards 3
4.2 Geologic Constraints 3
4.3 Water Resources 4
4.4 Mineral Resources 4
5.0 CONCLUSIONS 4
6.0 RECOMMENDATIONS 4
6.1 Foundations 4
6.2 Corrosion of Concrete 5
6.3 Lateral Earth Pressures 5
6.4 Drainage 5
6.5 Excavations 6
6.6 Pavements 6
7.0 GENERAL 8

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

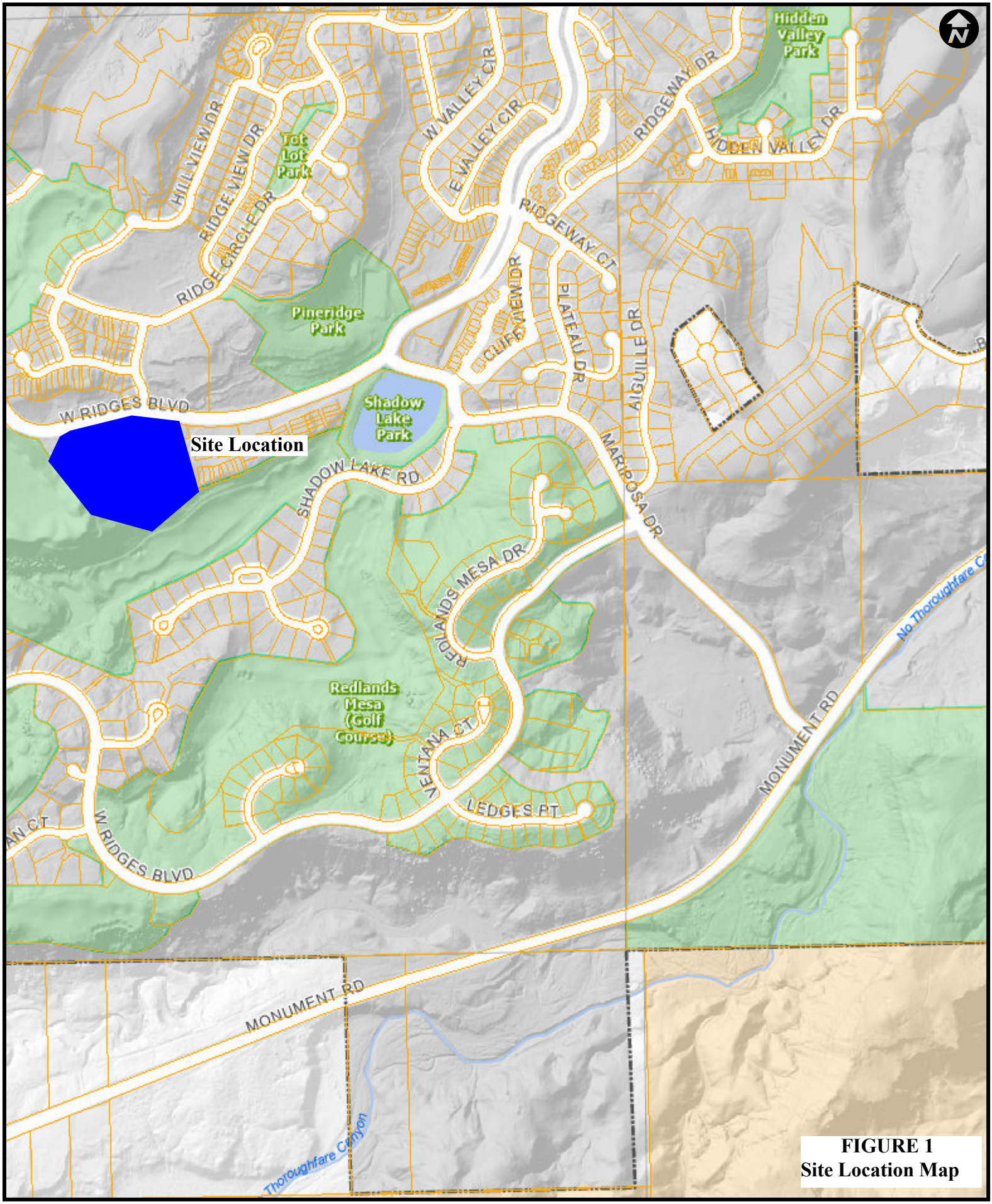


FIGURE 1
Site Location Map

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

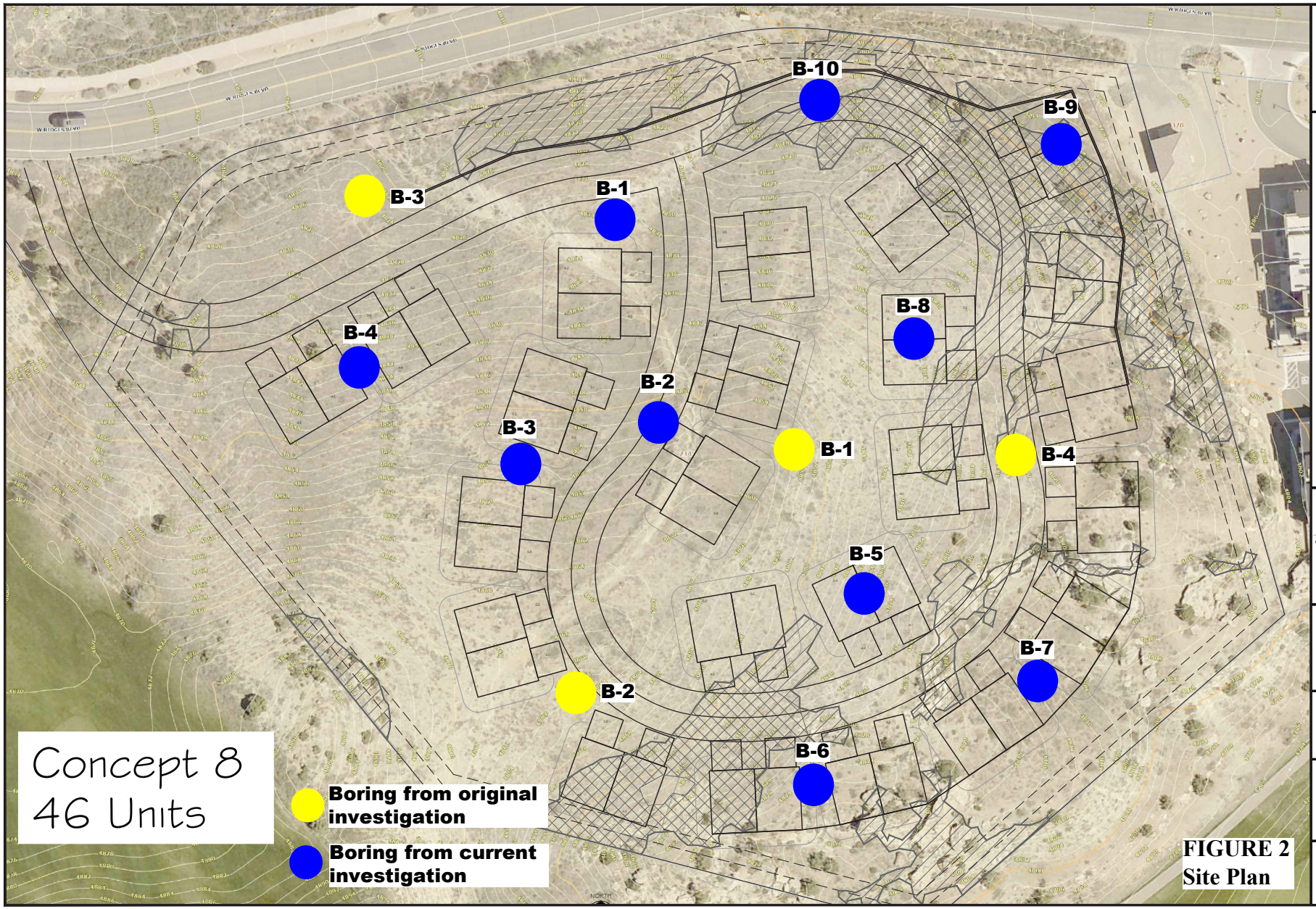


FIGURE 2
Site Plan

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
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970-241-0745 P
970-241-0765 F
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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	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						GEOLOGIC DESCRIPTION AND REMARKS	LABORATORY DATA					DEPTH FT
	SAMPLE NO. & TYPE	"N" BLOWS /FT	REC (%)	RQD (%)	MOIST	USCS		MC (%)	DRY DENS (pcf)	PI	Swell (%)	Soluble Sulfates (ppm)	
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
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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										
15		SANDSTONE with BENTONITE Lenses, tan to green, soft to hard, moderately weathered	RC 2	53 (10)								
20			RC 3	68 (13)								
25			RC 4	87 (7)								
30			RC 5	8 (0)								
		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
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Phone: 970-255-8005
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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.

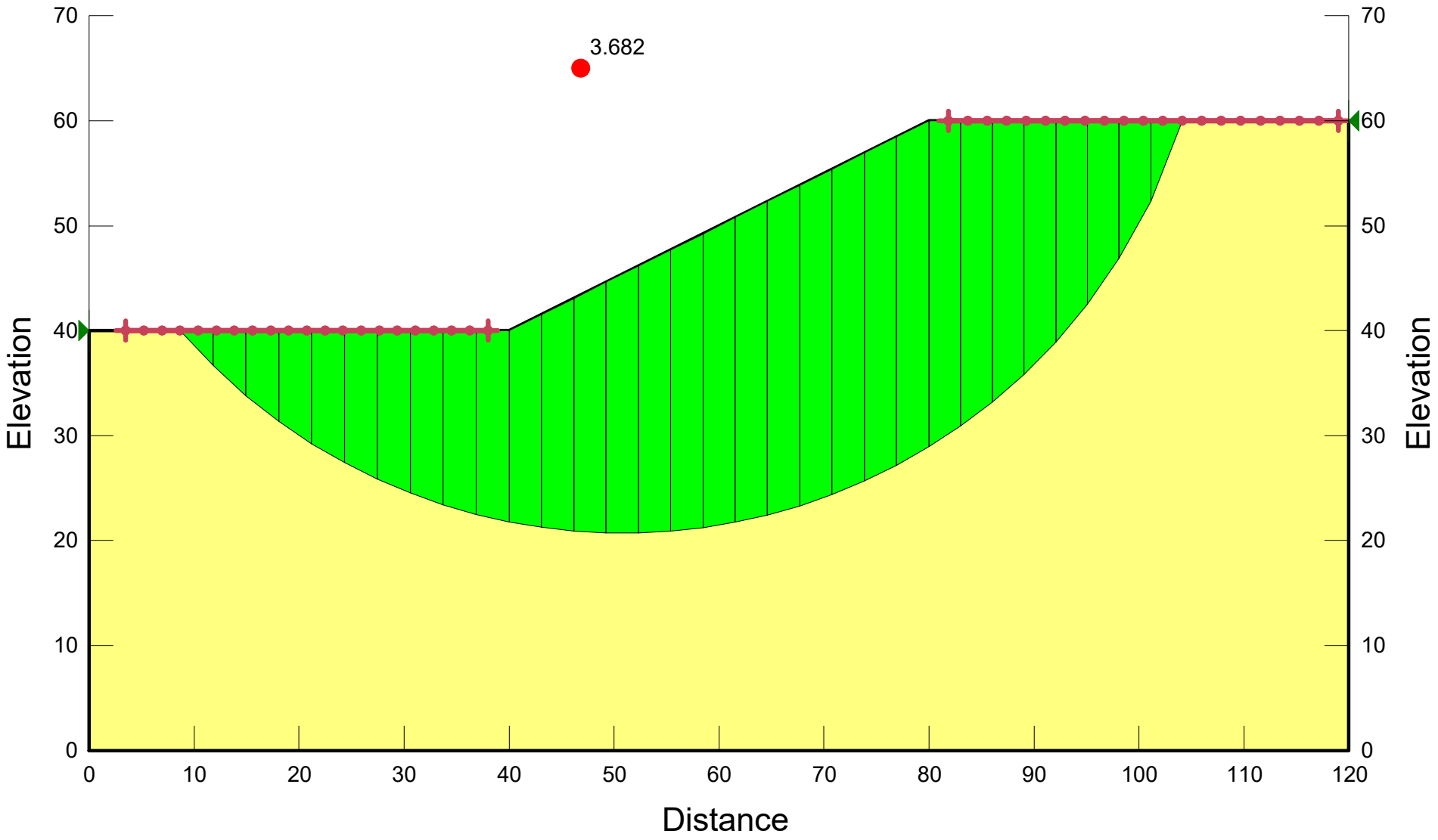
Respectfully Submitted:
Huddleston-Berry Engineering and Testing, LLC

Michael A. Berry, P.E.
Vice President of Engineering

ATTACHMENTS

Enclave at Redlands Mesa

Fill Slopes



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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

TABLE OF CONTENTS

1.0 INTRODUCTION 1
1.1 Referenced Documents 1
1.2 Scope 1
1.3 Site Location and Description 1
1.4 Proposed Construction 2
2.0 GEOLOGIC SETTING 2
2.1 Soils 2
2.2 Geology 2
2.3 Groundwater 2
3.0 FIELD INVESTIGATION 2
3.1 Original Subsurface Investigation 2
3.2 Current Subsurface Investigation 3
3.3 Field Reconnaissance 3
4.0 GEOLOGIC INTERPRETATION 3
4.1 Geologic Hazards 3
4.2 Geologic Constraints 3
4.3 Water Resources 4
4.4 Mineral Resources 4
5.0 CONCLUSIONS 4
6.0 RECOMMENDATIONS 4
6.1 Foundations 4
6.2 Floor System and Exterior Flatwork Recommendations 5
6.3 Corrosion of Concrete 6
6.4 Lateral Earth Pressures 6
6.5 Drainage 6
6.6 General Excavations 7
6.7 Site Grading 7
6.8 Pavements 8
7.0 GENERAL 10

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

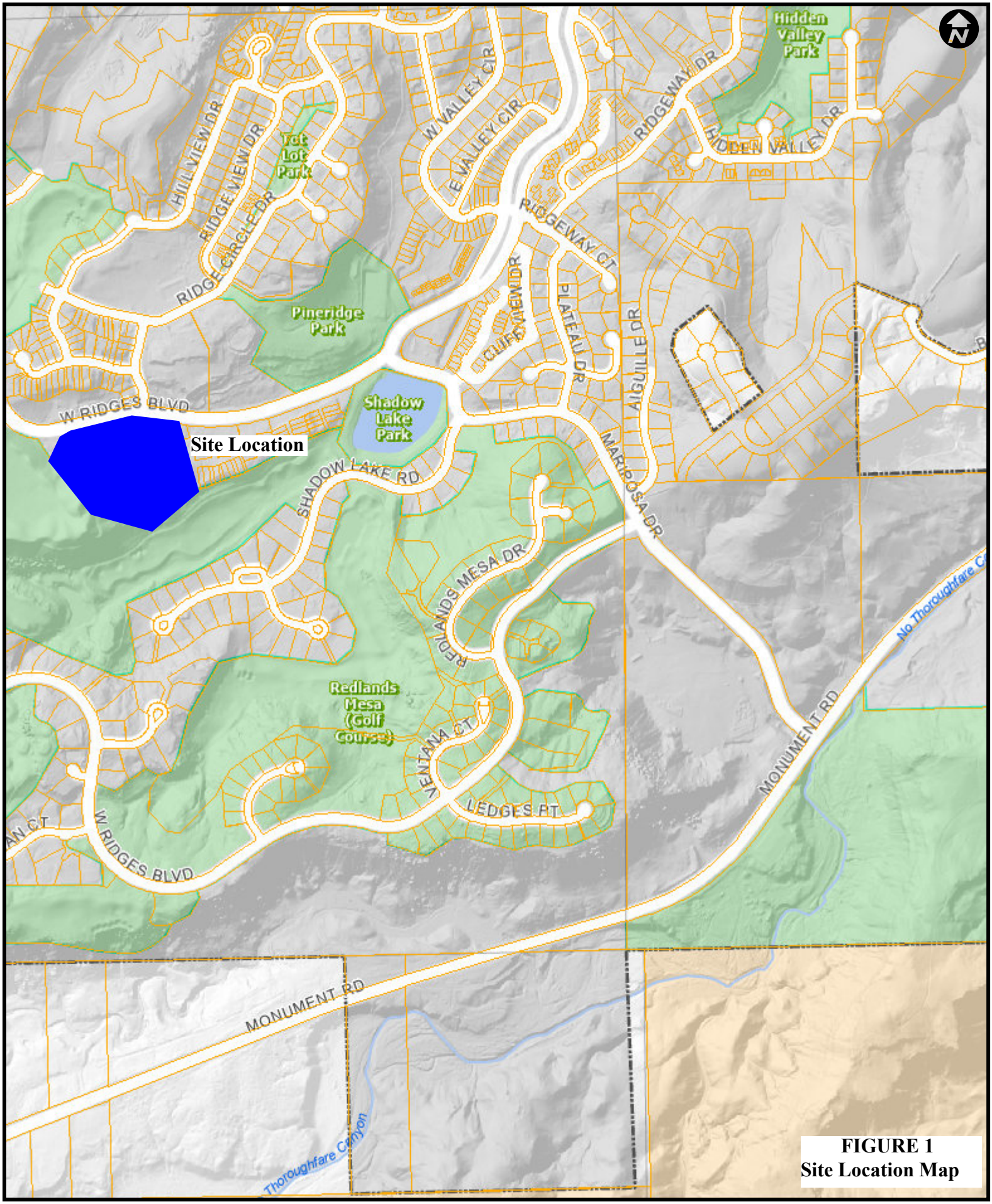

FIGURE 1
Site Location Map

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

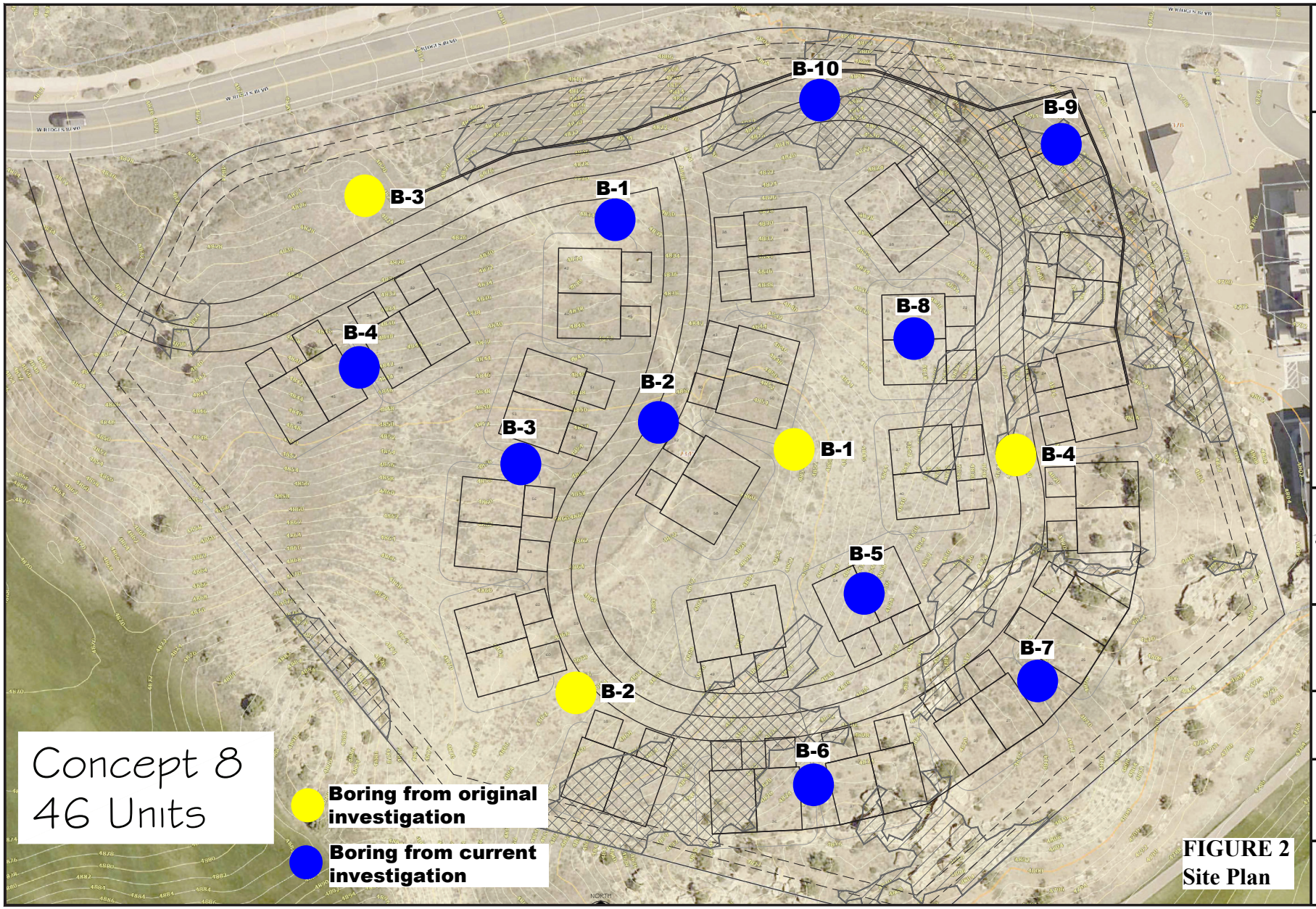

FIGURE 2
Site Plan

DRAWN BY CR
CHECKED
JOB NO. 2138
DATE 11-16-21
REVISIONS

Enclave at Redlands Mesa

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
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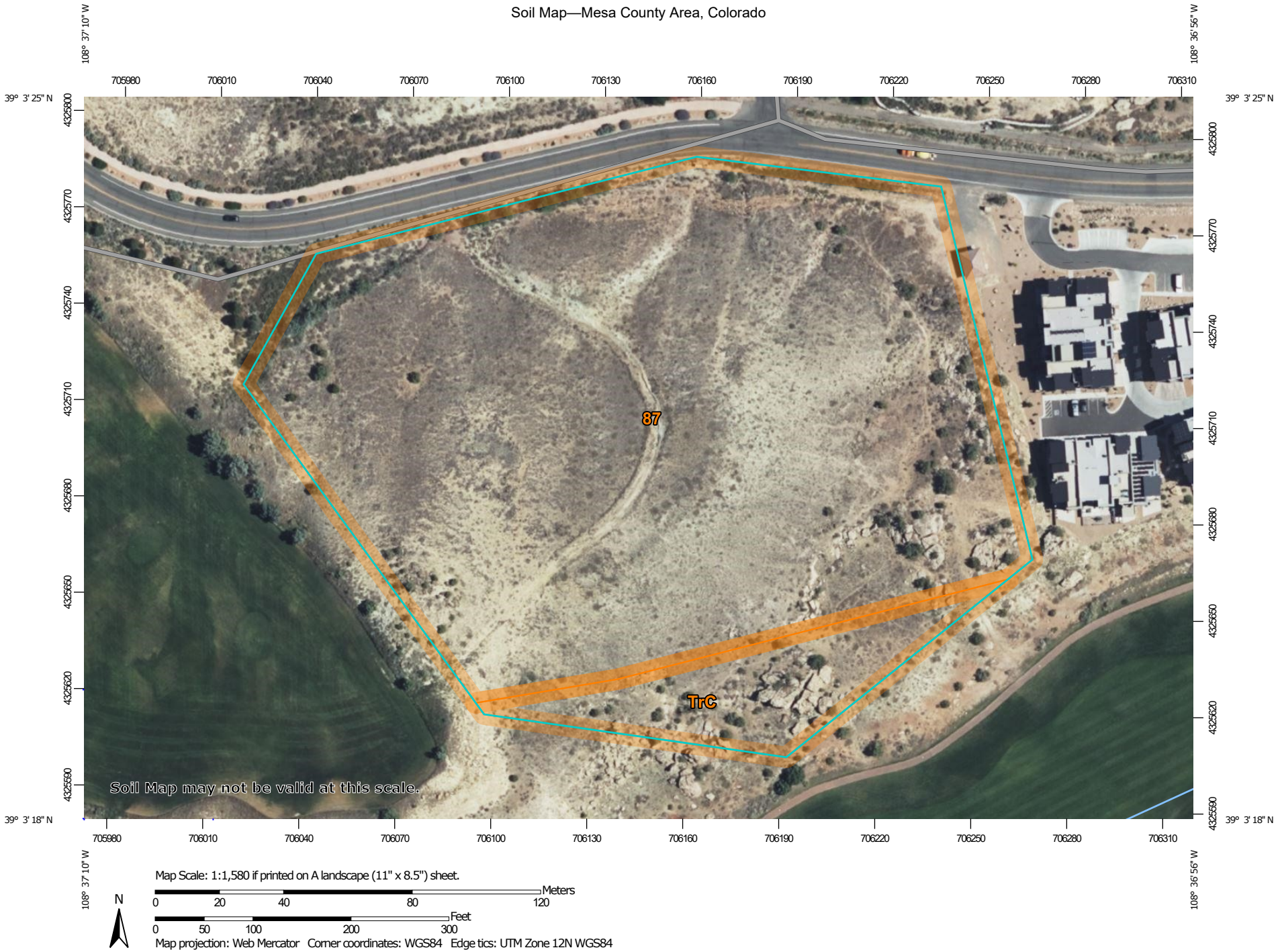
Enclave
at Redlands Mesa

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													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			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 ---

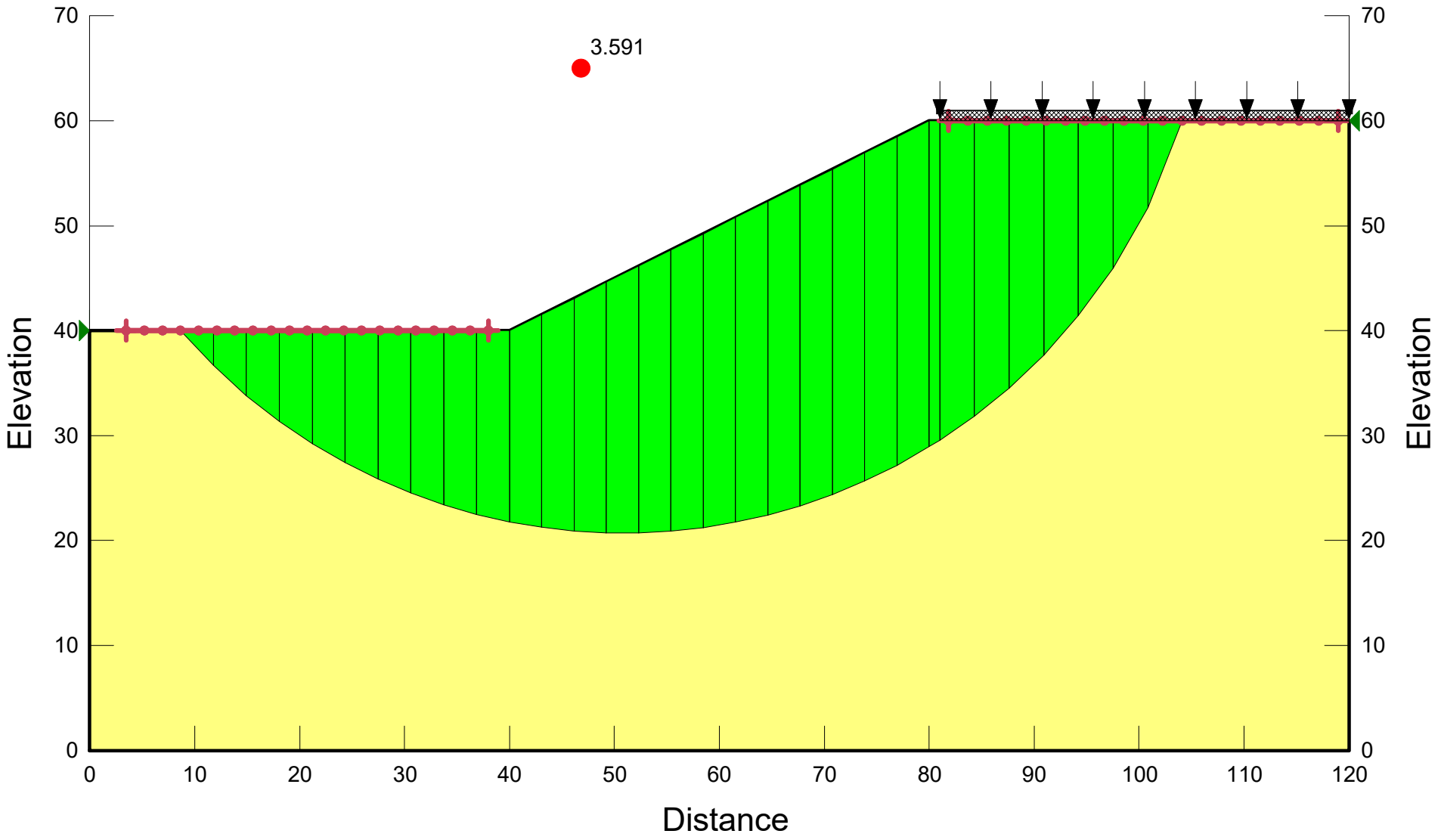
DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES CONTENT (%)
0		Silty Sand with Organics (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.

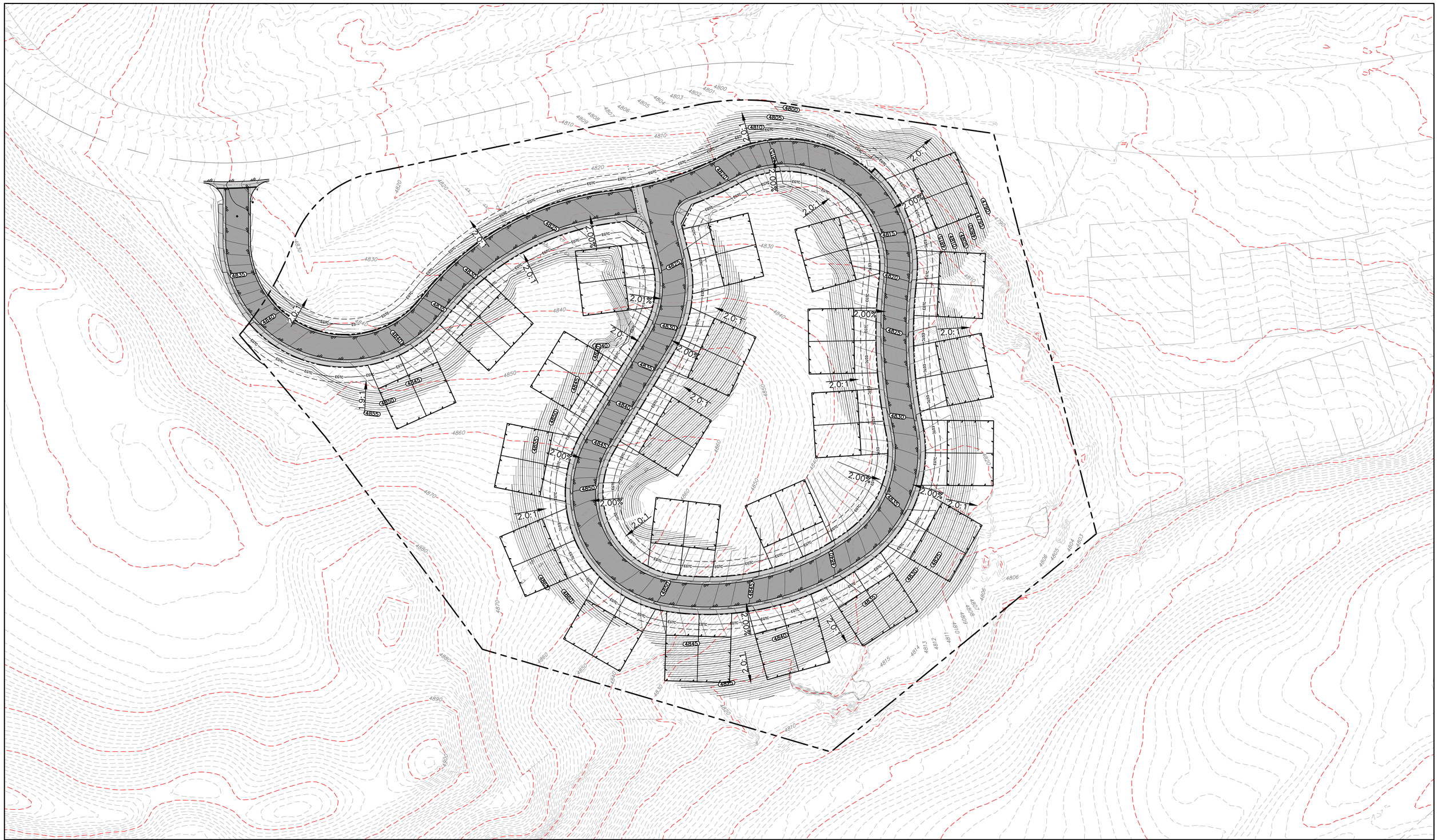
HBET's response to our comments, revised slope stability analysis, and updated report satisfactorily address CGS's previous comments. Provided rockfall hazards are evaluated during site development and HBET's recommendations are strictly adhered to, CGS has no further objection to the Outline Development 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

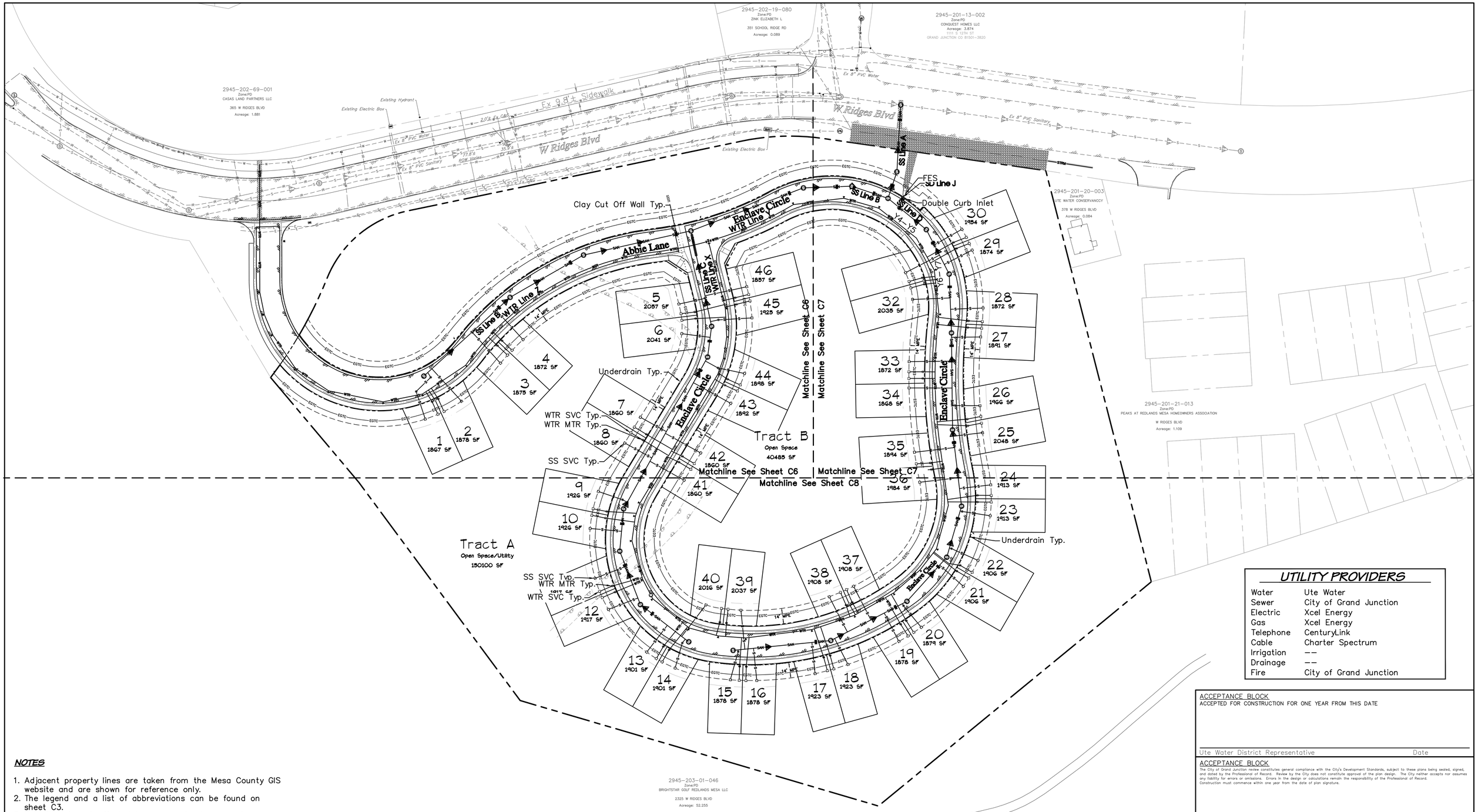
DRAWN BY: djf | PROJECT: 2040-001
CHECKED BY: jwm
ORIGINAL SHEET SIZE: 22 x 34

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. GEER 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

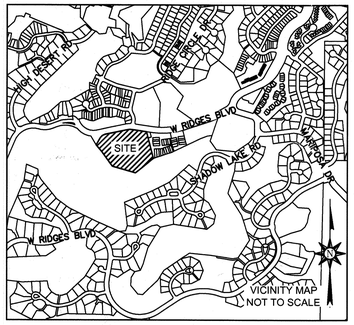
2345 W. Ridges Blvd.

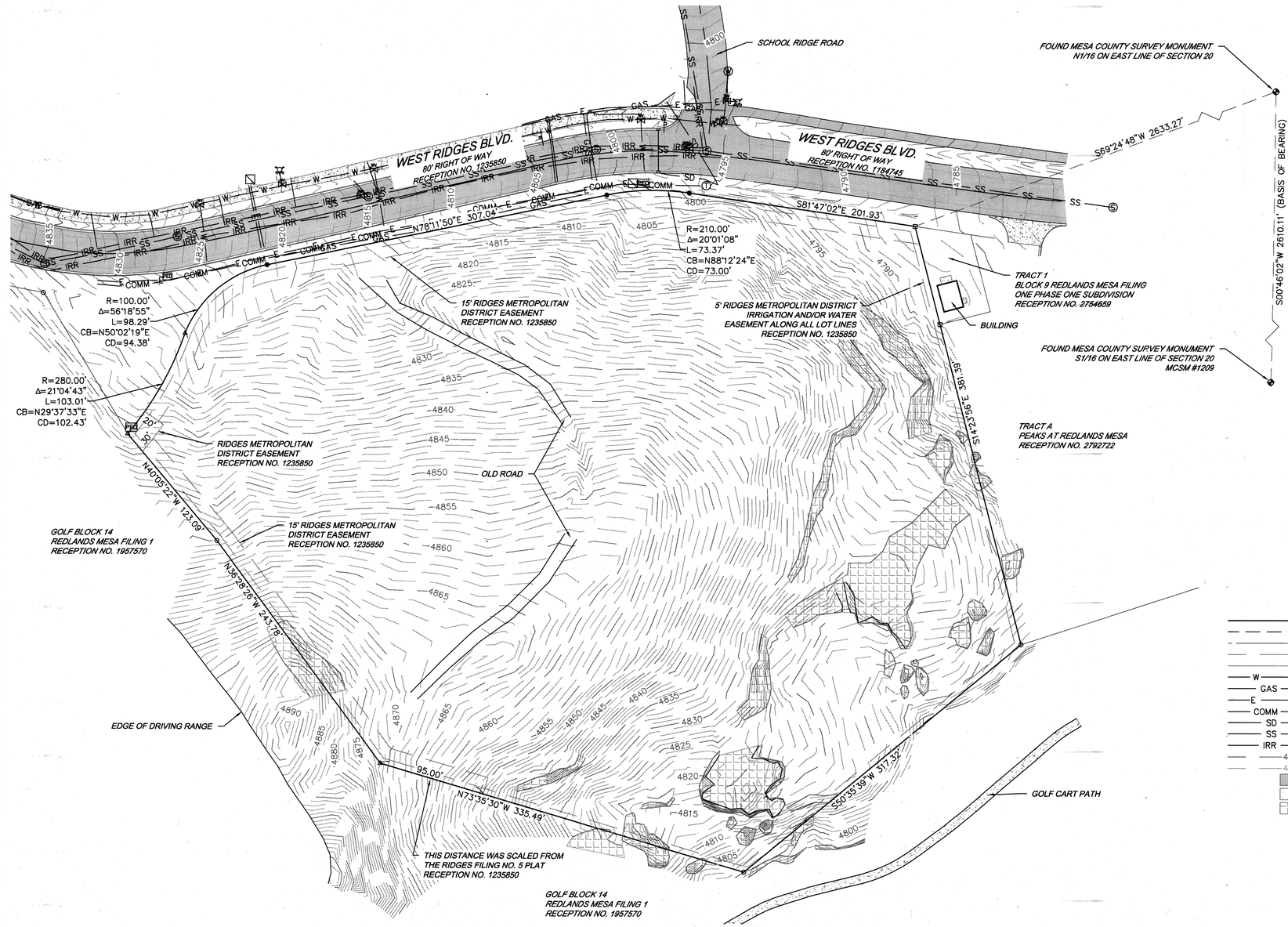
Utility Composite
Overall

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

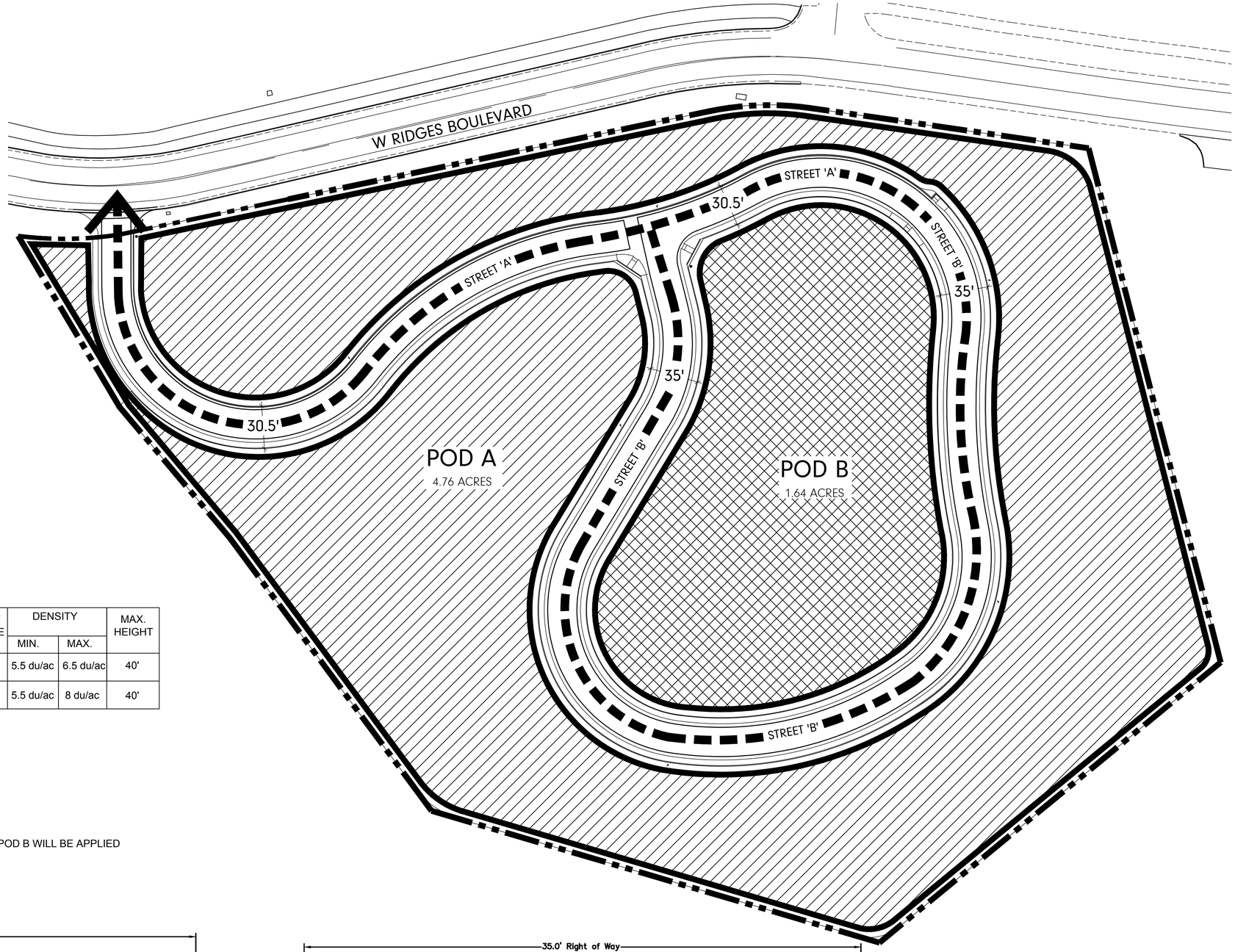
(1) PRINCIPAL STRUCTURES

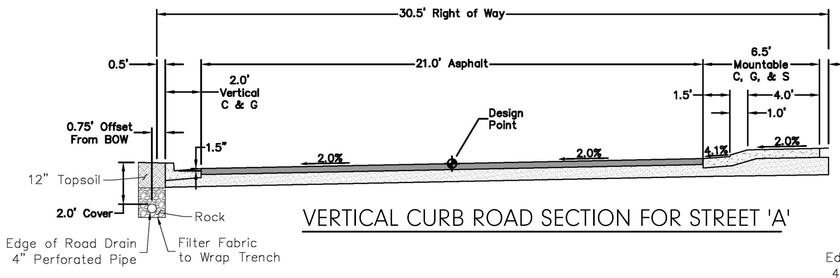
(2) MINIMUM FRONT YARD SETBACK FOR GARAGE DOORS SHALL BE 20 FEET.

(3) ACCESSORY STRUCTURES

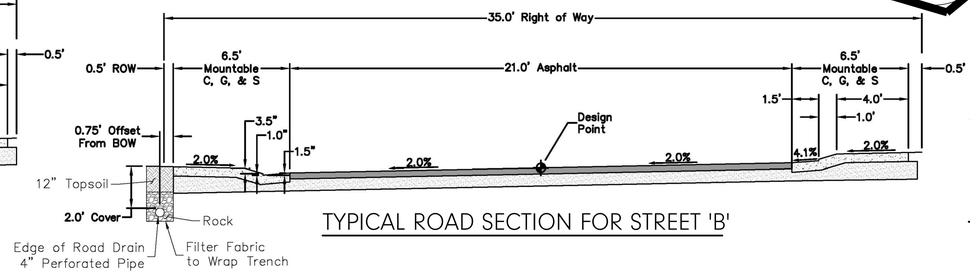
PHASING:

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

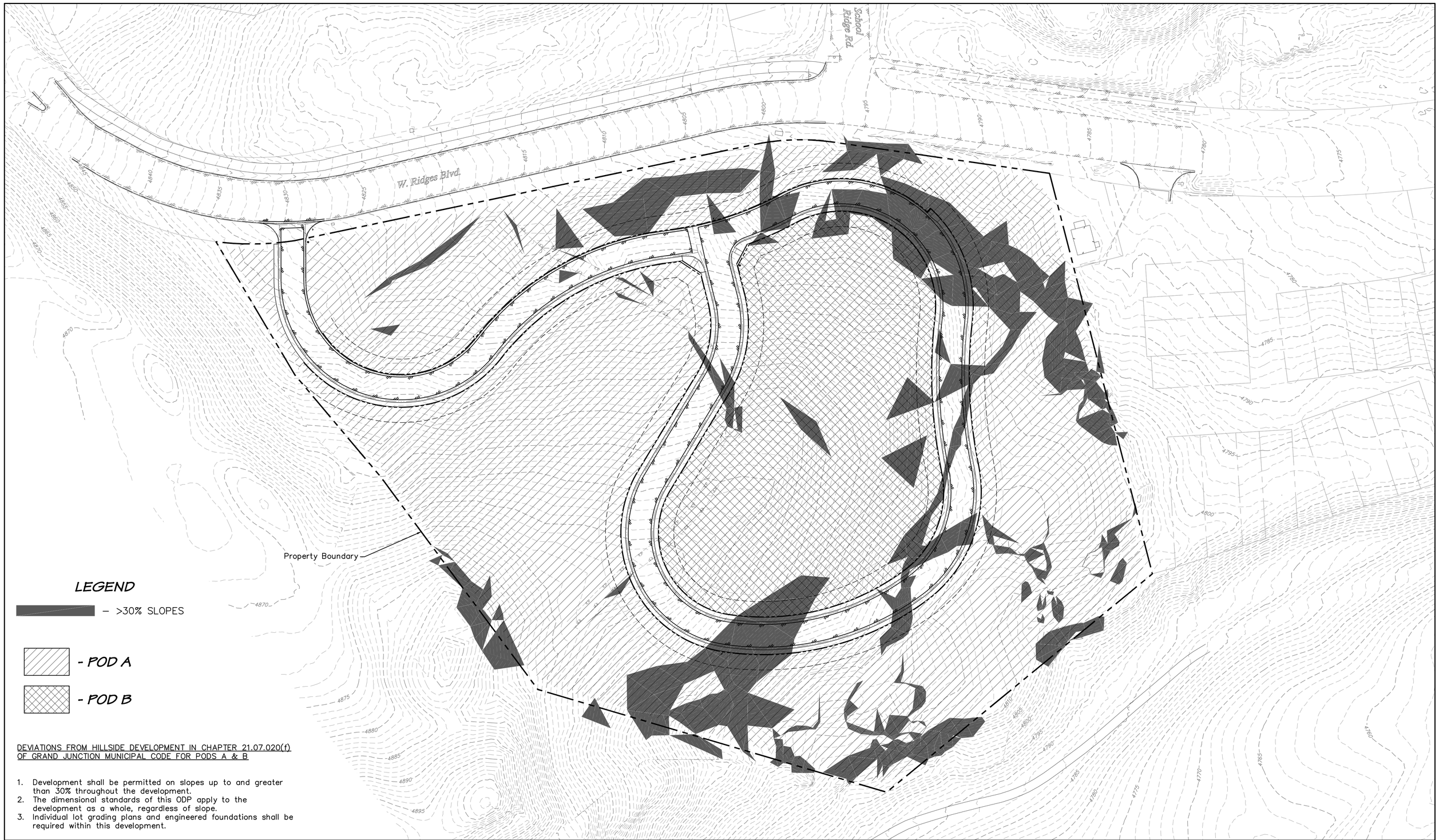
JOB NUMBER
2138

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



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 DULY AND LAWFULLY 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 ARE 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 PD ODP SHALL EXPIRE JUNE 30, 2028.

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

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		
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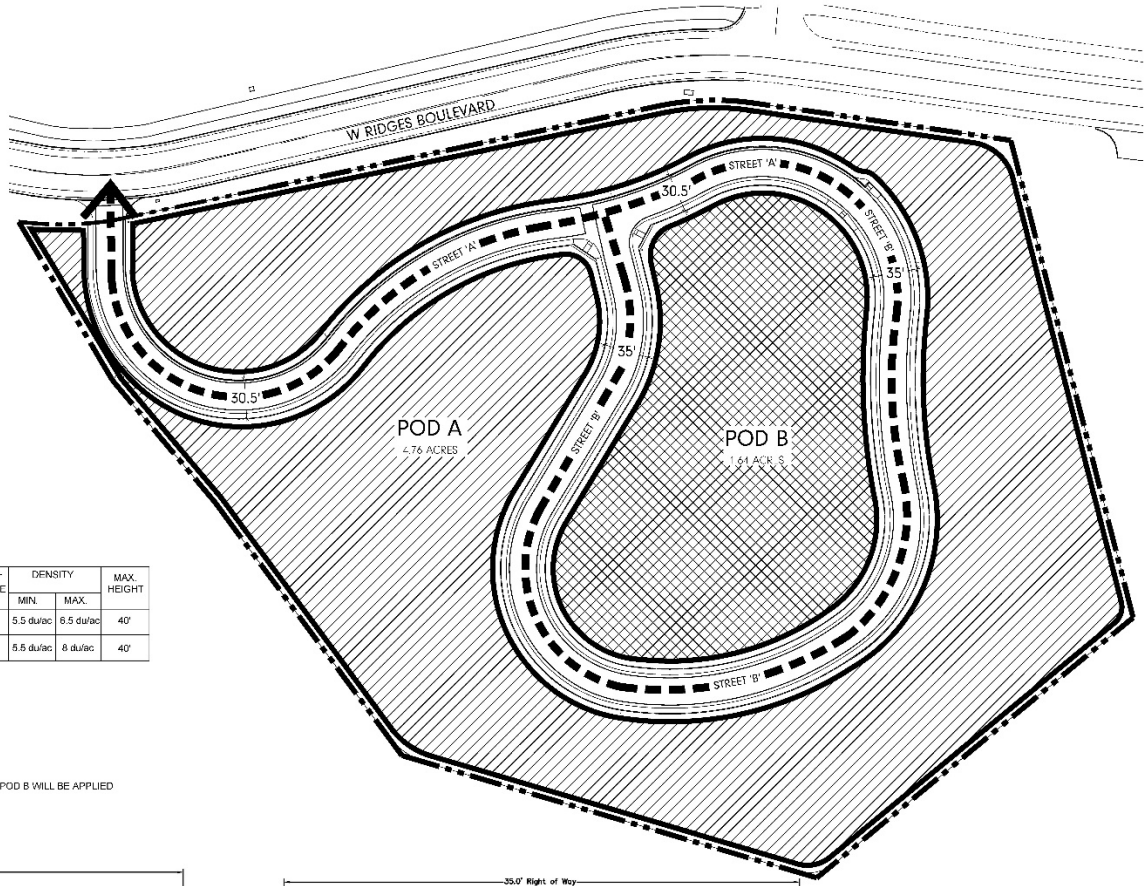
POD A	±3.445 ACRES	45 %
POD B	±0.929 ACRES	12 %



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	3,000	40'	15[1] / 20[2] / 25[1]	5[1] / 3[3]	10[1] / 5[3]	70%	5.5 du/ac	8 du/ac	40'

* ALLOWED USES: SINGLE-FAMILY ATTACHED RESIDENTIAL

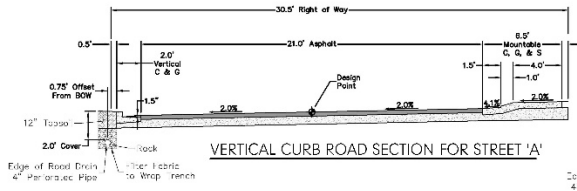
(1) PRINCIPAL STRUCTURES

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

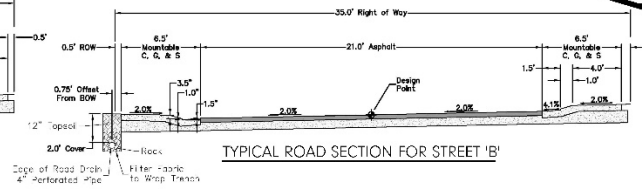
(3) ACCESSORY STRUCTURES

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:

CITY REPRESENTATIVE

DATE

Kaart PLANNING
LAND PLANNING AND LANDSCAPE ARCHITECTURE

774 Main Street
Grand Junction, CO 81501
970.27.4745 (P)
kaartcom

THE ENCLAVE
2345 W. Ridges Blvd.

SUBMITTAL TYPE
Outline Development Plan

DRAWN BY
MR

CHECKED
TJ

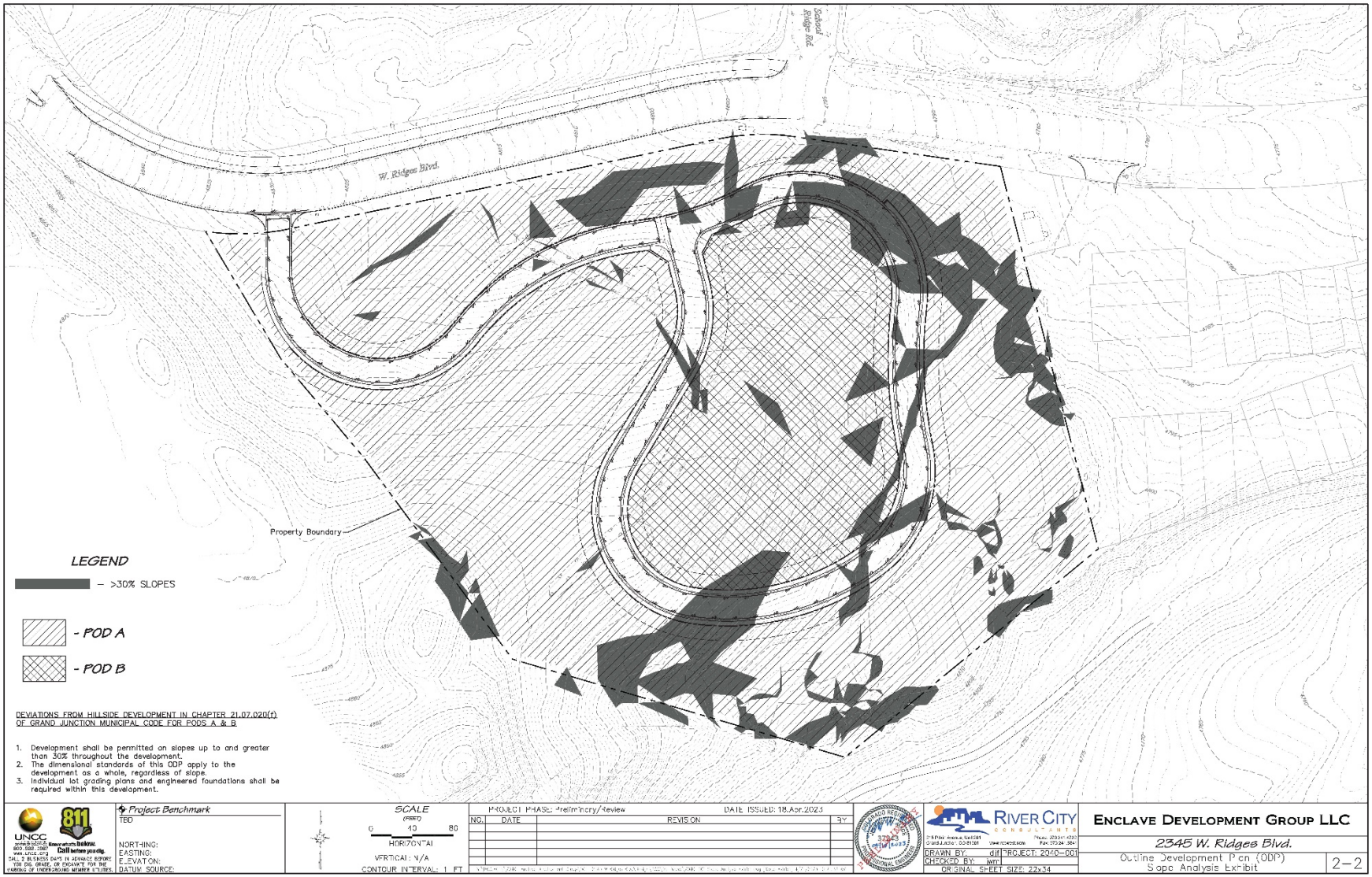
JOB NUMBER
2138

DATE
11-29-22

REVISIONS
1-27-2023 Rnd 1 Comments
3-29-2023 Rnd 2 Comments
4-19-2023 Rnd 3 Comments

0 40 80

1-2



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

ENCLAVE DEVELOPMENT GROUP LLC

2345 W. Ridges Blvd.

Outline Development Plan (ODP)
Slope Analysis Exhibit

DRAWN BY: dlt | PROJECT: 2020-001
CHECKED BY: WTT
ORIGINAL SHEET SIZE: 22x34

2-2

Grand Junction City Council

Regular Session

Item #5.a.

Meeting Date: June 21, 2023

Presented By: Randi Kim, Utilities Director

Department: Utilities

Submitted By: Randi Kim

Information

SUBJECT:

A Resolution Adopting the Grand Junction Regional Water Efficiency Plan

RECOMMENDATION:

Staff recommends adopting the 2023 Grand Junction Regional Water Efficiency Plan.

EXECUTIVE SUMMARY:

The Colorado Water Conservation Act of 2004 requires the City to have a state-approved water efficiency plan containing certain required minimum plan elements. 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 is being presented to City Council for consideration of adoption by Resolution.

BACKGROUND OR DETAILED INFORMATION:

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.

The draft Plan was presented to Council at a workshop on May 15, 2023. The following comments raised by Council members will be addressed as part of the 2024 budget development process:

- Cost structure for higher water use tiers to incentivize water efficiency in the commercial/industrial sectors
- Develop messaging that explains the breakdown of costs that make up water bills (infrastructure for water availability vs. water use)
- Water rates during drought events
- Graywater education and incentive program - Staff are submitting a grant application to the Colorado Water Plan Program which would provide funding in late 2023 or early 2024. Incentives that will be considered as part of this program include reducing/offsetting costs of system installation, permitting fees, and sewer plant investment and tap fees for new construction.

The Plan was made available for public comment via EngageGJ.org for 60 days and 202 residents visited the project site. In addition, information was shared with local media, shared on social media accounts for Ute Water, Clifton Water and City of Grand Junction as well as on the City website. Staff made information available about the Plan at the Get to Know Your City event on May 16, 2023.

FISCAL IMPACT:

The 2023 Adopted Budget for the Water Enterprise Fund includes sufficient budget to fund community participation activities associated with the 2023 Grand Junction Regional Water Efficiency Plan.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 52-23, a resolution adopting the 2023 Grand Junction Regional Water Efficiency Plan.

Attachments

1. RES-Water Efficiency Plan 061223
2. GJ Regional WEP FINAL 061623

RESOLUTION NO. __-23

A RESOLUTION ADOPTING THE 2023 GRAND JUNCTION REGIONAL WATER EFFICIENCY PLAN

Recitals:

In 1996 the City of Grand Junction ("City"), the Ute Water Conservancy District ("Ute"), and the Clifton Water District ("Clifton") adopted individual water conservation plans.

In 2012, the City, Ute and Clifton adopted a *Regional Water Conservation Plan*.

The 2023 *Grand Junction Regional Water Efficiency Plan* ("WEP") serves to update the 2012 Plan and is intended to be broad and flexible so that it can be adapted to changing water conservation efforts over time. The primary goal of the WEP is to provide unified water education and community outreach programs that will aid the public in developing meaningful water conservation practices.

Upon completion of the WEP, and review by the Colorado Water Conservation Board staff, the WEP was published, and public comment was solicited for a period of sixty days.

The WEP will help water utilities improve the overall water use efficiency by addressing issues of supply and demand and provide a defined method of solving problems and dealing with system inefficiencies. The WEP also provides water utilities and the local communities with a means of using water resources wisely and prudently thus managing this precious exhaustible resource to its maximal responsible use.

The WEP includes profiles of existing water supply systems, historical water demands and demand forecasts, water efficiency goals, selection of water efficiency activities, and implementation and monitoring of the Plan and elements of it. Specific water conservation measures included in the WEP include reducing water system losses, replacing water fountains in schools with water bottle filling stations, toilet retrofits, audits of high-water users, implementing graywater systems, and turf replacement.

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

The Grand Junction Regional Water Efficiency Plan is adopted as the official policy of the City of Grand Junction and by and with its adoption the City encourages its customers to use water efficiently as detailed in the Plan.

Passed and adopted this 21ST day of June 2023.

_____

Anna M. Stout
President of the City Council

DRAFT

Attest:

_____

Amy Phillips
City Clerk

DRAFT

GRAND JUNCTION REGIONAL

Water EFFICIENCY PLAN

City of Grand Junction Colorado

Clifton Water District

Ute Water Conservancy District

Table of Contents

..... iii
Acknowledgements iii
List of Tables iv
List of Figures v
Acronyms vi
Mission Statement vii
Section One 1
1.0 INTRODUCTION 2
2. 0 PROFILE OF EXISTING WATER SUPPLY SYSTEM -THE CITY OF GRAND JUNCTION 6
2.1.1 History and Overview of Water Supply System 6
2.1.2 Water Supply Reliability 7
2.1.3 Future Needs and Supply-side Limitations 8
2.2.0 Profile of Water Demands and Historical Demand Management 12
2.2.1 Service Area Characteristics 12
2.2.2 Historical Water Demands 13
3.0 PROFILE OF EXISTING WATER SUPPLY SYSTEM -THE CLIFTON WATER DISTRICT 21
4.0 PROFILE OF EXISTING WATER SUPPLY SYSTEM: THE UTE WATER CONSERVANCY DISTRICT 34
5.0 FUTURE WATER DEMANDS IN THE GRAND JUNCTION REGION 47
Section Two: The Grand Junction Regional Water Efficiency Plan 56
6.0 CURRENT AND ON-GOING WATER CONSERVATION 57
6.1 Evaluation of Effectiveness of Activities to Date 65
7.0 GRAND JUNCTION REGIONAL WATER CONSERVATION PLAN 66
7.1 Goals and Objectives 66
7.2 Plan Elements 66
Regional Water Conservation Measures and Programs 67
7.3 Estimated Water Savings and Impact to Demand Forecast: 73
7.4 Monitoring and Evaluation of the Water Conservation Program Components 76
7.5 Public Comment, Council, Board Resolutions and Adoption of the Water Conservation Plan 76
7.6 Plan Updates and Revisions 77
References 78
Appendix A – Grand Junction Region Water Providers Map 79
Appendix B – Drought Response Plan 80
Appendix C - Resolutions 94

Acknowledgements

This project was funded, performed, and completed through a collaborative effort between the City of Grand Junction, the Clifton Water District, and Ute Water Conservancy District.

Staff and water professionals from each entity provided insight to the content of this plan. Especially important to this project was the contribution that Mark Ritterbush and Amy Brown, representatives from the City of Grand Junction; Guy Walker from the Clifton Water District; and Andrea Lopez, from the Ute Water Conservancy District made with their time and knowledge. Also important are the contributions that the respective managers made to the project.

List of Tables

City of Grand Junction

Table 2-1 Water Rights 10-11
Table 2-2 Five Largest C-I Customers 12
Table 2-3 Monthly Water Demand 2005-2022 14
Table 2-4 Metered Use By Customer Category, 2015-2022.....16
Table 2-5 Sector Water Use 18
Table 2-6 Tap Fees 20

Clifton Water District

Table 3-1 Water Rights 24
Table 3-2 Five Largest C-I Customers 28
Table 3-3 Projected Build-out 30
Table 3-4 Residential Rates.....31
Table 3-5 Commercial Rates 32
Table 3-6 Irrigation Rates 32
Table 3-7 Tap Fees 32

Ute Water Conservancy District

Table 4-1 Water Rights 37-39
Table 4-2 Monthly Water Demand 41
Table 4-3 Sector Water Use.....43
Table 4-4 Five Largest C-I Customers 44
Table 4-5 Tap Fees 45-56

Future Water Demand

Table 5-1 City of Grand Junction 15-Year Estimated Water Demand 48
Table 5-2 Clifton Water District 15-Year Estimated Water Demand 50
Table 5-3 Ute Water Conservancy District 15-Year Estimated Water Demand 54
Table 5-4 Grand Junction Region 15-Year Estimated Water Demand 55

Grand Junction Regional Water Conservation Plan

Table 7-1 Ten Largest C-I Customers 69
Table 7-2 Grand Junction Regional Water Efficiency Plan Measures 74
Table 7-3 Grand Junction Regional 15-year Estimated Water Demand with Savings 75

List of Figures

Figure 1-1 Map of Grand Valley Domestic Water Providers ……3
Figure 2-1 Firm Yield of Kannah Creek watershed ……...8
Figure 2-2 Firm Yield vs Projected Water Demands ……9
Figure 2-3 City of Grand Junction Monthly Water Demand ……...15
Figure 2-4 City of Grand Junction Peak Day Demand ……15
Figure 2-5 Metered Use by Customer Category ……..……16
Figure 2-6 Total Water Usage by Type ……17
Figure 2-7 Indoor vs Outdoor Watering Totals ……17
Figure 2-8 Per Capita Water Demand 2000-2022 ……19
Figure 3-1 2020 Housing Tenure ……..23
Figure 3-2 Water Usage ……..……..……...……25
Figure 3-3 DPCS Compared to Population ……...26
Figure 3-4 2022 Monthly Demand ……..……...26
Figure 3-5 Water Usage by Class ……..……27
Figure 3-6 Non-Revenue Water ……29
Figure 3-7 Build-out Based on Available Land ……30
Figure 3-8 GPCS Consumption 2015-2022 ……...31
Figure 3-9 Taps Sold per Year 2015-2022 ……33
Figure 3-10 Total Taps ……..33
Figure 4-1 Monthly Water Demand 2016-2022 ……44
Figure 5-1 GPCS vs Population ……52
Figure 5-2 Precipitation vs Consumption ……53
Figure 6-1 Passive Water Savings Estimate ……65

Acronyms

Name	Acronym
Acre feet	af
Cubic feet per second	cfs
City of Grand Junction	The City
Clifton Water District	Clifton
Colorado Water Conservation Board	CWCB
Commercial & Industrial	C-I
Gallons per day	gpd
Gallons per Capita per Day	GPCD
Million gallons per day	mgd
Million gallons per year	mgy
Municipal and Industrial	M&I
The City, Clifton, and Ute	The Entities
United States Bureau of Reclamation	BOR
Ute Water Conservancy District	Ute, The District
Water Treatment Plant	WTP
Water Conservation Plan	WCP

MISSION STATEMENT

TO PROMOTE WATER CONSERVATION BY EXAMPLE, EDUCATION, AND INNOVATION FOR THE PURPOSE OF SECURING THE FUTURE WATER NEEDS OF THE GRAND VALLEY

SECTION ONE

The Regional Water Efficiency Plan Entities:
The City of Grand Junction, Clifton Water District,
and Ute Water Conservancy District

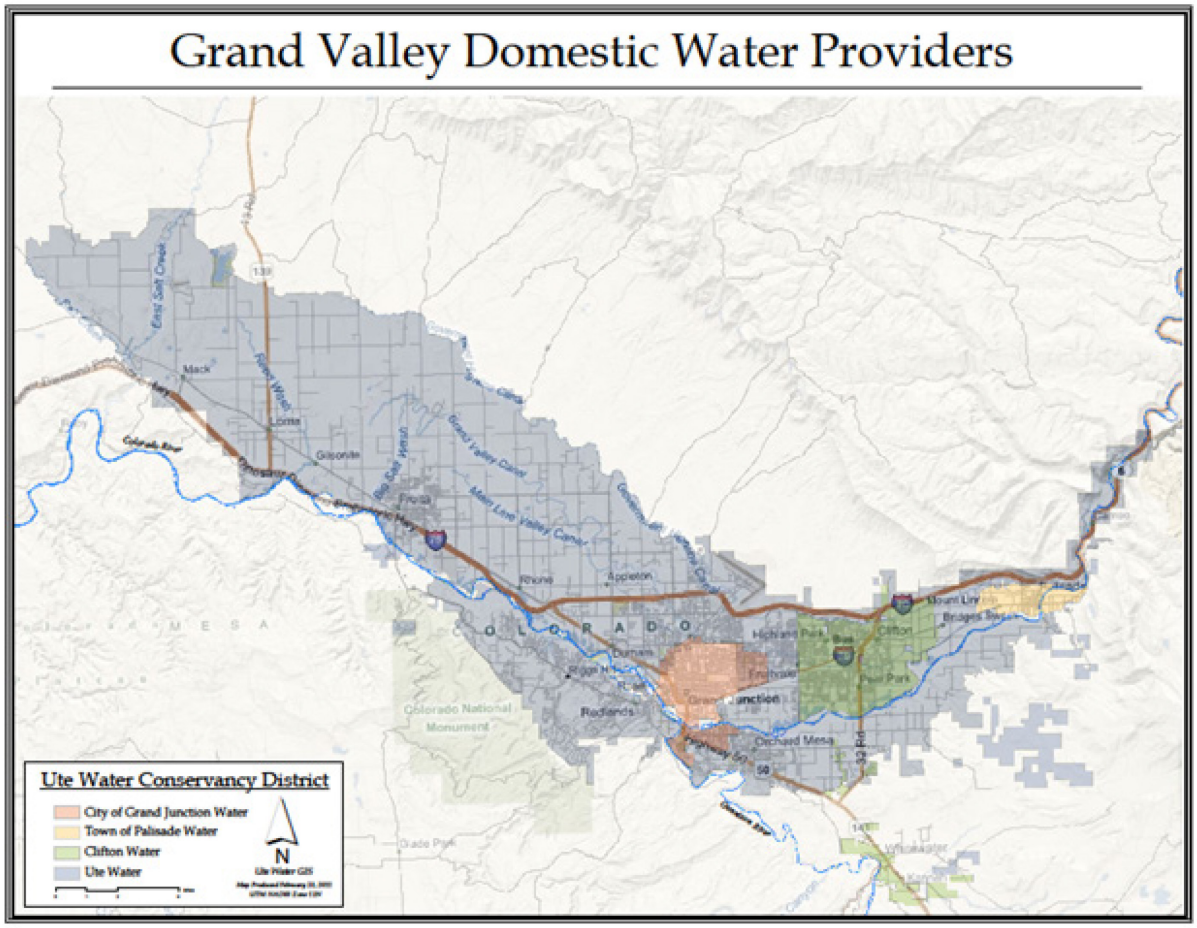
1.0 Introduction

Overview of the Grand Junction Region

The Grand Junction Region is located in Western Colorado and encompasses a large portion of Mesa County. Within the Grand Junction Region are the City of Grand Junction, City of Fruita, Town of Palisade, and the unincorporated areas of Clifton, Loma, and Mack. The Grand Junction Region was settled in the late 1800s and by the early 1900s, six major ditch companies and irrigation districts that divert water from the Colorado and Gunnison Rivers, including a Bureau of Reclamation Project, were established. These ditch and canal systems provide irrigation water to most of the Grand Junction Region today. Located in Appendix A is a map of the major irrigation systems in the Grand Junction Region. Drinking water is provided to residents of the Grand Junction Region by 4 different providers: City of Grand Junction, Clifton Water District, Town of Palisade, Ute Water Conservancy District – all of which have an interconnect with at least 1 of the other providers. A map of the service areas is listed below in Figure 1-1.

The Grand Junction Region was established as a farming community and is still known for its fruit orchards. Today a thriving wine industry is adding to the agricultural mix, however, recent growth has replaced much of the irrigated farmland with residential development. The climate in the Grand Junction Region is one of hot summers, temperate falls and springs with mild winters. The average precipitation is 9-10 inches with the irrigation season starting as early as late March and continuing through October.

Figure 1- 1



A Water Efficiency Plan

A Water Efficiency Plan (WEP) is a plan for the development and utilization of a set of strategies. The purpose of a Water Efficiency Plan is to help water purveyors improve their overall water use efficiency by addressing issues of supply and demand problem areas and providing a defined method of solving problems and dealing with system inefficiencies. A WEP can also provide both water suppliers and the local communities a means of using their water resources in a wise and prudent manner thus managing this precious exhaustible resource to its maximal responsible use.

This WEP is an update to the initial Water Conservation Plan adopted in 2012 and is intended to be broad and flexible so that it can be adapted to changing water conservation efforts over time. Through effort and cooperation of the City of Grand Junction, Clifton Water District, and the Ute Water Conservancy District (the Entities), this Regional Water Efficiency Plan has been developed

for the Grand Junction Region. The ultimate goal of creating a regional water conservation effort is to provide unified water education and community outreach programs that will aid the public in developing meaningful water conservation practices.

The Water Conservation Planning Process

Section 1: Profiling the Water Systems

For each of the Entities, information was gathered and documented in this plan to assist with identifying and analyzing water conservation progress and opportunities. Included in each of the water providers' profile are descriptions of the water systems including the water rights and the delivery systems as well as the general population served. Each of the Entities profile also characterizes current water use and forecasts future demand. Historical data was obtained from Water Conservation Plans produced by each of the Entities in 1996 as well as the initial version of the Grand Junction Regional Water Conservation Plan adopted in 2012.

Section 2: Current Water Conservation Measures and Programs

Section 2 discusses current programs and measures in the Grand Junction Region that have been developed to either conserve water or educate the public about water conservation and drought management. These programs and measures include all programs developed by both the domestic water purveyors and the irrigation water providers, as well as institutional interests that include the Mesa County Government and the Colorado State University research center.

development of the Regional Water Conservation Plan includes the formation of Water Conservation Goals, the identification and selection of Water Efficiency vities, the development of metrics to track these activities. This all discussed at the end of Section 2.

Water Conservation Goals

Water Conservation goals were set based on the criteria of:

- The Water Conservation Plan Mission
- The cost effectiveness of the Goals
- The Benefits of the Goals

Defining a Plan of Action

The Water Conservation measures or plans of action were determined by evaluating proposed alternatives. The Water Conservation Measures that best met the criteria were selected for implementation.

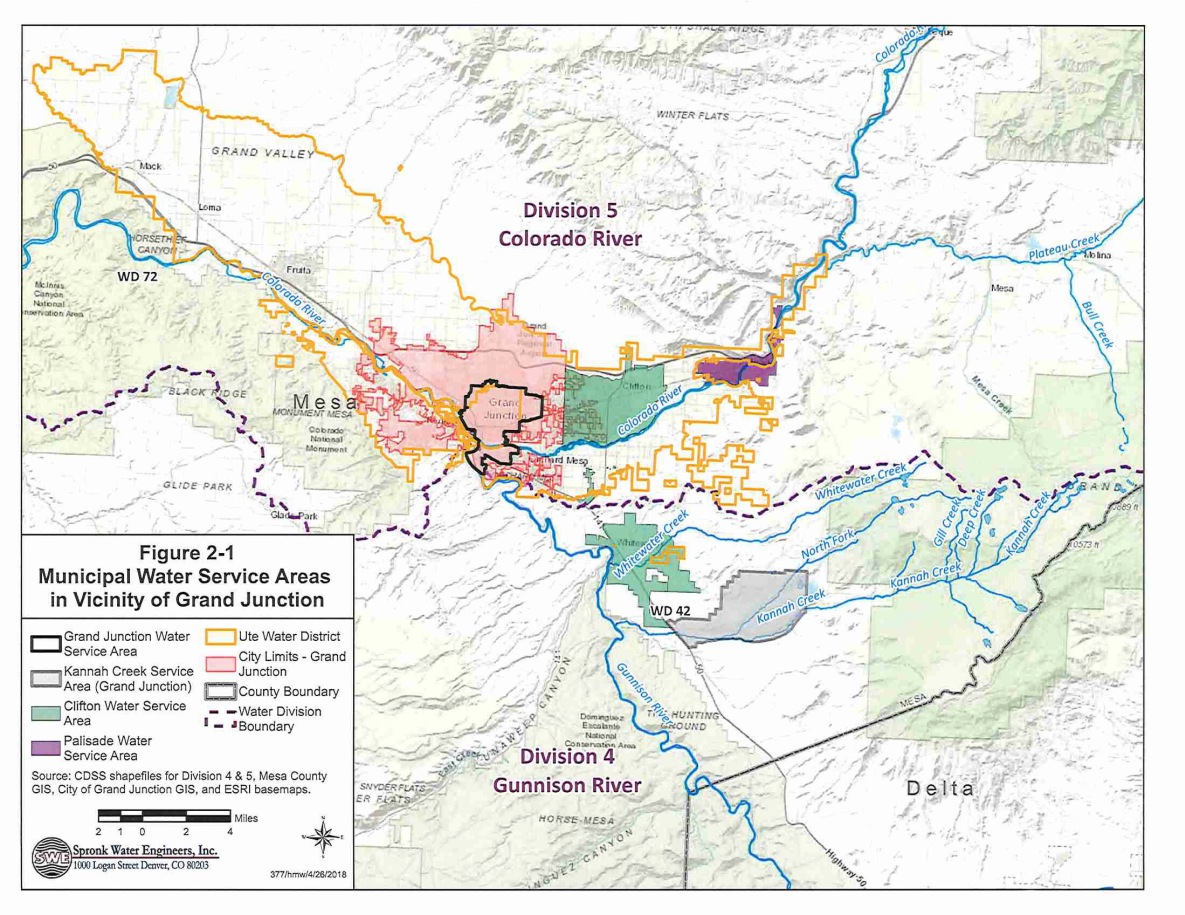
Implementation of the Plan of Action

Each Water Conservation Measure was prioritized for implementation based on its relative importance as determined by The Steering Committee (Mark Ritterbush-City, Andrea Lopez-Ute, and Guy Walker-Clifton) and the Governing Boards of Directors, of the City, Clifton, and Ute. A planning-level budget and schedule was developed as well as prospective funding sources for each measure.

Evaluating and Monitoring the Progress and Updating the Water Conservation Plan

Progress reviews will be conducted annually by the Steering Committee to evaluate the effectiveness of water efficiency measures and conservation plan goals. The Water Conservation Plan will be evaluated, updated to meet additional State requirements, and modified as necessary by the Steering Committee.

2. 0 Profile of Existing Water Supply System -The City of Grand Junction



(City of Grand Junction's Water Service Area is outlined in black)

1 History and Overview of Water Supply System

The City of Grand Junction was founded in 1881 and by 1911 had obtained the Paramount water right of 7.81 c.f.s. from Kannah Creek. In 1911 the City constructed a pipeline from Kannah Creek that delivered up to 5 mgd to the City's residents. In the late 1930s, the City constructed a treatment plant on "Reservoir Hill" that would treat up to 5 million gallons per day (mgd). The plant was expanded in 1946 to treat an additional 2.13 mgd.n 1947 the City constructed Carson Reservoir in the Kannah Creek area to hold 650 acre-feet of water. In 1955, the City acquired Hallenbeck #1 Reservoir, aka Purdy Mesa Reservoir, Juniata Reservoir, and Reeder Reservoir, all located on the lower slopes of the Grand Mesa, along with direct flow rights to fill the reservoirs. At the same time, the City began plans to construct a second delivery pipeline. The second pipeline increased the delivery capacity to the City of 12.5 mgd. In 1957, the City also acquired water rights from the Gunnison River in the amount of 120 cubic feet per second (cfs) and acquired additional storage in Raber Click and Juniata Reservoirs.

In 1959, the City acquired water rights from the Colorado River in the amount of 120 cfs. During the 1960s, a new water treatment plant was constructed to treat up to 16 mgd with direct filtration This plant is currently in use and provides the City's residents high quality water. with 8 mg of potable storage. During the late 1970s and early 1980s, the City helped the Clifton Water District build a new water treatment plant that would treat up to 8 mgd. The benefit to the City was that Clifton would provide up to 4.5 mgd to the City if needed. The City also enlarged Juniata Reservoir and the pumping capacity at the pump station on the Gunnison River. In addition, the City purchased several reservoirs on Grand Mesa and other priority direct flow rights on Kannah Creek. In 1989, the City purchased the Somerville Ranch along with the ranch's water rights to ensure that the City could provide water to its residents even during the most severe drought. With 17 high-elevation reservoirs located on top of the Grand Mesa providing 5,600 af of storage and two off-channel terminal reservoir providing an additional 8,200 af of storage, the City has almost a 2-year supply of water in storage when all are at capacity. Table 2-1 is a list of the City of Grand Junction's water rights.

The City of Grand Junction's incorporated area covers 39 square miles with a population of over 65 thousand. The City water service area is "landlocked" and covers 9 square miles and serves a population of just over 29 thousand people. Most of the service area is in the center of the City, and west Orchard Mesa. The rest of the incorporated portions of the City is served primarily by the Ute Water Conservancy District and to a smaller extent by the Clifton Water District. The distribution system is all gravity-fed with 1 pressure zone and 307 miles of pipe.

2.1.2 Water Supply Reliability

nah Creek serves as the City's watershed, so even though our service area lies in the Colorado River basin, we obtain our water supply from the Lower Gunnison Watershed. According to findings from the Statewide Water Supply Initiative (SWSI), the Gunnison River Basin anticipate a water supply gap of 19,000 afy for M&I uses in 2050. Applying a conservative success rate of proposed IPPs will reduce this gap to 6,500 afy.

Beginning in 2018, the City of Grand Junction commenced a phased study to determine their water supply reliability. This study included a Firm Yield Study, a 50-year population and water demand study, and evaluating options to meet these projected demands. Findings from the Firm Yield Study are listed in Figure 2-1, and generated using storage objectives of having at least 140% of demand in storage at the end spring runoff and at least 1-year's demand in storage on November 1 of each year.

Figure 2- 1

Firm Yield of Kannah Creek Watershed

Climate Change Scenario	Firm Yield (AFY)	Firm Yield (avg. mgd)
Baseline	6,400	5.7
5% decrease in Kannah Creek	6,375	5.7
10% decrease in Kannah Creek	6,325	5.6
15% decrease in Kannah Creek	6,275	5.6
5% decrease in Kannah Creek AND shifted demand	6,375	5.7
10% decrease in Kannah Creek AND shifted demand	6,325	5.6
15% decrease in Kannah Creek AND shifted demand	6,275	5.6
Early spring runoff AND shifted demand	6,400	5.7
Repeated severe drought years	6,000	5.4

The firm yield of the Kannah Creek Watershed is higher than our current demands of approximately 5,300 afy. It is also obviously much lower than typically observed flows. The City has historically leased out excess water supplies for agricultural uses in the Kannah Creek basin once municipal demands and storage objectives have been met.

3 Future Needs and Supply-side Limitations

Applying projected demands to our firm yield suggests that the City may need to have additional water supplies secured by the year 2039 as depicted in Figure 2-2. Water conservation efforts and passive water savings has shown to play a role in reducing demands by almost 1/3 of the peak years from the late 1990's and will continue to be relied upon. The City also conducted a Water Supply Options Study to evaluate the best course forward to provide this additional water supply to meet our projected demands. Findings from this study point towards either investing in WTP upgrades or partnering with neighboring utilities to utilize some of our conditional water rights to meet our future demands.

Figure 2- 2

Firm Yield vs Projected Water Demands

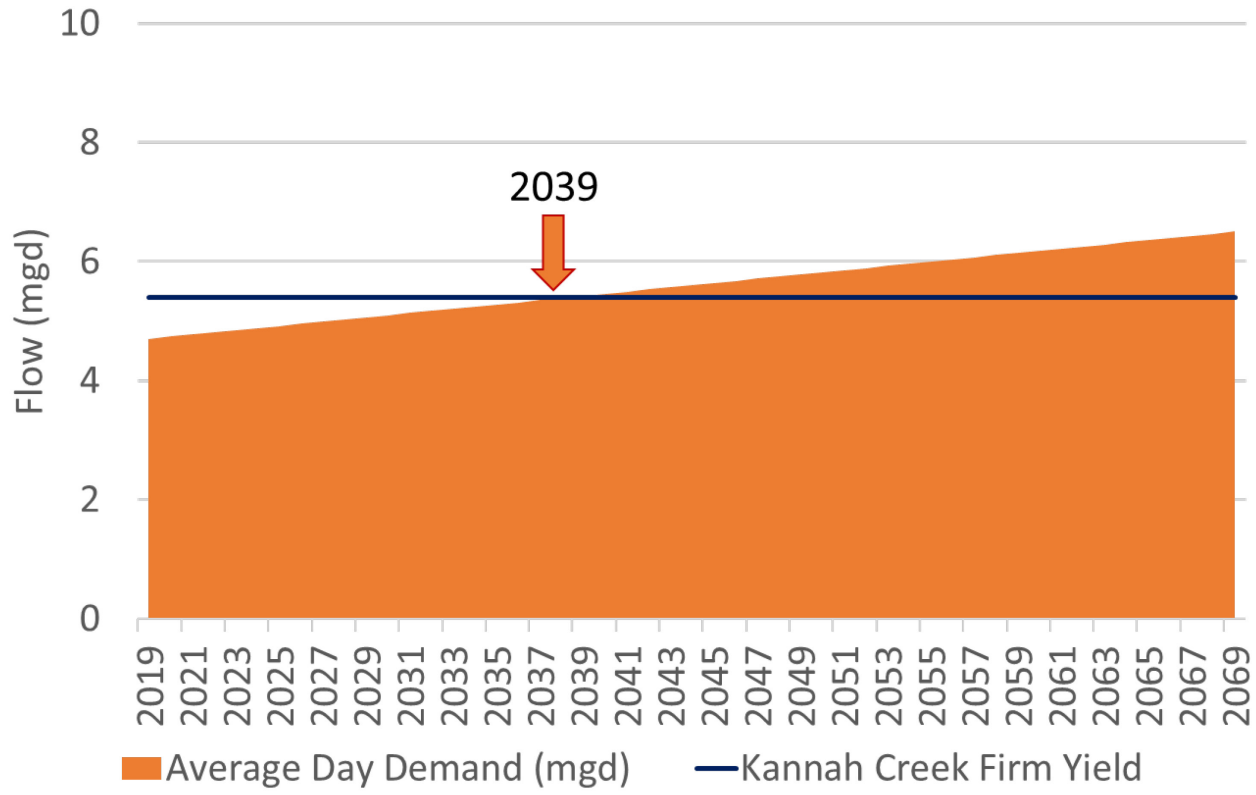


Table 2- 1

City of Grand Junction
Summary of Storage Water Rights

Water Right Name	Stream Name	Acre Feet	Use	Comments
Anderson Reservoir No. 1	North Fork of Kannah Creek	506.0	IM	
Anderson Reservoir No. 2	North Fork of Kannah Creek	595.0	IM	
Anderson Reservoir No. 6	North Fork of Kannah Creek	118.0	IM	
Bolen A&J Reservoir No. 2	North Fork of Kannah Creek	293.0	IM	
Bolen Reservoir	North Fork of Kannah Creek	535.7	IM	
Carson Lake	Kannah Creek	637.0	M	
Deep Creek Reservoir #2	Kannah Creek	66.5	I	
Dry Creek Reservoir & Supply	Kannah Creek	66.0	I	Aka Chambers Reservoir
Flowing Park Reservoir	Kannah Creek	782.0	IM	
Grand Mesa Reservoir No. 1	Kannah Creek	559.0	I	
Hallenbeck #1 Reservoir	Kannah Creek	659.0	IM	Aka Purdy Mesa Reservoir
Hallenbeck #2 Reservoir	Kannah Creek	459.0	IM	Aka Raber Click Reservoir
Juniata Reservoir	Kannah Creek	7,204.0	IM	
Purdy Mesa Reservoir No. 2	Kannah Creek	2.5	M	
Reeder Reservoir	North Fork of Kannah Creek	179.7	I	
Somerville Reservoir #1	Whitewater Creek	973.0	IM	

I – Irrigation, M - Municipal

Table 2-1
(continued)

City of Grand Junction
Summary of Direct Flow Water Rights

Water Right Name	Stream Name	Cubic Feet per Second	Use	Comments
Bauer Ditch	North Fork of Kannah Creek	13.18	IS	
Brandon Ditch	Whitewater Creek	33.40	IM	
City Ditch	North Fork of Kannah Creek	22.80	M	
Grand Jct Flowline	Kannah Creek	11.72	M	
Juniata Ditch 1st Enlarged	Kannah Creek	129.00	M	
Kannah Crk Highline Ditch	Whitewater Creek	49.11	IM	
Laurent Ditch	North Fork of Kannah Creek	33.72	IS	
Gunnison River Pipeline	Gunnison River	120.00	M	
Colorado River Pipeline	Colorado River	80.00	DM	
Somerville Ranch Irrigation System	Whitewater Creek	3.00	IS	
Somerville Wells No. 1	Whitewater Creek	0.22	DS	
Somerville Wells No. 2	Whitewater Creek	0.44	DS	

D – Domestic, I – Irrigation, M – Municipal, S - Stock

2.2.0 Profile of Water Demands and Historical Demand Management

2.2.1 Service Area Characteristics

The City of Grand Junction's Water Service Area supplies just under 30,000 residents who occupy the central area of the city. A majority of the houses were built prior to 1980, and aside from some infill projects, the area sees minimal growth year-to-year. Although the billing rate is the same, customer categories are delineated into: single-family residential, multi-family residential, commercial, and governmental. The City also sells raw water for either livestock or irrigation, which has a different rate structure and billing code. Although the service area is not heavily industrialized, almost 40% of water sales is billed to commercial accounts. Most of this is used for lawn irrigation as 4 of our top 5 Commercial Customers, listed in Table 2-2, use our water for irrigation of greenspace, parks, and sports fields.

Table 2-2

City of Grand Junction
Five Largest Commercial-Industrial Customers 2022

Customer	Sector	Percentage	Water Use (million gallons)
Municipality	Government	10.1%	170.2
University	Education	2.6%	75.2
County	Government	2.3%	30.9
Hospital	Medical	1.8%	33.1
School	Education	1.7%	25.9
Total water used by the five largest C-I customers in 2022			335
Total water billed in 2022			1,679
Percentage of 2022 billed water			20.0%

2.2.2 Historical Water Demands

For 2021, there were 9,772 taps in use with an average water demand of 1,584 million gallons per year for the years of 2014-2021. During that same time period, commercial water taps were approximately 15% of total taps. For the years of 2014-2022, commercial water use ranged between 36% and 41% of total water demand with almost one third of the commercial water use allocated to the top five largest commercial water users. The unbilled water was calculated to be 7.8% of treated water (the percent difference between treatment plant effluent and metered water sales). "Unbilled Water" is unaccounted water used in emergency firefighting, main-line breaks, unfound leaks, unauthorized water use, and metering inaccuracies.

The average daily demand for January for the study period was 2.3 million gallons per day (mgd) and the average daily demand in July was 6.9 mgd. The ratio of the January daily demand to the July daily demand was 2.9 or water demand for July is 2.9 times that of an average day in January. This difference is mainly due to lawn irrigation and home cooler demand during the hot summer months. Table 2-3 shows the City's monthly and annual billed water for the years 2005-2021, as well as detailed water use for those years. Figure 2-1 illustrates the annual water demand for the years of 2014-2021. Table 2-5 shows the residential and commercial water use, number of taps, and percentage of water use in the City.

Table 2-3

City of Grand Junction Monthly Billed Water
(values in million gallons per month)

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
2005	76	72	72	99	133	212	214	222	220	159	103	77	1,659
2006	89	79	96	101	152	240	242	214	227	144	88	92	1,763
2007	77	75	89	93	120	222	242	272	225	151	126	83	1,775
2008	72	80	76	165	172	279	236	199	195	99	80	96	1,748
2009	90	79	78	95	137	169	224	236	216	204	102	74	1,703
2010	95	60	77	85	120	164	245	222	176	205	111	82	1,644
2011	87	54	79	75	134	154	207	185	233	181	76	78	1,543
2012	78	67	68	109	190	194	221	208	242	156	104	83	1,720
2013	73	79	70	71	128	164	214	224	187	147	89	73	1,518
2014	73	66	72	141	172	258	210	163	172	99	65	75	1,566
2015	64	68	106	131	118	234	195	193	185	103	78	70	1,544
2016	82	75	87	115	159	262	223	223	162	98	91	64	1,643
2017	74	91	83	118	196	219	230	216	158	108	74	66	1,634
2018	64	65	82	75	153	188	201	256	193	149	100	69	1,596
2019	86	63	66	122	145	172	242	207	184	97	76	74	1,534
2020	71	68	87	122	168	239	217	213	191	87	64	74	1,602
2021	66	63	92	118	163	243	197	217	165	84	72	68	1,549
2022	68	62	87	122	205	168	190	214	138	87	73	58	1,472
2005-13 Avg	82	72	78	99	143	200	227	220	213	161	98	82	1,675
2014-22 Avg	72	69	85	118	164	221	212	211	172	102	77	69	1571

Detailed Water Use (2014-2021)

Average Annual Water Use	1,571.1 mg
Average Annual Water Loss	135.0 mg
Average Annual Water Loss	7.8%
Average Day Use (July)	6.8 mgd
Average Day Use (January)	2.3 mgd
Avg Jul Day to Avg Jan Day ratio	2.9

Figure 2-3

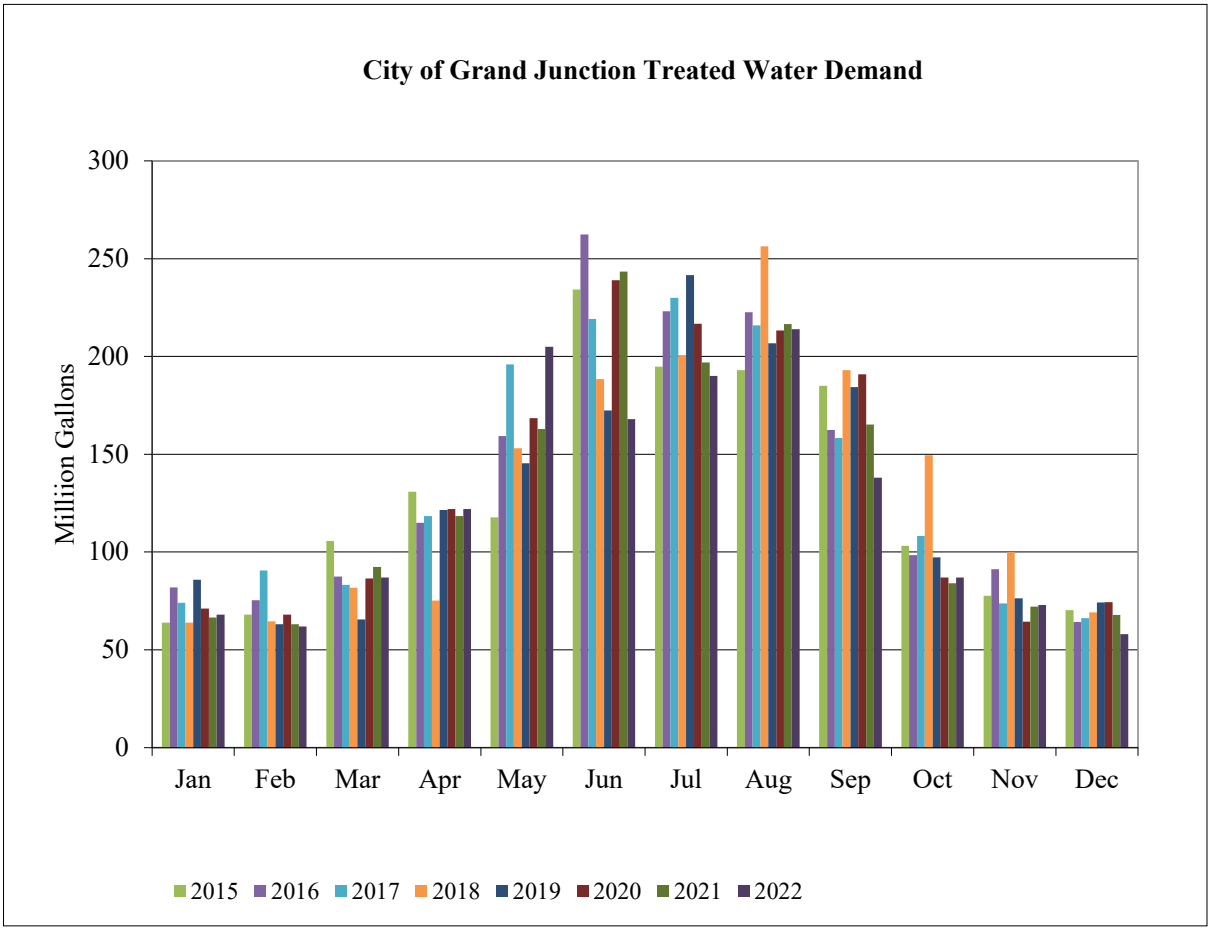


Figure 2-4, Peak Day Demand by Year

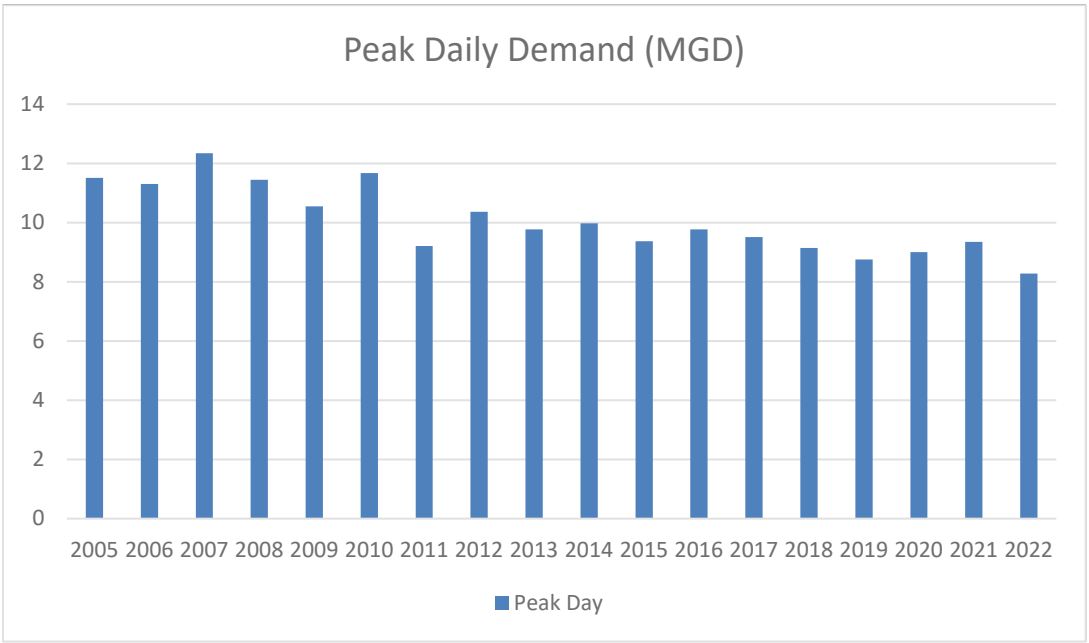


Figure 2-5 Average Metered Use By Customer Category (2015-2022)

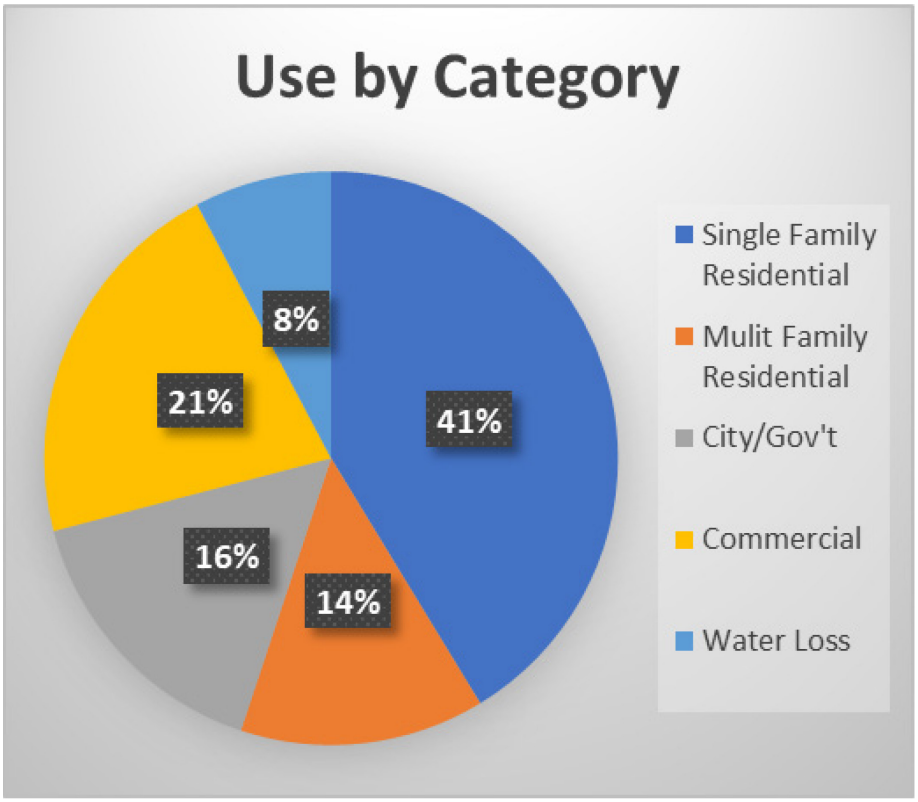


Table 2-4 Annual Metered Use (MG) by Customer Category (2015-2022)

Year	Single Family Residential	Mulit Family Residential	City/Gov't	Commercial	Water Loss
2015	632	211	221	358	117
2016	713	244	248	349	98
2017	729	252	262	371	139
2018	699	237	285	362	139
2019	661	212	278	369	121
2020	722	227	254	361	159
2021	680	232	304	331	132
2022	636	218	281	337	108
Use by Category	684	229	267	355	127

Figures 2-6 and 2-7 help to demonstrate the variability the City of Grand Junction's water system's production as a result of the climate. 2015 and 2022 were relatively wet years and show as much by having the lowest total water delivery and has total indoor water usage higher than what was used for outdoor watering. In 2019, a raw waterline was installed to serve a new riverfront development which added new greenspace to irrigate as well as took some existing greenspace off of treated water. Figure 2-6 demonstrates how the Parks Department has been able to offset this increased area needing irrigation with water conservation from other areas.

ure 2-6 Total Water Usage by Type (2015-2022)

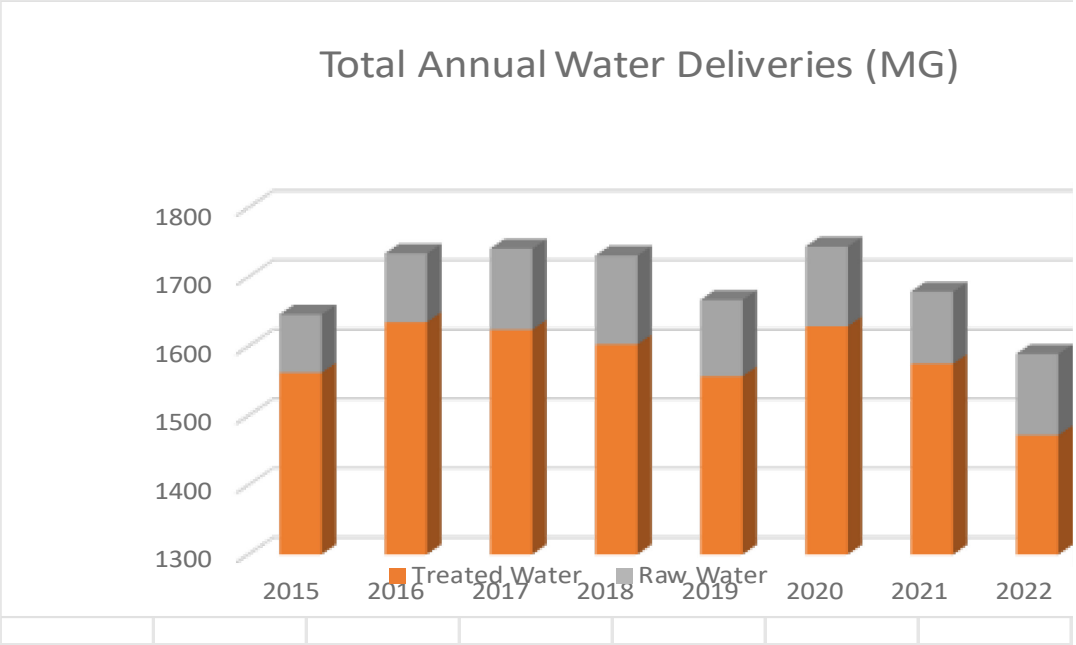


Figure 2-7, Indoor vs Outdoor Watering Totals

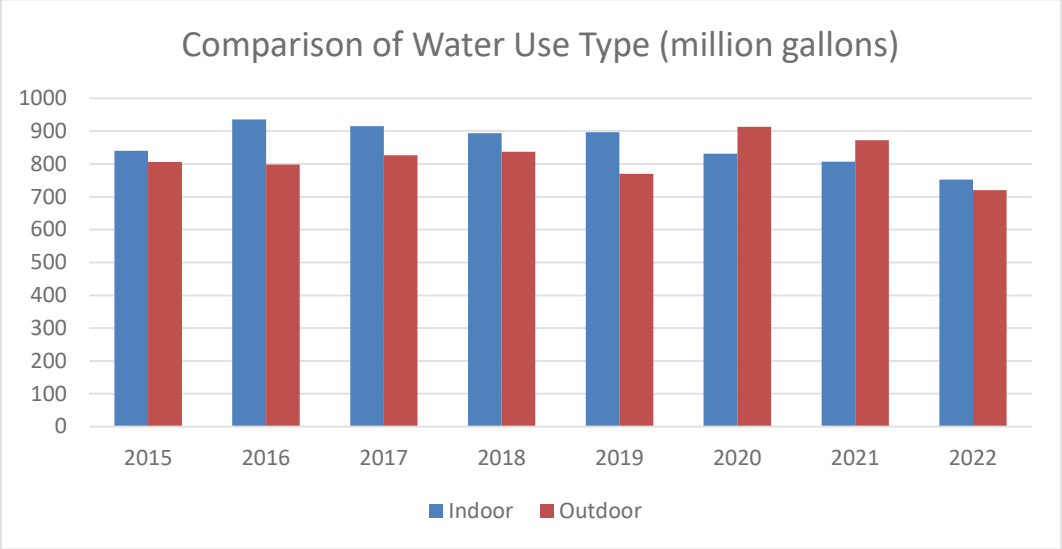
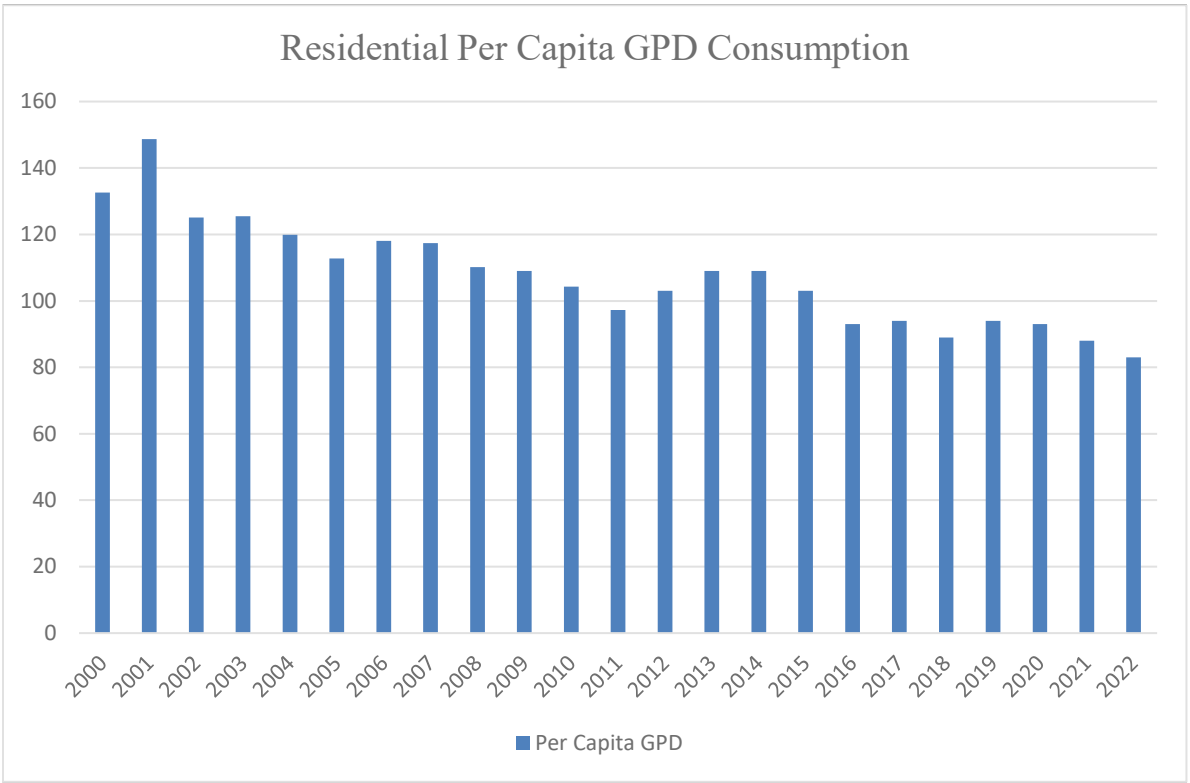


Table 2-5

City of Grand Junction
Sector Water Use

Year	Customer Class	Total Units	Metered Water (1000 Gallons)	Average per Unit (1000 Gallons)	Per Capita	Water Use % of
2022	Residential Units	12,072	853,212	71	83	58.0%
	Commercial	1,510	618,819	410		42.0%
	Total Taps	9,783	1,472,031			
2021	Residential Units	12,179	912,930	75	88	58.9%
	Commercial	1,564	636,258	407		41.1%
	Total Taps	9,772	1,549,188			
2020	Residential Units	12,107	966,485	80	93	60.3%
	Commercial	1,400	635,329	454		39.7%
	Total Taps	9,776	1,601,814			
2019	Residential Units	12,171	973,101	80	94	64.0%
	Commercial	1,399	547,276	391		36.0%
	Total Taps	9,776	1,520,377			
2018	Residential Units	12,281	935,717	76	89	59.1%
	Commercial	1,421	647,045	455		40.9%
	Total Taps	9,732	1,582,762			
2017	Residential Units	12,241	980,920	80	94	60.8%
	Commercial	1,415	633,084	447		39.2%
	Total Taps	9,686	1,614,004			
2016	Residential Units	12,072	957,215	79	93	61.6%
	Commercial	1,410	597,312	424		38.4%
	Total Taps	9,653	1,554,527			
2015	Residential Units	12,217	1,072,170	88	103	61.3%
	Commercial	1,411	676,077	479		38.7%
	Total Taps	9,667	1,748,247			

Figure 2-8
Per Capita Water Demand by Year (2000-2022)



Current Rate Structure and Tap Fees

Water Rates for the City were set to finance operation and maintenance of the water system, capital improvements of the water system, and legal expenses that insure the City's water rights. The City's water rates are based on an increasing block rate structure for all taps. A philosophy implemented over the past few years has been to have a minimal rate increase on our base rate while increasing rates at a higher percentage on usage over the base consumption in order to further incentivize water conservation. Tap fees and Plant Investment Fees provide monies for the operation and maintenance of the Water Treatment Plant. Table 2-6 shows the City's water rates and tap fees. Taps of ¾ inch and 1 inch are typically residential taps while all other taps are commercial and industrial taps.

Table 2-6

City of Grand Junction Water Rates
January 1, 2023

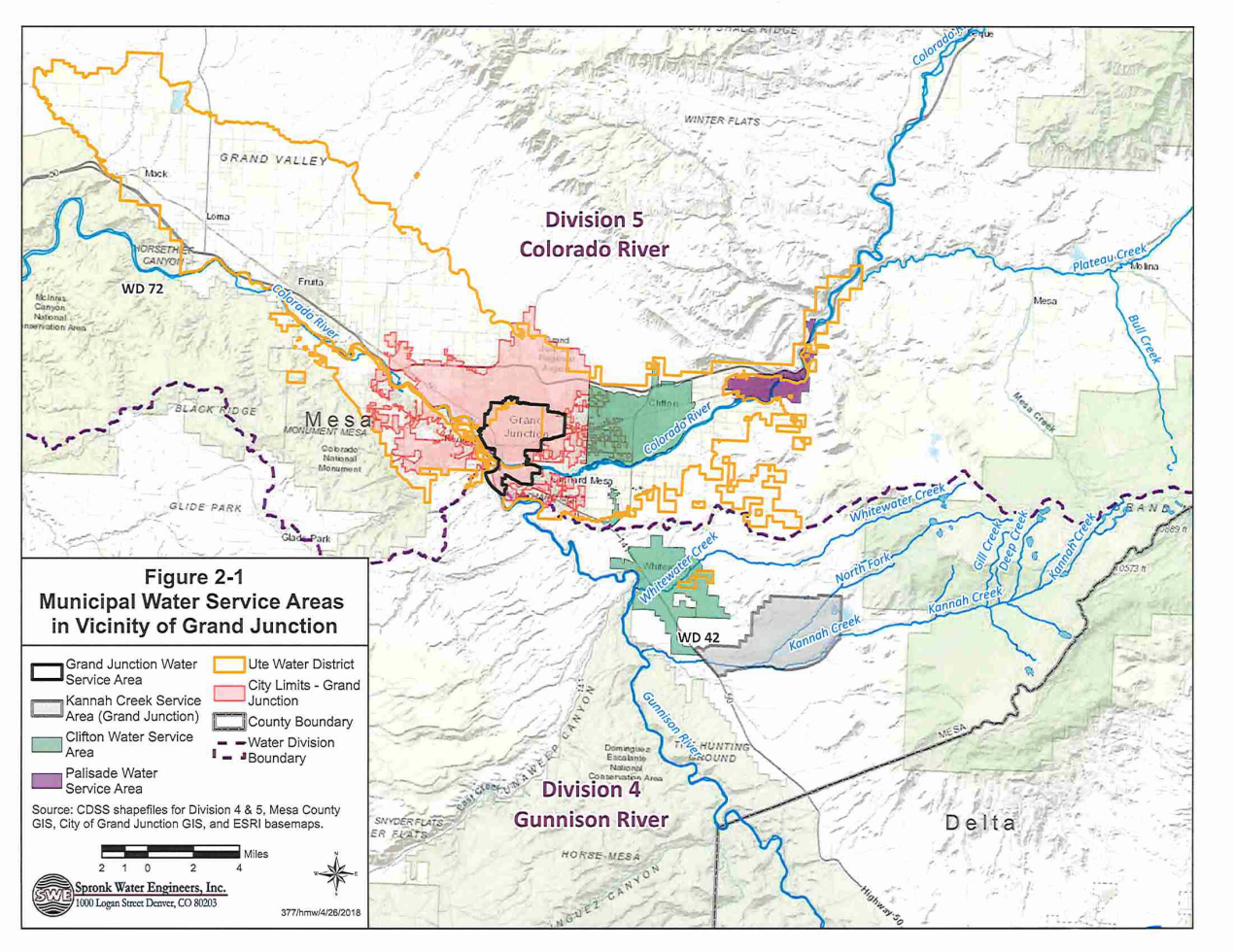
Rate	Gallons
$21.77 (includes 3,000 gal)	0-3,000
$3.71 (per 1,000 gal)	3,001 – 10,000
$4.40 (per 1,000 gal)	10,001 – 20,000
$5.13 (per 1,000 gal)	20,001+

City of Grand Junction Tap Fees

Tap Size	Tap	PIF*	Total Fees
3/4 "	$721	$4,614.40	$5,335.40
1"	$901.25	$6,154.25	$7,055.50
1 1/2 "	$2,111.50	$10,845.90	$12,957.40
2"	$2,987	$16,088.60	$19,075.60
3"	$7,081.25	$27,279.55	$34,360.80
4"	$13,235.50	$42,878.90	$56,114.40
6"	$20,445.50	$39,855.46	$160,300.96

* Plant Investment Fees

3.0 Profile of Existing Water Supply System -The Clifton Water District



Clifton Water District's Service Area is shaded in green.

History

The Clifton Water District was formed on March 5, 1951, in accordance with the then existing laws of the State of Colorado. A small water treatment facility was constructed at the east end of the top of Whitewater Hill, at what is now the northwest corner of the intersection of Colorado Highway 141 and U.S. Highway 50. The water plant, now referred to as Plant #1, began serving the small population of Clifton on April 19, 1958. In the first week of operation the plant produced approximately 95,000 gallons of water per day. Raw water for Plant #1 was obtained from the City of Grand Junction's raw water flow line from Kannah Creek and Purdy Mesa.

At the same time as the construction of the water treatment plant, approximately 49 miles of distribution line was also installed in the Clifton area. In addition to the treatment plant and distribution pipe, the District also owned a 420,000 gallon (0.42 MG) treated water storage tank north of

what is now Interstate 70. The capacity of the original treatment plant was 0.68 million gallons per day (0.68 MGD) which was increased to 1.27 MGD in 1973.

As the Clifton Water District continued to grow, the consumption of water within the District exceeded the capacity of the plant on Whitewater Hill. The Clifton Water District purchased potable water from the Ute Water Conservancy District to provide its users with water. The cost of purchasing bulk water from Ute was higher than the Clifton Water District rates. For short periods of time the District could afford to sell water for less than cost, but the District was growing so rapidly this practice could not continue. In 1979, an 8 MGD plant on the Colorado River (Plant #2) was put in service, thereby eliminating the need to purchase water from Ute, except in cases of emergency. The 8 MGD treatment plant was expanded to treat 12 MGD in 1981.

In the mid-nineties, the treatment facility underwent further enhancements with the addition of a nanofiltration/reverse osmosis plant. This improvement enabled the facility to separate a portion of the filtered water, purifying it even further before reintroducing it into the discharge stream. As a result, the District was able to maintain consistent effluent quality throughout the year. In 2016, Clifton Water renovated the District's existing 1970's circa conventional water treatment facility replacing traditional sand filtration with Ultrafiltration Membrane technology.

Service Boundary and Demographics

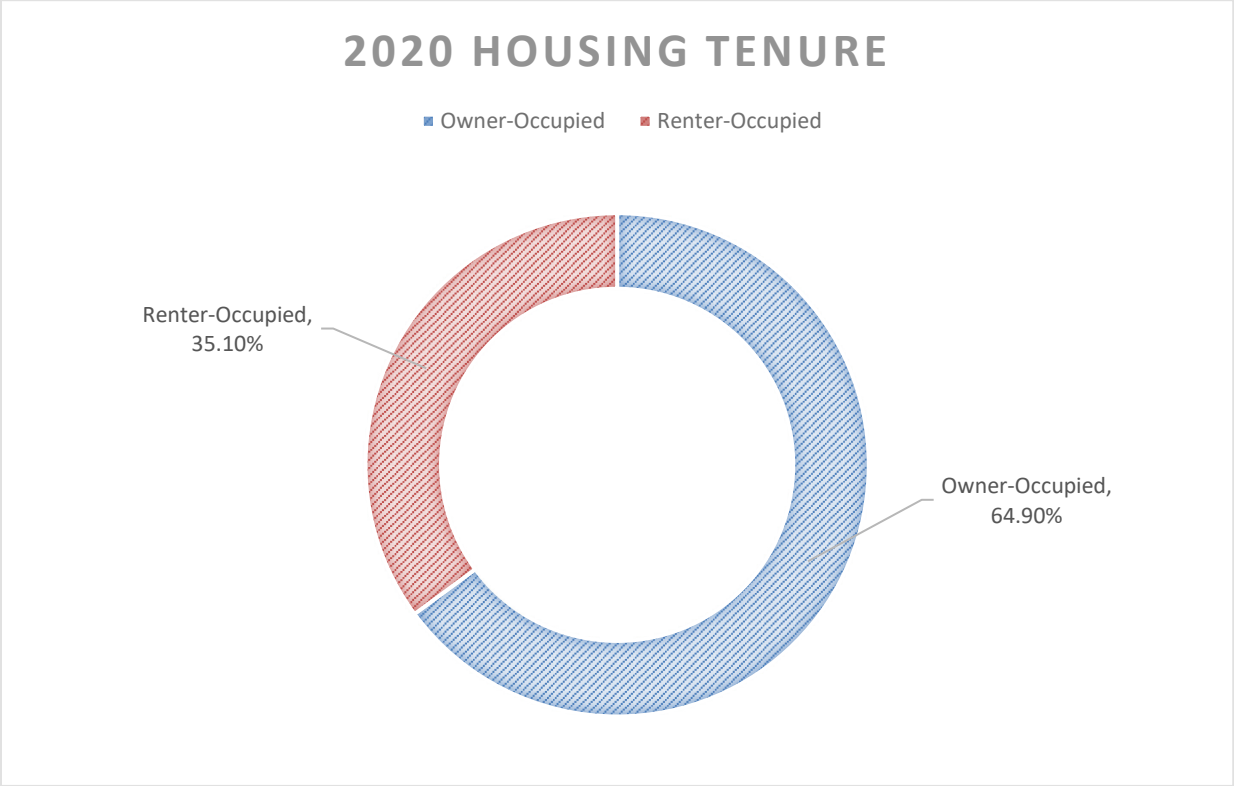
Clifton is an unincorporated area between the City of Grand Junction and the Town of Palisade on the Western Slope of Colorado. The Clifton area is described as that area laying east of 30 Road, west of 34 ½ Road, bounded on the south by the Colorado River and the Highline Canal on the north. The District serves the populations of Clifton, Fruitvale, portions of Grand Junction east of 30 Road, and Whitewater.

Historical population data for the District service area was analyzed to assess recent growth rate trends and people per household information. United States Census data from 2020 was used to identify the annual growth rate from 2000 to 2020, the population of Clifton Census Designated Place (CDP) grew 0.9% per year, increasing from 17,345 to 20,413 people. From 2000 to 2020, the population of Fruitvale CDP grew 1.0% per year, increasing from 6,936 to 8,271 people. From 2000 to 2020, the population of Whitewater Census County Division grew 2.0% per year, increasing from 2,063 to 2,891 people. Combined, these three populations had an average annual growth rate of 1.0%.

Based on the 2020 US Census data, Clifton CDP had an average of 2.72 people per household. To estimate the 2022 equivalent population, this average of 2.72 people per household was multiplied by the total number of "taps" or unique meter connections (12,160 taps) from 2022 billing data. This resulted in an estimate of 33,075 equivalent people in 2022. Figure 3-7 presents the District's

historical reported populations from 2000 and 2010, estimated 2020 population, and future 2030 and 2040 populations calculated with average annual growth rates of 1.0%, 1.5%, and 2.0% for comparison. The population of Clifton CDP is younger (median age 33.6) than Mesa County (median age 41.1). Most of the housing units are owner-occupied, with around 35.1% renter occupied.

Figure 3-1



Raw Water Supplies

Clifton owns 1,953 shares (equivalent to 20.31 cfs) of Grand Valley Canal water which is owned and operated by the Grand Valley Irrigation Company (GVIC). The Grand Valley Canal water right is the calling water right on the Colorado River below the Shoshone power plant near Glenwood Springs. Clifton also owns Colorado River water, 4.0 cfs at the L.H. Hurt Pump, and 16.42 cfs absolute and 3.58 cfs conditional in the Grand Junction Colorado River Pipeline. Table 3-1 is a summary of Clifton's water rights.

Table 3-1

Clifton Water District Summary of Direct Flow Water Rights				
Water Right Name	**Stream Name**	**Cubic Feet per Second**	**Use**	**Comments**
Colorado River Pipe-line	Colorado River	20.00	DM	
L.H. Hurt Pump	Colorado River	4.00	D	Alt. Point at Grand Valley Canal
Grand Valley Canal	Colorado River	20.31	DI	1,301 shares domestic, 652 shares irrigation

D – Domestic, I – Irrigation, M - Municipal

Historical Demand

Clifton provides retail water to residents and businesses that are located within Clifton's 10,720-acre service area (In-District) as well as 1600 acres located in the Whitewater area (a mix of both In-District and Out-of-District customers). There are currently 12,160 taps with an average water demand of 1,066 million gallons per year (mgy) for the years of 2015 to 2022. Historical water use is predominately residential with commercial water sales ranging between 7.0% to 8.0% of total sales which is equivalent to 7,028 mgy, between 2015 and 2022.

Approximately 70% of homes in the Clifton Water District enjoy the use of direct flow irrigation water from the Palisade Irrigation District (PID), the Mesa County Irrigation District (MCID), and the GVIC. These self-governing entities control and regulate the supply delivery of the available irrigation water with the Clifton Water District having no jurisdictional control over their operations. Water shares in the PID and MCID are attached to the land by law, with the GVIC providing water shares through a market-based ownership system.

The average daily demand for January, for the study period was 2.0 million gallons per day (mgd) and the average daily demand in July was 4.4 mgd. The ratio of the January daily demand to the July daily demand was 2.2 or water demand for July is 2.2 times that of an average day in January. This difference was due to lawn irrigation, evaporative cooler water demand and other seasonal activities. Table 3-2 shows Clifton's monthly and annual demand for the years 2015-2022, as well as detailed water use for those years. Figure 3-1 illustrates the annual water demand for the same period. Table 3-3 shows the residential and commercial water use, number of taps, and percentage of water use in the Clifton Water District. It should be noted that while residential taps increased

steadily over the seven-year period, commercial taps remained relatively constant and constituted only 2.2% of the total water taps and averaged 6.4% of water sales for the study period. Table 3-4 shows the top five C-I sector water users for 2022.

The existing annual average demand (AAD) was calculated using 2022 customer billing data. Average demand by month for 2022 are shown in Figure 2-8. The AAD is calculated as the total volume of water used during the year, divided by the number of days in the year. The AAD for 2022 is approximately 2.91 million gallons per day (MGD).

Figure 3-2

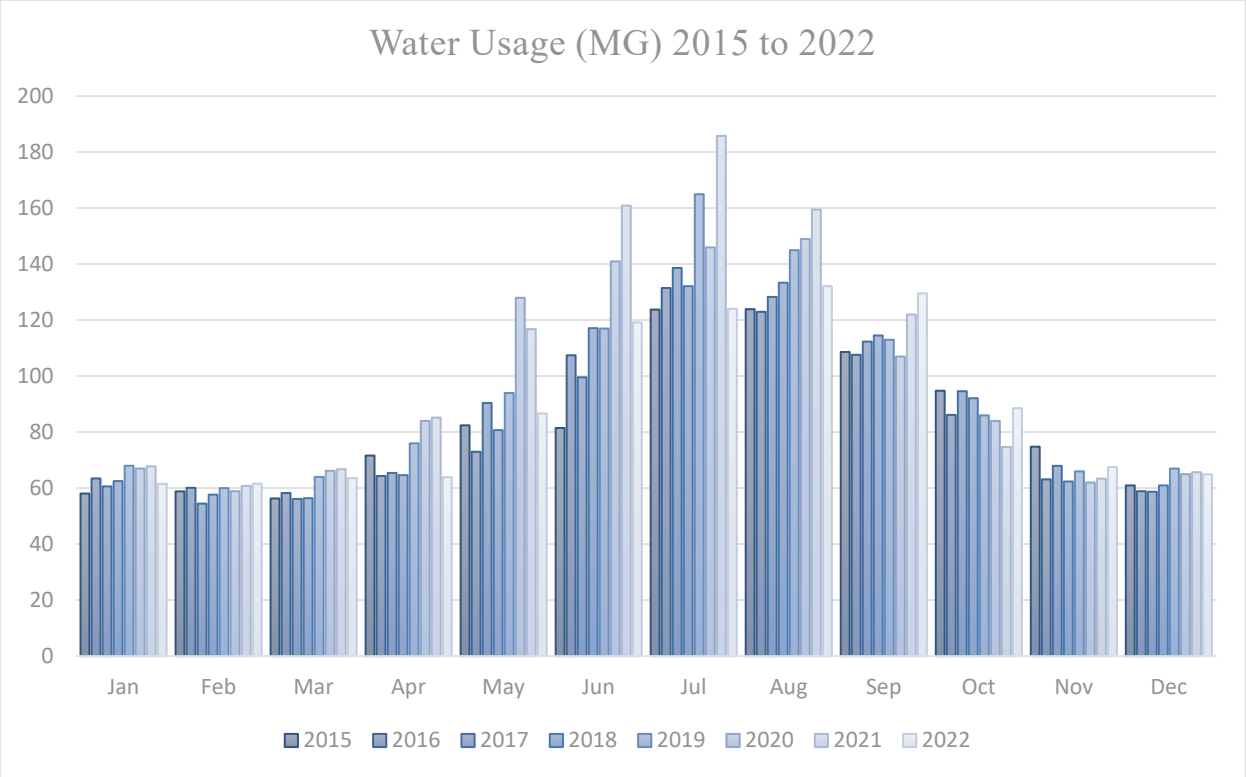


Figure 3-3

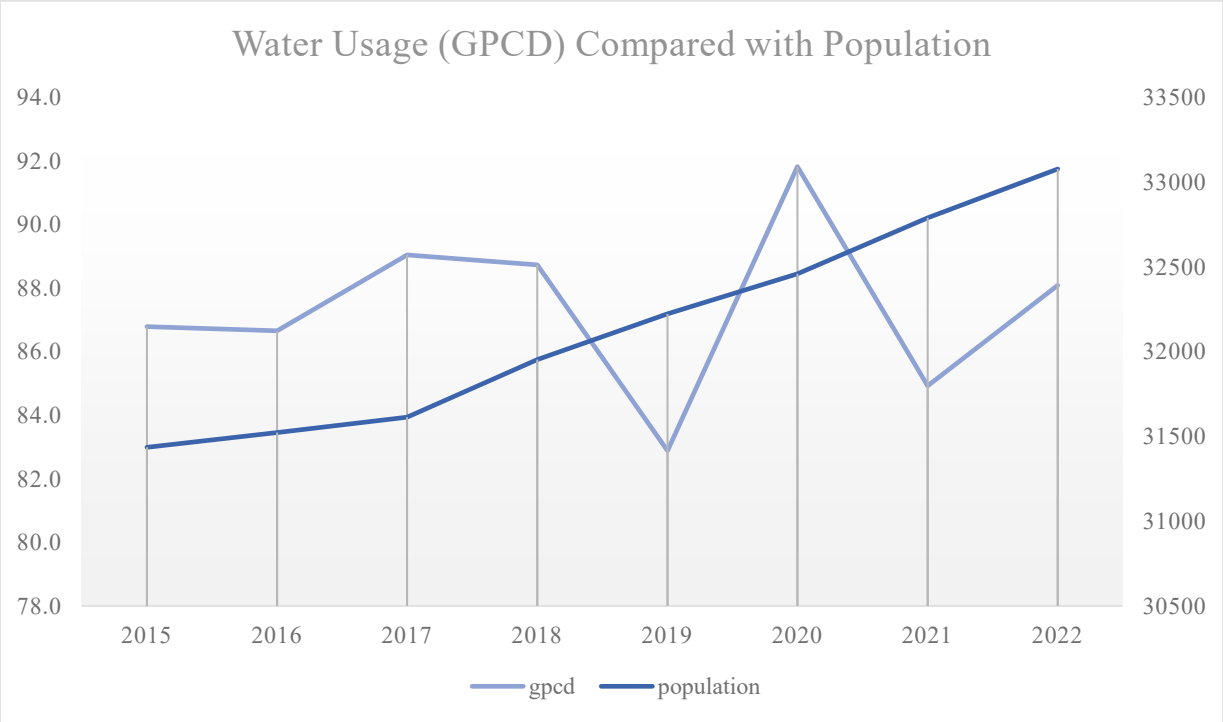


Figure 3-4

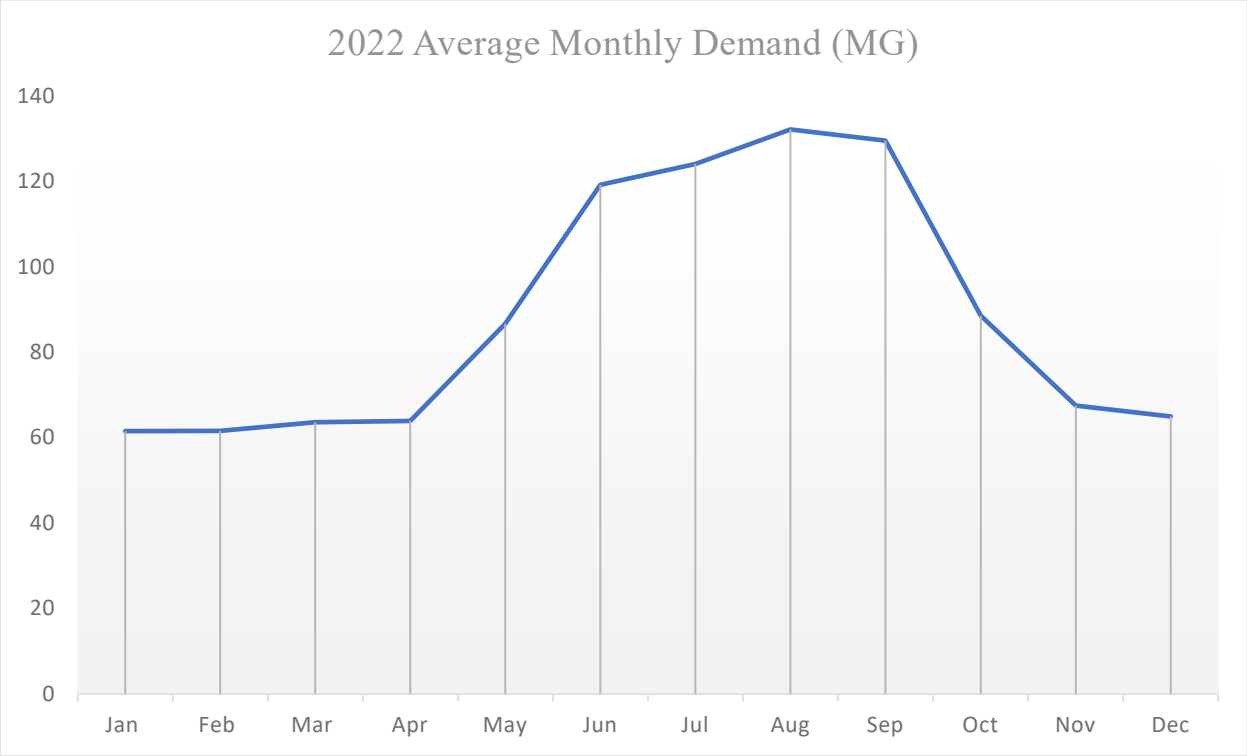
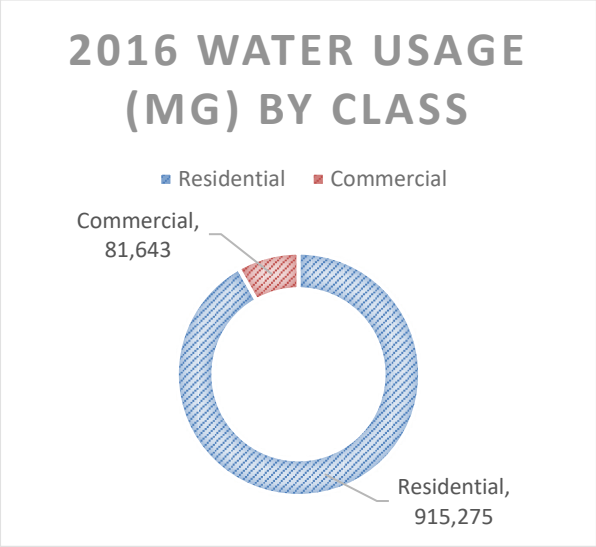
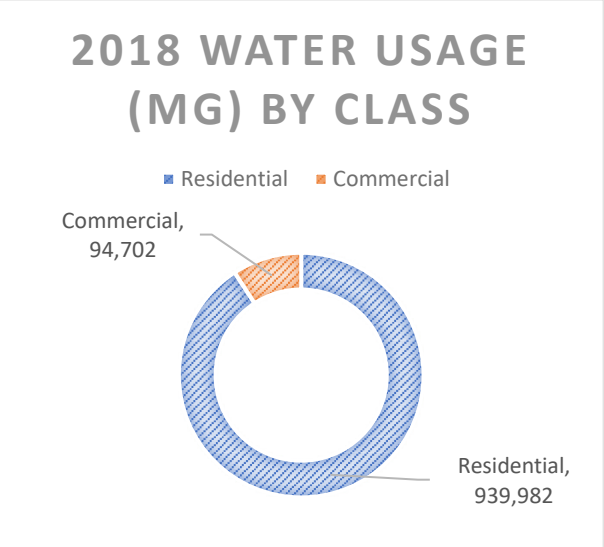
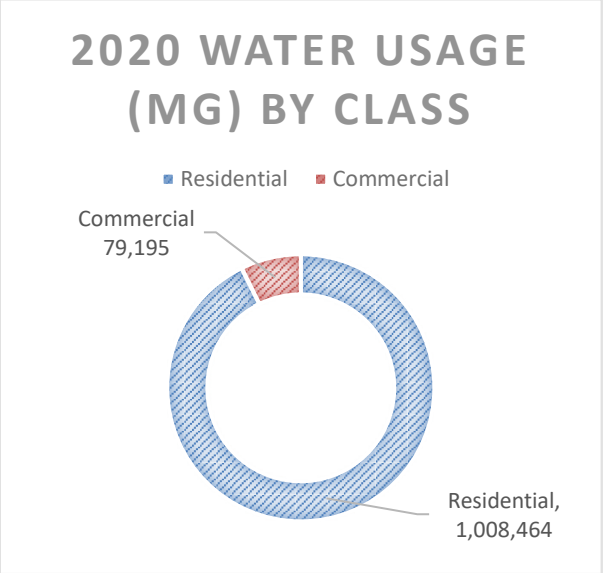


Figure 3-5


2016 WATER USAGE (MG) BY CLASS
Residential
Commercial
Commercial, 81,643
Residential, 915,275


2018 WATER USAGE (MG) BY CLASS
Residential
Commercial
Commercial, 94,702
Residential, 939,982


2020 WATER USAGE (MG) BY CLASS
Residential
Commercial
Commercial 79,195
Residential, 1,008,464

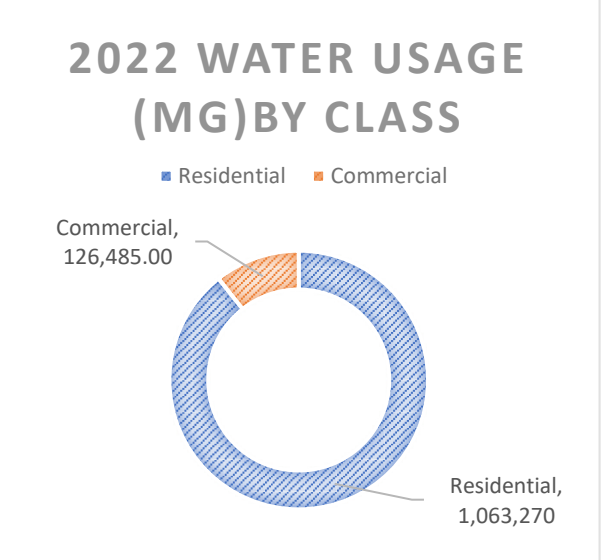

2022 WATER USAGE (MG)BY CLASS
Residential
Commercial
Commercial, 126,485.00
Residential, 1,063,270

Table 3-2 Top Commercial Customers 2022

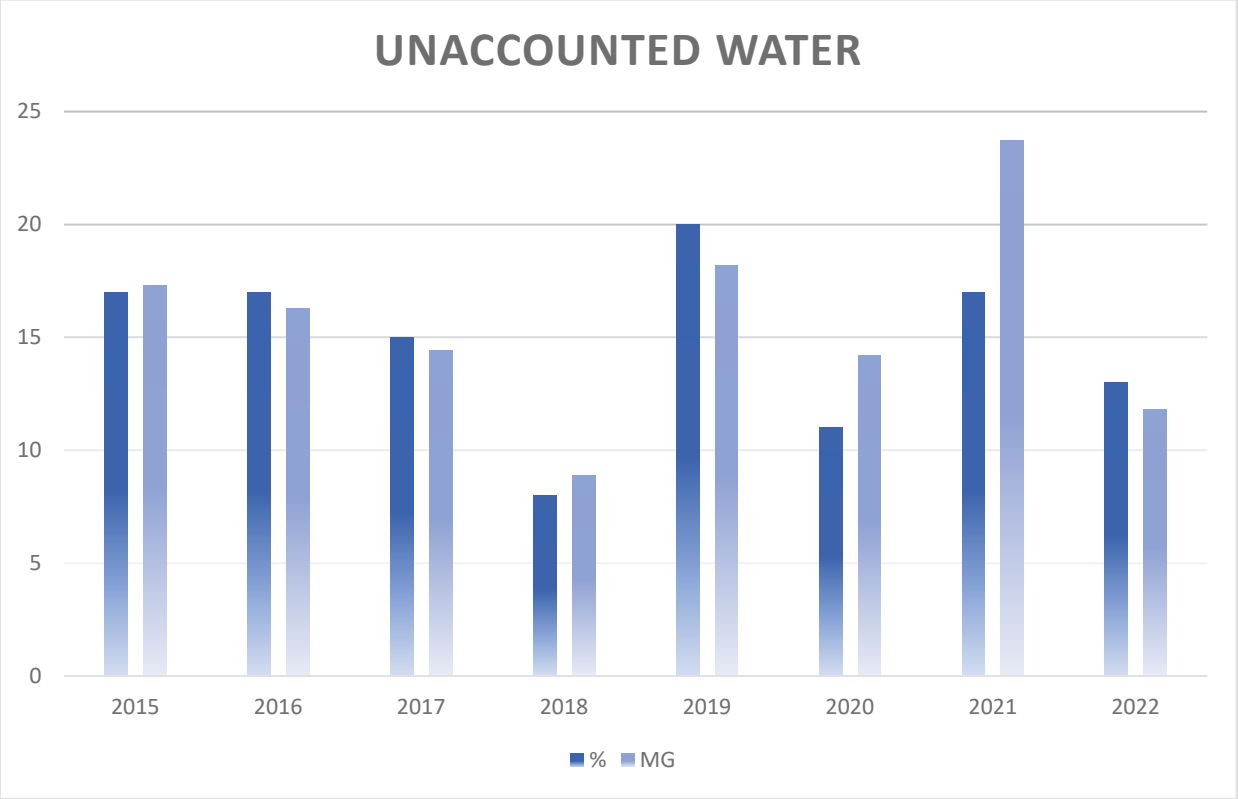
Customer	Percentage	Water Use (million gallons/year)
Car Wash #1	0.4%	4.2
Car Wash #2	0.2%	2.4
Hotel	0.2%	2.2
Grocery Store	0.2%	2.2
Shopping Center	0.2%	2.2

Total water used by the five largest C-I customers in 2022	13.2
Total water billed in 2022	1063.4
Percentage of 2022 billed water billed in 2022	1.2%

Unaccounted Water

Unaccounted water is the discrepancy between the volume of water produced and the amount measured by the meter. This includes system leaks, system flushing, and firefighting within the District's system. Figure 3-6 depicts the annual estimates of unaccounted water as a percentage of production volumes from 2015 to 2022. The District manages unaccounted water volumes using a leak detection and repair program, as well as investigating accounts with abnormal consumption rates to identify leaks. This program has been effective in detecting service and mainline leaks promptly. However, the District suspects that the variability in unaccounted water estimates may be partly due to missing historical water usage data. Consequently, the District is currently implementing a software conversion to improve their data management and analysis methods. Note, in 2021, 30 million gallons of water was given to the City of Grand Junction, which resulted in an increase in unaccounted water.

Figure 3-6



Demand Forecast

Future water demands for the District were estimated based on future equivalent population growth projections and an assumed unit demand rate. Based on a review of the District's historical billing data and current estimated population, the unit demand for existing population is approximately 73 gallons per capita per day (gpcd). To estimate demands of future population growth, a unit demand of 70 gpcd was assumed. This lower unit rate assumes development occurs on smaller lots and that even if new accounts do not have non-potable water available for irrigation, additional conservation efforts and smaller lawn areas will maintain the lower per capita demand. Existing and future water demands are presented in Table 2-5, below. Future demands are calculated based on the existing demand and a water usage of 70 gpcd for the projected population growth. MDD and PHD are estimated based on selected peaking factors of 2.2 and 4.3, respectively. By 2040, the District will be approaching the buildout based on an average land use development density. At buildout, the District estimates that it will provide water service to 49,300 people (see Figure 3-7).

Figure 3-7: Build-Out Based on Available Land

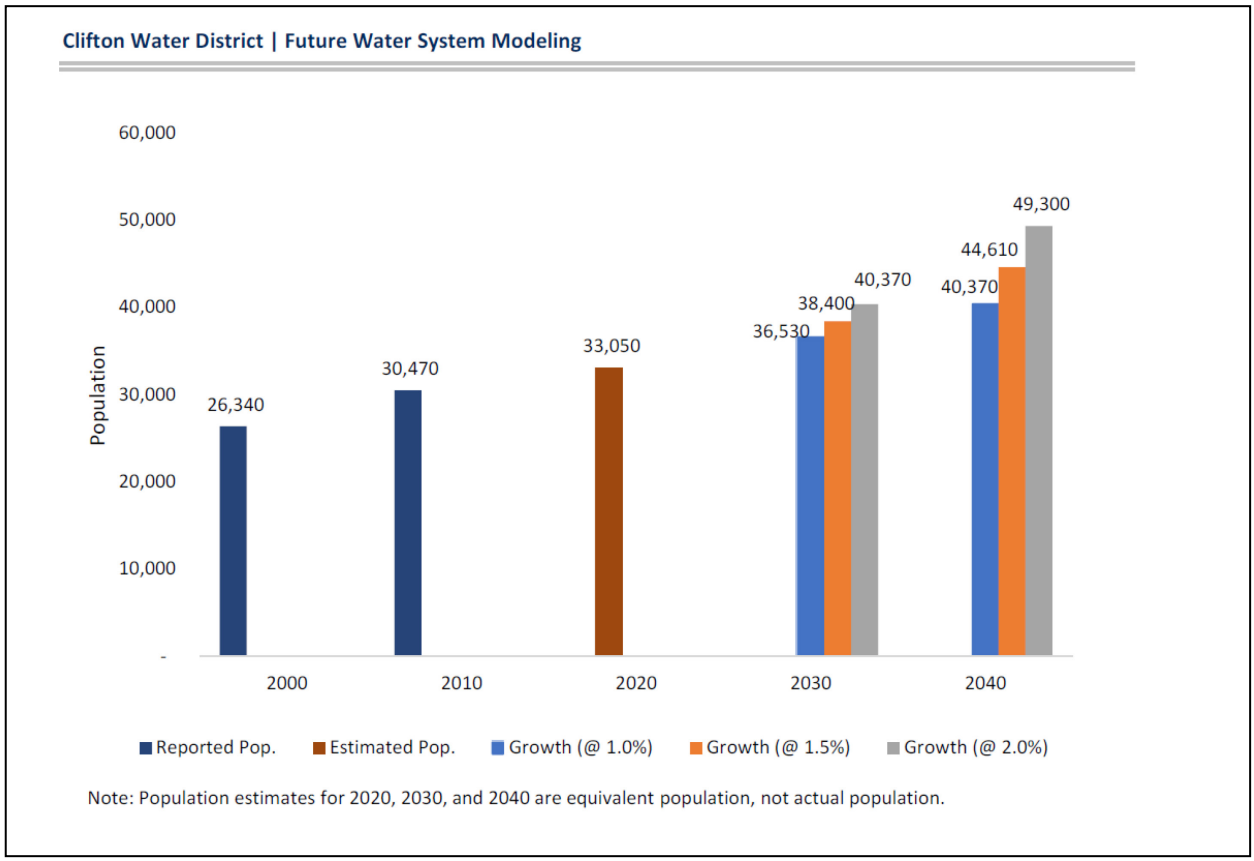
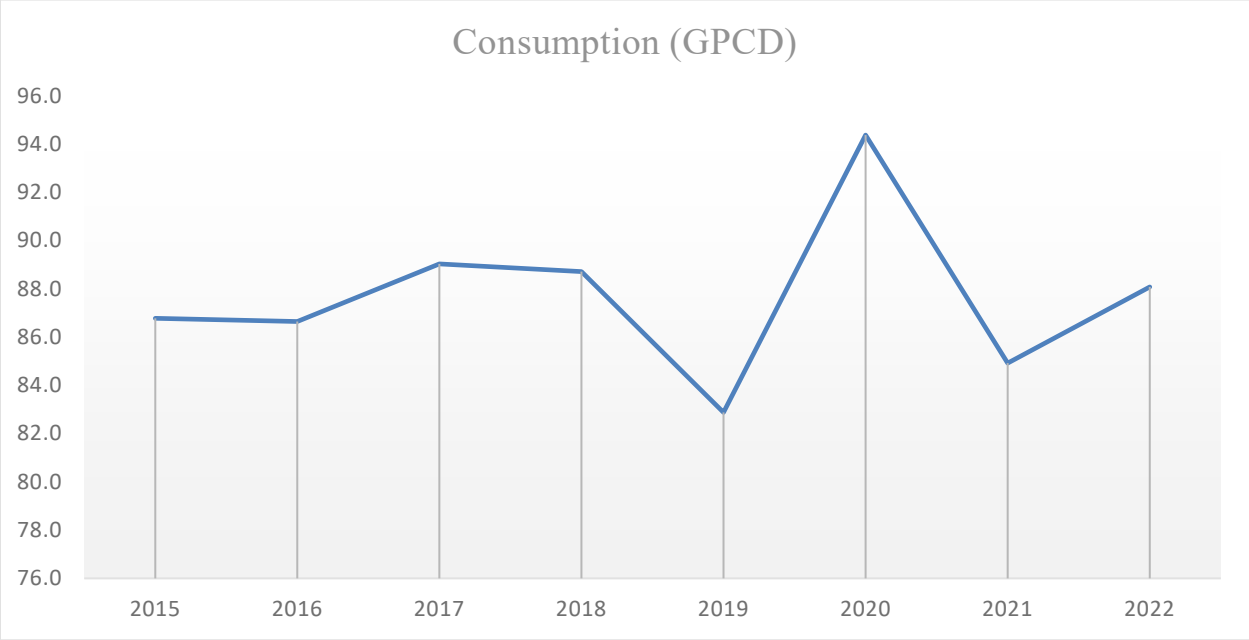


Table 3-3: Build-Out Based on Production Capacity

Description	Existing	2030	2040	Build-Out
Equivalent Population	33,050	38,450	44,680	52,830
ADD (mgd)	3.03	3.41	3.84	4.41
MDD (mgd)	6.67	7.5	8.46	9.71
PHD (mgd)	13.03	14.65	16.53	18.98

Figure 3-8



Current Rate Structure and Tap Fees

Starting in January 2023, the rate structure underwent revisions aimed at promoting conservation efforts. As a part of this initiative, residential customers now face an additional tier for usage exceeding 25,000 gallons. A separate rate structure for irrigation services has also been introduced. The irrigation rates are set at twice the commercial rates. Information about the current water rates and Plant Investment Fees can be found in Tables 3-4, 3-5, 3-6 and 3-7.

Table 3-4 Residential Rates

Usage (Gallons)	In-District Water Rate	Out-of-District Water Rate
0 to 3,000	$27.00	$40.50
3,001 to 10,000	$3.22 per 1,000 gallons	$4.83 per 1,000 gallons
10,001 to 18,000	$4.37 per 1,000 gallons	$6.56 per 1,000 gallons
18,001 to 25,000	$6.67 per 1,000 gallons	$10.01 per 1,000 gallons
Greater than 25,000	$13.34 per 1,000 gallons	$20.01 per 1,000 gallons

Table 3-5 Commercial Rates

Usage (Gallons)	In-District Water Rate	Out-of-District Water Rate
0 to 3,000	$27.00	$40.50
3,001 to 10,000	$3.22 per 1,000 gallons	$4.83 per 1,000 gallons
10,001 to 18,000	$4.37 per 1,000 gallons	$6.56 per 1,000 gallons
Greater than 18,000	$6.67 per 1,000 gallons	$10.01 per 1,000 gallons

Table 3-6 Irrigation Rates

Usage (Gallons)	In-District Water Rate	Out-of-District Water Rate
0 to 3,000	$54.00	$81.00
3,001 to 10,000	$6.44 per 1,000 gallons	$9.66 per 1,000 gallons
10,001 to 18,000	$8.74 per 1,000 gallons	$13.12 per 1,000 gallons
Greater than 18,000	$13.34 per 1,000 gallons	$20.02 per 1,000 gallons

Table 3-7 Tap Fees

Tap Size*	In-District	Out-Of-District
5/8”	$8,500	$12,750
¾” x ¾”	$9,300	$13,950
1”	$17,000	$25,500
1-1/2”	$15,000	$22,500
2”	$22,500	$33,750
3”	$33,750	$50,625

* Irrigation taps are sold at 2-times the advertised price.

Figure 3-9

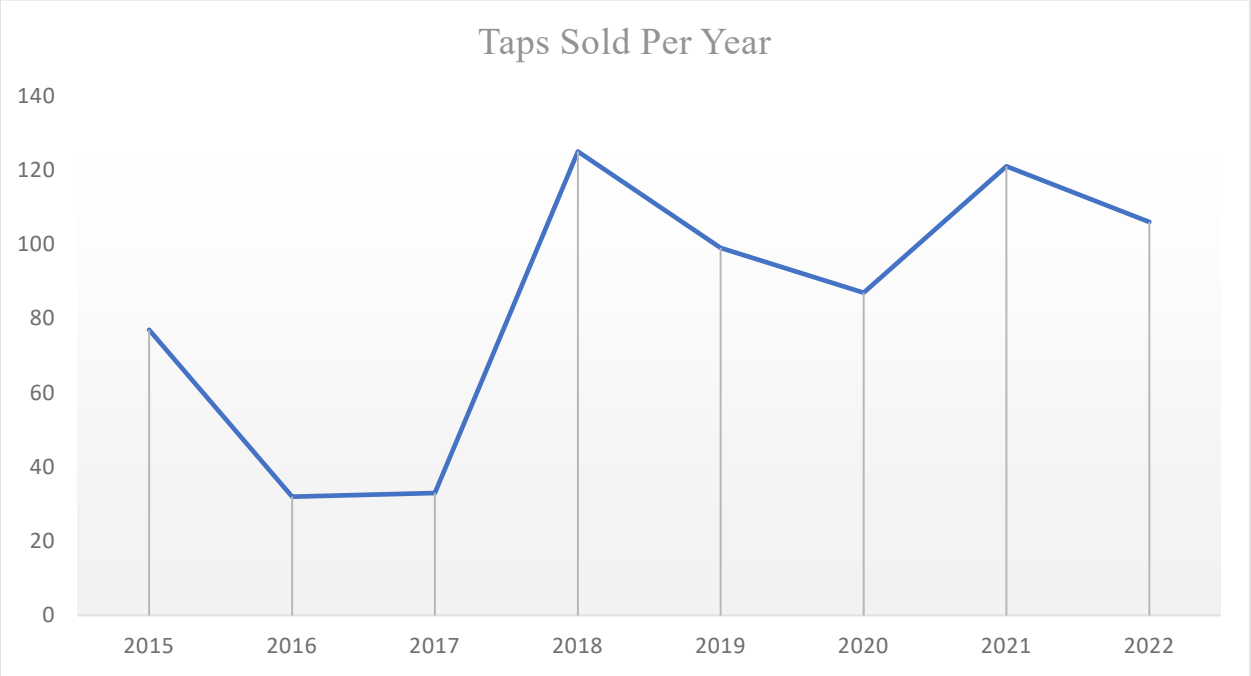
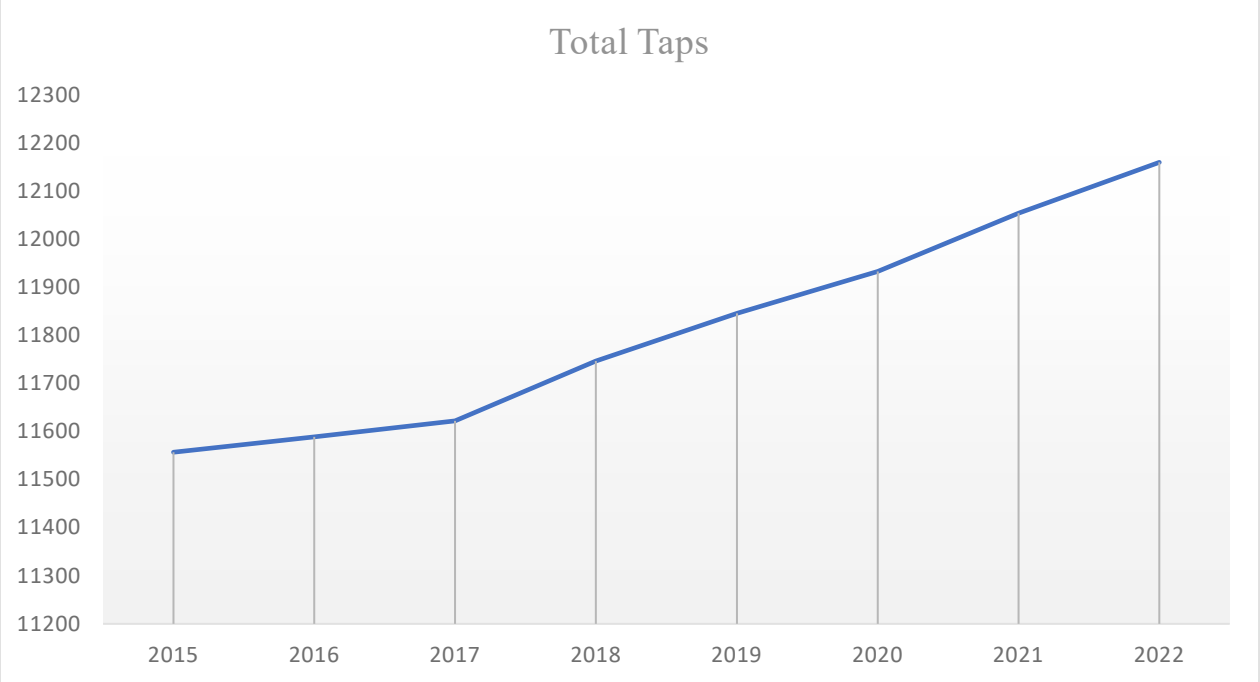
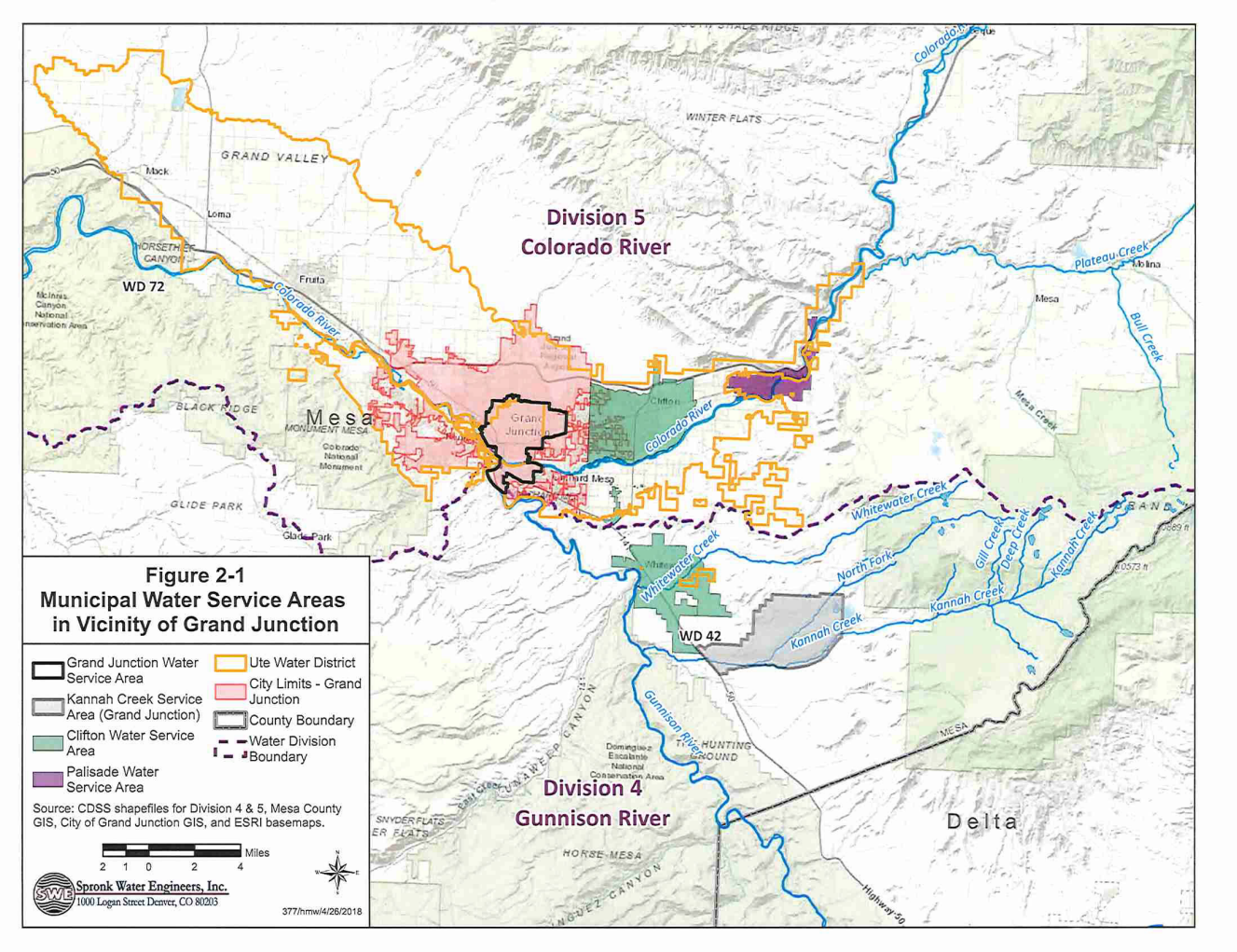


Figure 3-10



4.0 Profile of Existing Water Supply System: The Ute Water Conservancy District



Ute Water Conservancy District's Service Area is outlined in yellow.

History and Water Supply

The Ute Water Conservancy District (District) was formed on April 4, 1956, by decree of the Mesa County Court. The District serves an estimated 60 percent of the Mesa County population, with the District's boundaries starting in Cameo, east of the Town of Palisade, and ending near the Colorado-Utah State line.

The primary source of supply for the District is the Jerry Creek Reservoirs (No. 1 and 2) with a combined capacity of 8,736 AF. The Jerry Creek Reservoirs are filled from the Ute Pipeline Headgates No.1 or No.3 which has a senior water right for 20 cfs and a junior water right for 30 cfs. The Ute Pipeline Headgate No. 3 diverts water directly from Plateau Creek and Headgate No. 1

diverts water from the Lower Molina Power Plant. The District generally diverts water from Headgate No. 1 due to better water quality and yield. The District has an environmental constraint of 20 cfs by-pass flows in Plateau Creek when diverting from headgate No. 3 that was imposed by the US Army Corps of Engineers when the diversion was constructed in 1977 during that year's drought.

The District has converted a portion of its irrigation water rights from the Carver Ranch purchase, diverted from Mesa Creek, to municipal use. The Water Court decree has limited these converted rights from Mesa Creek to 508.9 acre-feet per year. These, and additional water rights diverted from Coon Creek, are diverted into a third intake, and subsequently into the Ute Pipeline. The District owns nine other ranch properties that remain in agriculture. These ranches have numerous direct flow rights, storage rights, and Collbran Water Conservancy District shares.

The raw water from the Jerry Creek Reservoirs is delivered to the District's water treatment plant via a 18.2 mile long, 48-inch diameter Plateau Creek Pipeline (Pipeline). The Pipeline has the capacity to deliver 40.3 mgd, or 62.2 cfs, from the Jerry Creek Reservoirs. The Pipeline travels along the Plateau Creek valley floor for approximately 11.2 miles before entering the Lower Canyon Tunnel. After exiting the Lower Canyon Portal, the Pipeline alignment follows Plateau Creek for approximately 1.2 miles before entering the 3,300 ft long Lower Mesa Tunnel. Upon exiting the Lower Mesa Tunnel the Pipeline travels along the south-westerly wall of DeBeque Canyon above Interstate 70 for approximately 3.2 miles before entering the District's water treatment plant.

In addition to the Plateau Creek Pipeline, diversions can also be made from the Colorado River through the Rapid Creek Pumping Pipeline and the Bridges Switch Pumping and Pipeline which has a pumping capacity of 31 cfs. Since the formation of the Ute Water Conservancy District, the District has acquired numerous water rights in the Grand Mesa watershed. Table 4-1 is a list of storage rights and Table 4-2 is a list of direct flow rights owned by Ute Water Conservancy District.

In 1976 and again in 1985, the Water Treatment Plant was expanded to meet the growing demand for domestic water. In 2009, the District's Water Treatment Plant underwent a $7.2 million dollar expansion that included the installation of four new filters. The District's current Water Treatment Plant capacity is 34 MGD, with treated storage of approximately 16 million gallons of water, which brings the District's system-wide treated water storage to 27.5 million gallons. Ute Water currently has approximately 930 miles of distribution pipelines and service lines. In 2021, the District served 37,650 residential and commercial taps with an estimated population of about 88,000.

In 2012, the District purchased 12,000 acre-feet of annual stored water in Ruedi Reservoir for use as a secondary water source and to provide for future growth. In 2013, the District completed an

upgrade of the Treatment Plant's flocculation and sedimentation basins with the addition of settling plates to increase treatment capacity. The upgrade allows for increased effectiveness in maintaining a high level of water quality when treating water from sources such as the Colorado River. From 2015 to 2017, the District completed construction upgrades to their pump stations near the Colorado River necessary to continue the conveyance of water from the pump station on the Colorado River to the District's treatment facilities. Completion of the pump station upgrades provides a secondary source of water that exceeds the District's current maximum daily demand. The District will continue its efforts to ensure its ability to provide adequate water to its customers into the future and to comply with current and anticipated water quality regulations.

A first for the District, in 2021, approximately 1,890 acre-feet of the Ruedi Reservoir water was released in 2021 to supplement demand due to drought conditions.

Table 4-1

Ute Water Conservancy District
Summary of Storage Water Rights

Name	Stream Name	Acre Feet	Use	Comments
Big Creek Reservoir Company	Big Creek	404.57	I	35.75 shares
Big Park Reservoir	Leon & Park Creeks	5,650.0	D	Conditional
Bull Basin Reservoir No. 1	Bull Creek	125.6	I	100% interest
Bull Basin Reservoir No. 2	Bull Creek	96.1	I	two adjudications
Bull Creek Reservoir Company	Bull Creek	167.89	I	94 shares
Buzzard Creek Dam & Reservoir	Buzzard Creek	4,500.0	D	Conditional
Coldsore Reservoir	Cottonwood Creek	90.7	I	aka Jensen
Coon Creek Reservoir & Canal Co.	Coon Creek	531.1	I	781 shares
Coon Creek Reservoir No. 3	Coon Creek	201.0	I	3/8 interest
Cottonwood Lakes Reservoir Co.	Cottonwood Creek	371.88	I	61 shares
Jerry Creek Reservoir No. 1	Plateau Creek	1,102.0	D	
Jerry Creek Reservoir No. 2	Plateau & Jerry Creeks	9,591.1	D	7791 af cond. refill rt.
Kirkendall Reservoir	Leon Creek	110.0	I	1922.49 af cond., aka Hunter
Mesa Creek Res. And Canal Co.	Mesa Creek	189.3	I	182 shares
Monument Reservoir No. 1	Leon Creek	572.7	I	4,682 af cond.
Monument Reservoir No. 2	Leon Creek	254.0	I	
Owens Park Reservoir	Owens & Buzzard Crk	7,152.0	D	Conditional
Stubbs McKinney & Clark Res	Bull Creek	206.0	I	aka Long Slough
Twin Reservoir	Bull Creek	129.2	I	
Vega Reservoir	Plateau Creek	797.0	I	
Willow Creek Reservoir	Buzzard Creek	19,488.0	I	Conditional

D – Domestic, I – Irrigation

Table 4-1
(Continued)
Ute Water Conservancy District
Summary of Direct Flow Water Rights

Water Right Name	Stream Name	Cubic Feet per Second	Use	Comments
Atwell Waste & Seep Ditch	Mesa Creek	3.06	I	0.06 cfs conditional
Carver Ranch Pipeline	Mesa Creek	11.00	D	Mesa Intake
Independent Ditch	Mesa Creek	8.17	I	7.11 cfs conditional
King Ditch	Mesa Creek	1.43	I	
Mason & Eddy Ditch	Mesa Creek	8.84	D	Ltd. 508 af
Mesa Creek Ditch	Mesa Creek	6.50	D	
Mesa Creek Ditch	Mesa Creek	16.62	I	
Blackman, Dunlap & Clark D.	Plateau Creek	0.72	I	
Heely Ditch No. 1	Plateau Creek	0.66	I	
Heely Ditch No. 2	Plateau Creek	0.66	I	
Heely Ditch No. 3	Plateau Creek	0.66	I	
Heely Ditch No. 6	Plateau Creek	0.66	I	
Ute Pipeline	Plateau Creek	50.00	D	
Marin Crawford Ditch	Rapid Creek	8.00	D	
Cedar Ditch	Salt Creek	3.70	I	
Hill-Johnson Ditch	Salt Creek	1.57	I	7/24 interest in ditch
Bridges Switch PP & PL	Colorado River	30.00	D	Conditional
Grand Valley Canal	Colorado River	4.10	I	GVIC, 397 shares
Rapid Creek Pumping Plant	Colorado River	15.00	D	Absolute
Ute Pumping Station & PL	Colorado River	50.00	D	Conditional
Palmer Ditch	Big Creek	20.23	I	2/9 int. in 2nd & 3rd adj.
Golden Age Ditch	Big Creek	2.46	I	
Golden Age Ditch	Big Creek	0.19	D	
Kiggins & Goyn Ditch	Big Creek	1.41	I	

Table 4-1
(Continued)

Ute Water Conservancy District
Summary of Direct Flow Water Rights

Name	Stream Name	Cubic Feet per Second	Use	Comments
Boyle Creek Ditch	Bull Creek	0.60	I	Conditional
Bull Basin Highline Ditch	Bull Creek	5.90	I	
Stubbs McKinney, & Clark Res Feeder Ditch	Bull Creek	7.00	I	
Atwell East Ditch	Coon Creek	2.82	D/I	Domestic use conditional
Charles A. Atwell East Ditch	Coon Creek	0.75	I	
Brown Ditch	Coon Creek	2.08	I	Additional 1.0 cfs for stock
Coon Creek Pipeline	Coon Creek	6.00	D	1.9 cfs is conditional
Craig & Stewart Ditch	Coon Creek	4.68	I	
Heely Ditch No. 4	Coon Creek	2.00	I	
Heely Ditch No. 5	Coon Creek	0.66	I	
Pisel Ditch	Coon Creek	0.65	I	
Vance & Fortsch Ditch	Coon Creek	2.60	I	
Welch Ditch	Coon Creek	1.63	I	
Wildcat Ditch	Coon Creek	0.15	S	
Kiggins & Salisbury Ditch	Leon Creek	31.20	I	Ownership of 300 shares
Leon Ditch	Leon Creek	6.69	I	40% ownership in ditch
Little Finn Ditch	Leon Creek	3.25	I	aka Provo Ditch

D – Domestic, I – Irrigation, S - Stock

Retail Water Sales

Ute Water currently provides retail water to residents and businesses that are in its service area (see domestic water providers map, appendix A). This includes approximately 75% of the incorporated area of the City of Grand Junction. At the end of 2022, there were 39,612 active taps with an average water demand of just under 3 billion gallons per year for the years 2016 through 2022.

Approximately 95% of homes in the Ute Water Conservancy District enjoy the use of direct-flow irrigation water. Residents within the District receive irrigation water from the Government Highline Canal, operated by the Grand Valley Water Users Association. Also providing irrigation water within the District boundaries is the Redlands Canal, owned and operated by the Redlands Water & Power Company, the Grand Valley Canal, owned and operated by the Grand Valley Irrigation Company, and the Orchard Mesa Canal, owned and operated by the Orchard Mesa Irrigation District

Monthly Water Demand 2016-2022

The average daily demand for January for the study period was 6.8 million gallons per day (mgd) and the average daily demand in July was 13.9 mgd. The ratio of the January daily demand to the July daily demand was 2, or water demand for July is two times that of an average day in January. This difference is estimated to be the result of home cooler demand during the hot summer months and limited lawn or outside watering use. Unbilled water averaged 9% over the past six years and is based upon water billed in a month plus additional known uses compared to measured production. The unbilled water percentage can be affected by the accuracy of meter readings and unauthorized fire hydrant usage. The unbilled water percentage can also be impacted by fire-fighting usage. Table 4-3 shows Ute Water's monthly and annual demand for the study period, as well as detailed water use for those years, and Figure 4-1, illustrates the monthly water demand.

Sector Water Use

Table 4-4 shows billed water use patterns for residential and commercial-industrial sectors for 2016 through 2022 as well as a percentage of water use and percentage of taps by each sector. For the years 2016-2022, residential water use averaged 74% of water sales and approximately 96% of active water taps. The commercial-industrial sector averaged 26% of water sales but only approximately 4% of active water taps.

As shown in Table 4-4, the distribution of water taps for the Commercial-Industrial (C-I) sector has remained constant over the years. When looking at the C-I sector, it was noted that the 5 largest C-I customers were billed for 2.9% of the total water use in 2018. The C-I customers include a

manufacturer, hotel, car wash, farming/livestock, and retailer. Table 4-5 shows the distribution of water use for the 5 largest C-I customers for 2022.

Table 4-2
Ute Water Conservancy District Monthly Billed Water
(values in million gallons)

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
2016	190	152	172	196	208	288	351	331	312	252	189	179	2,820
2017	181	168	164	213	236	315	371	321	342	230	203	182	2,926
2018	181	177	166	200	239	335	344	366	315	255	198	174	2,950
2019	192	175	157	181	230	284	310	348	243	198	198	186	2,702
2020	188	180	168	202	272	312	367	372	337	270	213	179	3,060
2021	202	167	172	234	255	316	379	333	313	266	188	185	3,010
2022	190	174	165	214	236	308	336	329	348	248	212	192	2,952
Average	189	170	166	206	239	308	351	343	316	246	200	182	2,917

Detailed Water Use

Average Annual Water Use	2917.1 mg
Average Unbilled Water	291.3 mg
Average Annual Water Loss	9%
Average Day Use (July	13.9 mgd
Average Day Use (January)	6.8 mgd
Average July Day to Average January Day Ratio	2.0

Figure 4-1

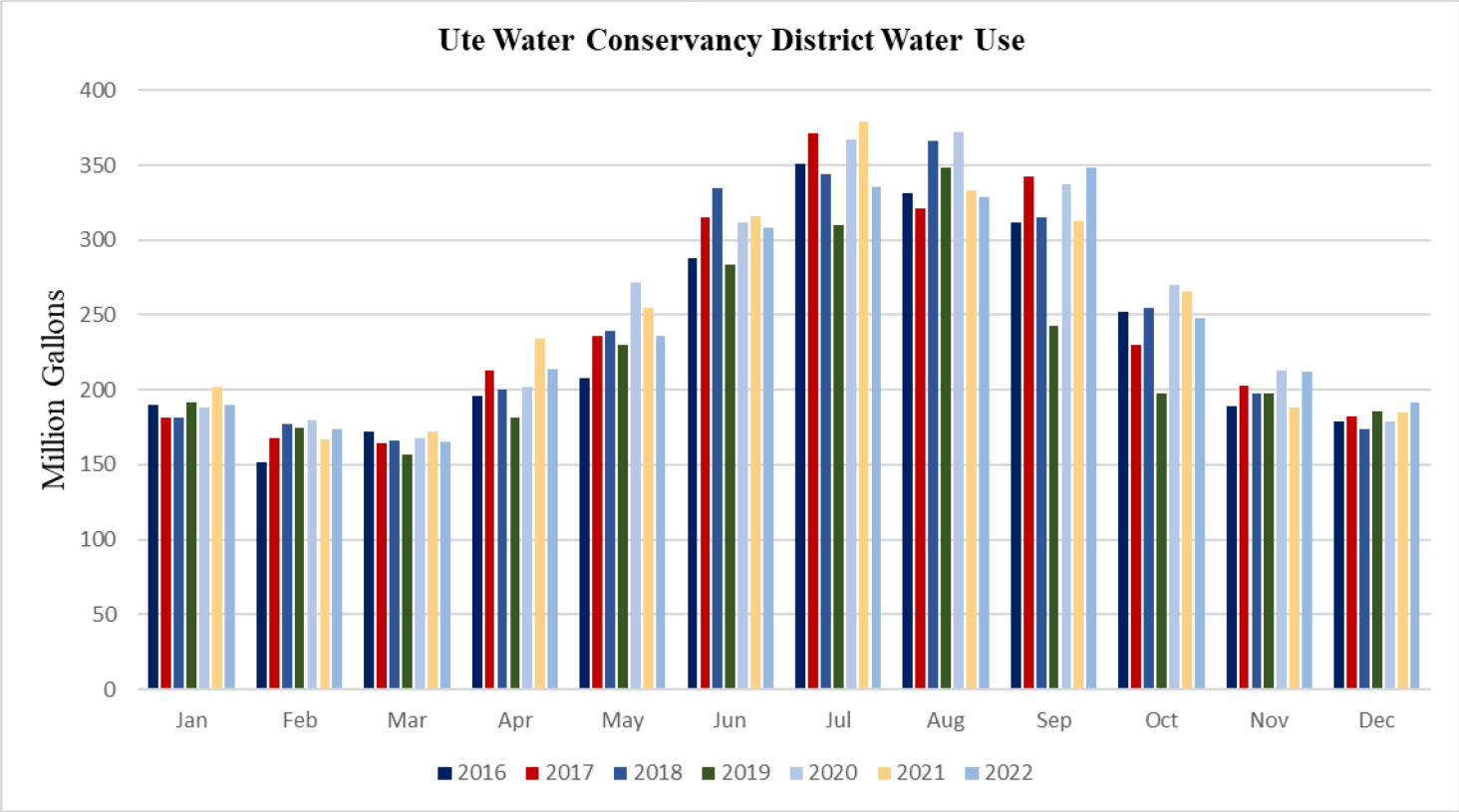

Ute Water Conservancy District Water Use
Million Gallons
400
350
300
250
200
150
100
50
0
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
Oct
Nov
Dec
2016
2017
2018
2019
2020
2021
2022

Table 4-3

Ute Water Conservancy District
Sector Water Use

Year	Customer Class	Total Taps	Metered Water (1000 gallons)	Average per Tap (1000 gallons)	Per Capita	Water Use (% of Total)
2022	Residential	38,195	2,135,625	55.9	65.0	74.9%
	Commercial	1,417	714,655	504.3		25.1%
	Total	39,612	2,850,280			
2021	Residential	37,650	2,202,880	58.5	69.0	73.2%
	Commercial	1,414	805,817	569.9		26.8%
	Total	39,064	3,008,697			
2020	Residential	36,881	2,291,129	62.1	69.0	74.7%
	Commercial	1,396	774,116	554.5		25.3%
	Total	38,277	3,065,245			
2019	Residential	36,174	2,102,785	58.1	69.0	73.6%
	Commercial	1,386	754,867	544.6		26.4%
	Total	37,560	2,857,652			
2018	Residential	35,622	2,179,724	61.2	69.0	73.9%
	Commercial	1,368	770,268	563.1		26.1%
	Total	36,990	2,949,992			
2017	Residential	35,185	2,171,310	61.7	69.0	74.2%
	Commercial	1,338	755,109	564.4		25.8%
	Total	36,523	2,926,419			
2016	Residential	34,753	2,098,331	60.4	68.0	74.4%
	Commercial	1,318	721,886	547.7		25.6%
	Total	36,071	2,820,217			

Table 4-4

Ute Water Conservancy
Five Largest Commercial-Industrial Customers 2022

Sector	Percentage	Water Use (mg)
Fill Station/Construction	1.1%	38.8
Hotel	0.8%	24.0
Mobile Home Park	0.7%	21.0
Car Wash	0.5%	16.0
Manufacturer	0.5%	15.3
Total		115.1
Total water billed in 2022		2949.0
Percentage of 2022 billed water		3.9%

Current Rate Structure and Tap Fees

During the November 2022 regular board meeting, Ute Water's Board of Directors approved a water rate and tap fee increase that will increase the $22 minimum, for the first 3,000 gallons of water, to a $25 minimum, effective for water delivered in January 2023 and billed beginning February 1, 2023. The tiers for residential water usage above the 3,000-gallon minimum increased by approximately 15 percent for residential and non-residential water usage. Tiered rates include an aggressive increasing block rate structure. The 2023 water rate and tap fee increase is the first time Ute Water has increased water rates and tap fees since 2016.

Additionally, beginning on February 1, 2023, new development will see a $1,000 increase in tap fees for a 5/8-inch meter, which is the most common meter used in residential services. The new tap fees will increase a 5/8-inch water meter fee from $7,000 to $8,000. Tap fees for larger-sized meters will increase proportionally.

Much like the rest of the country, Ute Water has been subject to increased operating costs driven by inflation and supply chain issues, which in recent years, have increased dramatically, with chemicals critical to the water treatment processes have risen steadily, with some increasing up to 300 percent between 2021 and 2022.

Table 4-5
Ute Water Conservancy District Tap Fees

Meters 3/4" x 5/8" through 1"

Residential		Non-Residential	
Rate	*Amount (gallons)*	*Rate*	*Amount (gallons)*
$4.25 each 1,000 gallons	3,000-9,000	$3.70 each 1,000 gallons	3,000-9,000
$4.85 each 1,000 gallons	9,000-15,000	$4.20 each 1,000 gallons	9,000-15,000
$5.70 each 1,000 gallons	15,000-21,000	$4.95 each 1,000 gallons	over 15,000
$6.55 each 1,000 gallons	21,000-30,000		
$11.75 each 1,000 gallons	over 30,000		

1 1/2 " Meters

Non-Residential		Agriculture
Rate	*Amount (gallons)*	
$125.00 minimum	15,000	Same tap fees and monthly water rates for Commercial Water Service.
$4.25 each 1,000 gallons	next 30,000	
$4.85 each 1,000 gallons	next 30,000	
$5.70 each 1,000 gallons	over 75,000	

2" Meters

Non-Residential		Agriculture
Rate	*Amount (gallons)*	
$200.00 minimum	24,000	Same tap fees and monthly water rates for Commercial Water Service.
$4.25 each 1,000 gallons	next 48,000	
$4.85 each 1,000 gallons	next 48,000	
$5.70 each 1,000 gallons	over 120,000	

3" Meters

Non-Residential		Agriculture	
Rate	*Amount (gallons)*	*Rate*	*Amount (gallons)*
$385.00 minimum	52,500	$385.00 minimum	52,500
$3.70 each 1,000 gallons	next 105,000	$3.70 each 1,000 gallons	next 105,000
$4.20 each 1,000 gallons	next 105,000	$4.20 each 1,000 gallons	next 105,000
$4.95 each 1,000 gallons	over 262,500		

4" Meters

Non-Residential		Agriculture	
Rate	*Amount (gallons)*	*Rate*	*Amount (gallons)*
$660.00 minimum	90,000	$660.00 minimum	90,000
$3.70 each 1,000 gallons	next 180,000	$3.70 each 1,000 gallons	next 180,000
$4.20 each 1,000 gallons	next 180,000	$4.20 each 1,000 gallons	next 270,000
$4.95 each 1,000 gallons	over 450,000		

6" Meters

Non-Residential		**Agriculture**	
Rate	*Amount (gallons)*	*Rate*	*Amount (gallons)*
$1,540.00 minimum	210,000	$1,540.00 minimum	210,000
$3.70 each 1,000 gallons	next 420,000	$3.70 each 1,000 gallons	next 420,000
$4.20 each 1,000 gallons	next 420,000	$4.20 each 1,000 gallons	next 630,000
$4.95 each 1,000 gallons	over 1,050,000		

Planned New Water Facilities

In 2012, the District initiated the permitting process for the enlargement of Monument Reservoir No. 1. The proposed enlargement of Monument Reservoir No. 1 would give the District 5,000 acre-feet of additional storage for the current raw water delivery system. The Colorado Water Plan listed the Monument No. 1 enlargement plan as an "Identified Project" in securing and protecting safe drinking water now and in the future. The plan further stated that the project aligned with the plan's theme of protecting and restoring healthy streams; sustaining, promoting, and protecting agriculture; developing water-conscious land-use strategies; and encouraging a high-level of basin-wide conservation. In 2020, to better understand the hydrology in the Monument basin, Ute Water voluntarily installed flumes, sensors, and data loggers at the existing reservoir's spillway and Monument Creek's confluence with Leon Creek. In May of 2021, the United State Forest Service released a Final EIS for the project, and later that year in August, a Record of Decision was issued approving the enlargement of Monument Reservoir No. 1. Since the Record of Decision, in 2022, the District has continued working on project permitting and mitigation, as well as dam design.

As a result of utilizing water shares from Ruedi Reservoir to supplement demand in response to 2021 drought conditions, the District is currently constructing sedimentation basins to address the pre-treatment of Colorado River source waters. The wildfires of 2020 and 2021 and their continuing impacts from landslides and other large sediment loading events, require the flexibility that these basins will provide to utilize the river as a dependable secondary source. The District broke ground on the sedimentation ponds at the end of 2022.

5.0 Future Water Demands in the Grand Junction Region

The City of Grand Junction

Because the City of Grand Junction water service area is surrounded by other water providers, growth has occurred at an annual rate of 0.20% between 2012 and 2018 with new taps of only 122 taps for the time period. Table 5-2 is a projection of water demand by the year 2035. Water demand was projected to increase at a 0.95% rate between the years 2020 and 2035. Projected water demand was calculated using projected population multiplied by 90 gpcd then calculated at an annual value and converted to million gallons. The City of Grand Junction's unbilled water is anticipated to remain constant at a rate of 8.0%. The demand study conducted in 2019, is discussed below:

DiNatale Water discussed future growth estimates with Grand Junction Planning Department personnel to estimate future potable water use for the City. Grand Junction's Planning Department uses a 1.4% growth rate for the City based on recent measured population growth. We applied this growth rate to the population within the Grand Junction Utility water service area using the 2010 US Census data and also to an estimate of 2017 population in the service area.

The population according to the 2010 US Census is considered to be the most accurate measurement of population within the Grand Junction service area because the census counts population at the parcel level. No census-level population counts are available for more recent years. However, Grand Junction planning staff have made population estimates through 2017 on the census tract level, which are larger than the more detailed census data. The census tracts do not exactly align with the Grand Junction water service area boundaries, so Grand Junction GIS professionals assisted DiNatale Water with estimating the population within the service areas in 2017 by scaling the tract populations based on the area of each tract within the City's Utility service area, resulting in an estimated 2017 population of approximately 29,500.

We used both the 2010 census-based population and the 2017 estimated population and projected population in 2069 using the 1.4% growth rate. Beginning with the 2010 population, the projected future population is approximately 63,000 people. Beginning with the 2017 population estimate, the future projected population is approximately 61,000 people. As a conservative measure, DiNatale Water chose to use the smaller of the two projections for estimating future demand.

Additionally, DiNatale Water opted to reduce this projected population metric as future growth within the City's water service area will be limited by the space available surrounding the current service area. The 1.4% growth rate was developed city-wide and was not limited to the water utility service area. Within the current water service area, population growth will result primarily from infill development and increasing density of land use, rather than development or new lands within the current service area. Therefore, DiNatale Water reduced the future population estimate

by 20% within the current water service area in the year 2069 to be approximately 49,000, which calculates out to an average growth rate of 0.95% annually.

The City Center of Grand Junction is experiencing an increase in the amount of infill development within the City's service area. Land use within the service area has become denser as parcels that historically served single family homes or were unoccupied have been developed into apartment buildings and hotels. Grand Junction Planning Department personnel provided several examples of this type of infill development where an increase in water demand is expected due to a change to the land use of the same area. The examples provided by the City indicate that infill development is occurring and will result in higher water use within the current service area, even without an expansion of the land area of the City's water service area.

Table 5-1

City of Grand Junction
15-Year Estimated Water Demand
(values in million gallons)

	Year	2015	2020	2025	2030	2035
	Historic:					
1	Population	28,400	28330			
2	Residential Demand	1,072	966			
	Commercial - Industrial Demand	676	635			
3	Unbilled Water	135	159			
4	Total Water Demand	1,883	1,760			
	Projected:					
5	Population			29,701	31139	32647
	Projected Sector Demand:					
6	Residential Demand			1,011	1058	1108
7	Commercial - Industrial Demand			676	676	676
8	Projected Unbilled Water			135	139	143
9	Projected Total Water Demand			1,822	1,873	1,927

1 Residential Units X 2.34
2 Billed water by sector
3 Unbilled water
4 Billed water plus unbilled water
5 Growth to average 0.95% per year
6 Annual increase calculations: Population increase times 90 gpcd times 365 divided by one million
7 C-I demand historical range of 594 mg - 676 mg; estimated to remain at historical high values
8 Projected unbilled water is 8.0% of total demand
9 Sum of sectors and unbilled water

Clifton Water District

The projected future water demand for the Clifton Water District was based on the number of water taps and the water demand for the years 2004-2010. The number of taps increased for that time period by approximately 11% or an annual average of 2.25%. The per capita water demand for the residential sector averaged 85 gallons per day (gpcd) for that same time. In cases where untreated irrigation water is unavailable, treated water is utilized for outdoor irrigation and is included in the per capita calculation (reference Table 3-3). The growth rate and water demand between 2008 and 2010 was flat but optimistic projections are for the growth rate to return to the projected 2% per year by the State Demographer. Table 5-3 is a calculation of the projected water demand for the Clifton Water District through 2035. Projected water demand was calculated using projected population multiplied by a per capita of 85 (gpcd) then calculated at an annual value and converted to million gallons. The commercial-industrial sector was estimated to remain at the historic five-year high and the unbilled water was anticipated to remain constant at a rate of 13%. Note: the unbilled water for 2010 was unusually high at 14.7%.

Table 5-2

	Year	2015	2020	2025	2030	2035
	Historic:					
1	Population	31435	31575			
2	Residential Demand	915	1008			
	Commercial - Industrial Demand	82	79			
3	Unbilled Water	169	120			
4	Total Water Demand	1,166	1,207			
	Projected:					
5	Population			34,015	36,644	39,476
	Projected Sector Demand:					
6	Residential Demand			1,344	1,421	1,503
7	Commercial - Industrial Demand			92	92	92
8	Projected Unbilled Water			187	197	207
9	Projected Total Water Demand			1,623	1,709	1,802

1 2020 Population

2 Billed water by sector

3 Unbilled water was 11% of total treated water for 2020

4 Billed water plus unbilled water

5 Growth estimated to average 2.0% per year

6 Annual increase calculations: Population increase times 80 gpcd times 365 divided by one million

7 C-I demand historical range of 88.5-91.7 mg; estimated to remain at historical high after 2020

8 Projected unbilled water is 13% of total water demand

9 Sum of sectors and unbilled water

Ute Water Conservancy Water District

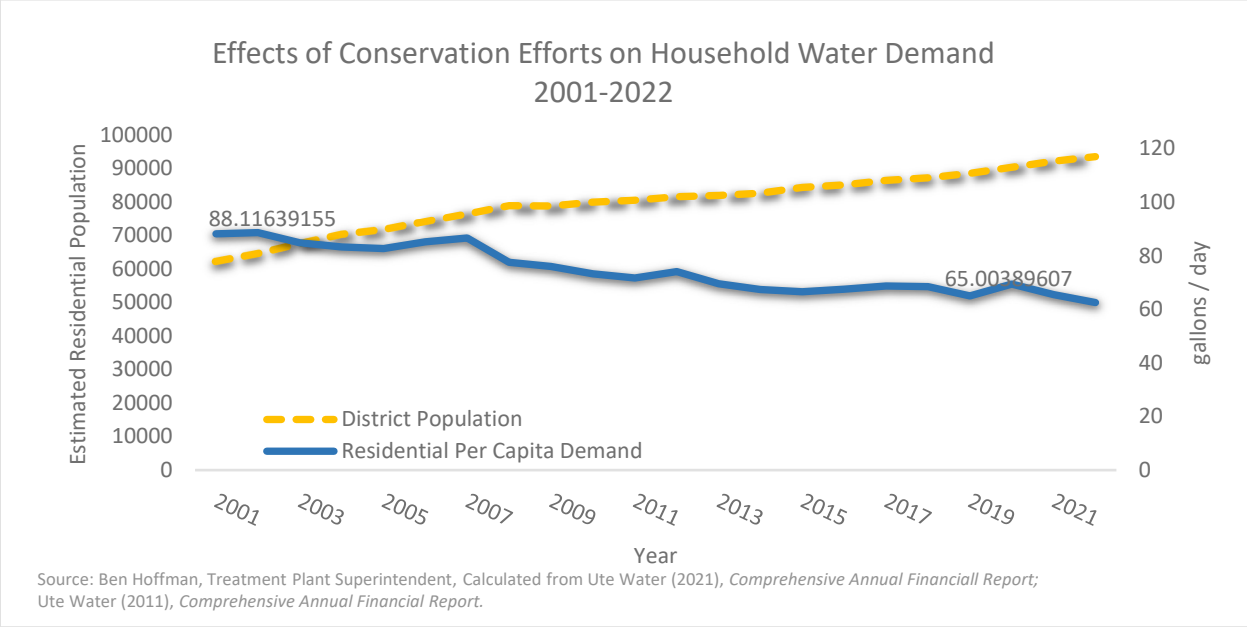
Following the 2020 U.S. Census Bureau results partnered with estimates from the State of Colorado Demographers, the estimates of Mesa County's population will grow from current levels of approximately 157,636 to 221,562 by the year 2050. The District continues to address this challenge by managing financial flexibility to pursue water resource opportunities and by continually strengthening the assessment of long-term plans and projects that will provide for future growth.

Projected water demand for the Ute Water Conservancy District was based on historical data and growth trends seen in the District's service area since 2001. Since 2015, the District has experienced growth that remains consistent with an average of an estimated 1.5% each year. Additionally, according to the July 1, 2022, U.S. Census, Mesa County's average household count was an estimated 2.44. Specifically, within the areas in which Ute Water serves, the Census estimated the following average household count, with growth varying based on the location within the District's service area.

Fruita	2.65
Fruitvale	2.48
Grand Junction	2.27
Orchard Mesa	2.63
Redlands	2.58

Additionally, projected demand and projected savings were estimated based on historical data that combined the District's population, taps billed, and total gallons sold. From that information, Ute Water's customers per capita was calculated and showed an interesting trend of a decrease in per capita water usage by an average of 1 gallon each year, dating back to 2001. It is important to note that although the District's population was 62,269 back in 2001 with a per capita of 88 gallons per day per customer, at the end of 2022, the District's population grew to 88,898 with a per capita of 66 galls per day per customer. Though the District's population has grown significantly through the past two decades, through the decrease per capita, the District has saved millions of gallons each year due to lower consumption from District customers. Figure 5-1 shows a visual representation of the District's population growth and decreased consumption.

Figure 5-1



Source: Ben Hoffman, Treatment Plant Superintendent, Calculated from Ute Water (2021), *Comprehensive Annual Financiall Report;* Ute Water (2011), *Comprehensive Annual Financial Report.*

It is also important to consider that temperatures and local climate impacts customer consumption directly. Summers in the area are hot and dry and reach over 90 degrees Fahrenheit on average over 60 days per year. It is common during winter months that daytime temperature remains below freezing while snowfall can be intermittent and lower in comparison to much of Colorado. In most years, there is a correlation between District consumption and the amount of precipitation temperatures, and the timing of precipitation can be a factor. For example, much of the 2018 precipitation (2018 being a significant drought year) came during the fall, after the hot and dry summer months that drove consumption had passed. Of the 9.8 inches of precipitation received in 2021, 2 inches came in the form of snow during the last two weeks of December while in 2022, almost 6 inches of the 9.2 inches recorded in 2022 was precipitation recorded during the September through December period. Figure 5-2 illustrates the correlation between precipitation in inches per year compared to annually consumed gallons.

Figure 5-2

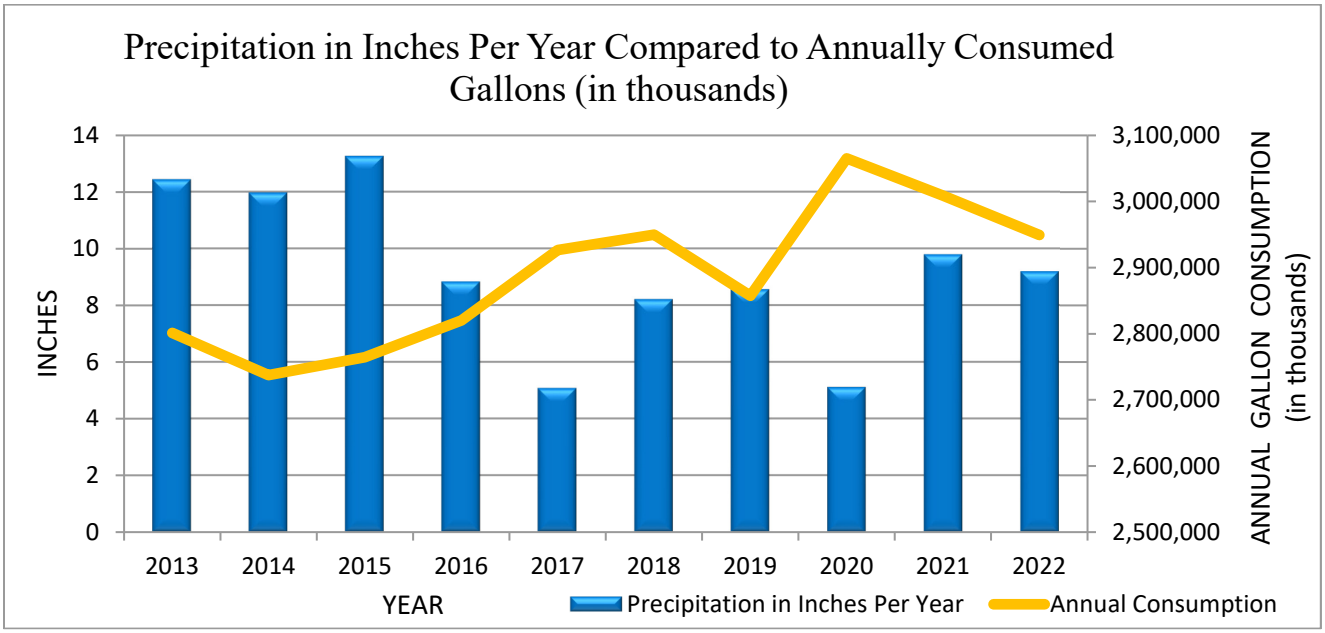

Precipitation in Inches Per Year Compared to Annually Consumed Gallons (in thousands)
INCHES
14
12
10
8
6
4
2
0
3,100,000
3,000,000
2,900,000
2,800,000
2,700,000
2,600,000
2,500,000
ANNUAL GALLON CONSUMPTION (in thousands)
2013
2014
2015
2016
2017
2018
2019
2020
2021
2022
YEAR
Precipitation in Inches Per Year
Annual Consumption

Table 5-3

Ute Water Conservancy District
15-year Estimated Water Demand

	Year	2015	2020	2025	2030	2035
Historic:						
1	Population	79,597	86,094			
2	Residential Demand	2126.69	2376.42			
	Commercial - Industrial Demand	747.22	834.96			
3	Unbilled Water	172.75	267.98			
4	Total Water Demand	3046.65	3479.35			
Projected:						
5	Population			92,959	100,143	107,882
6	Projected Sector Demand:					
7	Residential Demand			2363.22	2545.86	2742.62
8	Commercial - Industrial Demand			830.32	894.49	963.62
9	Projected Unbilled Water			354.84	382.26	411.80
10	Projected Total Water Demand			3548.38	3822.62	4118.04

1 Historical data
2 Actual billed water by sector
3 Unbilled water was 5.67% of total treated water for 2015 and 8.15% of total treated water for 2020
4 Actual total water demand
5 Ute Water's estimated increase at 1.5% increase per year, based on average growth trends
6 Projected water demand
7 Projected population at 67 per capita per day
8 Commercial - Industrial demand is estimated to remain at high historic values
9 Projected unbilled water is projected to remain at high historic values of 10%
10 Sum of sectors and unbilled water

Table 5-4 is a summary of anticipated water demand in the Grand Junction Region from 2020 (actuals) through 2035. It should be noted that the values used for the projected water demand are planning values only and are based on current research by both HDR and the State Demographer.

Table 5-4

Year	**2020** (actual)	**2025**	**2030**	**2035**
Projected:				
City of Grand Junction	1,773	1,822	1,873	1,927
Clifton Water District	1,572	1,623	1,709	1,802
Ute Water Conservancy District	3,479	3,548	3,822	4,118
Projected Total Water Demand	**6,824**	**6,993**	**7,404**	**7,847**

SECTION TWO

The Grand Valley Regional Water Efficiency Plan

6.0 Current and On-going Water Conservation

In 1996, the City of Grand Junction (the City), the Clifton Water District (Clifton), and the Ute Water Conservancy District (Ute), collectively referred to as the Entities, each developed a Water Conservation Plan. The City, Clifton, and Ute have taken pro-active positions on water issues and view water conservation as not only necessary for the future but also responsible management of their water resource. The City Council for the City, and the Boards of Directors for Clifton and Ute support water conservation as part of their general mission and took the lead in promoting water conservation in the Grand Junction Region and adopted the initial version of this Regional Water Efficiency Plan for the Grand Junction Region in 2012. Goals set forth in this initial draft were:

> 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 Junction Region.
> Goal 4: Promote water saving awareness in the commercial/industrial sectors.

Demand Management activities selected to implement in order to achieve these goals are discussed in the following section. They include activities such as public education programs and campaigns, commercial audits and targeted technical assistance, implementation of water-efficient fixtures, improved infrastructure for leak detection, and the adoption of policies and water rates that promote water conservation.

Drought Response Plan / Drought Response Information Project (DRIP)

As a result of the 2002-2003 drought, the City, Clifton, and Ute along with the Town of Palisade collectively embarked upon the development of a regional Drought Response Plan. The Drought Response Plan (DRP) was designed to provide Governing Boards and City Council with a set of options to consider when dealing with a prolonged drought event. Appendix B contains the updated copy of the Drought Response Plan (2018). Implementation of the Drought Response Plan has been adopted by the governing bodies of the City of Grand Junction, Clifton Water and Ute Water, and is accomplished through an on-going annual effort, budgeted and paid for by the three domestic water providers. One of the key components of the DRP was to initiate a Drought Response Information Project (DRIP) to provide public education through all sources of media on why and how to reduce per capita consumption across all water use classes in the respective service areas. The DRIP Committee consists of staff members of the three domestic providers (the City,

Clifton, and Ute) as well as representatives of the Colorado State University Tri-River Area Extension, the National Weather Service, and local irrigation providers. This group has run an active media campaign on water conservation for the past fifteen years. The media campaign includes water conservation video presentations on the local public access channel, interviews with various DRIP members on local radio and television stations, weekly water conservation columns in the local newspapers, and face to face presentations to local service groups, homeowner's associations, and community gatherings to further spread the Grand Junction Region water conservation message. During the summer months, the group participates in the local community Farmer's Markets. DRIP members provide information on household and lawn water conservation. A year-round water conservation reference base is provided on the DRIP website (www.dripinfo.com).

Additionally, as a part of the DRIP, the domestic water managers meet monthly to discuss storage levels, potential water shortages and local and regional water issues. Representatives from the DRIP Committee routinely interact with staff members from local governments, Western Slope domestic water providers, irrigation water providers, soil conservation entities, mosquito control entities, local agricultural groups, and federal agencies that have interests in local water use issues. The City of Grand Junction, Ute Water District, and Clifton Water District, contribute up to $10,000 per entity per year to fund DRIP efforts.

Problem-Based Learning Subject-Matter-Experts

Problem-based learning (PBL) is a teaching method that allows students to solve complex, real-world, open-ended problems to develop problem-solving skills and draw attention to issues that may impact students directly. Many students across the valley are participating in a problem-based learning module in which they are tasked with solving local issues and offering solutions that can be implemented not only within their smaller community as a school but also may be applicable to the entirety of the Grand Junction Region. Students spend half the school year learning from experts on the topic, conducting research and experiments, and problem-solving. Upon concluding their project, students must present their findings and their research process to a panel of experts who provide feedback on feasibility and sustainability. Education is a sector that the Entities believe is an impactful and substantial outlet to reach current customers and future customers. The City of Grand Junction, Clifton Water District, and Ute Water Conservancy District have provided data, field-trip experiences, and subject-matter expertise to students within Mesa County Valley School District No. 51 since the Problem-based learning method was integrated into schools within each of the Entities' service areas. With Mesa County Valley School District No. 51 being one of the larger water consumers on the Western Slope, the committee has maintained a positive relationship with the school district in hopes to make water conservation a priority for their entire organization, not just independent schools.

In 2019, after serving as a subject matter expert and an evaluation panelist, Ute Water Conservancy District introduced a PBL group from Tope Elementary School to the Drought Response Information Project (DRIP committee), with the intention of implementing the marketing campaign that the group had developed into a public marketing campaign in partnership with DRIP over the summer, which is typically peak water usage season for the Entities. The PBL group worked to survey residents within a radius of their school and asked about their outdoor watering schedules and habits. From there, the students developed an educational campaign, known as "H2Woah, Did You Know?" and focused the campaign on educating the public about reducing wasteful water habits and ways to conveniently conserve water. Through the introduction to DRIP, the PBL group's concept of "H2Woah, Did You Know?" served as the DRIP committee's annual water conservation campaign in 2019. The group of students worked directly with a graphic designer and marketing experts to develop marketing assets and educational materials to be distributed in Mesa County. Additionally, the PBL group attended DRIP's annual press conference in early spring, in which each water provider gives an update on snowpack and anticipated water levels entering peak water usage season.

Additionally, in 2020, the DRIP committee provided a drinking water fountain audit to a PBL group at Tope Elementary School that was tasked with finding feasible solutions to conserve water within their school. Students had identified that drinking water fountains were largely being used for filling water bottles instead of drinking directly from the fountain. Unfortunately, due to their design, bottles were unable to be fully filled and, in the attempt, to fill the bottles, there was a lot of water waste. After performing a drinking fountain audit, which included documenting the frequency of use, measuring the water wasted when filling bottles, and checking for leaks, the group identified the ideal fountain to be replaced or retrofitted with a bottle-filling station to reduce water waste and promote water conservation. After presenting their findings to the DRIP committee, the committee sponsored the bottle-filling station and encouraged students to continue to keep utilizing the fixture audits to identify other areas of concern that water conservation efforts could be targeted in the future.

The Western Colorado Children's Water Festival

Ute Water Conservancy District, Clifton Water District, and the City of Grand Junction underwrite the Western Colorado Children's Water Festival (Children's Water Festival) held each year. Historically held on the campus at Colorado Mesa University, the Children's Water Festival was recently relocated to be held at Las Colonias Park and Amphitheater due to shifting in Colorado Mesa University's school calendar. Each year for the past 28 years, over 2,000 fifth-grade students attend the two-day program to learn the different roles that water plays in their lives, in their community, and in the world. Over 300 water experts participate in the festival by providing workshops

and hands-on presentations. Each presentation ranges in topics from water rights, water conservation, water pollution, water treatment, water distribution, water, and wildlife including the endangered species in the Colorado River, and each Coloradan's dependency on clean water supplies. The Children's Water Festival is underwritten and sponsored by many businesses and agencies in the Grand Junction Region and has grown to be recognized as the largest water festival in the state of Colorado and the second largest in the nation.

Low Water Use Landscape Programs / Commercial Audits

Tributary Water Conservation Leaders

In 2018, in response to the severity of drought conditions, the Drought Response Information Project (DRIP committee) began recognizing commercial customers that were making changes to their everyday practices to conserve water, also known as "The Tributary Award".

The award is named after a tributary water system, where a smaller body of water feeds and contributes to a larger body of water. Organizations that are recognized through the Tributary Awards are those that are doing their best to make an impact on the larger issue of drought.

Since the implementation of the Tributary Awards, there have been several commercial customers who have implemented individual programs and conservation efforts that have significantly reduced the amount of water, both domestic and irrigation, that is being used. Colorado State University Tri River Area Extension Office, Discount Tires, Dos Hombres, Grand Valley Power, Grand Junction Regional Airport, and Sprigs & Sprouts/ have received recognition for the indoor and outdoor water conservation techniques that were implemented, saving thousands of gallons of domestic and irrigation water. DRIP presents the awards in July since Mesa County Commissioners annually proclaim July as Smart Irrigation Month. Additionally, July is known for being the peak month for water usage. Below are short summaries of the implementations the Tributary recipients have made to reduce water usage.

Colorado State University Tri River Area Extension Office
Colorado State University Tri River Area Extension Office (CSU Tri River Area) is in Mesa County, and the local extension office responds to the horticulture issues, concerns, and needs that are unique to our area and serves Delta, Montrose, and Ouray counties. and offer CSU Tri River Area has historically excelled in helping residents adjust to drought conditions in areas like agriculture, horticulture, range, forestry, and water.

In July of 2018, when Mesa County was experiencing extreme drought conditions, the Mesa County office processed over 1,050 plant and soil samples in one month, compared to the 990

samples they processed the previous year. Through CSU Tri River Area's Master Gardener program, the master gardeners help residential customers daily with turf and plant issues, many due to incorrect watering methods, resulting in major water savings and conservation.

CSU Tri River Area has helped other commercial clients reduce their outdoor water usage as well as find the appropriate landscape that thrives in the Grand Junction Region's climate. One of the successes cited included working with a bank maintenance professional on their watering schedule as the plants were being overwatered in our heavy clay. The bank reduced their outdoor watering down to a fifth of what the landscaper had recommended, and the landscape continues to thrive.

Additionally, when the DRIP committee and the Entities implemented Voluntary Water Restrictions in the summer of 2018, CSU Tri River Area developed a recommended outdoor watering schedule, specific to the local climate and commonly found plants. To date, the suggested outdoor watering schedule developed by CSU Tri River Area is still used to educate customers about the needed watering frequency and duration that their landscape needs.

Discount Tires

Discount Tires is a prime example of how larger commercial organizations can tailor their landscapes to meet the local environment, which ultimately results in a higher survival rate of the landscape and lower water usage.

Upon building a new location and Highway 6&50, Discount Tires partnered with Rob Breeden of NVision Design Studio, a landscape architecture firm that specializes in sustainable landscaping and water conservation strategies. Mr. Breeden has lived in Western Colorado since 2004 and practiced in California and Nevada in his early career. His experience in living in drought-prone areas has provided extensive knowledge of the semi-arid climate and plant selection for desert areas. Many native trees and plants requiring moderate to low watering were introduced into Discount Tire's xeriscape, including Pinyon Pine, Fern Bush, Mormon Tea, Rabbitbrush, Apache Plume, Potentilla, and Sage Brush.

Additionally, Discount Tire's landscape is housed in a bed of decomposed granite, which matches the desert aesthetic while absorbing and retaining water better than other mulches, helping plants receive the water that they need. The trees and plants were also strategically placed so that plants with the same watering needs were included in the same zones for efficient watering and to reduce the chances of overwatering. To ensure that the water is reaching the intended plants, Discount Tires installed an automated drip watering irrigation system that helps reduce evaporation and tailors watering needs to the specific plants.

Following the implementation of xeriscape at the Highway 6&50 location, Discount Tires and Rob worked together to install a similar landscape at the North Avenue location. Along with expanding

their parking lot and adding islands with a native landscape, Discount Tires also added a large section of landscape to their storefront along North Avenue and included large shade trees in the parking lots to help reduce the heat island effect in our urban setting. Because of their location, Discount Tires is not on a dual system, meaning that domestic water has to be used for outdoor watering usage. Even with the addition of the xeric landscape, in 2019, Discount Tires reduced their water consumption and saved nearly 13,000 gallons of water compared to their water usage in 2018 at their North Avenue location.

Both locations of the Discount Tire stores provide an example of how appealing xeriscape and native plants can look if implemented correctly. The improved landscape at both locations also serves as a great reminder of the support the community has from groups like the City of Grand Junction Community Development Department, which reviews landscape plans to ensure that they are using resources efficiently.

Dos Hombres

In 2014, Dos Hombres participated in a commercial audit through the DRIP committee. After implementing some suggestions from the audit, the locally owned restaurant implemented suggestions and to date, have saved thousands of gallons of water. Before the audit, Dos Hombres was using on average 130,000 gallons of water per month in the winter. After the audit in 2018, they dropped their monthly usage to 96,000 gallons of water per month in the winter. In the summer months, Dos Hombres used on average 200,000 gallons of water per month. After the audit in 2018, they dropped their monthly summer usage to 170,000 gallons of water per month.

Grand Valley Power

In 2011, Grand Valley Power moved into its new building located at 845 22 Road. When contracting with their builder and designer, Grand Valley Power discussed a framework that created a cost-saving "smart" building that introduced many technologies such as daylighting, onsite solar generation, low-emitting materials, and xeriscaping techniques. When it came to landscaping, Grand Valley Power utilizes a bubbler system and drip system to reduce evaporation and directly water native plants. When voluntary water restrictions were implemented in the Grand Junction Region in 2018, Grand Valley Power reduced its water consumption by 50 percent.

Grand Junction Regional Airport

After a change in staff in 2014, new ideas and plans to reduce water consumption and landscaping maintenance were implemented at the Grand Junction Regional Airport. After sending several maintenance crews through CSU Tri River Area Extension's Master Gardener program to receive education on appropriate plants and water practices for the Western Slope, the regional airport implemented xeriscape on non-essential turf areas on the airport's campus, including the boulevard strip along Eagle Drive, an island on the east roundabout, and Aviator's Memorial Park.

Sprigs & Sprouts, LLC
A local Mediterranean-themed lavender and vegetable farm located in Palisade utilizes a closed-looped aquaponics system that provides water to an underground greenhouse.

City of Grand Junction Parks Department
The Parks Department utilizes the Maxi-Com Irrigation Program which is a centralized program that runs and monitors all of the irrigation systems in the City including the golf courses. The program is tied to a satellite that downloads information regarding evapotranspiration (ET). The centralized computer program then sets the clocks for each irrigation system according to estimated ET. Each of the 125 clocks that run each irrigation system also have rain gages attached to them which trigger a stop action when a rain event occurs. Using the Maxi-Com Irrigation Program and other improvements in the irrigation system, the irrigation water use in parks, schools, trails, open space, and street medians was reduced by 27.07 mg from 2018-2020. By continuing to expand the system, Parks realizes water savings such as this in other areas as well. New development has increased their irrigated acreage, so comparing total consumption is misleading. An example is Hawthorn Park, which used 4.43 MG during 2018. After removing some turf in areas and converting it to xeric, consumption in 2022 totaled 3.93 MG. The Grand Junction Cemetery is an example of how using rates to incentivize water savings as well as updating the irrigation system can lead to a big reduction in water usage. In 2018, the Cemetery was moved off of a flat rate to being billed per 1000 gallons of usage. The Cemetery also began upgrading their irrigation system to have more zones on timers. The 3-year average usage at the Cemetery for the years 2016-2018 was 76.58 MG/year. This has dropped to average 51.11 MG/year for the years 2020-2022; over a 33% decrease. Furthermore, the Parks Department and Streets Department have collaborated to transition the medians to native, xeric, or no-landscape in an effort to realize additional water savings.

Leak Detection Programs

The City, Clifton, and Ute leak detection efforts all utilize various methods and techniques to pinpoint water loss either on the customer's meter or within their respective distribution systems. These methods and techniques include listening devices, distribution system telemetry, visual observations, usage evaluations and customer notifications.

Due to the Grand Junction Region's soil composition, service and main leaks almost always surface helping in the rapid response of fixing leaks before major structural or road damage occurs. The City's Report a Concern Link on their webpage adds an additional avenue to quickly get staff in the field to investigate issues such as these. For those leaks not surfacing, the entities use several different manufacturer's equipment for investigative purposes. This equipment includes General Gen-Ear Water Leak Locator, Heathscope, and Subsurface Leak Detection Inc. Main line leak

and break history data are tracked for capital expenditure evaluations for future pipe mainline replacements and upgrades. All three entities have pipe replacement capital plans that will further reduce unbilled water losses, as older pipes are replaced.

Beginning in 2019, the City has participated in the Colorado Water Loss Initiative and performed annual audits. All three Entities have meter test benches available to test and troubleshoot customers' water meters. Ute Water additionally has a mobile meter testing unit that can go to the customers' location versus taking the meter offsite for testing.

Advanced Billing Software and Leak Detection Response

Each of the Entities has invested in advanced water meter reading software recently that allows the agencies to view customers' water usage and provide quick responses to customer accounts that show an unusual increase in usage. The City launched their Customer Connect Portal late in 2022, after replacing roughly 9900 water meters in just 3 years in order to have compatible AMI infrastructure. Through the advanced water meter reading software, the Entities can collect more accurate water metering data faster than before, which will enable the ability to identify potential leaks or excessive consumption. By using advanced water meter reading software, the Entities can identify leaks using real-time data, which will help customers respond to leaks or reevaluate their water consumption.

Meter reading and billing software used by the entities includes Neptune, Caselle, Springbrook and Northstar. The various software programs allow for high/low meter reading comparisons between other existing historical data sets. All three entities have adopted AMI technology to have access to real-time data pertaining to customer water use. Additionally, month-to-month comparisons are performed by billing staff and for those accounts that show atypical usage increases, field technicians are notified via work orders to perform follow up site visits to investigate potential customer leaks. Monthly meter collection data is also used in system-wide trend evaluations for help in determining unaccounted for water. WTP personnel are continuously monitoring plant output versus tank levels and system pressures which provide potential major line break information to distribution personnel for immediate investigation and follow up.

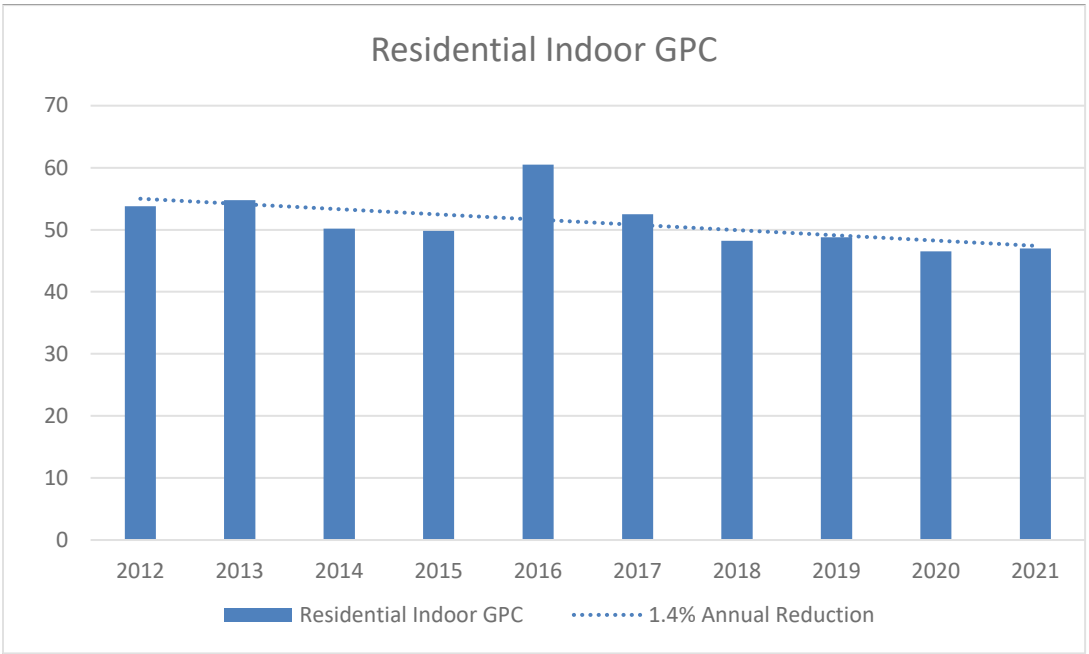
Water Efficiency Oriented Water Rates and Tap Fees

All three entities have an increasing block rate billing structure as listed in previous sections. This rate structure increases the cost per 1000 gallons as usage increases to incentivize water conservation by the customers.

6.1 Evaluation of Effectiveness of Activities to Date

Our water conservation efforts have been a collection of various activities such as outreach programs, rate structures, improved leak detection, targeted technical assistance, and conversations with large water users as to ways to reduce water usage. Conservation outreach programs, such as DRIP, help to establish a culture of wise water stewardship which over time results in behavior change and effective action such as replacing inefficient fixtures and appliances, which would fall under the definition of passive water savings. Conservation outreach may also increase participation levels in other programs such audits and rebates. Savings from a majority of these activities, since they are highly dependent upon human behavior, are difficult to quantify and in many cases cannot be estimated within reasonable accuracy. The approach chosen to quantify water savings includes demonstrating trends in indoor per capita water demands, where residential use during the non-summer months is compared. This should help to reduce some of the variability due to factors such as watering restrictions, climate, and timing of rainfall events, but may also still be skewed by factors such as the economy, tourism, and COVID.

Figure 6-1 Passive Savings Estimate – City of Grand Junction



Quantifying the total water savings resulting from our efforts is difficult. Looking at success stories such as some of our commercial audits reducing water usage by 20%, the Cemetery reducing water usage by 25 MG per year, our residential GPC decreasing at 1.4% annually over the last decade, and the number of citizens young and old that have been engaged in our outreach programs all support the fact that in the 2012 version of this WEP, our estimated consumption for

2020 was 7.55 billion gallons, and the actual was 6.82 billion gallons, or about 225 acre feet of water that was conserved.

7.0 Grand Junction Regional Water Conservation Plan

7.1 Goals and Objectives

The City, Clifton, and Ute have taken proactive positions on water issues and view water conservation as not only necessary for the future but also responsible management of its water resource. As stated earlier, the City Council for the City and the Board of Directors for Clifton and Ute supports water conservation as part of their general mission and have taken the lead in promoting water conservation in the Grand Junction Region. The Entities have come together to develop the Regional Water Conservation Plan for the Grand Junction Region and have identified the following goals and objectives to be achieved through the implementation of measures and programs as outlined in this WEP.

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 Junction Region and maintain a 1.4% 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 unaccounted water losses.

7.2 Plan Elements

The Colorado Water Conservation Board (CWCB) has listed elements that must be considered in a Water Conservation Plan. Below is a list of minimum required Water Conservation Plan Elements that must be fully considered:

A. Foundational Activities

- Metering
- Data Collection and Billing Systems
- Water Efficiency Oriented Rates and Tap Fees

- System Water Loss Management and Control

B. Targeted Technical Assistance and Incentives
- Water Efficiency Activities – Utility / Municipal
- Management of Largest Customer Demands
- Management of Remaining Customer Demands
- Water reuse systems
- Dissemination of information regarding water use efficiency measures
- Water efficient fixtures & appliances

C. Ordinances and Regulations

D. Education Activities

Following are measures and programs designed to address the plan elements and achieve the goals and objectives of this Water Efficiency Plan.

Regional Water Conservation Measures and Programs

A. Foundational Activities

1. Metering:
   As described in Section 6, the Entities will continue to systematically replace, test, and upgrade water meters as needed. The City and Clifton have nearly 100% of their meters converted to AMR

2. Data Collection and Billing Systems:
   Billing systems of all three Entities are designed to encourage water efficiency in a fiscally responsible manner. Each system affords the flexibility to track usage data of not only multiple customer categories, but triggers can be set to alert the utility of zero reads, as well as higher than expected usage trends over a timeframe set by the user. Furthermore, the Customer Connect Portal for the City of Grand Junction has recently been launched and will afford users the ability to see usage patterns in real-time. Outreach and efforts will be taken to enroll as many customers as possible to take full advantage of this newly implemented technology to maximize water savings.

3. Water Efficiency Oriented Rates and Tap Fees:
   As discussed, and listed in previous sections, all three Entities have implemented inclining block rate structures to discourage excessive customer use. Although the base rates, thresholds, and pricing are not identical between the Entities, customers that use more water than what is included in the base rate see a progressively higher monthly bill to incentivize efficient water use.

Clifton Water has a separate rate structure for taps dedicated to irrigation; fees are double for both the taps fees to establish service and the block rates paid per 1000 gallons of use are also double that of domestic service.

4. System Water Loss Management and Control:
   Current practices are discussed in Section 6.0. Entities participate in the Colorado Water Loss Initiative, tabulate, and monitor unaccounted for water trends (water loss), and follow practices as outlined in the AWWA M36 Manual of Practice. To improve their CWLI score, the City of Grand Junction will formalize a meter testing program. All Entities maintain a 10-year Capital Plan in which replacement of aging waterlines, specifically cast-iron is prioritized.

B. Targeted Technical Assistance and Incentives

1. Water Efficiency Activities- Utility/Municipal

   a. Continue to work with City Parks Department to continue to implement irrigation efficiencies and convert more irrigated areas to xeric

   b. Hire a **Water Conservation Specialist** to promote and oversee water conservation programs

   c. Perform **irrigation audits** at some of the City's Parks properties. These areas encompass over 160 acres of irrigated acreage and about 200 irrigation zones

   d. **Wyland Mayor's Challenge:** Each April, the Entities participate in the Wyland National Mayor's Challenge where citizens of the Grand Junction Region community are asked to participate in the My Water Pledge. My Water Pledge is a friendly competition between cities across the US to see who can be the most "water-wise." Mayors nationwide will challenge their residents to conserve water, energy, and other natural resources on behalf of their city through a series of informative, easy-to-use pledges online. The online pledge asks customers what they can feasibly do to conserve water and provides an individualized total for anticipated water conservation based on the pledge. Because of the Grand Junction Region's unique water district boundaries, customers of Ute Water and Clifton Water District can pledge on behalf of the City of Grand Junction. Cities with the highest percentage of residents who take the challenge in their population category win. Cities will compete in the following population categories: 5,000-29,999, 30,000-99,999, 100,000-299,999, 300,000-599,999, and 600,000+. The challenge taking place in April is the ideal time for the Entities to begin a discussion about water conservation, as irrigation water historically tends to begin delivery in early April.

2. Water Efficiency Activities – Management of Largest Customer Demands

   a. Based off successes seen during the last cycle water audits will continue to be offered to the top ten C-I water users over the next seven years. Focus should be placed on customers that utilize most of their water for outdoor irrigation. Since it is unknown how much water savings will be realized by the commercial water use audits, it was estimated that the results of the audits may be a conservative water savings of 3%-5% per C-I audit. The C-I audits will be performed by internal staff utilizing the best management practices as identified by the Colorado WaterWise Guidebook of Best Practices For Municipal Water Conservation in Colorado. Below is Table 7-1, a listing of the top ten C-I water users in the region showing the 2022 water use and the potential 3% and 5% water savings from the audits. At the 3% water savings from audits, the Grand Junction Region could see a savings of 13.5 mg. At the 5% water savings from audits, the Grand Junction Region could see a savings of 22.5 mg per year. It is estimated that most of the demand for the C-I audits will be in the City and in Ute's service area. The program for the C-I water audits will be reviewed annually by the DRIP Committee for documented water savings and program effectiveness.

Table 7-1
Ten Largest Commercial-Industrial Customers in the Region

Customer	Sector	Water Use (mg)	3% Savings	5% Savings
Municipality	Government	170.2	5.1	8.5
University	Education	75.2	2.3	3.8
Fill Station / Construction	Manufacturing	38.8	1.2	1.9
Hospital	Hospital	33.1	1.0	1.7
County	Government	30.9	0.9	1.5
School	Education	25.9	0.8	1.3
Hotel	Tourism	24.0	0.7	1.2
Mobile Home Park	Mobile Home	21.0	0.6	1.1
Car Wash	Retail	16.0	0.5	0.8
Manufacturer	Retail	15.3	0.5	0.8
Total		450.4	13.5	22.5

3. Water Efficiency Activities – Management of Remaining Customer Demands

   a. **Water Reuse Systems** – The City passed a Graywater Ordinance late in 2022, which would afford residents the opportunity to reuse their graywater for either some indoor or outdoor uses. With this program being in the very early stages, and the Ordinance effective only within in the city limits of the City of Grand Junction, there are limited opportunities for a new subdivision to incorporate these efficiencies; it is unknown what the level of participation is. The City is applying for a grant in July 2023, to help promote, oversee, and incentivize the program to assist with the programs' launch. Once annual funding is secured, the number of rebates per year can be verified – the cost per system is estimated at $20,000 per household. Staff would need to be trained to administer the program, and at that point advertising of the rebate program could begin.

   b. **Turf Rebate Program** – The Grand Junction Region does not currently have a Turf Rebate Program, but there seems to be support from the public to get one going. This will be one of the priorities for the City's Water Conservation Specialist to lead once that person is hired during the second quarter of 2023. This program will also need to identify and secure funding sources to then determine the number of rebates available and in which areas. Parameters for the program and who will oversee compliance will likewise need to be established.

   c. **Dissemination of information regarding water use efficiency measures** – Successful programs and measures are currently in place as described in Section 6, and efforts such as DRIP, the Children's Water Festival, Problem Based Leaning Activities, and media campaigns will be continued.

   d. **Water efficient fixtures & appliances -** As described in Section 6, there is a program to updates drinking fountains at schools that students identify as the most beneficial to replace to realize the highest water savings.

Due to the collaborative nature of the Entities for this Water Efficiency Plan, there are many synergies gained from the partnership. This is one area where it was problematic to determine oversight of a toilet rebate program (i.e., How many rebates per service area, who would fund this, how would we determine eligibility, and who would verify proper implementation?). As a result, there were fewer toilet retrofits implemented during this last evaluation period. To improve our efforts in this area, the Entities will work with HUD in order to identify qualifying households and perform installations. Our goal going forward with this arrangement is to retrofit 15 houses per year under this program.

C. Regulatory measures designed to encourage water conservation:

Regulations or ordinances that strictly prohibit the wasting of water are in place for each of the Entities.

The City: The City of Grand Junction adopted a new landscaping code during December, 2022. The following describe all the ways the proposed code language will use less water:

1. Shrub Reduction – The overall shrub count has been reduced from 1 shrub for every 300 square feet of improved area to 1 shrub for every 450 square feet of improved area. Furthermore, 90% of the shrubs shown on a landscaping plan must be classified as having a xeric or lower water need on the suitable plants list and at least 25% of the shrubs must be native or native alternatives
2. Tree Reduction – The overall number of trees has been reduced from 1 tree at 1.5 caliper inches for every 2,500 square feet of improved area to 2 caliper inches of tree for every 3,000 square feet of improved area. Also, 50% of the proposed tree plantings must have a "preferred" status on the suitable plants list and no more than 25% can have a limited status. The trees identified as "preferred" have lower water needs and have been identified by arborists as trees that should thrive in our climate if properly taken care of
3. Turf Reduction – Development projects requiring a landscape plan will have a maximum allowed turf coverage of 15% of the landscaped area. Some areas classified as function turf areas, such as playing fields or dog parks, can exceed the 15%. Also, the ordinance has a requirement that 75% of the landscaped area have some kind of organic covering, which has typically come from shrubs and turf because the existing regulations do not allow tree canopy to count as coverage. Developers were planting grass beneath the trees to achieve the 75% coverage. The new ordinance allows for tree canopy to count towards that coverage eliminating some of the need developers have had in the past for turf
4. Irrigation Design – The new ordinance will require certified irrigation professional to certify irrigation plans, which should help with better watering practices by design. This certification can come via the Irrigation Association's CID program, or any other EPA Water-Sense labeled irrigation certification program. This requirement will be phased in over the next three years after adoption
5. Graywater – Existing regulations prohibited the use of graywater systems for irrigation. The city has approved an ordinance allowing graywater systems for irrigation, so the proposed landscaping code also allows graywater systems as an irrigation option.

All these changes should significantly decrease the amount of water our basic landscaping standards require while also allowing the city to make progress on the landscaping and tree canopy goals mentioned in the 2020 One Grand Junction Comprehensive Plan.

The City currently has an ordinance, 13.08.370 Wasting Water, which states, "The owner or lessee of any premises to which any water shall be conducted from the water mains shall keep all pipes and their fixtures from the curb line to his premises and on such premises in good repair and protected from the frost, and tight, so as to prevent waste of water. Upon any waste resulting from a breakage of such pipes or fixtures, or any imperfection of such pipes or fixtures, the owner or lessee shall forthwith stop such waste of water by repairing the old work or by laying new work. It shall be unlawful to use water so that it is wasted by flowing off lawns and gardens into the street gutters." (Code 1994 § 38-132; Code 1965 § 31-34) The City is currently developing standards for the installation of irrigation systems in new developments. New subdivisions that have irrigation water available will need to design and install irrigation systems to standard and undergo inspection as part of the infrastructure in the development. These systems will also be included in as-built construction drawings on file with the City and will have a one-year warranty -the same as the rest of the infrastructure required with new development. After construction the irrigation system will then be owned and maintained by the subdivision's Homeowner's Association (HOA). The standards should be completed sometime this summer.

Clifton: Policy #420, Water Usage Fees, Unintentional Water Use and Water Meter Testing. The District is not responsible for water on the customer's side of the meter. When a leak is detected on the customer's side of the meter, the customer should notify the District as soon as possible. Once a leak is detected on the customer side of the meter it is the customer's responsibility to repair the leak as expeditiously as possible. The District will read the meter as soon as possible after receiving notice of the leak. The customer must contact the District within 180 calendar days of detection of a leak to request an adjustment. Clifton is currently looking at developing a more extensive policy regarding wasting of water.

Ute: The following statement is in Ute's District Rules and Regulations: "Each customer shall be responsible for maintaining the entire length of their service line from the road right-of-way property line to the structure(s) or property served. Leaks or breaks in the customer's service line shall be repaired by the customer in a timely manner. If District personnel discover, determine, or confirm the existence of a leak, the customer will be so notified. If satisfactory progress toward repairing the leak has not been accomplished within a reasonable length of time, as determined by the District, the District may shut off the service until the leak(s) or break(s) have been repaired. Only the loss of metered water

that is a direct result of underground leaks or breaks in the customer's service line will be considered for leak adjustments, and only after the District confirms the repair. An individual customer shall be entitled to no more than one leak adjustment to their water bill in any consecutive twelve (12) month period and, when approved, leak adjustments will cover a period of water loss not to exceed sixty (60) days."

Ute Water's Irrigation Tap Policy

The following statement is included in Ute Water's Rules & Regulations: - The District serves high-quality treated potable water to its customers. The District's policy is that this water should be provided and used to meet the potable water needs of its customers and users and should not be used for irrigation or landscape maintenance purposes. Accordingly, the District's policy is that it will not sell taps solely for irrigation or landscape maintenance purposes. Most areas within the District's boundaries have access to untreated irrigation water for outside uses such as irrigation of lawns, gardens, and other landscaped areas. The District's policy is to require all new parcels, subdivisions, and other developments to use untreated irrigation water, rather than treated water from the District's system, for irrigation and other outdoor uses to the extent irrigation water is available. If irrigation water is not available, the District's policy is to encourage the use of xeriscaping or other landscaping that requires little or no irrigation, rather than the use of treated water from the District's system. The District will adhere to these policies in reviewing water service to new parcels, subdivisions, and developments and in authorizing new taps.

Mesa County: Mesa County has recently adopted a new landscape code for new construction development projects. The DRIP members provided input and document reviews in support of Mesa County's efforts to develop the new landscape code. The new code utilizes a "point system" that encourages the use of low water demand landscapes that encourage long term water conservation. The code allows for projects to include undisturbed native landscapes as key components to the overall landscape plan requirements. There is a heavy emphasis on utilizing drought tolerant plant species that meet the published cold-hardiness zones unique to Mesa County. For proposed developments in areas that have no access to irrigation ditch water, the governing domestic water utility have a major say in the final approved landscape plan as it pertains to potable water use for outdoor irrigation. The specific requirement of the code can be found at the Mesa County website, www.mesacounty.us/planning, within the Landscape Handbook Quicklink.

D. Education Activities

Successful outreach and educational activities such as DRIP, the Children's Water Festival, and PBL projects will continue as described in Section 6.

7.3 Estimated Water Savings and Impact to Demand Forecast:

Table 7-2, outlines the three Water Conservation Programs, time frames for each program and, estimated costs.

Table 7-2
Grand Junction Regional Water Efficiency Plan Measures
And Estimated Water Saving

Water Conservation Program	Details	Number	Water Savings (annually)	Program Cost
Communication Programs	Supports goal of maintaining 1.4% reduction in passive water savings		95 MG[1]	$60,000
Water Loss Management	Goal of reducing Unaccounted for Water by 1% for this evaluation period		5.2 MG[2]	Millions
Efficient Fixture Replacement (water fountains)	Target 1 school per service area per year	3 / year	4500 gallons/ year – PBL activity raises water conservation awareness for students	$4,500 / year
Toilet Retro-fit Program	Retro-fits to be done conjunction w/ HUD projects	15/yr	168,000 gal[3]	$5,000/yr.
Parks Landscape Audits	Conservation Specialist to work with Parks on 2 areas per year.	2/ yr.	250,000 gallons	$10,000.00/yr.
C-I Water Audits	Continue to work with largest water users	10/yr.	3% - 13.5 mg 5% - 22.5 mg	$15,000
Graywater Ordinance		20	$400,000	$400,000
Turf Rebate Program	Establish Program in 2023 w target to replace 25,000 sf of bluegrass. Expand program by 5,000 sf per year.		.93 mg in 2023 5.5 mg in 2030	$50,000 – 2023 $85,000 - 2030

1 – 1.4% of collective Entities' usage in 2020.
2 – Represents a 1% reduction in unaccounted for water by each Entity annually
3- 11,200 gallons saved per retrofit

Modification of Water Demand Forecast

Modification of the demand forecast was calculated using the estimated water savings from the outlined programs above. Table 7-3, below, is a summary of estimated water savings in the Grand Junction Region from Water Conservation Programs.

Table 7-3

		2020	2025	2030	2035
1	**Total Water Demand**	**6,824**	**6,993**	**7,404**	**7,847**
	Estimated Water Savings:				
2	Communication Program		95.0	95.0	95.0
3	Water Loss Mangement		5.2	7.2	7.6
4	Fixture Retro-fits		1.02	6.12	15.47
5	Parks Landscape Audits		1.50	9.00	22.76
6	C-I Audits		13.50	27.00	40.50
7	Graywater ordinance		0.10	0.40	0.80
8	Turf Replacement Program		3.20	5.50	11.00
9	Total Estimated Water Savings		119.52	150.20	193.15
10	**Projected Water Demand with Savings**		**6,873**	**7,254**	**7,654**

1 Water demand from the City, Clifton, and Ute.
2 Passive Water Savings of 1.4% Annually
3 Represents a 1% reduction in Unaccounted for Water
4 Fixture retro-fit savings of 172,500 gallons per year
5 Represent compounding benefit of .25 mg savings per audit per year
6 Estimated C-I water savings at 3%.
7 Estimated savings of 20,000 gallons per household
8 35,000 sf converted by 2025; 60,000 sf by 2030

7.4 Monitoring and Evaluation of the Water Conservation Program Components

The Water Conservation Programs identified in this plan will be implemented upon approval and acceptance of the plan. Monitoring the success of the Water Conservation Program components will include measuring water use as well as money spent on the selected conservation measures and programs. The program elements will be audited annually for effectiveness and water savings. Each entity will be responsible for their individual effectiveness audits and will then be compiled, reviewed, and presented in an annual report by the DRIP Steering Committee. This annual report will be posted public review on the DRIP webpage and be presented to each of the governing bodies of the three entities. Specific data tracking and monitoring will be established as each individual water conservation program measure is implemented. Additionally, the following data will be compiled annually for each entity:

- Monthly metering data, both raw and delivered potable water
- Annual data on new development for each entity, including number of new single family dwelling units, multi-family units, commercial and industrial properties developed
- Public feedback regarding the water conservation measures implemented.

7.5 Public Comment, Council, Board Resolutions and Adoption of the Water Conservation Plan

The following describes the good faith efforts undertaken for the public comment period supporting the adoption of this revised WEP:

The Water Conservation Plan Public Notice was posted in the Daily Sentinel newspaper on April 22,2023 (see Appendix C). The Entities agreed to use an online platform from which visitors could view the information as well as leave any comments. The platform can be found at www.EngageGJ.org/DRIP. In addition to Public Notice, a Press Release was issued (see Appendix C), as well as links posted on the websites for all 3 Entities to the platform. Public comment closed on June 9, 2023. The website received just over 200 views during the public comment period; 60 unique visitors downloaded the document and two comments were received.

The City of Grand Junction Council adopted the Grand Junction Regional Water Conservation Plan on, June 21, 2023, via Resolution No. XX-23 (see appendix C). The Boards for both the Clifton Water District and the Ute Water Conservancy District will adopt the WEP during their July, 2023 Board Meetings.

7.6 Plan Updates and Revisions

The required schedule for updating the Water Conservation Plan is seven years. The progress towards achieving the water savings goals will be monitored on an annual basis, as stated above, by the Entities. The Entities may opt to update the Plan prior to the seven-year requirement if the annual Plan review indicates actual water savings deviating beyond the anticipated projections. The deviations could result from numerous factors which could include greater or lower customer participation in the offered water conservation programs or greater or lower than projected service population growth and resultant water demands.

References

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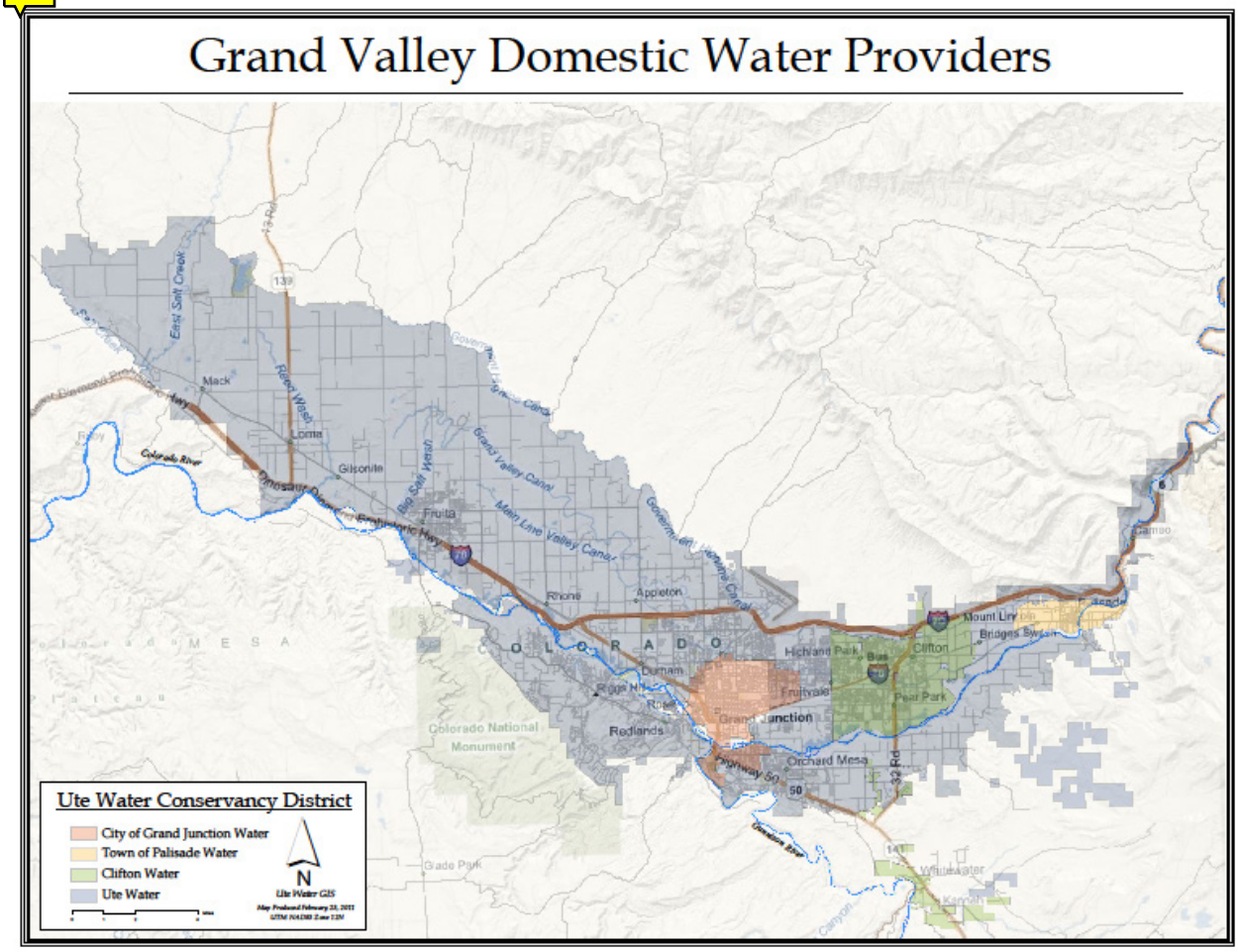
Water Conservation Planning and Implementation Training, 2008. REI Flagship, Denver, Colorado.

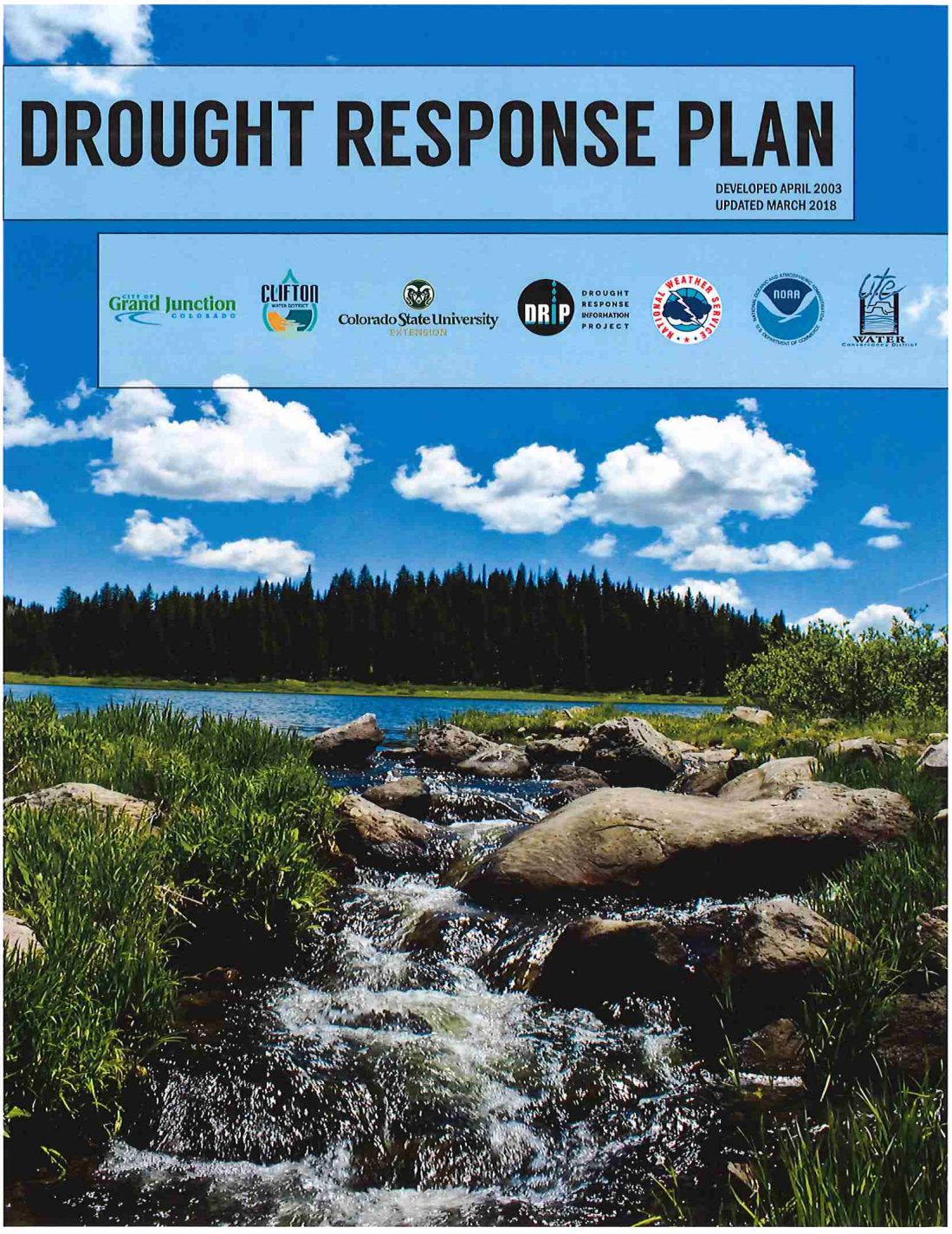
Grand Junction Regional Water Conservation Plan, 2012

Drought Response Plan, Revised 2018

Appendix A – Grand Junction Region Water Providers Map



Appendix B – Drought Response Plan


DROUGHT RESPONSE PLAN
DEVELOPED APRIL 2003
UPDATED MARCH 2018
Grand Junction
COLORADO
CLIFTON
WATER DISTRICT
Colorado State University
EXTENSION
DRIP
DROUGHT
RESPONSE
INFORMATION
PROJECT
NATIONAL WEATHER SERVICE
NOAA
WATER
CONSERVANCY DISTRICT

INTRODUCTION

Drought can be defined as an extended period of below-average precipitation and/or stream flow that stresses a water supply. Drought is a natural, on-going situation in Colorado - a phenomenon that has recurred regularly throughout Colorado's history.

For planning purposes, the City of Grand Junction, Clifton Water District, and Ute Water Conservancy District's domestic water supply strategy is to have enough water to meet unrestricted customer usage during a period similar to the 1977, 2002, 2012, and 2018 droughts.

No one can predict how long a drought will last or if it will be worse than those used in our calculations. Therefore, the providers must be prepared to recognize drought conditions early and respond appropriately. The attached Drought Response Plan (Plan) is designed to provide Governing Boards and City Council with a set of options to consider in dealing with a prolonged drought.

The City of Grand Junction, Clifton Water District, and Ute Water Conservancy District have developed a Regional Water Conservation Plan. The Regional Water Conservation Plan is tied to the Drought Response Plan through implementation of the stated water conservation goals.

The Drought Response Information Project (DRIP) committee was formed to provide public education on responsible water use and conservation. The committee is represented by the three domestic water providers; The City of Grand Junction, Clifton Water District, and Ute Water Conservancy District. The committee also includes Orchard Mesa Irrigation District, Tri River Area CSU Extension Horticulture Program, and NOAA/National Weather Service. CSU Extension provides research-based information on landscaping, irrigation, xeriscaping (dry landscaping), and appropriate maintenance that best fits the Grand Valley. NOAA/National Weather Service provides up to date information on current and past weather trends and facts to help make appropriate decisions.

The Plan is accomplished through on-going annual efforts, budgeted and paid by the three domestic water providers. The Plan includes, but is not limited to the following items:

- Acquaint customers with measures they can expect if a Voluntary or Mandatory water restriction declaration occurs, through media coverage, social media, campaigns, projects, public outreach, etc.
- Continue with the Drought Response Information Project (DRIP), which provides public education through community involvement and all forms of media on why and how to reduce per capita consumption.
- During the monthly meetings of the DRIP committee, review water supply projections, current reservoir capacity, and ongoing conservation efforts
- Develop campaign proclamations to alert the public of the need to conserve water.
- Publish "water waste reduction" suggestions for households and aggressively promote reduction by including recommendations via water bills, websites, billboards, and Public Service Announcements.
- Monitor potential drought response effectiveness; recommend adjustments as needed to the Governing Boards and Council, and report to the public regularly.
- Coordinate with Mesa County officials and invite them to monthly meetings.

    - Open a discussion about solidifying a unified Grand Valley watering schedule.
- Ensure that adequate irrigation water will be available throughout the irrigation season by communicating with the irrigation districts and companies.
- Examine all municipal and county code provisions that affect water usage, such as landscape standards, storm water best management practices, and building code provisions, and if appropriate, amend applicable code provisions to meet the objectives of the code as originally intended while reducing water consumption.
- Encourage all public institutions and organizations to take the lead in evaluating indoor and outdoor water use practices. Parks, open spaces, medians, golf courses, fountains, etc. will be asked to be audited for current consumption and redesigned or re-operated to reduce consumption.
- Meet with citizen groups and convey messages of basic water conservation and what to expect during Voluntary and Mandatory Water Restriction declarations.
- Encourage customer classes utilizing research based methods provided by Colorado State University Extension to evaluate, redesign, and reconstruct existing landscapes and outdoor water uses to reduce overall consumption.
- Train customer service and field service employees to respond to conservation-related questions and provide meaningful and appropriate information. This includes training them to:
    - Monitor outdoor use.
    - Offer suggestions to customers on water wise use.
    - Identify and work with high volume water users to reduce their monthly consumption.
- Highlight unusually high use on customers' bills. Contact these customers and special interest groups with high water use to get their ideas and suggestions for obtaining long-term reductions (golf courses, parks, hospitals, schools, government).
- Suggest water-use surveys (comprehensive water use analyses) for high volume water users in all customer categories and advise them on ways to reduce water-use and, where appropriate, suggest retrofit devices.
- Develop Demonstration Xeriscape™[1] areas for customers to gain ideas.
- Encourage Xeriscaping and low-water consumption practices.
- Suggest that each water provider consider implementing drought rates.

[1] Denver Water holds the trademark for the term Xeriscape. The word Xeriscape was created in 1981 for landscape water conservation education programs. The name is a combination of "landscape" and the Greek word "xeros", which means "dry."

DROUGHT RESPONSE PLAN

The Drought Response Plan is based on two stages of drought – Voluntary and Mandatory Water Restrictions - each of which is triggered by one or a combination of the following: Historic Users Pool projections, water provider storage, and/or stream flow projections.

In an effort to minimize customer confusion and to keep messaging consistent, the Drought Response Plan will use the U.S. Drought Monitor to guide Grand Valley drought declarations. The U.S. Drought Monitor is produced jointly by the National Oceanic and Atmospheric Administration, the U.S. Department of Agriculture, and the National Drought Mitigation Center at the University of Nebraska-Lincoln.

The U.S. Drought Monitor provides a consistent big-picture look at drought conditions in the United States. When referencing the U.S. Drought Monitor, it's important to remember that it's often used to identify likely areas of drought impacts, including water shortage, but decision-makers in many circumstances have successfully taken measures to reduce vulnerability to drought. Large urban water systems generally have diverse water supplies and can keep the water flowing in both dry and wet years. The U.S. Drought Monitor is in no way intended to replace assessments or guidance from local water systems as to whether residents should conserve water. Figure 1 shows the U.S. Drought Monitor Categories.

Figure 1

Category	Description	Possible Impacts
D0	Abnormally Dry	Going into drought: short-term dryness slowing planting, growth of crops or pastures; fire risk above average. Coming out of drought: some lingering water deficits; pastures or crops not fully recovered.
D1	Moderate Drought	Some damage to crops, pastures; fire risk high; streams, reservoirs, or wells low, some water shortages developing or imminent, voluntary water use restrictions requested.
D2	Severe Drought	Crop or pasture losses likely; fire risk very high; water shortages common; water restrictions imposed.
D3	Extreme Drought	Major crop/pasture losses; extreme fire danger; widespread water shortages or restrictions.
D4	Exceptional Drought	Exceptional and widespread crop/pasture losses; exceptional fire risk; shortages of water in reservoirs, streams, and wells, creating water emergencies.

Awareness Restrictions (D0-D2) - *On-going water conservation messaging and Regional Water Conservation Plan implementation activities*

- Domestic water providers, Orchard Mesa Irrigation District, Colorado State University Extension, and NOAA/National Weather Service, are represented on the Drought Response Information Project (DRIP) Committee. The committee attends large, public events throughout the year to provide drought education to the community. The presence of this committee helps the public recognize the efforts on the domestic water provider's end and know there is a voice to listen to in the event of a drought.

Voluntary Restrictions (D2-D3) - *On-going intensive water conservation*

- Conditions are similar to 2002, 2012, and 2018 droughts, but there are no substantial impacts to area domestic water providers. Statewide drought conditions may or may not exist that affect area irrigators.
- Some voluntary water use reductions anticipated.

The 2002 drought had a statewide drought declaration:

- Ute Water Conservancy District's primary water source (the Lower Molina Power Plant) was out of water by mid-July and Vega reservoir did not fill.
- The City of Grand Junction's Purdy Mesa and Juniata Reservoirs started the summer at approximately 75% full with about 1,100 acre feet of municipal water available on top of Grand Mesa.
- The Historic Users Pool (HUP) received approximately 75 – 80% of the full allocation but had water for full irrigation season.

Mandatory Restrictions (D3-D4) – *Mandatory water use reductions and an Emergency Drought Rate is imposed*

- **At least one of the three water provider's** supply is at or near minimum target levels for storage or stream flows requiring drastic water conservation measures to ensure water needs for most essential uses are met for all Grand Valley water customers.

- Actions undertaken involve predominately sharing water supply between domestic water providers.

- Moving from Voluntary Water Restrictions to Mandatory Water Restrictions will be dependent on several factors:
    - During Mandatory Water Restrictions, the DRIP Committee will continue meeting on a monthly basis and increase meetings as needed. All water supplies, either storage or stream flows, will be monitored closely.

    - If the Historic Users Pool (HUP) is expected to only receive less than its full entitlement and irrigation districts are anticipating they will not be able to stretch available water supplies throughout entire irrigation season, domestic water providers will need to take stronger action to ensure domestic supplies are not overburdened due to increased outdoor irrigation use of potable, domestic water.

    - If irrigation canal water is jeopardized and the demand is added to the domestic water demand, it could cause both treatment and capacity delivery problems. Individual triggers to move towards Mandatory Water Restrictions for each domestic water provider have been discussed and will be modified as weather and demand dictate:
        - Ute Water Conservancy District's Jerry Creek Reservoirs are at 75% of storage capacity by mid-summer.
        - Clifton Water District will use the Historic Users Pool storage available as their trigger as it does not anticipate any numeric triggers, only hardship may be getting water to treatment facility from GVIC canal and/or the Colorado River.
        - The City of Grand Junction's Juniata and Purdy Mesa Reservoirs are 75% of storage capacity by the end of spring run-off.

This plan identifies two ways for users and domestic water providers to respond to a drought; increasing water supply and decreasing water use.

Increasing Water Supply

The three area water providers can possibly augment their water supply from other sources. There are several options for doing this, each presenting its own set of intergovernmental and technical considerations. Among the possibilities:

- Call back water rights that others are using. (ranch lessees and water rentals)
- Augment raw water sources through River Pump Stations if river water is available.
- Seek approval from Federal and State agencies to allow diversion and use of irrigation water decrees if available.
- Obtain municipal water contracts from federal projects if available.
- Collective use of all available water rights.

Decreasing Water Use

The prime drought response is to budget water use for the most essential uses for the drought's duration. There are a wide variety of options that could be used to decrease water use. In general, it is expected that reductions would be voluntary. Reduction will become mandatory, which may include implementation of drought rates **when at least one of the three water provider's supply is at or near minimum target levels for storage or stream flows**, as outlined above. We believe it is important to ensure that any discomfort, difficulty, or potential shortage is **shared as equitably as possible across all customer classifications.** Pages 6 and 7 detail the different actions required by customers and the community as well as water providers in an effort to decrease water use for each drought stage.

Customer & Community Drought Actions

Specific details on the drought actions for customers and the community can be found in Appendix A.

D1 *No water restictions*	•Develop a foundation of procedure and education on water conservation and drought. •Encourage residential water conservation techniques.
D2 *Possible Voluntary Water Restictions*	•Conditions force water conservation efforts to expand beyond the household and into the community.
D3 *Voluntary Water Restictions, possible Mandatory Water Restrictions*	•Hospitality entities are targeted to look for water saving changes within their organizations. •Water reduction goals are set to help implement the foundation and education develped in D1 and D2.
D4 *Mandatory Water Restrictions*	•Rules and regulations are established. •Governing bodies set examples and speak to the severity of the conditions.

Domestic Water Provider Drought Actions

Specific details on the drought actions for customers and the community can be found in Appendix B.

PUBLIC OUTREACH

During a drought, it is essential that the three area water providers communicate effectively not only with their customers, but also with other area water suppliers, local governments, and other groups who may be affected by this drought response.

SUMMARY

Although the options listed in the Drought Response Plan are based on lessons learned, it is important to understand that every drought is different and that the Governing Boards and City Council will adjust and refine measures based on actual drought conditions. This plan is intended to help staff, customers, stakeholders and the Boards and Council to be better prepared when a drought occurs.

APPENDIX A

Suggested Customers & Community Drought Actions

D1 – *No water restrictions*

- Encourage education on water-efficient practices
  - Rain barrels
  - Direct downspouts
  - Evaporative coolers
  - Drip irrigation
  - Performing lawn water audits
  - Proper turf maintenance
- Encourage education on landscaping
  - Transitioning lawns to Xeriscape
  - Caring for landscape during each season
  - Caring for landscape during a drought
  - Low water species
- Encourage efficient watering practices
  - Encourage HOA's to adopt a schedule
  - Encourage watering before 9am and after 6pm
- Encourage the community to educate their neighbors of smart water usage and conservation techniques

D2 – *Possible Voluntary Water Restrictions*

- Recommend customers and communities continue D1 actions
- Recommend hospitality establishments make water conservation efforts
  - Recommend hotels, motels, inns, and bed & breakfast establishments to have only low-flow showerheads and aerators.
- Recommend alternative methods to avoid water waste
  - Recommend other ways to wash vehicles
  - Recommend the removal of non-native landscape
- Recommend proper maintenance of potential water wasting practices
  - Educate homeowners with private pools on efficient operation for in-ground and above-ground pools
  - Educate customers on evaporative cooler maintenance and operation
  - Recommend cutting back on street cleaning, sidewalk, and driveway washing, with the exception of toxic or hazardous substances or where public health and safety issues can only be resolved by washing the impermeable surface

D3 - *Voluntary Water Restrictions, possible Mandatory Restrictions*

- Request that customers and communities continue D1 and D2 actions
- Request hospitality agencies to eliminate common sources of wasting water
  - Request that hotels/motels asks guests to reuse sheets and towels during their stay
  - Request that restaurants only serve water upon request
- Request all ornamental fountains in buildings and parks be turned off
- Request conservation leadership from government entities

    - Request entities reduce their own short-term domestic water use by 30% of the last five-year average
- Request the community to participate in limited residential outdoor watering
- Provide information and assistance to customers for post-drought planning
    - Landscaping properly
    - Transitioning into a Xeriscape
    - Low-flow fixtures
- Request homeowners to not fill up private swimming pools and ornamental fountains

D4 - *Mandatory Restrictions*

- Require customers and communities to continue D1, D2, and D3 actions
- Require all fire hydrant use be eliminated except those required for public health and safety
- Require all hospitality entities to have low-flow fixtures

APPENDIX B

Suggested Domestic Water Providers Drought Actions

D1 – *No water restrictions*

- Maintain monthly DRIP Committee meetings
- Encourage consistency of drought messages, conservation techniques, and drought education through all domestic water providers
    - Training of frontline staff for general drought questions and information (Customer Service, Meter Readers, etc.)
    - All domestic water providers will include the same messages on billing statements, websites, social media, etc.
- Encourage drought awareness and education through community involvement
    - Offer or sponsor a drought expo or show
    - Adopt Xeriscape demonstration gardens in high-traffic areas (Main Street, parks, etc.)
    - Provide school demonstrations and audits
    - Partner with Grand Valley welcoming groups to educate new residents (Welcome Home, Grand Junction Area Chamber of Commerce, etc.)
    - Partner with home-improvement stores to ensure proper equipment and plants are being purchased
    - Develop a leadership summit/conference on water conservation
    - Acknowledge water-smart "Landscape of the Month"
    - Partner with School District #51 to educate students through presentations and installing low-flow fixtures
- Encourage structure and the development of resources for water providers to consistently use and exercise, regardless of drought conditions
    - Develop a Drought Wheel/Monitor that can be regularly updated and displayed (Physically in all domestic water providers' offices and on social media, websites, billing statements, etc.)
    - Create information stations at each utility office
    - Create a "Main Shut-off Valve" campaign
    - Encourage that a percentage of new construction must be Xeriscape
    - Invite irrigators to participate in DRIP Committee meetings
    - Develop a procedure for each domestic water provider to provide regular status updates
    - Partner with municipalities to discuss water savings programs (Parks & Recreations, City of Fruita, golf courses, school campuses, etc.)

D2 – *Possible Voluntary Water Restrictions*

- Recommend domestic water providers continue D1 actions
- Recommend hospitality establishments to make water conservation efforts by communicating about water smart usage
- Monitor drought response effectiveness and recommend adjustments to Governing Board and City Council.
- Partner with Home Owner's Associations to reach more users
    - Develop regulations on turf requirements
    - Perform audits and encourage water conservation on common areas

D3- *Voluntary Water Restrictions, Possible Mandatory Restrictions*

- Increase monthly DRIP meetings as needed
- Develop a unified Grand Valley watering schedule
- Intensify the drought message
    - Localize the drought conditions for chain businesses
    - Contract with an advertising agency to carry out an intense drought campaign
    - Issue "No Watering" advisories when wind speeds create ineffective watering conditions
    - Provide regular media briefings on conditions
- Intensify water conservation leadership
    - Adopt Home Owner's Associations to invest and tests water-saving devices
    - Encourage Colorado Mesa University to develop an on-campus drought campaign
    - Partner with residents to encourage the use of rain-barrels
- Issue notices and publicize water usage
    - Publicize smart water usage
    - Send postcard reminders of drought conditions to the top ten-percent of residential and commercial water users

D4- *Mandatory Water Restrictions*

- Increase DRIP Committee meetings as needed
- Require drought resources for the community
    - Open a centralized drought information center
    - Establish a conversation hotline
- Implement penalties and Emergency Drought Rates
    - Establish a hotline to report water waste
    - Postcards will be sent to those identified as wasting water
    - Homeowners will be required to fix leaks within 72 hours of being notified
    - Send direct notices and calls to all customers about drought conditions
    - Discourage outdoor irrigation
- Develop a community movement addressing the drought conditions
    - Create a pledge program for community leaders to take steps toward smart water usage and water conservation in their organizations
    - Commercial customers will be asked to display "Save Water" signs and develop a conservation plan

Appendix C – Public Notice & Resolutions

Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Grand Junction Daily Sentinel** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(970) 242-1313**.

Notice ID: 0E2s2AlB1QJZz2zgQuyO | **Proof Updated: Apr. 19, 2023 at 10:39am MDT**
Notice Name: Colorado Water Conservation Board- WEP Notice

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Communications Team communications-engagement@gjcity.org (970) 244-1516	Grand Junction Daily Sentinel

Columns Wide: 1 **Ad Class:** Legals

04/22/2023: Custom	47.25
Subtotal	$47.25
Tax	$0.00
Processing Fee	$9.73
Total	**$56.98**

The City of Grand Junction, Clifton Water District, and Ute Water Conservancy District have worked in collaboration to develop the 2023 Grand Junction Regional Water Efficiency Plan which is available for public review and comment at EngageGJ.org for a period of 60 days ending on June 11. Following the public comment period, the plan will be presented to the Grand Junction City Council for consideration.
The Grand Junction Regional Water Conservation Plan was adopted by Grand Junction City Council, the Ute Water Conservancy District Board, and the Clifton Water District Board in June 2012 and approved by the Colorado Water Conservation Board (CWCB). 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.
Published: April 22, 2023.

Colorado Water Conservation Board- WEP Notice - Page 1 of 1

NEWS RELEASE

For Immediate Release

Contact:

Sara Spaulding

Communications Director

970-244-1507

saras@gjcity.org

GRAND JUNCTION, CLIFTON AND UTE WATER DISTRICTS COLLABORATE ON 2023 REGIONAL WATER EFFICIENCY PLAN

GRAND JUNCTION, Colo. April 11, 2023 – The City of Grand Junction, Clifton Water District, and Ute Water Conservancy District have worked in collaboration to develop the 2023 Grand Junction Regional Water Efficiency Plan which is available for public review and comment f at EngageGJ.org/DRIP for a period of 60 days ending on June 9. Following the public comment period, the plan will be presented to the Grand Junction City Council for consideration.

The Grand Junction Regional Water Conservation Plan was adopted by Grand Junction City Council, the Ute Water Conservancy District Board, and the Clifton Water District Board in June 2012 and approved by the Colorado Water Conservation Board (CWCB). The 2023 Grand Valley Water Efficiency Plan provides an update to the previous plan in compliance with the current Municipal Water Efficiency Plan Guidance Document issued by CWCB.

Approximate cost to implement the plan is $25,000 per year for the conservation measures, and $20,000 per year for public education programs (water conservation/DRIP) per entity. Staff is monitoring grant opportunities to support additional outreach and incentive programs for graywater and turf replacement programs.

The Colorado Water Conservation Act of 2004 requires all covered entities (retail water providers that sell 2,000 acre-feet or more on an annual basis) to have a state-approved water efficiency plan containing certain required minimum plan elements.

In 1996, the City of Grand Junction, Clifton Water District, and Ute Water Conservancy District all developed water conservation plans. Although the three entities worked cooperatively on the plans, they were submitted to the Colorado Water Conservation Board as individual plans for each entity.

In 2009 the City of Grand Junction, Clifton Water District, and Ute Water Conservancy District decided it was time to revise their water conservation plans to meet the requirements of the Water Conservation Act of 2004. The entities having developed a joint Drought Response Information Project (DRIP) program in response to the 2002 drought, wanted to use the same cooperative approach to water conservation. The 2012 Grand Valley Regional Water Conservation Plan was a result of this cooperative approach.

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 and includes specific measures and programs to achieve the following goals and objectives:

1. Continue to educate the community, local and regional planning departments, construction and development businesses, landscape contractors, and customers regard-ing codes and ordinances that promote xeric landscapes and water conservation.

2. Continue to create public awareness of wise water use and conservation

3. Continue efforts to reduce residential sector per-capita water demand in the Grand Junction area and maintain a 1.4 percent reduction annually

4. Promote water saving awareness in the commercial/industrial sectors

5. Encourage implementation of the recently adopted Graywater Ordinance

6. Establish a regional turf rebate program

7. Reduce non-revenue water losses

Next steps for finalizing and adopting the 2023 Grand Junction Regional Water Efficiency Plan include:

- Submit draft plan to CWCB for review on April 10
- Public notice and comment period- April 10 – June 9
- Presentation at City Council workshop – May 15
- Submit to City Council for adoption of Resolution – June 7

Grand Junction City Council

Regular Session

Item #5.b.

Meeting Date: June 21, 2023

Presented By: Greg Caton, City Manager

Department: City Manager's Office

Submitted By: Johnny McFarland, Asst. to the City Manager.

Information

SUBJECT:

A Resolution Authorizing an American Rescue Plan Act (ARPA) Grant Award to the Counseling and Education Center (CEC)

RECOMMENDATION:

This item is for Council consideration of approval.

EXECUTIVE SUMMARY:

The Counseling and Education Center (CEC) is requesting $996,006 in American Rescue Plan Act (ARPA) funds for use as a capital investment in securing a new location in Orchard Mesa to expand their counseling services. This request is one of six applications recommended by the Council-appointed ARPA Committee for consideration. CEC had indicated they were awaiting award notification for a separate grant that would complement their ability to complete this project. Councilmembers expressed a desire to wait to make a final decision until after the grant determination was made. In late April, CEC was awarded the grant.

This resolution authorizes the City Manager to make American Rescue Plan Act (ARPA) grant award of $996,006 to CEC.

BACKGROUND OR DETAILED INFORMATION:

The Counseling and Education Center's (CEC) request was recommended by the ARPA Committee in their final report in October 2022. City Council considered this request at three separate workshops (December 20, 2022; February 13, 2023; and April 10, 2023). In these discussions, Councilmembers asked for additional information from CEC to better understand the feasibility of the project, answer questions about uncertainties, and provide details on other potential funding sources. CEC has provided additional documents, as requested by Council, throughout this process.

CEC representatives indicated they had applied for a grant from the Colorado Behavioral Health Administration (CBHA) and Councilmembers expressed an interest in waiting to consider approval of this funding request until CEC knew whether they would be awarded the CBHA grant. On April 26, CEC informed City staff they had been awarded a grant in the amount of $973,496. This grant will allow them to expand their affordable counseling services into Orchard Mesa. CEC is currently working through contract negotiations. They expect details to be finalized by July 1, 2023.

CEC also expects to pursue funding through DOLA's nonprofit infrastructure grant program to hire a consultant in an effort to build additional capacity and strategic planning needed to meet their fundraising goals toward this project.

FISCAL IMPACT:

The American Rescue Plan Fund (Fund 114) accounts for the direct distribution of ARPA federal funds to the City of Grand Junction. A total of $10.4 million has been received by the City and in 2022, City Council authorized the distribution of $1.4 million to Visit Grand Junction, Air Alliance, and Sports Commission for lodging revenue loss, leaving a remaining $9 million available for distribution.

At the time of the adoption of the 2023 budget, City Council had not heard the recommendations from the ARPA Committee, nor made any decisions on grant awards, therefore distribution of monies from the American Rescue Plan Fund was not budgeted or appropriated. Since that time, the City Council has awarded $1,500,000 to Grand Valley Catholic Outreach, $1,000,000 to Housing Resources of Western Colorado, and $3,373,337 for the City's Land and Building Acquisition Program which leaves $3,139,533 available. If Council approves the resolution awarding CEC, a supplemental appropriation is required in the American Rescue Plan Fund of $996,006 to authorize the spending, and there would be $2,143,527 of ARPA funds remaining. The supplemental appropriation ordinance is on this agenda for first reading and setting a public hearing for adoption on July 5, 2023.

SUGGESTED MOTION:

I move to (adopt/not adopt) Resolution No. 53-23, a resolution authorizing the City Manager to make an American Rescue Plan Act (ARPA) Grant award to the Counseling and Education Center.

Attachments

1. CEC Update for City Council_5.12.23
2. RES-ARPA CEC 20230613

Counseling & Education Center

Enriching our community by providing professional, affordable counseling services to all.

Update on ARPA Request to Expand CEC's Counseling Services to Orchard Mesa
Prepared for Grand Junction City Council, May 12, 2023

Dear City Council Members:

The Counseling and Education is pleased to share with you that on April 25, we were notified by the state that **CEC has been awarded $973,496.00 in funding from the Colorado Behavioral Health Administration** to expand our affordable counseling services into Orchard Mesa. Specifically, this funding will go toward the purchase and renovation of an identified property in Orchard Mesa and for a portion of operational expenses through 2024.

CEC was one of 32 organizations statewide, and the only organization in Mesa County, to receive BHA funding to expand community access to behavioral health services. We are currently working through the contract negotiation process with the Behavioral Health Administration's procurement officers, and we know that the contract with the BHA will not be finalized until after the start of the state's fiscal year on July 1, 2023. This funding will compliment, not replace, the request made to the City Council for ARPA funding.

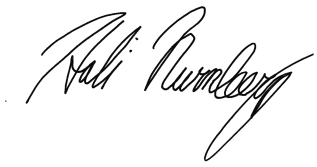
Brief project background for new council members: CEC's request for ARPA funding to help expand our counseling services into Orchard Mesa was one of six projects the City's American Rescue Plan Act Committee recommended to City Council in October 2022. We requested $996,006 to help CEC open a second counseling location in Orchard Mesa, an area that is severely lacking in mental health services. CEC has provided affordable counseling services in Mesa County for 42 years, and we are currently at capacity. Our biggest barrier to meeting the mental health needs of the community is physical space. CEC has identified an existing property in Orchard Mesa we hope to purchase and renovate. It would house eight trauma-informed therapy rooms, is within 1.5 miles of three area schools, and is easily accessible by public transportation. Opening a second location would allow us to provide an additional 300 clients with 3,000 hours of counseling annually by 2026–doubling our services and impact. We would also be able to expand our internship program, increasing the number of intern therapists for whom we provide clinical supervision to 10

(up from four). CEC's Executive Director and Board of Directors' Expansion Committee members have been working with our realtor, Brian Bray, to review all commercial properties in Orchard Mesa for lease or sale under $1 million and continue to feel confident that the identified property, located at 2702 B½ Road and currently listed at $899,900, is the best suited for our needs. ARPA funds from the City would allow CEC to complete the purchase and renovation without the need for financing and additional debt. Funds would also support our operational expenses as we build out our services and client-revenue to full capacity by 2026.

Continued efforts to build long-term sustainability: CEC plans to pursue funding through DOLA's nonprofit infrastructure grant program to hire a consultant to support and guide the capacity building and strategic planning needed to reach our fundraising targets. We are also participating in a 7-week course on business management for mental health professionals through the Business Incubator Center. This course includes an additional 16 hours of consultation on ensuring the sustainability of our business model through expanding billable services and increasing administrative efficiency.

We are happy to supply any additional information including financials, our operational proforma, fundraising plan, or other documents that would be useful.

Respectfully,



Hali Nurnberg, LPC
Executive Director
hali@cecwecare.org

RESOLUTION __-23

AUTHORIZING THE CITY MANAGER TO MAKE AN AMERICAN RESCUE PLAN ACT (ARPA) GRANT AWARD TO THE COUNSELING AND EDUCATION CENTER (CEC)

RECITALS:

With the adoption of Resolution 32-22 the City Council created and charged a community advisory board with assisting the City to determine how to best appropriate and expend American Rescue Plan Act (ARPA) "recovery funds." Over the course of 11 months in 2022 the Committee reviewed applications for, and made recommendations on, awarding approximately $9,000,000 that the City received in Federal funds. Those funds, which were made available to the City under the American Rescue Plan Act, have at the City Council's direction to the Committee been considered for use in support of mental and behavior health, housing, and homelessness programs and services.

At the Council's December 20, 2022, work session, the Council heard from six applicants all of which the Committee had reviewed and recommended for funding. One applicant withdrew and of the five remaining applicants, City Council requested additional information from three applicants.

At its February 13, 2023, work session the Council continued its deliberations on funding the pending applications; however, due to uncertainty about a pending grant opportunity CEC continued to develop its plan and application for ARPA funds. On or about May 12, 2023, CEC submitted additional application materials, including but not limited to a notification of it being awarded the pending $973,496.00 grant. Based on the supplemental information and the City Council's finding that an award of ARPA funds to CEC would support and be consistent with the Council's direction for use of the ARPA funds the Council approved this Resolution and by doing so called for the introduction of an appropriation ordinance to be introduced in first reading at the June 21, 2023, City Council meeting.

As the ARPA funds have been determined by the City to be pandemic revenue replacement, as provided by the applicable rules, and the City Council is vested with the authority to determine how those funds may be expended, the City Council by and with this Resolution affirms and directs the execution by the City Manager of a notice of award of $996,006 to the Counseling and Education Center of Western Colorado for the project described in its application for funds.

Having been fully advised in the premises, the City Council by and with this Resolution affirms and directs the execution of the foregoing notices and amounts with payment of said sums of money being contingent on Ordinance ___ being approved and

DRAFT

becoming effective and consequentially making a supplemental appropriation to the City's 2023 budget, as described in that Ordinance.

NOW THEREFORE, the City Council of the City of Grand Junction authorizes the City Manager to execute a notice of award of American Rescue Plan Act funds in the amount of $996,006 for the Counseling and Education Center as recommended by the ARPA Committee, and as further described in the application.

_____

Anna M. Stout
President of the City Council

ATTEST:

_____

Amy Phillips
City Clerk

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Grand Junction City Council

Regular Session

Item #5.c.

Meeting Date: June 21, 2023

Presented By: Nicole Galehouse, Interim Planning Supervisor

Department: Community Development

Submitted By: Nicole Galehouse, Interim Planning Supervisor

Information

SUBJECT:

A Resolution Amending an Intergovernmental Agreement with the West Junction Metropolitan District Regarding Construction and Maintenance of Improvements Associated with a 177-Acre Mixed-Use Development Situated to the Northwest of the Highway 6 and 50 and Patterson Road Intersection and South of G Road

RECOMMENDATION:

Staff recommends adoption of the resolution.

EXECUTIVE SUMMARY:

In August of 2020, City Council conditionally approved the West Junction Metropolitan District Service Plan (Service Plan). The condition of the Service Plan approval was the agreement and execution of one or more Intergovernmental Agreements (IGAs) describing the improvements and responsibilities of the City of Grand Junction (City) and the West Junction Metropolitan District (District). On June 1, 2022, the City and the District executed two IGAs to implement the Service Plan, one related to obligations of and benefits to the City and the District and a second which defines roadway construction and financing mechanisms between the City and the District as it specifically pertains to rights-of-way within and adjacent to the District boundaries. As the project has progressed in development review, the District proposes an addendum to the roadway construction and financing IGA to allow for the bonds received by the District as part of the Public Improvements Contracts (PIC) for construction of improvements to serve as the guarantee required as part of the Development Improvements Agreement (DIA) outlined in GJMC 21.02.070(m).

BACKGROUND OR DETAILED INFORMATION:

THE COMMUNITY PLANNED DEVELOPMENT
In May of 2019, the 177-acre property situated northwest of the Highway 6 and 50 and

Patterson Road intersection with a northern boundary of G Road, southern boundary of Highway 6 and 50, eastern boundary of 23 ¾ Road, and western boundary of 23 ¼ Road, known as “The Community”, was zoned as Planned Development (PD) and an Outline Development Plan (ODP) was approved. The property was proposed to be developed into four distinct areas (or pods), with each pod having specific use and bulk standards. The PD and ODP were adopted by Ordinance No. 4855 (Exhibit 1). Following PD and ODP approval in 2019, the former owner sold the entirety of the property to a new developer. The property owner has renamed the project and it is now known as “Mesa Trails.” On May 17, 2023, City Council approved Ordinance 5150 (Exhibit 2), providing an extension and revisions to the project phasing schedule.

WEST JUNCTION METROPOLITAN DISTRICT & SERVICE PLAN

Following the sale, the new owner and developer (Foothills Housing 2, LLC) proposed a metropolitan district for the property, known as the West Junction Metropolitan District. Under Title 31 of the Colorado Revised Statute, a metropolitan district can be formed and must provide two or more public services. In addition, a metropolitan district can also serve as a financing mechanism to provide their services, and in this case, the proposed District would provide funding for a significant amount of infrastructure that would be required within the property boundaries upon further development. The District may raise funds by the sale of general obligation (GO) bonds, using the sale proceeds to design, construct, and finance certain public improvements.

The Service Area encompasses the extent of the “Mesa Trails” PD (177 acres). Uses proposed include single-family and multi-family residential, as well as commercial and industrial uses. As indicated in the West Junction Metropolitan District Service Plan, the District will provide for the design and construction of infrastructure services including streets, traffic and safety controls, water (both domestic and non-potable irrigation), and storm and sanitary sewer. In addition, the Service Plan provides that both parks and recreation facilities will be provided, including public parks, open space, bike paths, and a recreation facility. The District was authorized to operate and maintain the services that are not conveyed to the City or other governmental entities having jurisdiction. Approval of the Service Plan by the City Council constituted the City’s agreement that the District may perform the operation and maintenance functions as described in the plan.

The District is organized to serve as a method by which development can occur with the City in such a way as to eliminate economic risk to the City, provide economic benefits to the property owners, and place the risk of development on property developers. The Financial Plan has been designed to assure that at no time will the City have any legal responsibility for District obligations and to assure that the risk of development remains with the developer until a sufficient tax base has been achieved to pay the District debt through mill levy assessments. Mill levy assessments will be imposed only on properties within the boundaries of the District.

PROPOSED ADDENDUM TO THE ROADWAY INTERGOVERNMENTAL AGREEMENT

The purpose of the Roadway IGA (Exhibit 3) is to define roadway construction and financing mechanisms between the City and the District as it specifically pertains to rights-of-way within and adjacent to the Service Area. There are substantial street improvements required within the Service Area boundary, and this IGA defines the roadway responsibility allocations between the City and the Metropolitan District. More specifically, it defines the roadway improvements that the City is financially responsible for (City Street Responsibilities) and the roadway improvements that the Metropolitan District is financially responsible for (Developer Street Obligations).

As part of the development review process for subdivision, the City requires a Developer Improvement Agreement (DIA) along with a guarantee to secure the cost of the improvements. The DIA requirements are found in GJMC 21.02.070(m) and include a financial guarantee equal to 120 percent of the cost of improvements in the approved construction plan. As part of the District's process to engage contractors for infrastructure work on the site, the contractor is required to provide performance and payment bonds equal to 100 percent of the Public Improvements Contract (PIC) along with warranty bonding equal to 20 percent of the PIC. The addendum proposes that upon verification by the City Public Works Director or designee that the District has received the required bonding in the PIC(s), that no additional collateralization of public improvements will be required. No subdivision reliant on this addendum for guarantee of a DIA may record a plat until the District has issued general obligation debt, entered into a PIC for improvements, and secured bonds from the contractor pursuant to the terms of the addendum.

FISCAL IMPACT:

The City has no legal or financial liability during the life of the District; it does not reduce current or future tax revenues of other public agencies; and it does not draw from the City's capital improvement budget or capital reserves. City services that are excluded from the IGAs are typically performed by the City, and therefore will be provided to the West Junction Metropolitan District. Services include but are not limited to police, fire, and emergency medical services. In the event that the contract to build infrastructure is severed and/or unfinished, funds from the bond provided to the District would be accessed to complete the work. Per the terms of the addendum, the City must be listed as a dual-obligee to both the performance and warranty bonds.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 50-23, a resolution amending Resolution No. 47-22, approving an addendum to the intergovernmental agreement with the West Junction Metropolitan District regarding the roadway construction and financing associated with the future development within and adjacent to the District boundaries.

Attachments

1. Ordinance 4855 (May 2019)
2. Resolution 47-22 (June 2022)
3. Roadway IGA (June 2022)

4. Ordinance 5150 (May 2023)
5. Draft IGA Addendum
6. RES-West Junction Metro IGA Amendment 061223

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4855

AN ORDINANCE AMENDING PLANNED DEVELOPMENT ZONING ORDINANCE NO. 4676 AND AMENDING THE OUTLINE DEVELOPMENT PLAN FOR "ONEWEST" DEVELOPMENT, NOW KNOWN AS "THE COMMUNITY" PLANNED DEVELOPMENT, LOCATED AT 2350 HIGHWAY 6 AND 50 BETWEEN 23 ¼ AND 23 ¾ ROADS, FROM G ROAD TO HIGHWAY 6 AND 50

Recitals:

The owner of approximately 177 acres of property located at 2350 Highway 6 and 50 has requested an amendment to the PD zoning and to the Outline Development Plan (ODP) applicable to the property.

The amendments revise the standards, default zoning and development schedule established by Ordinance No. 4676 and amend the Outline Development Plan as follows:

1. Allows the following additional land uses in Pods in accordance with the table (found in Section G) in this ordinance:
    a. Single Family detached
    b. Single Family attached (Townhomes)
    c. Accessory Dwelling Units
    d. Duplexes
    e. Business Residence
    f. Retail (small and large box
    g. Landscaping Material, Indoor Greenhouse and Outdoor Nursery Plant Growing/Sales
    h. Government and Public Purpose Facilities
    i. Parks and Open Space
    j. Agricultural Uses

2. Limits the total acreage in each Pod for Single Family detached, Single Family attached, and Duplexes and require a minimum density of 5.5 du/ac for these land uses.
3. Some land uses consistent with the overall PD character that were restricted to certain pods are allowed in other Pods as well.
4. Updates the ODP map showing changes to the default zones by Pod, reconfigures 23 ½ Road and its intersection with F ½ Road, and adjusts Pod acreage.
5. Revises the bulk standards of the PD zone including deviations from the default standards for street setback, lot width, minimum lot area, and maximum height; and establishes a multi-family minimum density.

6. Removes redundancy in the Performance Standards and clarifies decision making by the City.
7. Establishes a new Development and Phasing Schedule.

In recommending and approving Ordinance No. 4676 and the ODP adopted therewith, the Planning Commission and City Council determined that the PD zoning ordinance and ODP satisfied the criteria of the Code, was consistent with the purpose and intent of the Comprehensive Plan, and achieved long-term community benefits through the provision of more effective infrastructure.

The Planning Commission found in a public hearing held on April 23, 2019, and the City Council hereby finds, that the proposed amendments likewise satisfy the applicable criteria of the Zoning and Development Code, are consistent with the purpose and intent of the Comprehensive Plan, and achieve the same long-term community benefits as the previously adopted ODP. In addition, the amended PD and Plan also achieve additional "long-term community benefits" by providing needed housing types and mix and reducing traffic demands.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREA DESCRIBED BELOW IS ZONED PLANNED DEVELOPMENT WITH THE FOLLOWING DEFAULT ZONES AND STANDARDS:

A. ALL of Lot 2, Centennial Commercial Center, City of Grand Junction, Mesa County, Colorado.

B. "The Community" Outline Development Plan (ODP) is approved with the Findings of Fact/Conclusions, and Conditions listed in the Staff Report dated April 23, 2019 and including attachments and Exhibit A and Exhibit B attached to this ordinance.

C. Purpose

The proposed Planned Development will provide for a mix of manufacturing, office park employment centers, health care facilities, retail services, multifamily residential, attached residential, and detached residential uses with appropriate screening, buffering and open space, enhancement of natural features and other amenities such as shared drainage facilities and common landscape and streetscape character.

D. Unified Development

The project will be developed over time in a phased fashion, but in a unified manner with similar architectural styles and themes throughout. Detached sidewalks, where appropriate, along the arterial frontages are intended to provide for a safe multi-modal transportation haven and provide access to uses within the development. These detached sidewalks will also provide connectivity from the

development to other existing and future points of interest adjacent to the subject property.

E. Default Zones

The default land use zones are as follows:

Pods One, Two and Three: BP (Business Park Mixed Use) with deviations contained within this Ordinance.

Pod Four: C-2 (General Commercial) with deviations contained within this Ordinance.

F. Pod Character

The property will be developed into four distinct areas (Pods) within the development that have a character similar to the following primary uses as more particularly detailed in the Pod Use Table:

Pod 1: Default zone – BP; POD 1 will generally consist of Medical Office/Clinic, Group Living, Attached, Detached Residential and Multi-Family Residential land uses. A list of allowed land uses is included under Section G. Authorized Uses in this Ordinance. All Single Family Detached, Single Family Attached, Duplexes land uses will have a minimum density of 5.5 dwelling units per acre and shall not exceed more than 70% of the acreage in POD 1. Multi-Family residential uses shall have a density between 12 and 24 units per acre.

Pod 2: Default zone – BP; POD 2 will generally consist of Medical Office/Clinic, Group Living, Retail Sales and Services, Personal Care, General Offices; Attached, Detached Residential and Multi-Family Residential land uses. A list of allowed land uses is included under Section G. Authorized Uses in this Ordinance. All Single Family Detached, Single Family Attached, Duplexes land uses will have a minimum density of 5.5 dwelling units per acre and shall not exceed more than 40% of the acreage in POD 2. Multi-Family residential uses shall have a density between 12 and 24 units per acre.

Pod 3: Default zone – BP POD 3 will generally consist of Multi-Family Residential, Attached and Detached Residential, Hotel/Motel, General Offices, Contractor Shops w/ Outdoor Storage, Auto Service, Retail Sales and Services. A list of allowed land uses is included under Section G. Authorized Uses in this Ordinance. All Single Family Detached, Single Family Attached, Duplexes land uses will have a minimum density of 5.5 dwelling units per acre and shall not exceed more than 55% of the acreage in POD 3. Multi-Family residential uses shall have a density between 12 and 24 units per acre.

Pod 4: Default zone – C-2, POD 4 will generally consist of Shopping Center (Small and Big Box), Restaurants, Retail Sales and Services, Auto Service, General Offices and Manufacturing and Production; Freight Movement and Storage; Mixed-Use Multifamily//Commercial/Retail. Multi-Family residential uses shall have a density between 12 and 24 units per acre.

G. Authorized Uses

1. The list of authorized uses allowed within the BP and C-2 zone is hereby amended to include only the following, which are allowed without the need for approval of a conditional use permit.

Uses	**POD 1 BP Default**	**POD 2 BP Default**	**POD 3 BP Default**	**POD 4 C-2 Default**
Multi-family	X	X	X	X
Single-family detached	X	X	X	
Single-family attached (Townhomes)	X	X	X	
Accessory Dwelling Units	X	X	X	
Duplexes	X	X	X	
Business Residence	X	X	X	X
Group Living	X	X	X	
Colleges and Universities	X	X	X	
Vocational, Technical and Trade Schools	X	X	X	
Community Activity Building	X	X	X	
All other Community Service	X	X	X	
Museums, Art Galleries, Opera Houses, Libraries	X	X	X	
General Day Care	X	X	X	X
Medical and Dental Clinics	X	X	X	X
Physical and Mental Rehabilitation (Resident)	X	X	X	X
All other Health Care	X	X	X	X
Religious Assembly	X	X	X	X
Funeral Homes, Mortuaries, Crematories	X	X	X	X
Public Safety and Emergency Response Services			X	X
Hotels, Motels and Lodging	X	X	X	X
General Offices	X	X	X	X
Health Club	X	X	X	X
Alcohol Sales, Retail			X	X
Bar/Nightclub			X	X
Drive Through Restaurants	X	X	X	X
Drive Through Retail	X	X	X	X
Retail (small and large box)				X
Food Service, Catering	X	X	X	X
Food Service, Restaurant (Including Alcohol Sales)	X	X	X	X
Fuel Sales, Automotive/Appliance			X	X

General Retail Sales, Indoor Operations, Display and Storage	X	X	X	X
General Retail Sales, Outdoor Operations, Display or Storage	X	X	X	X
Repair, Small Appliance				X
Personal Services	X	X	X	X
All other Retail Sales and Services	X	X	X	X
Manufacturing and Production – Indoor Operations and Storage	X	X	X	X
Manufacturing and Production – Indoor Operations with Outdoor Storage	X	X	X	X
Mini-Warehouse			X	X
Auto and Light Truck Mechanical Repair			X	
Car Wash, Gasoline Service Station, Quick Lube			X	X
Landscaping Material, Indoor Greenhouse and Outdoor Nursery Plant Growing/Sales			X	X
Industrial Services, Contractors and Trade Shops, Oil and Gas Support Operations without Hazardous Materials (indoor and/or Outdoor Operations and Storage)			X	X
Warehouse and Freight Movement – Indoor Operations, Storage and Loading with Outdoor Loading Docks			X	X
Wholesale Business (excluding highly flammable Materials/Liquids)			X	X
Bus/Commuter Stops	X	X	X	X
Government and Public Purpose Facilities	X	X	X	X
Parks and Open Space	X	X	X	X
Agricultural Uses*	X	X	X	X
* Agricultural Uses including indoor or outdoor activities primarily involving raising, producing or keeping plants or animals but excluding uses such as industrialized agricultural for example feedlots, pig farming, a use of a scale that requires significant structures or accessory structures, or a use that has the propensity to be a significant nuisance such as pig farming or other particularly odiferous. This use is intended to be interim in nature.				

e) Uses Not Mentioned

1) To change uses from those specified above, the developer must request an amendment consistent to the Zoning and Development Code as amended, to allow a use which is not currently an allowed use for a particular pod.

2) If a question or interpretation arises regarding where, how or whether a proposed use fits into the list of uses found in this section, the Director shall decide if a use not specifically mentioned can reasonably be interpreted to fit into a principal use category or a general use category where similar uses are described as found in the Use Table within the City's Zoning and Development Code.

H. Dimensional and Intensity Standards

Minimum Lot Area	
Pod 1, 2 and 3	1,800 sf
Pod 4	No minimum

Minimum Lot Width	
Pod 1, 2 and 3	20 feet
Pod 4	No minimum

Minimum Street Frontage	
Pod 1, 2, 3, and 4	No minimum

Minimum Setbacks Pod 1, 2, 3 and 4	**Principle Structure / Accessory Structure**
Street (see footnote 1)	10' / 25'
Side / Rear yard	0'

Density (Minimum/Maximum)	
Pod 1, 2 and 3	5.5 du/ac min. density for Single Family Attached, Single Family Detached, Townhomes, and Duplexes 12 du/ac to 24 du/ac max. for Multi-Family
Pods 4	12 du/ac min./24 du/ac max

Maximum Height	
Pod 1, 2, and 3	65 feet
Pod 4	65 feet

Footnotes:

1. Non-Residential buildings shall be setback a minimum of 30 feet from "Arterial" designated right-of-ways.

I. Deviations from bulk standards from default zones.

1. To provide for flexibility necessary for the unique, efficient and effective design of the site, the following deviations from the default zone standards shall be applied to the site:

   a. Minimum lot size shall be 1800 sf.
   b. Minimum lot width shall be 20'.
   c. Maximum height shall be 65'.
   d. Front (street) yard setback shall be 10'.
   e. Rear yard setback shall be 0'.

J. Development Schedule, Extensions and Lapse of Plan

1. Development and Phasing Schedule

Phase	Pod	Threshold 1	Threshold 2
1	Any one Pod	Preliminary Development Plan approval within 4 years from date of approved PD ordinance	An approved final plat of 25% of the area within 2 years of Preliminary Plan approval
2	Any second Pod	Preliminary Development Plan approval within 7 years from date of approved PD Ordinance	An approved final plat of 25% of the area within 2 years of Preliminary Plan approval
3	Remaining two Pods	Preliminary Development Plan approval within 10 years from date of approved PD Ordinance	An approved final plat of 25% of the area within 2 years of Preliminary Plan approval
The area(s) required as determined by the City for the regional drainage facilities shall be dedicated to the City at the time the first plat is recorded for any land included within the ODP.			

2. Should the Development and Phasing Schedule need to be extended, the city shall consider and hear the request consistent with the provisions of the Code in place at that time. A request for extension shall be timely in that the request shall be received by the City prior to the lapse or expiration of one of the established phasing Thresholds.

3. Failure to develop the PD and ODP as shown in the adopted Development and Phasing Schedule will result in the lapse of approval of the PD and ODP. Upon lapse, the zoning of the property will revert back to MU (Mixed-Use) and C-2 (Heavy Commercial) as shown in Exhibits A & B.

K. Other Regulations

1, Title 25, 24 Road Corridor Standards of the Zoning and Development Code shall apply, unless otherwise amended by the City.

2. Unless otherwise included in this PD Ordinance, the development regulations, standards and administration contained within Section 21.06 of the Code, as

may be amended including any applicable overlay zones apply to this PD and ODP, except the following:

There are no hours of operations limitations for uses in all Pods

3. Signage regulations and standards contained within Section 21.06 of the GJMC shall apply with the following modifications:
   a. A sign package will be required as part of each Final Development Plan and/or Site Plan.

   b. The existing billboards located within Pod Four may remain as nonconforming uses until such time as site development activity begins on Pod Four.

New Outdoor Advertising Signs (Billboards) within the PD will not be permitted.

L. All applications for the development of the property (subdivision, site plans, etc.) shall be subject to the Code in effect at the time of submittal, including the standards of this ODP and the PD Ordinance as may be amended.

Introduced for first reading on this 1st day of May, 2019 and ordered published in pamphlet form.

PASSED and ADOPTED this 15th day of May, 2019 and ordered published in pamphlet form.
ATTEST:

President of City Council

City Clerk

EXHIBIT A

Outline Development Plan (ODP)

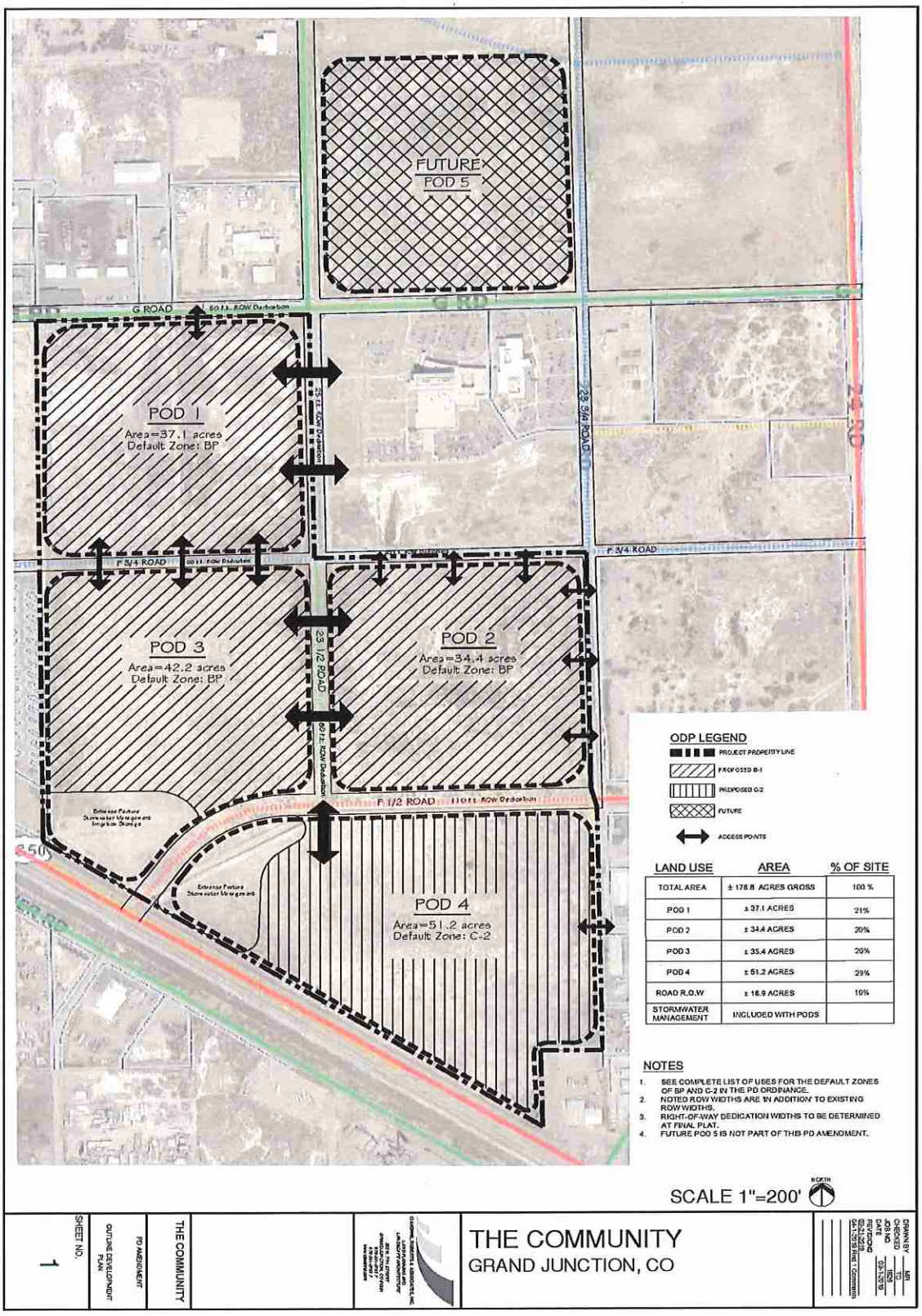


EXHIBIT B

Default Zones

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4855 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 1st day of May, 2019 and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 15th day of May, 2019, at which Ordinance No. 4855 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 17th day of May, 2019.

Deputy City Clerk

Published: May 3, 2019
Published: May 17, 2019
Effective: June 16, 2019

RESOLUTION NO. 47-22

A RESOLUTION ENTERING INTO TWO INTERGOVERNMENTAL AGREEMENTS WITH THE WEST JUNCTION METROPOLITAN DISTRICT REGARDING CONSTRUCTION AND MAINTENANCE OF IMPROVEMENTS ASSOCIATED WITH THE 177-ACRE MIXED USE DEVELOPMENT SITUATED TO THE NORTHWEST OF THE HIGHWAY 6 AND 50 AND PATTERSON ROAD INTERSECTION

Recitals:

In August 2020, City Council conditionally approved the West Junction Metropolitan District Service Plan ("Service Plan"). The condition of Service Plan approval was the agreement and execution of one or more Intergovernmental Agreements (IGA's) describing the improvements and responsibilities of the City of Grand Junction ("City") and the West Junction Metropolitan District ("District"). The District has presented two IGA's to the City. The first IGA is a contractual IGA which sets forth the obligations of and benefits to the City and the District in relation to maintenance activities associated with Public Improvements located within and adjacent to the Service Area as outlined in the Service Plan. The second IGA defines roadway construction and financing mechanisms between the City and the District as it specifically pertains to rights-of-way within and adjacent to the District boundaries.

The purpose of the proposed IGA's is to set forth the obligations of and benefits to the City and the District ("Parties") in relation to maintenance activities associated with Public Improvements located within the Service Area. The Parties recognize that the public rights-of-way and private property within the District Boundaries are also within the City limits.

A primary purpose of the District is to plan for, design, acquire, construct, install, relocate, redevelop, procure, contract for, operate, maintain, and finance certain Public Improvements. Approval of the Service Plan by the City Council constitutes the City's agreement that the District may perform the operation and maintenance functions described in this Agreement. Those services will be within a defined and described geographic boundary, which consists of the Service Area on the date of this Agreement.

Per the conditionally approved Service Plan, the District may impose mill levies on taxable property within its boundaries as a primary source of revenue for repayment of debt service, capital improvements, administrative expenses, and operations and maintenance of Public Improvements.

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

City Council hereby accepts the agreements and authorizes the President of City Council to execute and enter into the two Intergovernmental Agreements with the West Junction Metropolitan District.

Passed and Approved this 1st day of June, 2022.

President of City Council

ATTEST:

City Clerk

INTERGOVERNMENTAL AGREEMENT
BETWEEN
THE CITY OF GRAND JUNCTION
AND
WEST JUNCTION METROPOLITAN DISTRICT
CONCERNING ROADWAY CONSTRUCTION AND FINANCING

THIS AGREEMENT is made and entered into effective June 1, 2022 by and between the **City of Grand Junction,** a Colorado home-rule municipality ("**City**"), and **West Junction Metropolitan District,** a quasi-municipal corporation and political subdivision of the State (the "**District**"). The City and the District are collectively referred to as the "**Parties**".

RECITALS

WHEREAS, the District was organized to provide those services and to exercise powers as more specifically set forth in the District's Service Plan, approved by City Resolution 49-20 on August 5, 2020 ("**Service Plan**"); and

WHEREAS, the District boundaries are co-terminus with the development known as Three Arrows Mixed-Use Development (the "**Development**"), located entirely within the City boundaries; and

WHEREAS, the property owner and developer of the Development is Foothills Housing 2, LLC, a Colorado limited liability company ("**Developer**"); and

WHEREAS, as Colorado local governments, the Parties may contract with each other to provide any function, service or facility lawfully authorized to each of the Parties, pursuant to § 29-1-203, C.R.S.; and

WHEREAS, a primary purpose of the District is to plan, design, acquire, construct, install and finance necessary public infrastructure including but not limited to street, traffic and safety controls, potable and non-potable water, storm and sanitary sewer, and park and recreation improvements; and

WHEREAS, the Development is subject to the Grand Junction Circulation Plan, as adopted in the 2020 Comprehensive Plan and the 2001 Urban Trails Plan, codified in the Grand Junction Municipal Code ("GJMC") in Chapter 31.08. A vicinity map from the Circulation Plan is attached hereto as **Exhibit A**.

WHEREAS, the City's street construction policy adopted in October 2019 as Ordinance No. 4878 - Impact Fee Ordinance, codified in the GJMC at § 21.06, and § 21.11 ("**Impact Fee Ordinance**"), requires a developer to construct minimum internal street improvements, local streets, alleys, sidewalks, trails and bike paths and pay an impact fee ("**TCP**"); and

WHEREAS, § 21.11.030 (b) (3) (1) (b) of the Impact Fee Ordinance (now codified at GJMC § 21.06.010 (b) (3) (i) (B)) requires that "any unbuilt street that is designated in the Grand

Junction Circulation Plan as a Collector or Arterial and is internal to the development shall be constructed to a Local Street standard by the Developer"; and

WHEREAS, the Impact Fee Ordinance and City regulations require a developer to construct street improvements including curb, gutter, sidewalk and at least 20 feet of asphalt on the portion of an external roadway adjacent to the Development. Developer's Internal and Adjacent Street Improvement Obligations are collectively defined as "**Developer Street Obligations**"; and

WHEREAS, pursuant to the Impact Fee Ordinance and City regulations, the City agrees as provided for in this Agreement, to design and construct roadway improvements within the District that are not Developer Street Obligations (the "**City Street Responsibilities**"), subject to annual appropriation of financial resources, as the same will be determined in the sole discretion of the City; and

WHEREAS, the Parties recognize that significant efficiencies and cost savings will benefit the Development, the City, and the community as a whole by constructing complete street and related storm drainage infrastructure for internal and perimeter streets to the Development, including the City's Street Responsibilities, at the time of initial construction by the Developer or coordinated with the Developer; and

WHEREAS, the City required a traffic impact study to determine future traffic volume, conditions and impacts on internal and adjacent collector and arterial streets associated with and/or caused by the Development and to determine the traffic volume, conditions and impacts associated with or caused by the Development on the intersection of Hwy 6 & 50 and F 1/2 Road be provided by the Developer; and

WHEREAS, the Traffic Impact Study prepared by Turnkey Consulting, LLC for Three Arrows Mixed Use Development Master Plan, dated October 25, 2021 ("**Traffic Study**"), as may be amended, has been provided to the City; and

WHEREAS, development within the District's boundaries is subject to payment of various City permit fees, impact fees, and charges, including the TCP fee as required in the GJMC; and

WHEREAS, the District is willing to finance the cost of designing, constructing and installing the City's Street Responsibilities for the streets depicted on **Exhibit B**, Project Site Plan Concept diagram, pursuant to the terms hereof and pursuant to the District's Service Plan authorization, the City's approval, if at all, of the plan for the Development, voter authorized debt, and financing capacity through TCP fee revenue sharing as outlined in this Agreement.

WHEREAS, respective Developer Street Obligations and City Street Responsibilities are stated on **Exhibit C**, attached hereto and incorporated herein by this reference; and

WHEREAS, the Developer agrees to dedicate at no cost to the City and free and clear of all encumbrances, all right-of-ways for public streets as shown on Exhibit B; and

WHEREAS, the Parties agree that entering into a revenue sharing agreement between the City and District, allocating TCP revenue generated from properties within the District's boundaries to the District after collection by the City ("**TCP Revenue Sharing**") is an efficient, fair and suitable means to finance the City's Street Responsibilities; and

WHEREAS, the City and the District wish to set forth their respective rights and obligations as the same arise out of or under this Agreement with regard to financing and payment of the costs of City Street Responsibilities.

NOW, THEREFORE, in consideration of the covenants and agreements set forth below, and the Recitals above, the Parties agree as follows:

COVENANTS AND AGREEMENTS

1. Roadway Responsibility Allocations.

   a. The Developer and City are responsible for the design, installation and construction of public streets to City standards and specifications as outlined in Exhibit C, and in accordance with the requirements set forth in the GJMC and any approved development plan. Prior to performing work, the District will obtain the City's approval of engineering plans and will obtain all applicable permits for construction and installation of public streets, sidewalks, curb and gutter and all related improvements. All work shall be subject to City inspection and acceptance if the work meets or exceeds City standards.

   b. The Parties agree that the allocation of the cost for roadway improvements to the intersection of Hwy 6 & 50 and F 1/2 Road shall be shared 50% as a Developer Street Obligation and 50% as a City Street Responsibility.

   c. In exchange for the TCP Revenue Sharing, the District agrees to design, construct, install and finance City Street Responsibilities, as delineated in Exhibit C.

2. TCP Revenue Sharing. The Parties have determined and agreed that 100% of the TCP Revenue collected by the City solely from development within the District boundaries shall be allocated to the District for repayment of City Street Responsibilities until the District is fully reimbursed all costs and expenses associated with City Street Responsibilities as shown on Exhibit C.

3. Calculation and Distribution of TCP Revenue.

   a. The City shall create a spreadsheet of each lot within the boundaries of the District, Building Permit No., Date of Issuance, and TCP payment.

   b. Within the first ten days of each month, the City shall forward to the District's accountant an updated spreadsheet along with payment of TCP Revenue collected in the prior month.

c. On a quarterly basis, the City and District shall reconcile TCP Fees imposed and collected by the City and paid to the District.

d. No later than February 28th of each year, the Parties shall reconcile City TCP Revenue payments due and paid to the City and transmitted to the District in the prior year.

4. Cost of Financing. At the time the District issues general obligation debt, the District's underwriter shall calculate the City's proportionate share of the costs of issuance and interest payments to be included in the City's Street Responsibility costs. The District shall use its best efforts to obtain the most favorable interest rate and debt terms available in the market at the time of debt issuance. The City's proportionate share of the total costs of issuance shall not exceed 3% of the total costs of issuance.

5. Issuance of Privately Placed Debt. Prior to the issuance of any privately placed Debt, the District shall obtain the certification of an External Financial Advisor. An External Financial Advisor is a consultant that (1) advises Colorado Government entities on matters related to the issuance of securities by Colorado governmental entities; (2) is an underwriter, investment banker, or other individual listed as a public finance advisor in the Bond Buyer's Municipal Marketplace; and (3) is not an officer of the District. The certification shall read substantially as follows:

We are [I am] an External Financial Advisor within the meaning of this Agreement.

We [I] certify that (1) the net effective interest rate (calculated as defined in § 32-1-103(12), C.R.S.) to be borne by [insert the designation of the Debt] does not exceed a reasonable current [tax- exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

6. Term of Agreement. This Agreement shall terminate upon a determination by the Parties that either: (1) the City has repaid all costs incurred by the District for designing, constructing, installing and financing the City Street Responsibilities; or (2) all TCP Revenue due and owing from properties within the District has been collected by the City and transferred to the District.

7. District Pledge of TCP Revenue Sharing. The District shall restrict all revenue received from the City under this Agreement to debt service payments for District issued general obligation debt, for which the City assumes no liability.

8. Non-Appropriation. The City's performance under this Agreement is expressly conditioned upon the appropriation of funds by the City Council in its annual budget for the purposes described herein. To the extent that this Agreement constitutes a multiple fiscal year

debt or financial obligation, it shall be subject to annual appropriation pursuant to Article X, Section 20 of the Colorado Constitution.

It is understood by the Parties that the City's obligation to share TCP Revenue with the District is conditioned upon the City issuing Planning Clearances and collecting TCP Revenue from properties located within the boundaries of the District as the same develop.

9. Entire Agreement of the Parties. This Agreement, including the Recitals hereto, constitutes the entire agreement between the Parties and supersedes all prior written or oral agreements, negotiations, or representations and understandings of the parties with respect to the subject matter contained herein.

10 Amendment. This Agreement may be amended, modified, changed, or terminated in whole or in part only by a written agreement duly authorized and executed by the Parties hereto.

11. Governing Law; Jurisdiction; Venue. The laws of the State of Colorado and the City of Grand Junction shall govern the interpretation and enforcement of this Agreement, without giving effect to choice of law or conflict of law principles. The Parties hereby submit to the jurisdiction of and venue of the District Court in Mesa County, Colorado. In any proceeding brought to enforce the provisions of this Agreement, the prevailing party therein shall be entitled to an award of reasonable attorneys' fees, actual court costs and other expenses incurred.

12. Beneficiaries. Except as otherwise stated herein, this Agreement is intended to describe the rights and responsibilities of and between the named parties and is not intended to and shall not be deemed to confer any rights upon any persons or entities not named as parties.

13. Effect of Invalidity. If any portion of this Agreement is held invalid or unenforceable for any reason by a court of competent jurisdiction as to either party or as to both parties, such portion shall be deemed severable and its invalidity or its unenforceability shall not cause the entire agreement to be terminated.

14. Assignability. Neither the City nor the District shall assign any rights or delegate any duties hereunder without the prior written consent of the other party.

15. Notices. All notices, certificates or other communications hereunder shall be sufficiently given and shall be deemed given when delivered by hand, overnight courier delivery, mailed by first-class mail postage prepaid, or delivered electronically with confirmation and addressed to the following addresses or at such other address as either party hereto shall designate in writing to the other party:

City: City of Grand Junction
Attn: John Shaver, City Attorney
250 N. 5th Street
Grand Junction, CO 81501
cityattorney@gjcity.org

District: Fritsche Law, LLC
Attn: Joan Fritsche
3900 E Mexico Avenue, Suite 300
Denver, CO 80203
720-833-4223
joan@fritschelaw.com

16. Successors and Assigns. This Agreement and the rights and obligations created hereby shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

[Signature Page Follow]

IN WITNESS WHEREOF, this Agreement is executed by the Parties as of the date first written above.

WEST JUNCTION METROPOLITAN DISTRICT

BY: _____
Chairman/President

ATTEST:

By: _____
Secretary

CITY OF GRAND JUNCTION, COLORADO

By: _____
President of City Council

ATTEST:

By: _____
City Clerk

EXHIBIT A

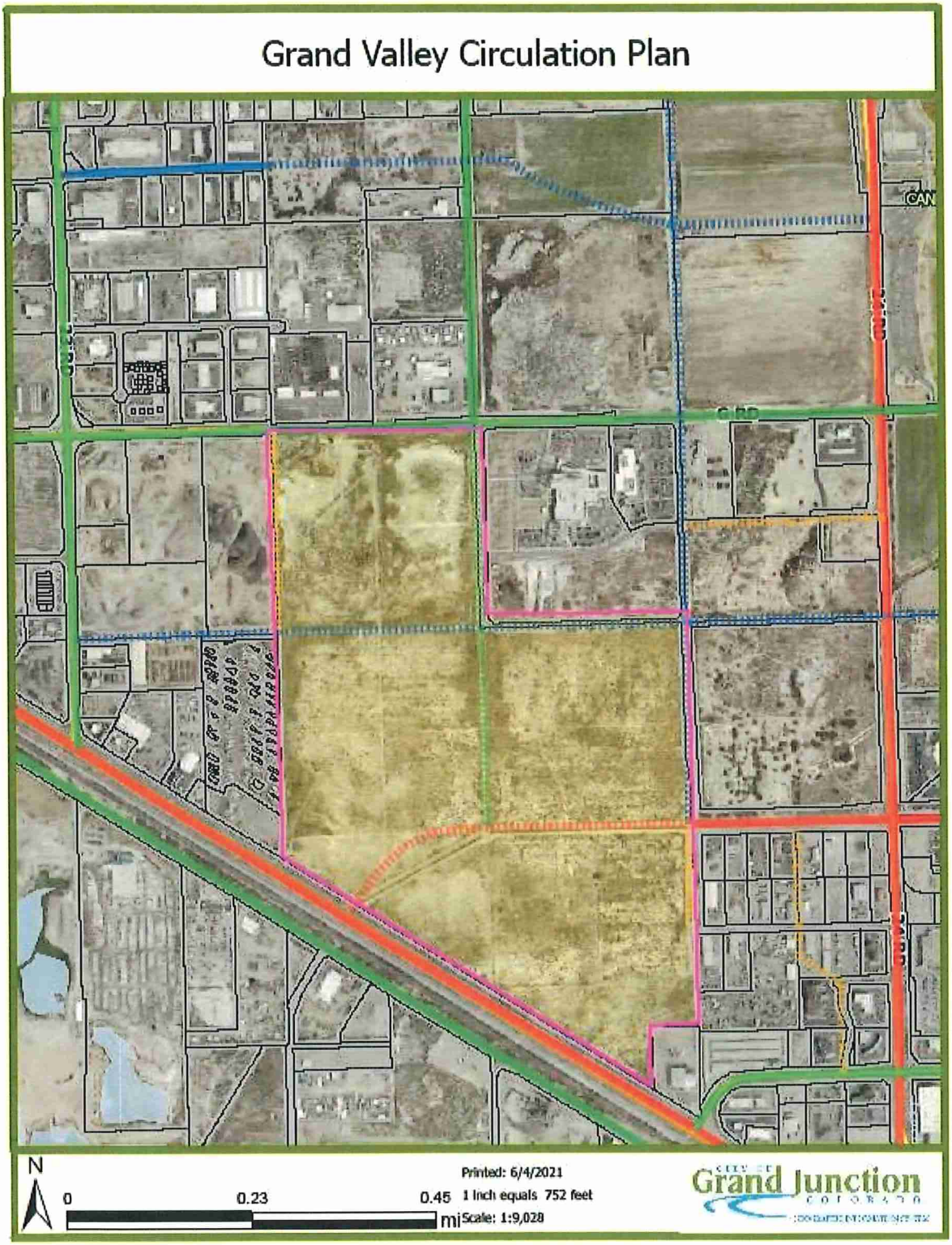

Grand Valley Circulation Plan
N
0
0.23
0.45
mi
Printed: 6/4/2021
1 inch equals 752 feet
Scale: 1:9,028
Grand Junction
COLORADO

EXHIBIT B
Project Site Plan Concept Diagram

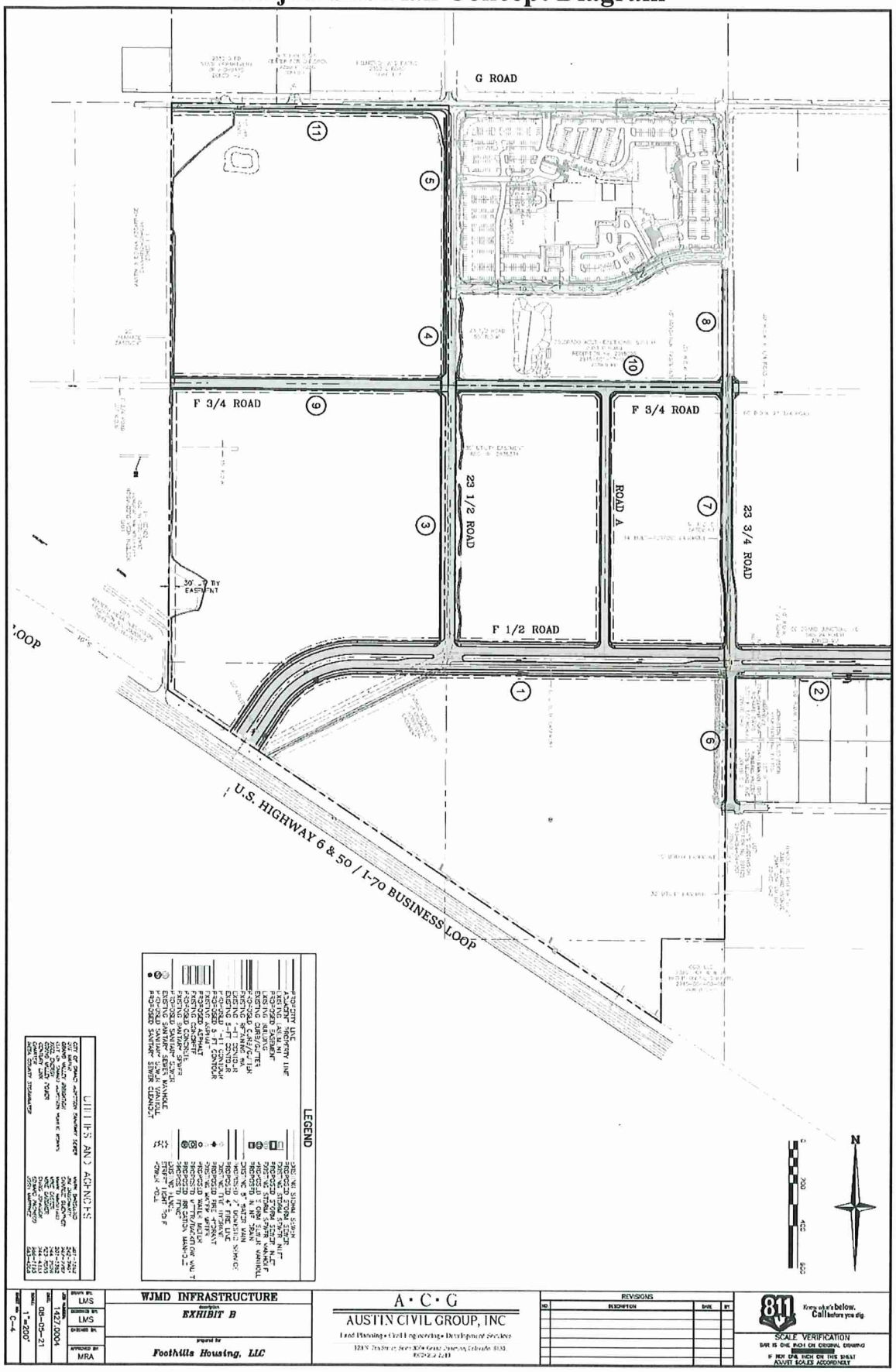


Exhibit C: Street Responsibilities

ID	STREET SEGMENT	DEVELOPER RESPONSIBILITY	CITY RESPONSIBILITY
1	F 1/2: I-70 B to 23 3/4	Construct to Local Commercial Street standards (7' monolithic curb, gutter, and sidewalk on both sides and 36' of asphalt), appropriately sized roundabout for a Local Commercial Street Section at 23 1/2 Road subject to City approval, and piping of open drain along F ½ Road Parkway right-of-way.	Any enhancements including the oversizing of the roundabout.
2	F 1/2: 23 3/4 to 24	None.	All.
3	23 1/2: F 1/2 to F 3/4	Curb and gutter on the east and west, 10' detached trail on the west, 7' detached sidewalk on the east, and 36' of asphalt.	8' of asphalt to achieve 44' asphalt width.
4	23 1/2: F 3/4 to unnamed Private Street (south of hospital)	Curb and gutter on the west, 10' detached trail on the west, and at least 20' of asphalt.*	Balance of street to achieve 44' of asphalt, curb, gutter, and 7' detached sidewalk on the east side.
5	23 1/2: unnamed Private Street (south of hospital) to G	East side of street is existing. Curb and gutter on the west, 10' detached trail on the west, and at least 20' of asphalt as necessary to complete the street to 44' of asphalt.	None.
6	23 3/4: Leland to F 1/2	7' monolithic curb, gutter, and sidewalk on the west and at least 20' of asphalt.*	Balance of street to achieve 36' of asphalt; curb, gutter, and sidewalk on the east side.
7	23 3/4: F 1/2 to F 3/4	7' monolithic curb, gutter, and sidewalk on the west and at least 20' of asphalt.*	Balance of street to achieve 44' of asphalt; and curb, gutter, and sidewalk on the east side.

Exhibit C: Street Responsibilities (continued)

8	23 3/4: F 3/4 to unnamed Private Street (south of hospital)	None	All.†
9	F 3/4: 23 1/4 to 23 1/2	7' monolithic curb, gutter, and sidewalk on both sides and 36' of asphalt.	8' of asphalt to achieve 44' asphalt width.
10	F 3/4: 23 1/2 to 23 3/4	7' monolithic curb, gutter, and sidewalk on the south and at least 20' of asphalt.*	Balance of street to complete 44' of asphalt; curb, gutter, and sidewalk on the north side.
11	G	A 7' detached meandering sidewalk to match improvements in front of Community Hospital.	Curb and gutter on the south, asphalt to achieve a 44' width.
12	I-70 B and F 1/2 Intersection	50% of the design and construction of standard intersection with signal.	50% of the design and construction of standard intersection with signal.

Notes

City is responsible for financing the construction of off-site improvements including the 23 1/2 Road and G Road roundabout, dual northbound turn lanes at 24 Road and F 1/2 Road, and expansion of the 24 Road and G Road roundabout.

* Asphalt may need to be wider than 20' for street to meet traffic demands and function properly.

† Will likely be built when Community Hospital develops the adjacent parcel.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5150

AN ORDINANCE AMENDING ORDINANCE NO. 4855 REGARDING THE PLANNED DEVELOPMENT ZONING AND THE OUTLINE DEVELOPMENT PLAN FOR *THE COMMUNITY PLANNED DEVELOPMENT*, NOW KNOWN AS *MESA TRAILS PLANNED DEVELOPMENT*, LOCATED AT 2350 HIGHWAY 6 AND 50 BETWEEN 23 ¼ AND 23 ¾ ROADS, FROM G ROAD TO HIGHWAY 6 AND 50

Recitals:

The owner of the approximately 177-acre property located at 2350 Highway 6 and 50 has requested an amendment to the phasing schedule for the Mesa Trails Planned Development established by and with Ordinance No. 4855; the amendment of the schedule does not and will not modify any other aspects of Ordinance No. 4855 or of the Outline Development Plan (ODP).

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended approval of the extended phasing schedule for the Mesa Trails Planned Development.

The City Council finds that the review criteria for the planned development that were established at the time of adoption of Ordinance No. 4855 are still applicable and are still met, and that the findings and approval of the ODP are not affected by the extension of the phasing schedule.

The City Council finds that extending the phasing schedule is reasonable considering the current market conditions and economic feasibility of the Mesa Trails Planned Development project, and the amendment of the schedule and ratification of the ODP as provided herein is best interests of the community.

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

The foregoing Recitals are adopted and incorporated as the findings of the City Council and further that the development phasing schedule established by Ordinance No. 4855, Section J.1. for the development project now known as Mesa Trails Planned Development is amended as follows:

1. Development and Phasing Schedule

Phase	Portion of Site*	Requirement	Expiration Date
Approved subdivisions excluded (PLD-2021-523 & PLD-2021-654) – 33 acres			
1	At least 20% (28 acres) of remaining 144 acres.	Final Plat recorded within 5 years from date of approved PD Ordinance	May 17, 2028
2	At least an additional	Final Plat recorded within 7 years	May 17, 2030

	25% (36 acres) of remaining 144 acres	from date of approved PD Ordinance	
3	Remaining 80 acres	Final Plat recorded within 10 years from date of approved PD Ordinance	May 17, 2033

*Acreage only includes final lots created, excluding the remaining site acreage identified on the plat as "Lot 100".

2. The area(s) required as determined by the City for the regional drainage facilities shall be dedicated to the City when the first plat is recorded for any land included within the ODP.

3. Should the Development and Phasing Schedule need to be extended, the City shall consider and hear the request consistent with the provisions of the Code in place at that time. A request for extension shall be timely in that the request shall be received by the City prior to the lapse or expiration of one of the established phasing Thresholds.

4. Once a Final Plat has been recorded for a phase outlined above, that phase can develop under the provisions of the PD and ODP. Failure to develop ~~the PD and ODP as shown in the adopted Development and Phasing Schedule~~ according to the phasing schedule will result in the lapse of approval of the PD and ODP. Upon lapse, the zoning of the property will revert ~~back~~ to MU (Mixed-Use) and C-2 (Heavy Commercial) as shown in Exhibits A & B.

Introduced for first reading on this 3rd day of May 2023 and ordered published in pamphlet form.

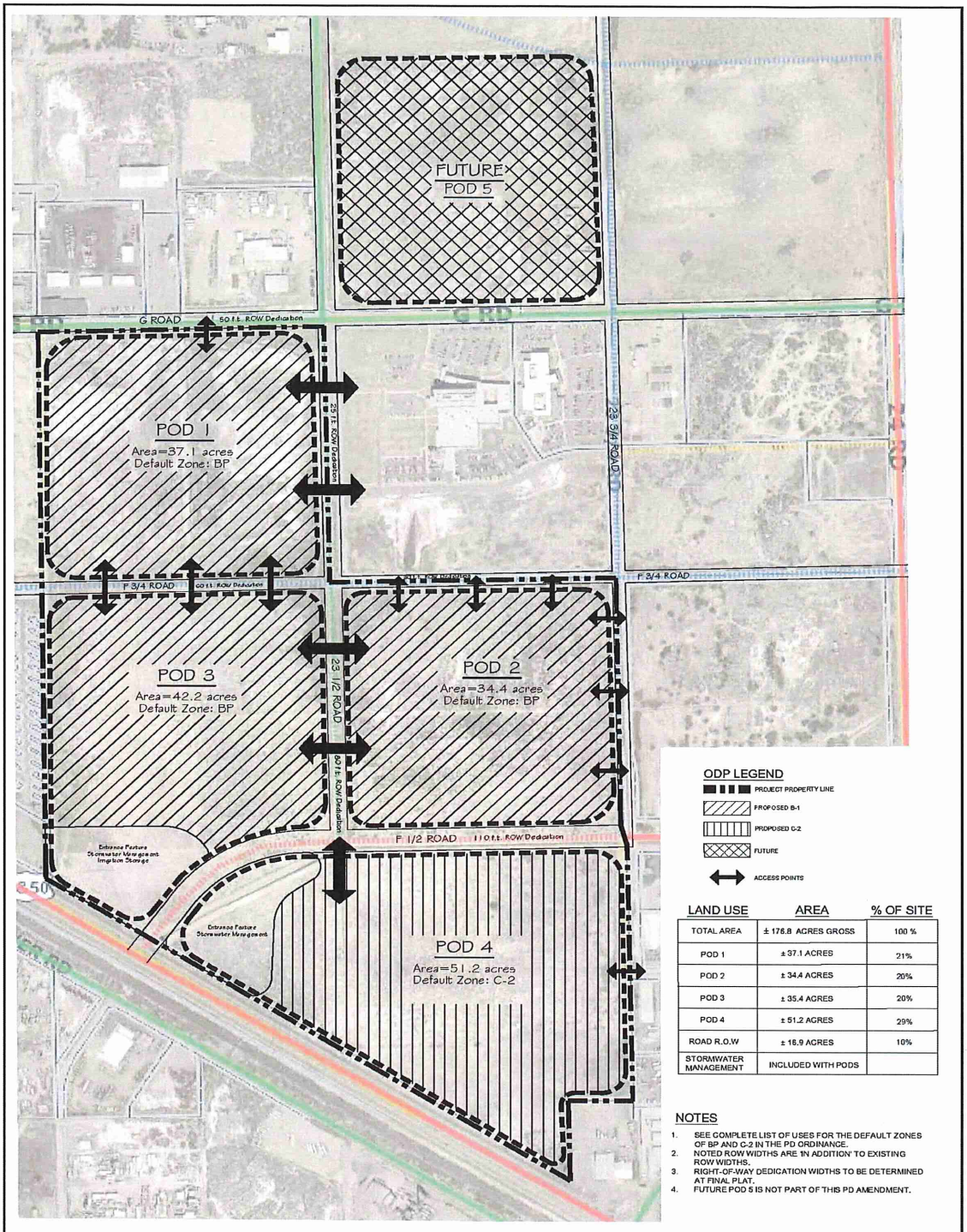
PASSED and ADOPTED this 17th day of May 2023 and ordered published in pamphlet form.

ATTEST:

Anna M. Stout
President of the Council

Amy Phillips
City Clerk

EXHIBIT A
Outline Development Plan (ODP)



LAND USE	AREA	% OF SITE
TOTAL AREA	± 176.8 ACRES GROSS	100 %
POD 1	± 37.1 ACRES	21%
POD 2	± 34.4 ACRES	20%
POD 3	± 35.4 ACRES	20%
POD 4	± 51.2 ACRES	29%
ROAD R.O.W	± 16.9 ACRES	10%
STORMWATER MANAGEMENT	INCLUDED WITH PODS	

NOTES

1. SEE COMPLETE LIST OF USES FOR THE DEFAULT ZONES OF BP AND C-2 IN THE PD ORDINANCE.
2. NOTED ROW WIDTHS ARE 'IN ADDITION' TO EXISTING ROW WIDTHS.
3. RIGHT-OF-WAY DEDICATION WIDTHS TO BE DETERMINED AT FINAL PLAT.
4. FUTURE POD 5 IS NOT PART OF THIS PD AMENDMENT.

SCALE 1"=200' NORTH

SHEET NO. 1 | OUTLINE DEVELOPMENT PLAN | PD AMENDMENT | THE COMMUNITY

CHRONE LARSEN & ASSOCIATES, INC. LANDSCAPE ARCHITECTURE

THE COMMUNITY
GRAND JUNCTION, CO

DRAWN BY MR
CHECKED TG
JOB NO 1938
DATE 09-13-2019
REVISIONS 09-13-2019
04-1-2019 Rnd 1 Comments

EXHIBIT B
Default Zones

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5150 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 3rd day of May 2023 and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 17th day of May 2023, at which Ordinance No. 5150 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 19th day of May 2023.

City Records Manager

Published: May 05, 2023
Published: May 17, 2023
Effective: June 18, 2023

ADDENDUM TO
INTERGOVERNMENTAL AGREEMENT
BETWEEN
THE CITY OF GRAND JUNCTION
AND
WEST JUNCTION METROPOLITAN DISTRICT
CONCERNING ROADWAY CONSTRUCTION AND FINANCING

THIS ADDENDUM TO THE INTERGOVERNMENTAL AGREEMENT ("**Addendum**") is made and entered into effective June 21, 2023 by and between the **City of Grand Junction,** a Colorado home-rule municipality ("**City**"), and **West Junction Metropolitan District,** a quasi-municipal corporation and political subdivision of the State (the "**District**"). The City and the District are collectively referred to as the "**Parties**".

RECITALS

WHEREAS, the Parties entered into that certain Intergovernmental Agreement Concerning Roadway Construction and Financing ("**IGA**"), effective June 1, 2022; for roadway improvements in connection with the Mesa Trails Subdivision, as provided in the IGA, and,

WHEREAS, capitalized terms herein shall have the meanings and definitions of the same terms as defined in the IGA; and,

WHEREAS, the Mesa Trails Subdivision is located within the City and within the District; and,

WHEREAS, the District has agreed to finance the cost of designing, constructing and installing the Developer Street Obligations and the City Street Responsibilities related to the Mesa Trails Subdivision, pursuant to the terms of the IGA and subject to the District's Service Plan authorization, the City's prior approval of construction plans, voter authorized debt, and financing capacity including TCP fee revenue sharing as provided in the IGA; and,

WHEREAS, as a political subdivision of the State, the District is required to follow state laws regarding public works contracting.

NOW, THEREFORE, the Parties agree as follows:

1. Public Improvements Construction Contract Bidding, Contracting and Payment Requirements.

    a. The District shall design, construct and install sanitary sewer, water, street, traffic and safety, and storm sewer improvements, including public area landscaping ("**Public Improvements**"), to City or other appropriate governmental entity standards and specifications. Prior to performing work, the District will obtain the City or other appropriate governmental entity's written approval of construction plans and will obtain all applicable permits for

construction and installation of the Public Improvements, pursuant to the IGA and City Code.

b. The District must appropriate the full contract amount prior to letting a public improvements construction contract ("**Public Improvements Contract**"), pursuant to § 24-91-103.6, C.R.S.

c. The District shall secure performance and payment bonds from the selected contractor issued by a company(ies) licensed to do business in Colorado equal to 100% of the Public Improvements Contract price and warranty bonding equal to 20% of the Public Improvements Contract price, pursuant to §§ 38-26-105 and 106, C.R.S.

d. The Public Improvements Contract shall specify withholding 5% retainage of the Public Improvements Contract price until final payment is made, pursuant to § 24-91-103(1)(a), C.R.S. Retainage shall be withheld in the amount of 10% of approved pay applications until the work under the Public Improvements Contract is 50% complete. The total retainage withheld shall equal five percent (5%) of the Public Improvements Contract price.

e. The District shall secure a warranty bond from the selected contractor issued by a company(ies) licensed to do business in Colorado with coverage equal to twenty percent (20%) of the Public Improvements Contract price for correction of defective workmanship and/or materials for a period of one year after initial written acceptance of the Public Improvements by the City or other appropriate governmental entity.

2. <u>City Bonding Requirements for Subdivision Improvements</u>.

a. The City requires a development improvements agreement and guarantee ("**DIA**") pursuant to GJMC 21.02.070 (m) in an amount equal to 120% of the cost of the improvements in the approved construction plan that shall be sufficient to cover all promises and conditions contained in the DIA.

3. <u>Agreement Concerning Collateralization/Surety Coverage of District Constructed Public Improvements</u>.

a. Upon verification of the following terms and documents required by and under the District let Public Improvement Contract(s) for the Mesa Trails Subdivision, the City shall not require collateralization of Public Improvements constructed and installed by the District.

b. Prior to issuing a Notice to Proceed under a Public Improvements Contract, the District shall coordinate with the City Public Works Director or his designee to verify:

- District Public Improvement Contract(s) funding in place.

- The selected contractor's performance bond and labor and materials payment bond are equal to 100% of the Public Improvements Contract(s) price with the City named as a dual-obligee.

- The selected contractor's warranty bond equaling 20% of the Public Improvements Contract(s) price with the City named as a dual-obligee.

- The Public Improvements Contract(s) requires withholding 5% retainage of the contract price until final payment.

- The Public Improvements Contract(s) requires final payment to be made following statutory publication requirements.

4. The terms hereof only apply to Public Improvement Contract(s) let by the District.

5. The terms of the IGA remain in full force and effect, except as amended by this Addendum.

[Signature Page to Follow]

IN WITNESS WHEREOF, this Addendum is executed by the Parties as of the date first written above.

WEST JUNCTION METROPOLITAN DISTRICT

BY: _____
Chairman/President

ATTEST:

By:_____
Secretary

CITY OF GRAND JUNCTION, COLORADO

By:_____
President of City Council

ATTEST:

By: _____
City Clerk

RESOLUTION NO. ___-23

A RESOLUTION ENTERING INTO TWO INTERGOVENMENTAL AGREEMENTS WITH THE WEST JUNCTION METROPOLITAN DISTRICT REGARDING CONSTRUCTION AND MAINTENANCE OF IMPROVEMENTS ASSOCIATED WITH THE 176-ACRE MIXED USE DEVELOPMENT SITUATED TO THE NORTHWEST OF THE INTERSECTION OF HIGHWAY 6 AND 50 PATTERSON ROAD

Recitals:

In August 2020, the City Council conditionally approved the West Junction Metropolitan District Service Plan ("Service Plan"). A condition of Service Plan approval was the agreement and execution of one or more Intergovernmental Agreements ("IGA's") describing the improvements and responsibilities of the City of Grand Junction ("City") and the West Junction Metropolitan District ("District").

On June 1, 2022, Resolution 47-22 authorized the City and the District to execute two IGA's to implement the Service Plan, one related to obligations of and benefits to the City and the District ("Contractual IGA") and a second which defines roadway construction and financing mechanisms by and between the City and the District as the agreement pertains to certain rights-of-way within and adjacent to the District boundaries ("Roadway IGA").

A primary purpose of the District is to plan for, design, acquire, construct, install, relocate, redevelop, procure, contract for, operate, maintain, and finance certain Public Improvements as generally defined and described by the Service Plan. Approval of the Service Plan by the City Council constitutes the City's agreement that the District may perform the operation and maintenance functions described in that Agreement. Those services will be within a defined and described geographic boundary, which consists of the Service Area as of the date of the Agreement.

The District may impose mill levies on taxable property within its boundaries as a primary source of revenue for repayment of debt service, capital improvements, administrative expenses, and operations and maintenance of the Public Improvements.

The District proposes an addendum to the Roadway IGA to allow for the proceeds from District bonds as part of the Public Improvements Contracts ("PIC") for construction of improvements and to have the same serve as the guarantee required as part of the Development Improvements Agreement ("DIA") as provided in GJMC 21.02.070(m).

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

City Council hereby amends Resolution 47-22 to accept the attached addendum and amendment to the existing Roadway IGA and authorizes the President of the Council to execute and enter into the same with the West Junction Metropolitan District.

Passed, adopted, and approved this _____ day of June 2023.

_____
Anna M. Stout
President of the City Council

ATTEST:

_____
Amy Phillips
City Clerk