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**CITY COUNCIL AGENDA  
WEDNESDAY, JULY 19, 2023  
250 NORTH 5<sup>TH</sup> STREET - AUDITORIUM  
[VIRTUAL MEETING - LIVE STREAMED](#)  
BROADCAST ON CABLE CHANNEL 191**

**5:30 PM – REGULAR MEETING**

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

**Proclamations**

Proclaiming March 12 - 18, 2023 as National AmeriCorp Week in the City of Grand Junction

**Citizen Comments**

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

*Citizens have four options for providing Citizen Comments: 1) in person during the meeting, 2) virtually during the meeting (registration required), 3) via phone by leaving a message at 970-244-1504 until noon on Wednesday, July 19, 2023 or 4) submitting comments [online](#) until noon on Wednesday, July 19, 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. Minutes of the July 5, 2023 Special Meeting
- b. Minutes of the July 5, 2023 Regular Meeting

## **2. Set Public Hearings**

- a. Legislative
  - i. Introduction of an Ordinance for Supplemental Appropriation for the Community Recreation Center and the E911 Communication Center and Setting a Public Hearing for August 2, 2023
- b. Quasi-judicial
  - i. Set a Hearing to Consider a Request by Goldberg Properties, Inc. for Review of a Service Plan for the Proposed Western Slope Metropolitan District

## **3. Agreements**

- a. Letter of Amendment to the Patterson Overlay Project Memorandum of Understanding to Mesa County

## **4. Procurements**

- a. Authorize a Contract for Dos Rios Riverfront Improvements
- b. Authorize a Contract for Dos Rios Splash Park

## **5. Resolutions**

- a. A Resolution to Purchase Property for Fire Station 7
- b. A Resolution Amending Resolutions No's. 37-22 and 56-23 Pertaining to Cannabis Business Fees for Modification of Premises and Change of Trade Name Applications

## **6. Other Action Items**

- a. Consider Requests by Brian R. and Stephanie Bray for 1) A Variance to GJMC Section 21.06.010(e), Subdivision Infrastructure Standards Regarding the Provision of a Sanitary Sewer System; and 2) A Resolution for a Sanitary Sewer Waiver as Defined in GJMC Section 13.16.060(c)(4)(i), Persigo Wastewater Treatment Plant, Rule 4.7, to Allow for the Use of an Individual Sewage Disposal System (ISDS) for the Mustang Ridge Simple Subdivision Located at 880 26 ½ Road

**REGULAR AGENDA**

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

**7. Resolutions**

- a. 2023 Community Development Block Grant (CDBG) Program Annual Action Plan
- b. A Resolution Adopting the City of Grand Junction Two Year Strategic Plan

**8. 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.*

**9. Other Business**

**10. Adjournment**





*City of Grand Junction, State of Colorado*

# Proclamation

**Whereas,** AmeriCorps provides opportunities for Americans of all background to serve and volunteer for their country, address the nation’s most pressing challenges and improve lives and communities, and fosters civic engagement; and

**Whereas,** over 7,000 Americans of all ages and backgrounds united to meet local needs and invested more than \$38.8 million in federal funding to support cost-effective community solutions working hand in hand with local partners to empower individuals to help communities tackle their toughest challenges; and

**Whereas,** through unique public-private partnership, AmeriCorps and its partners generated more than \$8.2 million in outside resources from businesses, foundations, public agencies and other sources in Colorado last year which strengthened community impact and increased the return on taxpayer dollars; and

**Whereas,** AmeriCorps members and AmeriCorps Seniors volunteered served at more than 800 locations across Colorado, including municipalities, schools, food banks, homeless shelters, health clinics, youth centers, veterans facilities, and other nonprofit and faith-based organizations; and

**Whereas,** AmeriCorps volunteers and the communities they serve are honoring the agency’s anniversary by celebrating AmeriCorps week; and

**Whereas,** while AmeriCorp week is in March of each year, this is the time of year in which many AmeriCorp fellows conclude their service. In particular, the City would like to celebrate and thank the AmeriCorp fellows concluding their 2022-2023 term of service for the City of Grand Junction and their dedicated work in adding capacity and programmatic support in both sustainability and housing.

**NOW, THEREFORE,** I Anna Stout, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim March 12-18 2023 as

## *“National AmeriCorp Week”*

in the City of Grand Junction and urge all the citizens of the City to turn their attention to Commemorating President William Clinton’s establishment of the agency through the National and Community Service Trust Act of 1993, and celebrate all the ways Americorps makes a difference both locally and nationally.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 19<sup>th</sup> day of July, 2023.



  
\_\_\_\_\_  
Mayor



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

**City Hall Administration Conference Room**

**July 5, 2023**

**Call to Order**

Council President Anna Stout called the Special Meeting of the Grand Junction City Council to order at 4:33 p.m. on the 5<sup>th</sup> day of July 2023.

Those present were Councilmembers Scott Beilfuss, Cody Kennedy, Jason Nguyen, Randall Reitz, Dennis Simpson, Council President Pro Tem Abe Herman and Council President Anna Stout.

Also present were City Manager Greg Caton and City Attorney John Shaver, Finance Director Jodi Welch, Community Development Director Tamra Allen, and Public Works Director Trent Prall.

**Executive Session**

Councilmember Reitz moved and Council President Pro Tem Abe Herman seconded to convene into ***EXECUTIVE SESSION TO DISCUSS MATTERS THAT MAY BE SUBJECT TO NEGOTIATIONS, DEVELOPING STRATEGY FOR NEGOTIATIONS, AND/OR INSTRUCTING NEGOTIATORS PURSUANT TO SECTION 24-6-402(4)(e)(I) OF COLORADO'S OPEN MEETINGS LAW RELATIVE TO AN ECONOMIC DEVELOPMENT INCENTIVE(S) FOR A POSSIBLE DEVELOPMENT PROJECT LOCATED AT/NEAR 24 ROAD AND I-70, GRAND JUNCTION, COLORADO.***

It was a unanimous vote to convene into Executive Session for the purpose stated.

Upon completion of the Executive Session, Councilmember Kennedy moved and Councilmember Nguyen seconded to adjourn the Executive Session. The motion passed 7:0.

**Adjournment**

There being no further business Council President Stout adjourned the meeting at 5:19 p.m.

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Amy Phillips

City Clerk



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

**July 5, 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 5<sup>th</sup> day of July 2023 at 5:30 p.m. Those present were Councilmembers Scott Beilfuss, Cody Kennedy, Jason Nguyen, Randall Reitz, Dennis Simpson, Council President Pro Tem Abe Herman, and Council President Anna Stout.

Also present were City Manager Greg Caton, City Attorney John Shaver, City Clerk Amy Phillips, Deputy City Clerk Selestina Sandoval, Community Development Director Tamra Allen, Sustainability Coordinator Jennifer Nitzky, Parks and Recreation Director Ken Sherbenou, General Services Director Jay Valentine, and Interim Planning Supervisor Nicole Galehouse.

Council President Stout called the meeting to order, and student Emily Harrington led the Pledge of Allegiance, followed by a moment of silence.

**Proclamations**

**Proclaiming July as Parks and Recreation Month in the City of Grand Junction**

Council President Pro Tem Herman read the proclamation. Parks and Recreation Director Ken Sherbenou accepted the proclamation with several members of his staff.

**Presentations**

**American Water Works Association Best of the Best Water Taste Test Award**

Utilities Director Randi Kim gave a background on the award and lauded her staff for their qualifications, expertise and work that helped win the recognition.

**Appointments**

**To the Historic Preservation Board**

Councilmember Beilfuss moved and Councilmember Reitz seconded to appoint Shannon Power and Dustin Anzures to the Historic Preservation Board for terms expiring December 31, 2026. Motion carried by unanimous voice vote.

**Citizen Comments**

Bruce Lohmiller spoke about reporting suspicious individuals to avoid mass shootings,

welfare checks and Biden's loan forgiveness program.

**City Manager Report**

City Manager Caton attended the Colorado Municipal League (CML) Conference and was part of the Executive Board for the last four years. He stated he didn't run for another term and thanked Council for allowing him to serve. He spoke of how he and Mayor Stout presented on the Council-Manager and Mayor-Manager relations in municipal government and how the presentation was well attended. He invited the public to attend the next Coffee with the City Manager along with Community Development Director Tamra Allen on Thursday, July 20<sup>th</sup> at 7:30 a.m. at My Favorite Muffin.

**Council Reports**

Councilmember Nguyen gave an update on the Grand Valley Regional Transit Committee.

Councilmember Kennedy attended the CML Conference where he focused on housing presentations.

Councilmember Reitz spoke of the 4<sup>th</sup> of July fireworks at Lincoln Park and how well attended it was.

Councilmember Beifuss attended the Mutual Aid community update, the Commission on Arts and Culture meeting, Conservation Colorado meeting, the Elementary School Declining Enrollment Committee and the focus group facilitated by the Colorado Trust at the Day Center to identify ways they can help with homelessness in the community.

Council President Stout said Associated Governments of Northwest Colorado is hosting an Infrastructure, Investment and Jobs Act Development Summit, she attended and presented at CML and was elected to the Executive CML Board to continue to give the Western Slope a voice. She was also appointed to the Transportation Planning Region (TPR) Boundaries Study Advisory Committee and spoke of how Grand Junction has a high functioning TPR which is not the case with all municipalities. She said she is going to Sister City El Espino, El Salvador and that the U.S. Embassy will be featuring the trip.

**CONSENT AGENDA**

Council President Pro Tem Herman requested that item 3.a. be removed from the consent agenda. Councilmember Beifuss requested that item 5.a. be removed as well. Council President Pro Tem Herman moved, and Councilmember Kennedy seconded to adopt Consent Agenda items #1, #2, #3b, and #4. Motion carried by unanimous voice vote.



**1. Approval of Minutes**

- a. Minutes of the June 12, 2023 Special Workshop
- b. Summary of the June 21, 2023 Regular Meeting

**2. Continue Public Hearings**

- a. Legislative
  - i. An Ordinance Authorizing a Supplemental Appropriation for Counseling and Education Center - ***To be referred to the Agenda Committee for commitment to a future City Council Work Session***

**3. Procurements**

- a. Contract Approval for the Architect/Engineer for the Community Recreation Center – ***Moved to the Regular Agenda***
- b. Award of Contract for Pomona Elementary School/Kronkright Sports Complex Parking Lot Landscaping and Irrigation Project

**4. Resolutions**

- a. A Resolution Authorizing Agreement with CDOT for Traffic Maintenance
- b. A Resolution Authorizing the City Manager to Submit a Grant Request to the Department of Local Affairs for the Community Recreation Center
- c. A Resolution Amending Resolution No. 37-22 Pertaining to Cannabis Business Fees/Setting Fees for Modification of Premises and Change of Trade Name Applications

**5. Other Action Items**

- a. Consider Appointing a Resiliency and Sustainability Plan Steering Committee – ***Moved to the Regular Agenda***

**REGULAR AGENDA****Consider Appointing a Resiliency and Sustainability Plan Steering Committee**

Staff and the consultant, Design Workshop and Spirit Environmental, recommended a steering committee be formed to guide the direction of the Resiliency and Sustainability

Plan, including informing what elements of environmental sustainability and community resiliency are the most critical to the near- and long-term future of Grand Junction and that the plan takes into consideration attributes, opportunities and concerns relevant to the Grand Junction community. Selected members will serve as a sounding board to discuss overall plan direction, review project deliverables, vet ideas, and promote greater community involvement. Most importantly, the Steering Committee will help ensure the final plan is inclusive, focuses on equitable distribution of resources, and reflects a diverse set of perspectives. The Steering Committee composition should include individuals with a passion for sustainability and resiliency reflected in their work, hobbies, or lifestyles. The City put out a call for applications to the broader community to solicit candidates interested in serving on the Community Steering Committee. A total of 35 applications were received.

This item was pulled by Councilmember Beilfuss to get clarification on the consideration and makeup of the group of individuals that were chosen for the committee as there were concerns some members may be lobbyists that may advocate for their special interests.

City Manager Caton gave a history on this item including workshops, memos and correspondence between staff and Council.

Community Development Director Tamra Allen spoke of the solicitation process, and why people from certain industries (Home Builders Association and Oil and Gas) were requested to provide representation due to their skills and expertise.

Conversation ensued regarding the advantage of including professionals, and diversifying the member base, possible interference from industries, the purpose of the committee (large picture goals vs. implementation of sustainability) and how the voices from industries would impact that, importance of including representatives from industries to make sure all voices are heard, and to provide practical application to ideas. It was clarified that members were participating as individuals with experience and expertise rather than as representatives of their respective industries, so no disclosure was required, although the committee has discretion to ask for such disclosures for transparency if it chooses.

The Council expressed interest in adding a transportation industry representative and Ms. Allen stated they had an applicant that may fill that need if Council chose to add her.

Council President Pro Tem Herman moved, and Councilmember Nguyen seconded to adopt staff's suggestions for the Resiliency and Sustainability Plan Steering Committee with the addition of Danielle S. (actual name unknown at the time of the meeting). Motion carried by unanimous voice vote.

**Contract Approval for the Architect/Engineer for the Community Recreation Center**

Barker Rinker Seacat (BRS) with partner architect Chamberlin Architecture has been selected by the evaluation committee through a qualifications-based recruitment, Request for Proposals (RFP) process. Subconsultants to BRS include Austin Civil Engineering, DHM Landscape Architecture, JVA Structural Engineering, the Ballard Group Mechanical and Plumbing Engineers, RH Electrical Engineers, Group 14 Sustainability engineers and Blundell Cost Estimators.

BRS would work with the City and the Construction Manager General Contractor (CMGC) to be selected later this summer and early fall. The project would then move toward design with a goal of breaking ground in the middle of 2024 and CRC completion by the end of 2025.

Council President Pro Tem Herman stated that he requested this item be pulled off consent because it was an item of great interest to the community and not because he had any concerns.

Parks and Recreation Director Ken Sherbenou presented this item.

Conversation ensued regarding the negotiated fee and how the decrease in the required insurance played the biggest part in the change.

Councilmember Reitz moved and Councilmember Nguyen seconded to authorize the City Purchasing Division to enter into a Professional Services Contract with Barker Rinker Seacat Architecture for Architect/Engineer (AE) Design and Construction Services of the Community Recreation Center (CRC) at Matchett Park in the not-to-exceed amount of \$4,094,163. Motion carried by unanimous voice vote.

**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 proposed 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. STR's 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, STR's may also strain the local housing market by removing housing options from residents and weakening the social networks of local neighborhoods.

Interim Planning Supervisor Nicole Galehouse presented this item.



Conversation ensued regarding the impact of short-term rentals causing the removal of long-term rental units, concerns on requirements listed in the amendments, whether the City identified STR's that aren't registered (the City uses a third party to find those addresses that are advertised as STR's and send a compliance officer to educate that person on the registration process) whether the ten percent cap is too high considering the housing issue (the cap that only applies to downtown), whether it was considered to limit the number of STR's per entity (no), or to limit number of STR's per block to maintain character (that avenue was explored and they received a lot of pushback from STR holders), and legal defensibility of counts (residential lots, not units are used).

There was interest from Council to potentially lower the downtown cap.

A recess was taken to calculate the numbers on different percentage caps at 6:53 p.m.

The meeting resumed at 7:07 p.m.

Numbers were calculated and presented to Council for 5, 7, 8, 9 and 10% for primary residential unit STR's in the downtown area. There was general consensus for the 7% cap.

The public hearing opened at 7:13 p.m.

Kevin Bray attended the neighborhood meetings and was concerned that the voices and comments expressed at those meetings were being invalidated by Council changing the cap that was recommended by staff.

The public hearing closed at 7:16 p.m.

Council responded that it does listen to public comments and engagement, but as policy makers they need to take all evidence into consideration.

Council President Stout wanted the record to reflect that she had been prepared to approve the ordinance as originally presented by staff but her acceptance of the lower downtown cap was due to the majority of Council coming to a consensus on the lower number.

Council President Pro Tem Herman moved, and Councilmember Reitz seconded to adopt Ordinance No. 5163, 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 as amended per discussion on final passage and ordered final publication in pamphlet form. Motion carried 5-2 with Councilmembers Beilfuss and Kennedy voting no.

Council President Stout left the meeting at 7:22 p.m.

**A Resolution Accepting the Petition for the Annexation of 8.33 Acres of Land and Ordinances Annexing and Zoning the Apple Glen West Annexation to R-5 (Residential – 5.5 du/ac), Located North of Appleton Elementary, West of Green Apple Drive, and East of 23 ½ Road**

Brian Bray, acting under authority from the property owner, Mesa County School District 51, requested annexation of land and a zone of annexation to R-5 (Residential – 5.5 du/ac) for the Apple Glen West Annexation. The approximately 8.33-acre annexation is located north of Appleton Elementary, west of Green Apple Drive, and east of 23 ½ Road. The subject property is undeveloped.

The property is Annexable Development per the Persigo Agreement. Annexation is being sought in anticipation of developing this property. 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.

Nicole Galehouse presented this item.

Kevin Bray spoke on behalf of the applicant.

The public hearing opened at 7:31 p.m.

There were no public comments.

The public hearing closed at 7:31p.m.

Councilmember Nguyen moved and Councilmember Kennedy seconded to adopt Resolution No. 57-23, a resolution accepting a petition to the City Council for the annexation of lands to the City of Grand Junction, Colorado, the Apple Glen West Annexation, approximately 8.33 acres, located north of Appleton Elementary, west of Green Apple Drive, and east of 23 ½ Road. Motion carried by unanimous roll call vote.

Councilmember Kennedy moved and Councilmember Simpson seconded to adopt Ordinance No. 5164, an ordinance annexing territory to the City of Grand Junction, Colorado, Apple Glen West Annexation, approximately 8.33 acres, located north of Appleton Elementary, west of Green Apple Drive, and east of 23 ½ Road, on final passage and ordered final publication in pamphlet form. Motion carried by unanimous roll call vote.

Councilmember Reitz moved and Councilmember Nguyen seconded to adopt Ordinance No. 5165, and 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) 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 asked if the section on Impact Fees in the Zoning & Development Code would be brought to Council separately to review before the entire Zoning & Development Code is brought forward for approval and if the City Election topic would be discussed at a future workshop. Staff said they would be.

**Adjournment**

The meeting adjourned at 7:34 p.m.

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Amy Phillips, CMC  
City Clerk







**Grand Junction City Council**

**Regular Session**

**Item #2.a.i.**

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**Meeting Date:** July 19, 2023  
**Presented By:** Jodi Welch, Finance Director  
**Department:** Finance  
**Submitted By:** Jodi Welch, Finance Director

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**Information**

**SUBJECT:**

Introduction of an Ordinance for Supplemental Appropriation for the Community Recreation Center and the E911 Communication Center and Setting a Public Hearing for August 2, 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 for the Community Recreation Center (CRC) design contract authorized by City Council on July 5, 2023, and for upgrading microwave equipment at the Communication Center's E911 communication towers.

**BACKGROUND OR DETAILED INFORMATION:**

**CRC**

In April of this year, the City of Grand Junction voters authorized a new sales tax and the issuance of debt to fund a Community Recreation Center at Matchett Park. The City immediately proceeded with contracting a design firm to begin the construction design

of the facility.

The CRC sales tax became effective on July 1, 2023, and it is projected that the tax will generate \$1.5 million in revenue in 2023. Because the majority of construction costs for the CRC will be incurred in 2024 and 2025, the City will not issue debt until 2024. It is expected that \$2 million will be spent on the CRC in 2023 and will be funded by the CRC tax and an advance from the General Fund which will be repaid once the debt is issued and the bond proceeds are received in 2024. The CRC sales tax revenue, and eventually all operations of the CRC, will be accounted for in a special revenue fund. The CRC construction project will be accounted for in one of the City's general government capital funds that is used for significant capital projects that are funded by restricted revenues such as bond proceeds.

Supplemental Appropriations are required for the following funds for the CRC project:

- General Fund (100) - \$500,000 advance (transfer) to be repaid from bond proceeds in 2024.
- Community Recreation Center Tax Center Fund (116) - \$1,500,000 transfer to the Major Projects Capital Fund (204).
- Major Projects Capital Fund (204) - \$2,000,000 spending authority for 2023

**Communication Center Microwave Project**

The public safety radio system used by all public safety agencies in Mesa County operates on a statewide, digital trunked radio network that falls under the purview of the State of Colorado through the Office of Public Safety Communications. The Office of Public Safety Communications made the strategic decision to implement a significant upgrade to the underlying infrastructure of their system, impacting all agencies utilizing the Digital Trunked Radio (DTR) network. Specifically, the transition involves migrating from an antiquated analog system to a contemporary, internet protocol-based architecture.

The City began the state-required upgrades in 2020 and the project has continued into 2023. However, due to revised technical requirements and new deadlines mandated by the state, accelerated implementation of this equipment rollout has become necessary. The 2023 Budget includes \$300,000 for this project and another \$400,000 is required for the installation services of the new microwave equipment at tower sites. These improvements are funded by the Enhanced 911 (E-911) surcharge.

Supplemental Appropriations are required for the following funds for the Communication Center Project:

- E911 Surcharge Fund (101) - \$400,000 transfer to the Communication Center Fund
- Communication Center Fund (405) - \$400,000 additional spending authority for the tower microwave upgrades

**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 August 2, 2023, and order publication in pamphlet form.

**Attachments**

1. 2023 CRC and Communication Center Fund Supplemental Appropriation 1st Reading July 19, 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 THE COMMUNITY RECREATION CENTER AND THE GRAND JUNCTION REGIONAL COMMUNICATION 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:

| <b>Fund Name</b>                     | <b>Fund #</b> | <b>Appropriation</b> |
|--------------------------------------|---------------|----------------------|
| General Fund                         | 100           | \$ 500,000           |
| E911 Surcharge Fund                  | 101           | \$ 400,000           |
| Community Recreation Center Tax Fund | 116           | \$ 1,500,000         |
| Major Projects Capital Fund          | 204           | \$ 2,000,000         |
| Communication Center Fund            | 405           | \$ 400,000           |

**INTRODUCED AND ORDERED PUBLISHED IN PAMPHLET FORM** this 19<sup>th</sup> day of July, 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.**

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**Meeting Date:** July 19, 2023  
**Presented By:** Niki Galehouse, Interim Planning Supervisor  
**Department:** Community Development  
**Submitted By:** Niki Galehouse, Interim Planning Supervisor

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**Information**

**SUBJECT:**

Set a Hearing to Consider a Request by Goldberg Properties, Inc. for Review of a Service Plan for the Proposed Western Slope Metropolitan District

**RECOMMENDATION:**

Staff recommends setting a hearing for the August 16, 2023 City Council meeting.

**EXECUTIVE SUMMARY:**

As a means of generating capital for the proposed Western Slope development, Goldberg Properties, Inc. is proposing to form a Metropolitan District. Per Title 32 of the Colorado Revised Statutes (C.R.S.), the first step is to develop a Service Plan for the District, which is to be considered and, if found acceptable, approved by the City. Prior to consideration by the City Council and in accordance with State statute, the Council must take action to set a date for the public hearing to consider the formation of a Service Plan for the Metropolitan District.

**BACKGROUND OR DETAILED INFORMATION:**

Special districts are quasi-municipal corporations and political subdivisions that are organized to act for a particular purpose. A metropolitan district is a special district that provides any two or more services which may include fire protection, parks and recreation, safety protection, sanitation, solid waste, street improvements or water, to name a few. A district has the ability to acquire bonds for the construction of the improvements and to levy taxes to the area within their boundaries to repay those bonds. The financing, construction, and operation, and maintenance of improvements and services to support new development is legally the responsibility of the district if formed. In many jurisdictions, both municipalities and counties, special districts have been used as an implementation tool to harness private investment to achieve a city's planning, redevelopment, infill, and economic goals.

The trend with special district legislation has been to allow general purpose local governments to exert greater control over the formation and operation of special districts. The service plan approval process is the key to exercising that control.

The legislative declaration found in Article 1 of Title 32 refers to “the Coordination and orderly creation of special districts” and the logical extension of special district services throughout the state.” It further declares that the review procedures in Part 2 (the “Control Act”) are created to “prevent unnecessary proliferation and fragmentation of local government and to avoid excessive diffusion of local tax sources.” Also cited as reasons for these measures are “the elimination of the overlapping services provided by local governments” and efforts to “reduce duplication, overlapping and fragmentation of the functions and facilities of special districts.”

Service Plans and statements of purposes in effect create binding agreements between the special district and the approval authority. (“Upon final approval by the court for the organization of the special district, the facilities, services, and financial arrangements of the special district shall conform so far as practicable to the approved Service Plan.” (C.R.S. §32-1-201(1))).

The formation of a special district entails a three-part process that requires: 1) obtaining review and approval from the local governmental jurisdiction; 2) review by district court; and 3) a special election. The Grand Junction Municipal Code does not contain specific provisions related to the review of service plans therefore the process of submittal and review of the plans must be in compliance with requirements contained in Title 32 of the Colorado Revised Statutes. Those statutory requirements include submittal of the service plans to the clerk for the City Council, referral of the plans to the planning commission for review and recommendation (if consistent with City policy), referral to City Council within thirty (30) days of plan submittal, and a public hearing with the City Council not more than thirty (30) days after setting the public hearing date.

In summary, metropolitan districts are formed and operated as follows:

- City Council must vote to approve a district service plan based on statutory approval criteria
- Affected property owners must vote to approve district formation by a simple majority
- Sale of municipal bonds generates funding for infrastructure and amenities
- As development occurs and property values increase, bonds are repaid by homeowners within the district via the additional taxes paid by district residents. The district does not tax anyone outside of its boundaries.
- The developer maintains oversight of the district, an annual outside audit is conducted of the district, and annual transparency reports are submitted to the City and state and made publicly available.



- 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.

The Applicant filed and requested review of the Service Plan for the proposed Western Slope Metropolitan District and per C.R.S., the City Clerk provided notice to the Colorado Department of Local Affairs on July 13, 2023.

**FISCAL IMPACT:**

There is no fiscal impact associated with this action.

**SUGGESTED MOTION:**

I move to set a public hearing for August 16, 2023 for the review of the Service Plan for the proposed Western Slope Metropolitan District.

**Attachments**

None



**Grand Junction City Council**

**Regular Session**

**Item #3.a.**

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**Meeting Date:** July 19, 2023  
**Presented By:** Trenton Prall, Public Works Director  
**Department:** Public Works - Engineering  
**Submitted By:** Kenneth Haley, Engineering Manager

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**Information**

**SUBJECT:**

Letter of Amendment to the Patterson Overlay Project Memorandum of Understanding to Mesa County

**RECOMMENDATION:**

Authorize the City Manager to sign a Letter of Amendment to the Memorandum of Understanding with Mesa County for the Construction of Patterson Road (F Road) Overlay Project.

**EXECUTIVE SUMMARY:**

The Grand Junction City Council approved a Memorandum of Understanding on April 19, 2023 in partnership with Mesa County for an overlay of Patterson Road from 30 Road east to I-70B. This amendment revises the amount of funding authorized per the terms of the agreement based on actual bid prices received for the project, which increases the City of Grand Junction's share of the project from \$800,000 up to \$1,059,546.40.

**BACKGROUND OR DETAILED INFORMATION:**

The Grand Junction City Council approved a Memorandum of Understanding (MOU) on April 19, 2023, in partnership with Mesa County for an overlay of Patterson Road. This MOU defined the lines of communications, responsibility for various work items, and contractor payments for the project, including the understanding that each entity would split the cost of the project based on the actual costs associated with the work completed within their respective jurisdictions. The MOU projected a total project cost of \$2,550,000 with an estimated amount of \$800,000 for the City's share of the costs.

Mesa County advertised the project for construction in May of 2023 and received two bids with United Companies submitting the apparent low bid of \$2,860,000.00. The

scope of work included in the bids consists of overlaying Patterson Road from Hudson Bay Drive east to I-70B, which encompasses approximately 37 percent City streets and 63 percent county roads. Based on an evaluation of the individual unit prices provided within United Companies' proposal, the City's share of actual construction costs are estimated to be up to \$1,059,546.40. The estimated amounts include a 5 percent force account for contingency purposes. The projected increase in the City's share can primarily be attributed to the costs for additional pavement markings and final adjustments to the limits of paving that were not accounted for in the estimates at the time the original MOU was approved.

The intent of this Letter of Amendment is to provide notification to Mesa County that the City of Grand Junction authorizes the City share be revised to \$1,059,546.40 based on actual bid prices. No other terms of the MOU are proposed to change. Mesa County continues to be committed to overseeing the construction of this joint project with construction to occur in late summer to early fall of 2023.

**FISCAL IMPACT:**

The cost of this project is included in the 2023 budget.

**SUGGESTED MOTION:**

I move to (approve/deny) the request to authorize the City Manager to sign a Letter of Amendment to the Memorandum of Understanding with Mesa County for the Construction of Patterson Road (F Road) Overlay Project.

**Attachments**

1. LTR-Patterson Overlay MOU Amendment 20230713



July 20, 2023

Mesa County Board of County Commissioners  
Department 5010  
P.O. Box 20,000  
Grand Junction, CO 81501

**Subject: Amendment of Patterson Road (F Road) Overlay Project Memorandum of Understanding approved on 05-09-2023 and Authorizing Funding for Work within City Right-of-Way**

Dear Commissioners:

This Letter of Amendment is provided to amend the MOU and establish the amount of authorized funding authorized to be encumbered on behalf of the City of Grand Junction by Mesa County pursuant to the terms of the Memorandum of Understanding (MOU) for the Construction of Patterson Road (F Road) Overlay Project. Pursuant to Section III.4 of the MOU, the Project Management Team has completed the bidding phase of the project and the City understands that the actual construction costs differ from those estimated in the original MOU. The Project Management Team has evaluated the contractor pricing and has determined that the costs are reasonable and responsible.

The City is committed to be responsible for the actual costs for the project as specified in the MOU and the City Council has authorized me to inform you that the "City Share" for the project is increased to **\$1,059,546.40** based on unit prices received during the bidding process.

The City confirms that adequate funds are budgeted for this project as stated in this Letter and as contemplated by the MOU and authorizes Mesa County to proceed with the established Scope of Work as described in the MOU. All other terms provided in the MOU remain the same.

CITY OF GRAND JUNCTION

By: \_\_\_\_\_ Date \_\_\_\_\_  
Greg Caton  
City Manager



## Grand Junction City Council

### Regular Session

Item #4.a.

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**Meeting Date:** July 19, 2023  
**Presented By:** Ken Sherbenou, Parks and Recreation Director  
**Department:** Parks and Recreation  
**Submitted By:** Ken Sherbenou

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#### **Information**

##### **SUBJECT:**

Authorize a Contract for Dos Rios Riverfront Improvements

##### **RECOMMENDATION:**

Staff recommends the City Purchasing Division execute a Construction Contract with Clarke and Co. of Grand Junction, CO. for the completion of Riverfront Improvements at Dos Rios south of the Riverfront Trail in the amount of \$249,995.

##### **EXECUTIVE SUMMARY:**

Planned public improvements within the Dos Rios development area include the construction of an expansive splash park and a playground, as well as revitalization of the bank along the river.

The City will engage Clarke & Co. to complete river restoration efforts that will improve the aesthetic of this prominent area, support establishment of native plants to outcompete invasive species, and overall help restore and improve the river's edge. The improvements will include public access to the river's edge, a beach, and soft surface trails. These riverfront improvements were envisioned as part of the larger Dos Rios park that includes the bike park, shelter and restroom, playground, splash park, and open space.

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

This project provides infrastructure including a large stairway with associated flatwork and handrails to access a masonry sand beach area and trails to access the river's edge. This space is designed to synergize with the adjacent splash park on the other side (north) of the riverfront trail which is also on this agenda for Council authorization.

A formal Request for Proposal (RFP) was issued on January 18, 2023, 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, soliciting contractors for labor, equipment, and materials required for construction of Riverfront Improvements at Dos Rios. Two proposals were

received as follows:

| Firm                 | Location           | Task 1         | Task 2       | Total          |
|----------------------|--------------------|----------------|--------------|----------------|
| Meridian Contracting | Albuquerque, NM    | \$1,470,679.00 | \$967,636.00 | \$2,438,315.00 |
| Clarke & Co., Inc    | Grand Junction, CO | \$ 396,543.00  | \$856,736.00 | \$1,253,279.00 |

Unfortunately, both pricing proposals exceeded the original estimated cost because the design completed in 2022 expanded the original scope of the project. Therefore, In an attempt to reduce the cost, the scope of work was revised by City staff to only include the highest priority improvements of task 1 and task 2. Both firms were invited to interview with the evaluation committee to discuss the scope revision. Following the interviews, both firms were asked to submit a revised proposal with the revised scope. Following this process, Meridian Contracting declined to submit a revised proposal. Clarke & Co. submitted their revised proposal. This updated proposal included many of the same elements as in their original pricing with the exception of a few elements such as the shade canopies. Clarke & Co. revised bid is as follows:

| Firm              | Location           | Revised Scope |
|-------------------|--------------------|---------------|
| Clarke & Co., Inc | Grand Junction, CO | \$ 249,995.00 |

Per Section 10.10 of the Purchasing Manual, all solicitation documents shall remain confidential until the Purchasing Division awards the Contract.

**FISCAL IMPACT:**

The Dos Rios public improvements were first budgeted in 2022. Design was completed in 2022 and the remainder of the project was carried forward in the supplemental appropriation for \$1,575,000 authorized by City Council on April 5, 2023. The entire cost of the riverfront improvements are covered by the DOLA grant.

**SUGGESTED MOTION:**

I move to (approve/reject) the contract as proposed with Clarke & Co. for a not to exceed price of \$249,995 to build the Dos Rios Riverfront Improvements.

**Attachments**

None





**Grand Junction City Council**

**Regular Session**

**Item #4.b.**

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**Meeting Date:** July 19, 2023  
**Presented By:** Ken Sherbenou, Parks and Recreation Director  
**Department:** Parks and Recreation  
**Submitted By:** Ken Sherbenou

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**Information**

**SUBJECT:**

Authorize a Contract for Dos Rios Splash Park

**RECOMMENDATION:**

Staff recommends the City Purchasing Division execute a Construction Contract with Brightview Design Group to construct the splash park at Dos Rios for \$1,054,895.

**EXECUTIVE SUMMARY:**

Planned public improvements within the Dos Rios development area include the construction of a splash park and a playground, as well as revitalization of the bank along the river. A \$400,000 DOLA grant was awarded in 2022 for a portion of this work.

This project will build an expansive splash park at Dos Rios to the west of the current restroom/shelter and newly installed playground. The splash park is designed to reflect the natural beauty surrounding Dos Rios and represent the nearby confluence of the Gunnison and Colorado Rivers. This improvement is designed to provide aesthetic as well as play value in a recreational amenity meant to mimic the river.

**BACKGROUND OR DETAILED INFORMATION:**

Following the design completion, a Request for Proposals (RFP) was circulated in early 2023 for the Splash Park. Unfortunately, upon bid opening on January 17, 2023, no responses were received. Pursuant to City purchasing policies, the City entered into negotiations with Brightview, a firm with project experience similar to the scope defined in the RFP. After proceeding through several rounds of value engineering, the City has secured a not to exceed price with Brightview of \$1,054,895.

The Dos Rios Splash Park is a customized design to be expansive in size. It is also intended to provide significant capacity to allow kids, families and visitors to spread out

along the long, narrow river similar to the River Park at Las Colonias. Unlike that popular amenity, the Dos Rios Splash Park will not be dependent or affected by flows in the Colorado River. It will also complement the River Park at Las Colonias by serving non-swimmers, younger kids and patrons wanting a different type of water experience. During the colder months, the water feature will still provide aesthetic value as a gathering place as the rest of Dos Rios Park continues to see utilization, including the playground, shelter and bike park.

Per Section 10.10 of the Purchasing Manual, all contract documents shall remain confidential until the Purchasing Division awards the Contract.

**FISCAL IMPACT:**

The Dos Rios public improvements were first budgeted in 2022 and the majority of the project was carried forward in the supplemental appropriation for \$1,575,000 authorized by City Council on April 5, 2023. The construction for the playground improvements previously authorized by Council is \$369,000 and the riverfront improvements which are also being considered on this July 19 agenda are \$249,995. Therefore, with the \$1,054,895 for the splash park, the total required for the improvements in 2023 is \$1,673,890. In order to complete these high priority projects, \$98,890 of budget from other projects will be reallocated with \$60,000 from the Eagle Rim Skate Park and \$38,890 from the Las Colonias Shade Shelter project.

**SUGGESTED MOTION:**

I move to (authorize/deny) the City Purchasing Division to enter into a contract with BrightView Design Group for \$1,054,895 to build the Dos Rios Splash Park.

**Attachments**

None



**Grand Junction City Council**

**Regular Session**

**Item #5.a.**

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**Meeting Date:** July 19, 2023  
**Presented By:** Ken Watkins, Fire Chief  
**Department:** Fire  
**Submitted By:** Gus Hendricks

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**Information**

**SUBJECT:**

A Resolution to Purchase Property for Fire Station 7

**RECOMMENDATION:**

Adopt a Resolution Authorizing the City Manager to Purchase Parcel Number 2701-321-00-081 for Fire Station 7 Located at 2351 H Road for \$325,000.00 plus the reasonable and necessary expenses to be paid at closing for the purchase.

**EXECUTIVE SUMMARY:**

This request is to authorize the City Manager to purchase 3.28 acres (addressed as 2351 H Road) for the construction of Fire Station 7. Upon passage of the First Responder Tax in 2019, Staff researched a number of sites and ultimately selected this site for the construction of a fire station that would provide coverage to the northwest area of the City. Staff negotiated a price of \$325,000.00 for the site. This site was selected as best suited for the fire station to provide coverage and meet National Fire Protection Association response time standards.

**BACKGROUND OR DETAILED INFORMATION:**

In 2008, the Grand Junction Fire Department conducted an extensive study to determine future fire station locations and coverage areas. Research identified the need for a fire station to serve the northwest area of the City and areas in the Grand Junction Rural Fire Protection District that the City serves by contract. Staff identified a number of possible sites that would be appropriate for a fire station, and upon passage of the First Responder Tax in 2019, entered into negotiations for a site at 23 Road and H Road owned by Taurus of Texas GP, LLC. These negotiations led to the developer agreeing to dedicate two acres for the fire station as part of a future development. Over time, the development stalled as the developer worked on site planning and extension of sewer to the site. This delay caused the fire department to move forward with

construction of Fire Station 8 in order to maintain the planned schedule for the construction of the First Responder Tax stations.

The developer notified the City that dedicating a site for a fire station was no longer possible due to development costs, but was still interested in working with the City for the fire station site. Staff began negotiating a possible purchase but the site continued to have challenges with utilities and site planning for the larger development. Staff elected to begin searching for a different site and identified three possibilities, conducting due diligence on two properties. A site at 2351 H Road was selected as an excellent location for a fire station and well suited to provide coverage and meet National Fire Protection Association response time standards. City staff and the realtor representing the property negotiated a purchase offer of \$325,000.00.

**FISCAL IMPACT:**

The cost of this is included in the 2023 Adopted Budget and is funded by the First Responder Tax.

**SUGGESTED MOTION:**

I move to (adopt/deny) Resolution No. 58-23, a resolution authorizing the City Manager to purchase real property at 2351 H Road in Grand Junction, Colorado.

**Attachments**

- 1. RES-FS 7 Purchase 202300709



**RESOLUTION NO. \_\_-23**

**A RESOLUTION AUTHORIZING THE PURCHASE OF THE REAL PROPERTY  
LOCATED AT 2351 H ROAD, GRAND JUNCTION, COLORADO, FROM DONNA  
JEAN OWEN AS ATTORNEY IN FACT FOR FRANCES R. HAYES AND RATIFYING  
ACTIONS HERETOFORE TAKEN IN CONNECTION THEREWITH**

RECITALS:

The City Manager has entered into a contract with Donna Jean Owen as attorney in fact for Frances R. Hayes (Seller) for the sale by the Seller and the purchase by the City of that certain real property addressed as 2531 H Road, Grand Junction, Colorado (Property.)

The Property will be used for the construction of Grand Junction Fire Department Station 7.

The City Council has considered the contract and in the totality of the circumstances deems the purchase of the Property, reasonable, necessary and proper.

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

1. That the City Council hereby authorizes the purchase of the Property by the City for a price of \$325,000.00. All actions heretofore taken by the officers, employees and agents of the City relating to the purchase of the Property which are consistent with the provisions of the attached Contract to Buy and Sell Real Estate and this Resolution are hereby ratified, approved and confirmed.
2. That the City Council hereby authorizes the expenditure of \$325,000.00 of appropriated and budgeted funds to purchase the Property and an additional sum for the payment of necessary and reasonable expenses to be paid at closing for the purchase of the Property.
3. That the officers, employees, and agents of the City are hereby authorized and directed to take all actions necessary or appropriate to effectuate the provisions of this Resolution and the attached Contract to Buy and Sell Real Estate, including, without limitation, as may be necessary or desirable to effect the purchase of the Property.

PASSED and ADOPTED this 19<sup>th</sup> day of July 2023.

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Anna M. Stout  
President of the City Council

ATTEST:

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Amy Phillips  
City Clerk

DRAFT



**Grand Junction City Council**

**Regular Session**

**Item #5.b.**

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**Meeting Date:** July 19, 2023  
**Presented By:** John Shaver, City Attorney  
**Department:** City Attorney  
**Submitted By:** John Shaver

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**Information**

**SUBJECT:**

A Resolution Amending Resolutions No's. 37-22 and 56-23 Pertaining to Cannabis Business Fees for Modification of Premises and Change of Trade Name Applications

**RECOMMENDATION:**

Adopt the resolution amending Resolutions No's. 37-22 and 56-23 by amending the application fees for Modification of Premises and Change of Trade Name for cannabis business licenses.

**EXECUTIVE SUMMARY:**

With this Resolution the City Council amends Resolutions No's. 37-22 and 56-23 regarding certain fees for certain changes for modifications of cannabis business licenses. Specifically, amending the fee for Modification of Premises to \$150.00 and the fee for Change of Trade Name to \$100.00. On July 1, 2023, the state modified its fee schedule. The City's fees for Modification of Premises and Change of Trade Name are set in an equivalent amount to that charged by the state for the same applications. Staff recommends amending the City's fees to match the state fee schedule for these items.

**BACKGROUND OR DETAILED INFORMATION:**

Fees charged by the City for various licenses, permits and programs are set by resolution of City Council. With this Resolution the City Council amends Resolutions No's. 37-22 and 56-23 regarding fees related and referred to in Title 5, Chapter 13 of the Grand Junction Municipal Code pertaining to regulated cannabis business licenses, specifically by the amendment of the fees for Modification of Premises to \$150.00 and Change of Trade Name to \$100.00. The City's fees for Modification of Premises and Change of Trade Name are set in an equivalent amount to that charged by the state for the same applications. Staff recommends amending the City's fees to match the state fee schedule for these items.

**FISCAL IMPACT:**

There is not a significant fiscal impact due to the adoption of this resolution. Because there are only 10 licenses, there will likely be few applications. However, the fees are necessary and established with the understanding that they will be paid to compensate the City for some of the costs incurred by it in the reviewing and processing of applications, including, as applicable, the publication, hearing, administration, inspection and enforcement of regulated cannabis business applications and licenses.

**SUGGESTED MOTION:**

I move to (adopt/deny) Resolution No. 59-23, a resolution amending Resolutions No's. 37-22 and 56-23 to amend the fees for Modification of Premises and Change of Trade Name for cannabis business licenses.

**Attachments**

1. RES-Cannabis Fees Amending Resolution No's. 37-22 and 56-33 Modification of Premises and Trade Name - 20230711



**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION AMENDING RESOLUTION NO'S. 37-22 and 56-23 AMENDING VARIOUS FEES AND CHARGES RELATING TO TITLE 5 CHAPTER 13 OF THE GRAND JUNCTION MUNICIPAL CODE PERTAINING TO CANNABIS BUSINESS LICENSES**

**Recitals.**

Fees charged by the City for various licenses, permits and programs are set by resolution of City Council. With this Resolution the City Council amends Resolution No's. 37-22 and 56-23 regarding fees related and referred to in Title 5, Chapter 13 of the Grand Junction Municipal Code pertaining to regulated cannabis business licenses, specifically amending the fees for Modification of Premises and Change of Trade Name. The fees that were established for Modification of Premises and Change of Trade Name in Resolution No. 56-23 mirrored the State's fees. On July 1, 2023, the State modified its fee schedule. In the interest of promoting standardization among certain fees regarding regulated cannabis businesses, staff recommends modifying the Modification of Premises and Change of Trade Name fees to match those of the State.

The City Council having been duly advised and considered the fees proposed in this Resolution does establish, set, and determine the same and make the fees as provided in the Resolution applicable to regulated cannabis business license applications.

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

1. The foregoing Recitals are adopted, and the fees are established with the understanding that the fees shall be paid to compensate the City for some of the costs incurred by it in the reviewing and processing of applications, including as applicable, the publication, hearing, administration, inspection and enforcement of regulated cannabis business applications and licenses.
2. The fees shown in Exhibit A ("Fees") are hereby approved and adopted. The Fees shall apply upon adoption of this Resolution and will remain in effect until amended by subsequent resolution of the City Council.
3. The fees established and provided by and with the adoption of Resolution No's. 37-22 and 56-23 are not changed except by the amendment of the fees for Modification of Premises and Change of Trade Name as provided herein.

PASSED AND ADOPTED this \_\_\_\_\_ day of July, 2023.

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Anna M. Stout  
President of the City Council

ATTEST:

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Amy Phillips  
City Clerk

**Exhibit A**

Modification of Premises Application Fee - \$150.00

Change of Trade Name Application Fee - \$100.00.

Other Fees and charges established and provided by and with the adoption of Resolution No's. 37-22 and 56-23 are unchanged. All Fees are nonrefundable unless otherwise provided in Ordinance No. 5064.



**Grand Junction City Council**

**Regular Session**

**Item #6.a.**

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**Meeting Date:** July 19, 2023

**Presented By:** Kristen Ashbeck, Principal Planner/CDBG Admin, Randi Kim, Utilities Director

**Department:** Community Development

**Submitted By:** Kristen Ashbeck, Principal Planner

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**Information**

**SUBJECT:**

Consider Requests by Brian R. and Stephanie Bray for 1) A Variance to GJMC Section 21.06.010(e), Subdivision Infrastructure Standards Regarding the Provision of a Sanitary Sewer System; and 2) A Resolution for a Sanitary Sewer Waiver as Defined in GJMC Section 13.16.060(c)(4)(i), Persigo Wastewater Treatment Plant, Rule 4.7, to Allow for the Use of an Individual Sewage Disposal System (ISDS) for the Mustang Ridge Simple Subdivision Located at 880 26 ½ Road

**RECOMMENDATION:**

Planning Commission heard this item at the July 11, 2023 meeting and voted (4-0) to approve the variance request. Persigo Staff recommends approval of the sewer waiver.

**EXECUTIVE SUMMARY:**

The applicants, Brian R. and Stephanie Bray are requesting a variance to the subdivision infrastructure standards regarding the provision of a sanitary sewer system for the Mustang Ridge subdivision for their property located at 880 26 ½ Road. The property was recently annexed to the City of Grand Junction and zoned R-4 (Residential 4 dwelling units per acre). Annexation was requested due to the applicants' desire to subdivide the property into two approximately 1-acre parcels for an additional single-family residence to be built on the new lot. The property does not presently have sewer service; the existing residence has a septic system. The variance and waiver requests are to allow for the new lot to also be served by a septic system until such time as sewer service is available to the site.

**BACKGROUND OR DETAILED INFORMATION:**

The applicants, Brian R. and Stephanie Bray are requesting a variance to the subdivision infrastructure standards regarding the provision of a sanitary sewer system

for the Mustang Ridge Ssubdivision for their property located at 880 26 ½ Road. The property was recently annexed to the City of Grand Junction and zoned R-4 (Residential 4 dwelling units per acre). Annexation was requested due to the applicants' desire to subdivide the property into two approximately 1-acre parcels for an additional single-family residence to be built on the new lot.

There is no sewer service to this parcel and the existing home on the property has an On-Site Wastewater Treatment System (OWTS) in place. The applicants initially requested authorization to subdivide property with written agreement in accordance with GJMC 13.16.060 through the City Utilities Department which was preliminarily approved for recommendation, but the request must be processed through two separate sections of the Grand Junction Municipal Code (GJMC) to obtain final approval.

One is the process that is defined in Section 21.06.010(e), Infrastructure Standards, Sanitary Sewer System, which requires all new lots and uses to be served by a sewer system connected to a public wastewater treatment facility unless a variance is granted by the City Council upon recommendation by the Planning Commission. The other is the formal process for a Sanitary Sewer Waiver as defined in GJMC Section 13.16.060(c)(4)(A), Persigo Wastewater Treatment Plant, Rule 4.7, to allow for the use of an Individual Sewage Disposal System (ISDS also referred to as an OWTS) for the new lot created by the proposed Mustang Ridge subdivision. That process requires approval by the City Council and the Mesa County Commissioners.

The two processes are running concurrently, therefore both considerations are before City Council at this meeting and the County Commissioners will make its decision on the sewer waiver shortly thereafter.

Per the applicant's engineering analysis, the location of existing manholes in the vicinity either require easement through other properties, are at a grade such that a sewer line connection would not meet slope standards, or are too distant (appx ½ mile) for extension of sanitary sewer system to be cost effective at this time.

**NOTIFICATION REQUIREMENTS**

**Neighborhood Meeting**

A Neighborhood Meeting regarding the Annexation, Zoning and potential for a sewer variance was held in virtual format on January 12, 2023, in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The Applicant's representative and City staff were in attendance as well as 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, mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property and the 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. No public comments were received.

**Variance Analysis**

Section 21.06.010(e), Infrastructure Standards, Sanitary System states that a request for a variance to the provision that all new lots and uses be served by a sewer system connected to a public wastewater treatment facility shall be processed in accordance with GJMC Section 21.02.200(c)(5) which is a reference to the criteria by which a variance is reviewed. However, for this type of request, only one of the criteria, criterion 5 is to be used in consideration of the request. This criterion reads as below .

(5) The variance is the minimum necessary to make possible the reasonable use of land or structures

The request for this variance is only for one additional lot. The R-4 zoning would allow for future subdivision of either or both of the 1-acre lots, but this variance request is not for any further subdivision of the property. As part of the approval by the City Council and the Mesa County Commissioners, the applicants must execute a Power of Attorney and an agreement with the City that, at such time sewer does become available to this property, the owners will participate in a sewer improvement district or, if the property is to be further subdivided, sewer service to all lots will be served by a sewer system connected to a public wastewater treatment facility as required by the Zoning and Development Code.

Therefore, Planning Commision found that this criterion has been met.

**Waiver Analysis**

Under GJMC Section 13.16.060(c)(4)(A), Persigo Wastewater Treatment Plant, Rule 4.7, to allow for the use of an Individual Sewage Disposal System (ISDS) that entails expansion or subdivision of an existing residential property, the owner/developer shall demonstrate to the satisfaction of the Manager (City Council) and the County that the following two conditions exist:

- (A) The construction of a sewer line is impracticable; and
- (B) Adequate disposal and treatment facilities exist as defined by current regulations (generally defined as the construction of an engineered ISDS);

In this instance, the applicant has provided information substantiating that the construction of the sewer line is impracticable at this time of which has been confirmed by Persigo Staff. In addition, the request for a new ISDS for the proposed new lot will provide adequate disposal and treatment facilities until such time that both lots can be provided sewer service connected to the public sewer treatment system.

**FINDINGS OF FACT AND RECOMMENDATION**

After reviewing the Mustang Ridge request for a variance to the subdivision infrastructure standards regarding the provision of a sanitary sewer system for the Mustang Ridge simple subdivision located at 880 26 ½ Road, Planning Commission found that the variance criterion in GJMC Section 21.02.200(c)(5) has been met and recommended approval of the variance request. In addition, Persigo Staff (Utilities Director) finds that the waiver requirements stated in GJMC Section 13.16.060(c)(4)(A) have been met and thus recommends approval of the waiver request.

**FISCAL IMPACT:**

This land use item does not have a direct fiscal impact.

**SUGGESTED MOTION:**

I move to (approve/deny) the requests by Brian R. and Stephanie Bray for 1) A Variance to GJMC Section 21.06.010(e), Subdivision Infrastructure Standards regarding the provision of a sanitary sewer system; and

2) I move to (adopt/deny) Resolution No. 62-23, a resolution for a Sanitary Sewer Waiver as defined in GJMC Section 13.16.060(c)(4)(i), Persigo Wastewater Treatment Plant, Rule 4.7, to allow for the use of an Individual Sewage Disposal System (ISDS) for the Mustang Ridge Simple Subdivision located at 880 26 ½ Road in accordance with the agreement and power of attorney for the creation of a sewer improvement district.

**Attachments**

1. Development Application
2. Proposed Mustang Ridge Subdivision Plat
3. Site Location Map and Photo
4. Existing Sewer Service in Vicinity of Mustang Ridge Subdivision
5. RES-Mustang Ridge sewer exception 20230709
6. AGR-Sewer Variance and POA



Kurt Carson, P.E.  
Wastewater Services Manager  
City of Grand Junction Utilities  
2145 River Road  
Grand Junction, CO 81505

RE: Request for preliminary approval of **Sanitary Sewer Waiver** 880 26 ½ Road

Mr. Carson,

In regard to section 13.16.060(c)(4)(A) of the Grand Junction Municipal Code. We are requesting a preliminary approval of a Sanitary Sewer Waiver for the proposed future Lot 2 (see attached Plat) located 880 26 ½ Road. Our applicants, Brian R. and Stephanie Bray, are currently in the pre-submittal process for an annexation and simple subdivision with the City of Grand Junction. There is an existing house which will be located on proposed Lot 1 and has an existing OSWTS system in place. The parcel is currently 2.02 acres, and proposed Lot 2, the new parcel, will contain 1.02 acres.

The municipal code allows for a sanitary sewer waiver when the following two conditions exist.

A) The construction of a sewer line is impracticable

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Reasons laid out below under examples A, B, C, D below.

B) Adequate disposal and treatment facilities exist as defined by current regulations (generally defined as the construction of an engineered ISDS);

*Adequate disposal and treatment facilities* means that a local package treatment plant is available and functioning **or that an ISDS may be constructed, regularly pumped and disposed of at the plant in accordance with all State and County Health Department regulations;**

Per the municipal code,

*Examples of when sewer construction may be “impracticable” include but are not limited to:*

(A) *There is a low likelihood of a local sewer improvement district being formed in the near future based on the Manager’s discussions of the formation of the same with the*



*benefiting owners, and the number and location of POAs to form a district is insufficient to create the same; or*

**The applicant does not have knowledge of any other POAs in adjacent properties. Through discussions with the current City of Grand Junction Wastewater Services Manager, the applicant does not believe it likely a sewer improvement district could be formed in the near future.**

*(B) The sewer line, to be constructed by the property owner, is in a location or with grades such that few if any other nearby properties can be efficiently served by the new line;*

**The nearest sewer main located at the intersection of Trappers Ct and Grand Vista Drive is more than 400 feet away (approx. 500 ft) with no legal access by easement or otherwise across adjacent private properties. Further the depth of the location of this manhole would not allow a sewer line to have a downhill gradient to the make the connection from applicant's property. One nearby property may be able to connect but all others along this line would likely have the same issue.**



**LEFT: Subject property shown with yellow boundary, closest legal access to sewer shown as dotted green line.**

*(C) The location of the closest (within 400 feet) sewer line is in a different drainage basin or is across a major street, waterway or similar impediment to the construction of a line such that the expense of the new line is wholly out of proportion to the average cost of extending residential service;*



**The nearest sewer line would require construction within road ROW of 26 ½ Road and Grand Vista Way of over 500'. The expense involved with the distance, removal and replacement of asphalt would be significantly more expensive than the average cost of extending residential service from the adjacent ROW.**

*(D) To construct pumping facilities and a force main would be too great an expense compared to participation in a future local improvement district;*

**The most likely location of a future sewer main would be from the development of the parcel of property to the south. Properties on both side of this property have been developed into subdivisions. Per existing municipal code, utility extensions would be required at that time, which would bring the services directly to the property line. Participation in the future local improvement district would ensure that this property would be connected at that time.**

In accordance with 13.16.060(c)(4)(A) of the City of Grand Junction Municipal Code we are requesting a preliminary approval of a Sanitary Sewer Waiver for the creation of a future lot located at 880 26 ½ Road.

Your consideration of this requested is appreciated.

Sincerely,



Ivan D. Geer, P.E.  
[igeer@rccwest.com](mailto:igeer@rccwest.com)



# MUSTANG RIDGE

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  
City of Grand Junction, Mesa County, Colorado

Know All Persons By These Presents:

The undersigned, BRAY, BRIAN R. and STEPHANIE, are the owners of record of that real property situated in Section 26 of Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, the ownership of which is demonstrated at Reception Numbers 2454093 and 3048033 of the records in the office of the Mesa County Clerk and Recorder. Said property being more particularly described as follows:

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/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.

EXCEPT

That portion of the property described at Reception Number 2454093 that was conveyed at Reception Number 3048032.

Said owners have by these presents laid out, platted and subdivided the above described real property into parcels, Lots, Tracts and streets as shown hereon, and designates the same as MUSTANG RIDGE, in the City of Grand Junction, County of Mesa, State of Colorado:

1. All Multipurpose Easements are dedicated to the City of Grand Junction as perpetual easements 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, traffic control facilities, street lighting, landscaping, trees and grade structures.

Said owner(s) hereby acknowledge that all lienholders or encumbrancers, if any, associated with the interests of this plat have been represented hereon.

Said owner(s) do subscribe hereunder this \_\_\_\_\_ day of \_\_\_\_\_.

BRIAN R. BRAY

STEPHANIE BRAY

STATE OF COLORADO )

) 55

COUNTY OF MESA )

This plat was acknowledged before me by \_\_\_\_\_

on this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_

Witness my hand and seal \_\_\_\_\_

\_\_\_\_\_

Notary Public

My commission expires \_\_\_\_\_

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )

) 55

COUNTY OF MESA )

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF MESA COUNTY, COLORADO, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

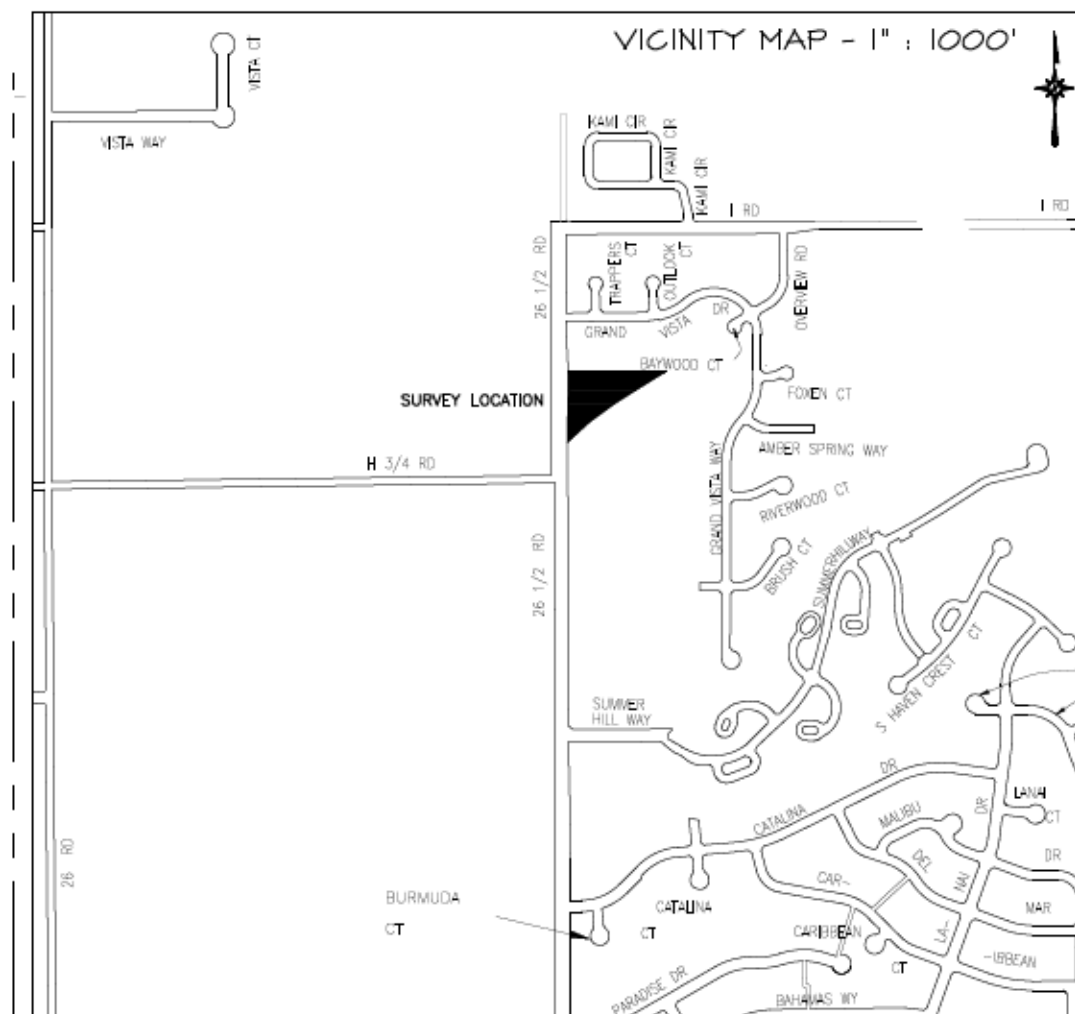
20\_\_\_\_ AND WAS RECORDED AT RECEPTION NO. \_\_\_\_\_ DRAWER \_\_\_\_\_

NO \_\_\_\_\_ AND FEES \_\_\_\_\_

CLERK AND RECORDER \_\_\_\_\_ DEPUTY CLERK \_\_\_\_\_

**MUSTANG RIDGE**  
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  
City of Grand Junction, Mesa County, Colorado

1/4 CORNER SECTIONS 23 AND 26  
MCSM 2011  
3" BRASS CAP IN MONUMENT BOX



**LEGEND**

|  |   |
|--|---|
|  | REBAR AND CAP AS NOTED                            |
|  | ALIQUOT MONUMENT AS NOTED                         |
|  | FOUND REBAR                                       |
|  | 1.5" ALUMINUM CAP ON 24" LONG # 5 REBAR PLS 38806 |
|  | EXISTING EASEMENT LINE                            |
|  | PROPOSED EASEMENT LINE                            |
|  | SUBDIVISION BOUNDARY                              |
|  | LOT LINE  |
|  | ADJOINER LINE                                     |
|  | ROW LINE  |
|  | ALIQUOT LINE                                      |

**SYMBOLS AND ABBREVIATIONS**

|       |   |
|-------|---|
| A:    | ARC LENGTH OF CURVE                                     |
| BOB:  | BASIS OF BEARING  |
| C:    | CENTER  |
| E:    | EAST  |
| N:    | NORTH   |
| NO:   | NUMBER  |
| PLS:  | PROFESSIONAL LAND SURVEYOR                              |
| MCSM: | MESA COUNTY SURVEY MARKER                               |
| MPE:  | MULTI-PURPOSE EASEMENT                                  |
| CH:   | CHORD LENGTH  |
| BRG:  | CHORD BEARING   |
| L:    | ARC LENGTH  |
| RAD:  | RADIUS  |
| Δ:    | CENTRAL ANGLE DELTA                                     |
| T:    | TOWNSHIP  |
| R:    | RANGE IN DEFINING LOCATION IN PUBLIC LAND SURVEY SYSTEM |
| PLSS: | PUBLIC LAND SURVEY SYSTEM                               |
| REC:  | RECEPTION   |
| ROW:  | RIGHT OF WAY  |
| S:    | SOUTH   |
| T:    | TOWNSHIP  |
| UM:   | UTE MERIDIAN  |
| W:    | WEST  |
| φ:    | DIAMETER  |
| BOR:  | BUREAU OF RECLAMATION                                   |
| GIS:  | GEOGRAPHIC INFORMATION SYSTEMS                          |

Note: A Plat of Survey was discovered by the hereon signed surveyor in the septic records of the subject property. Said plat was produced by Registered Land Surveyor 4307, dated 12/17/82. Said plat shows the relationship between the southeasterly lines of the subject parcel and it's northerly adjoiner. The courses shown hereon perpetuate the distances shown on said plat. Said plat has been forwarded to the County Surveyor to add to the public GIS database, though may not be available by the time this Subdivision Plat is recorded.

Reception Number 2141793  
Hayes, Kathleen M

541°21' 37"W 32.50'

10' WITNESS CORNER  
ACTUAL CORNER IN FENCE POST

N56°39' 00"E 33.91'

N67°39' 09"E 100.65'

N61°26' 28"E 150.60'

N61°39' 09"E 100.65'

N42°52' 24"E 35.14'

568°56' 38"W 136.53'

536°07' 43"W 47.79'

502°12' 18"W 37.86'

FOUND 1.25" φ PLASTIC CAP  
#5 REBAR  
PLS 38806

FOUND 1.25" φ PLASTIC CAP  
#5 REBAR  
ILLEGIBLE

NOTE: Exterior boundary monuments set in concrete

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

MCLCS ZONE "GVA"  
TRANSVERSE MERCATOR PROJECTION  
POINT OF ORIGIN (SNO) AND CENTRAL MERIDIAN:  
LATITUDE: 39°06' 22.72746N  
LONGITUDE: 108°32' 01.43552W  
NORTHING: 50,000.00FT  
EASTING: 100,000.00FT  
SCALE FACTOR: 1.00021811798  
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.

The bearings hereon are grid bearings of the Mesa County Local Coordinate System, GVA, as defined at [http://emap.mesacounty.gov/gps\\_survey/GVAZONE.htm](http://emap.mesacounty.gov/gps_survey/GVAZONE.htm), determined by GPS observation of the west line of the NW 1/4 NE 1/4 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.

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 TT636TG, 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 that the accompanying plat of MUSTANG RIDGE, a subdivision of a part of the County of Mesa, State of Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title. This statement is not a guaranty, either expressed or implied.

Brandon D Martinez  
Colorado PLS 38806

**SCALE**  
30 0 15 30 60  
( IN U.S. SURVEY FEET )

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.

**AREA SUMMARY**

|       |            |        |
|-------|------------|--------|
| LOT 1 | 1.00 ACRES | 49.53% |
| LOT 2 | 1.02 ACRES | 50.47% |
| TOTAL | 2.02 ACRES | 100.0% |

CITY APPROVAL  
THIS PLAT OF MUSTANG RIDGE, A SUBDIVISION OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, IS HEREBY APPROVED AND DEDICATIONS ACCEPTED  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

CITY MANAGER \_\_\_\_\_ CITY MAYOR \_\_\_\_\_

**LIENHOLDERS RATIFICATION OF PLAT**

The undersigned, hereby certifies that it is a holder of a security interest upon the property described as MUSTANG RIDGE being property described in security interest(s) according to the public records of Mesa County, Colorado and does hereby join in and consent to the dedication of the land described in said dedication by the owner(s) thereof and agrees that its security interest which is recorded at Reception Number \_\_\_\_\_ and any amendments thereto in the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.  
In witness whereof, the said corporation has caused these presents to be signed by its \_\_\_\_\_, with the authority of its board of directors,  
This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_ FOR: \_\_\_\_\_

(TITLE) (CORPORATE NAME)

STATE OF COLORADO )  
) 55

COUNTY OF MESA )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

TITLE CERTIFICATION

We \_\_\_\_\_, a title company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to \_\_\_\_\_, a Colorado Limited Liability Company; That the current taxes have been paid; That all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; That all easements, reservations and rights of way of record are shown hereon.

DATE: \_\_\_\_\_ BY: \_\_\_\_\_

NAME AND TITLE



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

|  |                |                  |
|--|----------------|------------------|
| Sheet 1 of 1   | Date: 1/6/2023 | Job No. 1934-002 |
| Surveyed: KM   | Drawn: BDM     | Checked: BLC     |
| Drawing name: S:\PROJECTS\1934-002-002-265-RoadSurvey\DWG\1934-002-002-001.dwg |                |                  |

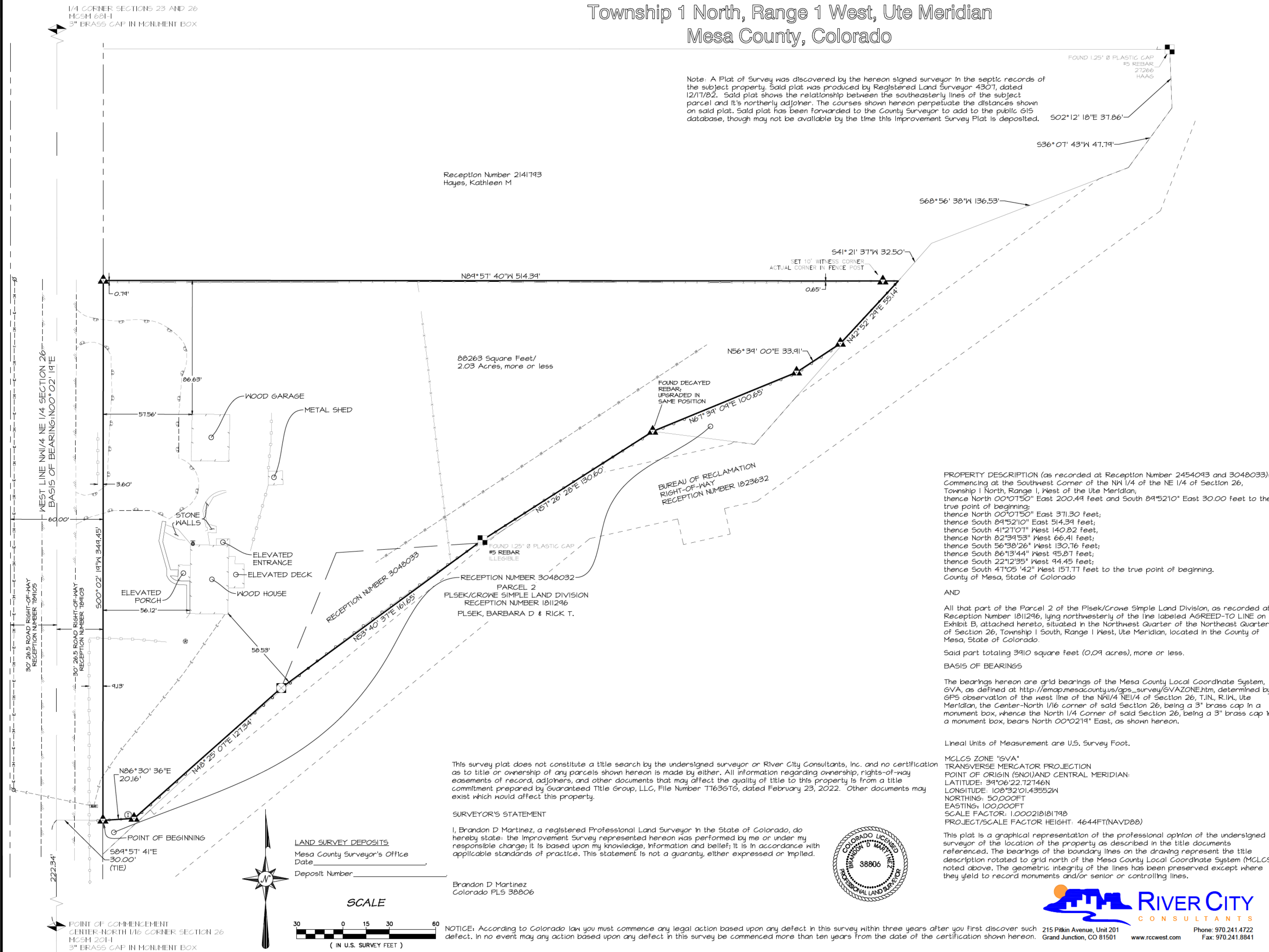


# IMPROVEMENT SURVEY PLAT

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

| SYMBOLS AND ABBREVIATIONS |   |
|---------------------------|---|
| A:                        | ARC LENGTH OF CURVE                                     |
| BOB:                      | BASIS OF BEARING  |
| C:                        | CENTER  |
| E:                        | EAST  |
| N:                        | NORTH   |
| NO:                       | NUMBER  |
| PLS:                      | PROFESSIONAL LAND SURVEYOR                              |
| MCSM:                     | MESA COUNTY SURVEY MARKER                               |
| MPE:                      | MULTI-PURPOSE EASEMENT                                  |
| CH:                       | CHORD LENGTH  |
| BRG:                      | CHORD BEARING   |
| L:                        | ARC LENGTH  |
| RAD:                      | RADIUS  |
| Δ:                        | CENTRAL ANGLE DELTA                                     |
| T:                        | TOWNSHIP  |
| R:                        | RANGE IN DEFINING LOCATION IN PUBLIC LAND SURVEY SYSTEM |
| PLSS:                     | PUBLIC LAND SURVEY SYSTEM                               |
| REC:                      | RECEPTION   |
| ROW:                      | RIGHT OF WAY  |
| S:                        | SOUTH   |
| T:                        | TOWNSHIP  |
| UM:                       | UTE MERIDIAN  |
| W:                        | WEST  |
| Ø                         | DIAMETER  |
| BOR:                      | BUREAU OF RECLAMATION                                   |
| GIS:                      | GEOGRAPHIC INFORMATION SYSTEMS                          |

Note: A Plat of Survey was discovered by the hereon signed surveyor in the septic records of the subject property. Said plat was produced by Registered Land Surveyor 4307, dated 12/17/82. Said plat shows the relationship between the southeasterly lines of the subject parcel and its northerly adjoiner. The courses shown hereon perpetuate the distances shown on said plat. Said plat has been forwarded to the County Surveyor to add to the public GIS database, though may not be available by the time this Improvement Survey Plat is deposited.



## LEGEND

- REBAR AND CAP AS NOTED
- ALIQUOT MONUMENT AS NOTED
- FOUND REBAR
- 1.5" ALUMINUM CAP ON 24" LONG # 5 REBAR PLS 38806
- ELECTRIC BOX
- GAS METER
- EASEMENT LINE
- OVERALL PROPERTY BOUNDARY
- INTERNAL PARCEL LINE
- ADJOINER LINE
- ROW LINE
- ALIQUOT LINE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- EDGE OF CONCRETE
- STRUCTURE
- WALL
- UNDERGROUND ELECTRIC LINE
- OVERHEAD ELECTRIC LINE
- WOOD FENCE
- CHAIN LINK FENCE
- 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 514.34 feet;  
 thence South 41°27'07" West 140.82 feet;  
 thence North 82°34'53" West 66.41 feet;  
 thence South 52°38'26" West 130.76 feet;  
 thence South 86°13'44" West 45.87 feet;  
 thence South 22°12'35" West 44.45 feet;  
 thence South 47°05'42" West 151.77 feet to the true point of beginning,  
 County of Mesa, State of Colorado

AND  
 All that part of the Parcel 2 of the Plsek/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.

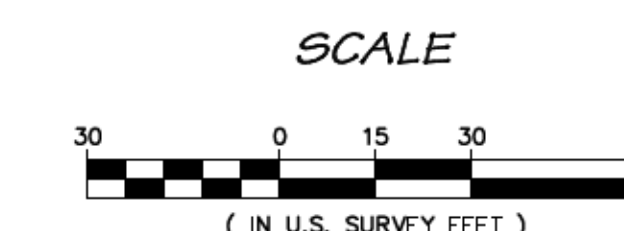
Said part totaling 3910 square feet (0.09 acres), more or less.  
 BASIS OF BEARINGS  
 The bearings hereon are grid bearings of the Mesa County Local Coordinate System, GVA, as defined at [http://emap.mesacounty.us/gps\\_survey/GVAZONE.htm](http://emap.mesacounty.us/gps_survey/GVAZONE.htm), determined 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 1/6 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°02'14" East, as shown hereon.

Lineal Units of Measurement are U.S. Survey Foot.  
 MCLCS ZONE "GVA"  
 TRANSVERSE MERCATOR PROJECTION  
 POINT OF ORIGIN (SNO) 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 T1636TG, 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



**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: 1/6/2023 | Job No. 1434-002 |
| Surveyed: KM   | Drawn: BDM     | Checked: AKT     |
| Drawing name: S:\PROJECTS\19491 BSM Braj\022 800 265 Road\Survey\DWG\194-002 191.dwg |                |                  |



No individual sewage disposal system shall be installed on less than a 1/4 acre parcel. No permit shall be issued until a plot plan, drawn to scale, has been submitted and approved. (Sections 5 and 3 of the Mesa County Individual Sewage Disposal Systems Regulations).

1. Construction Address 872 26 1/2 Road Lot 1 Block \_\_\_\_\_ Filing \_\_\_\_\_  
 Subdivision \_\_\_\_\_ Parcel Size: Length \_\_\_\_\_ Width \_\_\_\_\_ Ft. 2 or Acres 2  
 Tax Schedule # 2701-26-00-500 Owner Ruby Crowe Address SAME Phone \_\_\_\_\_  
 Applicant owner Address \_\_\_\_\_ Phone \_\_\_\_\_  
 Installer \_\_\_\_\_ License # \_\_\_\_\_ Phone \_\_\_\_\_  
 Description of house and location information: \_\_\_\_\_

2. PLEASE CHECK THE FOLLOWING THAT APPLY  
 Indicate depth of all wells located within 100 feet of the system none  
 Split Requested: YES  NO  (Splitting 2 acres from a total of 7 1/2 acres)  
 Variance Requested: YES  NO  (Indicate type \_\_\_\_\_)  
 Distance to nearest community sewer system 9. ft.  
 Was an effort made to connect to community sewer system? YES  NO

|  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> SYSTEM | <input checked="" type="checkbox"/> USE        | <input checked="" type="checkbox"/> WATER SUPPLY |
| <input checked="" type="checkbox"/> NEW    | <input checked="" type="checkbox"/> YEAR-ROUND | <input type="checkbox"/> PUBLIC                  |
| <input type="checkbox"/> REPAIR            | <input type="checkbox"/> SEASONAL              | <input type="checkbox"/> CISTERN                 |
| <input type="checkbox"/> ALTERATION        | (Indicate #Days/Year _____)                    | <input type="checkbox"/> WELL                    |
| <input type="checkbox"/> VAULT             |  | <input type="checkbox"/> SPRING                  |
|  |  | <input type="checkbox"/> SURFACE                 |
|  |  | <input type="checkbox"/> OTHER                   |

3. PROPOSED USE OF PROPERTY

|   |                                       |                                       |
|---|---------------------------------------|---------------------------------------|
| <input checked="" type="checkbox"/> SINGLE FAMILY     | <input type="checkbox"/> MULTI-FAMILY | <input type="checkbox"/> COMMERCIAL   |
| <input checked="" type="checkbox"/> Frame             | # of Units _____                      | Type of Business _____                |
| <input type="checkbox"/> Mobile                       | # of Bedrooms/Unit _____              | Maximum Sewage Flow Rates _____       |
| <u>3</u> # of Bedrooms                                | # of Units with _____                 | Number of Employees _____             |
| <input checked="" type="checkbox"/> Clotheswasher     | Clotheswasher _____                   | # of Shifts _____ Washracks _____     |
| <input type="checkbox"/> Garbage Disposal             | # of Units with _____                 | Hazardous Wastes _____ Quantity _____ |
| <input checked="" type="checkbox"/> Basement Plumbing | Garbage Disposal _____                | Type _____                            |
|   | Basement Plumbing _____               | Basement Plumbing _____               |

4. I hereby apply for a permit to construct an individual sewage disposal system on the above described property and agree to construct such system in accordance with the above description, the attached plot plan and the regulations of Mesa County and the State of Colorado.  
 BY Virginia Plack DATE 12-21-82

OFFICE USE ONLY

RECORDS ON FILE: YES/NO

DESIGN CALCULATIONS

675 Max. Sewage Flow (Q) \_\_\_\_\_  
 511 Perc Rate (t) (min/inch) \_\_\_\_\_  
 964 Ft. 2 Absorption Area (A) ( $A = \frac{Q}{5\sqrt{t}}$ ) \_\_\_\_\_  
 1350 Increase (A) by 40 % for garbage disposal and/or clotheswasher  
 675 Divide (A) by width 2 = length of standard trench  
 4 Indicate depth of gravel \_\_\_\_\_  
 366 Adjust length of standard trench if depth of gravel is deeper than 6" below pipe.  
 $\frac{W + 2}{W + 1 + 2d} \times 100 = 36\%$

Maximum depth to building sewer 1'  
 Type of System Absorption  
 Tank Capacity 1000 gallons.  
243 Length/Adjusted Length (ft.)  
2 Width (ft.)  
6 Total Depth (ft.)  
4 Depth of Gravel (ft.)  
75 Cubic yards of gravel  
 Use 3 trenches 81 ft. long each with 6 ft. between each trench.

Comments \_\_\_\_\_

|  |                      |
|--|----------------------|
| DESIGNED BY <u>P. Pomo</u>                 | DATE <u>12-23-82</u> |
| PERMIT ISSUED BY <u>A. M. Perreault</u>    | DATE <u>1-19-83</u>  |
| FINAL INSPECTION BY <u>A. M. Perreault</u> | DATE <u>2-4-83</u>   |

|                                   |                                  |                 |   |
|-----------------------------------|----------------------------------|-----------------|---|
| Fee \$ <u>50.00</u>               | SOILS EVALUATION \$ <u>75.00</u> | PERMIT \$ _____ | Application Number <u>391</u>                       |
| Receipt # <u>102303</u>           | # <u>067538</u>                  | # _____         | Permit Number <u>6012</u>                           |
| Date/Initials <u>12/29/82 JMA</u> | <u>1/19/83 EJS</u>               |                 | Standard Design <input checked="" type="checkbox"/> |
|                                   |                                  |                 | RPE Design _____                                    |

SKETCH OF INSTALLED SYSTEM ON BACK



SOIL EVALUATION

Ground Conditions:

Depth to bedrock none  
 Depth to ground water table none  
 Estimated high seasonal water table none  
 Soil conditions consist of (indicate depth of each horizon): 0-4' fine sand & silt  
4-6' decomp shale, 6'-9' fine sand & silt  
slight slope to north  
farmland

Each perc hole was presoaked 5 times on 12-22-82 (date).

PERCOLATION RATES

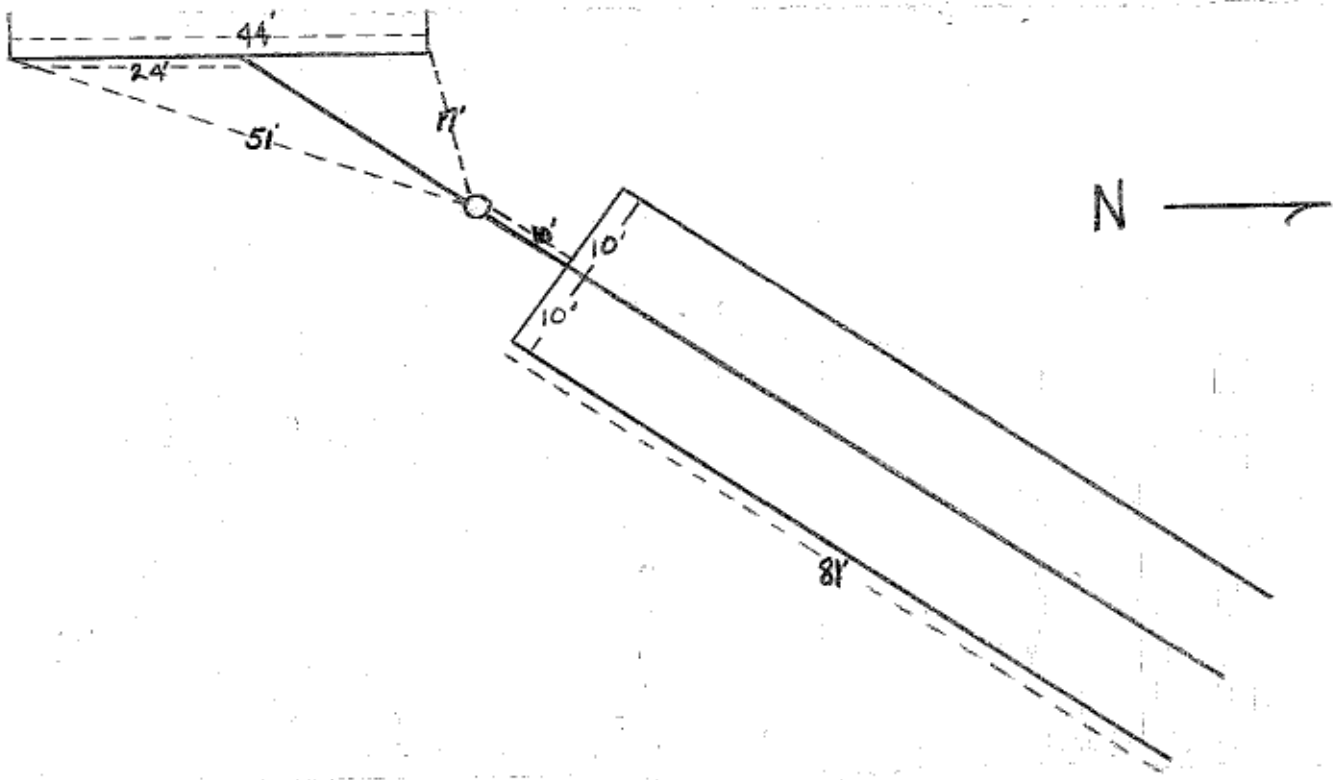
TESTED BY D. Perreault DATE 12-23-82

| REF. # | LOT | BLOCK | DEPTH OF PERC TEST | MEASUREMENTS |         | TOTAL MIN. DROP/INCHES |      | AVERAGE MIN/INCH RATE | H.S.G. W.T.** | COMMENTS |
|--------|-----|-------|--------------------|--------------|---------|------------------------|------|-----------------------|---------------|----------|
|        |     |       |                    |              |         |                        |      |                       |               |          |
|        |     |       | 10:50              | 1:00         |         |                        | 130  |                       |               |          |
|        |     |       | 0' 1.              | 2 1/2"       | 4 3/4"  | 2.25"                  | 52/1 | 51/1                  | none          |          |
|        |     |       | 3' 2.              | 43"          | 46"     | 3"                     | 43/1 |                       |               |          |
|        |     |       | 6' 3.              | 70"          | 72 1/2" | 2.5"                   | 52/1 |                       |               |          |
|        |     |       | 4.                 | "            | "       |                        |      |                       |               |          |
| REF. # | LOT | BLOCK | DEPTH OF PERC TEST | MEASUREMENTS |         | TOTAL MIN. DROP/INCHES |      | AVERAGE MIN/INCH RATE | H.S.G. W.T.** | COMMENTS |
|        |     |       | 1.                 | "            | "       |                        |      |                       |               |          |
|        |     |       | 2.                 | "            | "       |                        |      |                       |               |          |
|        |     |       | 3.                 | "            | "       |                        |      |                       |               |          |
|        |     |       | 4.                 | "            | "       |                        |      |                       |               |          |

\*This figure must be entered on the map and/or plot plan  
 \*\*High Seasonal Ground Water Table

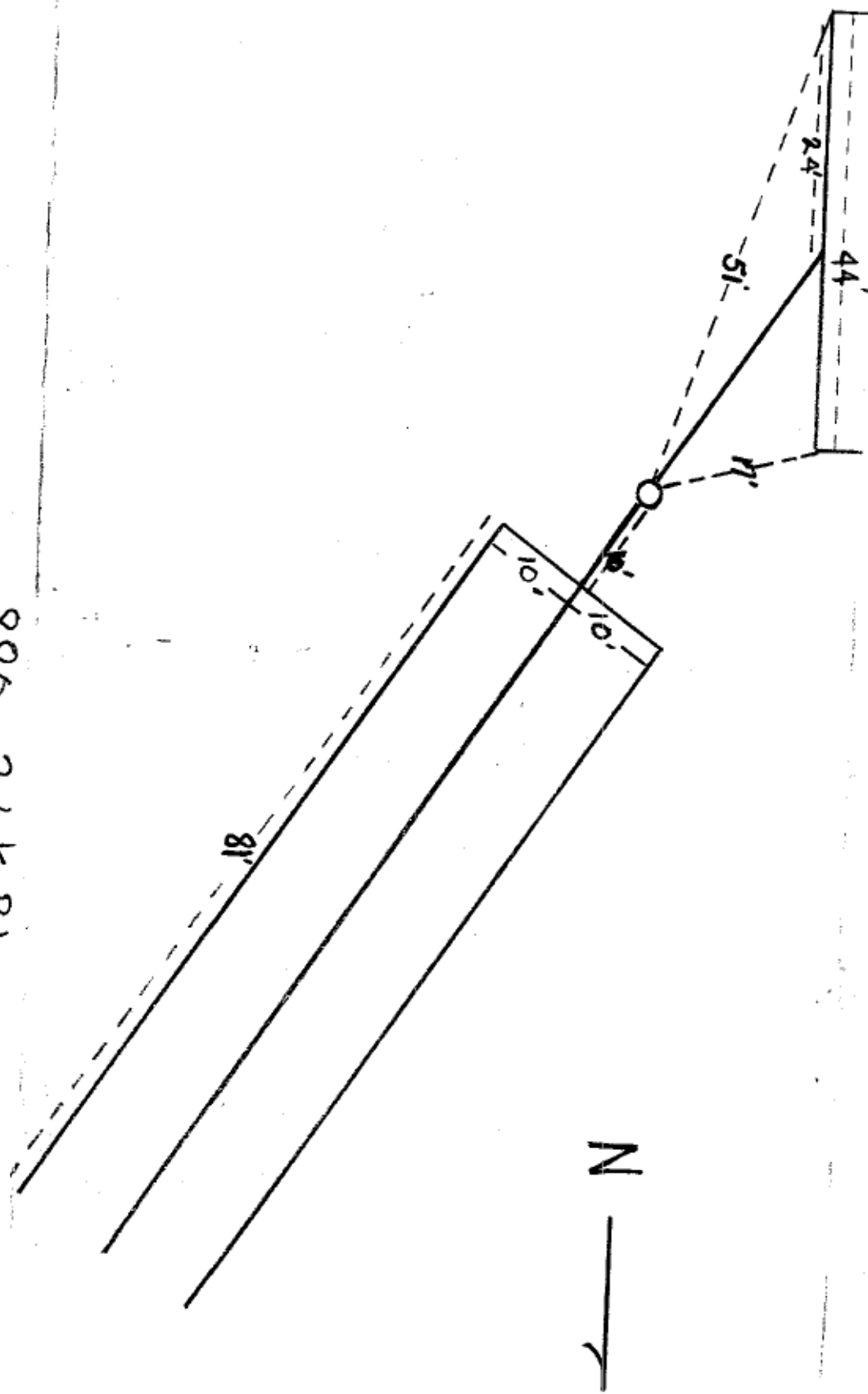
PLOT PLAN AND DESIGN FEATURES:

Include by measured distance location of wells, springs, potable water supply lines, cisterns, buildings, subsoil drains, lakes, water course, streams and dry gulches. Show location of system by triangulation from dwelling or other fixed reference points. Indicate N-S-E-W.



880 26 1/2 Rd.  
 Finald 2-4-83  
 By D.M. Perreault  
 Scale = 20/1

880 26 1/2 Rd.  
Finalled 2-4-23  
By D.M. Perreault  
Scale = 20/1





# Division of Environmental Health

#13

Date 4/5/89

\$15.00 - Office  
 \$30.00 - Site Evaluation

Mesa County Health Department, 515 Patterson Road, Grand Junction, CO 81501 244-1750

Address 880 26 1/2 Rd, G. J., CO Zip 81506

Re: Owner: John Crowe / Builder: Norm Friend

Comments:

*The proposed construction will not interfere with the existing I.S.D.S.*

Submit To:  
Building Department   
Other

Clearance  
Approved   
Denied

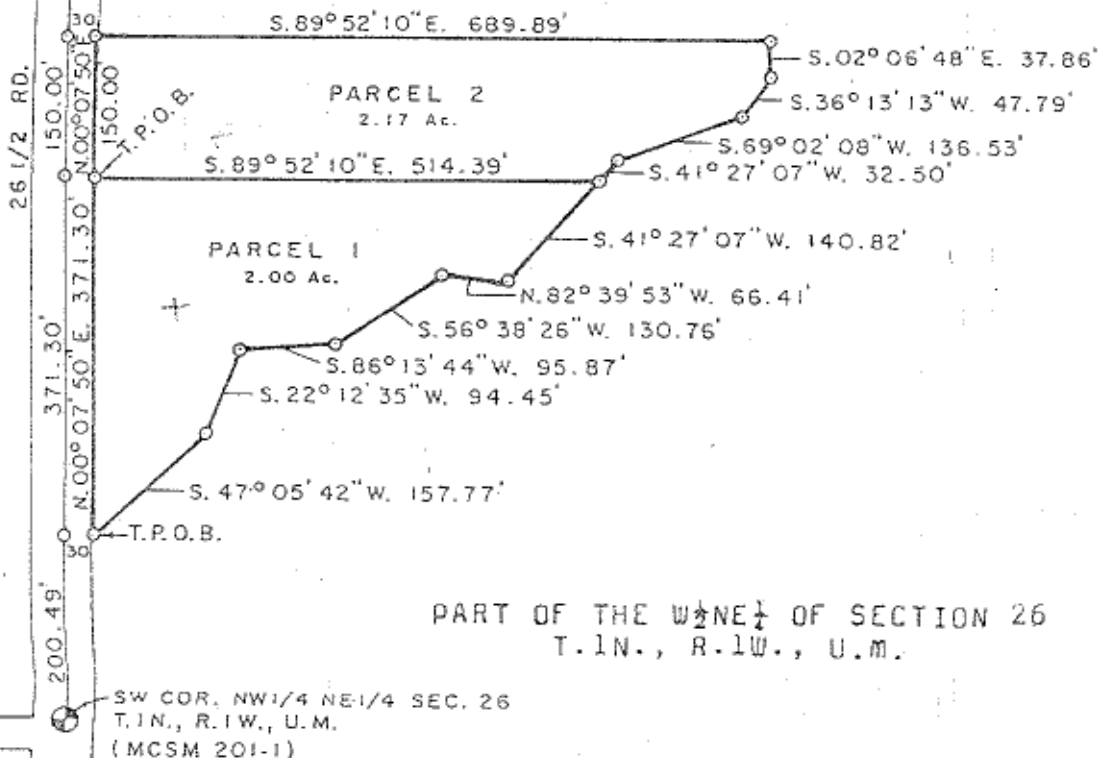
*Alvin K. Foy*  
Sanitarian

15-  
036126  
4/5/89 SOT

N1/4 COR. SEC. 26, T.1N., R.1W., U.M.  
(MCSM 68)



SCALE: 1" = 200'



PART OF THE W 1/2 NE 1/4 OF SECTION 26  
T.1N., R.1W., U.M.

PARCEL 1

Commencing at the Southwest corner of the NW 1/4 NE 1/4 of Section 26, Township 1 North, Range 1 West of the Ute Meridian; thence N.00°07'50"E. 200.49 feet and S.89°52'10"E. 30.00 feet to the TRUE POINT OF BEGINNING; thence N.00°07'50"E. 371.30 feet; thence S.89°52'10"E. 514.39 feet; thence S.41°27'07"W. 140.82 feet; thence N.82°39'53"W. 66.41 feet; thence S.56°38'26"W. 130.76 feet; thence S.86°13'44"W. 95.87 feet; thence S.22°12'35"W. 94.45 feet; thence S.47°05'42"W. 157.77 feet to the TRUE POINT OF BEGINNING. Contains 2 acres, more or less.

PARCEL 2

Commencing at the Southwest corner of the NW 1/4 NE 1/4 of Section 26, Township 1 North, Range 1 West of the Ute Meridian; thence N.00°07'50"E. 571.79 feet and S.89°52'10"E. 30.00 feet to the TRUE POINT OF BEGINNING; thence N.00°07'50"E. 150.00 feet; thence S.89°52'10"E. 689.89 feet; thence S.02°06'48"E. 37.86 feet; thence S.36°13'13"W. 47.79 feet; thence S.69°02'08"W. 136.53 feet; thence S.41°27'07"W. 32.50 feet; thence N.89°52'10"W. 514.39 feet to the TRUE POINT OF BEGINNING. Contains 2.17 acres, more or less.



SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT WAS PREPARED FROM FIELD NOTES OF ACTUAL SURVEYS MADE BY ME OR UNDER MY SUPERVISION AND THAT THE SAME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

*Udell S. Williams*  
COLO. R.L.S. NO. 4307



UDELL S. WILLIAMS  
751 Rood Avenue  
GRAND JUNCTION, COLORADO 81501

PLAT OF  
SURVEY IN  
W 1/2 NE 1/4 SEC. 26  
T.1N., R.1W., U.M.

SURVEYED BY: USW DATE: 12/16/82  
DRAWN BY: USW DATE: 12/17/82



# MESA COUNTY HEALTH DEPARTMENT

515 PATTERSON ROAD, GRAND JUNCTION, COLORADO 81501 (303) 244-1743

KENNETH J. LAMPERT, M.D., M.P.H. DIRECTOR

December 23, 1982

Mr. and Mrs. Fred Plsek  
872 26½ Road  
Grand Junction, CO 81501

RE: Splitting 2.17 acres and 2.0 acres from 71 acres, 872 26½  
Road, Grand Junction, Colorado

Dear Mr. and Mrs. Plsek:

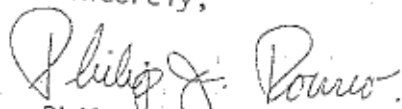
This certifies that an inspection of the individual sewage disposal system which serves the dwelling located at 872 26½ Road, Grand Junction, Colorado was made on December 23, 1982. At the inspection, the system appeared to be functioning in a normal manner.

Soils evaluations were conducted on the 2.0 and 2.17 acre parcels, proposed lots 1 and 2 respectively, located at 872 26½ Road, Grand Junction, Colorado on December 23, 1982. Individual sewage disposal systems can be installed which meet the requirements of the Mesa County Individual Sewage Disposal System Regulations. This department must be contacted before construction begins in order to obtain the necessary permits.

This information shall be attached to the Deed in case of transfer of property, so that proper procedures can be followed for an individual sewage disposal system before construction on said property.

Any questions you may have should be directed to this office at 244-1750.

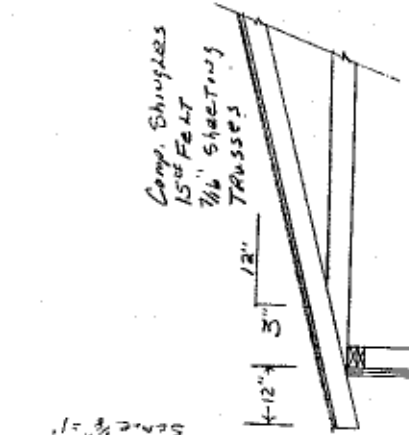
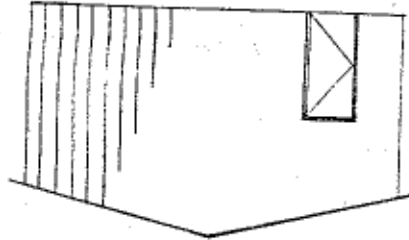
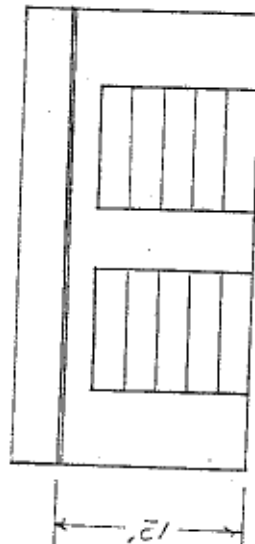
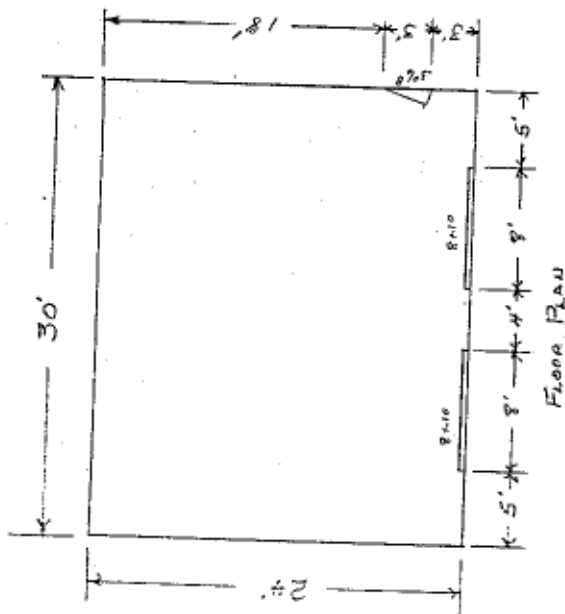
Sincerely,



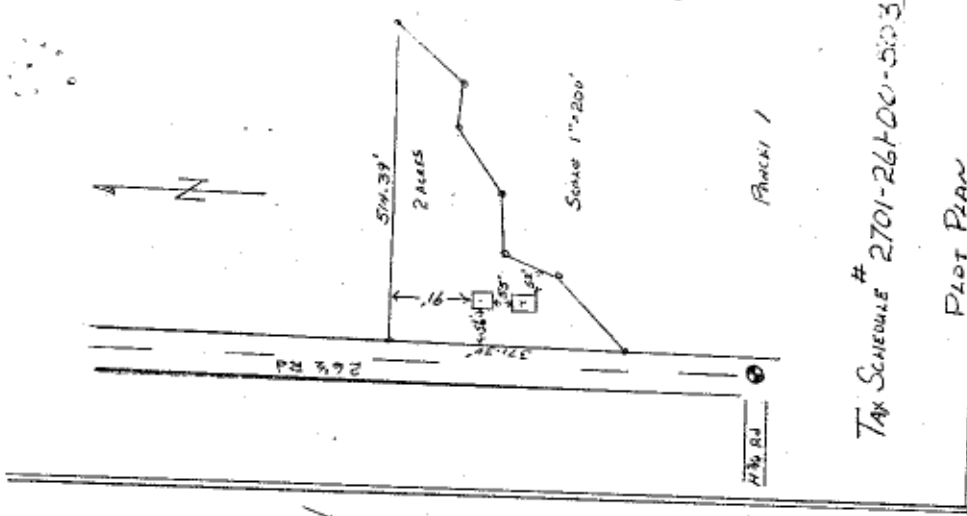
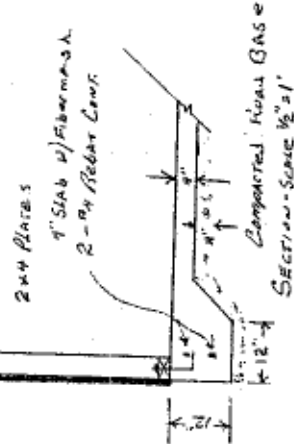
Philip J. Romeo  
Sanitarian

PJR:els

cc: Mesa County Planning Department



2x4 STUDS AT 24" CTRS  
BLOCKING AT 6"±  
1/2 Sheathing  
MASONRY SIDING



TAX SCHEDULE # 2701-26100-503  
PLOT PLAN

|                                 |
|---------------------------------|
| CONSTRUCTION SERVICES           |
| 226-30 RD., G. J., Co. 81505    |
| Mrs MRS JOHN CROWD              |
| 880 26 1/2 RD., G. J., Co 81506 |
| GARAGE                          |
| DRAWN BY N FRIEND               |
| DATE 3-29-89                    |
| SCALE AS NOTED                  |
| SHEET 1 OF 1                    |



Kristen Ashbeck, Senior Planner  
Community Development  
City of Grand Junction  
250 N. 5<sup>th</sup> Street  
Grand Junction, CO 81501

RE: Request for approval of **Variance of Sanitary Sewer Waiver** 880 26 ½ Road

Ms. Ashbeck,

In regard to section 21.06.010(e) of the Grand Junction Municipal Code. We are requesting approval of a Sanitary Sewer Waiver for the proposed future Lot 2 (see attached Plat) located 880 26 ½ Road. Our applicants, Brian R. and Stephanie Bray, recently annexed and zoned this parcel to R-4 in the City limits and are currently in the process of a Simple Subdivision with the City of Grand Junction. There is an existing house which will be located on proposed Lot 1 and has an existing OSWTS system in place. The parcel is currently 2.02 acres, and proposed Lot 2, the new parcel, will contain 1.02 acres.

The municipal code allows for a sanitary sewer variance under the following conditions.

#### **12.02.200 Variance**

(c) **Approval Criteria.** A variance may be granted only if the applicant establishes that criterion 5 has been met:

(5) The variance is the minimum necessary to make possible the reasonable use of land or structures;

**The property is currently 2 acres in the City limits with an R-4 zoning. Without the sewer variance the property cannot be subdivided to allow even one more home.**

In accordance with 21.06.010(e) of the City of Grand Junction Municipal Code we are requesting a preliminary approval of a Sanitary Sewer Waiver for the creation of a future lot located at 880 26 ½ Road.

Your consideration of this request is appreciated.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ivan D. Geer', with a long horizontal stroke extending to the right.

Ivan D. Geer, P.E.  
[igeer@rccwest.com](mailto:igeer@rccwest.com)

Attachments



# MUSTANG RIDGE

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  
 City of Grand Junction, Mesa County, Colorado

Know All Persons By These Presents:

The undersigned, BRAY, BRIAN R. and STEPHANIE, are the owners of record of that real property situated in Section 26 of Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, the ownership of which is demonstrated at Reception Numbers 2454093 and 3048033 of the records in the office of the Mesa County Clerk and Recorder. Said property being more particularly described as follows:

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°02'14" East, a distance of 222.34 feet;  
 Thence South 84°57'41" East, a distance of 30.00 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;  
 Thence North 53°40'37" East, a distance of 161.65 feet;  
 Thence North 57°26'28" East, a distance of 130.60 feet;  
 Thence North 67°34'09" East, a distance of 100.65 feet;  
 Thence North 56°34'00" East, a distance of 33.91 feet;  
 Thence North 42°52'29" East, a distance of 55.14 feet;  
 Thence North 84°57'40" West, a distance of 514.34 feet;  
 Thence South 00°02'14" West, a distance of 349.45 feet to the Point of Beginning. Said property containing 88,263 square feet or 2.03 acres more or less.

Said owners have by these presents laid out, platted and subdivided the above described real property into parcels, Lots, Tracts and streets as shown hereon, and designates the same as MUSTANG RIDGE, in the City of Grand Junction, County of Mesa, State of Colorado:

- All Multipurpose Easements are dedicated to the City of Grand Junction as perpetual easements 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, traffic control facilities, street lighting, landscaping, trees and grade structures.
- All Tracts/Easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements or tracts, the right to dredge; provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts hereby shall not burden or overburden said easements by erecting or placing any improvements thereon which may impede the use of the easement and/or prevent the reasonable ingress and egress to and from the easement.
- Utility and Irrigation easement granted by separate instrument for the benefit of Lot 2.

Said owner(s) hereby acknowledge that all lienholders or encumbrancers, if any, associated with the interests of this plat have been represented hereon.

Said owner(s) do subscribe hereunder this \_\_\_\_\_ day of \_\_\_\_\_.

BRIAN R. BRAY

STEPHANIE BRAY

STATE OF COLORADO )  
 ) ss  
 COUNTY OF MESA )

This plat was acknowledged before me by \_\_\_\_\_  
 on this \_\_\_\_\_ day of \_\_\_\_\_.

Witness my hand and seal \_\_\_\_\_ Notary Public  
 My commission expires \_\_\_\_\_

CITY APPROVAL  
 THIS PLAT OF MUSTANG RIDGE, A SUBDIVISION OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, IS HEREBY APPROVED AND DEDICATIONS ACCEPTED

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

CITY MANAGER

CITY MAYOR

CLERK AND RECORDER'S CERTIFICATE

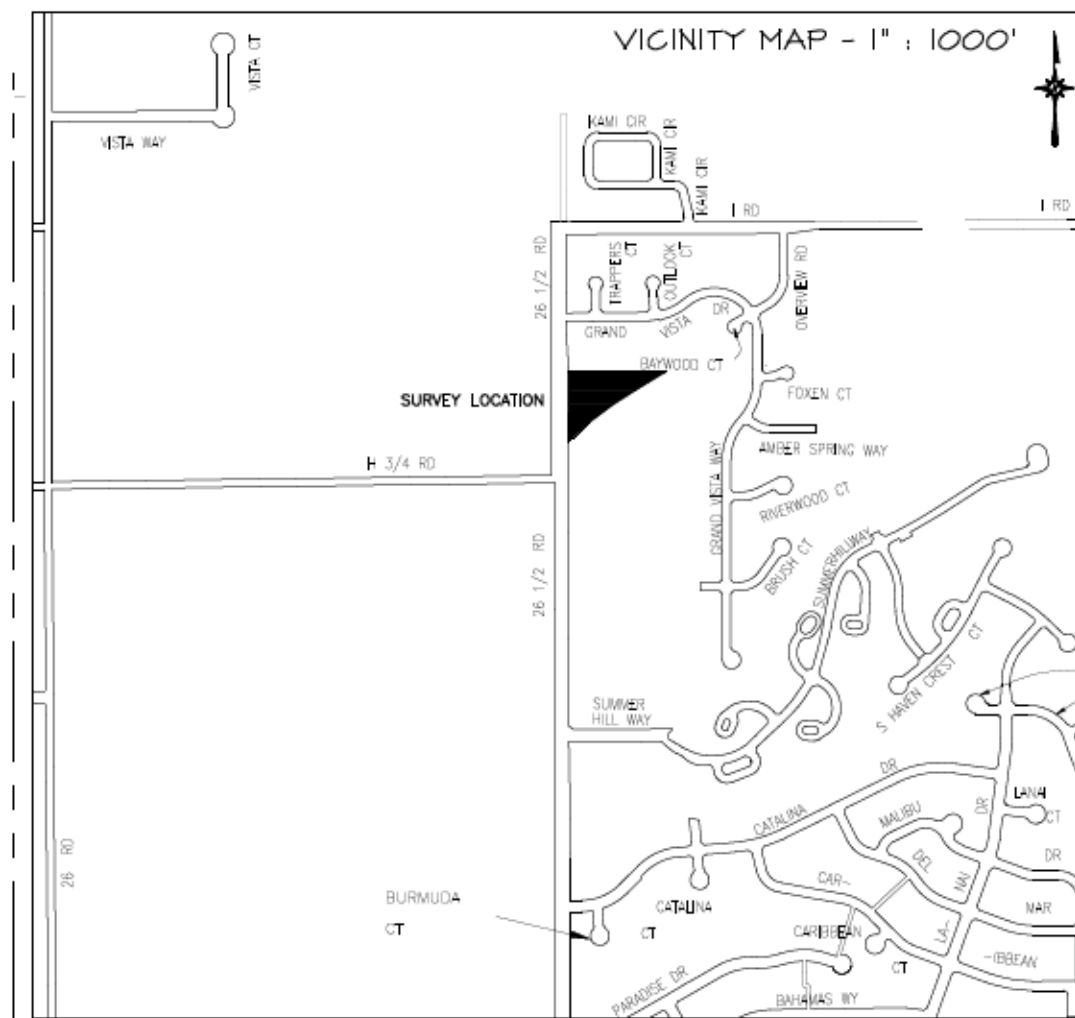
STATE OF COLORADO )  
 ) ss

COUNTY OF MESA )  
 THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF MESA COUNTY, COLORADO, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AND WAS RECORDED AT RECEPTION NO. \_\_\_\_\_ DRAWER NO. \_\_\_\_\_

AND FEES: \_\_\_\_\_

CLERK AND RECORDER DEPUTY CLERK

1/4 CORNER SECTIONS 23 AND 26  
 MCHM 6811  
 3" BRASS CAP IN MONUMENT BOX



**LEGEND**

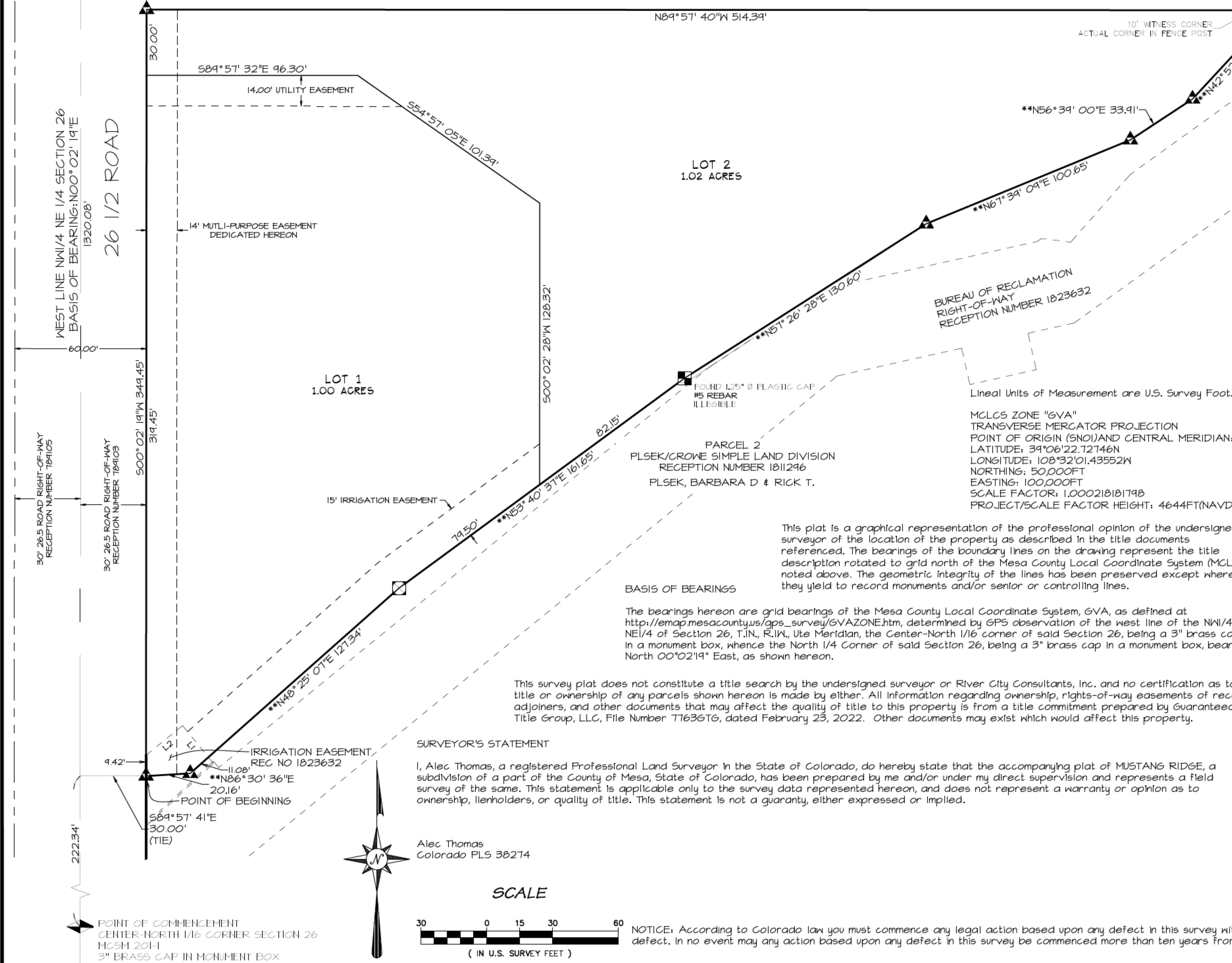
- REBAR AND CAP AS NOTED
- ALIQUOT MONUMENT AS NOTED
- FOUND REBAR
- 1.5" ALUMINUM CAP ON 24" LONG # 5 REBAR PLS 38806
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJOINER LINE
- ROW LINE
- ALIQUOT LINE

**SYMBOLS AND ABBREVIATIONS**

- A: ARC LENGTH OF CURVE
- BOB: BASIS OF BEARING
- C: CENTER
- E: EAST
- N: NORTH
- NO: NUMBER
- PLS: PROFESSIONAL LAND SURVEYOR
- MCSM: MESA COUNTY SURVEY MARKER
- MPE: MULTI-PURPOSE EASEMENT
- CH: CHORD LENGTH
- BRG: CHORD BEARING
- L: ARC LENGTH
- RAD: RADIUS
- Δ: CENTRAL ANGLE DELTA
- T: TOWNSHIP
- R: RANGE IN DEFINING LOCATION IN PUBLIC LAND SURVEY SYSTEM
- REC: RECEPTION
- ROW: RIGHT OF WAY
- S: SOUTH
- T: TOWNSHIP
- UM: UTE MERIDIAN
- W: WEST
- Ø: DIAMETER
- BOR: BUREAU OF RECLAMATION
- GIS: GEOGRAPHIC INFORMATION SYSTEMS

**Line Table**

| Line # | Length | Direction    |
|--------|--------|--------------|
| L1     | 18.62' | N84°13' 30"W |
| L2     | 21.48' | S50°46' 29"W |



NOTE: Exterior boundary monuments set in concrete  
 \*\* Boundary line agreement per Reception Number 3048031

**AREA SUMMARY**

|              |                   |               |
|--------------|-------------------|---------------|
| LOT 1        | 1.00 ACRES        | 49.53%        |
| LOT 2        | 1.02 ACRES        | 50.47%        |
| <b>TOTAL</b> | <b>2.02 ACRES</b> | <b>100.0%</b> |

**CITY USE BLOCK**

|                               |                     |
|-------------------------------|---------------------|
| Utility & Irrigation Easement | RECEPTION NO. _____ |
| _____                         | RECEPTION NO. _____ |

**LIENHOLDERS RATIFICATION OF PLAT**

The undersigned, hereby certifies that it is a holder of a security interest upon the property described as MUSTANG RIDGE being property described in security interest(s) according to the public records of Mesa County, Colorado and does hereby join in and consent to the dedication of the land described in said dedication by the owner(s) thereof and agrees that its security interest which is recorded at Reception Number \_\_\_\_\_ and any amendments thereto in the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

In witness whereof, the said corporation has caused these presents to be signed by its \_\_\_\_\_, with the authority of its board of directors,

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_ FOR: \_\_\_\_\_  
 (TITLE) (CORPORATE NAME)

STATE OF COLORADO )  
 ) ss  
 COUNTY OF MESA )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL: \_\_\_\_\_  
 NOTARY PUBLIC

ADDRESS: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**TITLE CERTIFICATION**

We \_\_\_\_\_, a title company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to \_\_\_\_\_, a Colorado Limited Liability Company; that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and rights of way of record are shown hereon.

DATE: \_\_\_\_\_ BY: \_\_\_\_\_ NAME AND TITLE



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

**MUSTANG RIDGE**  
 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  
 City of Grand Junction, Mesa County, Colorado

|   |               |                  |
|---|---------------|------------------|
| Sheet 1 of 1  | Date: 4/27/23 | Job No. 1434-002 |
| Surveyed: KM  | Drawn: BDM    | Checked: BLC     |
| Drawing name: S:\PROJECTS\194105 Brn Brj\002 800 265 RoadSurvey\DWG\194-002_SBL.dwg |               |                  |





Kurt Carson, P.E.  
Wastewater Services Manager  
City of Grand Junction Utilities  
2145 River Road  
Grand Junction, CO 81505

RE: Request for preliminary approval of **Sanitary Sewer Waiver** 880 26 ½ Road

Mr. Carson,

In regard to section 13.16.060(c)(4)(A) of the Grand Junction Municipal Code. We are requesting a preliminary approval of a Sanitary Sewer Waiver for the proposed future Lot 2 (see attached Plat) located 880 26 ½ Road. Our applicants, Brian R. and Stephanie Bray, are currently in the pre-submittal process for an annexation and simple subdivision with the City of Grand Junction. There is an existing house which will be located on proposed Lot 1 and has an existing OSWTS system in place. The parcel is currently 2.02 acres, and proposed Lot 2, the new parcel, will contain 1.02 acres.

The municipal code allows for a sanitary sewer waiver when the following two conditions exist.

A) The construction of a sewer line is impracticable

---

Reasons laid out below under examples A, B, C, D below.

B) Adequate disposal and treatment facilities exist as defined by current regulations (generally defined as the construction of an engineered ISDS);

*Adequate disposal and treatment facilities* means that a local package treatment plant is available and functioning **or that an ISDS may be constructed, regularly pumped and disposed of at the plant in accordance with all State and County Health Department regulations;**

Per the municipal code,

*Examples of when sewer construction may be "impracticable" include but are not limited to:*

(A) *There is a low likelihood of a local sewer improvement district being formed in the near future based on the Manager's discussions of the formation of the same with the*

*benefiting owners, and the number and location of POAs to form a district is insufficient to create the same; or*

**The applicant does not have knowledge of any other POAs in adjacent properties. Through discussions with the current City of Grand Junction Wastewater Services Manager, the applicant does not believe it likely a sewer improvement district could be formed in the near future.**

*(B) The sewer line, to be constructed by the property owner, is in a location or with grades such that few if any other nearby properties can be efficiently served by the new line;*

**The nearest sewer main located at the intersection of Trappers Ct and Grand Vista Drive is more than 400 feet away (approx. 500 ft) with no legal access by easement or otherwise across adjacent private properties. Further the depth of the location of this manhole would not allow a sewer line to have a downhill gradient to the make the connection from applicant's property. One nearby property may be able to connect but all others along this line would likely have the same issue.**



**LEFT: Subject property shown with yellow boundary, closest legal access to sewer shown as dotted green line.**

*(C) The location of the closest (within 400 feet) sewer line is in a different drainage basin or is across a major street, waterway or similar impediment to the construction of a line such that the expense of the new line is wholly out of proportion to the average cost of extending residential service;*

**The nearest sewer line would require construction within road ROW of 26 ½ Road and Grand Vista Way of over 500'. The expense involved with the distance, removal and replacement of asphalt would be significantly more expensive than the average cost of extending residential service from the adjacent ROW.**

*(D) To construct pumping facilities and a force main would be too great an expense compared to participation in a future local improvement district;*

**The most likely location of a future sewer main would be from the development of the parcel of property to the south. Properties on both side of this property have been developed into subdivisions. Per existing municipal code, utility extensions would be required at that time, which would bring the services directly to the property line. Participation in the future local improvement district would ensure that this property would be connected at that time.**

In accordance with 13.16.060(c)(4)(A) of the City of Grand Junction Municipal Code we are requesting a preliminary approval of a Sanitary Sewer Waiver for the creation of a future lot located at 880 26 ½ Road.

Your consideration of this requested is appreciated.

Sincerely,



Ivan D. Geer, P.E.  
[igeer@rccwest.com](mailto:igeer@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

Note: A Plat of Survey was discovered by the hereon signed surveyor in the septic records of the subject property. Said plat was produced by Registered Land Surveyor 4307, dated 12/17/82. Said plat shows the relationship between the southeasterly lines of the subject parcel and its northerly adjoiner. The courses shown hereon perpetuate the distances shown on said plat. Said plat has been forwarded to the County Surveyor to add to the public GIS database, though may not be available by the time this Improvement Survey Plat is deposited.

| SYMBOLS AND ABBREVIATIONS |   |
|---------------------------|---|
| A:                        | ARC LENGTH OF CURVE                                     |
| BOB:                      | BASIS OF BEARING  |
| C:                        | CENTER  |
| E:                        | EAST  |
| N:                        | NORTH   |
| NO:                       | NUMBER  |
| PLS:                      | PROFESSIONAL LAND SURVEYOR                              |
| MCSM:                     | MESA COUNTY SURVEY MARKER                               |
| MPE:                      | MULTI-PURPOSE EASEMENT                                  |
| CH:                       | CHORD LENGTH  |
| BRG:                      | CHORD BEARING   |
| L:                        | ARC LENGTH  |
| RAD:                      | RADIUS  |
| Δ:                        | CENTRAL ANGLE DELTA                                     |
| T:                        | TOWNSHIP  |
| R:                        | RANGE IN DEFINING LOCATION IN PUBLIC LAND SURVEY SYSTEM |
| PLSS:                     | PUBLIC LAND SURVEY SYSTEM                               |
| REC:                      | RECEPTION   |
| ROW:                      | RIGHT OF WAY  |
| S:                        | SOUTH   |
| T:                        | TOWNSHIP  |
| UM:                       | UTE MERIDIAN  |
| W:                        | WEST  |
| Ø                         | DIAMETER  |
| BOB:                      | BUREAU OF RECLAMATION                                   |
| 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 |
|  | ELECTRIC BOX                                      |
|  | GAS METER   |
|  | EASEMENT LINE                                     |
|  | OVERALL PROPERTY BOUNDARY                         |
|  | INTERNAL PARCEL LINE                              |
|  | ADJOINER LINE                                     |
|  | ROW LINE  |
|  | ALIQUOT LINE                                      |
|  | EDGE OF ASPHALT                                   |
|  | EDGE OF GRAVEL                                    |
|  | EDGE OF CONCRETE                                  |
|  | STRUCTURE   |
|  | WALL  |
|  | UNDERGROUND ELECTRIC LINE                         |
|  | OVERHEAD ELECTRIC LINE                            |
|  | WOOD FENCE  |
|  | CHAIN LINK FENCE                                  |
|  | 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 514.34 feet;  
 thence South 41°27'07" West 140.82 feet;  
 thence North 82°34'53" West 66.41 feet;  
 thence South 52°38'26" West 130.76 feet;  
 thence South 86°13'44" West 45.87 feet;  
 thence South 22°12'35" West 44.45 feet;  
 thence South 47°05'42" West 151.77 feet to the true point of beginning,  
 County of Mesa, State of Colorado

AND

All that part of the Parcel 2 of the Plsek/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.

BASIS OF BEARINGS

The bearings hereon are grid bearings of the Mesa County Local Coordinate System, GVA, as defined at [http://emap.mesa-county.us/gps\\_survey/GVAZONE.htm](http://emap.mesa-county.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 1/6 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°02'14" East, as shown hereon.

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

MCLCS ZONE "GVA"  
 TRANSVERSE MERCATOR PROJECTION  
 POINT OF ORIGIN (SNO) 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.

Reception Number 2141793  
 Hayes, Kathleen M

88263 Square Feet/  
 2.03 Acres, more or less

RECEPTION NUMBER 3048033  
 RECEPTION NUMBER 3048032  
 PARCEL 2  
 PLSEK/CROWE SIMPLE LAND DIVISION  
 RECEPTION NUMBER 1811296  
 PLSEK, BARBARA D & RICK T.

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 T1636TG, dated February 23, 2022. Other documents may exist which would affect this property.

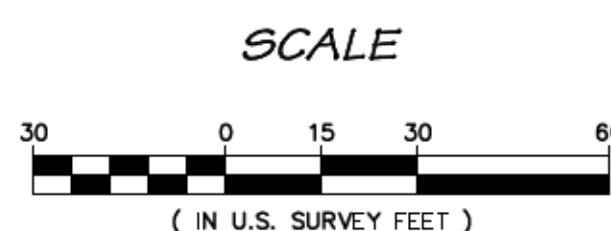
### SURVEYOR'S STATEMENT

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



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.



**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: 1/6/2023 | Job No. 1931-002 |
| Surveyed: KM   | Drawn: BDM     | Checked: AKT     |
| Drawing name: S:\PROJECTS\1931-002\265 Road\Drawings\1931-002-01.dwg |                |                  |



No individual sewage disposal system shall be installed on less than a 1/4 acre parcel. No permit shall be issued until a plot plan, drawn to scale, has been submitted and approved. (Sections 5 and 3 of the Mesa County Individual Sewage Disposal Systems Regulations).

1. Construction Address 872 26 1/2 Road Lot 1 Block \_\_\_\_\_ Filing \_\_\_\_\_  
 Subdivision \_\_\_\_\_ Parcel Size: Length \_\_\_\_\_ Width \_\_\_\_\_ Ft. 2 or Acres 2  
 Tax Schedule # 2701-26-00-500 Owner Ruby Crowe Address SAME Phone \_\_\_\_\_  
 Applicant owner Address \_\_\_\_\_ Phone \_\_\_\_\_  
 Installer \_\_\_\_\_ License # \_\_\_\_\_ Phone \_\_\_\_\_  
 Description of house and location information: \_\_\_\_\_

2. PLEASE CHECK THE FOLLOWING THAT APPLY  
 Indicate depth of all wells located within 100 feet of the system none  
 Split Requested: YES  NO  (Splitting 2 acres from a total of 7 1/2 acres)  
 Variance Requested: YES  NO  (Indicate type \_\_\_\_\_)  
 Distance to nearest community sewer system 9. ft.  
 Was an effort made to connect to community sewer system? YES  NO

|  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> SYSTEM | <input checked="" type="checkbox"/> USE        | <input checked="" type="checkbox"/> WATER SUPPLY |
| <input checked="" type="checkbox"/> NEW    | <input checked="" type="checkbox"/> YEAR-ROUND | <input type="checkbox"/> PUBLIC                  |
| <input type="checkbox"/> REPAIR            | <input type="checkbox"/> SEASONAL              | <input type="checkbox"/> CISTERN                 |
| <input type="checkbox"/> ALTERATION        | (Indicate #Days/Year _____)                    | <input type="checkbox"/> WELL                    |
| <input type="checkbox"/> VAULT             |  | <input type="checkbox"/> SPRING                  |
|  |  | <input type="checkbox"/> SURFACE                 |
|  |  | <input type="checkbox"/> OTHER                   |

3. PROPOSED USE OF PROPERTY

|   |                                       |                                       |
|---|---------------------------------------|---------------------------------------|
| <input checked="" type="checkbox"/> SINGLE FAMILY     | <input type="checkbox"/> MULTI-FAMILY | <input type="checkbox"/> COMMERCIAL   |
| <input checked="" type="checkbox"/> Frame             | # of Units _____                      | Type of Business _____                |
| <input type="checkbox"/> Mobile                       | # of Bedrooms/Unit _____              | Maximum Sewage Flow Rates _____       |
| <u>3</u> # of Bedrooms                                | # of Units with _____                 | Number of Employees _____             |
| <input checked="" type="checkbox"/> Clotheswasher     | Clotheswasher _____                   | # of Shifts _____ Washracks _____     |
| <input type="checkbox"/> Garbage Disposal             | # of Units with _____                 | Hazardous Wastes _____ Quantity _____ |
| <input checked="" type="checkbox"/> Basement Plumbing | Garbage Disposal _____                | Type _____                            |
|   | Basement Plumbing _____               | Basement Plumbing _____               |

4. I hereby apply for a permit to construct an individual sewage disposal system on the above described property and agree to construct such system in accordance with the above description, the attached plot plan and the regulations of Mesa County and the State of Colorado.  
 BY Virginia Plack DATE 12-21-82

OFFICE USE ONLY

|  |  |
|--|--|
| <u>675</u> Max. Sewage Flow (Q)  | RECORDS ON FILE: YES/NO  |
| <u>511</u> Perc Rate (t) (min/inch)  | Maximum depth to building sewer <u>1'</u>  |
| <u>964</u> Ft. 2 Absorption Area (A) ( $A = \frac{Q}{5\sqrt{t}}$ )                           | Type of System <u>Absorption</u>   |
| <u>1350</u> Increase (A) by <u>40</u> % for garbage disposal and/or clotheswasher            | Tank Capacity <u>1000</u> gallons.   |
| <u>675</u> Divide (A) by width <u>2</u> = length of standard trench                          | <u>243</u> Length/Adjusted Length (ft.)  |
| <u>4</u> Indicate depth of gravel  | <u>2</u> Width (ft.)   |
| <u>366</u> Adjust length of standard trench if depth of gravel is deeper than 6" below pipe. | <u>6</u> Total Depth (ft.)   |
| $\frac{W+2}{W+1+2d} \times 100 = \underline{36\%}$   | <u>4</u> Depth of Gravel (ft.)   |
|  | <u>75</u> Cubic yards of gravel  |
|  | Use <u>3</u> trenches <u>81</u> ft. long each with <u>6</u> ft. between each trench. |

Comments \_\_\_\_\_

|   |                      |
|---|----------------------|
| DESIGNED BY <u>P. Pomois</u>              | DATE <u>12-23-82</u> |
| PERMIT ISSUED BY <u>A.M. Perreault</u>    | DATE <u>1-19-83</u>  |
| FINAL INSPECTION BY <u>A.M. Perreault</u> | DATE <u>2-4-83</u>   |

|                                  |                                  |                        |   |
|----------------------------------|----------------------------------|------------------------|---|
| Fee \$ <u>50.00</u>              | SOILS EVALUATION \$ <u>75.00</u> | PERMIT \$ <u>75.00</u> | Application Number <u>391</u>                       |
| Receipt # <u>102303</u>          | # <u>067538</u>                  | # <u>1/19/83/825</u>   | Permit Number <u>6012</u>                           |
| Date/Initials <u>12/29/82/ma</u> |                                  |                        | Standard Design <input checked="" type="checkbox"/> |
|                                  |                                  |                        | RPE Design <input type="checkbox"/>                 |

SKETCH OF INSTALLED SYSTEM ON BACK

SOIL EVALUATION

Ground Conditions:

Depth to bedrock none  
 Depth to ground water table none  
 Estimated high seasonal water table none  
 Soil conditions consist of (indicate depth of each horizon): 0-4' fine sand & silt  
4-6' decomp shale, 6'-9' fine sand & silt  
slight slope to north  
farmland

Each perc hole was presoaked 5 times on 12-22-82 (date).

PERCOLATION RATES

TESTED BY D. Perreault

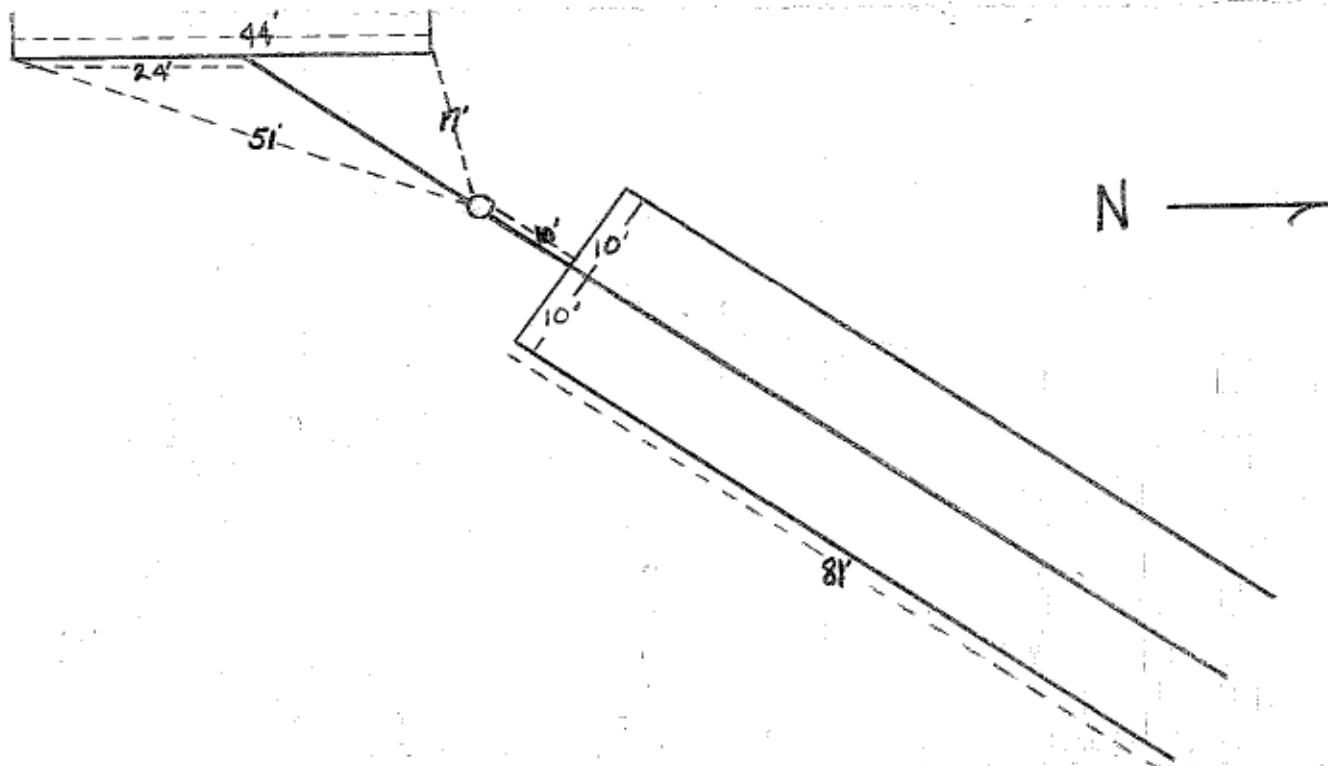
DATE 12-23-82

| REF. # | LOT | BLOCK | DEPTH OF PERC TEST | MEASUREMENTS |         | TOTAL MIN. DROP/INCHES |      | AVERAGE MIN/INCH RATE | H.S.G. W.T.** | COMMENTS |
|--------|-----|-------|--------------------|--------------|---------|------------------------|------|-----------------------|---------------|----------|
|        |     |       |                    |              |         |                        |      |                       |               |          |
|        |     |       | 10.50              | 1.00         | 130     |                        |      |                       |               |          |
|        |     |       | 0' 1.              | 2 1/2"       | 4 3/4"  | 2.25"                  | 52/1 | 51/1                  | none          |          |
|        |     |       | 3' 2.              | 43"          | 46"     | 3"                     | 43/1 |                       |               |          |
|        |     |       | 6' 3.              | 70"          | 72 1/2" | 2.5"                   | 52/1 |                       |               |          |
|        |     |       | 4.                 | "            | "       |                        |      |                       |               |          |
| REF. # | LOT | BLOCK | DEPTH OF PERC TEST | MEASUREMENTS |         | TOTAL MIN. DROP/INCHES |      | AVERAGE MIN/INCH RATE | H.S.G. W.T.** | COMMENTS |
|        |     |       | 1.                 | "            | "       |                        |      |                       |               |          |
|        |     |       | 2.                 | "            | "       |                        |      |                       |               |          |
|        |     |       | 3.                 | "            | "       |                        |      |                       |               |          |
|        |     |       | 4.                 | "            | "       |                        |      |                       |               |          |

\*This figure must be entered on the map and/or plot plan  
 \*\*High Seasonal Ground Water Table

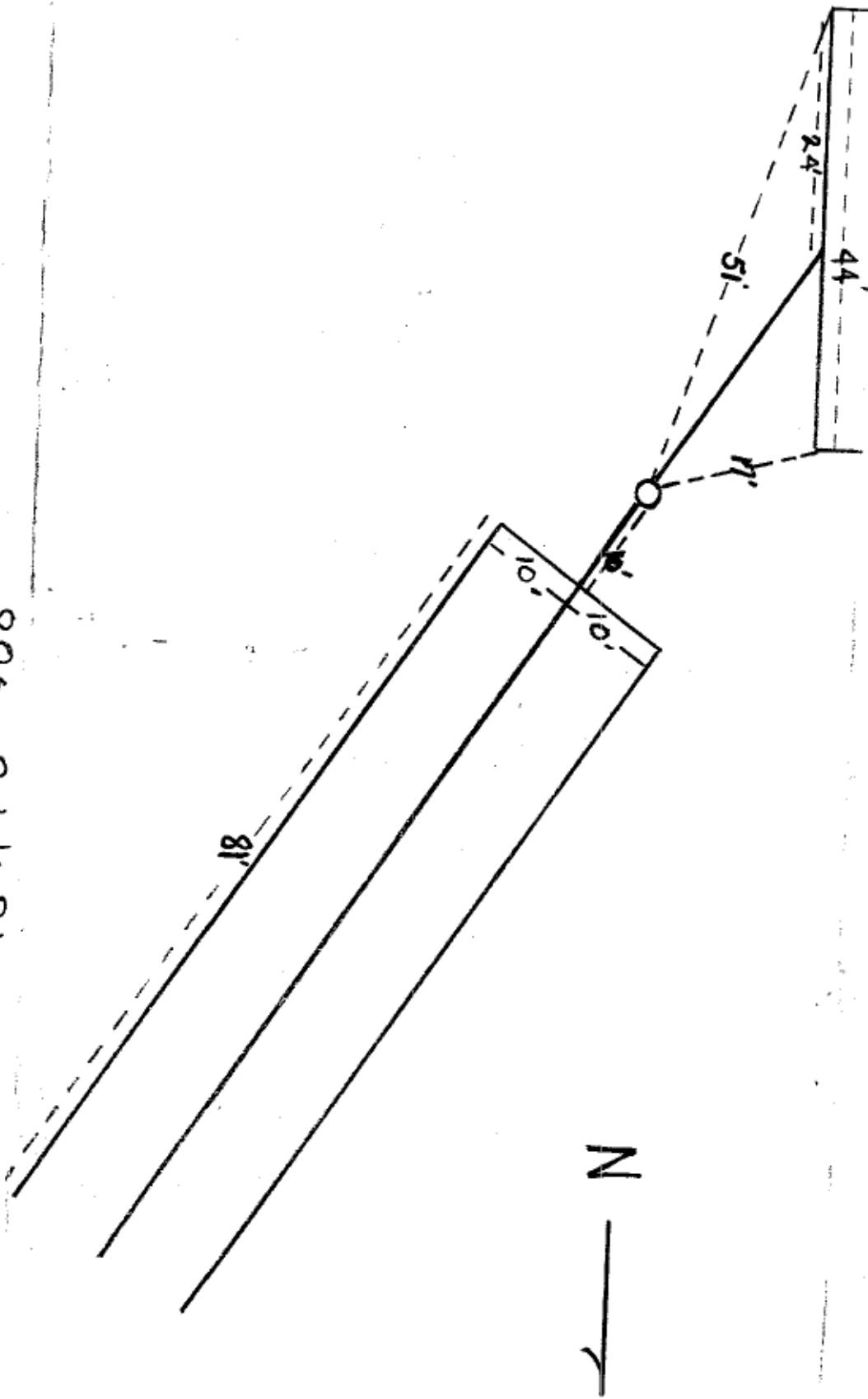
PLOT PLAN AND DESIGN FEATURES:

Include by measured distance location of wells, springs, potable water supply lines, cisterns, buildings, subsoil drains, lakes, water course, streams and dry gulches. Show location of system by triangulation from dwelling or other fixed reference points. Indicate N-S-E-W.



880 26 1/2 Rd.  
 Finald 2-4-83  
 By D.M. Perreault  
 Scale = 20/1

880 26 1/2 Rd.  
Finalled 2-4-23  
By D.M. Perreault  
Scale = 20/1







# Division of Environmental Health

#13

Date 4/5/89

\$15.00 - Office  
 \$30.00 - Site Evaluation

Mesa County Health Department, 515 Patterson Road, Grand Junction, CO 81501 244-1750

Address 880 26 1/2 Rd, G.J., CO Zip 81506

Re: Owner: John Crowe / Builder: Norm Friend

Comments:

*The proposed construction will not interfere with the existing I.S.D.S.*

Submit To:  
Building Department   
Other

Clearance  
Approved   
Denied

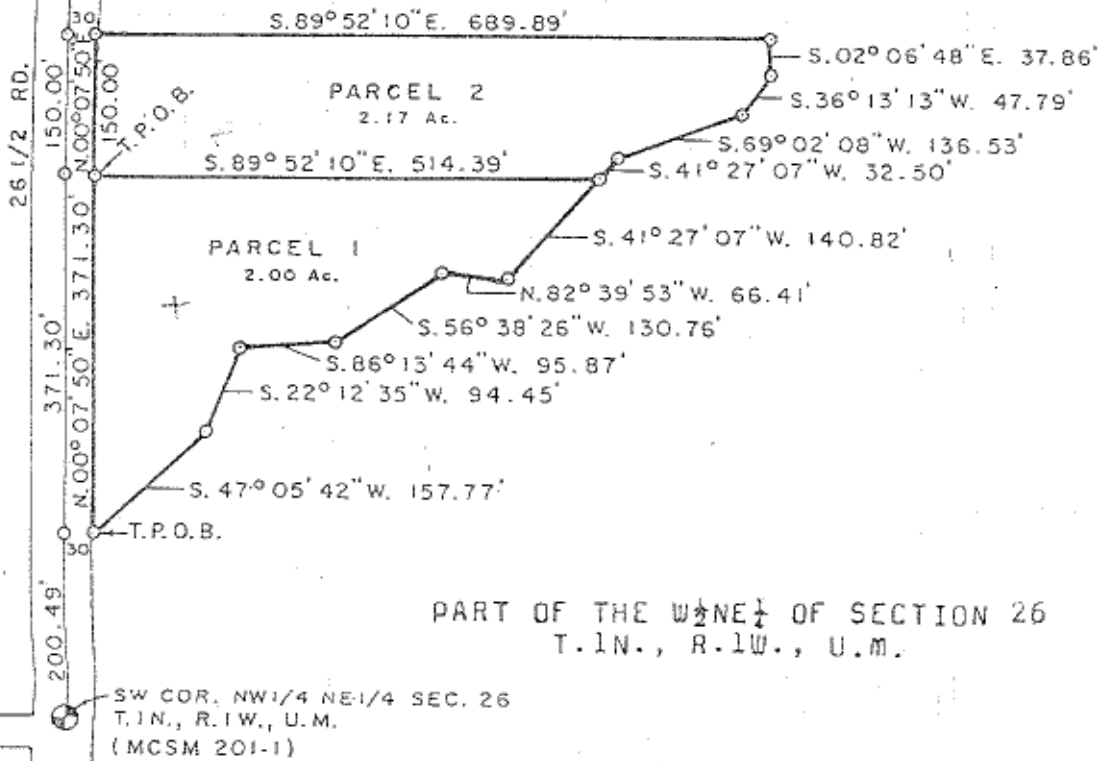
*Alvin K. Foy*  
Sanitarian

15-  
036126  
4/5/89 SOT

N 1/4 COR. SEC. 26, T.1N., R.1W., U.M.  
(MCSM 68)



SCALE: 1" = 200'



PART OF THE W 1/2 NE 1/4 OF SECTION 26  
T.1N., R.1W., U.M.

PARCEL 1

Commencing at the Southwest corner of the NW 1/4 NE 1/4 of Section 26, Township 1 North, Range 1 West of the Ute Meridian; thence N.00°07'50"E. 200.49 feet and S.89°52'10"E. 30.00 feet to the TRUE POINT OF BEGINNING; thence N.00°07'50"E. 371.30 feet; thence S.89°52'10"E. 514.39 feet; thence S.41°27'07"W. 140.82 feet; thence N.82°39'53"W. 66.41 feet; thence S.56°38'26"W. 130.76 feet; thence S.86°13'44"W. 95.87 feet; thence S.22°12'35"W. 94.45 feet; thence S.47°05'42"W. 157.77 feet to the TRUE POINT OF BEGINNING. Contains 2 acres, more or less.

PARCEL 2

Commencing at the Southwest corner of the NW 1/4 NE 1/4 of Section 26, Township 1 North, Range 1 West of the Ute Meridian; thence N.00°07'50"E. 571.79 feet and S.89°52'10"E. 30.00 feet to the TRUE POINT OF BEGINNING; thence N.00°07'50"E. 150.00 feet; thence S.89°52'10"E. 689.89 feet; thence S.02°06'48"E. 37.86 feet; thence S.36°13'13"W. 47.79 feet; thence S.69°02'08"W. 136.53 feet; thence S.41°27'07"W. 32.50 feet; thence N.89°52'10"W. 514.39 feet to the TRUE POINT OF BEGINNING. Contains 2.17 acres, more or less.



SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT WAS PREPARED FROM FIELD NOTES OF ACTUAL SURVEYS MADE BY ME OR UNDER MY SUPERVISION AND THAT THE SAME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

*Udell S. Williams*  
COLO. R.L.S. NO. 4307



UDELL S. WILLIAMS  
751 Road Avenue  
GRAND JUNCTION, COLORADO 81501

PLAT OF

SURVEY IN  
W 1/2 NE 1/4 SEC. 26  
T.1N., R.1W., U.M.

SURVEYED BY: USW DATE: 12/16/82  
DRAWN BY: USW DATE: 12/17/82

# MESA COUNTY HEALTH DEPARTMENT

515 PATTERSON ROAD, GRAND JUNCTION, COLORADO 81501 (303) 244-1743

KENNETH J. LAMPERT, M.D., M.P.H. DIRECTOR

December 23, 1982

Mr. and Mrs. Fred Plsek  
872 26½ Road  
Grand Junction, CO 81501

RE: Splitting 2.17 acres and 2.0 acres from 71 acres, 872 26½  
Road, Grand Junction, Colorado

Dear Mr. and Mrs. Plsek:

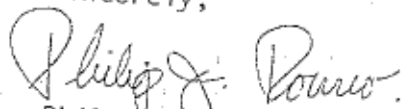
This certifies that an inspection of the individual sewage disposal system which serves the dwelling located at 872 26½ Road, Grand Junction, Colorado was made on December 23, 1982. At the inspection, the system appeared to be functioning in a normal manner.

Soils evaluations were conducted on the 2.0 and 2.17 acre parcels, proposed lots 1 and 2 respectively, located at 872 26½ Road, Grand Junction, Colorado on December 23, 1982. Individual sewage disposal systems can be installed which meet the requirements of the Mesa County Individual Sewage Disposal System Regulations. This department must be contacted before construction begins in order to obtain the necessary permits.

This information shall be attached to the Deed in case of transfer of property, so that proper procedures can be followed for an individual sewage disposal system before construction on said property.

Any questions you may have should be directed to this office at 244-1750.

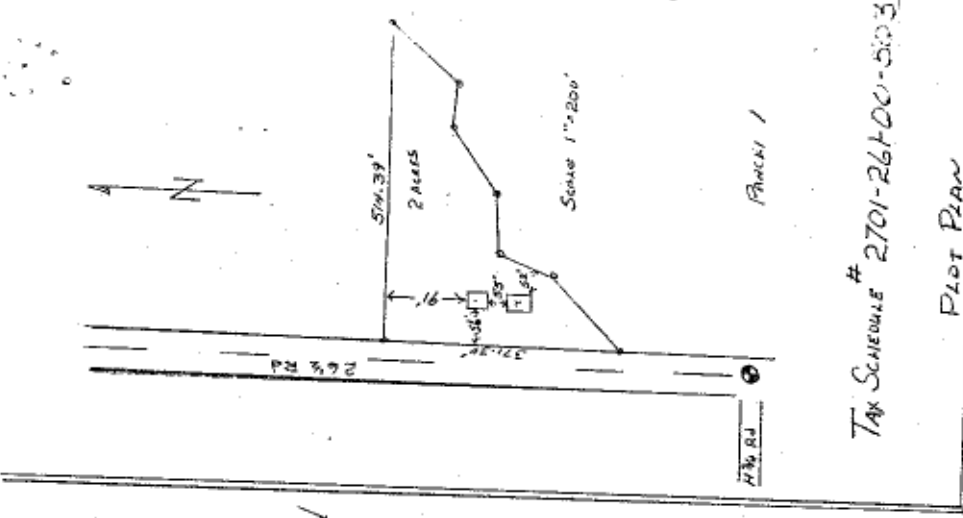
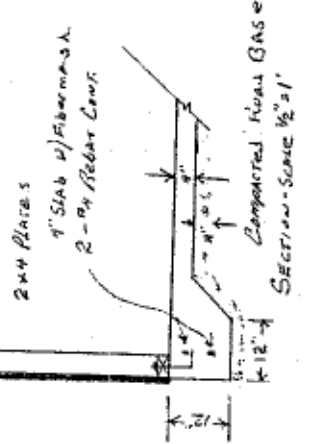
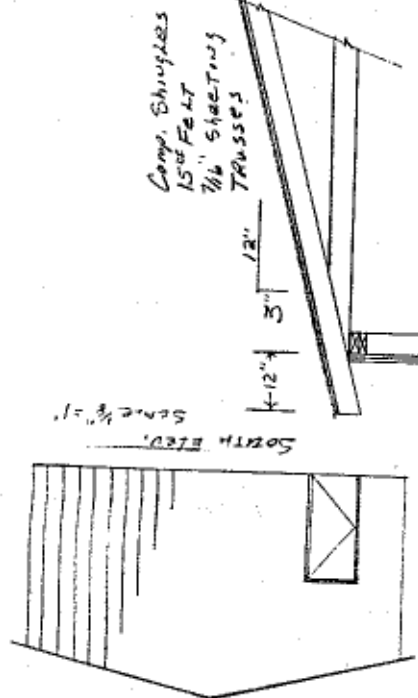
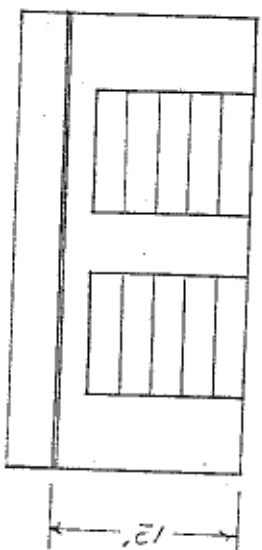
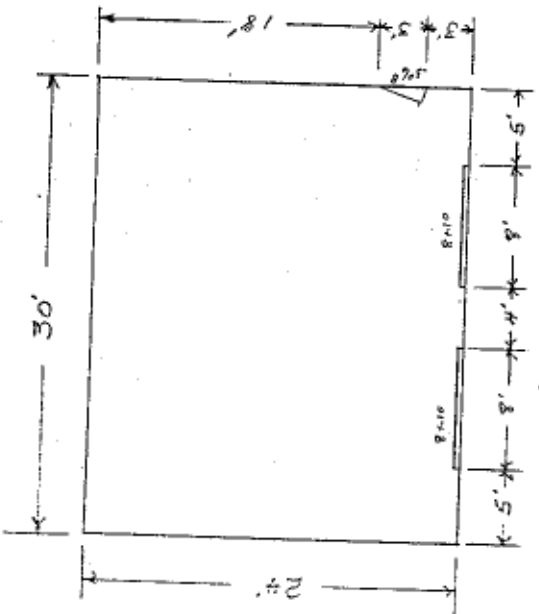
Sincerely,



Philip J. Romeo  
Sanitarian

PJR:els

cc: Mesa County Planning Department



TAX SCHEDULE # 2701-26100-503

|                                 |
|---------------------------------|
| CONSTRUCTION SERVICES           |
| 226-30 RD., G. J., Co. 81505    |
| Mrs. MRS JOHN CROWD             |
| 880 26 1/2 RD., G. J., Co 81506 |
| GARAGE                          |
| DRAWN BY N FRIEND               |
| DATE 3-29-89                    |
| SCALE AS NOTED                  |
| Sheet 1 of 1                    |



**From:** [Kurt Carson](#)  
**To:** [Tracy States](#)  
**Cc:** [Kevin Bray](#); [Brian Bray](#); [Ivan Geer](#)  
**Subject:** RE: Preliminary Sewer Waiver Request - 880 26 1/2 Road, Proposed Lot 2  
**Date:** Friday, January 27, 2023 4:02:42 PM  
**Attachments:** [image001.png](#)

---

Tracey,

Thank you, this is helpful. I've reviewed your request for a preliminary approval of a septic waiver. I agree that this property meets the criteria in section 13.16.060(c)(4)(A) to be eligible for as septic waiver based on the information you have submitted in the attachment in your email. This would be sufficient to be approved for a septic waiver on the new lot once your ready to pull a septic permit. You may consider your septic waiver preliminarily approved as long as these conditions are the same when you request a formal septic waiver.

Regards,  
Kurt

---

**From:** Tracy States <tstates@rccwest.com>  
**Sent:** Thursday, January 26, 2023 8:28 AM  
**To:** Kurt Carson <kurtc@gjcity.org>  
**Cc:** Kevin Bray <kevinbray@brayandco.com>; Brian Bray <brian@brayandco.com>; Ivan Geer <igeer@rccwest.com>  
**Subject:** Preliminary Sewer Waiver Request - 880 26 1/2 Road, Proposed Lot 2

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

Good morning, Kurt,

Please see the attached Sewer Waiver Request submitted on behalf of Brian and Stephanie Bray, with regards to the property located at 880 26 ½ Road, Grand Junction, CO. Please let me know if you have any questions or if anything else is required.

Thank you,

*Tracy States*  
*Project Coordinator*



215 Pitkin Avenue, Unit 201

Grand Junction, CO 81501  
O 970-241-4722  
[tstates@rccwest.com](mailto:tstates@rccwest.com)



# MUSTANG RIDGE

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  
 City of Grand Junction, Mesa County, Colorado

Know All Persons By These Presents:

The undersigned, BRAY, BRIAN R. and STEPHANIE, are the owners of record of that real property situated in Section 26 of Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, the ownership of which is demonstrated at Reception Numbers 2454093 and 3048033 of the records in the office of the Mesa County Clerk and Recorder. Said property being more particularly described as follows:

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/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.

EXCEPT

That portion of the property described at Reception Number 2454093 that was conveyed at Reception Number 3048032.

Said owners have by these presents laid out, platted and subdivided the above described real property into parcels, Lots, Tracts and streets as shown hereon, and designates the same as MUSTANG RIDGE, in the City of Grand Junction, County of Mesa, State of Colorado:

1. All Multipurpose Easements are dedicated to the City of Grand Junction as perpetual easements 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, traffic control facilities, street lighting, landscaping, trees and grade structures.

Said owner(s) hereby acknowledge that all lienholders or encumbrancers, if any, associated with the interests of this plat have been represented hereon.

Said owner(s) do subscribe hereunder this \_\_\_\_\_ day of \_\_\_\_\_.

BRIAN R. BRAY

STEPHANIE BRAY

| AREA SUMMARY |            |        |
|--------------|------------|--------|
| LOT 1        | 1.00 ACRES | 49.53% |
| LOT 2        | 1.02 ACRES | 50.47% |
| TOTAL        | 2.02 ACRES | 100.0% |

CITY APPROVAL  
 THIS PLAT OF MUSTANG RIDGE, A SUBDIVISION OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, IS HEREBY APPROVED AND DEDICATIONS ACCEPTED

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

CITY MANAGER

CITY MAYOR

LIENHOLDERS RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interest upon the property described as MUSTANG RIDGE being property described in security interest(s) according to the public records of Mesa County, Colorado and does hereby join in and consent to the dedication of the land described in said dedication by the owner(s) thereof and agrees that its security interest which is recorded at Reception Number \_\_\_\_\_ and any amendments thereto in the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

In witness whereof, the said corporation has caused these presents to be signed by its \_\_\_\_\_, with the authority of its board of directors,

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_ FOR: \_\_\_\_\_  
 (TITLE) (CORPORATE NAME)

STATE OF COLORADO )  
 ) 55  
 COUNTY OF MESA )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL: \_\_\_\_\_  
 NOTARY PUBLIC

ADDRESS: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

TITLE CERTIFICATION

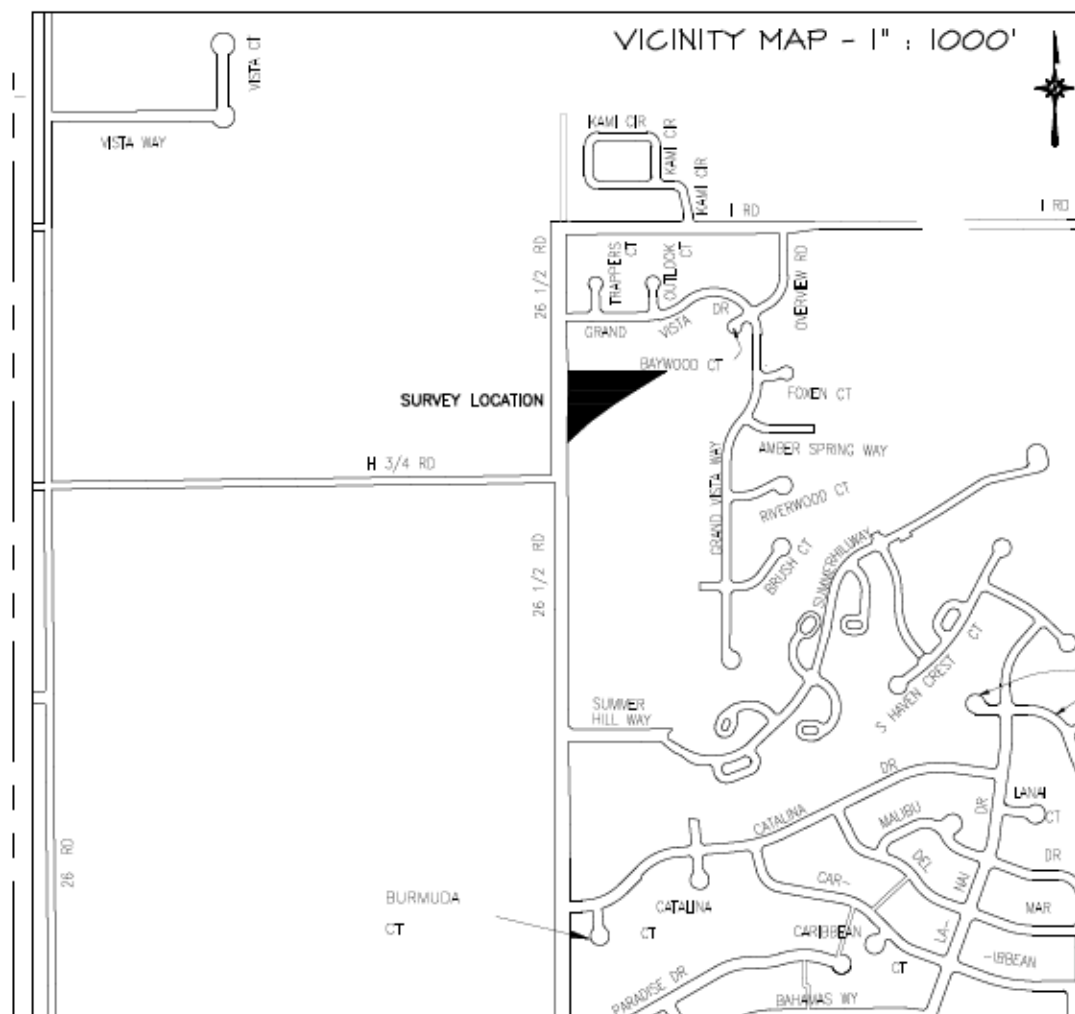
We \_\_\_\_\_, a title company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to \_\_\_\_\_, a Colorado Limited Liability Company; That the current taxes have been paid; That all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; That all easements, reservations and rights of way of record are shown hereon.

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
 NAME AND TITLE



215 Pitkin Avenue, Unit 201  
 Grand Junction, CO 81501  
 Phone: 970.241.4722  
 Fax: 970.241.8841

1/4 CORNER SECTIONS 25 AND 26  
 MESH 6811  
 3" BRASS CAP IN MONUMENT BOX



| LEGEND |  |
|--------|--|
|        | REBAR AND CAP AS NOTED                               |
|        | ALIQOT MONUMENT AS NOTED                             |
|        | FOUND REBAR  |
|        | 1.5" ALUMINUM CAP ON 24" LONG # 5 REBAR<br>PLS 38806 |
|        | EXISTING EASEMENT LINE                               |
|        | PROPOSED EASEMENT LINE                               |
|        | SUBDIVISION BOUNDARY                                 |
|        | LOT LINE   |
|        | ADJOINER LINE  |
|        | ROW LINE   |
|        | ALIQOT LINE  |

| SYMBOLS AND ABBREVIATIONS |   |
|---------------------------|---|
| A:                        | ARC LENGTH OF CURVE                                     |
| BOB:                      | BASIS OF BEARING  |
| C:                        | CENTER  |
| E:                        | EAST  |
| N:                        | NORTH   |
| NO:                       | NUMBER  |
| PLS:                      | PROFESSIONAL LAND SURVEYOR                              |
| MCSM:                     | MESA COUNTY SURVEY MARKER                               |
| MPE:                      | MULTI-PURPOSE EASEMENT                                  |
| CH:                       | CHORD LENGTH  |
| BRG:                      | CHORD BEARING   |
| L:                        | ARC LENGTH  |
| RAD:                      | RADIUS  |
| Δ:                        | CENTRAL ANGLE DELTA                                     |
| T:                        | TOWNSHIP  |
| R:                        | RANGE IN DEFINING LOCATION IN PUBLIC LAND SURVEY SYSTEM |
| PLSS:                     | PUBLIC LAND SURVEY SYSTEM                               |
| REC:                      | RECEPTION   |
| ROW:                      | RIGHT OF WAY  |
| S:                        | SOUTH   |
| T:                        | TOWNSHIP  |
| UM:                       | UTE MERIDIAN  |
| W:                        | WEST  |
| Ø                         | DIAMETER  |
| BOR:                      | BUREAU OF RECLAMATION                                   |
| GIS:                      | GEOGRAPHIC INFORMATION SYSTEMS                          |

Note: A Plat of Survey was discovered by the hereon signed surveyor in the septic records of the subject property. Said plat was produced by Registered Land Surveyor 4307, dated 12/17/82. Said plat shows the relationship between the southeasterly lines of the subject parcel and it's northerly adjoiner. The courses shown hereon perpetuate the distances shown on said plat. Said plat has been forwarded to the County Surveyor to add to the public GIS database, though may not be available by the time this Subdivision Plat is recorded.

Reception Number 2141793  
 Hayes, Kathleen M

541°21' 37"W 32.50'

10' WITNESS CORNER  
 ACTUAL CORNER IN FENCE POST

N56°39' 00"E 33.91'

N67°39' 09"E 100.65'

N61°26' 28"E 150.60'

N42°52' 24"E 35.14'

568°56' 38"W 136.53'

536°07' 43"W 47.79'

502°12' 18"E 37.86'

FOUND 1.25" Ø PLASTIC CAP  
 #5 REBAR  
 27266  
 11AAG

FOUND 1.25" Ø PLASTIC CAP  
 #5 REBAR  
 11E81E

BUREAU OF RECLAMATION  
 RIGHT-OF-WAY  
 RECEPTION NUMBER 1823632

NOTE: Exterior boundary monuments set in concrete

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

MCLCS ZONE "GVA"  
 TRANSVERSE MERCATOR PROJECTION  
 POINT OF ORIGIN (SNO) AND CENTRAL MERIDIAN:  
 LATITUDE: 39°06' 22.72746N  
 LONGITUDE: 108°32' 01.43552W  
 NORTHING: 50,000.00 FT  
 EASTING: 100,000.00 FT  
 SCALE FACTOR: 1.00021811798  
 PROJECT/SCALE FACTOR HEIGHT: 4644 FT (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.

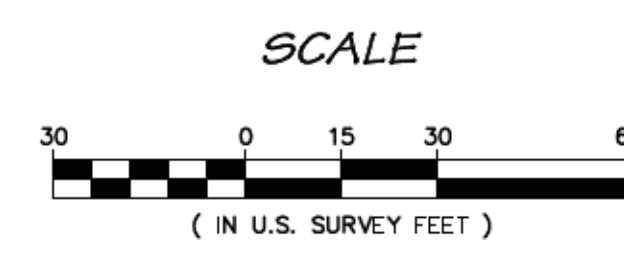
The bearings hereon are grid bearings of the Mesa County Local Coordinate System, GVA, as defined at [http://emap.mesacounty.gov/gps\\_survey/GVAZONE.htm](http://emap.mesacounty.gov/gps_survey/GVAZONE.htm), determined by GPS observation of the west line of the NW 1/4 NE 1/4 of Section 26, T.1N., R.1W., 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.

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 TT636TG, 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 that the accompanying plat of MUSTANG RIDGE, a subdivision of a part of the County of Mesa, State of Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title. This statement is not a guaranty, either expressed or implied.

Brandon D Martinez  
 Colorado PLS 38806



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.

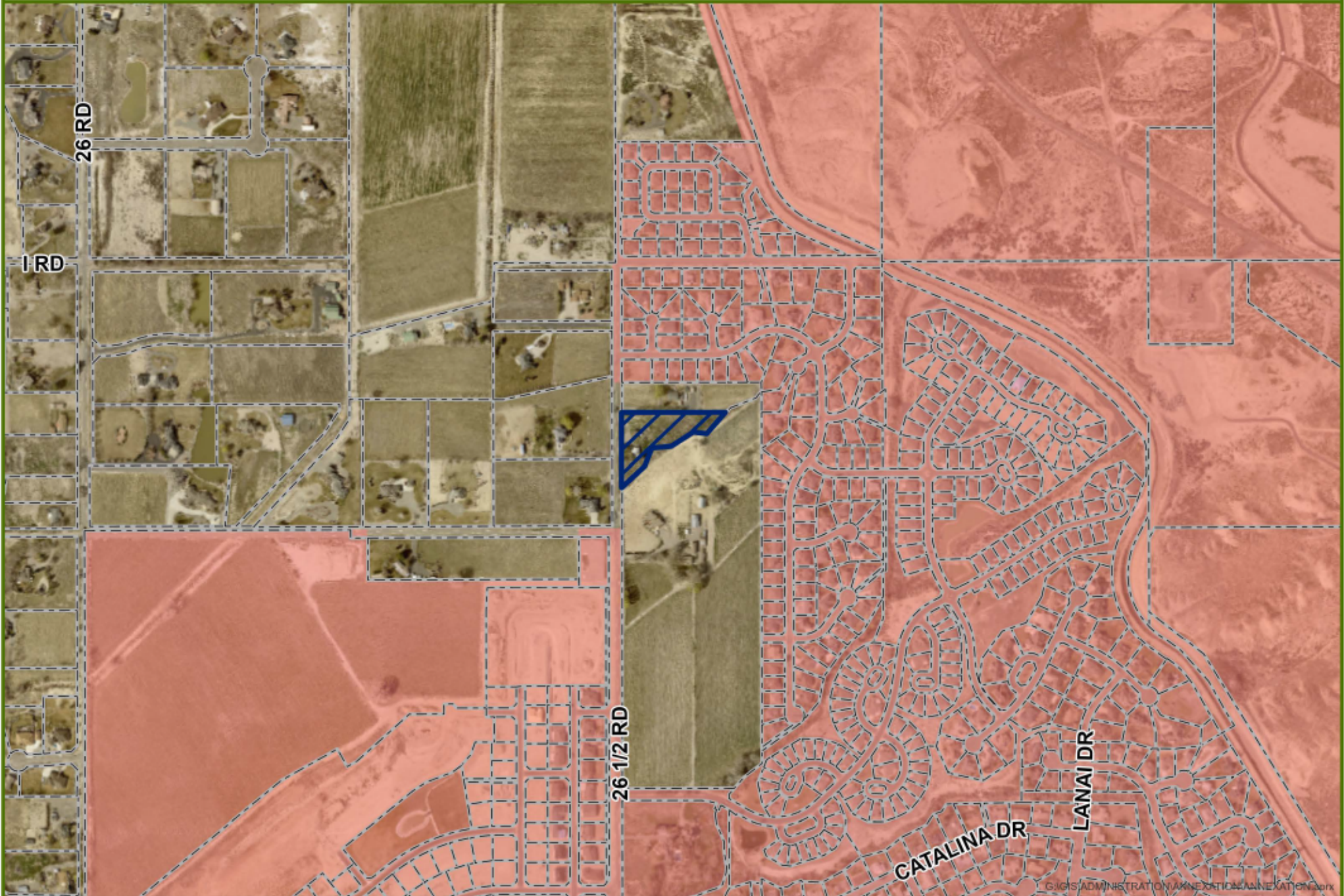


**MUSTANG RIDGE**  
 Mesa County Parcel Number 2701-261-00-503  
 Northwest 1/4 of the Northeast 1/4 of Section 26,  
 Township 1 North, Range 1 West, Ute Meridian  
 City of Grand Junction, Mesa County, Colorado

|  |                |                  |
|--|----------------|------------------|
| Sheet 1 of 1   | Date: 1/6/2023 | Job No. 1934-002 |
| Surveyed: KM   | Drawn: BDM     | Checked: BLC     |
| Drawing name: S:\PROJECTS\1934-002-002-265-RoadSurvey\DWG\1934-002-002.dwg |                |                  |



# MUSTANG RIDGE ANNEXATION



G:\GIS\ADMINISTRATION\ANNEXATION\ANNEXATION.aprx



0 0.1 0.2 Miles

 Annexation

 City Limits





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





Per applicant's engineering analysis the location of existing manholes (blue circles) either require easement through other properties, are at a grade such that a sewer line connection would not meet slope standards, or are too distant (appx 1/2 mile) for extension of sanitary sewer system to be cost effective at this time



**CITY OF GRAND JUNCTION**

**RESOLUTION NO. \_\_-23**

**A RESOLUTION GRANTING A SANITARY SEWER WAIVER AS DEFINED IN THE GRAND JUNCTION MUNICIPAL CODE SECTIONS 21.01.060(e) AND 13.16.060(c)(4)(i) TO ALLOW FOR THE USE OF AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS) FOR LOT 2 OF THE MUSTANG RIDGE SUBDIVISION SUBJECT TO AND IN ACCORDANCE WITH THE AGREEMENT AND POWER OF ATTORNEY FOR THE CREATION OF A SEWER IMPROVEMENT DISTRICT**

Recitals.

Pursuant to Sections 21.01.060(e) and 13.16.060(c)(4)(i) of the Grand Junction Municipal Code (GJMC) and Persigo Wastewater Treatment Plant, Rule 4.7, prior to the use, development, expansion, or subdivision of an existing residential parcel of land with an Individual Sewage Disposal System (ISDS) the owner/developer seeking exemption from extending sewer to the development shall demonstrate to the satisfaction of the City, by and through the Persigo Manager, and the City Council and the County Board of Commissioners that:

- (A) The construction of a sewer line is impracticable; and
- (B) Adequate disposal and treatment facilities exist as defined by current regulations (generally defined as the construction of an engineered ISDS).

City Council has found the Applicant has provided information substantiating that the construction of the sewer line is impracticable at this time. In addition, the request for a new ISDS for the proposed new lot will provide adequate disposal and treatment facilities until such time that both lots within the Mustang Ridge subdivision can be provided sewer service connected to the public sewer system. The Applicant has entered into the written sanitary sewer variance agreement and power of attorney for the formation of sewer improvement district (Agreement and POA) required by the GJMC. The Persigo Manager and the Planning Commission have recommended the exception.

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

That a sewer waiver is hereby approved for Lot 2 of the Mustang Ridge subdivision subject to and in accordance with the Agreement and POA for the variance and creation of a sewer improvement district attached hereto and incorporated by this reference as if fully set forth.

ADOPTED AND APPROVED THIS \_\_\_\_ day of \_\_\_\_\_, 2023.



ATTEST:

---

Amy Phillips  
City Clerk

---

Anna M. Stout  
President of the City Council

DRAFT

**SANITARY SEWER VARIANCE AGREEMENT AND POWER OF ATTORNEY FOR THE FORMATION OF A SEWER IMPROVEMENT DISTRICT.**

This agreement and power of attorney ("Agreement") is made and entered into this \_\_\_ day of \_\_\_ 2023, by and between the City of Grand Junction, a Colorado home rule municipality ("City"), and \_\_\_\_\_, by and through \_\_\_\_\_ Bray, hereinafter referred to as "Developer" and "Owners".

RECITALS:

The Developer and Owners have applied to the City pursuant to sections 21.01.060(e), 21.01.130(a)(xi) and 13.16.060(c)(4)(i) of the Grand Junction Municipal Code ("GJMC" or "Code") for an exemption from the Code requirement that with and upon the creation of any new lot(s) that the Developer and/or Owners must provide sanitary sewer to the lot(s) ("Sewer Requirement".)

The City has conditionally approved the application to subdivide ("Develop" or "Development") the property at 880 26 ½ Road, Grand Junction, Colorado (Mesa County tax parcel 2945-211-01-019) "Property". Final approval of the Development was conditioned on a) the Planning Commission hearing and recommending an exemption/approving a waiver of the Sewer Requirement, and b) the City Council and Board of County Commissioners acting as the Persigo Board approving an exemption/a waiver of the Sewer Requirement, and c) the Developer and Owners approving this Agreement. Collectively a), b) and c) above are referred to as the "Conditions Precedent."

BECAUSE THE CONDITIONS PRECEDENT AS SHOWN IN CITY DEVELOPMENT FILE # \_\_\_ HAVE BEEN SATISFIED THE DEVELOPER AND THE OWNERS AGREE AND ACKNOWLEDGE, WITH THE RECEIPT AND SUFFICIENCY OF CONSIDERATION FOR THE MAKING AND ENFORCEMENT OF THIS AGREEMENT BEING EXCHANGED AND ADEQUATE, THE FOLLOWING TERMS:

1. The Developer is: \_\_\_\_\_
2. The Owners are: \_\_\_\_\_
3. The address of Property is: \_\_\_\_\_
4. The legal description of the Property to which this Agreement is applicable, as each(all) lot(s) is(are) described with recordation of the Mustang Ridge subdivision plat:
5. The Recitals are intended to state the intent of the City and the Developer and shall constitute substantive terms of this Agreement. In addition, the Recitals shall form a basis to construe the several provisions hereof in the event that there is an ambiguity, or the intent is otherwise unclear. Any rule such that any ambiguities shall be construed against the drafter shall not apply to this Agreement; the City and the Developer agree that each is fully capable of engaging its own attorney(s) and other expert(s) to negotiate and enforce the terms hereof to accomplish the desired outcome(s).
6. Based upon and by virtue of the Conditions Precedent being satisfied, as evidenced by the minutes of the meetings of the City Planning Commission and City Council and the Board of County Commissioners, together with the files, records, documents, reports, and analyses provided to the Commission, the Council and the Board, together with the signature of the Developer and the Owners hereon, with this Agreement the application for exemption/waiver of the Sewer Requirement is granted, acknowledged and approved for the Property as described and on the conditions stated herein.

7. The exemption/waiver of the Sewer Requirement is specific to the Development contemplated by this Agreement and does not, and shall not be claimed by the Developer, the Owners or any successor(s) or assign(s) to the Agreement to exempt/waive any lot(s) created by re-subdivision, partition or other division of any lot or portion of the Property.
8. The Owners shall deliver an executed power of attorney for formation of a future sewer improvement district; and
9. The Owners shall pay that amount of money which the Manager calculates to be the proportionate share of the sewer line construction costs, as defined by the Manager, attributable to the development or property, plus an administrative charge of six percent of the principal amount of such proportionate share ("Payment"); and
10. The Manager may authorize the Payment over a term of years, not to exceed 10, upon the execution and delivery by the Owners of a promissory note and deed of trust sufficient, in the judgment of the Manager, to reasonably ensure that the Payment will be timely made; and
11. Interest shall accrue on the Payment at a rate established by the City Council, by resolution, or in the absence of such a resolution, at a rate which is equal to the rate of return on City investments obtained by the Finance Director of the City on the City's long-term investments; and
12. The obligation to pay the Payment, in addition to the deed of trust, shall constitute a lien upon the Property and shall be equivalent to the lien provided for in the City Code establishing a water lien. All remedies available pursuant to the GJMC and/or this Agreement shall equally apply to the lien described and created herein; and
13. If an improvement district is formed and some or all the Payment has been paid, the assessment which would otherwise be payable shall be reduced by the amount of principal of the construction cost which has been paid; and
14. The Owners shall dedicate, at no cost to the City, such right-of-way or easements as the Manager shall deem necessary to construct, operate, and maintain the system, in accordance with City specifications and standards. If insufficient information is available to determine the legal description of the required rights-of-way or easements at the time of approval or permit issuance, the Developer and the Owners shall promise and covenant to make such a conveyance or grant at such time in the future as the Manager shall require.
15. Notwithstanding the exemption/waiver of the Sewer Requirement for the Property, neither the Developer nor the Owners, or any person(s) claiming an interest in the Property by and through the Developer and/or the Owners is exempt from the Code, as may be applicable if/when any Individual Sewage Disposal System ("ISDS" aka "septic tank(s)") constructed and used by the Developer, the Owners or any successor thereto fails at some time after the installation. In the event of such failure the then existing Code shall apply.
16. The Developer, Owners and any successor(s) or assign(s) to this Agreement shall forever:
  - (a) hold harmless and indemnify the City, its officers, agents and employees from and with respect to any and all claims arising out of this Agreement and/or the construction



of any ISDS, excepting only causes of action or claims resulting from the intentional misconduct of the City; (b) hold harmless from and indemnify the City for all reasonable attorneys' fees incurred by the City, or the value thereof, including experts, fees and costs in the defense of any claim(s) against the City; and, (c) with respect to the matters provided for in, or reasonably arising out of, this Agreement, indemnify and hold harmless the City, from claims any claim(s) by any third party, whether or not any such claim or cause of action is frivolous.

17. As the Developer and Owner(s) of the Property described above, located in the City of Grand Junction Colorado, I/WE agree that, as a condition of City approval of the Development of the Property that if/when a sewer improvement district, or equivalent legal mechanism ("District") is formed that I/WE agree to join the District, or by virtue of recordation of this Agreement in the chain of title of the Property that our heirs, successors and assigns shall join/be obligated to join the District.

18. I (We) as Developer and Owner(s) of the Property described above, located in the City of Grand Junction Colorado, do hereby agree to participate in the District, if one is formed, for the construction of sewer improvements, as the same may be designed by the City, the County or a consultant(s) on their behalf, either as a part of a larger District or a specific District to serve the Property, to the then existing standards and do hereby designate and appoint the City Clerk of the City of Grand Junction as my (our) Attorney-in-Fact, to execute any and all petitions, documents and instruments to effectuate my (our) intention to participate in said District for such purpose, or to otherwise act in conformity with said general direction. The City Clerk is empowered by me (us) to do and perform any and all acts which the City Clerk shall deem necessary, convenient, or expedient to accomplish such improvements or reconstruction as fully as I (we) might do if personally present.

19. This Agreement is irrevocable and shall be recorded. This Agreement shall be deemed to be a covenant which runs with the land. This authority and the covenant created thereby shall be binding upon any and all successors in interest to the above-described Property and shall not cease upon the death of the Developer or Owners or both, or the dissolution of marriage, partnership, corporation, or other form of association which may hold title or claim an interest to the Property described herein.

20. As a further covenant to run with the land, I (we) agree that in the event a counterpetition to any proposed improvements or improvement District is prepared, any signature on such petition purporting to affect the Property herein described may be ignored as of no force and effect by the City.

21. This power of attorney is not terminable; it shall terminate only upon the formation of a District(s) as herein described.

22. If/when a District is formed and final acceptance of the construction, the Developer will be responsible for tap and plant investment fees, connection charges, and recurring monthly service fees and charges together with the payment, if any of assessments for purposes of the District(s).

DEVELOPER

BY: \_\_\_\_\_

Date: \_\_\_\_\_

Kevin Bray

Address: \_\_\_\_\_

IN WITNESS WHEREOF, I have signed, executed, and acknowledged this Agreement on this \_\_\_\_ day of \_\_\_\_\_ 2023.

STATE OF COLORADO

COUNTY OF MESA

The foregoing instrument was subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

My commission expires \_\_\_\_\_.

Notary Public

OWNERS

BY: \_\_\_\_\_

Brian Bray

Date: \_\_\_\_\_

Address: \_\_\_\_\_

BY: \_\_\_\_\_

Date: \_\_\_\_\_

IN WITNESS WHEREOF, I have signed, executed, and acknowledged this Agreement on this \_\_\_\_ day of \_\_\_\_\_ 2023.

STATE OF COLORADO

COUNTY OF MESA

The foregoing instrument was subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

My commission expires \_\_\_\_\_.

Notary Public

Stephanie Bray

Address: \_\_\_\_\_

IN WITNESS WHEREOF, I have signed, executed, and acknowledged this Agreement on this \_\_\_\_ day of \_\_\_\_\_ 2023.

STATE OF COLORADO

COUNTY OF MESA

The foregoing instrument was subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

My commission expires \_\_\_\_\_.

Notary Public

CITY OF GRAND JUNCTION

BY: \_\_\_\_\_

Greg Caton  
City Manager

Date: \_\_\_\_\_

Attest: \_\_\_\_\_

Amy Phillips  
City Clerk

Date: \_\_\_\_\_

DRAFT





**Grand Junction City Council**

**Regular Session**

**Item #7.a.**

**Meeting Date:** July 19, 2023

**Presented By:** Kristen Ashbeck, Principal Planner/CDBG Admin, Lindy Hodges, Housing Specialist

**Department:** Community Development

**Submitted By:** Kristen Ashbeck, Principal Planner  
Lindy Hodges, Housing Specialist

**Information**

**SUBJECT:**

2023 Community Development Block Grant (CDBG) Program Annual Action Plan

**RECOMMENDATION:**

Staff recommends approval of the action

**EXECUTIVE SUMMARY:**

City Council will conduct a public hearing and consider adoption of the Community Development Block Grant (CDBG) 2023 Annual Action Plan.

**BACKGROUND OR DETAILED INFORMATION:**

Community Development Block Grant (CDBG) funds are an entitlement grant to the City of Grand Junction, which became eligible for funding in 1996. The 2023 Program Year marks the City's 28th year of eligibility. The City's 2023 Program Year will begin September 1, 2023. For each CDBG program year, a new Annual Action Plan is completed and adopted as part of the Five-Year Consolidated Plan. Applications for funding were solicited and received by the City in March of 2023. On June 7, 2023, City Council approved the 2023 CDBG funding requests totaling \$417,428 for the four activities listed below. The purpose of this hearing is to adopt the 2023 Annual Action Plan that will become year three of the Five-Year Consolidated Plan that was adopted in July 2021. The Draft 2023 Program Year Annual Action Plan is included as an attachment to this report.

CDBG Administration: \$77,797  
Habitat for Humanity, Hoffman Phase 3: \$68,000

Mother Teresa's Place Water/Sewer Fees: \$96,748  
Palmer Street Sidewalk SH 50 to UnawEEP: \$174,883

**FISCAL IMPACT:**

The 2023 CDBG Congressional appropriation to the City of Grand Junction is \$388,985 and the City has \$28,443 of unexpended funds from a previous program year to be allocated with the 2023 funds for a total allocation of \$417,428, which is included in the 2023 Amended Budget.

**SUGGESTED MOTION:**

I move to (adopt/deny) Resolution No. 60-23 regarding the 2023 Program Year Annual Action Plan as a part of the City of Grand Junction 2021 Five-Year Consolidated Plan for the Grand Junction Community Development Block Grant (CDBG) Program.

**Attachments**

- 1. Draft 2023 Annual Action Plan
- 2. RES-Adopting 2023 CDBG Annual Action Plan 071923 (1)

**DRAFT FOR PUBLIC REVIEW – MAY RECYCLE AFTER JULY 13, 2023**

# THIRD YEAR ANNUAL ACTION PLAN



2023

City of Grand Junction, Colorado

Community Development Block Grant (CDBG) Program  
U.S. Department of Housing and Urban Development

Annual Action Plan  
2023

1





The City of Grand Junction Community Development Block Grant (CDBG) 2023 Annual Action Plan was produced by the Grand Junction Community Development Division Office

For more information on the plan contact:

Para obtener más información sobre el plan ponerse en contacto:

Lindy Hodges

Housing Specialist/CDBG Administrator

City of Grand Junction

Community Development Division

250 North 5<sup>th</sup> Street

Grand Junction, Colorado 81501

(970) 256-4114

[lindyh@gjcity.org](mailto:lindyh@gjcity.org)

## **AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)**

### **1. Introduction**

In 1996 the US Department of Housing and Urban Development (HUD) established Grand Junction as a community entitled to receive Community Development Block Grant (CDBG) funds. Every five years the City prepares and adopts a new five-year consolidated plan. The current Five-Year Consolidated Plan was adopted by the Grand Junction City Council in July 2021. In addition, each year the City prepares and adopts a program year action plan, which becomes a part of the five-year consolidated plan. Applications for CDBG funds are made available to all interested parties in February with a March deadline for each Program Year. Applications that are funded become a part of the respective program year action plan. The 2023 Program Year Annual Action Plan outlines how the City of Grand Junction intends to spend CDBG funds during the time period from September 1, 2023, through August 31, 2024.

The objectives and proposed outcomes identified in the 2023 Annual Action Plan are to address decent housing, human services and non-housing community development needs. Specific proposed outcomes and objectives for the 2023 Program Year that reflect the City's Five-Year Consolidated Plan objectives are discussed in the full Annual Action Plan report.

### **2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items, or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The 2021 Five-Year Consolidated Plan integrates economic, physical, environmental, community and human development activities in Grand Junction in a comprehensive and coordinated manner so that agencies, groups, and all citizens can work together to improve the quality of life of its residents. Consolidated Plan objectives and specific needs have been identified along with actions that define how the community will respond over the life of the Five-Year Consolidated Plan. The Consolidated Plan has three objectives:

#### Create a Suitable Living Environment

1. Need for Non-Housing Community Development Infrastructure
2. Need for Neighborhood Program
3. Special Needs Populations and Other Human Service Needs
4. Youth

#### Provide Decent Affordable Housing

1. Increase the inventory of affordable housing units
2. Address lead-based paint hazards
3. Prevent and Reduce Homelessness



Create Economic Opportunities

1. Childcare
2. Economic Development

Proposed objectives and outcomes within the 2023 Program Year include the activities listed in section AP-35, shown on the following map and summarized by goal to be addressed below.

1. CDBG program administration and furthering fair housing - administer program including staff salary, subrecipient monitoring, reporting, public participation, training, and fair housing activities .
2. Suitable Living Environment - Non-Housing: Palmer Street UnawEEP Avenue to U.S. Highway 50 Safe Neighborhood Route
3. Suitable Living Environment - Homeless: There are no 2023 CDBG activities that will address this goal.
4. Suitable Living Environment - Services: There are no 2023 CDBG activities that will address this goal.
5. Decent Affordable Housing: Habitat for Humanity Hoffman Subdivision Phase 3 and Grand Valley Catholic Outreach (GVCO) Mother Teresa Place Affordable Housing Predevelopment Costs.



2023 CDBG Projects

### 3. Evaluation of past performance

The past performance of the City of Grand Junction and its CDBG subrecipients has been thorough and timely. Many persons with low and moderate income have benefited through housing activities, human services and community facilities construction. A summary of the CDBG activities for the previous program year with progress status is provided below.

#### 2022 Program Year – Activities Underway Except as Noted

- Program Administration
- CEC Low Income Counseling
- HRWC Counseling
- HRWC Emergency Payments
- Meals on Wheels Food Purchase (Completed)
- REC Bookcliff Middle School Transportation (Completed)
- HRWC Critical Home Repair
- HRWC Mobile Home Repair

- STRiVE Group Home Remodel (Completed)
- STRiVE The Woodshop Remodel (Completed)
- Hilltop Bacon Building Roof Replacement (Completed)
- Hilltop Resource Center Fencing (Completed)
- 27 Road Safe Routes to School
- Rocket Park Safe Routes to School

All Consolidated Plan objectives will be monitored and reported to the U.S. Department of Housing and Urban Development (HUD) by their outcomes. This outcome and performance-based measurement includes 1) availability/accessibility; 2) affordability; and 3) sustainability, promoting livable and viable communities.

Though the competition for CDBG funds has continually increased since program inception but the amount of annual CDBG funds allocated has declined, the City will continue to make an effort to balance disbursement of these funds between the various needs of the community over the course of the Five-Year Consolidated Plan.

#### **4. Summary of Citizen Participation Process and consultation process**

The City has adopted a Citizen Participation Plan to describe citizen involvement in the Five-Year Consolidated Plan and Annual Action Plans. The City's Community Development Department, as lead agency for the Consolidated Plan and Action Plan, has invited human service agencies and citizen involvement. The findings and needs identified by those who serve and work with the low/moderate income populations are the basis of the Plan. The City has met the requirements of the Citizens Participation Plan by publishing public notices and holding public meetings.

A meeting was held in February 2023 to inform and receive input from the public. Invitations to the meeting were sent 70 citizens, housing entities and human service providers throughout the area. An advertisement was placed in the Daily Sentinel inviting citizens to participate. Efforts to broaden public participation included invitations to and working with agencies that serve minority, disabled and special needs populations regarding CDBG applications for funding. These agencies include the Riverside Task Force Inc, Mind Springs Health, STRiVE, Hilltop Community Resources, Meals on Wheels, Foster Grandparents, Western Colorado Center for Children, Riverside Education Center and The Arc of Mesa County. Of these, applications were received from STRiVE, Hilltop Community Resources, Meals on Wheels and Riverside Education Center. In total, the City received requests from outside agencies that totaled \$771,469.

On June 7, 2023, a public hearing before City Council was held to solicit input on the Annual Action Plan, discuss projects and determine funding for the 2023 Program Year. On July 19, 2023, City Council will conduct a public hearing to seek public comment and consider adoption of the 2023 Annual Action Plan. The City of Grand Junction will, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities to participate in City Council meetings; none were



requested for the June 7, 2023 public meeting; aids and services will be available for the July 19, 2023 public meeting.

A 30-day public review period occurred from June 12 to July 14, 2023. The Annual Action Plan was available in the City Community Development Department, the City Clerk's office and on the City's web site. A note in Spanish language was included on the cover page that the Community Development Department should be contacted if someone requests the document in the Spanish language. The City also has phone translation services available as requested and the document was made available in an ADA-compliant format. This section will be updated after the public hearings are complete.

Legal notices for public meetings were placed in the local newspaper, in both English and Spanish. In addition, the legal notice for the Annual Action Plan public hearing included a statement regarding the location of the public hearing. City Hall is accessible to people with disabilities: "The City of Grand Junction will, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities to participate in City Council meetings. If you are planning to attend the public meeting and require special assistance, please notify the City Clerk's office at 970-244-1509 at least one day in advance to the meeting. TDD access is available through Colorado Relay at 711." The City also utilizes an Accessibility Tracker for its website and updates any identified concerns on a regular basis. In addition, per Colorado Legislature passed HB 21-1110 requiring all government agencies to bring web content into compliance from an accessibility standpoint, the City has created a plan to meet the July 1, 2024, deadline for Web Content Accessibility Guidelines (WCAG) 2.1 Level AA compliance. This major undertaking is a collaboration between IT and the Communications and Engagement Department with staff training already underway as well as the process of transitioning all digital files to ADA accessible formats.

## **5. Summary of public comments**

The opportunities for public input described above comply with the City's CDBG Citizen Participation Plan. There were five members of the public that attended the June 7, 2023, City Council meeting, one of which spoke to address questions from a City Council. This section will be updated after the July 19, 2023, public hearing.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

This section will be updated after the public hearings are completed.

**PR-05 Lead and Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

| Agency Role        | Name           | Department/Agency                |
|--------------------|----------------|----------------------------------|
| Lead Agency        | GRAND JUNCTION |                                  |
| CDBG Administrator | GRAND JUNCTION | Community Development Department |

Table 1 – Responsible Agencies

The City of Grand Junction is the lead agency administering the development and implementation of this plan. The Grand Junction Housing Authority, Housing Resources of Western Colorado, the Mesa County Departments of Health and Human Services, and many local nonprofit and faith-based organizations are key stakeholders and decision-makers in administering activities described in the plan. The City of Grand Junction is entering its third year of its current Five-Year Consolidated Plan. This plan covers requirements for use of those funds. The time period covered by this plan is September 1, 2023, through August 31, 2024.

**Consolidated Plan Public Contact Information**

City of Grand Junction Community Development Department  
 Lindy Hodges Housing Specialist/CDBG Administrator  
 250 North 5th Street Grand Junction Colorado 81501  
 970-256-4114 lindyh@gjcity.org

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

Development of the Five-Year Consolidated Plan and each subsequent Annual Action Plan is a community effort, managed by the City of Grand Junction. The City conducts consultations and communicates electronically with representatives of various organizations, and meets in focus groups to formulate the Plans. The community entities played a major role in identifying the needs of low- and moderate-income persons in the Grand Junction area. The primary participating agencies are summarized in Table 2.

### **Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))**

The City of Grand Junction provides for and encourages citizen participation, especially by: very low, low and moderate income persons; persons that live in areas that CDBG funds are proposed to be used; persons living in slum and blighted areas; minority residents; residents of assisted housing; non-English speaking persons; persons with disabilities; and nonprofit agencies who are currently providing direct services to the persons above. The City encourages participation through the CDBG planning process, including identification of priority needs, adoption of goals, objectives and strategies, development of the Five-Year Consolidated Plan and Annual Action Plans, substantial amendments to the plans, and the Consolidated Annual Performance and Evaluation Report. In addition, both the City CDBG staff and Housing Division staff have on-going interaction with these agencies as sub-recipients or through participation in various local organizations and ad-hoc work groups.

### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The Continuum of Care is a local system for helping people experiencing or are at imminent risk of homelessness by providing housing and services appropriate to the range of needs in the community. The most recent point in time survey was conducted in January 2023 and resulted in an estimated population of 510 sheltered and 778 unsheltered homeless persons. In Grand Junction, the Shelter component is served by: Community Homeless Shelter, Rescue Mission, Grand Valley Catholic Outreach (GVCO), Karis, Inc. and the Latimer House. Food and Day Services are provided by GVCO Day Center and Soup Kitchen, District 51 REACH, KidsAid program, Salvation Army Day Center and food banks. The Housing component is provided by the Grand Junction Housing Authority (GJHA) Next Step program, the Phoenix Project, Pathways Village, GVCO Permanent Supportive Housing and Karis, Inc. Case Management is covered by many agencies but primarily GVCO, GJHA and



HomewardBound. The City, through its Housing Division, coordinates with all of these agencies in various ways as described above.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The City of Grand Junction does not receive ESG Funds but does provide letters of support/certification for other agencies that seek these funds, indicating that its goals are consistent with the adopted Five-Year Consolidated Plan.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

Refer to the agencies, groups and organizations outlined in Table 2. below.

**Table 2 – Agencies, groups, organizations who participated**

|   |  |  |
|---|--|--|
| 1 | <b>Agency/Group/Organization</b>   | City of Grand Junction   |
|   | <b>Agency/Group/Organization Type</b>  | Other government - Local<br>Major Employer   |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Non-Housing Public Infrastructure   |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | The City of Grand Junction is the lead coordinating agency for development of the Consolidated Plan and subsequent Annual Action Plans. Several departments and divisions helped identify non-housing community development needs. |
| 2 | <b>Agency/Group/Organization</b>   | GRAND JUNCTION HOUSING AUTHORITY   |
|   | <b>Agency/Group/Organization Type</b>  | Housing<br>PHA<br>Services - Housing   |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Public Housing Needs<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans  |

|   |   |  |
|---|---|--|
|   | <p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p> | <p>The Grand Junction Housing Authority participates in focus group and public meetings, provides data and reviews draft sections of the Plan. The agency was interviewed by the City's consultant for the Grand Valley Housing Needs Assessment (HNA). The information provided was used to develop the HNA and Analysis of Impediments to Fair Housing Choice which, in turn, helped guide the 2021-2025 Consolidated Plan and subsequent Annual Action Plans.</p> <p>Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attend meetings. Discussions help identify the priority needs for the Consolidated Plan.</p>  |
| 3 | <p><b>Agency/Group/Organization</b></p>   | <p>Housing Resources of Western Colorado (3)</p>   |
|   | <p><b>Agency/Group/Organization Type</b></p>  | <p>Housing<br/>Services - Housing<br/>Service-Fair Housing</p>   |
|   | <p><b>What section of the Plan was addressed by Consultation?</b></p>   | <p>Housing Need Assessment<br/>Anti-poverty Strategy<br/>Lead-based Paint Strategy</p>   |
|   | <p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p> | <p>Housing Resources of Western Colorado participates in focus group and public meetings, provides data and reviews draft sections of the Plan. The agency was interviewed by the City's consultant for the Grand Valley Housing Needs Assessment (HNA). The information provided was used to develop the HNA and Analysis of Impediments to Fair Housing Choice which, in turn, helped guide the 2021-2025 Consolidated Plan and subsequent Annual Action Plans.</p> <p>Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attend meetings. Discussions help identify the priority needs for the Consolidated Plan.</p> |



|   |  |   |
|---|--|---|
| 4 | <b>Agency/Group/Organization</b>   | Grand Valley Catholic Outreach  |
|   | <b>Agency/Group/Organization Type</b>  | Housing<br>Services-homeless<br>Services-Employment<br>Service-Fair Housing   |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Strategy<br>Anti-poverty Strategy   |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Grand Valley Catholic Outreach participates in focus group and public meetings, provides data and reviews draft sections of the Plan. The agency was interviewed by the City's consultant for the Grand Valley Housing Needs Assessment (HNA). The information provided was used to develop the HNA and Analysis of Impediments to Fair Housing Choice which, in turn, helped guide the 2021-2025 Consolidated Plan and subsequent Annual Action Plans. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attend meetings. Discussions help identify the priority needs for the Consolidated Plan. |

|   |  |   |
|---|--|---|
| 5 | <b>Agency/Group/Organization</b>   | MESA COUNTY   |
|   | <b>Agency/Group/Organization Type</b>  | Services-Children<br>Services-Elderly Persons<br>Services-Persons with Disabilities<br>Services-Health<br>Services-Employment<br>Health Agency<br>Child Welfare Agency<br>Other government - County<br>Major Employer   |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Non-Homeless Special Needs<br>Economic Development   |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Various departments of the Mesa County government participate in focus group and public meetings, provide data and reviewed draft sections of the Plan. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attend meetings. Discussions help identify the priority needs for the Consolidated Plan. |
| 6 | <b>Agency/Group/Organization</b>   | Mind Springs Health West  |
|   | <b>Agency/Group/Organization Type</b>  | Services-Health<br>Health Agency  |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Non-Homeless Special Needs   |

|   |  |  |
|---|--|--|
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Mind Springs Health participates in focus group and public meetings and provide data. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attend meetings. Discussions help identify the priority needs for the Consolidated Plan.                        |
| 7 | <b>Agency/Group/Organization</b>   | STRIVE   |
|   | <b>Agency/Group/Organization Type</b>  | Housing<br>Services-Children<br>Services-Persons with Disabilities<br>Services-Health<br>Services-Employment   |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Non-Homeless Special Needs  |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | STRIVE participates in focus group and public meetings, provided data and review draft sections of the Plan. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attend meetings. Discussions help identify the priority needs for the Consolidated Plan. |



|   |  |   |
|---|--|---|
| 8 | <b>Agency/Group/Organization</b>   | HILLTOP HEALTH SERVICES CORPORATION   |
|   | <b>Agency/Group/Organization Type</b>  | Housing<br>Services - Housing<br>Services-Children<br>Services-Elderly Persons<br>Services-Persons with Disabilities<br>Services-Victims of Domestic Violence<br>Services - Victims   |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Homeless Needs - Families with children<br>Non-Homeless Special Needs  |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Hilltop participates in focus group and public meetings and provide data. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attend meetings. Discussions help identify the priority needs for the Consolidated Plan. |
| 9 | <b>Agency/Group/Organization</b>   | HomewardBound of the Grand Valley   |
|   | <b>Agency/Group/Organization Type</b>  | Housing<br>Services-homeless  |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Strategy   |

|    |  |  |
|----|--|--|
|    | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | HomewardBound participates in focus group and public meetings, provide data and review draft sections of the Plan. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attend meetings. Discussions help identify the priority needs for the Consolidated Plan. |
| 10 | <b>Agency/Group/Organization</b>   | Latin Anglo Alliance   |
|    | <b>Agency/Group/Organization Type</b>  | Business Leaders<br>Civic Leaders  |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Non-Homeless Special Needs   |
|    | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | The Latin Anglo Alliance was invited to participate in focus group and public meetings but had limited participation. They have, in the past, participated in the CDBG application process and submitted grant applications.   |

**Identify any Agency Types not consulted and provide rationale for not consulting**

The entities that represent minorities were contacted during the planning process but there was limited participation. The primary agencies representing minority populations that did participate were the Riverside Task Force and the Riverside Educational Center.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

| <b>Name of Plan</b> | <b>Lead Organization</b> | <b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>   |
|---------------------|--------------------------|---|
| Continuum of Care   | Homeless Coalition       | Goals regarding homeless activities in the Consolidated Plan overlap with the goals and priorities of the Continuum of Care plan. |

| Name of Plan                                      | Lead Organization      | How do the goals of your Strategic Plan overlap with the goals of each plan?   |
|---|------------------------|--|
| Analysis of Impediments to Fair Housing Choice    | City of Grand Junction | Goals regarding the development of housing are consistent with findings of impediments and actions in the Analysis of Impediments to Fair Housing Choice.  |
| Grand Valley Housing Needs Assessment and Housing | City of Grand Junction | Goals regarding the development of affordable housing, homelessness and special needs housing align with those identified in the Grand Valley Housing Needs Assessment completed in 2021 and a Housing Strategy developed in 2022. |

**Table 3 – Other local / regional / federal planning efforts**



**AP-12 Participation – 91.105, 91.200(c)**

**1. Summary of citizen participation process/Efforts made to broaden citizen participation  
Summarize citizen participation process and how it impacted goal-setting**

Citizen participation largely occurs through the various agencies whose Board members are citizens, business leaders and civic leaders. Goals are set within each organization as to current operations and future expansion, new projects or new programs and services. In turn, those goals are often directly translated into overall goals for the community's Five-Year Consolidated Plan. Refer to the summary of citizen participation for the 2023 Annual Action Plan in Table 4.

**Citizen Participation Outreach**

| Sort Order | Mode of Outreach | Target of Outreach  | Summary of response/attendance  | Summary of comments received  | Summary of comments not accepted and reasons          | URL (if applicable) |
|------------|------------------|---|---|---|---|---------------------|
| 1          | Public Meeting   | <p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Housing and Services Agencies</p> | <p>The virtual public meeting was advertised in the newspaper and on the City's website.</p> <p>Individual invitations were emailed to 70 agencies. 35 people were in attendance at the meeting and several others were unable to attend but requested application materials.</p> | <p>CDBG administration staff provided information about the 2022 Program Year grant process and those in attendance asked questions about the application, the funding available, HUD regulations and potential activities.</p> | <p>There were no comments that were not accepted.</p> |                     |

| Sort Order | Mode of Outreach | Target of Outreach  | Summary of response/attendance  | Summary of comments received  | Summary of comments not accepted and reasons                   | URL (if applicable) |
|------------|------------------|---|---|---|--|---------------------|
| 2          | Public Hearing   | <p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Housing and Services Agencies</p> | <p>June 7, 2023 Public Hearing - Five persons representing subrecipients attended the public hearing for this item.</p> | <p>One of the five persons spoke to answer questions from City Council.</p> | <p>There were no comments received that were not accepted.</p> |                     |



| Sort Order | Mode of Outreach | Target of Outreach   | Summary of response/attendance | Summary of comments received                    | Summary of comments not accepted and reasons    | URL (if applicable) |
|------------|------------------|--|--------------------------------|---|---|---------------------|
| 3          | Public Hearing   | Minorities<br>Non-English Speaking - Specify other language: Spanish<br>Persons with disabilities<br>Non-targeted/broad community<br>Residents of Public and Assisted Housing<br>Housing and Services Agencies | July 19, 2023 Public Hearing   | This section will be updated after the hearing. | This section will be updated after the hearing. |                     |

Table 4 – Citizen Participation Outreach

**AP-15 Expected Resources – 91.220(c)(1,2)**

**Introduction**

The only Federal resources available to the City of Grand Junction are Community Development Block Grant funds. However, other agencies and organizations in the community are able to leverage funds from other sources including the Housing Choice Voucher Program, Low Income Housing Tax Credits, the Weatherization Program, Energy Assistance Programs, NeighborWorks, SBG and ESG funds.

**Anticipated Resources**

| Program | Source of Funds  | Uses of Funds  | Expected Amount Available Year 1 |                    |                          |           | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|-----------|---|-----------------------|
|         |                  |  | Annual Allocation: \$            | Program Income: \$ | Prior Year Resources: \$ | Total: \$ |   |                       |
| CDBG    | public - federal | Acquisition<br>Admin and Planning<br>Economic Development<br>Housing<br>Public Improvements<br>Public Services | 388,985                          | 0                  | 28,443                   | 417,428   | 780,000   |                       |

Table 5 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The City of Grand Junction shares HUD's goals of using CDBG funds to seed programs and projects that will ultimately prove financially self-sufficient and demonstrate growth in the program or service provided. The City of Grand Junction does not have matching requirements for CDBG funds. However, as the City is assessing projects for potential funding, the ability of the applicant to leverage other funding sources whether public or private to complete a proposed project is reviewed. In many cases, recipients have been able to leverage other public and private funding sources by using CDBG dollars for the required local match.

The funds provided by the City's CDBG program have leveraged a substantial amount of other public and private resources despite difficult economic circumstances in recent years. The amount of funds leveraged by subrecipients is reported in the CAPER each Program Year. Typically, for every one CDBG dollar allocated, subrecipients are able to leverage five times that from other public and/or private resources.



**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

Some activities within the non-housing community development goals will be accomplished within City rights-of-way and on City-owned properties to be able to make infrastructure and facilities improvements that will benefit low- and moderate-income neighborhoods in Grand Junction. These projects include improvements to streets, utilities and parks and recreation facilities.

## AP-20 Annual Goals and Objectives

### Goals Summary Information

| Sort Order | Goal Name                                 | Start Year | End Year | Category  | Geographic Area | Needs Addressed                                    | Funding         | Goal Outcome Indicator   |
|------------|---|------------|----------|---|-----------------|--|-----------------|--|
| 1          | Suitable Living Environment - Non-Housing | 2021       | 2025     | Non-Housing Community Development   | Census Tracts   | Non-Housing Infrastructure and Facilities          | CDBG: \$174,883 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 6219 Persons Assisted |
| 2          | Decent Affordable Housing                 | 2021       | 2025     | Affordable Housing<br>Public Housing<br>Homeless<br>Non-Homeless<br>Special Needs | City-Wide       | Increase the Inventory of Affordable Housing Units | CDBG: \$164,748 | Homeowner Housing Added: 8 Household Housing Unit<br>Housing for Homeless added: 40 Household Housing Unit         |

Table 6 – Goals Summary

### Goal Descriptions

|   |                  |   |
|---|------------------|---|
| 1 | Goal Name        | Suitable Living Environment - Non-Housing   |
|   | Goal Description | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 6,219 Persons Assisted |
| 2 | Goal Name        | Decent Affordable Housing   |
|   | Goal Description |   |

## AP-35 Projects – 91.220(d)

### Introduction

The purpose of the Program Year Annual Action Plan is to identify One-Year Strategies for each of the Objectives set in the Five-Year Consolidated Plan. The Consolidated Plan strategies are accomplished by utilizing a variety of resources including the annual allocation of CDBG funds. For each program year, a new one-year action plan is completed and adopted as part of the Five-Year Consolidated Plan. On June 7, 2023, the Grand Junction City Council approved 2023 CDBG funding requests totaling \$417,428 for four activities which will be made a part of the 2023 Action Plan. The total amount is based on the City's allocation for the 2023 Program Year and funds remaining from a previous year.

### Projects

| # | Project Name   |
|---|--|
| 1 | Program Administration   |
| 2 | Habitat for Humanity of Mesa County Hoffman Phase 3 Predevelopment Costs       |
| 3 | Grand Valley Catholic Outreach (GVCO) Mother Teresa Place Predevelopment Costs |
| 4 | Safe Neighborhood Route Palmer Street Unaweep Avenue to Highway 50             |

Table 7 - Project Information

### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

All funds are expended within the City limits or are directed to services and public improvements for city residents. The City does not limit the use of CDBG funds to any specific location within the City. Nor does the City limit the use of CDBG funds to any groups based on race, minority or ethnic concentration. All funds will be used for persons with low to moderate income within the City limits. CDBG allocation priorities are based on need, income level of persons to be served and whether or not a proposed activity meets one of the national objectives and the City's objectives outlined in the Five-Year Consolidated Plan. All CDBG funds received from HUD during the 2021-2025 timeframe will be used to address at least one of the priority need categories outlined in the Five-Year Consolidated Plan.

Allocation of investments must be within the City limits and, as applicable, in areas of low to moderate income which are more prevalent in the central and east/southeast parts of the city. Areas of racial/minority concentration are more prevalent in the central and eastern parts of the city. Refer to the map of the locations of the 2023 project locations included in Section AP-05.



## AP-38 Project Summary

### Project Summary Information

|   |  |   |
|---|--|---|
| 1 | <b>Project Name</b>  | Program Administration  |
|   | <b>Target Area</b>   | City-Wide   |
|   | <b>Goals Supported</b>   | Suitable Living Environment - Non-Housing<br>Decent Affordable Housing  |
|   | <b>Needs Addressed</b>   | Non-Housing Infrastructure and Facilities<br>Homeless   |
|   | <b>Funding</b>   | CDBG: \$77,797  |
|   | <b>Description</b>   | Administration of the 2023 CDBG Program Year will incur typical staff time to cover a portion of staff salary, training, advertising, monitoring, and HUD reporting requirements. |
|   | <b>Target Date</b>   | 8/31/2024   |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Not Applicable to Administration funds  |
|   | <b>Location Description</b>  | City-Wide   |
|   | <b>Planned Activities</b>  | The 2023 program year will incur typical staff time from previous years to cover a portion of staff salary, training, advertising, monitoring, and HUD reporting requirements.    |
| 2 | <b>Project Name</b>  | Habitat for Humanity of Mesa County Hoffman Phase 3<br>Predevelopment Costs   |
|   | <b>Target Area</b>   | City-Wide   |
|   | <b>Goals Supported</b>   | Decent Affordable Housing   |
|   | <b>Needs Addressed</b>   | Increase the Inventory of Affordable Housing Units  |
|   | <b>Funding</b>   | CDBG: \$68,000  |

|   |  |   |
|---|--|---|
|   | <b>Description</b>   | Habitat for Humanity of Mesa County creates homeownership opportunities for people within the 30-80% Area Median Income range. Accepted applicants complete sweat equity hours building their own home, as well as those of their neighbors in lieu of a traditional down payment. Habitat is currently planning to double the number of homes constructed in the coming fiscal year (8 units) compared to what it has been able to building in past years (4 units). Habitat continues to build in its Hoffman Subdivision that is within the City limits. CDBG funds would be used to pay predevelopment costs for the next phase of units. |
|   | <b>Target Date</b>   | 8/31/2024   |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 8 families in the 30-80% AMI range will benefit from this activity.   |
|   | <b>Location Description</b>  | Hoffman Subdivision   |
|   | <b>Planned Activities</b>  | Payment of predevelopment costs for the next 8 self-help housing units.   |
| 3 | <b>Project Name</b>  | Grand Valley Catholic Outreach (GVCO) Mother Teresa Place Predevelopment Costs  |
|   | <b>Target Area</b>   | City-Wide   |
|   | <b>Goals Supported</b>   | Decent Affordable Housing   |
|   | <b>Needs Addressed</b>   | Homeless  |
|   | <b>Funding</b>   | CDBG: \$96,748  |
|   | <b>Description</b>   | GVCO is in the process of final design of Mother Teresa Place, a 40-unit permanent supportive housing complex to be located at 301 South 4th Street, developed for the most vulnerable adults living on the street. Funds are requested to assist with payment of predevelopment costs for the project.   |
|   | <b>Target Date</b>   | 8/31/2024   |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 40 individuals that are the most vulnerable persons currently living on the streets will benefit from this activity.  |
|   | <b>Location Description</b>  | 301 South 4th Street  |
|   | <b>Planned Activities</b>  | Payment of predevelopment costs for a 40-unit apartment complex.  |

|   |  |   |
|---|--|---|
| 4 | <b>Project Name</b>  | Safe Neighborhood Route Palmer Street UnawEEP Avenue to Highway 50  |
|   | <b>Target Area</b>   | Census Tracts   |
|   | <b>Goals Supported</b>   | Suitable Living Environment - Non-Housing   |
|   | <b>Needs Addressed</b>   | Non-Housing Infrastructure and Facilities   |
|   | <b>Funding</b>   | CDBG: \$174,883   |
|   | <b>Description</b>   | Construct 920 feet of curb, gutter and sidewalk on one side of Palmer Street from UnawEEP Avenue to Highway 50 within a CDBG-eligible neighborhood. |
|   | <b>Target Date</b>   | 8/31/2024   |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | The project will benefit the 6,219 persons in a low- moderate-income neighborhood.  |
|   | <b>Location Description</b>  | Palmer Street between UnawEEP Avenue and U.S. Highway 50  |
|   | <b>Planned Activities</b>  | Construct 920 feet of curb, gutter and sidewalk on one side of Palmer Street from UnawEEP Avenue to Highway 50 within a CDBG-eligible neighborhood. |



## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

All funds are expended within the City limits or are directed to services and public improvements for city residents. The City of Grand Junction does not limit the use of CDBG funds to any specific geographical location within the City. Nor does the City of Grand Junction limit the use of CDBG funds to any specific groups based on race, minority or ethnic concentration. All funds will be used to serve persons with low to moderate income who live within the Grand Junction city limits. CDBG allocation priorities are based on need, income level of persons to be served and whether or not a proposed activity meets one of the national objectives and the City's objectives outline in the Five-Year Consolidated Plan. All CDBG funds received from HUD during the 2021-2025 timeframe will be used to address at least one of the priority need categories outlined in the Five-Year Consolidated Plan.

### **Geographic Distribution**

| <b>Target Area</b> | <b>Percentage of Funds</b> |
|--------------------|----------------------------|
| Census Tracts      | 42                         |
| City-Wide          | 58                         |

Table 8 - Geographic Distribution

### **Rationale for the priorities for allocating investments geographically**

Allocation of investments must be within the City limits and, as applicable, in areas of low to moderate income households. These areas are more prevalent in the central and east/southeast parts of the city and areas of racial/minority concentration are more prevalent in the central and eastern parts of the city. Refer to the map included in AP-05 that illustrates the locations of the 2023 Program Year projects.

## **AP-55 Affordable Housing – 91.220(g)**

### **Introduction**

The housing stock in the Grand Junction area rose to 27,973 units reported in the 2019 ACS data. Owner-occupied units accounts for 58.1% of total units, up from 56.4% reported in 2014 ACS data. There was a decrease in the number of vacant units. 6.3% of housing units were vacant in 2010, and 2017 ACS data indicates 1,594 units or 5.7% housing units are vacant. This is a slight increase over the number of units vacant reported in the previous Five-Year Consolidated Plan. This number is a concern since they are not available to the market which has the capacity and need for more units. However, these units may present opportunities for rehabilitation and should be further assessed.

In terms of housing production, the number of permits issued for construction for all units in Mesa County peaked in 2006 before declining sharply a decade ago. Since then, the number of new permits

per year has steadily risen over the past decade. As measured between the 2014 and 2019 ACS data, the type of housing has shifted slightly. Most (72.6%) of the housing stock has been built since 1970. The proportion of single-family homes has remained steady, accounting for 73.5 percent of the housing stock in 2014 data and 72.9% of the housing stock reported in 2019 ACS data. All other housing types has remained steady as well during this time.

The median home value increased to \$237,100 reported in the 2019 ACS data which is a 10% increase over the 2010 data. The 2019 ACS data also reported a 1.8 % vacancy for rental units with a median rent of \$770 which is 23% increase since 2010. Households that experience housing problems such as overcrowding, substandard utilities and cost burdens are considered to have unmet housing needs. There were 9,000 such households reported in the most 2019 ACS data. The most common type of housing problem is cost burden - households that spend more than 30% of their income on housing.

Based on this evaluation and the Grand Valley Housing Needs Assessment, the highest need is for rental assistance for lower income housing and those with special needs to ease cost burdens; provision of more affordable multifamily units; and provision of more transitional and emergency housing.

| <b>One Year Goals for the Number of Households to be Supported</b> |    |
|--|----|
| Homeless   | 40 |
| Non-Homeless   | 8  |
| Special-Needs  | 0  |
| Total  | 48 |

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

| <b>One Year Goals for the Number of Households Supported Through</b> |    |
|--|----|
| Rental Assistance  | 0  |
| The Production of New Units  | 48 |
| Rehab of Existing Units  | 0  |
| Acquisition of Existing Units  | 0  |
| Total  | 48 |

**Table 10 - One Year Goals for Affordable Housing by Support Type**

**Discussion**

The 2023 Annual Action Plan includes two activities that are represented in the tables above, which entail construction of new housing units: 1) Habitat for Humanity of Mesa County will construct 8 new self-help single family homes for low- and moderate-income families; and 2) Grand Valley Catholic Outreach will construct a 40-unit apartment building to house some of the most vulnerable adults currently living on the streets.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The City of Grand Junction has no public housing units but coordinated completion of the most recent Grand Valley Housing Needs Assessment to examine the current local housing situation. The report includes a thorough assessment of local market conditions, a detailed forecast of current and future demand across the spectrum of housing needs, identification of housing challenges and recommendations and actions to begin to address the market needs. It is anticipated that City staff and community entities will continue to collaborate on efforts based on the Housing Needs Assessment.

The Grand Junction Housing Authority no longer holds any public housing. Several other local organizations hold vouchers, primarily for special needs populations. The City of Grand Junction has worked closely with the Grand Junction Housing Authority as it has phased out public housing in Grand Junction and constructs developments in a more sustainable affordable housing model. The City has a history of providing building and development fee deferrals or reductions and grants funds to the Housing Authority and other housing providers for the construction of new affordable units.

There are no public housing units in the Grand Junction area. Consequently, the City will not be spending any CDBG funds on public housing in the 2023 Program Year but will continue to support the housing entities in the community in their pursuit of other funding sources. So far, during the 2021 Five-Year Consolidated Plan some steps were taken to address housing needs. For example, in 2021, CDBG funds were used towards the rehabilitation of housing units through activities completed by Housing Resources of Western Colorado. In addition, 2020 CDBG funds were allocated for the Grand Junction Housing Authority to rehabilitate 8 units at its Linden Pointe apartment complex.

### **Actions planned during the next year to address the needs to public housing**

The City will not be undertaking actions in the next year to address the needs of public housing specifically but there are two activities that will support construction of new units.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

Residents of all housing developments, including those in accessible units, owned and operated by the Grand Junction Housing Authority and Housing Resources of Western Colorado are encouraged to participate in their respective housing communities. Participation typically involves volunteering to serve on a community board or committee that meets with staff to discuss issues, concerns and ways to resolve them to improve housing conditions for all residents.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be**



## **provided or other assistance**

The Grand Junction Housing Authority (GJHA) is not designated as troubled but the City has participated in various GJHA activities, including financial assistance when requested and as funds allowed. Most recently, the City allocated approximately 50% of its CDBG-CV funds to GJHA for emergency housing assistance and the 2020 Program Year included an allocation to the GJHA for the rehabilitation of 8 affordable housing units. GJHA was not awarded 2023 CDBG funds.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

Homelessness presents a growing challenge to Grand Junction. The combination of low wages, high unemployment rate and rising housing costs is making a growing percentage of the general population vulnerable to loss of housing, and making it more difficult for the homeless to work their way off of the streets. In addition, the high percentage of individuals and families without health insurance benefits makes many households vulnerable to housing loss in the event of an expensive major illness.

Prior to 2000, local homeless data was primarily informal, as there had not been a coordinated effort to build local demographic statistics. Although it is very difficult to accurately determine the number of homeless, Grand Junction has regularly completed a count since 2000. The most recent point in time survey available was conducted in January 2023 and resulted in an estimated population of 510 sheltered and 778 unsheltered homeless persons. The results show that 12.7 percent of the homeless are under 18, while 26.8 percent are under 25. Three-quarters of the individuals who took the survey said they have some sort of disability, with chronic physical illness and substance abuse being the most common.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

CDBG are the only federal funds allocated to the City that can be used to address homeless needs and to prevent homelessness. The 2023 Program Year does not include allocation of funds for these purposes but many requests are to be funded through the City's general fund rather than through CDBG.

Generally, the City of Grand Junction is supportive of the community's homeless providers. The Colorado Coalition for the Homeless is responsible for the Balance of State Continuum of Care (CoC) for Grand Junction. Over the past decade, Grand Valley Catholic Outreach has constructed 63 new apartments in 3 complexes that are used for permanent housing for the homeless. The City assisted with these projects through CDBG funds, development fee relief and general funds. As these projects are

completed, they are reported through the MHIS system by the Coalition as part of the plan to end chronic homelessness. Obstacles include insufficient CDBG funding to help fund these and other needed projects that help the homeless population of Grand Junction.

The City will also continue to support the various homeless providers with letters of support and letters of consistency with the Consolidated Plan as they compete for and request outside funding including other federal and state grants for homeless activities including prevention.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The Grand Valley Homeless Coalition will continue to use results of the Vulnerability Index study to formulate solutions form homeless issues. In its Continuum of Care Plan, the Coalition identified priority needs are transitional housing, case management, and housing placement. The Plan is to provide a continuous housing and service network for persons working to permanently leave the streets. The City granted 2021 CDBG funds to Karis, Inc. towards its project to rehabilitate The House - a shelter for high risk homeless teens and young adults.

### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The community homeless shelter has adopted a new strategy that re-examines its role in the continuum of care that will focus attention on the shelter as a beginning rather than an end on moving individuals and families on a path from homelessness to self-sustainability in housing and employment. HomewardBound is working with many other local agencies to coordinate services provided to transition homeless individuals and families to permanent housing and independent living. Previously, CDBG funds were used to help HomewardBound purchase a property for construction of a new family center to house these services which opened at the end of the 2019 Program Year. In recent years, the City funded several CDBG activities to rehabilitate and expand the Community Homeless Shelter and the Community Day Center that is operated by Grand Valley Catholic Outreach. In addition, the project funded in 2023 for Grand Valley Catholic Outreach will provide housing for the most vulnerable adults currently living on the streets.

### **Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services,**

## **employment, education, or youth needs.**

Local agencies in the community have their own discharge coordination policies. For example, Homeward Bound has policies in place to accommodate most people who are released from publicly funded institutions. The Grand Junction Community Homeless Shelter is available so that no one needs to be discharged to the streets. This includes persons discharged from correctional facilities, foster care, and mental and general health care facilities. For the vast majority of the persons in this situation, the Grand Junction Community Homeless Shelter is a viable alternative to sleeping on the streets. For those discharged from health care facilities with need for follow-up care or a rehabilitation period, there is a policy allowing limited daytime shelter at the shelter during periods of recovery. Other alternatives to homelessness for this population in Mesa County include the Freedom House, for formerly incarcerated persons, and the Rescue Mission.

Through development of the Consolidated Plan, the community identified needs in the following community development areas: Transportation, Medical Services, Child Care and Youth. The high priority non-housing community development need summarized in Section NA 40 of the Five-Year Consolidated Plan includes the following:

- Childcare for people transitioning to work and working low income
- Better coordination between public transportation and location of childcare
- Childcare with more flexible and weekend hours of operation
- Youth-oriented activities and programs that are coordinated in schedule and location for transportation to and from the facilities.
- Expansion of medical and mental health facilities
- Improvement and expansion of senior activity centers
- Facilities for abused adults and children
- Improvement and expansion of centers for the disabled
- Improvement and expansion of other facilities where human and public facilities are provided

In the past 5 years, the City funded Partners, STRiVE, Karis, Inc., the Marillac Clinic, Western Slope Center for Children and HopeWest for projects related to child education, day care and other youth needs. Funds have also been allocated several years for the Foster Grandparent Program which serves early and elementary-aged children with special programs at various childcare and education locations. In addition, the City of Grand Junction supports homeless facilities and a variety of community services and programs, many of which are eligible for CDBG funding. The City did not fund such projects with 2023 CDBG program grants but funded many agencies for similar activities with City general funds that will be disbursed during the 2023 Program Year.



## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction**

As part of the Grand Valley Housing Needs Assessment, a public opinion survey was conducted. One of the questions asked respondents to check from a list the perceived barriers to housing production and affordable housing in the Grand Junction area. The highest rated responses were the cost of land or lots, the current state of the housing market, and the cost of labor. These factors are typically outside the control of local governments. The next highest rated responses included community resistance, cost of materials, lack of adequate public transportation and lack of affordable housing development policies. Of these, the latter could be considered a negative effect of public policies on affordable housing and residential investment. The Housing Needs Assessment also suggested a series of actions pertaining to public policies listed below. Based on these, the City has an opportunity to continue this discussion with other housing interests and work towards making changes to public policies to better support affordable housing and residential investment.

#### **RECOMMENDATION: Encourage Low to Moderate Income Housing**

- Encourage affordable housing development through density bonus, fee deferments or waivers, and other forms of cost benefits to developers.
- Increase the density of housing in some areas that could accommodate higher density rental development to maximize housing in residential zone districts

#### **RECOMMENDATION: Encourage Rental Housing Development**

- Assess areas that can accommodate additional rental/multifamily development within the range of existing infrastructure and accommodations.
- Encourage rental developments through development incentives and fee waivers.
- Review zoning requirements that may limit rental/multifamily developments and areas of increased density, especially in areas adjacent to existing amenities and infrastructure.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.**

Based on the Housing Needs Assessment, the City will partner with others to develop an affordable housing strategic plan. Other actions to be undertaken in this area are outlined in the Analysis of Impediments to Fair Housing as listed below.

- Review zoning requirements that may limit multifamily developments
- Encourage mixed income development
- Encourage affordable housing development through incentives.

2023 activities that will accomplish fair housing goals are listed below.

- Administration funds will be used to improve information available to citizens regarding fair housing, allow for staff to attend appropriate training and complete all required HUD reporting.
- Two 2023 activities will support the construction of new housing units to help individuals and families attain fair and affordable housing.
- One 2023 project will improve physical infrastructure in low and moderate income neighborhoods and maintain the value of affordable housing areas.
- The City will continue to update and implement its Comprehensive Plan and updated Zoning and Development Code that help remove housing impediments/barriers.
- The local transit system will continue to expand its operating hours and routes to be more available to persons using the bus to travel to locations for education and employment.
- The City will continue to work with economic development partners to promote development of new businesses or expand existing ones and improve wage levels.

As described in the Five-Year Consolidated Plan and in AP-35, there are many community needs and obstacles to addressing them. These include a growing need for services, limited funds, availability of accessible and affordable housing, gaps in affordability, and increased compliance and technical skills required for administering the CDBG program.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

Many other actions will be carried out during the 2023 Program Year through either the City or local non-profit agencies. Since the City cannot provide the depth of services and facilities required in the community, it relies heavily on or collaborates with other agencies to do so.

### **Actions planned to address obstacles to meeting underserved needs**

Obstacles to meeting underserved needs include, but are not limited to:

- 1) The decrease in financial support available to local government and organizations.
- 2) The number of foreclosures within the community caused by job loss and other factors, increasing the number of households in need of housing and other services.
- 3) The disparity of wage level and housing costs, increasing poverty, increasing unemployment and an aging population demanding more services.

Actions planned to address these obstacles involve many of the coordination and participation activities that are ongoing in the community, many of which are discussed throughout the Consolidated Plan.

- a) Support agencies and organizations as they seek funding for activities to be able to leverage as much financial support as possible for priority projects.

- b) Support and promote classes offered by local housing entities that address foreclosure prevention.
- c) Continue economic development efforts with partners; support and coordinate with local housing agencies that provide affordable housing options; and support ongoing activities and services that promote family stabilization.

### **Actions planned to foster and maintain affordable housing**

During the 2023 Program Year, there are two activities that will result in the construction of 48 new housing units: Habitat for Humanity Hoffman Phase 3 to construct 8 new self-help units; and Grand Valley Catholic Outreach Mother Teresa Place will construct a 40-unit apartment building.

### **Actions planned to reduce lead-based paint hazards**

The City of Grand Junction estimates that 10,000 housing units in Grand Junction were constructed prior to 1978 and that a high percentage of these homes may contain lead-based paint. While it is not known the number of the homes containing lead-based paint that are occupied by low- to moderate-income residents, it is known that older homes are typically more affordable and that a high percentage of these older housing units are occupied by low- and moderate-income persons.

All activities funded with CDBG dollars through the City of Grand Junction must comply with federal regulations concerning lead-based paint. Lead-based paint reduction regulations are incorporated into all legal agreements between the City and grant subrecipients. Any residential units or facilities constructed prior to 1978 involved in a CDBG activity must undergo a lead-based paint evaluation by a certified inspector. Any CDBG-funded rehabilitation or demolition activities must comply with lead-safe regulations and mitigation practices.

The number of child cases with elevated lead levels in their blood has dropped significantly over the past few decades. The State of Colorado no longer supports a lead-based paint testing program state-wide. Thus, Mesa County Health Department does not proactively test persons unless there is reason to believe the person has been exposed to lead. The last available data between 2010 and 2014 testing of physician-referred children resulted in only 3 cases of abnormal results, none of which contained acute levels.

#### **Specific Lead-Based Paint Actions**

- 1) Housing Resources of Western Colorado and the Grand Junction Housing Authority will continue to meet the requirements of the Federal Rule.
- 2) The City of Grand Junction will investigate, identify, coordinate and/or support additional efforts to address this potential health hazard. This includes compliance with the Federal Rule as it applies to the expenditure of CDBG funds on the 2023 activities to which it applies.
- 3) The Grand Junction Housing Authority and other local entities will continue to provide information to



residents concerning potential hazards of lead-based paint.

### **Actions planned to reduce the number of poverty-level families**

The Anti-Poverty Strategy is an effort to reduce the number of people earning low- to moderate-income wages and at risk of homelessness. This Strategy outlines activities to:

- Collect demographic data regarding poverty levels to identify the problem and monitor trends.
- Focus on a continuum of prevention and intervention strategies/activities by age group to prevent/deter persons from entering poverty situations,
- Encourage efforts to raise earned income levels and maintain a diversified economic base.
- Increase the employability of recipients of public benefits.
- Attract higher paying employers to Grand Junction.
- Increase access to employment through expansion of the public transportation system and availability of responsible affordable childcare;
- Foster increased household stability through educational programs, drug and alcohol rehabilitation programs, and services to persons with special needs.
- Support efforts to reduce the possibility of catastrophic expense by providing healthcare to uninsured and public transportation to reduce costs to low-income persons.
- Focus affordable housing development near employment centers.

### **Specific Actions for Reducing Poverty Level**

a) Collect data regarding poverty levels and local demographics to better identify the problem and monitor trends including the following:

- Point in Time Homeless Survey
- Mesa County Human Services data
- School District 51 data including Free and Reduced Lunch statistics
- Grand Junction Housing Authority depth of poverty data

b) Continue Work on an Anti-Poverty Coalition

Economic Development Partners continue to work on issues and forming an Anti-Poverty Coalition. The Coalition would be responsible for implementing the Anti-Poverty Strategy. Currently, many agencies provide programs and services that improve poverty status including Grand Valley Catholic Outreach, Red Cross and the Grand Valley Interfaith Network.

c) The Homeless Coalition will continue to address results of the Vagrancy and Vulnerability study to better understand the needs of poverty-level families and the homeless situation.

### **Actions planned to develop institutional structure**

The City Community Development Department provides the staff and framework for the institutional

structure for administration of the Community Development Block Grant program with assistance from the Finance Department. No gaps have been identified in the institutional delivery system. The City will continue to facilitate and foster relationships with agencies to strengthen public services, work with other local jurisdictions and organizations to improve the community, and participate in community efforts that allow for information sharing and dialogue concerning affordable housing, homelessness and special needs populations.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The City of Grand Junction will work with public and private housing and human service agencies to enhance coordination in the implementation of the Five-Year Consolidated Plan and each subsequent Annual Action Plan. Some of the actions the City will take are listed below.

- Coordinate meetings with community agencies and organizations to discuss community needs, funding opportunities, and potential partnerships.
- Offer technical assistance to agencies to discuss the sources of funding available, associated timelines for applying for funds and most impactful uses of funds.
- Offer technical assistance for potential developers and/or property owners that are considering new development or rehabilitation of existing housing.
- Survey housing units to determine rehabilitation needs to maintain affordable housing.
- Provide letters of support on behalf of affordable housing project proposals or other proposals from agencies that are requesting funding from external sources.
- Facilitate agency to collaboration to help the low-income homeowner population they serve.

As discussed in the Strategic Plan section of the Five-Year Consolidated Plan, the Community Development Department uses monitoring efforts to ensure that programs funded with CDBG are compliant with federal, state and local requirements. In order to achieve this goal, the City has developed a monitoring procedure for all CDBG funded projects. In the 2023 Program Year, staff will perform desk monitoring, technical assistance and on-site monitoring both pre- and post-award, which often includes consultation with HUD CPD staff to ensure program compliance. The amount of monitoring will vary dependent on the subrecipient's previous CDBG experience, performance and complexity of the project. Also, the City ensures compliance during setup, update and closeout of activity information in IDIS. IDIS tracks funds drawn and provides another level of monitoring to ensure project eligibility and program compliance. Additionally, regularly updating IDIS helps verify that subrecipients are on track with timely expenditures and outcomes. This ongoing review helps the City of Grand Junction identify needs of the subrecipient and provide additional support as necessary.

## AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

### Introduction

Projects planned with all CDBG funds available during the year are identified in section AP-35. The City of Grand Junction will not incur program income for any of its 2023 Program Year activities. Inasmuch as possible, CDBG funds will be entirely expended to benefit persons of low- and moderate-income or presumed benefit with the exception of Program Administration funds.

### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

|  |          |
|--|----------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed  | 0        |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0        |
| 3. The amount of surplus funds from urban renewal settlements  | 0        |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan   | 0        |
| 5. The amount of income from float-funded activities   | 0        |
| <b>Total Program Income:</b>   | <b>0</b> |

### Other CDBG Requirements

|   |         |
|---|---------|
| 1. The amount of urgent need activities   | 0       |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 100.00% |



**RESOLUTION NO. \_\_\_\_**

**RESOLUTION ADOPTING THE 2023 PROGRAM YEAR ANNUAL ACTION PLAN AS  
A PART OF THE CITY OF GRAND JUNCTION 2021 FIVE-YEAR CONSOLIDATED  
PLAN FOR THE GRAND JUNCTION, COLORADO COMMUNITY DEVELOPMENT  
BLOCK GRANT (CDBG) PROGRAM**

RECITALS.

WHEREAS, the City of Grand Junction was designated as an Entitlement Community by the U.S. Department of Housing and Urban Development in 1996; and,

WHEREAS, the Entitle Community designation give Grand Junction the right to an annual grant of funds under the CDBG Program; and,

WHEREAS, to be eligible for funding, the City of Grand Junction must submit an annual Program Year Action Plan to be adopted as part of the City's Five-Year Consolidated Plan which serves as a federally required planning document that guides community development efforts in Grand Junction; and,

WHEREAS, the primary objective of the City's Consolidated Plan and CDBG Program is the development of viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low- and moderate-income; and,

WHEREAS, the planning process in developing the 2023 Program Year Annual Action Plan included citizen participation and interagency involvement; and,

WHEREAS, the 2021 Five-Year Consolidated Plan included a process of setting local priority needs and objectives through a coordinated effort with non-profit and government agencies in the community that serve the low income and special needs populations; and,

WHEREAS, the 2021 Five-Year Consolidated Plan established a strategic plan that addresses the priority needs, goals and strategies identified by the community that will be undertaken in the next five years, including the activities included in the 2023 Annual Action Plan.

NOW THEREFORE BE IT RESOLVED that the Grand Junction City Council adopts the 2023 Program Year Annual Action Plan as a part of the City of Grand Junction 2021 Five-Year Consolidated Plan for the Grand Junction Community Development Block Grant (CDBG) program.

Done this 19<sup>th</sup> day of July 2023.

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Anna M. Stout  
President of the City Council

Attest:

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Amy Phillips  
City Clerk

DRAFT



## Grand Junction City Council

### Regular Session

Item #7.b.

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**Meeting Date:** July 19, 2023  
**Presented By:** Greg Caton, City Manager  
**Department:** City Manager's Office  
**Submitted By:** Johnny McFarland, Asst. to the City Manager

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### Information

#### **SUBJECT:**

A Resolution Adopting the City of Grand Junction Two Year Strategic Plan

#### **RECOMMENDATION:**

Approval of the Two Year Strategic Plan is recommended.

#### **EXECUTIVE SUMMARY:**

This item is to consider approval of the City of Grand Junction Two Year Strategic Plan framework. The Strategic Plan is a reflection of City Council's high-level policy priorities for the City. City Councilmembers developed these high-level priorities at the June 21 City Council Strategic Planning Retreat resulting in five Strategic Outcome Areas including Placemaking, Safe and Healthy, Thriving and Vibrant, Resource Stewardship, and Welcoming, Livable and Engaging. Once approved, these Outcome Areas will guide projects, activities and plans for City staff over the next two years.

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

In early 2023, staff issued an RFP for consulting services to develop a new two-year strategic plan. Raftelis Inc. was selected for this work. The scope of work includes the direct engagement with City Council through one-on-one interviews and a City Council retreat to develop a set of high-level priorities that will guide the City over the next two years. These priorities, denoted as Strategic Outcome Areas in the plan, are also intended to align with the goals and objectives outlined in the 2020 Comprehensive Plan. At the June 21 City Council Retreat, City Council and executive staff engaged with Raftelis consultants to develop these Strategic Outcome Areas, resulting in the framework attached to this report. The framework includes a vision statement and five Outcome Areas outlined below:

**Vision Statement** - Grand Junction is a safe, welcoming, healthy, and accessible city



that builds on its collective character to be a place where opportunity abounds, resources are well-managed, and people are connected and engaged in their community.

**Strategic Outcome Areas:**

- **Placemaking** - Grand Junction catalyzes projects and investments that emphasize people-centric spaces with inclusive infrastructure that promotes vibrant, multi-use environments to ensure people can comfortably live, recreate, and move throughout our community.
- **Safe and Healthy** - Grand Junction public safety departments are exemplary providers of police, fire and emergency medical services and work in close collaboration with community partners to ensure a safe and healthy community.
- **Thriving and Vibrant** - Grand Junction is recognized for its economic vitality, innovative and visionary policies, intentional growth, talented workforce, and for fostering a thriving environment for all.
- **Resource Stewardship** - Grand Junction is committed to balancing fiscal responsibility and environmental health and fosters a unique blend of natural beauty and urban innovation by maintaining an accessible well-kept environment, enhancing outdoor lifestyle, and preserving community character.
- **Welcoming, Livable, and Engaging** - Grand Junction fosters a sense of belonging, where people are accepted as themselves and have access to the amenities and services they need to thrive, and actively seeks participation from our community.

Once approved, these priorities will be utilized by staff to develop projects, plans and other activities designed to achieve these Outcomes over the next two years. Staff has already begun work developing an implementation matrix to align projects with the five Outcomes and track progress toward completion. Updates will be provided to City Council quarterly.

**FISCAL IMPACT:**

There is no direct fiscal impact resulting from approval of this item.

**SUGGESTED MOTION:**

I move to (adopt/deny) Resolution No. 61-23 adopting the 2023-2025 Strategic Plan.

**Attachments**

1. RES-Strat Plan Approval 20230712
2. Final\_Strategic-Framework 07.06.23

RESOLUTION NO. \_\_-23

**A RESOLUTION ADOPTING AND APPROVING THE 2023-2025 GRAND JUNCTION STRATEGIC PLAN**

RECITALS:

Following the bi-annual election and seating of new City Council members the City as a matter of course reviews and updates its *Strategic Plan*. The *Strategic Plan (Plan)* is a tool that can be used during the next two years by City Council and the City staff to guide goal setting, strategy and implementation of important City Council objectives.

The *Plan* identifies the most important work of the City and what work the City Council determines needs to be done. The *Plan* will help to inform the City Council and City staff on what programs and services are being provided, those that may be needed, and/or those may need to be changed; as it is implemented the *Plan* will help to establish the City's vision and set direction for outcomes for the City's programs and services.

The *Plan*, and the implementation of it, together with the City's Comprehensive Plan, are critical to affirmatively setting the direction of the City for the next two years, and for years to come.

Raftelis local government consulting group was selected and has capably provided consulting and facilitation services for the development of the 2023-2025 Plan. The initial *Strategic Plan Framework, Vision Statement and Strategic Outcome Areas* have been developed, and the City Council held a governance retreat and strategic planning work session in support of the development of the same. That work has contributed to the development of the *Plan* which defines the "what"; with the "how" being determined by allocation of financial resources by the City Council through adoption of the City's budget, and the dedication of the time and talent of the City staff to achieving the *Plan's Strategic Outcome Areas*

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

That the City Council hereby adopts the 2023-2025 Strategic Plan Framework, Vision Statement and Strategic Outcome Areas (*Plan*).

All actions heretofore taken by the City Council and the City Staff relating to the *Plan* are hereby ratified, approved, and confirmed, and

BE IT FURTHER RESOLVED

that the Staff of the City is hereby authorized and directed to take all actions necessary or appropriate to effectuate the provisions of the *Plan* and to develop strategies, approaches, and processes to implement the *Plan*.

By and with this Resolution the City Council extends its thanks and appreciation to Raftelis for his assistance with the preparation of the *Plan*.

PASSED and ADOPTED this 19<sup>th</sup> day of July 2023.

\_\_\_\_\_  
Anna M. Stout  
President of the City Council

ATTEST:

\_\_\_\_\_  
Amy Phillips  
City Clerk



# Grand Junction

## Strategic Framework

### Vision Statement:

Grand Junction is a safe, welcoming, healthy, and accessible city that builds on its collective character to be a place where opportunity abounds, resources are well-managed, and people are connected and engaged in their community.



### Strategic Outcome Areas:



#### Placemaking

Grand Junction catalyzes projects and investments that emphasize people-centric spaces with inclusive infrastructure that promotes vibrant, multi-use environments to ensure people can comfortably live, recreate, and move throughout our community.



#### Safe and Healthy

Grand Junction public safety departments are exemplary providers of police, fire and emergency medical services and work in close collaboration with community partners to ensure a safe and healthy community.



#### Thriving and Vibrant

Grand Junction is recognized for its economic vitality, innovative and visionary policies, intentional growth, talented workforce, and for fostering a thriving environment for all.



#### Resource Stewardship

Grand Junction is committed to balancing fiscal responsibility and environmental health and fosters a unique blend of natural beauty and urban innovation by maintaining an accessible well-kept environment, enhancing outdoor living, and preserving community character.



#### Welcoming, Livable, and Engaging

Grand Junction fosters a sense of belonging, where people are accepted as themselves and have access to the amenities and services they need to thrive, and actively seeks participation from our community.