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**CITY COUNCIL AGENDA
WEDNESDAY, SEPTEMBER 4, 2024
250 NORTH 5TH STREET - AUDITORIUM
5:30 PM – REGULAR MEETING**

Call to Order, Pledge of Allegiance, Moment of Silence

Proclamations

Proclaiming September 4-8, 2024, as PRIDE Fest in the City of Grand Junction

Proclaiming September 4, 2024, as Sister City Day in the City of Grand Junction

Proclaiming September as Hispanic Heritage Month in the City of Grand Junction

Public 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.

The public has four options to provide Public 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, September 4, 2024 or 4) submitting comments [online](#) until noon on Wednesday, September 4, 2024 by completing this form. Please reference the agenda item and all comments will be forwarded to City Council.

City Manager Report

Boards and Commission Liaison 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 August 19, 2024 Special Meeting Executive Session
- b. Summary of the August 19, 2024, Workshop
- c. Minutes of the August 21, 2024, Regular Meeting

2. Set Public Hearings

- a. Legislative
 - i. Introduction of an Ordinance for Supplemental Appropriations and Setting a Public Hearing on September 18, 2024
 - ii. An Ordinance Re-Adopting Ordinance 4973 and Amending the Sunset Clause For Use of Utility Type Vehicles (UTV's) on Segments of Horizon Drive, H Road and 27 1/4 Road in the City of Grand Junction and Setting a Public Hearing for September 18, 2024
- b. Quasi-judicial
 - i. Introduction of an Ordinance Vacating Approximately 0.25 Acres of N 15th Street Right-of-way, Located Between G Road and Horizon Drive, and Setting a Public Hearing for September 18, 2024
 - ii. A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, Exercising Land Use Control, and Introducing Proposed Annexation Ordinance for the Gutierrez Annexation of 6.43 acres, Located on an unaddressed property that lies between and abuts 3070 I-70 Business Loop on the east and 3064 I-70 Frontage Road on the west and lies south of E 1/4 Road and north of I-70 Business Frontage Road and to set a Public Hearing for October 16, 2024.

3. Procurements

- a. Contract Approval for the Multi-Year Purchase Agreement, Subject to Annual and Supplemental Budget Appropriation from the E-911 Fund for the Carbyne 911-Hosted Phone Solution

4. Resolutions

- a. A Resolution Naming F 1/2 Road Parkway Four Canyons Parkway
- b. A Resolution Authorizing the Interim City Manager to Submit a Grant Request to the Mesa County Federal Mineral Lease District for Fire

Training Infrastructure Improvements at the Colorado Law Enforcement
Training Center

REGULAR AGENDA

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

5. Agreements

- a. I-70 at 29 Interchange Road Intergovernmental Agreement

6. Non-Scheduled Comments

This is the opportunity for individuals to speak to City Council about items on tonight's agenda and time may be used to address City Council about items that were discussed at a previous City Council Workshop.

7. Other Business

8. Adjournment

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY August 19, 2024

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

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

Staff present: Interim City Manager Andrea Phillips, City Attorney John Shaver, Assistant to the City Manager Johnny McFarland, General Services Director Jay Valentine, Community Development Director Tamra Allen, Mobility Planner Henry Brown (Virtual), Parks and Recreation Director Ken Sherbenou, Engineering and Transportation Director Trent Prall, Finance Director Jennifer Tomaszewski, and City Clerk Selestina Sandoval.

1. Discussion Topics

a. Avalon Theatre Presentation

Debbie Kovalik and Matt Thornton from the Avalon Theatre Foundation Board, along with Maria Rainsdon, the General Manager for OVG360, provided City Council with an update regarding their recent and future activities and needs.

The Avalon Theatre, established over a century ago, has evolved from a community cornerstone to a venue in need of modernization to remain competitive. Key historical milestones included its acquisition by the city in the early 1990s and various renovations funded by the Downtown Development Authority (DDA) and community donations.

The theatre has received upgrades like a digital marquee, a new sound system, and ADA-compliant facilities. However, additional improvements are necessary, including a new sound system, updated theatrical lighting, and backstage amenities. The Avalon faces competition from newer venues, such as the state-of-the-art Colorado Mesa University (CMU) Theatre. The Avalon's ability to attract high-profile acts is limited by outdated equipment and infrastructure. They requested continued financial support from the city, specifically \$100,000 for 2025, to expand community grants, upgrade facilities, and maintain the theatre as a cultural hub.

b. Shared Micromobility (e-scooter) Pilot Study

Grand Junction's 18-month Shared Micromobility Pilot began on May 16, 2023, and will expire on November 16, 2024, if no further action is taken. Mobility Planner Henry Brown presented an update on utilization and proposed system changes.

The pilot program launched in May 2023 with the goal of integrating shared micro-mobility (e-scooters) into the city's transportation network. The program has seen over 200,000 miles of travel, primarily between downtown, CMU, and the riverfront.

While the program has been generally successful, some concerns were raised about cluttered sidewalks, safety issues, and accessibility for unbanked users. Additionally, there is interest in expanding the program to underserved areas, including the airport and Horizon Drive.

Staff recommended extending the pilot through the end of 2024 or until a permanent permitting process is established. This extension would allow for further refinement of the program, including improving parking infrastructure and potentially expanding the service area. Council expressed support for the pilot's continuation and agreed to the handling of the extension administratively.

c. Whitman Park Final Schematic Design Presentation

Schematic design including cost estimates for the renovation of Whitman Park is complete. The selected design team, led by DTJ Design, facilitated the public process that drove the resultant schematic design. The first round of the in-person public process occurred on April 1 and 2. Along with that productive round of public meetings, a survey was sent and posted to [EngageGJ.org](https://www.engagegj.org) and 940 surveys were completed. This reflects a tremendous amount of community interest in the future design of Whitman and informed the final schematic design. Three concepts were presented to the community in the next round of public engagement on May 13 and 14, including a Council workshop. This additional public process included focus groups with all individuals who expressed an interest in this project, various stakeholders, the Parks and Recreation Advisory Board (PRAB) and a community-wide public meeting.

Following the presentation of the three concept designs, from the feedback provided, a preferred design concept emerged. Two concepts were fused into a final schematic design, which included cost estimates. A strategy that includes phases for the project will also be provided at the workshop and enable the renovation given that City resources need to be balanced with other key projects. The final design balances event-driven amenities with attractive drop-in amenities to ensure a busy park throughout the day. With all the new residents downtown, including those at the Junction and the Terminal (still in development stages), it is expected this will be used by nearby residents as well as the broader community as a part of visits to downtown. For example, should this renovation move forward, Downtown Grand Junction is discussing the possibility of holding the tree lighting ceremony in Whitman. If renovated, it would become a true urban park with a high concentration of amenities in an efficiently laid out design. This is all intended to maximize the use of space while still protecting and ensuring broad public enjoyment and benefit of the mature tree canopy.

Parks and Recreation Director Ken Sherbenou gave an introduction, and representatives from DTJ Design presented the schematic design. They explained that Whitman Park is slated for a major renovation to transform it into a key downtown green space. The park's redesign is part of a broader effort to revitalize the area, complementing nearby developments like the Junction Project and the Terminal Project.

The design process included extensive community input, with over 900 survey responses. Key concerns from the public included safety, lighting, and maintaining the park's mature tree canopy. Design Features: The proposed design includes enhanced lighting, improved safety features, and preservation of the existing tree canopy. The park is intended to serve as a vibrant, accessible space for both local residents and downtown visitors.

Due to budget constraints, the project will be developed in phases. The initial phase will be funded through existing parks and recreation resources, with future phases dependent on additional funding.

The council acknowledged the importance of the project and supported the phased approach, emphasizing the need to secure funding for subsequent phases.

d. Request for City Contribution to Liberty Apartments Project by Aspire Residential, LLC

Aspire Residential LLC (“Developer”), represented by John Gargas, requested the City assist in funding a 192-unit apartment complex called Liberty Apartments located at 2651 Stacy Drive. The Developer is requesting a total contribution from the City of \$1,723,186, of which \$715,000 would purchase the land, \$625,248 would pay the project’s impact fees, and \$382,938 would go toward relocating a drainage ditch on the property.

Aspire Residential, LLC, presented a request for a city contribution to the Liberty Apartments Project, a development aimed at providing affordable housing in the city. Aspire Residential outlined the project’s scope, including the number of units and the anticipated impact on the local community. They outlined their request for financial support from the city to help cover development costs and ensure the project’s viability. The specifics of the request, including the amount and proposed use of funds, were discussed.

The Council considered the request in the context of the city’s budget and ongoing commitments to other projects. The discussion highlighted the importance of affordable housing but also the need to balance financial support across various initiatives.

e. I-70 at 29 Interchange Road Intergovernmental Agreement

Mesa County and the City of Grand Junction have been collaboratively developing the 29 Road corridor as a major arterial for more than 25 years. More recently, staff has been working with the Federal Highway Administration (FHWA) and Colorado Department of Transportation (CDOT) on the planning, environmental, and permitting components for the proposed interchange with I-70. Colorado State Transportation Commission approval will be sought later this summer, followed by FHWA consideration/approval of the Interstate Access Request this fall.

The funding strategy for the interchange is an important consideration for the City Council. If the City Council commits to the proposed draft intergovernmental agreement (IGA), the City will agree, subject to annual appropriation, to participate in the repayment of the \$80 million debt necessary to build the project. The IGA is an important step in Mesa County’s consideration of referring a ballot measure to the November 5, 2024, election. That ballot measure, if approved by the voters, will be for the issuance of bonds to finance the I-70 Interchange at 29 Road and the associated reconstruction of 29 Road from the interchange to Patterson Road. The IGA draft is attached.

The discussion focused on the terms of the IGA, the roles and responsibilities of each party, and the anticipated benefits of the interchange improvements. The project aims to enhance traffic flow and safety at a key intersection in the city. The Council provided feedback on the agreement and discussed potential adjustments to ensure the project aligns with the city’s transportation goals. There was general consensus on moving forward with the agreement to a regular meeting for consideration.

2. Council Communication

Mayor Herman gave an update on Orchard Mesa Pool discussions with Mesa County Valley School District #51. He noted the escrow they requested from the City increased from \$100,000 to \$200,000.

3. Next Workshop Topics

Topics for future workshops were briefly discussed, noting that due to the September 2nd meeting being canceled due to the Labor Day holiday, a special workshop had been scheduled for September 9th.

4. Other Business

Councilmembers discussed the City Manager search process, specifically concerning a proposed meet-and-greet event for candidates. The intent was to create an opportunity for the public and city staff to interact with the candidates. The Councilmembers discussed the structure of the event, whether to include a feedback mechanism and the transparency of the process. There will be two sessions, one for city staff and Stakeholders and another for the general public.

The conversation also briefly touches on other business, such as a potential joint meeting with County Commissioners and vacancies on various boards.

5. Adjournment

There being no further business, the Workshop adjourned at 9:44 p.m.

Grand Junction City Council
Minutes of the Regular Meeting
August 21, 2024

Call to Order, Pledge of Allegiance, Moment of Silence

The City Council of the City of Grand Junction convened into regular session on the 21st day of August 2024, at 5:33 p.m. Those present were Councilmembers Scott Beilfuss, Jason Nguyen, Dennis Simpson, Cody Kennedy (via virtual meeting platform), Council President Pro Tem Randall Reitz and Council President Abram Herman.

Councilmember Anna Stout was absent.

Also present were Interim City Manager Andrea Phillips, City Attorney John Shaver, Planning Supervisor Niki Galehouse, Community Development Director Tamra Allen, Engineering & Transportation Director Trent Prall, City Clerk Selestina Sandoval, and Deputy City Clerk Misty Williams.

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

Public Comments

Public comments were heard from Clare van Montfrans, Ruth Kinnett, Ash Zolton, LuAnn Harrah, CJ Patch, Paul Watson, Benaiah Adams, Lisa Fry, Gregg Palmer, Greg Haitz, Craig Robillard, Ben Calvert, Ian Thomas, Gary Criss, Casey Ditmer, Nikki Hunn Jervis, Adam Deitrich, Eloy Alcon, Kevin Cole, Brad McCloud, Randy Spydell, Kasey Smolha, Shirley Clements (comment to be emailed to Council), Joanne Specht, Brandon James Miller and Mary Redeker.

Interim City Manager Report

Interim City Manager Andrea Phillips did not have a report for Council.

Boards and Commission Liaison Reports

Councilmember Nguyen shared information on a traffic engineering symposium that will be taking place next week.

Councilmember Beilfuss reported on a tour of the National Guard facility, Historic Preservation Committee, the Homeless Coalition, and the Access and Mobility Committee for the Homeless.

Councilmember Kennedy also reported on the National Guard tour, as well as notable highlights from the Grand Junction Regional Airport Authority board meeting.

Council President Herman shared a report on PRAB projects, a meeting with the Consul General from the Canadian Embassy in Denver, and the upcoming visit of the Consul General of the Mexican Embassy to the City of Grand Junction.

CONSENT AGENDA

1. Approval of Minutes

- a. Minutes of the August 7, 2024, Regular Meeting

2. Resolutions

- a. A Resolution Authorizing the City to Approve a Grant Offer in the amount of \$5,839,002 as a Co-sponsor with the Grand Junction Regional Airport Authority for the Runway 12/30 Relocation Program Grading and Drainage Construction
- b. A Resolution Authorizing the City to Approve a Grant Offer in the amount of \$16,100,920 as a Co-sponsor with the Grand Junction Regional Airport Authority for the Runway 12/30 Relocation Program Pavement Subbase Schedule 2 Construction
- c. A Resolution Authorizing the City to Approve a Grant Offer in the amount of \$11,321,229 for the Runway 12/30 Relocation Program, Pavement Subbase Schedule 1 Construction as a Co-sponsor with the Grand Junction Regional Airport Authority
- d. A Resolution Authorizing the GJRAA to accept an FAA AIP Grant for the 12/30 Relocation Project for Pavement Subbase Construction Schedule 2 for Second Portion Consistent with the Language in the AIP 83 Grant Agreement as Co-sponsor with the Grand Junction Regional Airport Authority and to Execute the Co-Sponsorship Agreement when Received
- e. A Resolution Determining the Necessity of and Authorizing the Acquisition of Certain Property and Property Interests by Condemnation for Improvements to the Area at and near the Intersection of Ute Avenue 1st and 2nd Streets for Public Facilities of the City of Grand Junction on the Property to be Acquired

Council President Pro Tem Reitz moved, and Councilmember Simpson seconded to adopt Consent Agenda Items #1- #2. Motion carried by unanimous voice vote.

REGULAR AGENDA

Other Business

a. Orchard Mesa Pool IGA Discussion

Interim City Manager Andrea Phillips gave a brief summary regarding the Intergovernmental Agreement (IGA) being presented in draft form to Council. Council President Herman, Attorney John Shaver, and Interim City Manager Andrea Phillips have been meeting with representatives from the Mesa County Valley School District 51 (District) to discuss an agreement to keep the pool operational through the next two years. Several possibilities for the future of the pool and the site that have been discussed. The purpose of the agreement is to work with the District to ensure an additional two years of operation of the pool to keep it open to the community until future actions can be determined by the Council.

The IGA contemplates the District retaining ownership of the site and building. The City of Grand Junction (City) would assume operational costs and utilities costs for the pool building during the term of the agreement. The City would continue to staff and operate the facility as it has for many years. The District would take action to abate the asbestos in the band room/gym and demolish that part of the facility in the near term.

Comments were heard from Council President Herman, explaining the project, its time frame and the work that has been done to establish the IGA for this project. Comments were also heard from Councilmember Kennedy, Councilmember Beilfuss, Council President Pro Tem Reitz, Councilmember Simpson, and City Attorney John Shaver.

The public hearing opened at 7:17 pm.

No comments were made.

The public hearing closed at 7:17 pm.

Council President Herman will meet with District representatives to discuss any changes necessary to the IGA, after which it will return to Council for formal action, potentially at the September 4th, 2024, City Council meeting.

Public Hearings

4a.i. An Ordinance Amending Title 21 Zoning and Development Code to Create a New Land Use Category for Interim Housing, to Create Temporary Use and Structure Standards for Interim Housing, and to Create a New Public Hearing Process for an Extended Temporary Use Permit

Community Development Director Tamra Allen introduced Ordinance No. 5229, amending Title 21 Zoning and Development Code to create a new land use category for interim housing.

As part of the Unhoused Needs Assessment, the community has identified that interim housing in the form of temporary shelter may serve as an important part of the housing continuum and is not a land use or structure contemplated by the existing Zoning and Development Code. An Interim Housing strategy has two primary components - regulations and programming. The current Zoning & Development Code does not include Interim Housing as a use. Before the City can begin the programming, which includes considerations related to funding, location, and day-to-day site operations, regulations must be established so the use category (which will be defined by and through the regulations) may be considered.

Elizabeth Garvin (appearing virtually), shared a slideshow presentation on Interim Housing.

Planning Manager Niki Galehouse was available to answer questions.

Comments were heard from Councilmember Kennedy, Councilmember Beilfuss, Council President Pro Tem Reitz, Councilmember Nguyen, and Council President Herman.

The public hearing opened at 7:53 pm.

Comments were heard from Sandra Oldowsky, Stephanie Vasquez, Christen Sidell, Shane Ready, Jim Certsigner, Jade Beachum, and Christina Gumbuyer.

The public hearing closed at 8:09 pm.

Closing comments were heard from Council President Herman and Councilmembers Simpson, Kennedy, and Beilfuss.

Council President Pro Tem Reitz moved, and Councilmember Nguyen seconded to adopt Ordinance No. 5229, an ordinance amending Title 21 zoning and development code to create a new land use category for interim housing, to create temporary use and structure standards for interim housing, and to create a new public hearing process for an extended

temporary use permit on final passage and ordered final publication in pamphlet form. Motion carried by unanimous roll call vote.

Other Action Items

5a. D 1/2 Road from 29 1/4 to 30 Road Undergrounding

Engineering & Transportation Director Trent Prall gave Council a presentation on the undergrounding D 1/2 Road from 29 1/4 to 30 Road and was available to answer questions from Council.

D 1/2 Road from 29 1/4 to 30 Road is nearing construction as one of the Transportation Capacity Expansion projects. Council input is sought on whether to underground utilities or not so Xcel can move forward with ordering equipment with long lead times for either aerial or underground. Engineering & Transportation Director gave the pros and cons of undergrounding utilities vs traditional overhead power lines.

Comments and questions were heard from Council President Herman, Councilmembers Simpson and Beilfuss.

The public comment opened at 8:40 pm.

No comments were made.

The public comment closed at 8:40 pm.

Councilmember Kennedy moved and Councilmember Simpson seconded to not adopt the proposed undergrounding project on D 1/2 Road from 29 1/4 to 30 Road and that the City Manager not be directed to utilize approximately \$600,000 from General Fund reserves for the project. Motion carried by unanimous roll call vote.

Non-Scheduled Comments

No comments were made.

Other Business

Council President Herman announced that the candidates for the City Manager position will be announced on August 26, 2024.

He also received a request from Mesa County to be part of their Building Advisory Committee and he voiced interest in filling that position.

He requested to be appointed the liaison for the City of Grand Junction to the Mesa County Building Advisory Committee.

Councilmember Simpson moved to nominate Council President Herman to the Building Advisory committee, seconded by Councilmember Nguyen. Motion carried by unanimous voice vote.

Adjournment

The meeting adjourned at 8:44 pm.

Selestina Sandoval, CMC
City Clerk





Grand Junction City Council

Regular Session

Item #2.a.

Meeting Date: September 4, 2024

Presented By:

Department: City Clerk

Submitted By:

Information

SUBJECT:

Legislative

RECOMMENDATION:

EXECUTIVE SUMMARY:

BACKGROUND OR DETAILED INFORMATION:

FISCAL IMPACT:

SUGGESTED MOTION:

Attachments

None



Grand Junction City Council

Regular Session

Item #2.a.i.

Meeting Date: September 4, 2024

Presented By: Jennifer Tomaszewski, Finance Director, Andrea Phillips, Interim City Manager

Department: Finance

Submitted By: Jennifer Tomaszewski, Finance Director

Information

SUBJECT:

Introduction of an Ordinance for Supplemental Appropriations and Setting a Public Hearing on September 18, 2024

RECOMMENDATION:

Staff recommends setting a hearing on a proposed ordinance making supplemental appropriations to amend the 2024 City of Grand Junction Budget and ordering publication in pamphlet form.

EXECUTIVE SUMMARY:

This supplemental appropriation will provide necessary spending authority for additional funding for the Carbyne 911-Hosted Phone Solution agreement.

BACKGROUND OR DETAILED INFORMATION:

Included in the September 4, 2024, City Council meeting, in a separate agenda item, staff request approval for a multi-year purchase agreement for the Carbyne 911-hosted phone solution system to modernize the Grand Junction Regional Communication Center's 911 capabilities, enhance communication, and improve response times. This appropriation is critical to ensure the timely implementation of the new system, which is essential for maintaining and enhancing emergency response capabilities. The required supplemental appropriation is \$513,000 funded from the E-911 Fund reserves. This new spending will reduce the available fund balance in the E-911 Fund, which is now estimated to be \$5.9 million at the end of 2024. The reserves from the E-911 Fund will be transferred to the Communications Center Fund, which will incur the expenses.

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 Grant Junction. The appropriation ordinance is consistent with, and as proposed for adoption, reflective of lawful and proper governmental accounting practices and is supported by the supplementary documents incorporated by reference above.

This new spending for the Carbyne 911-Hosted Phone Solution agreement will be a reduction of the available fund balance in the E-911 Fund, which is now estimated to be \$5.9 million at the end of 2024.

SUGGESTED MOTION:

I move to introduce an ordinance making the supplemental appropriations to the 2024 Budget of the City of Grand Junction, Colorado for the year beginning January 1, 2024 and ending December 31, 2024 to set a public hearing for September 18, 2024 and order publication in pamphlet form.

Attachments

1. 2024 Supplemental Appropriation Ordinance First Reading, September 4, 2024

ORDINANCE NO. ____

AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS TO THE 2024 BUDGET OF THE CITY OF GRAND JUNCTION, COLORADO BEGINNING JANUARY 1, 2024, AND ENDING DECEMBER 31, 2024

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, 2024, to be expended from such funds as follows:

Fund Name	Fund #	Appropriation
E-911 Fund	101	\$ 513,000
Communications Center Fund	405	\$ 513,000

INTRODUCED AND ORDERED PUBLISHED IN PAMPHLET FORM this ____ day of September 2024.

TO BE PASSED AND ADOPTED AND ORDERED PUBLISHED IN PAMPHLET FORM this _____ day of September, 2024

President of the Council

Attest:

City Clerk



Grand Junction City Council

Regular Session

Item #2.a.ii.

Meeting Date: September 4, 2024
Presented By: John Shaver, City Attorney
Department: City Attorney
Submitted By: John Shaver

Information

SUBJECT:

An Ordinance Re-Adopting Ordinance 4973 and Amending the Sunset Clause For Use of Utility Type Vehicles (UTV's) on Segments of Horizon Drive, H Road and 27 1/4 Road in the City of Grand Junction and Setting a Public Hearing for September 18, 2024

RECOMMENDATION:

Approval of the ordinance on first reading and setting the public hearing for September 18, 2024.

EXECUTIVE SUMMARY:

In 2021, the City Council adopted Ordinance 4973 which extended the findings made and permissions granted with Ordinance 4859. Ordinance 4973 included a sunset clause by which the effectiveness of Ordinance 4973 was to be considered and whether the findings made and permissions granted were consistent with the general health, safety, and welfare of the residents of the City. The City Council has determined that the re-adoption of this Ordinance to again extend the use of the streets as provided in 4973 is proper. This ordinance proposes a re-adoption of Ordinance 4973 with an amendment extending the sunset thereof for an additional five years, *nunc pro tunc*, to February 1, 2024.

The proprietor of Adrenaline Driven Adventure Company has requested an extension with no sunset. The business' letter is attached.

BACKGROUND OR DETAILED INFORMATION:

In 2019, Adrenaline Driven Adventure Company, a business located at 750 1/2 Horizon Drive that rents off-highway vehicles, requested the City Council to allow limited and specific use of certain City Streets to gain access to public lands North and East of the

City. Colorado law allows a local jurisdiction to regulate the operation of off-highway vehicles on, *inter alia*, streets and highways within its jurisdiction, but not streets or roads that are part of the State or Federal highway system. The City Council adopted Ordinance 4859, which allowed the use of utility-type vehicles (UTV) on segments of Horizon Drive, H Road, and 27¼ Road in the City subject to certain conditions established by the ordinance.

In 2021, the City Council adopted Ordinance 4973 which extended the findings made and permissions granted with Ordinance 4859. Ordinance 4973 included a sunset clause by which the effectiveness of Ordinance 4973 was to be considered and whether the findings made and permissions granted were consistent with the general health, safety, and welfare of the residents of the City. The City Council has determined that the re-adoption of this Ordinance to again extend the use of the streets as provided in 4973 is proper. This ordinance proposes a re-adoption of Ordinance 4973 with an amendment extending the sunset thereof for an additional five years, *nunc pro tunc*, to February 1, 2024.

FISCAL IMPACT:

The fiscal impact of adoption of the ordinance is negligible; the permits fees charged help to offset the inspection and oversight costs.

SUGGESTED MOTION:

I move to introduce an ordinance readopting Ordinance 4973 and amending the sunset clause for the upset of utility vehicles on certain City streets and subject to certain conditions, and set a public hearing for September 18, 2024.

Attachments

1. Ltr of Extension-Adrenaline Driven Adventure-08282024
2. ORD-UTVs 20240828

Adrenaline Driven Adventure Company
750 ¼ Horizon Drive
Grand Junction, Colorado 81506
Ph: (970)623-3888

Letter of Extension for Adrenaline Driven Adventure Company UTV Rentals & Tours

Request to Grand Junction City Attorney, John Shaver, and City Council Members

Subject: Extension of Grand Junction City UTV Permit for Adrenaline Driven Adventure Co.

Dear John Shaver, City Attorney, and City Council Members,

I hope this letter finds you well. We are writing on behalf of Adrenaline Driven Adventure Company to request an extension for the UTV permit that falls under City Ordinances: Ord. 4973, 1-6-21; Ord. 4859, 6-17-19; and 10.04.109.8 Utility Type Vehicles.

Adrenaline Driven Adventure Company has been offering off-roading adventure tours and rentals in Grand Junction, Colorado for the past 6 years. Over the years, we have gained a strong reputation for providing safe and memorable experiences to our valued customers. Our UTV tours have been enjoyed by numerous individuals, families, and groups, contributing to the economic vitality of our community.

As the expiration date of the UTV permit has expired, Adrenaline Driven Adventure Company would like to request an indefinite extension of the permit. We believe that our business has a positive impact on the local tourism industry and contributes to the overall enjoyment of our community.

Additionally, we kindly request that there be no sunset clause included in the permit extension. Having a sunset clause would place unnecessary restrictions on our business, limiting our ability to plan for future operations and investments. By granting an indefinite expiration date, we can continue to operate freely and establish long-term partnerships with our customers and suppliers.

We are confident that our UTV tours and rentals abide by all the necessary regulations and guidelines set by the City of Grand Junction. Our guides and vehicles are regularly inspected by Grand Junction City Police Department Officer Ferguson and maintained by Polaris Certified Technicians to ensure all safety standards are met. We value our commitment to being a responsible member of the community and strive to ensure the safety and enjoyment of all who participate in our tours & rentals.

We appreciate your attention to this matter and look forward to your favorable consideration. Should you require any additional information or documentation to support this request, please do not hesitate to reach out to us.

Thank you for your time and consideration.

Sincerely,
Lewis & Kelli Baker
Owners

ORDINANCE NO. _____

AN ORDINANCE RE-ADOPTING ORDINANCE 4973 AND AMENDING THE SUNSET CLAUSE FOR USE OF UTILITY TYPE VEHICLES (UTV'S) ON SEGMENTS OF HORIZON DRIVE, H ROAD AND 27 ¼ ROAD IN THE CITY OF GRAND JUNCTION

RECITALS:

In 2019, Adrenaline Driven Adventure Company ("Business" or "the Business"), a business located at 750 ½ Horizon Drive that rents off-highway vehicles requested City Council to allow limited and specific use of certain City streets to gain access to public lands North and East of the City. Colorado law allows a local jurisdiction to regulate the operation of off-highway vehicles on, *inter alia*, streets and highways within its jurisdiction, but not streets or roads which are part of the State or Federal highway system.

On June 17, 2019, City Council adopted Ordinance 4859 which allowed the use of utility type vehicles (UTV'S) on segments of Horizon Drive, H Road and 27¼ Road in the City of Grand Junction subject to certain conditions established by the Ordinance. Specifically, the Grand Junction Municipal Code ("GJMC") was amended to include §10.04.109.8 which provides the rules and restrictions for operation of UTV's on the designated City streets.

On January 6, 2021, City Council adopted Ordinance 4973 which extended the findings made and permissions granted with Ordinance 4859. Ordinance 4973 included a sunset clause by which the effectiveness of Ordinance 4973 was to be considered and whether the findings made, and permissions granted, were consistent with the general health, safety and welfare of the residents of the City. The City Council has determined that re-adoption of an Ordinance to extend the use of the streets as provided in Ordinance 4973 is proper.

This Ordinance proposes a re-adoption of Ordinance 4973 with an amendment extending the sunset thereof for an additional five years, *nunc pro tunc*, to February 1, 2024.

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

That the foregoing Recitals are incorporated and made as finding if the City Council and that the GJMC is hereby amended to include the re-adoption Chapter 10.04.109.8 which shall read as follows:

1. Definition. For the purposes of this section, "UTV" means any recreational vehicle designed for and capable of travel over unimproved terrain, traveling on four or more tires, having a width of 70 inches or less and having side by side seating with a steering wheel for operation. A UTV does not include an all-terrain

vehicle, a motorcycle or a snowmobile. (An ATV means a recreational vehicle 52 inches or less in width traveling on three or more low pressure tires with a seat designed to be straddled by the operator and designed for or capable of travel over unimproved terrain.)

2. Boundary. A UTV may be driven on Horizon Drive East of 1-70, H Road to 271/4 Road and 271/4 Road North of H Road, which are the *Allowed Streets*; UTV's are not permitted on Horizon Drive East of 1-70 and Crossroads Boulevard to 271/4 Road. No UTV may be operated on any other street, road, alley, path or trail, including but not limited to the Riverfront Trail, within the City limits of Grand Junction, including any state or federal highways.

3. Rules and Restrictions.

(a) No person shall operate a UTV in the City of Grand Junction except on *Allowed Streets* and then only if:

(i) the UTV is equipped at a minimum with one or more DOT approved headlamps; and one or more tail lamps; and no less than one rear view mirror; and a horn or an audible warning device emitting no less than 55 dB; and a steering wheel; and a foot controlled accelerator; and a foot brake/braking system; electric turn signals with one on each side of the vehicle front and rear; and a windshield unless the operator and front seat passenger wear eye protection while operating the vehicle; and an illuminated speedometer and seats and seatbelts for each occupant. All required equipment must be intact and fully operational if/when the UTV's is operated on *Allowed Streets*; and,

(ii) not operated during the time from 1/2 hour before sunrise to 1/2 hour after sunset; and,

(iii) in a direct route from the Business to public lands open to the public and legally accessible from the *Allowed Streets*; and,

(iv) such person possesses, on the person of the operator, a valid adult driver's license; and,

(v) in a way and/or at a speed which exceeds or impedes the normal flow of traffic; the operator has the affirmative duty to observe all traffic laws; and,

(vi) the operator is not under the influence of, or impaired by, alcohol and/or any drug(s). The definition of, and proof of, intoxication or impairment shall be as set forth in C.R.S. 42-4-1202 *et. seq.* The operator of a UTV that is arrested for operating a UTV while under the influence of or impaired by alcohol and/or drug(s) shall submit to chemical testing as set forth in Title 42 of the Colorado Revised Statutes. Failure to submit to a test as required shall result in the immediate revocation of the operators' driver's license; and,

(vii) the UTV has a current annual inspection and permit from the Grand Junction Police Department, which permit shall be attached to the UTV at all times that the UTV is being operated upon *Allowed Streets* as designated by the City; and,

(viii) such person has, on his/her person, proof of motor vehicle insurance, that is current and provides liability coverage for injury to persons and property; and,

(ix) any violation of the foregoing (3(a)(i)-(viii)) may be cause for the City Council to repeal this ordinance and rescind the approval afforded the Business to sanction operation of UTV's on *Allowed Streets*.

(b) The operator of a UTV on *Allowed Streets* shall comply with all applicable provisions of the traffic code adopted by the City and the State of Colorado. In the event of conflict, the more restrictive law, rule or regulation shall control.

(c) Nothing in this section authorizes the operation of a UTV on rights-of-way under the jurisdiction of Mesa County, it is the duty of each operator of a UTV to ascertain whether a right-of-way is within the City limits.

4. Permit Required. The Police Chief or his designee, after having determined that the UTV and the Business are in compliance with requirements of this Ordinance, will issue an annual permit for each compliant UTV. Such permits will be valid from the date of issuance unless revoked for Just cause. Fees for the permit will be \$50.00 per UTV per year. The City Council may alter such fees by resolution.

5. Inspection. Police officers are authorized to stop a UTV which is being operated on an Allowed Street in the City without probable cause or other reason, at any time, to verify that the operator has a valid permit and to inspect for required safety equipment. The Business shall notify its customers that UTV's are subject to random inspection and that the customers may not assert claims to the contrary.

6. Insurance. The City Council shall, by resolution, establish the minimum requirements of required insurance.

7. Penalties. Any person who violates any provision of this ordinance is guilty of a misdemeanor which is punishable by a fine of up to and including \$500.00.

8. Severability. It is the intention of the City Council that the provisions of this ordinance are not severable. If any provision of this ordinance is declared unconstitutional or invalid by a court of competent jurisdiction such unconstitutionality or invalidity shall invalidate all of the provisions of this ordinance.

9. Sunset Clause. Within sixty days prior to October 15, 2029, or the effective date of this ordinance whichever is later, the City Council shall consider the effectiveness of this ordinance at achieving its stated purposes and protecting the general health, safety and welfare of the residents of the City. Without further

action by the City Council, the terms and provisions of this ordinance shall expire on December 31, 2029, without subsequent action by the City Council.

ALL OTHER PROVISIONS OF TITLE 10 OF THE GRAND JUNCTION MUNICIPAL CODE SHALL REMAIN IN FULL FORCE AND EFFECT.

Introduced on first reading the 4th day of September 2024 and ordered published in pamphlet form.

Adopted on second reading this 18th day of September 2024 and ordered published in pamphlet form.

ATTEST:

Abram Herman
President of the City Council

Selestina Sandoval
City Clerk

DRAFT



Grand Junction City Council

Regular Session

Item #2.b.i.

Meeting Date: September 4, 2024
Presented By: Timothy Lehrbach, Senior Planner
Department: Community Development
Submitted By: Tim Lehrbach, Senior Planner

Information

SUBJECT:

Introduction of an Ordinance Vacating Approximately 0.25 Acres of N 15th Street Right-of-way, Located Between G Road and Horizon Drive, and Setting a Public Hearing for September 18, 2024

RECOMMENDATION:

The Planning Commission heard this request at the August 13, 2024 meeting and voted (7-0) to recommend approval of the request subject to the following conditions:

1. The vacation shall not be effective until the Simple Subdivision, File # SSU-2024-52, is approved.
2. The vacation ordinance shall be void if the above conditions have not been met within two years of the City Council's approval of the vacation.

EXECUTIVE SUMMARY:

The Applicant, EVC Horizon Drive, LLC on behalf of the owner, On The Horizon, LLC, is requesting vacation of approximately 0.25 acres of the N 15th Street right-of-way in anticipation of a future commercial lot split located at 2727 G Road (between G Road, N 15th Street, and Horizon Drive) and the development of a McDonald's fast-food restaurant on Lot 1 of the proposed subdivision. The request to vacate right-of-way is consistent with the City's Comprehensive Plan and Circulation Plan and, as conditioned below, will preserve safe and effective connectivity between G Road and Horizon Drive.

BACKGROUND OR DETAILED INFORMATION:

The subject vacation area of 0.25 acres is located between G Road and Horizon Drive, on the eastern edge of N 15th Street. The original width of right-of-way is 80 feet, with 40 feet on either side of the center line. The 80' of right-of-way was granted to Mesa County via quitclaim deeds by Howard Stewart (Reception No. 813146), Emmanuel Epstein, Kenneth L. Etter and Jimmie L. Etter (Reception No. 813634). In 1993, 14 feet

of right-of-way along the western half of N 15th Street abutting Lot 2 of Horizon Park Subdivision was vacated, resulting in a total right-of-way of 66 feet between G Road and the south end of said subdivision and then 80' of right-of-way south to Horizon Drive.

The property, 2727 G Road, hereafter referred to as the Subject Property, is adjacent to the residential Horizon Park East Subdivision. The proposed plans for the Subject Property are to create a two-lot commercial subdivision with a pad site for a McDonald's fast-food restaurant and a second pad site for future commercial use to-be-determined. The Subject Property is zoned MU-2 (Mixed Use Corridor) and has a land use designation of Commercial per the 2020 One Grand Junction Comprehensive Plan.

A pedestrian trail across Lot 1 of the Simple Subdivision will be required and will facilitate the connectivity which would otherwise occur from the completion of N 15th Street and extension of sidewalk(s) to the Horizon Drive Trail. A shared access drive between G Road and Horizon Drive will ensure connectivity for commercial traffic if and when the proposed commercial uses establish themselves. As a condition of approval, the vacation would not become effective until the Simple Subdivision is approved.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed right-of-way vacation was held on September 13, 2023, in accordance with the Zoning and Development Code in effect at that time. Four members of the public attended the meeting, in addition to the current property owner and two members of city staff. Questions concerned the future development, traffic impact, site access and the development process.

The application for the right-of-way vacation was submitted on January 30, 2024. The 2023 Zoning and Development Code became effective January 23, 2024, and therefore, the application for the vacation was reviewed under the 2023 code as opposed to the earlier code.

Notice was completed consistent with the provisions in Section 21.02.030(g) of the City's 2023 Zoning and Development Code. The Subject Property was posted with application signs on each street frontage on July 24, 2024 (Exhibit 7). Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on August 2, 2024. The notice of the Planning Commission public hearing was published August 4, 2024, in the Grand Junction Daily Sentinel. An opportunity for public comment was held between August 6 and August 12, 2024, through the GJSpeaks platform. A public hearing was held at the August 13, 2024 meeting of the Planning Commission.

ANALYSIS

The criteria for review are set forth in Section 21.02.050(o) of the 2023 Zoning and Development Code. The purpose of this section is to permit the vacation of surplus

rights-of-way and/or easements. The vacation of the right-of-way or easement shall conform to the following:

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

The request to vacate 0.25 acres of existing public right-of-way does not conflict with the Comprehensive Plan, Grand Junction Circulation Plan, or other adopted plans and policies of the City. The vacation of this right-of-way will have no impact on public facilities or services, as comparable circulation for commercial traffic will be available through the shared access drive between G Road and Horizon Drive via the Subject Property if and when a commercial use establishes itself via the Major Site Plan process. If such commercial uses are not established, existing conditions remain sufficient to serve the Horizon Park East subdivision.

The Grand Junction Circulation Plan identifies N 15th Street as an urban residential street, and per the Transportation Engineering Design Standards (TEDS) Manual, only 46 feet of right-of-way is needed, with a 28-foot asphalt section and an attached 6-foot sidewalk to the east. The proposed vacation seeks to vacate 20 feet of right-of-way, resulting in a total remaining right-of-way width of 46 feet, which complies with the urban residential cross-section. Furthermore, the vacation request is consistent with the following goals and policies of the Comprehensive Plan:

Principal 3: Responsible and Managed Growth

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

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

Therefore, staff finds that this criterion is met.

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

The property has three frontages along N 15th St, G Road and Horizon Drive and will, therefore, not be landlocked. Additionally, the vacation request is to narrow the N 15th Street right-of-way, and the property at 2727 G Rd would still retain frontage along N 15th Street.

Therefore, staff finds that this criterion is met.

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

The neighboring residential Horizon Park East Subdivision will retain access to G

Road via the northern half of N 15th Street. As previously stated, N 15th Street is an urban residential street which only requires 46 feet of right-of-way. A through street with the full 66–80 feet of existing right-of-way is unnecessary to support the traffic demands of a 22-lot single-family residential subdivision. The property at 691 Horizon Drive currently fronts the un-built portion of N 15th Street. This property is part of the Safeway At Horizon Park and has cross access easements providing that lot with legal access across the other lots in the subdivision to Horizon Drive. Additionally, should 691 Horizon ever redevelop and require access to N 15th St, the partial vacation request leaves 60 feet of right-of-way south of the Horizon Park East Subdivision, which will be retained as ROW and is adequate for a future street if needed.

Therefore, staff finds that this criterion is met.

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

There will be no adverse impact to public facilities and services. Only 20 feet of the existing 66 feet of N 15th Street right-of-way between G Road and the southern edge of the Horizon Park East Subdivision will be vacated, resulting in 46 feet of total right-of-way being retained in that stretch of N 15th Street. There is currently an 8-inch sanitary sewer line and an 8-inch Ute water line in that roadway segment of N 15th Street. These utilities are not within the proposed vacation area.

Between the south end of the Horizon Park East Subdivision and Horizon Drive segment of N 15th Street, there is a total of 80 feet of existing right-of-way. The proposed 20-foot right-of-way vacation would result in 60 feet of retained right-of-way. There are currently no public utilities within this segment of N 15th Street. Additionally, the vacation terminates at the edge of where the Horizon Drive right-of-way begins and does not include any portion of the public trail along Horizon Drive. Therefore, the vacation will not impact existing pedestrian facilities.

No objections to the vacation proposal were received from other review agencies.

Therefore, staff finds that this criterion is met.

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

Neither City staff nor utility providers have identified that this request will inhibit the provision of adequate public facilities and services. As mentioned previously,

all public utilities in the N 15th Street roadway are outside the proposed vacation area. The reduced 46 feet of right-of-way will continue to meet the traffic needs of the 22-lot Horizon Park East subdivision.

Furthermore, subdivision and site development will facilitate locating adequate public facilities and services to serve the Subject Property, including the shared access drive (via the latter process) for commercial traffic once the proposed commercial uses are established. This shared access will connect G Road to Horizon Drive. This proposal would require two access points on G Road and Horizon Drive, which are both classified as minor arterial streets, as opposed to N 15th Street, which is the lower order street. Two TEDS Exceptions (file # TED-2024-448) were requested for access to higher-order streets and for more than one access point. Supporting documentation, including a Traffic Impact Study conducted by the applicant for the Simple Subdivision, was reviewed by the TEDS Committee and approved on July 23, 2024 (Exhibit 6).

Adequate public facilities exist for present conditions and will exist for future conditions as conditioned on the approval of the Simple Subdivision and its associated construction of the shared access drive and pedestrian trail.

Therefore, staff finds that this criterion is met.

6. The proposal shall not hinder public and City functions.

As explained in previous sections, the proposal will not hinder public and City functions since the reduced 46-foot right-of-way is sufficient to support the residential subdivision traffic demands to the west of N 15th Street. The partial vacation still ensures adequate fire access to the Horizon Park East Subdivision via N 15th Street. Additionally, as part of the Major Site Plan for development on Lot 1 of the proposed Simple Subdivision, the developer will be providing alternative vehicular access to support the future commercial traffic generated by the Subject Property. The TEDS Exception for the alternative access has been approved by the City. All utilities that are in the N 15th roadway are not within the proposed vacation area, permitting City and Ute Water crews continued legal access for sewer and water line maintenance, respectively.

Therefore, staff finds that this criterion is met.

FINDING OF FACT AND RECOMMENDATION

After reviewing the request to vacate an approximately 0.25-acre portion of the N 15th Street right-of-way, file # VAC-2024-53, located between G Road and Horizon Drive, the following finding of fact has been made:

With the recommended conditions of approval, the request conforms with Section 21.02.050(o) of the Zoning and Development Code.

Therefore, staff recommends approval subject to the following conditions:

1. The vacation shall not be effective until the Simple Subdivision, File # SSU-2024-52, is approved.
2. The vacation ordinance shall be void if the above conditions have not been met within two years of the City Council's approval of the vacation.

The Planning Commission heard this request at the August 13, 2024 meeting and voted (7-0) to recommend approval subject to the conditions of approval as recommended by staff.

FISCAL IMPACT:

There is no direct fiscal impact related to the right-of-way vacation request.

SUGGESTED MOTION:

I move to introduce and pass for publication in pamphlet form an ordinance to vacate approximately 0.25 acres of the N 15th Street right-of-way, located between G Road and Horizon Drive, and set a public hearing for September 18, 2024.

Attachments

1. Exhibit 1. Development Application
2. Exhibit 2. Site GIS Aerial Map
3. Exhibit 3. Neighborhood Meeting Documentation
4. Exhibit 4. Right-Of-Way Vacation Exhibits
5. Exhibit 5. Site Plan - Alternative Shared Access Drive
6. Exhibit 6. Approved TEDS Exception
7. ORD-N 15th vacation 20240829

Development Application

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

Petition For:

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

Existing Land Use Designation	<input type="text" value="Vacant Land"/>	Existing Zoning	<input type="text" value="MU-2"/>
Proposed Land Use Designation	<input type="text" value="Commercial Development"/>	Proposed Zoning	<input type="text" value="MU-2"/>

Property Information

Site Location:	<input type="text" value="SEC G Road and 15th Street"/>	Site Acreage:	<input type="text" value="5.01"/>
Site Tax No(s):	<input type="text" value="2945-012-00-090"/>	Site Zoning:	<input type="text" value="MU-2"/>
Project Description:	<input type="text" value="Vacation of excess 15th Street right of way along the west side of the property (east side of 15th St)"/>		

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

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

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application	<input type="text" value="Kevin W. Beck"/>	<small>Digitally signed by Kevin W. Beck Date: 2024.03.27 15:07:30 -05'00'</small>	Date	<input type="text" value="04/01/2024"/>
Signature of Legal Property Owner	<input type="text" value="Kevin W. Beck"/>	<small>Digitally signed by Kevin W. Beck Date: 2024.03.27 15:07:56 -05'00'</small>	Date	<input type="text" value="04/01/2024"/>

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) On the Horizon, LLC ("Entity") is the owner of the following property:

(b) 4.73 Acres located at the SW corner of Horizon Dr. and G Rd., Grand Junction, CO

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

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

- My legal authority to bind the Entity both financially and concerning this property is unlimited.
- My legal authority to bind the Entity financially and/or concerning this property is limited as follows:

- The Entity is the sole owner of the property.
- The Entity owns the property with other(s). The other owners of the property are:

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

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

(e) None

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

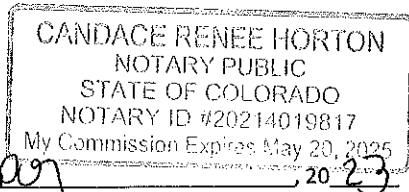
I swear under penalty of perjury that the information in this Ownership Statement is true, complete and correct.

Signature of Entity representative: Darin Corral

Printed name of person signing: DARIN Corral

State of Colorado

County of Mesa ss.



Subscribed and sworn to before me on this 7 day of November, 2023

by Darin Corral

Witness my hand and seal.

My Notary Commission expires on May 20, 2025

CORRAL
Notary Public Signature

**General Project Report
For
EVC Horizon
15th Street Partial Right of Way Vacation
SWC of G Road and Horizon Drive – Grand Junction**

Project Description (location, Acreage, Proposed Use):

The purpose of this application is to request that the City of Grand Junction vacate approximately 20 feet of right of way width along the east side of 15th Street. This vacation will reduce total right of way to the standard right of way width of 46 feet for a local road. The vacated strip of right of way would become part of the adjacent larger parcel to the east, currently owned by On the Horizon, LLC, located in the SWC of G Road and Horizon Drive in Grand Junction, Colorado (parcel number 2945-012-00-090). The general location of the right of way is listed below:



The adjacent parcel is vacant. However, there is an application submitted to complete a simple 2-lot subdivision of the parcel. The vacated right of way would increase the east parcel size from 4.84 acres to 5.01 acres.

**General Project Report
For
EVC Horizon
15th Street Partial Right of Way Vacation
SWC of G Road and Horizon Drive – Grand Junction**

Surrounding Land Uses and Zoning:

Properties adjacent to the right of way are zoned P-1, MU-2, and PD. The adjacent properties zone districts are summarized in the map and table below:

DIRECTION	ZONING	CURRENT LAND USE
North:	P-1	Community Recreation- Country Club
South:	MU-2	Commercial-Vacant
East:	MU-2	Commercial- Vacant
West:	MU-2/PD	Commercial – Car wash/Residential- Single family



**General Project Report
For
EVC Horizon
15th Street Partial Right of Way Vacation
SWC of G Road and Horizon Drive – Grand Junction**

Right of Way Vacation Review Criteria:

Below are the 6 criteria utilized by the Planning Commission to make a recommendation to and the City Council to decide on. Responses are provided for each.

a. The vacation is in conformance with the Comprehensive Plan, Grand Junction Circulation Plan, and other adopted plans and policies of the City;

Response: 15th Street is classified as an urban residential local road. The standard width for this classification of road is 46'. The current right of way is 66' and therefore a 20-ft vacation still allows for a full 46' wide street.

b. No parcel shall be landlocked as a result of the vacation;

Response: No parcel will be landlocked as a result of this vacation.

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

Response: The existing access will be maintained and the west side of 15th Street will be improved to ensure the street consists of a 28' asphalt pavement width and will include construction of a new 6' attached sidewalk on the east side.

d. There shall be no adverse impacts on the health, safety, and/or welfare of the general community, and the quality of public facilities and services provided to any parcel of land shall not be reduced, including, but not limited to, police and fire protection and utility services;

Response: There will be no adverse effect on existing utilities. The water main running north-south along the east side will remain within the proposed 46' right of way. All others are in the street pavement or to the west side, away from the proposed vacation area.

e. The provision of adequate public facilities and services to any property as required in GJMC 21.05.020 shall not be inhibited by the proposed vacation;

**General Project Report
For
EVC Horizon
15th Street Partial Right of Way Vacation
SWC of G Road and Horizon Drive – Grand Junction**

Response: There is no change the existing public facilities as a result of the right of way vacation. All roads, sidewalks and utilities will remain in place and unaltered as part of this vacation.

f. The proposal shall not hinder public and City functions

Response: The proposed vacation will not hinder public and City functions as it does not affect the existing street section, sidewalk, access, traffic circulation patterns or utilities.

Roads and Access

Currently 15th Street extends from G Road, south to the intersection of 15th Street and Racquet Way. It terminates at that location and the City indicates there are no plans to extend 15th St. south to Horizon Drive. There is no planned access from the commercial property to the east onto 15th St.

Utilities

There is a sanitary sewer main and water main within the existing right of way that should not be affected by the right of way vacation and remain within the final 46' width. There is overhead power that crosses 15th at G Road and should not be affected by the vacation.

Stormwater Drainage

The right of way drainage will remain unchanged.

Schedule:

There is no planned construction with the right of way vacation.

Statement of Authority

The undersigned hereby executes this Statement of Authority, pursuant to the provisions of Section 38-30-172, C.R.S., on behalf of On The Horizon, LLC, an entity other than an individual, capable of holding title to real property ("Entity"), and states as follows:

1. The Entity is a Limited Liability Company formed and existing under the laws of the following governmental authority State of Colorado
(state the type of entity and the state, country or other governmental authority under whose laws it was formed. Example: a Limited Liability Company formed and existing under the laws of Colorado)
 2. If formed under a governmental authority other than the State of Colorado, state the name under which the Entity has filed with the Colorado Secretary of State _____
 3. The Entity's mailing address is: 1111 S. 7th St., Grand Junction, CO 81501
 4. The name and position of the person or persons, or the position or positions, of the Entity authorized to execute instruments on behalf of the Entity to convey, encumber or otherwise affect the title to real property is/are:
Darin Carei, Managing Member
- If ALL names or positions provided here are required for authority, please check this box. If box is not checked, then only one of the names or positions provided is necessary for execution of instruments on Entity's behalf.
5. The limitations upon the authority of the person or persons named above to bind the Entity are as follows:
None
(if no limitations insert "NONE")
 6. Other matters concerning the manner in which the Entity deals with any interest(s) in real property are:
None
(if none insert "NONE")

This Statement of Authority amends or replaces any prior Statement of Authority executed on behalf of the Entity.

EXECUTED this _____ day of April, 2024.

ENTITY: On The Horizon, LLC, a Limited Liability Company

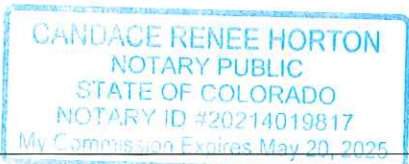
BY: <u>Darin Carei</u>	Managing Member	_____	_____
Name	Position	Name	Position

STATE OF COLORADO)
) ss.
 COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 2 day of April, 2024, by Darin Carei and _____.
 Witness my hand and official seal.
 My commission expires:

CANDACE

 Notary Public



LETTER OF AUTHORIZATION

November 6, 2023

City of Grand Junction
 Community Development - Planning
 250 N. 5th Street
 Grand Junction, CO 81501

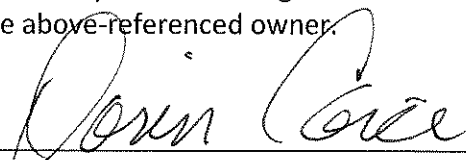
RE: Letter of Authorization – Authorized Agent for Development Submittals

Dear Community Development Staff,

On The Horizon, LLC hereby certifies that it is the legal owner of record of the real property known as SEC of G Road and 15th Street with Site Tax No. 2945-012-00-090, in the City of Grand Junction, County of Mesa, Colorado, and hereby authorizes EVC Horizon Drive, LLC, it's agents and/or designees to submit and process all necessary land development documents for the property as an authorized owner's agent.

I understand that in the review of this project, by providing this authorization, owner will allow the City of Grand Junction staff to enter the subject property for purposes of evaluating these land development documents, as the specifics of the application requests may require.

This authorization does not include the recordation of any documents against the land and shall remain effective until such time as revoked in writing by the above-referenced owner.

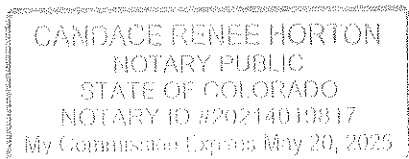


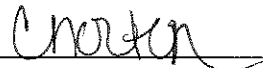
 Signature of the Property Owner

Print Name: Darin Carei
 Address: 1111 S 7th Street
Grand Junction, CO 81501
 Phone Number: 970-248-8500

STATE OF Colorado)
) SS.
 COUNTY OF Mesa)

The foregoing instrument was acknowledged before me this 22 day of December, 2023.





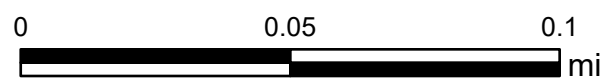
 Notary Public

Site GIS Aerial Map



G RD

HORIZON DR



Printed: 7/23/2024
1 inch equals 188 feet
Scale: 1:2,257
Packet Page 40

Name	Address	Resident/Business
Lynda Casellini	4351 N 15 th St. Grand Junction, CO 81506	Yes
Mary Ann Rink	1449 Racquet Way Grand Junction, CO 81506	Yes
Larry Rink	1449 Racquet Way Grand Junction, CO 81506	Yes
Pam Brown	1459 Racquet Way Grand Junction, CO 81506	Yes
Darin Carei	1111 S 7 th St Grand Junction, CO 81501	Business – Current Property Owner, On the Horizon, LLC
Jesse Girafalco	250 N. 5 th St. Grand Junction, CO 81501	No – City Engineering
Dani Acosta	250 N. 5 th St. Grand Junction, CO 81501	No – City Senior Planner
Kevin Beck	3501 SW Fairlawn Rd., STE 200, Topeka, KS 66614	Director of Development, EVC Horizon Drive, LLC
Other:		
Andre Van Schaften	4349 Racquet Ct Grand Junction, CO 81506	Yes – Phone conversation on 12/11/2023

Meeting Date/Time: Wednesday, September 13, 2023 @ 5:30 pm MST

Re: Vacation of Public Right of Way on East Side of 15th Street, South of G Road

The virtual Neighborhood Meeting was attended by 4 residents within the subdivision to the west of 15th St., the current property owner and two City staff members. Below is a summary of the discussion:

- At 5:35 pm MST the Kevin Beck discussed the historical right of way widths along 15th St. between Horizon Dr. and G Rd. using three exhibits, the Horizon Park East Subdivision plat map, the ALTA survey for the commercial property and the preliminary plat for the commercial property.
 - There was originally 80' of right of way width (40' to each side of the centerline of 15th St).
 - When the residential subdivision to the west side was platted, it vacated 14' on the west side of the 15th St. centerline, reducing it to 26' on the west half. However, the east half remained at 40'.
 - The reason for only reducing one side is the subdividing party is only able to affect right of way on the half of the street adjacent to that property, which was the west half in this instance. Therefore, the east half remained at 40'
 - The intent for the vacation is to complete the right of way section by reducing the east half from 40' to 26'. This would meet the City's standard right of way width for a local road at 52' in total width.
 - As part of the work there will be new curb and gutter constructed on the east side as well as a sidewalk.
- After the presentation there were a few questions asked as follows:
 - What wall height will be constructed?
 - Dani Acosta, City Senior Planner indicated that the City standard is a 6' wall height of masonry, brick, stucco, etc. that will have articulations so it is not a flat wall. Any height above that would be up to the developer and City to approve.
 - Have the plans been approved?
 - Dani Acosta, City Senior Planner stated that no application has been made to date and that this meeting is a first step for the applications.
 - What is the plan for ingress/egress to the site?
 - Kevin Beck, EVC Horizon Drive, noted that there will not be access to 15th St. but a single access that connects between G Road and Horizon Drive. He used the preliminary plat to show the location of the access drive being proposed.
 - What is the timing?
 - Kevin Beck, EVC Horizon Drive, stated that we hope to be under construction in mid to late 2024. We are currently waiting on a Jurisdictional Determination from the CORPS of Engineers regarding the drainage ditch along the southeast side of the property. That will determine if we have to complete any wetland mitigation for the road crossing. We anticipated receiving the determination in

September but have not received it to date. The latest response was that we should know more this week for timing of the determination completion.

- What are the intended uses?
 - The property is to be a two lot property currently slated for a convenience store on the east lot and a restaurant on the west side.
- Do the residents have a say in what is developed?
 - Answer: Dani Acosta, City Senior Planner, noted that this neighborhood meeting is the public forum for discussion. The plan development and approval is an administrative process and not public. However all submittals are open record and a sign will be posted on the property that will direct you to the location online to view the submittals. Dani encouraged the residents and developers to maintain an open dialogue during the process.
- The meeting concluded at 5:59 PM MST

Additionally, Kevin Beck had a phone conversation with another resident, Andre Van Schaften, on Monday, December 11 around 2:30 pm MST. He was unable to attend the meeting and wanted a summary of what it was about. Kevin Beck shared the intent of the vacation with same reasoning presented in the meeting and also shared what the current intended uses are.

Sincerely,

Kevin W. Beck, PE, LEED AP
EVC Horizon Drive, LLC
Director of Development

Name	Address	Resident/Business
Lynda Casellini	4351 N 15 th St. Grand Junction, CO 81506	Yes
Mary Ann Rink	1449 Racquet Way Grand Junction, CO 81506	Yes
Larry Rink	1449 Racquet Way Grand Junction, CO 81506	Yes
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Other:		
Andre Van Schaften	4349 Racquet Ct Grand Junction, CO 81506	Yes – Phone conversation on 12/11/2023

HIGH DESERT SURVEYING, INC

591 25 Road, Suite B1
Grand Junction, CO 81505
Tel: 970-254-8649 Fax: 970-241-0451

EXHIBIT A

**N. 15th Street Right-of-Way Vacation Parcel
Legal Description**

A parcel of land situated in Lot 3 (NE¹/₄ NW¹/₄) of Section 1, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and being more particularly described as follows:

COMMENCING at the Northwest corner of Lot 3, Section 1, Township 1 South, Range 1 West, of the Ute Meridian, whence the Northeast corner of said Lot 3 bears N89°59'46"E, a distance of 1321.08 feet for a Basis of Bearings with all bearings hereon relative thereto; thence along the North line of said Lot 3, N89°59'46"E, a distance of 40.00 feet to the East right-of-way line of North 15th Street, Reception Number 813634, thence along said East line, S00°02'49"W, a distance of 51.00 feet to the POINT OF BEGINNING; thence continuing along said East line, S00°02'49"W, a distance of 556.16 feet to the Northwesterly Right-of-Way line of Horizon Drive, Reception Number 813634; thence along said Northwesterly line S52°45'00"W, a distance of 25.14 feet; thence N00°02'49"E, a distance of 551.38 feet; thence N45°01'17"E, a distance of 28.30 feet to the POINT OF BEGINNING.

Said parcel contains an area of 11075 Square Feet, 0.25 Acres as herein described.

City of Grand Junction, County of Mesa, State of Colorado.

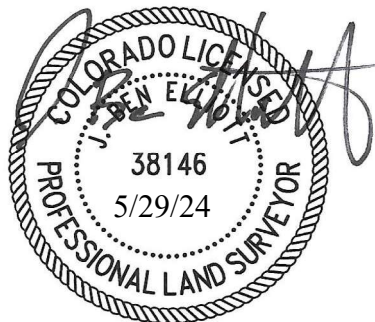


EXHIBIT B

N. 15th Street Right-of-Way Parcel

POINT OF COMMENCEMENT

Northwest Corner
 Lot 3 (NE $\frac{1}{4}$ NW $\frac{1}{4}$), Section 1
 3.25" Aluminum Cap
 Stamped 24953

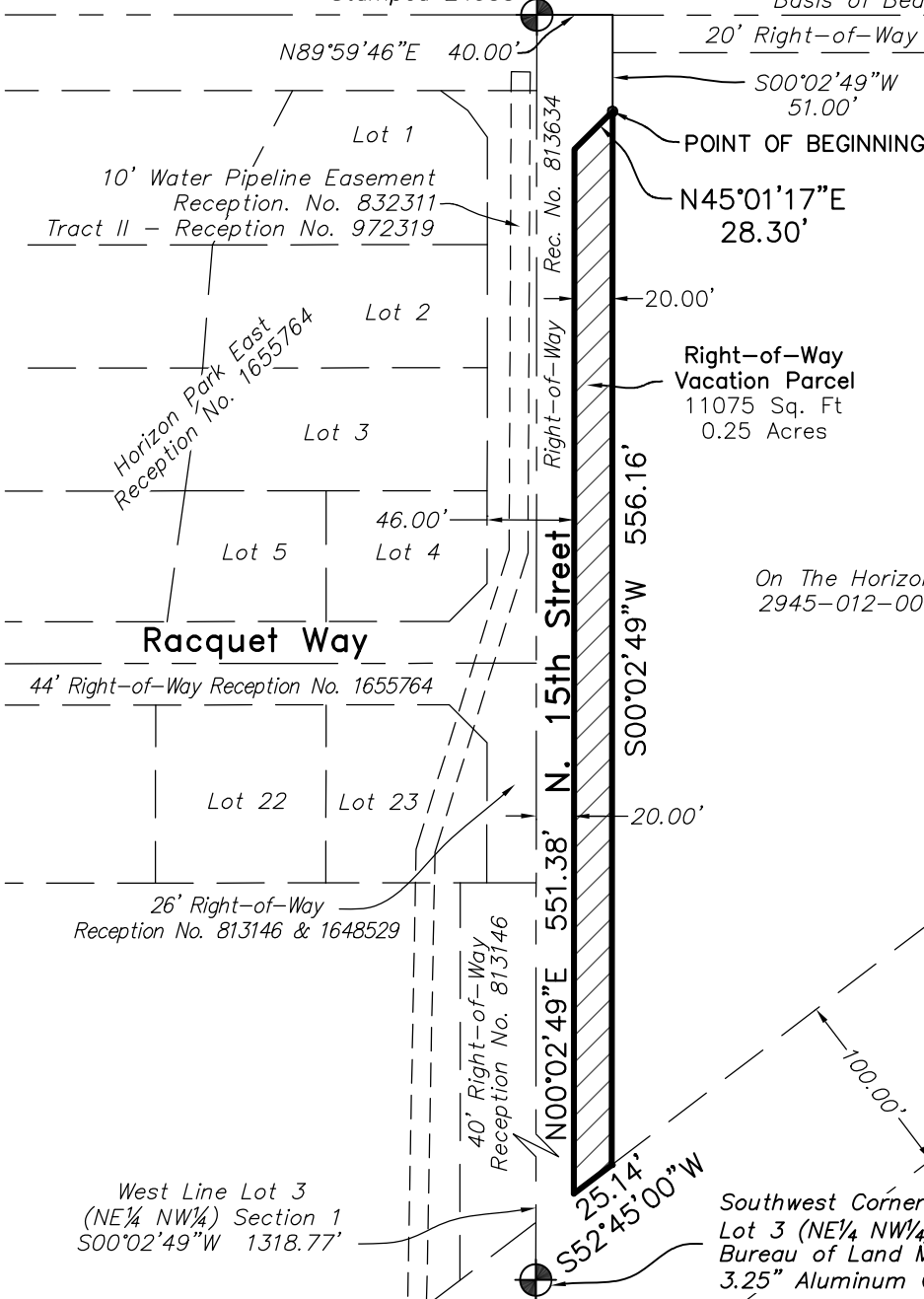
30' Right-of-Way by Commissioners Proclamation
 Book 714, Pages 534 & 535

North line Lot 3 (NE $\frac{1}{4}$ NW $\frac{1}{4}$) Section 1
 Basis of Bearings N89°59'46"E 1321.08'

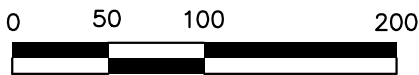
G Road

20' Right-of-Way Reception No. 22987 & 1376416

Northeast Corner
 Lot 3 (NE $\frac{1}{4}$ NW $\frac{1}{4}$) Section 1
 Mesa County Survey Marker #163-1
 2.5" Brass Cap



SCALE: 1" = 100'

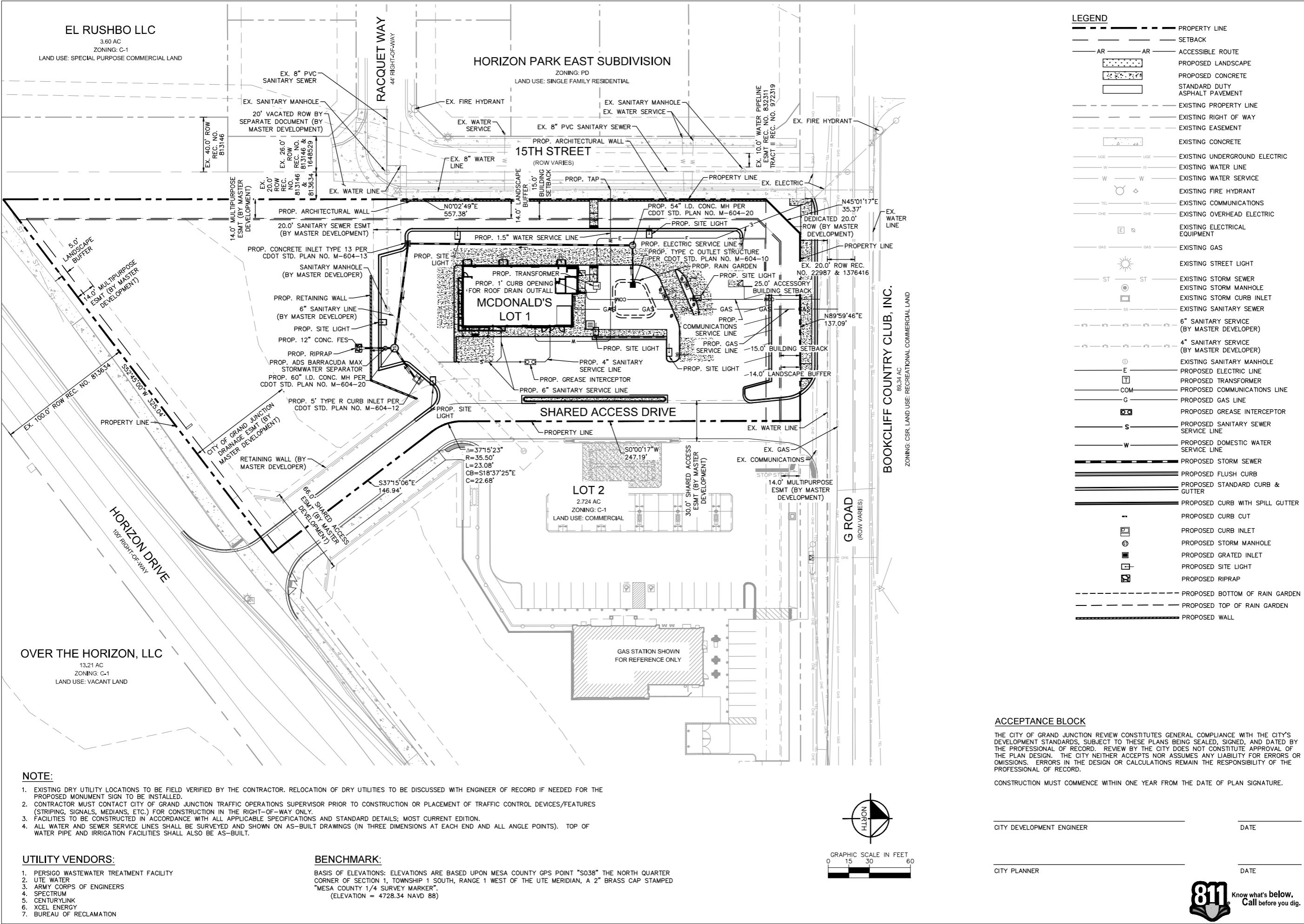


High Desert Surveying, Inc.

591 25 Road, Suite B1
 Grand Junction, Colorado 81505

Tele: 970-254-8649 Fax: 970-241-0451

PROJ. NO. 23-11	Surveyed	Drawn	APP'D	SHEET	OF
DATE: January, 2024	BO/SG	BE		1	1



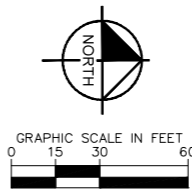
LEGEND

	PROPERTY LINE
	SETBACK
	ACCESSIBLE ROUTE
	PROPOSED LANDSCAPE
	PROPOSED CONCRETE
	STANDARD DUTY ASPHALT PAVEMENT
	EXISTING PROPERTY LINE
	EXISTING RIGHT OF WAY
	EXISTING EASEMENT
	EXISTING CONCRETE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING WATER LINE
	EXISTING WATER SERVICE
	EXISTING FIRE HYDRANT
	EXISTING COMMUNICATIONS
	EXISTING OVERHEAD ELECTRIC
	EXISTING ELECTRICAL EQUIPMENT
	EXISTING GAS
	EXISTING STREET LIGHT
	EXISTING STORM SEWER
	EXISTING STORM MANHOLE
	EXISTING STORM CURB INLET
	EXISTING SANITARY SEWER
	6" SANITARY SERVICE (BY MASTER DEVELOPER)
	4" SANITARY SERVICE (BY MASTER DEVELOPER)
	EXISTING SANITARY MANHOLE
	PROPOSED ELECTRIC LINE
	PROPOSED TRANSFORMER
	PROPOSED COMMUNICATIONS LINE
	PROPOSED GAS LINE
	PROPOSED GREASE INTERCEPTOR
	PROPOSED SANITARY SEWER SERVICE LINE
	PROPOSED DOMESTIC WATER SERVICE LINE
	PROPOSED STORM SEWER
	PROPOSED FLUSH CURB
	PROPOSED STANDARD CURB & GUTTER
	PROPOSED CURB WITH SPILL GUTTER
	PROPOSED CURB CUT
	PROPOSED CURB INLET
	PROPOSED STORM MANHOLE
	PROPOSED GRATED INLET
	PROPOSED SITE LIGHT
	PROPOSED RIPRAP
	PROPOSED BOTTOM OF RAIN GARDEN
	PROPOSED TOP OF RAIN GARDEN
	PROPOSED WALL

- NOTE:**
- EXISTING DRY UTILITY LOCATIONS TO BE FIELD VERIFIED BY THE CONTRACTOR. RELOCATION OF DRY UTILITIES TO BE DISCUSSED WITH ENGINEER OF RECORD IF NEEDED FOR THE PROPOSED MONUMENT SIGN TO BE INSTALLED.
 - CONTRACTOR MUST CONTACT CITY OF GRAND JUNCTION TRAFFIC OPERATIONS SUPERVISOR PRIOR TO CONSTRUCTION OR PLACEMENT OF TRAFFIC CONTROL DEVICES/FEATURES (STRIPING, SIGNALS, MEDIANS, ETC.) FOR CONSTRUCTION IN THE RIGHT-OF-WAY ONLY.
 - FACILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE SPECIFICATIONS AND STANDARD DETAILS; MOST CURRENT EDITION.
 - ALL WATER AND SEWER SERVICE LINES SHALL BE SURVEYED AND SHOWN ON AS-BUILT DRAWINGS (IN THREE DIMENSIONS AT EACH END AND ALL ANGLE POINTS). TOP OF WATER PIPE AND IRRIGATION FACILITIES SHALL ALSO BE AS-BUILT.

- UTILITY VENDORS:**
- PERSIGO WASTEWATER TREATMENT FACILITY
 - UTE WATER
 - ARMY CORPS OF ENGINEERS
 - SPECTRUM
 - CENTURYLINK
 - XCEL ENERGY
 - BUREAU OF RECLAMATION

BENCHMARK:
 BASIS OF ELEVATIONS: ELEVATIONS ARE BASED UPON MESA COUNTY GPS POINT "S038" THE NORTH QUARTER CORNER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, A 2" BRASS CAP STAMPED "MESA COUNTY 1/4 SURVEY MARKER".
 (ELEVATION = 4728.34 NAVD 88)



ACCEPTANCE BLOCK

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

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

CITY DEVELOPMENT ENGINEER _____ DATE _____

CITY PLANNER _____ DATE _____

BY		DESCRIPTION			
REV		DATE			
<p>FOR REVIEW ONLY NOT FOR CONSTRUCTION Kimley-Horn and Associates, Inc.</p>					
<p>PREPARED FOR: McDonald's USA, LLC These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared by Kimley-Horn and Associates, Inc. for use on this project. Use of these drawings for reference or example on another project requires the written approval of Kimley-Horn and Associates, Inc. Use of the contract documents for reuse on another project is not authorized.</p>					
<p>DRAWN BY: ANF STD ISSUE DATE: 06/17/24 REVIEWED BY: JJM DATE ISSUED: 06/17/24</p>					
<p>TITLE: SITE PLAN DESCRIPTION: COMPOSITE PLAN SITE ID: 51006</p>					
<p>811 Know what's below. Call before you dig.</p>					
<p style="text-align: right;">C1.5</p>					



Transportation Engineering Design Standards (TEDS) Exception Recommendation and Approval / Denial Form

Project Number: TED- 2024-448

Date: July 9, 2024

Site Location: SW Corner of G Road and Horizon Drive

Applicant: Kevin Beck

Representative: Mark Austin

Development Engr.: Jesse Girafalco

Parent Project: SSU-2024-52

Name: EVC Horizon

Planner: Tim Lehrbach

TEDS Exception Request #1: 29.12.050 Provision of Access.

Comment: The project is proposing to take access off G Rd and Horizon Dr (minor arterials) instead of taking access off N 15th St (local street). Heavy commercial traffic on an urban residential street was not preferred and an alternative was proposed to take access off the higher order streets if the TIS showed it would work. The TIS analyzed the proposed access points and the applicant has demonstrated that access from G Rd and Horizon Dr is acceptable.

Approved as requested.

Approved with the following modification(s):

Denied.

The following additional information is required before a decision can be made:

TEDS Exception Request #2: 29.12.070 Number of Access Points and Joint Access.

Comment: The project is proposing two access points, one on G Rd and one on Horizon Dr. A TIS has been provided and shows that two access points are needed to handle the proposed traffic through the site.

- Approved as requested.
- Approved with the following modification(s):
- Denied.
- The following additional information is required before a decision can be made:

TEDS Review Committee:

Public Works:



Date:

7/12/2024


Community Development:



Date:

7/18/2024

Fire Department:



Date:

07/12/24

Transportation Engineer:

Date:

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE VACATING PUBLIC RIGHT-OF-WAY

LOCATED at NORTH 15TH STREET ABUTTING PARCEL 2727 G ROAD, GRAND JUNCTION, COLORADO

Recitals:

A vacation of public right-of-way has been requested by EVC Horizon Drive, LLC on behalf of the property owner, On The Horizon LLC. The request is for the vacation of approximately 0.25 acres of the North 15th Street public right-of-way in anticipation of the future commercial lot split and development of a McDonald's fast-food restaurant.

The right-of-way was intended to connect G Road to Horizon Drive for both residential and commercial use. Due to the design of the commercial subdivision and development of 2727 G Road the additional right-of-way is not necessary. The right-of-way vacation is proposed with conditions, which will be addresses with the development of 2727 G Road. The right-of-way does not connect with existing roadways and none of the existing public utilities are located within the proposed vacation area.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code (ZDC) and upon recommendation of approval by the Planning Commission, the Grand Junction City Council finds that the request to vacate the right-of-way as described in this Ordinance is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the ZDC/the Grand Junction Municipal Code.

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

1. Applicant shall pay all recording/documentary fees for the Vacation Ordinance, any right-of-way/easement documents and/or dedication documents; and,
2. The pedestrian trail with a public access easement dedicated to the City connecting N 15th Street and Horizon Drive as required per the Simple Subdivision (SSU-2024-52) shall be constructed and approved by the City for use by the public. The foregoing are collectively referred to as "Conditions" or "the Conditions."

A parcel of land situated in Lot 3 (NE¹/₄ NW¹/₄) of Section 1, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and being more particularly described as follows:

COMMENCING at the Northwest corner of Lot 3, Section 1, Township 1 South, Range 1 West, of the Ute Meridian, whence the Northeast corner of said Lot 3 bears

N89°59'46"E, a distance of 1321.08 feet for a Basis of Bearings with all bearings hereon relative thereto; thence along the North line of said Lot 3, N89°59'46"E, a distance of 40.00 feet to the East right-of-way line of North 15th Street, Reception Number 813634, thence along said East line, S00°02'49"W, a distance of 51.00 feet to the POINT OF BEGINNING; thence continuing along said East line, S00°02'49"W, a distance of 556.16 feet to the Northwesterly Right-of-Way line of Horizon Drive, Reception Number 813634; thence along said Northwesterly line S52°45'00"W, a distance of 25.14 feet; thence N00°02'49"E, a distance of 551.38 feet; thence N45°01'17"E, a distance of 28.30 feet to the POINT OF BEGINNING.

Said parcel contains an area of 11075 Square Feet, 0.25 Acres as herein described.

See Exhibit B which is attached and incorporated by this reference.

The Conditions shall be completed on or before the date two years from the date of adoption of this Ordinance. Failure to complete the Conditions shall render this Ordinance null and void and of no effect.

Introduced on first reading this _____ day of _____, 2024 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2024 and ordered published in pamphlet form.

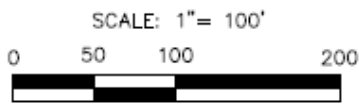
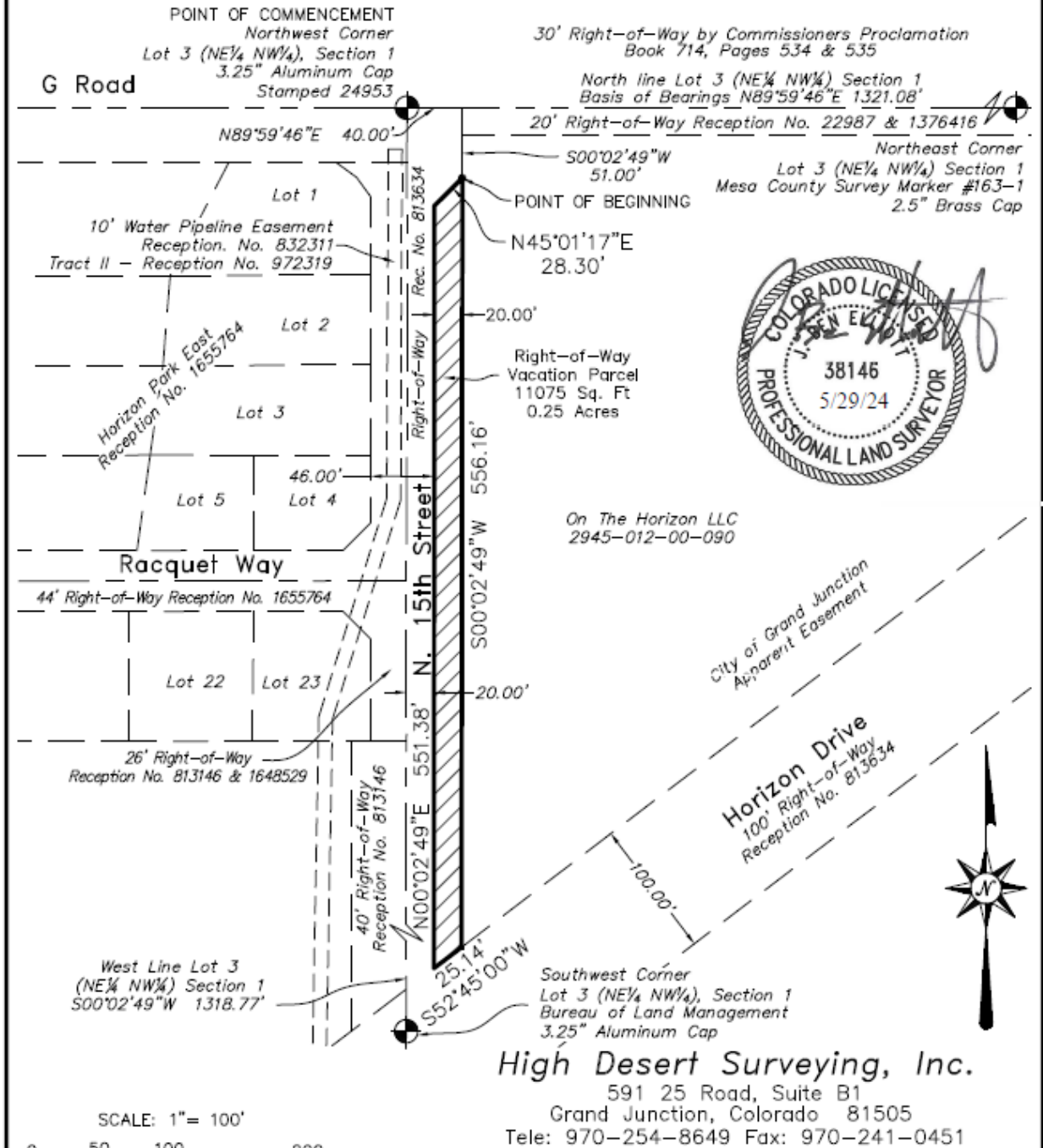
ATTEST:

Selestina Sandoval
City Clerk

Abram Herman
President of the City Council

EXHIBIT B

N. 15th Street Right-of-Way Parcel



High Desert Surveying, Inc.
 591 25 Road, Suite B1
 Grand Junction, Colorado 81505
 Tele: 970-254-8649 Fax: 970-241-0451

PROJ. NO. 23-11	Surveyed	Drawn	APP'D	SHEET	OF
DATE: January, 2024	BO/SG	BE		1	1



Grand Junction City Council

Regular Session

Item #2.b.ii.

Meeting Date: September 4, 2024
Presented By: Thomas Lloyd, Senior Planner
Department: Community Development
Submitted By: Thomas Lloyd, Senior Planner

Information

SUBJECT:

A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, Exercising Land Use Control, and Introducing Proposed Annexation Ordinance for the Gutierrez Annexation of 6.43 acres, Located on an unaddressed property that lies between and abuts 3070 I-70 Business Loop on the east and 3064 I-70 Frontage Road on the west and lies south of E ¼ Road and north of I-70 Business Frontage Road and to set a Public Hearing for October 16, 2024.

RECOMMENDATION:

Staff recommends adoption of a resolution referring the petition for the Gutierrez Annexation, introducing the proposed Ordinance, and setting a hearing for October 16, 2024.

EXECUTIVE SUMMARY:

The Applicants, Luis and Blanca Gutierrez are requesting annexation of approximately 6.43 acres consisting of 2 parcels of land located on an unaddressed property that lies between and abuts 3070 I-70 Business Loop on the east and 3064 I-70 Frontage Road on the west and lies south of E ¼ Road and north of I-70 Business Frontage Road. The subject property is currently vacant and appears to have been used for agricultural purposes historically. The property is Annexable Development per the Persigo Agreement. The applicant is requesting annexation into the City limits. Annexation is being sought in anticipation of developing the vacant land area. The request for zoning will be considered separately by City Council, but concurrently with the annexation request and will be heard in a future Council action.

BACKGROUND OR DETAILED INFORMATION:

Annexation Request

The Applicants, Luis and Blanca Gutierrez are requesting annexation of approximately 6.43 acres consisting of 2 parcels of land located on an unaddressed property that lies between and abuts 3070 I-70 Business Loop on the east and 3064 I-70 Frontage Road on the west and lies south of E ¼ Road and north of I-70 Business Frontage Road. The subject property is currently vacant and appears to have been used for agricultural purposes historically. The property is Annexable Development per the Persigo Agreement. The applicant is requesting annexation into the City limits. Annexation is being sought in anticipation of developing the vacant land area. The request for zoning will be considered separately by City Council, but concurrently with the annexation request and will be heard in a future Council action.

The schedule for the annexation and zoning is as follows:

- Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use – September 4, 2024
- Planning Commission considers Zone of Annexation – September 10, 2024
- Introduction of a Proposed Ordinance on Zoning by City Council – September 18, 2024
- Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council – October 16, 2024
- Effective date of Annexation and Zoning – November 17, 2024

Annexation Analysis

The property is adjacent to existing city limits to the West and meets all annexation requirements in the State Statutes for annexation. The property owner has signed a petition for annexation. Staff has found, based on review of the petition and knowledge of applicable state law, including the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, that the Gutierrez Annexation is eligible to be annexed because of compliance with the following:

- a) A proper petition has been signed by more than 50% of the owners and more than 50 percent of the property described.
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City Limits.
- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities.
- d) The area is or will be urbanized in the near future. A portion of the property is developed as a auto sales and service business. The property has existing urban utilities and services near and available to the property.
- e) The area is capable of being integrated with the City. The proposed annexation area is adjacent to the city limits along 29 ¾ Road on the west and has direct access to 29 ¾ Road and 30 Road. Urban services are available to the property.
- f) No land held in identical ownership is being divided by the proposed annexation. The

annexation consists of one property and is owned by the applicant.

g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owner's consent. The property is less than 20 acres in size. The petitioner has also granted consent to the City to annex this property.

Please note that the annexation petition was prepared by the City.

A Neighborhood Meeting regarding the proposed Annexation and Zoning was held virtually. City Staff and the applicant were in attendance along with nine members of the public.

FISCAL IMPACT:

Finance impact. City services are supported by a combination of property taxes and sales/use taxes. The City's eight mills based on current valuation will generate approximately \$840 per year. Any increases would depend on development. Sales and use tax revenues would depend on retail sales.

Fire. Currently these properties are in the Clifton Fire Protection District. The Fire District collects a 11.5520 mill levy that generates \$1210.77 per year in property taxes. If annexed, the properties will be excluded from the Clifton Fire Protection District and the Grand Junction Fire Department will provide fire protection and emergency medical services. Primary response to this area will be from Fire Station 8 at 441 31 Road. From that location response times are within National Fire Protection Association guidelines and the station has the capacity to handle calls for service resulting from this annexation.

Utilities. Water and sewer services are available to this property. This property is within the Clifton Water service area. There are 8-inch water lines along I70B and E ¼ Roads.

The property is currently within the Persigo 201 Sewer Service Area. There are 8-inch sewer lines along I70B and E ¼ Roads. Developers will be required to pay plant investment fee to connect to sewer. No fiscal impacts to the City for utilities.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 24-XX, a resolution referring a petition to the City Council for the annexation of lands to the City of Grand Junction, Colorado, setting a hearing on such annexation and exercising land use control over the Gutierrez Annexation, approximately 6.43 acres, located on an unaddressed property that lies between and abuts 3070 I-70 Business Loop on the east and 3064 I-70 Frontage Road on the west and lies south of E ¼ Road and north of I-70 Business Frontage Road, as well as introduce and pass for publication in pamphlet form an ordinance annexing territory to the City of Grand Junction, Colorado, Gutierrez Annexation, approximately 6.43 acres, located on an unaddressed property that abuts 3070 I-70 Business Loop on

the west and 3064 I-70 Frontage Road on the east and lies south of E ¼ Road and north of I-70 Business Frontage Road, and set a public hearing for October 16, 2024.

Attachments

- 1. General Project Report
- 2. Gutierrez Annexation Plat
- 3. Gutierrez Annexation Maps
- 4. Gutierrez Annexation Schedule
- 5. Neighborhood Meeting Notes
- 6. RES-Petition Gutierrez Annexation 20240829
- 7. ORD-Gutierrez Annexation 20240829

General Project Report

Project Description:

1. Located south of E1/4 road between Fruitwood Drive and Hoover Drive
2. 3.83 acres
3. Would like to annex the area and create a residential medium.

Public Benefit:

This would create several lots for future homeowners and bring in more individuals to the grand valley.

Neighborhood Meeting:

A meeting was held on May 8th 2024 at 5:30pm to discuss the proposed annexation into the City of Grand Junction and zoning of the 3.83 acres of vacant property. The meeting took place via zoom and any questions that the neighbors had were answered by either Tim Lehrbach or me. Since I am a regular member of zoom, I was unable to obtain a list of the attendees. For this reason, a report stating that we had in total 9-12 attendees throughout the 40 min meeting was made and it includes some of the questions asked by the attendees as well as our responses.

Project Compliance, Compatibility and Impact:

1. The land will be rezoned as RM-8
2. The surrounding land is agricultural as well as residential.
3. The site will be accessed through E ¼ road, and any internal streets required for subdivision
4. Utilities will have to be installed.
5. Possibility of having to include a storm water detention pond.
6. N/A
7. N/A
8. N/A
9. N/A
10. N/A
11. N/A

Review Criteria

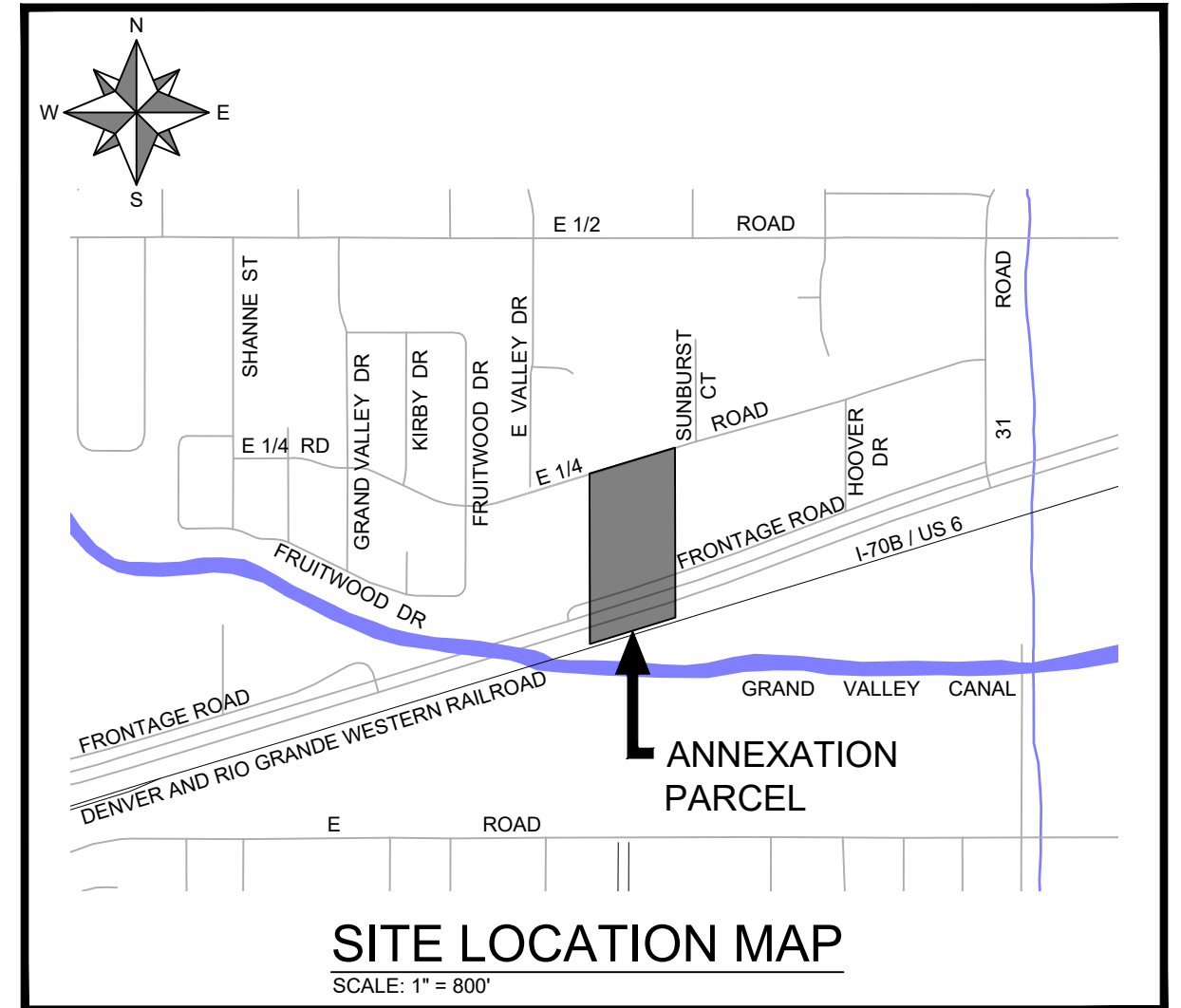
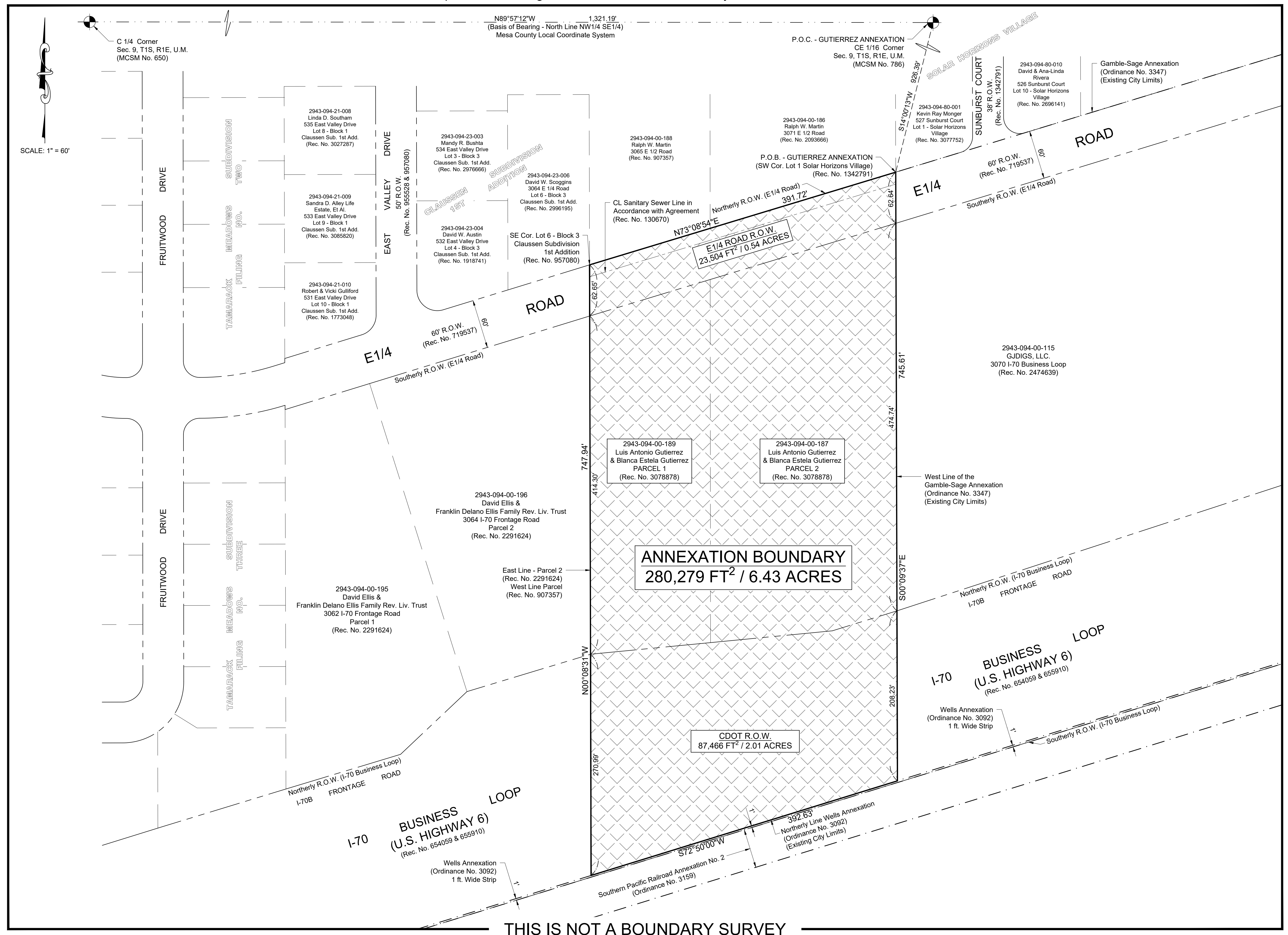
1. Regarding the comprehensive plan the rezoning is in line with what is allowed in the plan and will follow the standard zone of annexation.
2. For the proposed zoning we will present a preliminary subdivision plan and once approved a final subdivision plat.
3. As for the benefits for the community and area I believe these new lots will help to increase the value of the surrounding communities and land.

Development Schedule and Phasing

1. The development schedule and phasing is not currently known.

GUTIERREZ ANNEXATION

Located in the West Half of the Southeast Quarter (W1/2 SE1/4) Section 9,
Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado



LEGAL DESCRIPTION
A parcel of land located in the West Half of the Southeast Quarter (W1/2 SE1/4) of Section 9, Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado being the parcel of land described in Reception Number 3078878 and portions of Right-of-Way parcels described in Reception Numbers 719537, 654059 and 655910 and being more particularly described as follows:

Commencing at the Center East Sixteenth Corner (CE 1/16) of said Section 9, whence the Center 1/4 Corner of said Section 9 bears N89°57'12"W, a distance of 1,321.19 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto;

thence from said Point of Commencement S14°00'13"W, a distance of 926.39 feet to the Southwest Corner of Lot 1, Solar Horizons Village as recorded at Reception Number 1342791 being the Point of Beginning;

thence S00°09'37"E, a distance of 745.61 feet along the West line of the Gamble-Sage Annexation (Ordinance No. 3347) to a point on the Northerly line of the Wells Annexation (Ordinance 3092), said line being 1 foot northerly and parallel to the Southerly Right-of-Way line of I-70 Business Loop as recorded at Reception Numbers 654059 & 655910; thence S72°50'00"W, a distance of 392.63 feet along said Northerly line to a point on the extended East line of Parcel 2 as recorded at Reception Number 2291624; thence N00°08'31"W, a distance of 747.94 feet along said extended East line and the East line of said Parcel 2 to the Southeast Corner of Lot 6, Block 3, Claussen Subdivision 1st Addition as recorded at Reception Number 957080 being a point on the Northerly Right-of-Way of E1/4 Road as recorded at Reception Number 719537; thence N73°08'54"E, a distance of 391.72 feet along said Northerly Right-of-Way line to the Point of Beginning.

Said Parcel of land CONTAINING 280,279 Square Feet or 6.43 Acres, more or less.

AREAS OF ANNEXATION		LEGEND	
ANNEXATION PERIMETER	2,277.90 FT.	ANNEXATION BOUNDARY	
CONTIGUOUS PERIMETER	1,138.24 FT.	ANNEXATION AREA	
AREA IN SQUARE FEET	280,279 FT²	EXISTING CITY LIMITS	
AREA IN ACRES	6.43 AC.		
AREA WITHIN R.O.W.	110,970 FT²		
	2.55 AC.		
AREA WITHIN DEEDED R.O.W.	110,970 FT²		
	2.55 AC.		

SURVEY ABBREVIATIONS		SQ. FT.	SQUARE FEET
P.O.C.	POINT OF COMMENCEMENT	Δ=	RADIUS
P.O.B.	POINT OF BEGINNING	ARC	ARC LENGTH
R.O.W.	RIGHT OF WAY	CHD.	CHORD LENGTH
SEC.	SECTION	CHB.	CHORD BEARING
T.	TOWNSHIP	BLK.	BLOCK
R.	RANGE	P.B.	PLAT BOOK
U.M.	UTE MERIDIAN	BK.	BOOK
NO.	NUMBER	PG.	PAGE
REC.	RECEPTION	MCSM	MESA CO. SURVEY MONUMENT

ORDINANCE NO.
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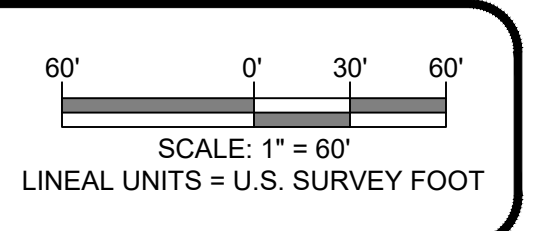
EFFECTIVE DATE
00/00/2024

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

RENEE BETH PARENT
STATE OF COLORADO - P.L.S. NO. 38266
FOR THE CITY OF GRAND JUNCTION
244 NORTH 7TH STREET
GRAND JUNCTION, CO. 81501

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

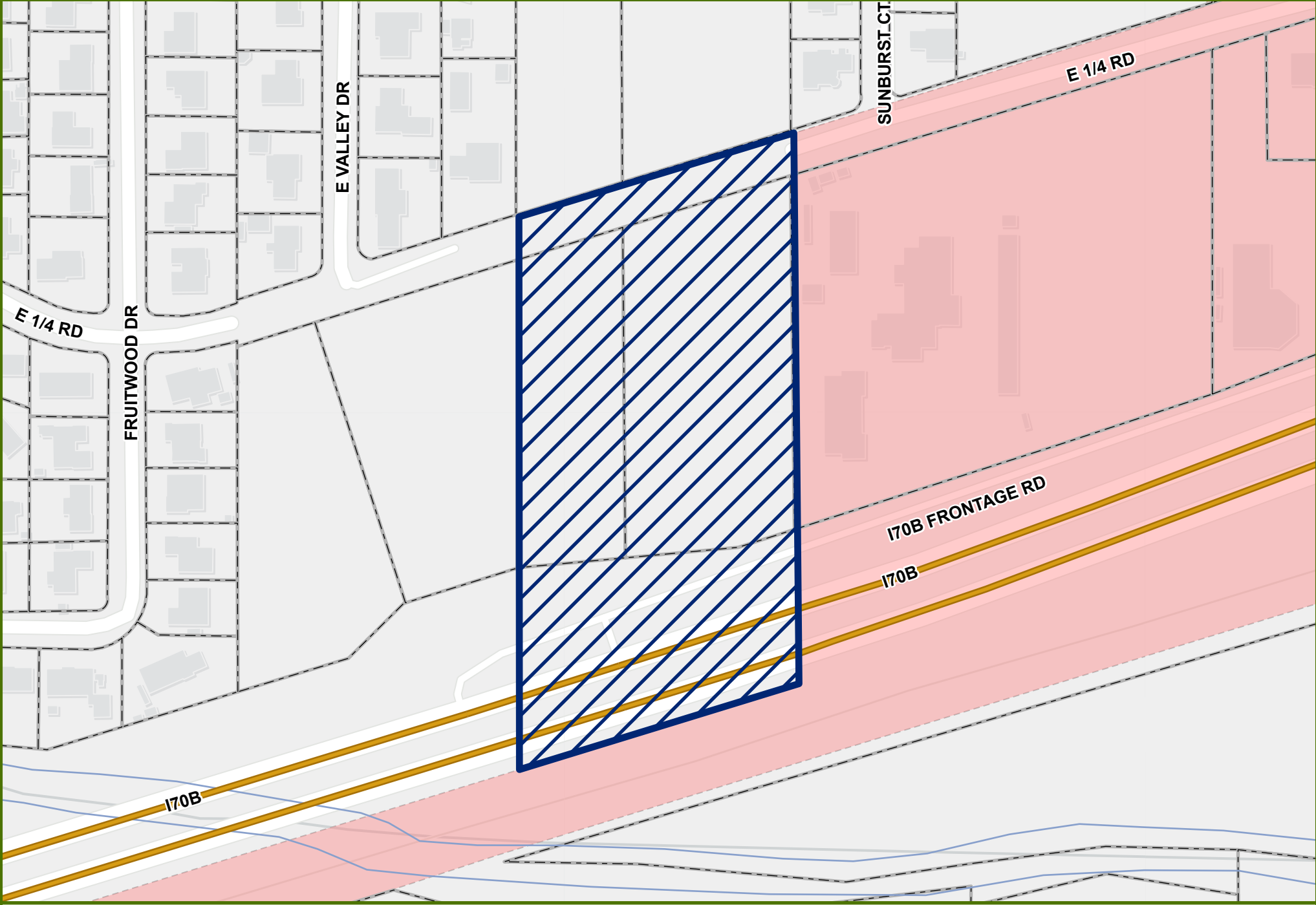
DRAWN BY: NCW DATE: 07/03/2024
REVIEWED BY: RBP DATE: 07/03/2024
CHECKED BY: ABL DATE: 07/03/2024
APPROVED BY: RBP DATE: 07/03/2024



Engineering & Transportation Department
244 North 7th Street - Grand Junction, CO. 81501
(970) 256-4003

GUTIERREZ ANNEXATION
Located in the West Half of the Southeast Quarter (W1/2 SE1/4) Section 9,
Township 1 South, Range 1 East, Ute Meridian,
County of Mesa, State of Colorado

Gutierrez Annexation

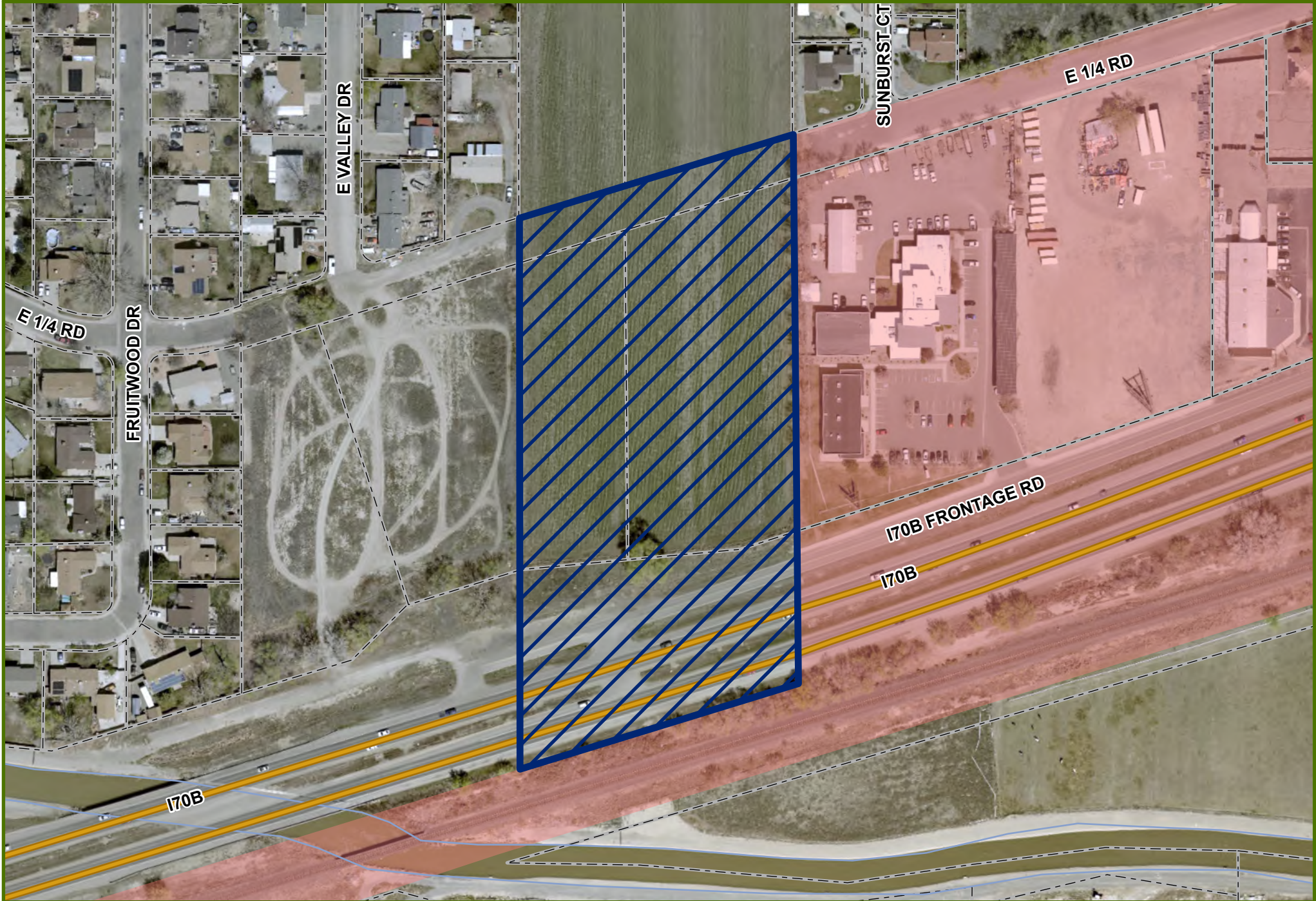


0 50 100 200 Feet

 Annexation Site

 City Limits

Gutierrez Annexation

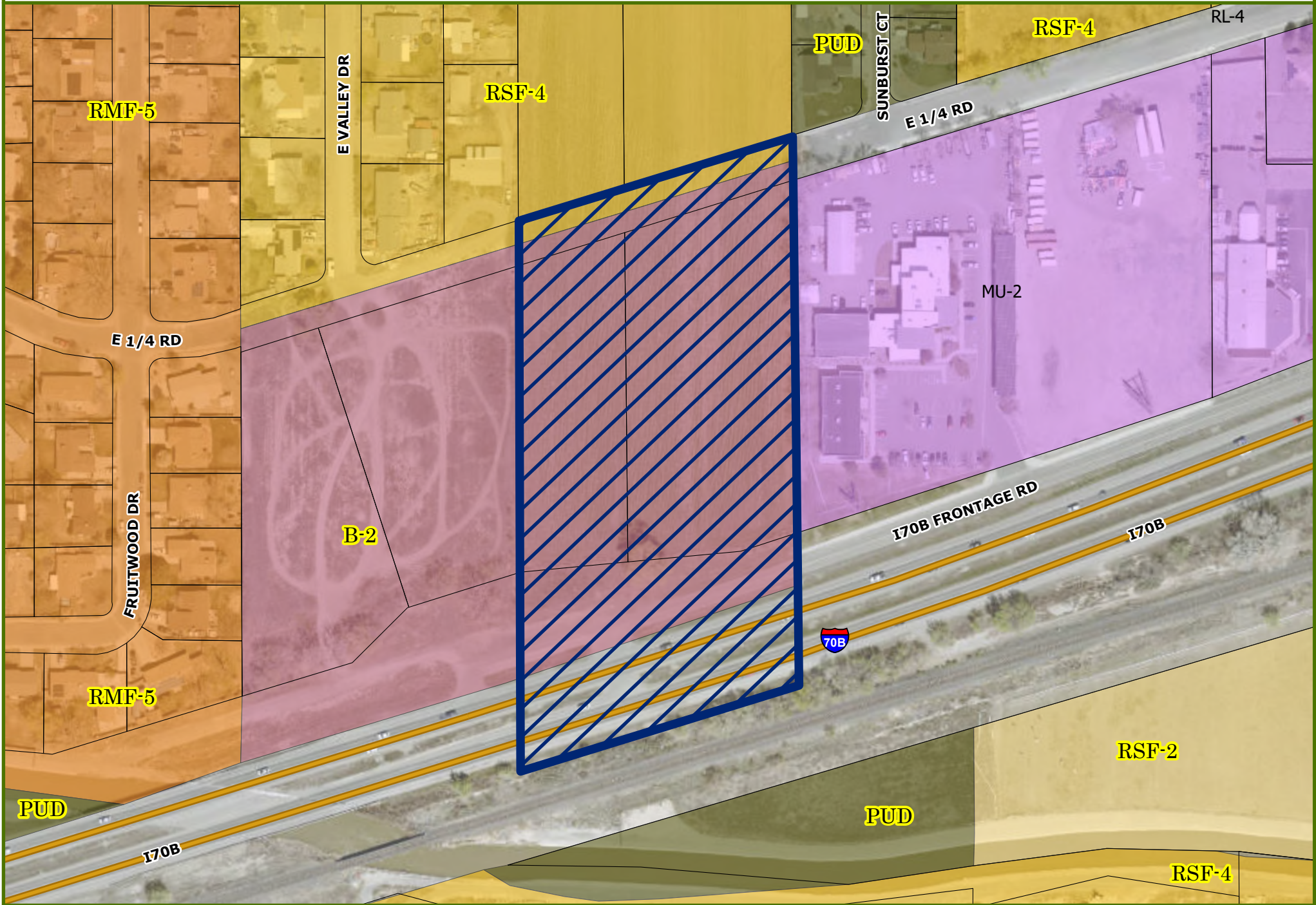


0 50 100 200 Feet

 Annexation Site

 City Limits

Gutierrez Annexation - Zoning



0 50 100 200 Feet



Annexation

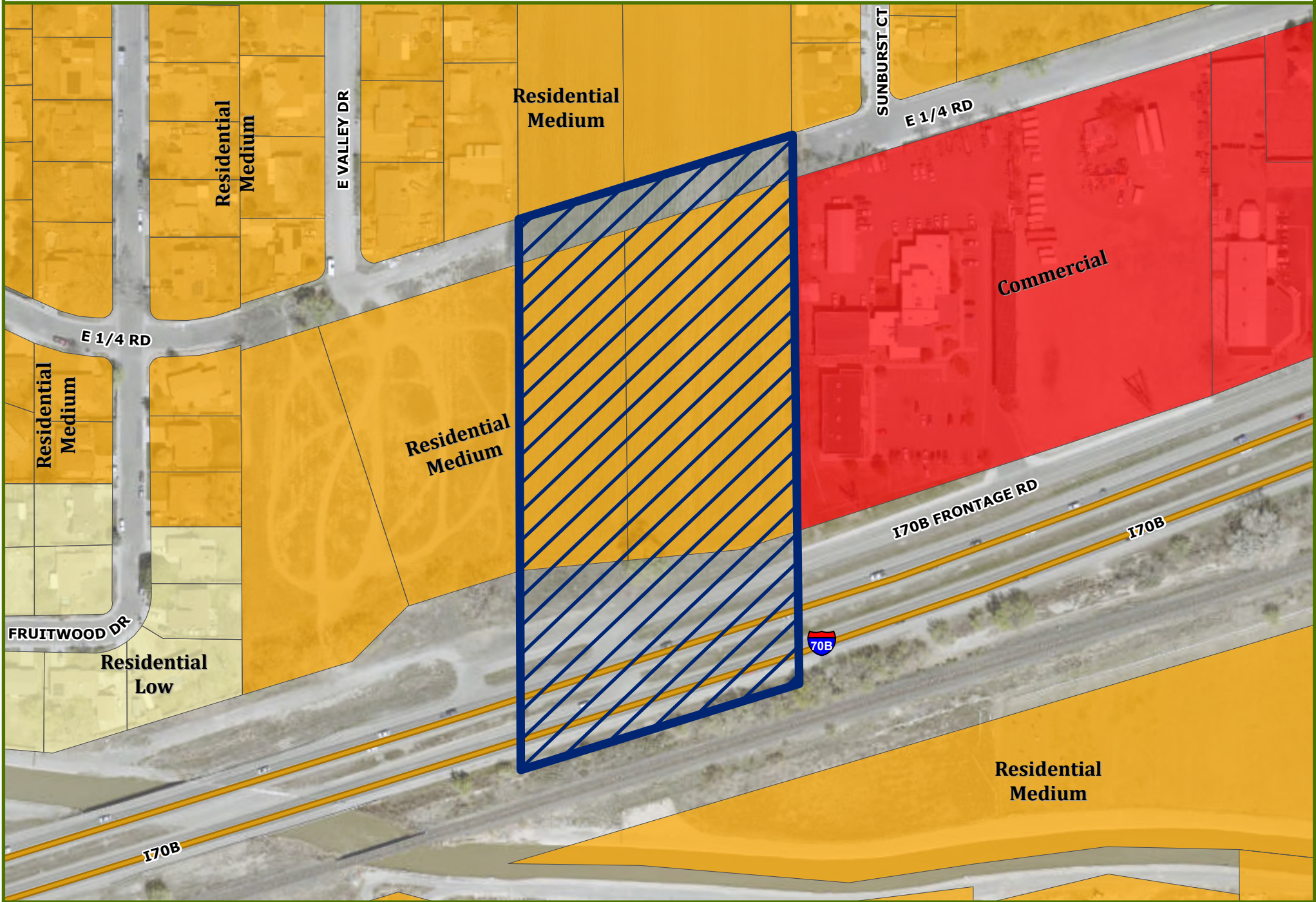
City Zoning

County Zoning

Date Created: 8/15/2024



Gutierrez Annexation Annexation - Land Use



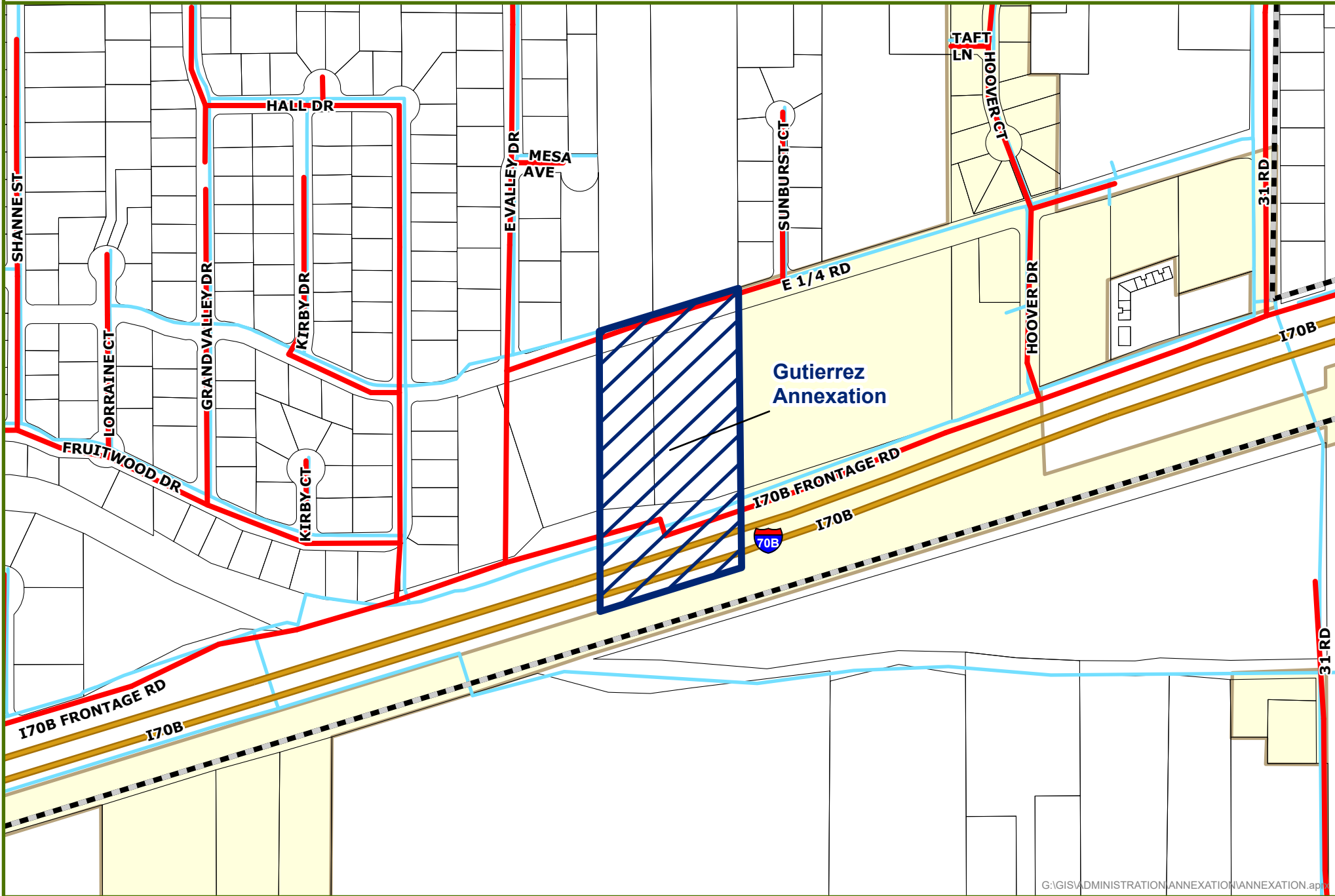
0 50 100 200 Feet

 Annexation Site
Packet Page 63

Date Created: 8/15/2024









Gutierrez Annexation - Utilities



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



0 0.05 0.1 Miles

-  CITY WATER
-  CLIFTON WATER
-  SEWER
-  CITY FIBER
-  NON-CITY FIBER
-  CITY LIMITS

Gutierrez Annexation Schedule

September 4, 2024	Referral of Petition, Intro Proposed Ordinance, Exercise Land Use
September 10, 2024	Planning Commission Considers Zone of Annexation
September 18, 2024	City Council Intro Proposed Zoning Ordinance
October 16, 2024	City Council Accept Petition/Annex and Zoning Public Hearing
November 17, 2024	Effective date of Annexation and Zoning

ANNEXATION SUMMARY

File Number		ANX-2024-311	
Location		Located On an Unaddressed Property That Abuts 3070 I 70 Business Loop on The West and 3064 Frontage Road On The East and Lies South Of E ¼ Road And North Of I-70 Business Frontage Road	
Tax ID Number(s)		2943-094-00-189, 2943-094-00-187	
Number of Parcel(s)		2	
Existing Population		0	
No. of Parcels Owner Occupied		0	
Number of Dwelling Units		0	
Acres Land Annexed		6.43 Acres	
Developable Acres Remaining		3.88 Acres	
Right-of-way in Annexation		2.55 Acres	
Previous County Zoning		B-2	
Proposed City Zoning		RM-8	
Surrounding Zoning:	North:	RSF-4, Mesa County	
	South:	PUD, Mesa County	
	East:	MU-2 (Mixed-Use Light Commercial)	
	West:	B-2, Mesa County	
Current Land Use		Vacant	
Proposed Land Use		Single-Family/Two-Family Residential	
Surrounding Land Use:	North:	Vacant	
	South:	Planned Unit Development	
	East:	Commercial	
	West:	Vacant	
Comprehensive Plan Designation:		Residential Medium	
Zoning within Comprehensive Plan Designation:		R-8	R-12
Values:	Assessed	\$108,920	
	Actual	\$375,870	
Address Ranges		3066 – 3068 I 70 Frontage Road, Grand Junction, CO 81505	
Special Districts:	Water	Clifton Water District	
	Sewer	Persigo	
	Fire	Clifton Fire Protection	
	Irrigation/Drainage	Grand Valley Drainage District	
	School	School District 51	

	Pest	Grand River Mosquito Control
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Neighborhood Meeting Notes

- Total time of meeting was 40 minutes.
- Attendees throughout the meeting were Timothy Lehrbach, Anthony Gutierrez, Nicole Pinneo and nine to eleven other members of the neighborhood.

Below are some of the questions that were asked during the meeting as well as the responses.

Question: What are your intentions with the property?

Answer: I plan to develop the property into lots, so that individuals can build their homes on them and to do that I need to first annex and rezone the property.

Question: Why do you need to annex the property into the city, and will our properties be annexed as well?

Answer: Since I want to develop my property as soon as I begin to do that, I will be required to be annexed into the city. As for your properties they will remain part of the county unless you decide you want to be annexed as well, but you will have to do that yourselves.

Question: How many homes will you be building, or will you be building apartments? I don't want apartments.

Answer: The property will be rezoned as RM-8 so around eight homes per acre I think maybe fifteen homes, but we will see. We have yet to develop plans for the homes and property. I will not be building apartments just homes.

Question: Why didn't I get notified about this meeting, but my neighbor did, and will I be notified if there are other meetings?

Answer: I am required to send notification to properties located within 500 feet of the project, if you didn't get a notification, it was because you were not within the 500 feet. As for future meetings you may not be notified either, but those meetings will be held at city hall, and you can find those meeting times on their site once we get that far.

Question: Where will the entrances be for the property?

Answer: The entrance to the property will be through E ¼ road.

Question: Why not make an entrance via frontage road and will you develop E ¼ road all the way to East Valley drive?

Answer: I can't do it via frontage road because it is near the highway, and it will cause the state to become involved in the project. As for E ¼ road I will only develop from where it currently ends to the end of my property. I will not and am not required to develop it all the way to East valley drive.

Question: You will not be building apartments, right? I don't want apartments.

Answer: No sir I will not be building apartments since the property will be zoned RM-8 I can only build homes and that is what I will be building.

Question: Will all of E ¼ road be eventually developed and does the city have plans for that down the road?

Answer: Eventually all of E ¼ road may be developed it might be part of the master plan, but its hard to say since plans can change or other situations may occur for now only a small part of E ¼ road will be developed.

Question: Will the city be paying for the development of E ¼ road, or will it come out of your personal pocket?

Answer: The city will not be paying for that development it will be coming out of my pocket.

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

NOTICE IS HEREBY GIVEN that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 4th day of September 2024, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. _____

**A RESOLUTION
REFERRING A PETITION TO THE CITY COUNCIL
FOR THE ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO,
SETTING A HEARING ON SUCH ANNEXATION,
AND EXERCISING LAND USE CONTROL**

GUTIERREZ ANNEXATION

**APPROXIMATELY 6.43 ACRES
LOCATED ON AN UNADDRESSED PROPERTY THAT LIES BETWEEN AND ABUTS 3070
I-70 BUSINESS LOOP ON THE EAST AND 3064 FRONTAGE ROAD ON THE WEST AND
LIES SOUTH OF E ¼ ROAD AND NORTH OF I-70 BUSINESS FRONTAGE ROAD, GRAND
JUNCTION, COLORADO**

WHEREAS, on the 4th day of September 2024, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situated in Mesa County, Colorado, and described as follows:

**GUTIERREZ ANNEXATION
Perimeter Boundary Legal Description
EXHIBIT A**

Gutierrez Annexation Legal Description

A parcel of land located in the West Half of the Southeast Quarter (W1/2 SE1/4) of Section 9, Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado being the parcel of land described in Reception Number 3078878 and portions of Right-of-Way parcels described in Reception Numbers 719537, 654059 and 655910 and being more particularly described as follows:

Commencing at the Center East Sixteenth Corner (CE 1/16) of said Section 9, whence the Center 1/4 Corner of said Section 9 bears N89°57'12"W, a distance of 1,321.19 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto;

thence from said Point of Commencement S14°00'13"W, a distance of 926.39 feet to the Southwest Corner of Lot 1, Solar Horizons Village as recorded at Reception Number 1342791 being the Point of Beginning;

thence S00°09'37"E, a distance of 745.61 feet along the West line of the Gamble-Sage Annexation (Ordinance No. 3347) to a point on the Northerly line of the Wells Annexation

(Ordinance 3092), said line being 1 foot northerly and parallel to the Southerly Right-of-Way line of I-70 Business Loop as recorded at Reception Numbers 654059 & 655910; thence S72°50'50"W, a distance of 392.63 feet along said Northerly line to a point on the extended East line of Parcel 2 as recorded at Reception Number 2291624; thence N00°08'31"W, a distance of 747.94 feet along said extended East line and the East line of said Parcel 2 to the Southeast Corner of Lot 6, Block 3, Claussen Subdivision 1st Addition as recorded at Reception Number 957080 being a point on the Northerly Right-of-Way of E1/4 Road as recorded at Reception Number 719537; thence N73°08'54"E, a distance of 391.72 feet along said Northerly Right-of-Way line to the Point of Beginning.

Said Parcel of land CONTAINING 280,279 Square Feet or 6.43 Acres, more or less.

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

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

1. That a hearing will be held on the 16th day of October, 2024, in the City Hall auditorium, located at 250 North 5th Street, City of Grand Junction, Colorado, at 5:30 PM to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; that a community of interest exists between the territory and the City; that the territory proposed to be annexed is urban or will be urbanized in the near future; that the said territory is integrated or is capable of being integrated with said City; that no land held in identical ownership has been divided without the consent of the landowner; that no land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; and that no election is required under the Municipal Annexation Act of 1965.

2. Pursuant to the Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals, and zoning approvals shall, as of this date, be submitted to the Community Development Department of the City.

ADOPTED the 4^h day of September 2024.

Abram Herman
President of the City Council

ATTEST:

Selestina Sandoval
City Clerk

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

City Clerk

<i>DATES PUBLISHED</i>
September 6th, 2024
September 13th, 2024
September 20th, 2024
September 27th, 2024

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

**LOCATED ON AN UNADDRESSED PROPERTY THAT LIES BETWEEN AND ABUTS
3070 I-70 BUSINESS LOOP ON THE EAST AND 3064 FRONTAGE ROAD ON THE
WEST AND LIES SOUTH OF E ¼ ROAD AND NORTH OF I-70 BUSINESS FRONTAGE
ROAD
APPROXIMATELY 6.43 ACRES**

WHEREAS, on the 4th day of September 2024, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the ___ day of _____, 2024; and

WHEREAS, the City Council determined that said territory was eligible for annexation and that no election was necessary to determine whether such territory should be annexed;

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

That the property situate in Mesa County, Colorado, and described to wit is by and with this ordinance duly and lawfully annexed to the City:

**GUTIERREZ ANNEXATION
Perimeter Boundary Legal Description
EXHIBIT A**

Gutierrez Annexation Legal Description

A parcel of land located in the West Half of the Southeast Quarter (W1/2 SE1/4) of Section 9, Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado being the parcel of land described in Reception Number 3078878 and portions of Right-of-Way parcels described in Reception Numbers 719537, 654059 and 655910 and being more particularly described as follows:

Commencing at the Center East Sixteenth Corner (CE 1/16) of said Section 9, whence the Center 1/4 Corner of said Section 9 bears N89°57'12"W, a distance of 1,321.19 feet

using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto;

thence from said Point of Commencement S14°00'13"W, a distance of 926.39 feet to the Southwest Corner of Lot 1, Solar Horizons Village as recorded at Reception Number 1342791 being the Point of Beginning;

thence S00°09'37"E, a distance of 745.61 feet along the West line of the Gamble-Sage Annexation (Ordinance No. 3347) to a point on the Northerly line of the Wells Annexation (Ordinance 3092), said line being 1 foot northerly and parallel to the Southerly Right-of-Way line of I-70 Business Loop as recorded at Reception Numbers 654059 & 655910; thence S72°50'50"W, a distance of 392.63 feet along said Northerly line to a point on the extended East line of Parcel 2 as recorded at Reception Number 2291624; thence N00°08'31"W, a distance of 747.94 feet along said extended East line and the East line of said Parcel 2 to the Southeast Corner of Lot 6, Block 3, Claussen Subdivision 1st Addition as recorded at Reception Number 957080 being a point on the Northerly Right-of-Way of E1/4 Road as recorded at Reception Number 719537; thence N73°08'54"E, a distance of 391.72 feet along said Northerly Right-of-Way line to the Point of Beginning.

Said Parcel of land CONTAINING 280,279 Square Feet or 6.43 Acres, more or less.

INTRODUCED on first reading this 4th day of September 2024 and ordered published in pamphlet form.

ADOPTED on second reading this ____ day of _____, 2024 and ordered published in pamphlet form.

Abram Herman
President of the City Council

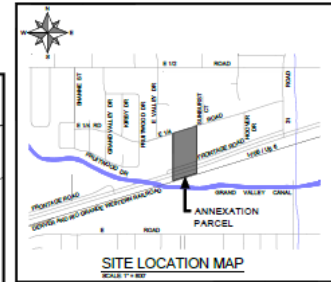
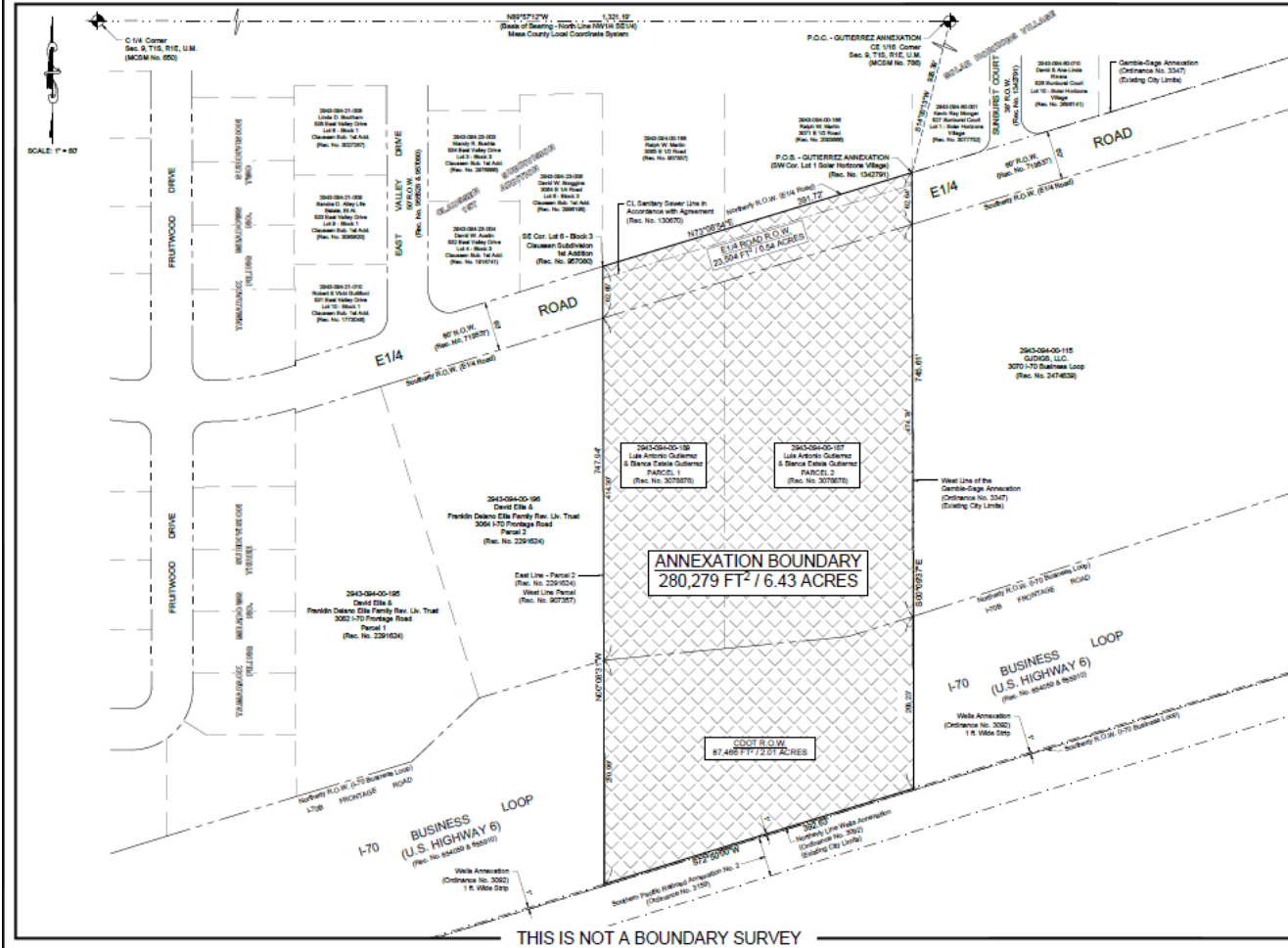
ATTEST:

Selestina Sandoval
City Clerk

EXHIBIT A

GUTIERREZ ANNEXATION

Located in the West Half of the Southeast Quarter (W1/2 SE1/4) Section 9,
Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado



LEGAL DESCRIPTION

A parcel of land located in the West Half of the Southeast Quarter (W1/2 SE1/4) of Section 9, Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado being the parcel of land described in Reception Number 371823 and portions of Right-of-Way parcels described in Reception Numbers 718237, 654059 and 655910 and being more particularly described as follows:

Commencing at the Center East Station Corner (C.E.) of said Section 9, whence the Center 1/4 Corner of said Section 9 bears S00°07'17"W, a distance of 1,221.05 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto;

thence from said Point of Commencement S14°01'17"W, a distance of 320.39 feet to the Southeast Corner of Lot 1, Solar Historic Village as recorded at Reception Number 134259; being the Point of Beginning;

thence S00°07'17"E, a distance of 745.61 feet along the West line of the Gamba-Sage Annexation (Ordinance No. 3542) to a point on the Northern line of the State Annexation (Ordinance No. 3052), said line being 1 foot northerly and parallel to the Southern Right-of-Way line of 1.70 Business Loop as recorded at Reception Numbers 654059 & 655910; thence S77°02'02"W, a distance of 382.23 feet along said Northern line to a point on the extended East line of Parcel 2 as recorded at Reception Number 229162; thence S07°02'37"E, a distance of 747.94 feet along said extended East line and the East side East line to the Southeast Corner of Lot 6, Block 3, Cleaver Subdivision (M Addition as recorded at Reception Number 267040 being a point on the Northern Right-of-Way of E14 Road as recorded at Reception Number 718237; thence S77°02'37"E, a distance of 391.72 feet along said Northern Right-of-Way line to the Point of Beginning;

Said Parcel of land CONTAINING 280,279 Square Feet or 6.43 Acres, more or less.

AREAS OF ANNEXATION		LEGEND	
ANNEXATION PERIMETER	2,277.49 FT.	ANNEXATION BOUNDARY	
CONTIGUOUS PERIMETER	1,082.24 FT.	ANNEXATION AREA	
AREA IN SQUARE FEET	280,279 FT ²	EXISTING CITY LIMITS	
AREA IN ACRES	6.43 AC.		
AREA WITHIN R.O.W.	110,020 FT ²		
AREA WITHIN DECEDED R.O.W.	110,020 FT ²		
	2.58 AC.		

SURVEY ABBREVIATIONS		SQ. FT. SQUARE FEET	
P.O.C.	POINT OF COMMENCEMENT	AN	CENTRAL ANGLE
P.O.B.	POINT OF BEGINNING	ARC	ARC LENGTH
R.O.W.	RIGHT OF WAY	CHD.	CHORD LENGTH
S.E.C.	SECTION	CHS.	CHORD BEARING
T.	TOWNSHIP	BLK.	BLOCK
R.	RANGE	P.B.	PLAT BOOK
U.M.	UTE MERIDIAN	SK.	BOOK
NO.	NUMBER	PG.	PAGE
REC.	RECEPTION	MCSM	MEGA CD SURVEY MONUMENT

ORDINANCE NO.
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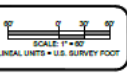
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SENSE BETH PARENT
STATE OF COLORADO - P.L.S. NO. 36286
FOR THE CITY OF GRAND JUNCTION
344 NORTH 7TH STREET
GRAND JUNCTION, CO 81501

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

DRAWN BY: MCM DATE: 07/03/2024
 REVIEWED BY: BSP DATE: 07/03/2024
 CHECKED BY: ABL DATE: 07/03/2024
 APPROVED BY: BSP DATE: 07/03/2024



Engineering & Transportation Department
 344 North 7th Street - Grand Junction, CO, 81501
 (970) 245-4000

GUTIERREZ ANNEXATION
 Located in the West Half of the Southeast Quarter (W1/2 SE1/4) Section 9,
 Township 1 South, Range 1 East, Ute Meridian,
 County of Mesa, State of Colorado



Grand Junction City Council

Regular Session

Item #3.a.

Meeting Date: September 4, 2024
Presented By: Matt Smith, Chief of Police
Department: Police
Submitted By: Cory Thomps, Grand Junction Regional Communication Center Manager

Information

SUBJECT:

Contract Approval for the Multi-Year Purchase Agreement, Subject to Annual and Supplemental Budget Appropriation from the E-911 Fund for the Carbyne 911-Hosted Phone Solution

RECOMMENDATION:

Approve the multi-year purchase agreement, subject to annual appropriation, for the Carbyne 911-hosted phone solution system to modernize the Grand Junction Regional Communication Center's 911 capabilities, enhance communication, and improve response times.

EXECUTIVE SUMMARY:

The current on-premises 911 phone system, serviced by Intrado, is outdated and incapable of accommodating necessary technological advancements to meet the evolving needs of our Emergency Communications Center (ECC). In 2023, a Request for Information (RFI) was conducted, followed by on-site demonstrations from leading vendors. Carbyne emerged as the most effective solution, offering enhanced communication capabilities and a geo-diverse hosted platform. However, due to other competing IT projects and budgetary concerns, the replacement project was postponed to 2025.

To ensure efficient and cost-effective procurement, the City proposes acquiring the Carbyne system through NPPGov, a cooperative purchasing group. This approach provides significant cost savings, reduces administrative efforts, and ensures the quality and reliability essential for emergency response. Additionally, it is important to note the following:

- **Total Ownership Cost:** \$2 million represents the total cost over five years. This includes an initial system cost of \$463,000, followed by annual service and

maintenance fees of \$365,000. Additionally, we'll need to invest another \$50,000 in new computer equipment for dispatch.

- **New System Capabilities:**

- The new system will offer real-time transcription and translation in multiple languages during live calls, features we currently don't have.
- It will also provide an optional future feature with an AI virtual assistant. This assistant, using natural language processing, can answer and route administrative calls, manage basic requests, file complaints, and respond to commonly asked questions. This could be particularly useful for handling animal control calls, for example.
- Other next-generation features include the ability for callers to share their mobile phone camera feeds with dispatch staff.

- **Call Handling Capacity:** This system will handle our current call volume of 85,000 9-1-1 and over 200,000 administrative calls annually.

BACKGROUND OR DETAILED INFORMATION:

The current Intrado 911 phone system has reached the end of its operational life, limiting the ECC's ability to keep pace with modern emergency communication technologies. Recognizing the need for a more advanced system, IT and ECC staff conducted an RFI process in 2023 to evaluate potential replacements. The process included on-site Motorola, Carbyne, AT&T, and Solacom demonstrations.

Vendor Selection and Evaluation:

The Police Department and the Purchasing Division released a formal RFI (Request for Information) process that identified Carbyne as the leading solution for replacing the outdated system. Carbyne provides a hosted solution that enhances communication with callers, delivers real-time information to first responders, and supports a geo-diverse application model. These features make Carbyne the most effective system for addressing the ECC's needs.

Procurement Strategy:

The City intends to procure the Carbyne-hosted 911 system through NPPGov, a cooperative purchasing group. This strategy offers cost savings through collective bargaining power and streamlines the procurement process, reducing administrative efforts and ensuring compliance with procurement standards.

Justification and Benefits:

- **Cost Savings:** NPPGov's collective buying power provides competitive pricing, reducing the financial impact on the City's budget.
- **Efficiency:** Utilizing an existing cooperative agreement accelerates the procurement process, allowing quicker system implementation.
- **Quality Assurance:** The Carbyne system meets rigorous standards essential for emergency response, ensuring reliability and performance.
- **Risk Mitigation:** Cooperative purchasing minimizes risks associated with procurement, ensuring compliance with legal and ethical standards.

FISCAL IMPACT:

The total cost of the multi-year agreement, from 2024 to 2028, is \$1,973,000. The E-911 Fund requires a supplemental appropriation of \$513,000 for the 2024 agreement costs associated with the Carbyne system. The E-911 Fund Reserve has sufficient balance to appropriate these funds and to fund the future costs associated with this agreement. A supplemental appropriation ordinance is presented in a separate agenda item with the September 4, 2024, City Council agenda to set the public hearing for the ordinance amendment.

This appropriation is critical to ensure the timely implementation of the new system, which is essential for maintaining and enhancing our emergency response capabilities. The E-911 Fund is derived from taxes and tariffs on landline, VOIP, and cellular phone fees and is designated explicitly for emergency communication expenses. The E-911 Fund will be the source for the remaining future costs from 2025 through 2028.

SUGGESTED MOTION:

I move to approve (or deny) the Interim City Manager's execution of the Carbyne 911 Phone System lease agreement, subject to final approval by the City Attorney, and authorize supplemental budget appropriation from the E-911 Fund balance.

Attachments

None



Grand Junction City Council

Regular Session

Item #4.a.

Meeting Date: September 4, 2024
Presented By: David Thornton, Principal Planner
Department: Community Development
Submitted By: David Thornton, Principal Planner

Information

SUBJECT:

A Resolution Naming F 1/2 Road Parkway Four Canyons Parkway

RECOMMENDATION:

Staff recommends approval.

EXECUTIVE SUMMARY:

Naming F 1/2 Road Parkway to Four Canyons Parkway, located on portions of the 25 Road and F 1/2 Road corridors beginning at Patterson Road and 25 Road, then north along 25 Road to the intersection of F 1/2 Road then west along the F 1/2 Road corridor to I-70 Business Loop.

City staff in conjunction with the City and County Addressing Committee are requesting a street name change to "Four Canyons Parkway," for F 1/2 Road and 25 Road located at 25 Road/F 1/2 Road corridor between Patterson Road west to I-70 Business Loop, and currently known as the F 1/2 Road Parkway project. This is part of a three-phase road construction project. Phase I is currently under construction and expected to open in November 2024. Phase II is expected to start construction in early 2025, with completion in early 2026, and Phase III is currently unfunded with no known construction or completion date.

The proposed street name, if approved, will be used for each phase of the corridor and at the time when the street is opened for public use. All street name changes allow for the property owners affected to implement the change over the period of one year, during which both the old and new addresses can be used.

BACKGROUND OR DETAILED INFORMATION:

The F 1/2 Road Area Corridor Study was commissioned in 2005. Results of that study established the parameters of the corridor that today has been referred to as the F 1/2 Road Parkway. With funding for the first two phases of construction approved by voters in 2019, the City is nearing the end of construction of Phase I (see attached maps), which begins at 24 Road and heads east to 24 1/2 Road along the F 1/2 Road alignment. Phase II construction will begin in 2025 and will continue the parkway east to 25 Road, then south to Patterson Road. A third phase, currently not funded, will expand the parkway to the west of 24 Road and terminate at I-70 Business Loop. With a total length of approximately two miles, the parkway will operate as a single corridor, taking traffic along a new route, providing faster and safer travel to points north of Mesa Mall and, with the completion of Phase III, to I-70 B and points west.

The Zoning and Development Code Section 21.05.020(e)(3)(IV) of the Grand Junction Municipal Code states "a street naming system shall be maintained to facilitate the provision of necessary public services (police, fire, mail), reduce public costs for administration, and provide more efficient movement of traffic. For consistency, this system shall be adhered to on all newly platted, dedicated, or named streets and roads. Existing streets and roads not conforming to this system shall be made to conform as the opportunity occurs." The naming of the new F 1/2 Road Parkway corridor is necessary and the name F1/2 Road Parkway is not acceptable due to F 1/2 Road being used elsewhere in the City and in unincorporated areas of Mesa County. Therefore, a new name is being proposed.

The City and County maintain an Addressing Committee that regularly meets to discuss property addressing issues. This group has long recommended that the community avoid using road names with numeric fractions (1/2, 3/4, etc.) and that names retain the alphabetic (F, G, etc.) coordinate system. New address numbers will follow addressing protocols and be chronological, running west to east.

With these parameters, the addressing committee, along with City staff, is recommending that the F 1/2 Road Parkway be renamed Four Canyons Parkway. The name Four Canyons comes from the viewpoint near 24 Road looking west to the Colorado National Monument, whereby four major canyons can be seen from the new parkway at the intersection of 24 Road and F 1/2 Road. The Canyons include No Thoroughfare Canyon, Red Canyon, Ute Canyon, and Monument Canyon.

To rename a street, a resolution is required to be approved by the City Council. Initial notice was sent to the 26 affected properties, and City staff met with owners and area residents near the new Parkway corridor on August 8 at a neighborhood meeting/open house. A follow-up letter was sent to each affected owner on August 13, 2024, letting them know about the proposed street name/address changes and inviting them to the September 4, 2024, City Council meeting where the proposed name change is on the Council's agenda.

Phase 1 from 24 Road to 24 1/2 Road affects two properties addressed off the corridor. One of them is vacant. The timing of Phase I is November 2024, when the roadway will

be opened and the proposed street name is first used. Timing for Phase II will be at the conclusion and official opening of the new phase between 24 1/2 Road and Patterson Road. This phase affects 17 properties with current 25 Road addresses. Timing for Phase III (future) will occur after funding has been identified and construction completed. This phase will affect seven properties that currently have an F 1/2 Road assigned address.

The proposed street name, if approved, will be used for each phase of the corridor and at the time when the street is opened for public use. All street name changes allow for the property owners affected to implement the change over the period of one year, during which both the old and new addresses can be used. Property owners will not have to individually notify the U.S. Post Office, 911, or utility companies. These will be notified by the City.

FISCAL IMPACT:

There is no direct fiscal impact related to this request.

SUGGESTED MOTION:

I move to (adopt/deny) [Resolution No. ____, a resolution approving Naming F 1/2 Road Parkway corridor to Four Canyons Parkway, located within the 25 Road and F 1/2 Road corridors beginning at Patterson Road and 25 Road, then north on 25 Road to the intersection of F 1/2 Road then west along the F 1/2 Road corridor to the I-70 Business Loop.

Attachments

1. Affected Properties - Old vs Proposed New Addresses
2. Letter to Affected Property Owners
3. Map - Entire Corridor - All 3 Phases
4. Map - Corridor area showing Phase I and Phase II
5. Why Four Canyons Parkway - Display Board
6. Neighborhood Meeting Notice - F and a Half Parkway
7. PLOT CONCEPTUAL PLANS 2024-08-08_neighborhood meeting_11x17comb reduced
8. RES-Four Canyons Parkway Naming 20240814

Proposed – Four Canyons Parkway

26 Addresses A

Old Address New Address

Phase 1

Vacant Property 2430 Four Canyons Pkwy
 653 24 1/2 Road 2440 Four Canyons Pkwy



Phase 2

604 25 Road 2502 Four Canyons Pkwy
 605 25 Road NA - Owners Association Property
 605 25 Road #100 2499 Four Canyons Pkwy #100
 605 25 Road #101 2499 Four Canyons Pkwy #101
 605 25 Road #200 2499 Four Canyons Pkwy #200
 605 25 Road #201 2499 Four Canyons Pkwy #201
 607 25 Road NA -Owners Association Property
 607 25 Road #100 2497 Four Canyons Pkwy #100
 607 25 Road #101 2497 Four Canyons Pkwy #101
 607 25 Road #200 2497 Four Canyons Pkwy #200
 607 25 Road #201 2497 Four Canyons Pkwy #201
 609 25 Road 2495 Four Canyons Pkwy
 610 25 Road 2500 Four Canyons Pkwy
 611 25 Road 2493 Four Canyons Pkwy
 613 25 Road NA - Owners Association Property
 613 25 Road #A 2491 Four Canyons Pkwy #A
 613 25 Road #B 2491 Four Canyons Pkwy #B
 623 25 Road 2485 Four Canyons Pkwy
 624 25 Road 2486 Four Canyons Pkwy (Part of Spectrum at 2502 Forsight Circle)
 625 25 Road 2483 Four Canyons Pkwy



Phase 3

2350 F 1/2 Road 2350 Four Canyons Pkwy
 2393 F 1/2 Road 2393 Four Canyons Pkwy
 2389 F 1/2 Road 2389 Four Canyons Pkwy
 2385 F 1/2 Road 2385 Four Canyons Pkwy
 2383 F 1/2 Road 2383 Four Canyons Pkwy
 2381 F 1/2 Road 2381 Four Canyons Pkwy
 2377 F 1/2 Road 2377 Four Canyons Pkwy





Affected



August 12, 2024

Dear Property Owners:

As you may be aware, the first phase of the F ½ Road Parkway is under construction and is scheduled to open by November 2024. In anticipation of this opening and to create continuity in the city addressing system, the City of Grand Junction is working to rename this road to Four Canyons Parkway.

The process for changing a road name includes this notification to affected property owners as well as approval by the Grand Junction City Council. The City Council is scheduled to hear this request at their September 4, 2024 meeting. This meeting will be held at City Hall at 5:30 p.m.

The street names that will be primarily affected are F ½ Road between 25 Road west to I-70 B and 25 Road between Patterson Road and F ½ Road along the alignment of the new Parkway. No other streets are affected by this name change. The street numbers will change for properties currently addressed off 25 Road and a few others along the current F ½ Road corridor. We have included a map below to show the areas that will be affected and phasing of the construction. The timing of the phases of construction is subject to change. The proposed address changes for affected properties are attached.

Phase 1 (24 Road to 24 ½ Road) – Currently under construction with an opening expected in November 2024

Phase 2 (24 ½ Road to Patterson Road) – Construction commencing early 2025 with an early 2026 completion expected.

Phase 3 – future (I-70 B to 24 Road) – Future phase, no construction imminent.





You may be wondering why the City has chosen the name “Four Canyons Parkway.” Since 2005, the road capacity expansion project has been known and referred to as the F ½ Road Parkway. However, the City and County have incrementally been moving away from using names with numeric fractions due to confusion fractions create in emergency response and delivery. Road naming conventions should however retain the letter F since it is within the F Coordinate System (between Patterson Road and G Road). In addition, when selecting a new name, the new name cannot use a name that has already been used within the Grand Junction area for another roadway. The name “Four Canyons Parkway” was selected due to the local view of the Colorado National Monument and the four distinct canyons you can see from the corridor including No Thoroughfare, Red, Ute and Monument Canyons.

We realize that that readdressing can be an inconvenience for businesses and property owners; however, this change is necessary to make sure that emergency response, utility providers and other delivery services, including USPS are able to easily identify the location of each address in the city. The intent is to make this a smooth transition. The Parkway is divided into three phases. Each phase will be constructed separately and will open at different times. When each phase is constructed and opened, the street name will change to Four Canyons Parkway and your address will officially change concurrent with the opening of the particular phase that your property is within. You will be given 12 months to transition to the new address. You will not have to notify the US Post Office, 911, or utility companies.

For now, no action on your part is necessary; we just wanted to make you aware of the upcoming change that will be taking place. If you have any questions, please do not hesitate to reach out to me, David Thornton, at 970-244-1450. You may also send an inquiry to davidth@gjcity.org.

Sincerely,

A handwritten signature in blue ink, appearing to read 'David Thornton', written over a white background.

David Thornton, AICP
Principal Planner

Proposed - Four Canyons Parkway

26 Addresses Affected

Old Address New Address

Phase 1

Vacant Property 2430 Four Canyons Pkwy
 653 24 1/2 Road 2440 Four Canyons Pkwy



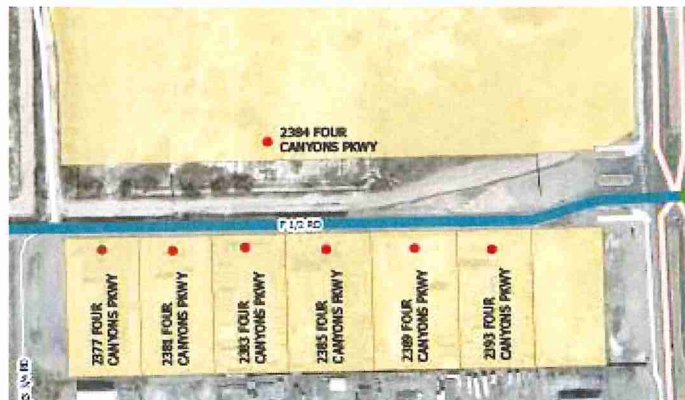
Phase 2

604 25 Road 2502 Four Canyons Pkwy
 605 25 Road NA - Owners Association Property
 605 25 Road #100 2499 Four Canyons Pkwy #100
 605 25 Road #101 2499 Four Canyons Pkwy #101
 605 25 Road #200 2499 Four Canyons Pkwy #200
 605 25 Road #201 2499 Four Canyons Pkwy #201
 607 25 Road NA - Owners Association Property
 607 25 Road #100 2497 Four Canyons Pkwy #100
 607 25 Road #101 2497 Four Canyons Pkwy #101
 607 25 Road #200 2497 Four Canyons Pkwy #200
 607 25 Road #201 2497 Four Canyons Pkwy #201
 609 25 Road 2495 Four Canyons Pkwy
 610 25 Road 2500 Four Canyons Pkwy
 611 25 Road 2493 Four Canyons Pkwy
 613 25 Road NA - Owners Association Property
 613 25 Road #A 2491 Four Canyons Pkwy #A
 613 25 Road #B 2491 Four Canyons Pkwy #B
 623 25 Road 2485 Four Canyons Pkwy
 624 25 Road 2486 Four Canyons Pkwy (Part of Spectrum at 2502 Forsight Circle)
 625 25 Road 2483 Four Canyons Pkwy



Phase 3

2350 F 1/2 Road 2350 Four Canyons Pkwy
 2393 F 1/2 Road 2393 Four Canyons Pkwy
 2389 F 1/2 Road 2389 Four Canyons Pkwy
 2385 F 1/2 Road 2385 Four Canyons Pkwy
 2383 F 1/2 Road 2383 Four Canyons Pkwy
 2381 F 1/2 Road 2381 Four Canyons Pkwy
 2377 F 1/2 Road 2377 Four Canyons Pkwy



CC GRAND JUNCTION LLC
WOODBIDGE COMPANY LIMITED
65 QUEEN ST W STES2400
TORONTO ONTARIO M5H 2M8

STORY WILLIAM R
STORY LUKEA, CATHERINE D, ALYSSA
H
840 23 1/2 RD
GRAND JUNCTION CO 81505

STOTT ROBERT D LIV TRST
ROBERT STOTT
2536 RIMROCK AVE STE 400-301
GRAND JUNCTION CO 81505

LUCERO LLC
2385 F 1/2 RD
GRAND JUNCTION CO 81505

LUCERO LLC
2385 F 1/2 RD
GRAND JUNCTION CO 81505

TRIPLE A DRILLING CO LTD
PO BOX 209
WINDSOR CO 80550

EASTER LIV TRST DTD JUL 11 2005
EASTER FAM TRST DTD MAR 24 2011
2706 H RD
GRAND JUNCTION CO 81506

CITY OF GRAND JUNCTION
ENGINEERING & TRANSPORTATION
DEPARTMENT
244 N 7TH ST
GRAND JUNCTION CO 81501

DRK INVESTING LLC
141 N 1ST ST
GRAND JUNCTION CO 81501

F ONE-HALF ACQUISITION LLC
3120 ASPEN AIRPORT BUSINESS
CENTER
ASPEN CO 81611

LITE BEAM LLC
605 25 RD #100
GRAND JUNCTION CO 81505

PORTER DANIELS LLC
605 25 RD #101
GRAND JUNCTION CO 81505

ELLIS PROPERTIES LLC
452 HIGH TIARA CT
GRAND JUNCTION CO 81507

LOGIC WEALTH REAL ESTATE LLC
605 25 RD #201
GRAND JUNCTION CO 81505

SANVILLE JAMES E
RUSY VIRGINIA
625 25 RD
GRAND JUNCTION CO 81505

KENCO LLC
607 25 RD #100
GRAND JUNCTION CO 81505

VALLEY VIEW HOSPITAL ASSOCIATION
1906 BLAKE AVE
GLENWOOD SPRINGS CO 81601

HOME LOAN AND INVESTMENT
COMPANY
PO BOX 100
GRAND JUNCTION CO 81502

HOME LOAN AND INVESTMENT
COMPANY
205 N 4TH ST
GRAND JUNCTION CO 81501

MESA COUNTY VALLEY SCHOOL
DISTRICT NO 51
MESA VALLEY COMMUNITY SCHOOL
2115 GRAND AVE
GRAND JUNCTION CO 81501

RADAR DEVELOPMENT LLC
1172 23 1/2 RD
GRAND JUNCTION CO 81505

611 REALTY LLC
1235 BAY ST
ALAMEDA CA 84501

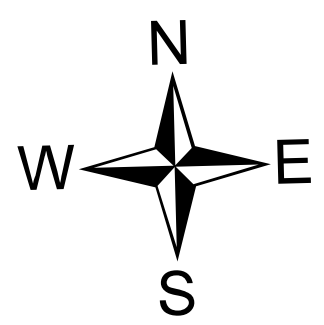
SPECTRUM PACIFIC WEST LLC
CHARTER COMM
12405 POWERSCOURT DR
ST LOUIS MO 63131

JKCC PROPERTIES LLC
PO BOX 582
GRAND JUNCTION CO 81502

JKCC PROPERTIES LLC
PO BOX 582
GRAND JUNCTION CO 81502

GUTIERREZ GABRIEL
GUTIERREZ MARIA O
623 25 RD
GRAND JUNCTION CO 81505

KYLE D BRITTON
653 24 1/2 RD
GRAND JUNCTION CO 81505

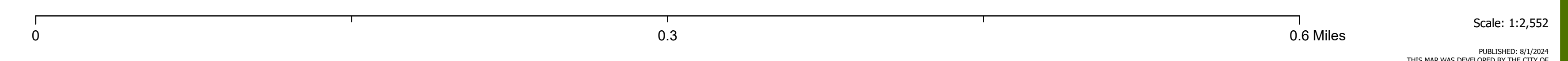


PROPOSED FOUR CANYONS PARKWAY RENAMING PROJECT

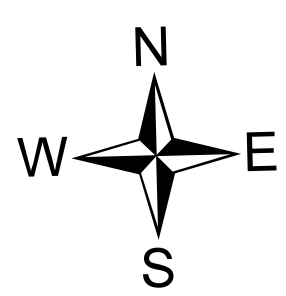


Current Location	Proposed Location	Phase
2377 F 1/2 RD	2377 FOUR CANYONS PKWY	3
2381 F 1/2 RD	2381 FOUR CANYONS PKWY	3
2383 F 1/2 RD	2383 FOUR CANYONS PKWY	3
2350 F 1/2 RD	2384 FOUR CANYONS PKWY	3
2385 F 1/2 RD	2385 FOUR CANYONS PKWY	3
2389 F 1/2 RD	2389 FOUR CANYONS PKWY	3
2393 F 1/2 RD	2393 FOUR CANYONS PKWY	3
N/A	2436 FOUR CANYONS PKWY	1
2436 3/4 F 1/2 RD	2436 3/4 FOUR CANYONS PKWY	1
653 24 1/2 RD	2440 FOUR CANYONS PKWY	1
625 25 RD	2483 FOUR CANYONS PKWY	2
623 25 RD	2485 FOUR CANYONS PKWY	2
624 25 RD	2486 FOUR CANYONS PKWY	2
613 25 RD	2491 FOUR CANYONS PKWY	2
611 25 RD	2493 FOUR CANYONS PKWY	2
609 25 RD	2495 FOUR CANYONS PKWY	2
607 25 RD	2497 FOUR CANYONS PKWY	2
605 25 RD	2499 FOUR CANYONS PKWY	2
610 25 RD	2500 FOUR CANYONS PKWY	2
604 25 RD	2502 FOUR CANYONS PKWY	2

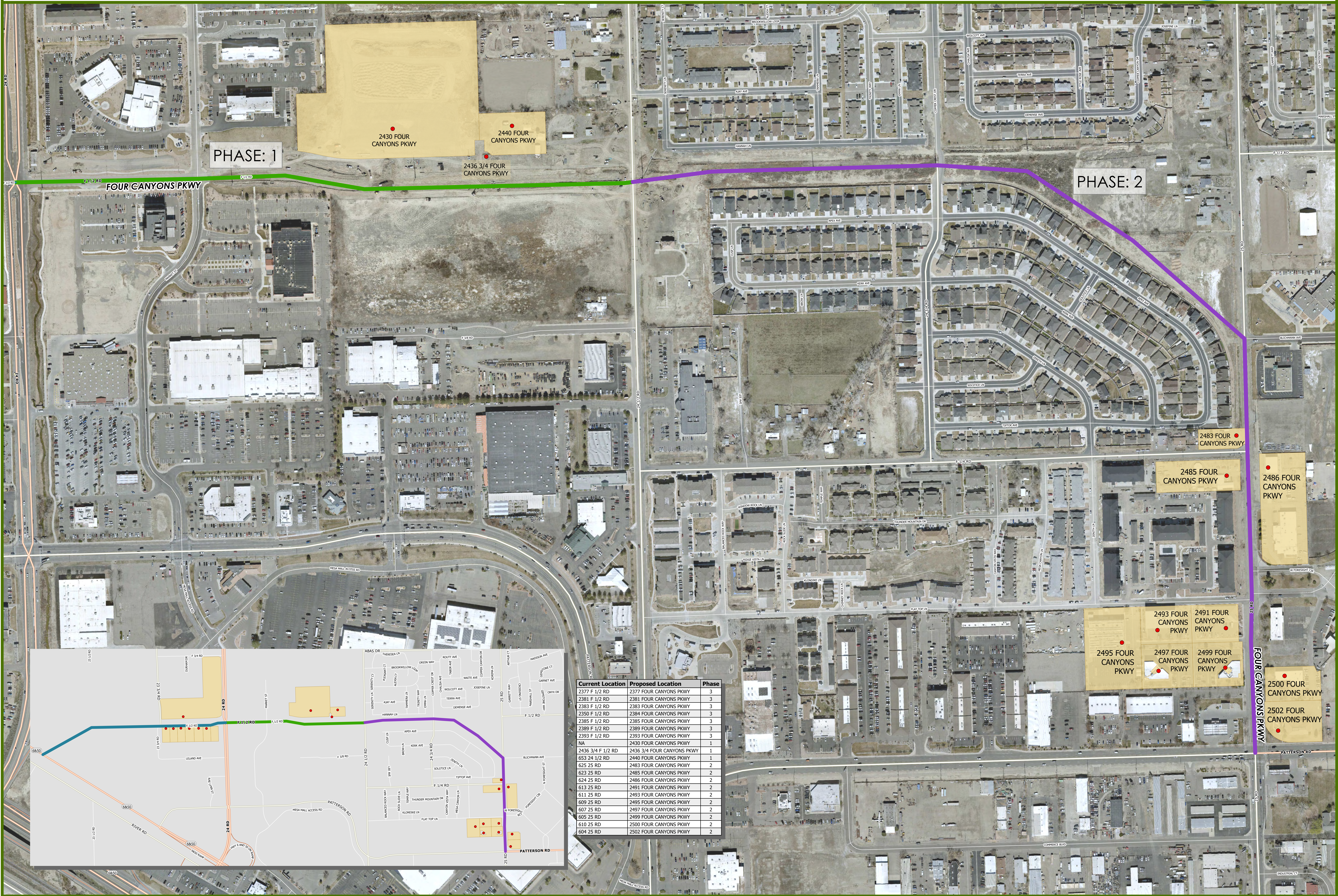
- Four Canyons Parkway Legend**
- Affected Addresses
 - Affected Parcels
 - Phase 1
 - Phase 2
 - Phase 3



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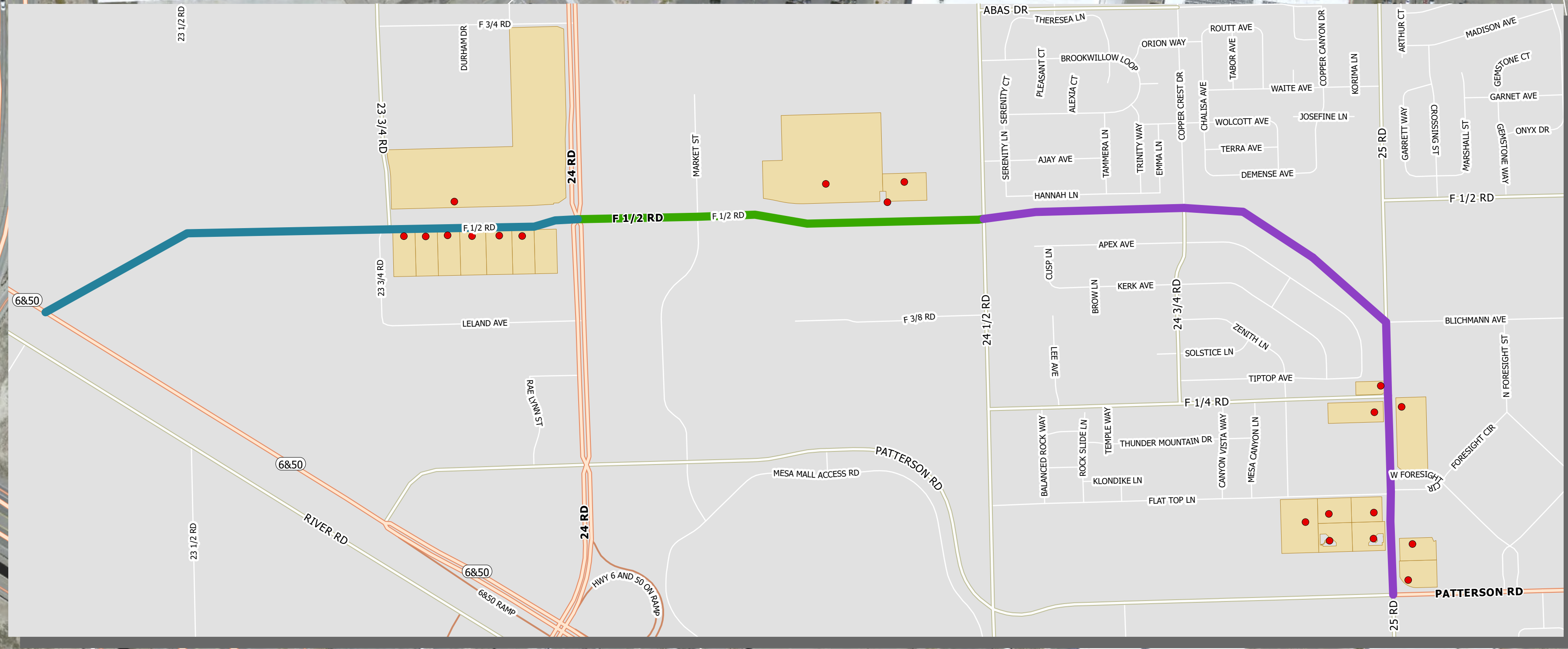


PROPOSED FOUR CANYONS PARKWAY RENAMING PROJECT



PHASE: 1

PHASE: 2



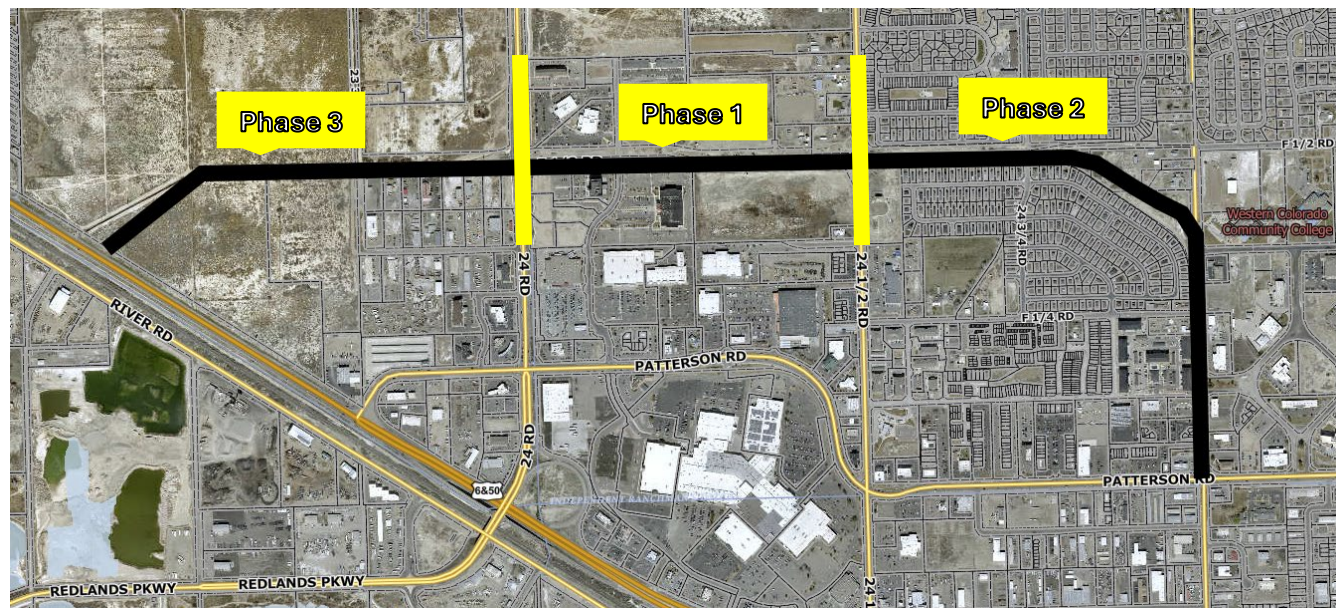
Current Location	Proposed Location	Phase
2377 F 1/2 RD	2377 FOUR CANYONS PKWY	3
2381 F 1/2 RD	2381 FOUR CANYONS PKWY	3
2383 F 1/2 RD	2383 FOUR CANYONS PKWY	3
2350 F 1/2 RD	2384 FOUR CANYONS PKWY	3
2385 F 1/2 RD	2385 FOUR CANYONS PKWY	3
2389 F 1/2 RD	2389 FOUR CANYONS PKWY	3
2393 F 1/2 RD	2393 FOUR CANYONS PKWY	3
NA	2430 FOUR CANYONS PKWY	1
2436 3/4 F 1/2 RD	2436 3/4 FOUR CANYONS PKWY	1
653 24 1/2 RD	2440 FOUR CANYONS PKWY	1
625 25 RD	2483 FOUR CANYONS PKWY	2
623 25 RD	2485 FOUR CANYONS PKWY	2
624 25 RD	2486 FOUR CANYONS PKWY	2
613 25 RD	2491 FOUR CANYONS PKWY	2
611 25 RD	2493 FOUR CANYONS PKWY	2
609 25 RD	2495 FOUR CANYONS PKWY	2
607 25 RD	2497 FOUR CANYONS PKWY	2
605 25 RD	2499 FOUR CANYONS PKWY	2
610 25 RD	2500 FOUR CANYONS PKWY	2
604 25 RD	2502 FOUR CANYONS PKWY	2

Four Canyons Parkway Legend

- Affected Addresses
- Affected Parcels
- Phase 1
- Phase 2
- Phase 3

0 0.13 0.25 Miles Scale: 1:6,644

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Why Four Canyons Parkway?

Since 2005, the project has been known and referred to as the F ½ Road Parkway. The City/County Addressing Committee has weighed in on renaming the corridor with parameters of not using names with numeric fractions, beginning the roadway name with the letter F since it is within the F Coordinate System (between Patterson Road and G Road) and adhering to the current protocol of no new street names using names that have already been used within the Grand Valley for another roadway.

The name Four Canyons was selected due to the local view of the Colorado National Monument and the four distinct canyons you can see from the corridor, No Thoroughfare, Red, Ute and Monument Canyons.

Timing of Address Changes

- Phase 1 – Fall 2024
- Phase 2 – Late 2025/Early 2026 after construction is completed.
- Phase 3 (future) - Changes to addressing will occur after Phase 3 construction has been completed. Currently there is no timetable, and the phase has not been budgeted.

My Property Address Will Change. What Do I Have To Do?

All affected properties will have one year from the date of the end of construction of their phase to change over their address. They will not have to notify the US Post Office, 911, or utility companies.

Project Newsletter

F ½ Parkway Phase Two Neighborhood Meeting

Dear Resident,

The City of Grand Junction Engineering and Transportation department invite you to an upcoming Neighborhood Meeting for the F ½ Parkway Phase two project.

- When: Thursday, August 8, 2024
- Where: CMU Tech (2508 Blichmann Ave.) Room BB113
- Time: 5:30 p.m.

The meeting is an opportunity for nearby residents to review phase two details and learn more about the timeline of construction. In addition to phase two construction, a name change will occur for F ½ Parkway and information will be available for residents and property owners affected by the change during the meeting.

Project Information

Phase two of F ½ Parkway construction will include traffic adjustments such as 25 Road reconstruction onto F ½ Parkway, access to the loop for more efficient travel to north Grand Junction, and safety for nearby neighborhoods. In addition to phase two construction, a name change will occur for F ½ Parkway and information will be available for residents and property owners affected by the change.

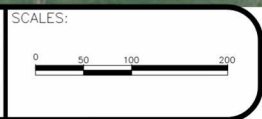
Schedule

Phase one is expected to conclude at the end of 2024. Phase two is expected to begin in early 2025 and be completed in early 2026.



REVISION	DESCRIPTION	DATE
△		
△		
△		
△		

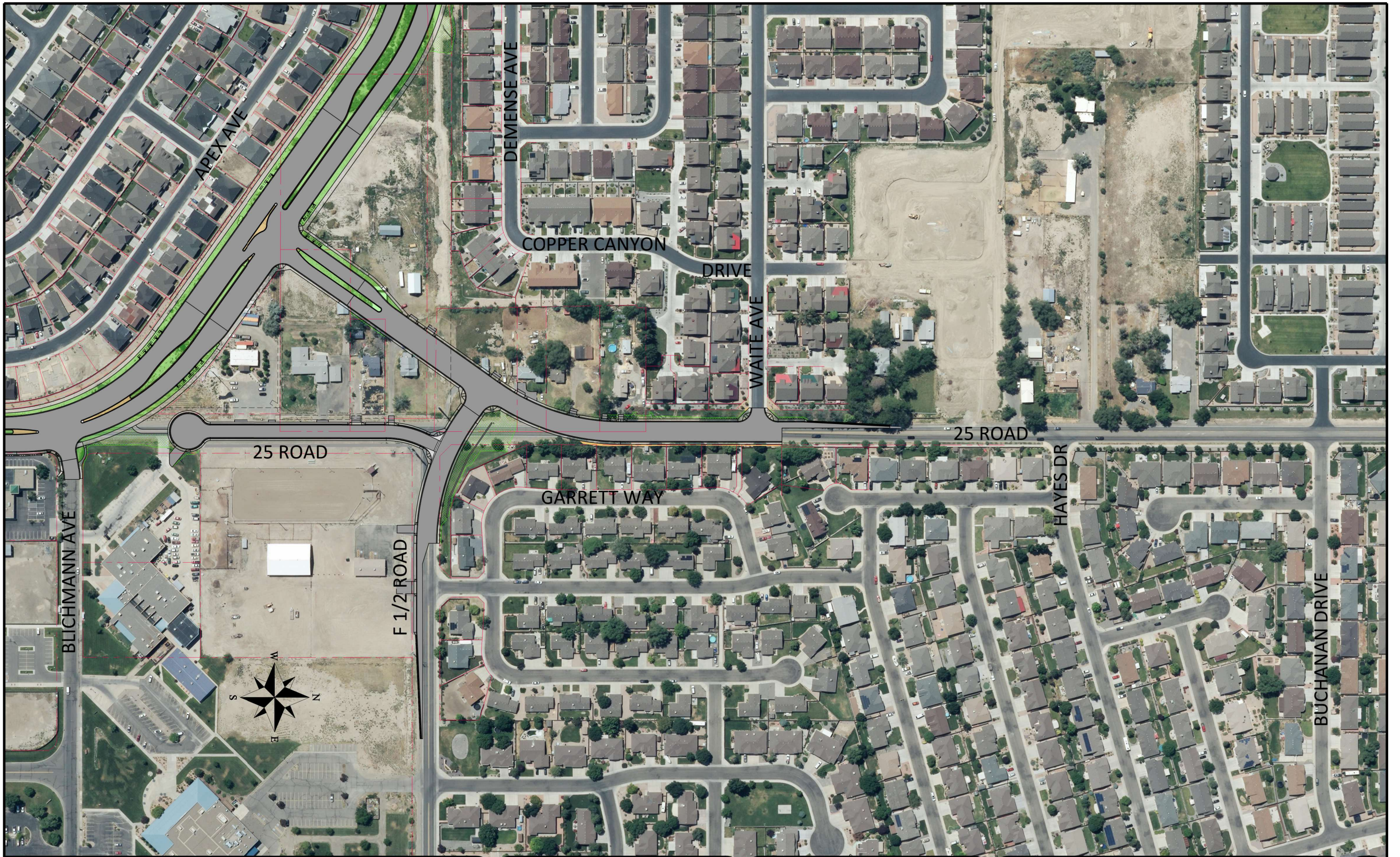
DRAWN BY	JCS	DATE	2019
DESIGNED BY	JCS	DATE	2019
CHECKED BY	TCP	DATE	2019
APPROVED BY	TCP	DATE	2019



PUBLIC WORKS
ENGINEERING DIVISION

F 1/2 ROAD PARKWAY
CONCEPTUAL LAYOUT





CITY OF GRAND JUNCTION

RESOLUTION NO. __-24

A RESOLUTION NAMING THE F 1/2 ROAD PARKWAY CORRIDOR TO FOUR CANYONS PARKWAY LOCATED WITHIN THE 25 ROAD AND F 1/2 ROAD CORRIDORS BEGINNING AT PATTERSON ROAD AND 25 ROAD, THEN NORTH ON 25 ROAD TO THE INTERSECTION OF F 1/2 ROAD THEN WEST ALONG THE F 1/2 ROAD CORRIDOR TO THE I-70 BUSINESS LOOP

Recitals.

A request originated from the City and recommended by the City/County Addressing Committee to name of the proposed F 1/2 Road Parkway to Four Canyons Parkway between I-70 B on the west and the intersection of 25 Road and Patterson Road on the east.

At present the existing street sections that make up the new F 1/2 Road Parkway corridor includes F 1/2 Road addressing and 25 Road addressing, creating a variety of address ranges that would result in confusion and difficulty in finding addresses by the community, including emergency responders, US Postal Service, delivery services, utility locations, clients of businesses and visitors to our community.

The Addressing Committee has facilitated a renumbering of the corridor to include all addresses along the new corridor to be numbered chronological, running west to east.

Title 21.05.020(e)(3)(IV) of the Grand Junction Municipal Code states a street naming system shall be maintained to facilitate the provisions of necessary public services (police, fire, mail), reduce public costs for administration, and provide more efficient movement of traffic. For consistency, this system shall be adhered to on all newly platted, dedicated, or named streets and roads. Existing streets and roads not conforming to this system shall be made conforming as the opportunity occurs.

The proposal to name the new F 1/2 Road Parkway corridor to Four Canyons Parkway creates consistency in the street naming system, facilitates provision of public services and efficient movement of traffic, and conforms with the goals and policies of the Comprehensive Plan and requirements of the Zoning and Development Code.

The proposal to name the new F 1/2 Road Parkway corridor to Four Canyons Parkway is in the best interests of the community.

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

That the F ½ Road Parkway corridor, located within the 25 Road and F 1/2 Road corridors beginning at Patterson Road and 25 Road, then north on 25 Road to the intersection of F ½ Road then west along the F 1/2 Road corridor to the I-70 Business Loop be named Four Canyons Parkway.

ADOPTED this ___ day of _____ 2024.

Abram Herman
President of the City Council

ATTEST:

Selestina Sandoval
City Clerk



Grand Junction City Council

Regular Session

Item #4.b.

Meeting Date: September 4, 2024
Presented By: Ken Watkins, Fire Chief
Department: Fire
Submitted By: Gus Hendricks, Deputy Fire Chief

Information

SUBJECT:

A Resolution Authorizing the Interim City Manager to Submit a Grant Request to the Mesa County Federal Mineral Lease District for Fire Training Infrastructure Improvements at the Colorado Law Enforcement Training Center

RECOMMENDATION:

Authorize the Interim City Manager to submit a grant request to the Mesa County Federal Mineral Lease District for completion of infrastructure improvements at the Colorado Law Enforcement Training Center on Whitewater Hill.

EXECUTIVE SUMMARY:

This request is for authorization to submit a grant request to the Mesa County Federal Mineral Lease District (MCFMLD) for a \$91,000 grant to complete infrastructure improvements at the Colorado Law Enforcement Training Center. The project includes completing the Connex live fire training prop and installing a drainage system at the burn tower. These enhancements are critical for ensuring that the facility can support realistic fire training and provide a safe and effective environment for fire apparatus access and training operations.

BACKGROUND OR DETAILED INFORMATION:

The Grand Junction Fire Department (GJFD) has an established training facility at Whitewater Hill, which plays a critical role in maintaining the department's readiness to respond to all emergencies. However, the facility requires further enhancements to fully support the department's training needs. Specifically, the current project focuses on completing the Connex live fire training prop and installing a drainage system at the base of the fixed facility burn tower.

The Connex live fire training prop is a modular, multi-room structure that allows for

realistic fire training scenarios, essential for preparing GJFD personnel and other regional public safety agencies to effectively manage complex emergencies. The drainage system is necessary to prevent water damage to the burn tower's foundation, ensuring the long-term safety and functionality of the facility. Despite the existing training infrastructure, GJFD currently faces challenges due to the lack of critical components. For instance, without the completed drainage system and Connex prop, the department's ability to conduct comprehensive, year-round training is limited. This project will address these gaps, ensuring that the facility can support all necessary training activities, particularly those involving hazardous materials, which are increasingly prevalent in the region.

The City of Grand Junction has committed to funding 30 percent of the project cost, included in the 2025 budget. This grant request to the MCFMLD is essential to complete the remaining infrastructure, ensuring that the training facility can meet the growing needs of the community and region.

This grant will build upon previous investments made in the training facility, including important contributions from MCFMLD, and continue the City's collaboration with MCFMLD to provide the necessary infrastructure for comprehensive emergency response training.

FISCAL IMPACT:

The total estimated cost for these improvements is \$130,000. The grant request is for \$91,000 with a \$39,000 local match. The local match will be included in the 2025 recommended budget pending council approval in November 2024.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 60-24, A resolution authorizing the Interim City Manager to submit a grant request to the Mesa County Federal Mineral Lease District for the completion of infrastructure improvements at the Colorado Law Enforcement Training Center.

Attachments

- 1. RES-MCFMLD Grant FslI 2024 20240829

RESOLUTION NO. _____

**A RESOLUTION SUPPORTING THE APPLICATION FOR THE MESA COUNTY
FEDERAL MINERAL LEASE DISTRICT 2024 FALL GRANT CYCLE**

Recitals:

City Council has considered and for the reasons stated, authorizes an application for the Mesa County Federal Mineral Lease District Fall 2024 Grant Cycle, which if awarded will provide financial assistance to the Grand Junction Fire Department to compete infrastructure improvements at the fire training center. The improvements consist of completing the Connex live fire training prop and installing a drainage system at the base of the fixed facility burn tower.

This is a semiannual, competitive grant program; the Interim City Manager is authorized to request a grant in the amount of \$91,000.

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

The City Council of the City of Grand Junction strongly supports an application to the Mesa County Federal Mineral Lease District fall grant cycle to obtain funds needed to complete the project. The Interim City Manager is authorized and directed to finalize and timely apply to the Mesa County Federal Mineral Lease District fall grant cycle.

This Resolution shall be in full force and effect from and after its passage and adoption.

Passed and adopted this 4th day of September 2024.

Abe Herman
President of the City Council

ATTEST:

Selestina Sandoval
City Clerk



Grand Junction City Council

Workshop Session

Item #5.a.

Meeting Date: September 4, 2024
Presented By: Andrea Phillips, Interim City Manager, John Shaver, City Attorney
Department: Engineering & Transportation
Submitted By: Trent Prall, Engineering and Transportation Director

Information

SUBJECT:

I-70 at 29 Interchange Road Intergovernmental Agreement

EXECUTIVE SUMMARY:

Mesa County and the City have been collaboratively developing the 29 Road corridor as a major arterial for more than 25 years. More recently, staff has been working with the Federal Highway Administration (FHWA) and Colorado Department of Transportation (CDOT) on the planning, environmental, and permitting components for the proposed 29 Road and I-70 interchange. Colorado State Transportation Commission approval will be sought later this summer, followed by FHWA consideration/approval of the Interstate Access Request this fall.

The funding/funding strategy for the interchange is an important consideration for the City Council. If the City Council commits to the proposed draft intergovernmental agreement (IGA), the City will agree, subject to annual appropriation, to participate in the repayment of an \$80 million debt issued by Mesa County for the project. The IGA is an important step in Mesa County's consideration of whether to refer, as required by TABOR, a ballot measure to the November 5, 2024, election. That ballot measure, if approved by the voters, will be for the issuance of bonds to finance the I-70 Interchange at 29 Road and the associated reconstruction of 29 Road from the interchange to Patterson Road. The IGA draft is attached.

BACKGROUND OR DETAILED INFORMATION:

Since the 1990s, an interchange at 29 Road has been identified in local and regional plans as a way to enhance connectivity as part of a larger plan to provide connections in and around Grand Junction. The proposed interchange improvements, in coordination with other regional improvements, would complete the transportation loop around Grand Junction, provide critical community access, support economic growth

opportunities, and improve local and regional connectivity. Some efforts to evaluate and develop an interchange at 29 Road have included the following.

- 1999 Identified the need for an I-70 interchange in northeast Grand Junction
- 2018 Studied the benefits and potential environmental impacts of a 29 Road interchange Positioned the City and County for future state and federal funding opportunities
- 2022 Developed vision and goals for future design concepts with local governments built consensus and documented key issues and opportunities with business, school, economic development, airport, and planning organizations
- 2023- 2024 Planning, environmental, transportation system level analysis, and permitting / State Transportation Commission approval

The process of completing the analysis, developing a preliminary and final design, and developing a funding model has been ongoing. The most recent estimated cost for construction of the I-70 Interchange at 29 Road and the associated road improvements along 29 Road between I-70 and Patterson Road is \$80 million.

PURPOSE OF PROJECT

The purpose of the Project is to enhance the eastern Grand Valley transportation network between the I-70 Business Loop East Interchange and Horizon Drive Interchange to:

1. Improve local and regional connectivity
2. Address limited regional transportation network connectivity with access to/from I70 between I-70 Business and Horizon Drive interchanges
3. Extend the functional longevity of the existing transportation system connecting to I-70
4. Provide enhanced access to planned land use surrounding I-70 in Grand Junction, Colorado
5. If built, the Project will improve access to I-70 by providing transportation infrastructure needed to accommodate planned land use surrounding I-70, and specifically, the future Matchett Park and the associated Community Recreation Center, and provide transportation infrastructure needed to accommodate projected and regional traffic demands.

FISCAL IMPACT:

The City Council will need to determine that the funding commitment is necessary/within the City's current and future financial capacity. The annual debt service is estimated to be \$2.5 million (based on current market conditions), which will be paid from the City's 0.75 percent sales tax capital fund. With an assumption of a \$40 million in principal and issuance costs, a 30 year payment schedule and 4.5% interest rate, the total debt payment would be an estimated \$73 million for the City's share. This amount will depend on whether any outside funding comes in from federal or state sources, costs of issuance and interest rate.

To put it into perspective, the \$2.5 million estimated annual payment beginning in 2026 would be a significant portion of the city's annual capital fund. The sales tax capital fund generates approximately \$20 million per year, of which \$13 million pays for existing annual debt service, ongoing street maintenance, and other economic development priorities, with approximately \$7 million available to fund other capital projects annually. If the City moves forward with this project, this would reduce the annual funds available to approximately \$4.5 million per year to fund future capital needs. Once Costco and the surrounding businesses are operating, the .75 percent sales tax capital fund is estimated to gain another \$600,000 to \$700,000 per year.

SUGGESTED ACTION:

I move to (adopt and approve/not adopt and not approve) Resolution ____ a Resolution adopting, authorizing and approving the Intergovernmental Agreement (IGA) between the City of Grand Junction and Mesa County relating to a proposed 29 Road Interchange Addition to Interstate 70 (I-70)

Attachments

- 1. I7029RdIGAExhibitA
- 2. 24.08.15IGA(BOCCRedline)
- 3. Memo I-70 at 29 Rd Interchange-council questions
- 4. AGR-29 Road 20240820
- 5. RES-29 ROAD IGA 20240820

6.1.3 Conceptual Cost Estimate

The project team used the conceptual level of design to prepare capital cost estimates associated with the improvements discussed in this chapter. These estimates contain standard assumptions for items that are refined during subsequent levels of design. Estimates provide an appropriate contingency to ensure that unknown circumstances are included in the estimate. **Table 6-1** summarizes the cost estimates for each project element, and the Conceptual Design Cost Estimate is included in **Appendix I**.

Table 6-1. Conceptual Design Level Cost Estimates

Intersection	Capital Costs	Right of Way Costs*	Total Costs
29 Road Interchange and Auxiliary Lane	\$62,000,000	\$2,600,000	\$64,600,000
29 Road Improvements (I-70 to Patterson Road)	\$16,000,000	\$5,200,000	\$21,200,000
Totals	\$78,000,000	\$7,800,000	\$85,800,000

*Note: ROW Costs are assumed based on conceptual data and are conservative at this time based on reasonable estimates.

10. Preliminary Financial Plan

Policy Directive 1601.1 requires that a funding plan be developed to identify the funding sources of the proposed interchange. The intent is to ensure that adequate funds and commitments are in place to advance the project. The project is at a conceptual design phase and thus has a high level of uncertainty associated with the cost. As such, substantial contingency has been applied to the cost estimate. For example, geotechnical investigations have not taken place, and this can have a substantial effect on the overall project design and subsequent cost. Currently, the 29 Road Interchange is estimated to cost \$85.8 million.

Mesa County and the City of Grand Junction have determined that the two entities plan to ask their constituents for the ability to bond the requisite funding to construct the improvements. The intent is that the bond request will cover 100 percent of the construction funding; however, the County and City will actively pursue federal funding to offset as much local funding as possible.

Federal dollars are anticipated to come from federal sources in the form of federal grants. The project partners have identified the MPDG Grant, which includes INFRA, MEGA, and RURAL grants, as the primary grant to be pursued. The project team has many resources available to help the project be as attractive as possible to federal grant administrators.

Appendix I. Conceptual Design Cost Estimate

29 Road Interchange Roundabout Interchange Alternative Conceptual Opinion of Construction Cost

Date Revised: May 30, 2024

FHU Ref # 121072-01

Prepared By: John Dibble, PE

Project Construction Items	CDOT Item Code	Unit	Quantity	Unit Cost (\$)	Total Cost
Clearing and Grubbing	201-00000	LS	1	\$50,000	\$50,000
Embankment Material (CIP)	203-00060	CY	300,000	\$28	\$8,400,000
Aggregate Base Course (ABC) (6 inches)	304-06007	CY	13,000	\$70	\$910,000
Hot Mix Asphalt (HMA) (8 inches)	403-34871	TON	15,200	\$120	\$1,824,000
Concrete Sidewalk (6 inch)	608-00006	SY	4,300	\$85	\$365,500
Curb and Gutter (Type 2-IB)	609-21010	LF	5,100	\$40	\$204,000
Curb and Gutter (Type 2-IIB)	609-21020	LF	11,000	\$44	\$484,000
Median Cover Material (patterned concrete)	610-00020	SF	17,500	\$22	\$385,000
Bridge	N/A	SF	22,750	\$250	\$5,687,500
Total accounted construction items					\$18,310,000
					(A)
		% Range		% Used	
Removals		3-5% of (A)		3.00%	\$549,300 (B)
Drainage		4-10% of (A)		10.00%	\$1,831,000 (C)
Erosion Control		3-8% of (A)		8.00%	\$1,464,800 (D)
Signing and Striping		1-5% of (A)		5.00%	\$915,500 (E)
Lighting		1-5% of (A)		5.00%	\$915,500 (F)
Landscaping and Irrigation		1-8% of (A)		5.00%	\$915,500 (G)
Environmental Mitigation		1-10% of (A)		3.00%	\$549,300 (H)
Utility Relocations		5-20% of (A)		10.00%	\$1,831,000 (I)
Construction Traffic Control		5-25% of (A)		15.00%	\$2,746,500 (J)
Mobilization		4-10% of (A+B+C+D+E+F+G+H+I+J)		10.00%	\$2,947,910 (K)
Contingencies		30-40% of (A+B+C+D+E+F+G+H+I+J+K)		40.00%	\$13,190,530 (L)
Total of Construction Items		(A+B+C+D+E+F+G+H+I+J+K+L)			\$46,166,840 (M)
Preliminary and Final Engineering		10% of (L)		10.00%	\$4,616,690 (N)
Total Construction Engineering		13% of (M)*		13.00%	\$6,001,690 (O)
Total Project Cost		(M+N+O)			\$56,790,000

1. ROW not included in estimate.

2. Unit Costs based on 2022 average CDOT cost data. The quantities are based on conceptual design only.

3. In providing opinions of probable construction cost, the Client understands that Felsburg Holt & Ullevig has no control over costs or the price of labor, equipment or materials, or over the Contractor's method of pricing, and that the opinions of probable construction costs provided herein are to be made on the basis of our qualifications and experience. FHU makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to bid or actual costs.

4. *CDOT Construction engineering costs historically have been calculated at 26%, but there are many recent discussions in CDOT to reduce this number, and the actual field costs reflect this lower percentage.

29 Road Interchange I-70 Auxiliary Lane Conceptual Opinion of Construction Cost

FHU Ref # 121072-01

Date Revised: May 30, 2024

Prepared By: John Dibble, PE

Project Construction Items	CDOT Item Code	Unit	Quantity	Unit Cost (\$)	Total Cost
Clearing and Grubbing	201-00000	LS	1	\$75,000	\$75,000
Embankment Material (CIP)	203-00060	CY	27,000	\$30	\$810,000
Aggregate Base Course (ABC) (6 inches)	304-06007	CY	1,800	\$70	\$126,000
Hot Mix Asphalt (HMA) (11 inches)	403-34871	TON	3,300	\$130	\$429,000
Total accounted construction items					\$1,440,000 (A)
		% Range		% Used	
Removals		3-5% of (A)		5.00%	\$72,000 (B)
Drainage		4-10% of (A)		10.00%	\$144,000 (C)
Erosion Control		3-8% of (A)		8.00%	\$115,200 (D)
Signing and Striping		1-5% of (A)		5.00%	\$72,000 (E)
Lighting		1-5% of (A)		5.00%	\$72,000 (F)
Landscaping and Irrigation		1-8% of (A)		3.00%	\$43,200 (G)
Environmental Mitigation		1-10% of (A)		10.00%	\$144,000 (H)
Utility Relocations		5-20% of (A)		15.00%	\$216,000 (I)
Construction Traffic Control		5-25% of (A)		25.00%	\$360,000 (J)
Mobilization		4-10% of (A+B+C+D+E+F+G+H+I+J)		10.00%	\$253,440 (K)
Contingencies		40% of (A+B+C+D+E+F+G+H+I+J+K)		40.00%	\$1,172,740 (L)
Total of Construction Items		(A+B+C+D+E+F+G+H+I+J+K+L)			\$4,104,580 (M)
Preliminary and Final Engineering		8-10% of (L)		10.00%	\$410,460 (N)
Total Construction Engineering		13% of (M)		13.00%	\$533,600 (O)
Right-Of-Way Acquisition & Appraisals		Lump Sum		N/A	(P)
ROW Purchase		Lump Sum		N/A	(Q)
Total Project Cost (2023)		(M+N+O+P+Q)			\$5,049,000
Total Project Cost 2040 (Assumes average of 2% inflation per year)					\$6,931,195

1. SUE not included in estimate.

2. Unit Costs based on average CDOT cost data. The quantities are based on conceptual design only.

3. In providing opinions of probable construction cost, the Client understands that Felsburg Holt & Ullevig has no control over costs or the price of labor, equipment or materials, or over the Contractor's method of pricing, and that the opinions of probable construction costs provided herein are to be made on the basis of our qualifications and experience. FHU makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to bid or actual costs.

29 Road Corridor

29 Road Widening Patterson to Highline Canal

Conceptual Opinion of Construction Cost

Date Revised: May 30, 2024

FHU Ref # 121072-01

Prepared By: John Dibble, PE

Project Construction Items	CDOT Item Code	Unit	Quantity	Unit Cost (\$)	Total Cost	
Clearing and Grubbing	201-00000	LS	1	\$25,000	\$25,000	
Embankment Material (CIP)	203-00060	CY	10,000	\$28	\$280,000	
Aggregate Base Course (ABC) (6 inches)	304-06007	CY	8,500	\$70	\$595,000	
Hot Mix Asphalt (HMA) (8 inches)	403-34871	TON	11,200	\$120	\$1,344,000	
Concrete Sidewalk (6 inch)	608-00006	SY	5,600	\$85	\$476,000	
Curb and Gutter (Type 2-IB)	609-21010	LF	8,500	\$40	\$340,000	
Curb and Gutter (Type 2-IIB)	609-21020	LF	8,500	\$44	\$374,000	
Median Cover Material (patterned concrete)	610-00020	SF	25,000	\$22	\$550,000	
Total accounted construction items					\$3,984,000	(A)
		% Range		% Used		
Removals		10% of (A)		10.00%	\$398,400	(B)
Drainage		15% of (A)		15.00%	\$597,600	(C)
Erosion Control		3-10% of (A)		10.00%	\$398,400	(D)
Signing and Striping		1-5% of (A)		5.00%	\$199,200	(E)
Lighting		1-5% of (A)		5.00%	\$199,200	(F)
Landscaping and Irrigation		1-10% of (A)		10.00%	\$398,400	(G)
Environmental Mitigation		1-10% of (A)		5.00%	\$199,200	(H)
Utility Relocations		25% of (A)		25.00%	\$996,000	(I)
Construction Traffic Control		5-25% of (A)		25.00%	\$996,000	(J)
Mobilization		4-10% of (A+B+C+D+E+F+G+H+I+J)		10.00%	\$816,720	(K)
Contingencies		30-40% of (A+B+C+D+E+F+G+H+I+J+K)		40.00%	\$3,673,250	(L)
Total of Construction Items		(A+B+C+D+E+F+G+H+I+J+K+L)			\$12,856,370	(M)
Preliminary and Final Engineering		10% of (L)		10.00%	\$1,285,640	(N)
Total Construction Engineering		13% of (M)		13.00%	\$1,671,330	(O)
Total Project Cost		(M+N+O)			\$15,820,000	

1. ROW not included in estimate.

2. Unit Costs based on average CDOT cost data. The quantities are based on conceptual design only.

3. In providing opinions of probable construction cost, the Client understands that Felsburg Holt & Ullevig has no control over costs or the price of labor, equipment or materials, or over the Contractor's method of pricing, and that the opinions of probable construction costs provided herein are to be made on the basis of our qualifications and experience. FHU makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to bid or actual costs.

4. Cost estimate does not account for intersection improvements at Patterson and 29 Road Intersection or anything south of Patterson Road.

1 **INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF**
2 **GRAND JUNCTION AND MESA COUNTY RELATING TO A**
3 **PROPOSED 29 ROAD INTERCHANGE ADDITION TO INTERSTATE 70**
4 **(I-70)**
5

6 THIS AGREEMENT, entered into this ___ day of August 2024, pursuant to
7 29-1-201 *et seq.*, C.R.S., by and between THE CITY OF GRAND JUNCTION,
8 COLORADO, a home rule municipal corporation, hereinafter referred to as the
9 “City”; and MESA COUNTY, State of Colorado, hereinafter referred to as the
10 “County” and collectively referred to as the “Parties”.

11
12 **WHEREAS**, a study was conducted in 2018 through 2020 to investigate the need
13 and overall vision for improved access to I-70 between Horizon Drive and I-70B in
14 Grand Junction; and,

15
16 **WHEREAS**, an interchange at 29 Road has long been identified in local and regional
17 plans as a way to enhance connectivity, as part of a larger plan to provide connections
18 in and around Grand Junction; and,

19
20 **WHEREAS**, a new interchange along I-70 between Horizon Drive and I-70B
21 provides:

- 22 ● A new direct connection between US 50 and the major east-west route – I-70;
- 23 ● Improved access to and from I-70 for residents and businesses to the south,
24 decreasing traffic congestion within the City and unincorporated Mesa County,
25 increasing public safety, and increasing transportation efficiencies throughout
26 the area;
- 27 ● An opportunity to integrate development and infrastructure near the Grand
28 Junction Regional Airport into the surrounding community;
- 29 ● An incentive for new economic development in the Grand Valley by opening
30 direct and convenient access to commercial property north of I-70 and leading
31 traffic to businesses along Patterson Road and North Avenue; and,

32
33 **WHEREAS**, 29 Road has been found to be the preferred location for an interchange
34 to provide these and additional benefits to the transportation system and the public
35 that uses that system; and,

36 **WHEREAS**, County will be placing a ballot measure before the voters in 2024 to
37 authorize, when appropriate, the issuance of up to \$80 million in County bonded
38 indebtedness to cover the anticipated costs of constructing an interchange at 29 Road
39 and improvements to 29 Road to the South of the interchange (“Interchange
40 Project”); and,
41

42 **WHEREAS**, City desires to support the County in its efforts to secure voter approval
43 to issue such bonded indebtedness up to \$80 million for the Interchange Project; and,
44

45 **WHEREAS**, the public safety, infrastructure and economic needs of Mesa County
46 would be enhanced if the City and County worked in partnership to accomplish the
47 construction of the Interchange Project.
48

49 **NOW THEREFORE**, in consideration of the mutual covenants and
50 obligations herein expressed, and other good and valuable consideration the receipt
51 and sufficiency of which is hereby acknowledged, the Parties hereto state and agree as
52 follows:
53

54 1. Purpose.

55 The purpose of this Agreement is to take certain actions to implement the
56 Interchange Project, of which one such action is the **conditional** facilitation of
57 City participation in funding of the Interchange Project including the City
58 acknowledging to the County that if the voters pass a measure authorizing
59 bonding authority for the County to issue debt for the Interchange Project that
60 City will, subject to annual appropriation, share equally in the cost of issuing
61 bonds as well as repayment of the County bonds. If grant funds are awarded
62 to/for the Interchange Project, the City will share equally in the application of
63 those funds to reduce the debt.
64

65 2. Scope of Work.

66 The City and County will determine the scope of work for the Interchange
67 project with that scope of work to include engineering design and construction
68 as to all improvements including, but not limited to, all street, roadway and
69 intersection improvements, acquisition of property and property interests
70 necessary for the Interchange Project including right-of-way, easements, etc.

71 where necessary, as well as relocations and new construction. The scope of
72 work will also include all wet utilities (sewer, water, and reclaimed water) and
73 dry utilities (telephone, cable, electric, gas), grading, drainage, Corps of
74 Engineers 404 issues, geotechnical investigations, environmental issues
75 (including Endangered Species), excavation and fill, testing, transit or
76 multimodal areas, landscaping, street lighting, and any other improvements
77 agreed to by the City and County. While the scope of work may include utility
78 relocations or replacements, each utility is expected to pay for its respective
79 share of said relocations or replacements.
80

81 The Parties agree that the scope of work for the Interchange Project will
82 consist of the necessary or required components for a new intersection at
83 U.S. Interstate 70 and 29 Road together with improvements to 29 Road south
84 of the new interchange to and including the intersection of Patterson Road.
85 The scope of work for the Interchange Project is depicted and more fully
86 described the 29 Road / I-70 Interchange Systems Level Study (July 2024)
87 Section 6.1.3 Conceptual Cost Estimate, Section 10 Preliminary Financial Plan
88 and Exhibit I – Conceptual Design Cost Estimate as attached hereto, marked
89 as Exhibit “A” or “Scope of Work” or “SOW” and by this reference
90 incorporated herein. The cost of changes or additions, if any, to the SOW after
91 the SOW has been agreed to by the City and County will be the sole financial
92 responsibility of the party making the addition(s).
93

94 3. Construction.

95 Subject to the provisions of Colorado law and the Charter and ordinances of
96 the City, the Parties will cooperate in identifying and agreeing to the process for
97 selecting and payment of design professionals and contractors for the
98 Interchange Project, cooperate in the preparation, review, approval and
99 issuance of all project construction plans, drawings and specifications;
100 and share equally in the costs of design professionals and contractors and
101 establish all elements of the SOW.
102

- 103 4. November 2024 Ballot Question. County agrees to consider the submittal of a
104 Ballot Question in form and content as follows to the voters of Mesa County at
105 the General election to be held in November 2024 seeking authority to issue

106 bonded indebtedness of up to \$80 million dollars without raising new taxes.
107 Provided, further, the County agrees that prior to adopting any changes to the
108 November 2024 Ballot Question it shall first notify the City of the intended
109 changes and provide the City an opportunity to object.

110 Ballot Question:

111 WITHOUT RAISING TAXES SHALL MESA COUNTY DEBT BE
112 INCURRED FOR THE PURPOSE OF ACQUIRING, DESIGNING,
113 CONSTRUCTING, RENOVATING AND IMPROVING AN
114 INTERCHANGE AT THE INTERSECTION OF U.S.
115 INTERSTATE 70 (I-70) AND 29 ROAD AND ACQUIRING
116 PROPERTY AND PROPERTY INTERESTS ALONG 29 ROAD
117 TO PATTERSON ROAD NECESSARY TO ACCESS THE
118 IMPROVED INTERCHANGE; SUCH DEBT TO BE INCURRED
119 UP TO \$ _____, WITH A REPAYMENT COST OF
120 \$ _____; SUCH DEBT TO CONSIST OF REVENUE BONDS
121 PAYABLE FROM ANY LEGALLY AVAILABLE REVENUE OF
122 THE COUNTY, WHICH BONDS MAY BEAR INTEREST AT A
123 MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO
124 EXCEED _____% PER YEAR, MATURE, BE SUBJECT TO
125 REDEMPTION, WITH OR WITHOUT PREMIUM, AND BE
126 ISSUED AT SUCH TIME, AT SUCH PRICE (AT, ABOVE OR
127 BELOW PAR) AND CONTAINING SUCH TERMS, CONSISTENT
128 WITH THIS QUESTION, AS THE BOARD OF COUNTY
129 COMMISSIONERS MAY DETERMINE; AND SHALL THE
130 PROCEEDS OF SUCH BONDS AND ANY REVENUE USED TO
131 PAY SUCH BONDS, AND INVESTMENT INCOME THEREON,
132 BE COLLECTED, RETAINED AND SPENT BY THE COUNTY
133 AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT
134 REGARD TO ANY SPENDING, REVENUE-RAISING, OR
135 OTHER LIMITATION(S) CONTAINED WITHIN ARTICLE X,
136 SECTION 20 OF THE COLORADO CONSTITUTION, OR ANY
137 OTHER LAW?

- 138
139 5. Finding of Best Interests; Public Purpose. The Parties, pursuant to the
140 Constitution, Colorado law and the Charter and ordinances of the City, and in

141 accordance with the respective resolutions adopted by the City Council and the
142 Board of County Commissioners approving the execution and delivery of this
143 Agreement find that this Agreement is necessary, convenient, and in furtherance
144 of the publics' purposes and is in the best interests of the Parties and the
145 communities and the people that they serve.

146
147 6. Declaration of the City's Intent to Participate in the Payment of the Debt.

148 It is the present intention and expectation of the City Council to appropriate or
149 provide funds as requested, within the limits of available funds and revenues, ~~but~~
150 ~~this declaration of intent shall not be legally binding upon the City Council or~~
151 ~~any future City Council in any fiscal year. Any payment(s) made pursuant to this~~
152 ~~Agreement shall constitute annually appropriated expenditures of the City.~~

Commented [TS1]: I took this out because it is covered in #7- that it is subject to annual appropriation

153 If the voters approve the 2024 Ballot question and the County issues up to \$80
154 million dollars in indebtedness ("Bonded Indebtedness"), on an annual basis the
155 City Manager, in accordance with Paragraph 59 of the City Charter, will prepare
156 and submit to the City Council a request for an appropriation or provision of a
157 sufficient amount of funds to pay 50% of the Bonded Indebtedness ("City
158 Annual Interchange Project Debt Payment") incurred by County as the same is
159 described in the Official Statement ("OS") for the issuance.

160 Any sum annually appropriated or provided by the City Council for the City
161 Annual Interchange Project Debt Payment shall be paid to the County and
162 deposited in the Mesa County I-70 Interchange Project Debt Service Fund and
163 shall be paid by the County to service the Bonded Indebtedness and shall not be
164 applied to any other purpose(s).

165
166 7. City's Obligation Expressly Limited. In accordance with this Agreement the City
167 ~~shall may~~, subject to annual appropriation(s), share equally in the cost of issuing
168 bonds as well as repayment of the Bonded Indebtedness with the City
169 payment(s), if any, in an amount not to exceed \$40 million inclusive of issuance
170 costs. Issuance costs incurred in the securing of such Bonded Indebtedness may
171 include, but are not necessarily limited to, attorney's fees, Municipal Advisor fees,
172 brokerage fees and any and all other costs incurred by County as a direct result of
173 issuing such Bonded Indebtedness. Notwithstanding the foregoing, the County
174 may not pledge, obligate or contract the City to pay any sum of money except as
175 specifically provided by this Agreement.

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8. Not a General Obligation or Other Indebtedness or Multiple Fiscal Year Direct or Indirect Debt or Other Financial Obligation of the City. This Agreement shall not create, or be claimed or construed to create, within the meaning of the City Charter or any constitutional debt limitation, including, without limitation, Article X, Section 20 of the Colorado Constitution a general obligation or other indebtedness or multiple year fiscal direct or indirect debt of other financial obligation(s) of the City. Neither does this Agreement obligate or compel the City to make any payment(s) to the County Interchange Project Debt Service Fund and/or Mesa County beyond that annually appropriated in the City Council's sole discretion.
 9. Severability. If any section, paragraph, clause, or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution, the intent being that the same are severable.
 10. No Agency or Employment. Any person(s) employed by either City or County for the performance of work arising out of or under this Agreement shall be the employee(s) of the respective employer and not an agent(s) or employee(s) of the other.
 11. No Delegation Without Prior Consent. Neither party may assign or delegate this Agreement or any portion thereof without the prior written consent of the other Party.
 12. Construction. The traditional rule that ambiguities shall be construed against the drafter is waived.

206 Mesa County

207 _____
208 Bobbie Daniel
209 Chair, Mesa County Board of Commissioners
210

211 Attest:

212

213 _____

214 Bobbie Jo Gross

215 Clerk and Recorder

216

217

218 City of Grand Junction

219

220 _____

221 Abram Herman

222 President of the City Council

223

224 Attest:

225 _____

226 Selestina Sandoval

227 City Clerk

228

DRAFT

Memorandum

TO: Members of City Council

FROM: Andrea Phillips, Interim City Manager
Trent Prall, Engineering and Transportation Director

DATE: August 29, 2024

SUBJECT: I-70 at 29 Road Interchange – Council Questions

This memo provides background and answers to questions received from City Council members both at the August 19 Workshop as well as more recent questions posed to staff regarding the I-70 at 29 Road Interchange.

- 1. Project Cost:** The proposed intergovernmental agreement includes Exhibit A which outlines the proposed costs for the interchange as prepared by consulting engineering firm Felsburg Holt & Ullevig (FHU). As the cost estimate was based on a conceptual level design, a 40% contingency is applied. The cost includes the interchange, 29 Road improvements down to and including the intersection with Patterson Road, and a westbound auxiliary lane which mitigates 20-year capacity concerns for westbound I-70 between 29 Road and Horizon Drive. Eastbound capacity on I-70 was modeled as adequate for 20 years, though CDOT has requested that an eastbound auxiliary lane be included.
- 2. Maintenance:** The initial assumption is that the City and County will jointly share the responsibility for maintenance of the new interchange. Staff is working with consultant FHU to develop forecasted maintenance costs. Other interchanges in the Grand Valley were original to the construction of the interstate in the 1960's-1970's and are under CDOT's maintenance obligation. Typically, because this is a locally proposed new interchange on the federal highway system, the City/County are responsible for maintenance. However, there is an opportunity for the City and County to negotiate with CDOT regarding the maintenance. For example, CDOT could be responsible for maintaining mainline I-70, interstate shoulders, median barriers, and ramps.
- 3. Project Management:** County staff will manage the project with participation from key City staff. As the Congressionally Directed Spending grant was secured by the City, it is envisioned that the City will administer the final design. If the Mesa County led bond issue passes in November, , Mesa County would oversee the construction contract.
- 4. 29 Road Neighborhood Impacts:** With the development of the interchange, 29 Road must be widened to not only accommodate anticipated vehicular traffic, but also accommodate bicycle and pedestrian movements as well. The infrastructure improvements will also include streetlights, medians, landscaping, and a new roundabout at F ½ Road. Residents will also benefit from convenient access to I-70 as well as a proposed park and ride near the interchange.

The 29 Road corridor has been planned as a major arterial for over 25 years and therefore, as new subdivisions have been developed, rights-of-way have been exacted to accommodate the 110 ft wide principal arterial. With the exception of a couple of properties, all adjacent properties have changed ownership since 1999 and therefore, with due diligence on behalf of the buyer and the realtor, should have been aware of the potential interchange and widening of 29 Road.

Additionally, there are plans to work closely with Independence Academy to ensure their entrance is enhanced to increase the safety of parents and students entering and exiting the school.

Local access to I-70 is currently provided by the I-70B / Clifton interchange and the Horizon Drive interchange. Neighborhood connectivity to these interchanges is provided by Patterson Road, which currently experiences congestion and related crashes. The project team has developed conceptual plans for 29 Road and the related interchange that will provide a safe and efficient facility. The proposed project will enhance I-70 access for area residents.

5. Costs for the “Loop” and 29 Road investments to date:

\$110m for Riverside Parkway (2005-2008) (+\$33.4m interest) (City)
\$17m for 24 Road Widening (2022-2023)(+ \$11.4m interest by 2049) (City)
\$8m for 24 Road (2000) (City)
\$7m for 29 Road from North Ave to Patterson (2001-2004) (City)
\$34m for I-70B Interchange at 29 Road (2010-2011) (Joint City/Mesa County)
\$17m for 29 Road Bridge (2005-2006) (Mesa County)
\$12m for 29 Road south of Bridge to Hwy 50 (2004-2007) (Mesa County)
\$205m + \$44.8m interest / Total

6. City-Maintained Road Lane Miles: 1,080 lane miles.

- a. Per capita based on 70,000 people: 15.43 lane miles/1,000 people
- b. How is that number changing over time? While the City is adding some lanes to 24 Road, G Road, F ½ Parkway, the number is decreasing as more population is added with more dense development/redevelopment/infill.
- c. 29 Road project will add approximately 5 lane miles to the existing 2 lane miles. Adding 0.07 lane miles/1000 people assuming population remains at 70,000.

7. Traffic Counts on 29 Road. South of F ½ Road there are 7,100 average daily trips (ADT) existing presently. After construction of the interchange, ADT increases to 12,500 opening day and 22,700 by 2045 requiring a five lane cross-section.

8. How does the interchange project affect total Vehicle Miles Traveled (VMT) and VMT per capita? Current VMT is estimated at 1,435,000 and 20.5 VMT/capita (based on 70,000 people). Over the next 20 years, VMT will grow to 2,228,000 without the project. The project is forecasted to increase VMT to 2,266,000, or a 2 percent increase. Current Vehicle Hours Traveled (VHT) is estimated at 44,400 and 0.63 VHT per capita. In 20 years, the VHT will grow to 79,600. The project is forecasted to decrease VHT to 78,800, or a 1 percent decrease. While VMT does increase after the project, please note that there are fewer hours of congestion.

The project is not required to quantify greenhouse gas emissions per CDOT policy. It should be noted that the interchange has been included in the CDOT Statewide Model for greenhouse gas analysis. The Grand Valley has not been required to calculate greenhouse gas emissions for this project to date.

The project does include important Transportation Demand Management (TDM) strategies that are specifically designed to reduce the number of single occupancy vehicles, thus reducing greenhouse gas emissions. These efforts are extremely important to CDOT and the goal is to reduce 3 percent of the ramp traffic through the proposed strategies:

- Development of a Transportation Management Organization/Association (TMO/TMA) housed within the Grand Valley RTPO. This reduces single occupancy trips through a potential Regional Ridesharing Program; Car Sharing Program; Local Micromobility service; and Business Community Support and Outreach.
- Development of a Park-and-Ride/Mobility Hub on the north side of the interchange to allow for carpooling to the west and east that includes electric vehicle charging stations.
- Schoolpool Program—a focused carpooling program targeting Independence Academy to pair families with carpooling options.
- Fully developed Bicycle and Pedestrian Facilities along 29 Road and the interchange.

County staff has reviewed and concurs with this information.

Attachments:

*C: John Shaver, City Attorney
Department Directors*

1 **INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF**
2 **GRAND JUNCTION AND MESA COUNTY RELATING TO A**
3 **PROPOSED 29 ROAD INTERCHANGE ADDITION TO INTERSTATE 70**
4 **(I-70)**

5
6 THIS AGREEMENT, entered into this ___ day of September 2024, pursuant
7 to 29-1-201 *et seq.*, C.R.S., by and between THE CITY OF GRAND JUNCTION,
8 COLORADO, a home rule municipal corporation, hereinafter referred to as the
9 “City”; and MESA COUNTY, State of Colorado, hereinafter referred to as the
10 “County” and collectively referred to as the “Parties”.

11
12 **WHEREAS**, a study was conducted in 2018 through 2020 to investigate the need
13 and overall vision for improved access to I-70 between Horizon Drive and I-70B in
14 Grand Junction; and,

15
16 **WHEREAS**, an interchange at 29 Road has long been identified in local and regional
17 plans as a way to enhance connectivity, as part of a larger plan to provide connections
18 in and around Grand Junction; and,

19
20 **WHEREAS**, a new interchange along I-70 between Horizon Drive and I-70B
21 provides:

- 22 ● A new direct connection between US 50 and the major east-west route – I-70;
- 23 ● Improved access to and from I-70 for residents and businesses to the south,
24 decreasing traffic congestion within the City and unincorporated Mesa County,
25 increasing public safety, and increasing transportation efficiencies throughout
26 the area;
- 27 ● An opportunity to integrate development and infrastructure near the Grand
28 Junction Regional Airport into the surrounding community;
- 29 ● An incentive for new economic development in the Grand Valley by opening
30 direct and convenient access to commercial property north of I-70 and leading
31 traffic to businesses along Patterson Road and North Avenue; and,

32
33 **WHEREAS**, 29 Road has been found to be the preferred location for an interchange
34 to provide these and additional benefits to the transportation system and the public
35 that uses that system; and,

36 **WHEREAS**, County will be placing a ballot measure before the voters in 2024 to
37 authorize, when appropriate, the issuance of up to \$80 million in County bonded
38 indebtedness to cover the anticipated costs of constructing an interchange at 29 Road
39 and improvements to 29 Road to the South of the interchange (“Interchange
40 Project”); and,

41
42 **WHEREAS**, City desires to support the County in its efforts to secure voter approval
43 to issue such bonded indebtedness up to \$80 million for the Interchange Project; and,

44
45 **WHEREAS**, the public safety, infrastructure and economic needs of Mesa County
46 would be enhanced if the City and County worked in partnership to accomplish the
47 construction of the Interchange Project.

48
49 **NOW THEREFORE**, in consideration of the mutual covenants and
50 obligations herein expressed, and other good and valuable consideration the receipt
51 and sufficiency of which is hereby acknowledged, the Parties hereto state and agree as
52 follows:

53
54 1. Purpose.

55 The purpose of this Agreement is to take certain actions to implement the
56 Interchange Project, of which one such action is the facilitation of City
57 participation in funding of the Interchange Project including the City
58 acknowledging to the County that if the voters pass a measure authorizing
59 bonding authority for the County to issue debt for the Interchange Project that
60 City will, subject to annual appropriation, share equally in the cost of issuing
61 bonds as well as repayment of the County bonds. If grant funds are awarded
62 to/for the Interchange Project, the City will share equally in the application of
63 those funds to reduce the debt.

64
65 2. Scope of Work.

66 The City and County will determine the scope of work for the Interchange
67 project with that scope of work to include engineering design and construction
68 as to all improvements including, but not limited to, all street, roadway and
69 intersection improvements, acquisition of property and property interests
70 necessary for the Interchange Project including right-of-way, easements, etc.

71 where necessary, as well as relocations and new construction. The scope of
72 work will also include all wet utilities (sewer, water, and reclaimed water) and
73 dry utilities (telephone, cable, electric, gas), grading, drainage, Corps of
74 Engineers 404 issues, geotechnical investigations, environmental issues
75 (including Endangered Species), excavation and fill, testing, transit or
76 multimodal areas, landscaping, street lighting, and any other improvements
77 agreed to by the City and County. While the scope of work may include utility
78 relocations or replacements, each utility is expected to pay for its respective
79 share of said relocations or replacements.

80
81 The Parties agree that the scope of work for the Interchange Project will
82 consist of the necessary or required components for a new intersection at
83 U.S. Interstate 70 and 29 Road together with improvements to 29 Road south
84 of the new interchange to and including the intersection of Patterson Road.
85 The scope of work for the Interchange Project is depicted and more fully
86 described the 29 Road / I-70 Interchange Systems Level Study (July 2024)
87 Section 6.1.3 Conceptual Cost Estimate, Section 10 Preliminary Financial Plan
88 and Exhibit I – Conceptual Design Cost Estimate as attached hereto, marked
89 as Exhibit “A” or “Scope of Work” or “SOW” and by this reference
90 incorporated herein. The cost of changes or additions, if any, to the SOW after
91 the SOW has been agreed to by the City and County will be the sole financial
92 responsibility of the party making the addition(s).

93
94 3. Construction.

95 Subject to the provisions of Colorado law and the Charter and ordinances of
96 the City, the Parties will cooperate in identifying and agreeing to the process for
97 selecting and payment of design professionals and contractors for the
98 Interchange Project, cooperate in the preparation, review, approval and
99 issuance of all project construction plans, drawings and specifications;
100 and share equally in the costs of design professionals and contractors and
101 establish all elements of the SOW.

102
103 4. November 2024 Ballot Question. County agrees to consider the submittal of a
104 Ballot Question in form and content as follows to the voters of Mesa County at
105 the General election to be held in November 2024 seeking authority to issue

106 bonded indebtedness of up to \$80 million dollars without raising new taxes.
107 Provided, further, the County agrees that prior to adopting any changes to the
108 November 2024 Ballot Question it shall first notify the City of the intended
109 changes and provide the City an opportunity to object.

110 Ballot Question: .

111 WITHOUT RAISING TAXES SHALL MESA COUNTY DEBT BE
112 INCURRED FOR THE PURPOSE OF ACQUIRING, DESIGNING,
113 CONSTRUCTING, RENOVATING AND IMPROVING AN
114 INTERCHANGE AT THE INTERSECTION OF U.S.
115 INTERSTATE 70 (I-70) AND 29 ROAD AND ACQUIRING
116 PROPERTY AND PROPERTY INTERESTS ALONG 29 ROAD
117 TO PATTERSON ROAD NECESSARY TO ACCESS THE
118 IMPROVED INTERCHANGE; SUCH DEBT TO BE INCURRED
119 UP TO \$ _____, WITH A REPAYMENT COST OF
120 \$ _____; SUCH DEBT TO CONSIST OF REVENUE BONDS
121 PAYABLE FROM ANY LEGALLY AVAILABLE REVENUE OF
122 THE COUNTY, WHICH BONDS MAY BEAR INTEREST AT A
123 MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO
124 EXCEED _____ % PER YEAR, MATURE, BE SUBJECT TO
125 REDEMPTION, WITH OR WITHOUT PREMIUM, AND BE
126 ISSUED AT SUCH TIME, AT SUCH PRICE (AT, ABOVE OR
127 BELOW PAR) AND CONTAINING SUCH TERMS, CONSISTENT
128 WITH THIS QUESTION, AS THE BOARD OF COUNTY
129 COMMISSIONERS MAY DETERMINE; AND SHALL THE
130 PROCEEDS OF SUCH BONDS AND ANY REVENUE USED TO
131 PAY SUCH BONDS, AND INVESTMENT INCOME THEREON,
132 BE COLLECTED, RETAINED AND SPENT BY THE COUNTY
133 AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT
134 REGARD TO ANY SPENDING, REVENUE-RAISING, OR
135 OTHER LIMITATION(S) CONTAINED WITHIN ARTICLE X,
136 SECTION 20 OF THE COLORADO CONSTITUTION, OR ANY
137 OTHER LAW?
138

- 139 5. Finding of Best Interests; Public Purpose. The Parties, pursuant to the
140 Constitution, Colorado law and the Charter and ordinances of the City, and in

141 accordance with the respective resolutions adopted by the City Council and the
142 Board of County Commissioners approving the execution and delivery of this
143 Agreement find that this Agreement is necessary, convenient, and in furtherance
144 of the publics' purposes and is in the best interests of the Parties and the
145 communities and the people that they serve.

146
147 6. Declaration of the City's Intent to Participate in the Payment of the Debt.

148 It is the present intention and expectation of the City Council to appropriate or
149 provide funds as requested, within the limits of available funds and revenues,

150 If the voters approve the 2024 Ballot question and the County issues up to \$80
151 million dollars in indebtedness ("Bonded Indebtedness"), on an annual basis the
152 City Manager, in accordance with Paragraph 59 of the City Charter, will prepare
153 and submit to the City Council a request for an appropriation or provision of a
154 sufficient amount of funds to pay 50% of the Bonded Indebtedness ("City
155 Annual Interchange Project Debt Payment") incurred by County as the same is
156 described in the Official Statement ("OS") for the issuance.

157 Any sum annually appropriated or provided by the City Council for the City
158 Annual Interchange Project Debt Payment shall be paid to the County and
159 deposited in the Mesa County I-70 Interchange Project Debt Service Fund and
160 shall be paid by the County to service the Bonded Indebtedness and shall not be
161 applied to any other purpose(s).

162
163 7. City's Obligation Expressly Limited. In accordance with this Agreement the City
164 will , subject to annual appropriation(s), share equally in the cost of issuing
165 bonds as well as repayment of the Bonded Indebtedness with the City
166 payment(s), if any, in an amount not to exceed \$40 million inclusive of issuance
167 costs. Issuance costs incurred in the securing of such Bonded Indebtedness may
168 include, but are not necessarily limited to, attorney's fees, Municipal Advisor fees,
169 brokerage fees and any and all other costs incurred by County as a direct result of
170 issuing such Bonded Indebtedness. Notwithstanding the foregoing, the County
171 may not pledge, obligate or contract the City to pay any sum of money except as
172 specifically provided by this Agreement.

173
174 8. Not a General Obligation or Other Indebtedness or Multiple Fiscal Year Direct
175 or Indirect Debt or Other Financial Obligation of the City. This Agreement shall

176 not create, or be claimed or construed to create, within the meaning of the City
177 Charter or any constitutional debt limitation, including, without limitation,
178 Article X, Section 20 of the Colorado Constitution a general obligation or other
179 indebtedness or multiple year fiscal direct or indirect debt of other financial
180 obligation(s) of the City. Neither does this Agreement obligate or compel the
181 City to make any payment(s) to the County Interchange Project Debt Service
182 Fund and/or Mesa County beyond that annually appropriated in the City
183 Council's sole discretion.

184
185 9. Severability. If any section, paragraph, clause, or provision of this Resolution
186 shall for any reason be held to be invalid or unenforceable, the invalidity or
187 unenforceability of such section, paragraph, clause, or provision shall not affect
188 any of the remaining provisions of this Resolution, the intent being that the same
189 are severable.

190
191 10. No Agency or Employment. Any person(s) employed by either City or County
192 for the performance of work arising out of or under this Agreement shall be the
193 employee(s) of the respective employer and not an agent(s) or employee(s) of the
194 other.

195
196 11. No Delegation Without Prior Consent. Neither party may assign or delegate this
197 Agreement or any portion thereof without the prior written consent of the other
198 Party.

199
200 12. Construction. The traditional rule that ambiguities shall be construed against the
201 drafter is waived.

202
203 Mesa County

204 _____
205 Bobbie Daniel
206 Chair, Mesa County Board of Commissioners

211 Attest:

212

213 _____

214 Bobbie Jo Gross

215 Clerk and Recorder

216

217

218 City of Grand Junction

219

220 _____

221 Abram Herman

222 President of the City Council

223

224 Attest:

225 _____

226 Selestina Sandoval

227 City Clerk

228

DRAFT

RESOLUTION NO. _____

A RESOLUTION ADOPTING, AUTHORIZING AND APPROVING THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF GRAND JUNCTION AND MESA COUNTY RELATING TO A PROPOSED 29 ROAD INTERCHANGE ADDITION TO INTERSTATE 70 (I-70)

Recitals:

For many years the community has planned for a transportation beltway in and around Grand Junction. That planning began in earnest in 2000 when the Riverside Parkway project was developed and connected to 29 Road at D Road. To the South of the Riverside Parkway the City and County had constructed a bridge over the Colorado River and to the North the plans anticipated the construction of an interchange at the intersection of I-70 and 29 Road. Despite the plans the interchange has not been constructed and 29 Road has not been improved.

Beginning in 2018 through 2020 the City and County committed substantial funds to further study and renew the prior effort to improve access to I-70 via 29 Road. That study, as well as the prior work, showed that an interchange at 29 Road would enhance connectivity as part of a larger plan to provide connections in and around Grand Junction. The improvements that an interchange will bring include a new direct connection between US 50 and I-70, an opportunity to integrate development and infrastructure near the Grand Junction Regional Airport into the surrounding community, and a direct and convenient access to commercial property north of I-70.

The 2018-2020 study found that 29 Road and I-70 is the preferred location for an interchange to provide these improvements to the transportation system and the public that uses the system. Accordingly, Mesa County will be placing a ballot measure before the voters in 2024 to authorize, when appropriate, the issuance of up to \$80 million in County bonded indebtedness to pay for the anticipated costs of constructing the interchange at 29 Road and the improvements to 29 Road to the South of the interchange. Collectively, these improvements are known and referred to as the Interchange Project.

In accordance with the terms of the intergovernmental agreement (IGA) attached to this Resolution the City Council desires to support the County in its efforts to, subject to voter approval, issue such bonded indebtedness up to \$80 million for the Interchange Project.

The purpose and intent of the City Council by and with this Resolution is to express its intention, subject to voter approval, to support Mesa County issuing debt for the Interchange Project, and if debt is issued, that City participation in the payment of the debt be subject to annual appropriation all as provided in the IGA. While the City Council acknowledges that the issuance of the debt is exclusively a matter for the County, the City does request that the County apprise the City prior to the issuance of the proposed terms, and that following issuance that the County provide the City with a copy of the official statement relative to the debt.

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

1. The foregoing Recitals are incorporated herein.

2. That the President of the City Council is hereby authorized and directed as an act of the City Council to accept and approve by and with his signature the attached Intergovernmental Agreement between the City of Grand Junction and Mesa County relating to a proposed 29 Road Interchange addition to Interstate 70.

PASSED and ADOPTED this 4th day of September 2024.

Abram Herman
President of the City Council

ATTEST:

Selestina Sandoval
City Clerk

DRAFT