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**CITY COUNCIL AGENDA
WEDNESDAY, APRIL 16, 2025
250 NORTH 5TH STREET - AUDITORIUM
5:30 PM – REGULAR MEETING**

Call to Order, Pledge of Allegiance, Moment of Silence

Proclamations

Proclaiming April 26, 2025 as Arbor Day in the City of Grand Junction

Proclaiming April 23, 2025 as Beverly Lampley Day in the City of Grand Junction

Proclaiming April 2025 as Days of Remembrance 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, April 16, 2025 or 4) submitting comments [online](#) until noon on Wednesday, April 16, 2025 by completing this form. Please reference the agenda item and all comments will be forwarded to City Council.

City Manager Report

Recognition of Outgoing Councilmembers

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. Summary of the March 26, 2025, Special Workshop
- b. Minutes of the March 31, 2025, Special Meeting
- c. Minutes of the April 2, 2025, Regular Meeting

2. Set Public Hearings

- a. Legislative
 - i. Introduction of An Ordinance Amending Title 21 Zoning and Development Code to Modify and Clarify Various Provisions Regarding Zone District and Dimensional Standards, Use Standards, Sign Standards, and Measurements and Definitions and Setting a Public Hearing for May 7, 2025
- b. Quasi-judicial
 - i. Introduction of an Ordinance for Zoning Approximately 1.91 Acres from PD (Planned Development) to MU-2 (Mixed Use Light Commercial) located at 651 S. Highway 50 and Setting a Public Hearing for May 7, 2025

3. Procurements

- a. Sole Source Purchase with Bypass Pumping Contractor for the Persigo Wastewater Treatment Plant
- b. Authorization of Construction Contract for Street Maintenance - 2025 Partial Reconstruction
- c. Authorize Design and Engineering Contract to Complete Full Design on Whitman Park Revitalization

4. Resolutions

- a. A Resolution Expressing City Council's Support for the Terminal Project and that it Supports and Promotes the Downtown Plan of Development
- b. A Resolution Authorizing the City Manager to Execute a Second Amended and Restated Lease for the Property at 261 Ute Avenue
- c. A Resolution Authorizing an Intergovernmental Agreement (IGA) with Colorado Department of Transportation for I-70B Phase 7 Construction

REGULAR AGENDA

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

5. Public Hearings**a. Legislative**

- i. A Resolution Authorizing and Approving the President of the City Council to Sign an Agreement to Acquire Interests in Land for the Construction and Maintenance of a Public Sidewalk and Related Facilities and Structures Over and Across a Portion of the Grand Valley Irrigation Company Independent Ranchmen's Ditch Between 24½ Road and 25½ Road in the City of Grand Junction
- ii. An Ordinance Revising Chapter 13.08.320 Repair and Maintenance of Service Pipes
- iii. An Ordinance for Supplemental Appropriations for Confluence Center of Colorado
- iv. An Ordinance for Supplemental Appropriations
- v. An Ordinance Authorizing the City Manager to Sign Loan Documents with ANB Bank for Expenses Related to the Material Recovery Facility
- vi. An Ordinance for Supplemental Appropriation for the Materials Recovery Facility

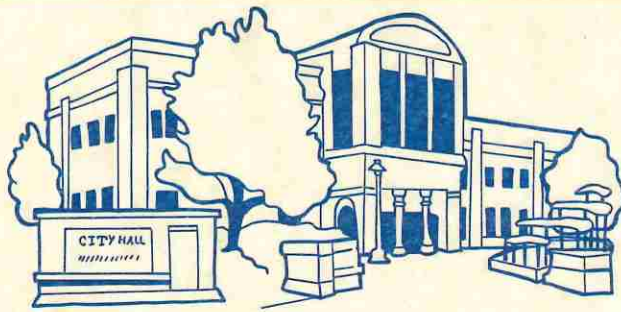
b. Quasi-judicial

- i. A Resolution Accepting the Petition of 2.89 Acres of Land and Ordinances Annexing and Zoning the Dixon Annexation to RL-4 (Residential Low - 4), Located at 2019 South Broadway

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**



City of Grand Junction, State of Colorado

Proclamation

- Whereas,** trees are an important natural resource asset to the City of Grand Junction, State of Colorado, providing cooling shade, filtering air pollution, improving water quality, shielding properties from storms, and providing oxygen for the air we breathe; and
- Whereas,** trees increase property values, enhance the economic vitality of business areas, and enhance the beauty of the City of Grand Junction, with various forms, textures; and
- Whereas,** providing residents with a closer connection to nature through an urban tree canopy has been linked to improved mental and physical health, better social cohesion, and crime reduction; and
- Whereas,** all citizens of Grand Junction, now and in the future, will benefit from the planting of trees, and the services provided by our current canopy of over 57,000 public trees as a living component of our City's green infrastructure; and
- Whereas,** the City of Grand Junction has officially declared the 26th day of April as Arbor Day and the City will be celebrating with the distributions of tree seedlings, widespread tree planting, and educational opportunities for citizens about the care and benefits of trees; and
- Whereas,** the City of Grand Junction has been recognized as a Tree City USA for forty-two consecutive years by The National Arbor Day Foundation and desires to continue its tree-planting ways.

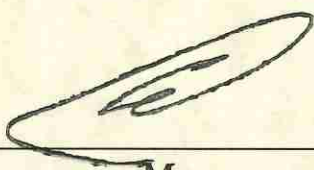
NOW, THEREFORE, I, Abram Herman, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim April 26, 2025 as

"Arbor Day"

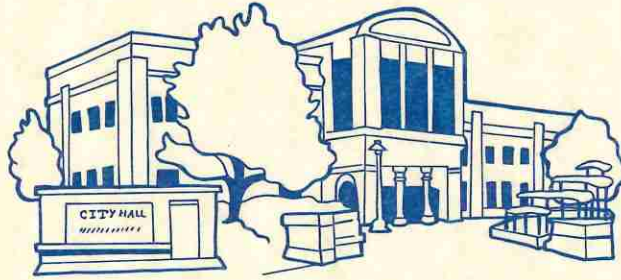
in the City of Grand Junction and encourage all citizens to support our City's Urban Forestry Program and to participate in this effort by planting a tree for a better future.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 16th day of April 2025.





Mayor



City of Grand Junction, State of Colorado

Proclamation

- Whereas,** In 1988 Grand Valley Catholic Outreach (GVCO) was formed by the combined effort of valley's four Catholic parishes – St. Joseph and Immaculate Heart of Mary (Grand Junction), Sacred Heart (Fruita), and St. Ann (Palisade); and
- Whereas,** in the ensuing 37 years with the support of interfaith and civic peoples and organizations, GVCO has offered resources along with respect, dignity, and hope to those in distress; and
- Whereas,** the GVCO with Catholic meaning that anyone and everyone could serve or be served – has reliably, faithfully and boldly served in the community; and
- Whereas,** Beverly Lampley joined Catholic Outreach in August 2002 as the Director of Housing drawing on her experience as a trained social worker to serve and try to better the lives of others; and
- Whereas,** after a brief retirement in 2013 she became the GVCO Director of Development and Communication; and
- Whereas,** over the years of her service to GVCO Beverly was integral to the GVCO mission of caring and compassionate service, including overseeing the planning, construction and opening of Grand Junction's first transitional housing complexes, St. Martin and St Benedict houses; and
- Whereas,** as the Director of Development and Communication, Beverly held an important role in Catholic Outreach's Mother Theresa Place which will be dedicated on April 24, 2025; and
- Whereas,** Mother Theresa's Place will house 40 adults chronically experiencing homelessness and in so doing honor to the basic principle that the solution to homelessness is homes; and
- Whereas,** Beverly loved this community and its people unconditionally, it is right and proper to honor her and the commitment she had until her death on June 8, 2024, to improving the lives of others,


NOW, THEREFORE, I, Abram Herman, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim April 23, 2025 as

"Beverly Lampley Day"

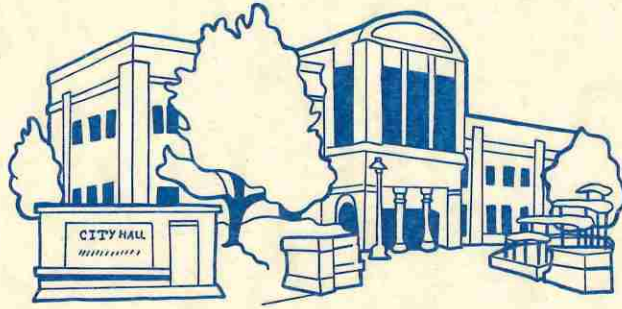
in the City of Grand Junction and encourage the recognition of her and her accomplishments by committing to serve in the spirit and with grace, peace, and mercy that she has served.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 16th day of April 2025.





Mayor



City of Grand Junction, State of Colorado

Proclamation

- Whereas,** the Holocaust was the state-sponsored, systematic persecution and annihilation of European Jewry by Nazi Germany and its collaborators between 1933 and 1945 - six million were murdered; and
- Whereas,** the history of the Holocaust offers an opportunity to reflect on the moral responsibilities of individuals, societies, and governments; and
- Whereas,** we the people of the City of Grand Junction, Colorado, should always remember the terrible events of the Holocaust and remain vigilant against hatred, persecution, and tyranny; and
- Whereas,** we the people of the City of Grand Junction, Colorado, should rededicate ourselves to the principles of individual freedom in a just society; and
- Whereas,** the Days of Remembrance have been set aside for the people of the City of Grand Junction, Colorado to remember the victims of the Holocaust as well as to reflect on the need for respect of all peoples; and
- Whereas,** pursuant to an Act of Congress (Public Law 96-388, October 7, 1980) the United States Holocaust Memorial Council designates the Days of Remembrance of the Victims of the Holocaust to be from sundown on April 23, through sundown on April 30, 2025, including the Day of Remembrance known as Yom Hashoah, April 23, 2025.

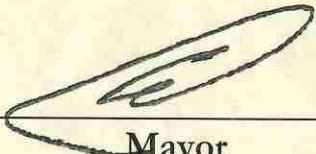
NOW, THEREFORE, I, Abram Herman, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim April 23 – April 30, 2025 as

"Days of Remembrance"

in the City of Grand Junction, in memory of the victims of the Holocaust and in honor of the survivors as well as the rescuers and liberators, and further proclaim that we, as citizens of the City of Grand Junction, Colorado, should work to promote human dignity and confront hate whenever and wherever it occurs.



IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 16th day of April 2025.


Mayor

GRAND JUNCTION CITY COUNCIL SPECIAL WORKSHOP SUMMARY

March 26, 2025

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, Anna Stout, Mayor Pro Tem Randall Reitz, and Mayor Abram Herman.

Staff present: City Manager Mike Bennett, City Attorney John Shaver, Assistant to the City Manager Johnny McFarland, Community Development Director Tamra Allen, Police Chief Matt Smith, Housing Supervisor Ashley Chambers, Deputy City Clerk Krystle Koehler, and City Clerk Selestina Sandoval.

1. Discussion Topics

a. Discussion with Service Providers Regarding the Resource Center

This special workshop was held to give the Resource Center Service Providers the opportunity to provide a plan to Council regarding their request to grant a lease extension for the facility and how it would impact the services provided differently than the April 15th scheduled closure.

Key Discussion Points –

- Recommendations from Providers
 - The majority recommended an extension of the Resource Center's operations, citing concerns over the closure of West Springs Psychiatric Hospital, which would increase behavioral health demands, and emphasized the importance of maintaining access to preventative care, such as nursing, mental health, and case management services.
 - Limit non-essential activities at the center (e.g., social or recreational activities).
 - Focus only on core services: behavioral and mental health, nursing, case management, AcuDetox, and essential food distribution.
 - Suggestions to restrict access: require service check-ins at a locked front gate, no loitering or yard use without accessing services.
- Extension Proposals
 - Option 1: Extend through June 30, 2025, with full services (except Sundays), stricter access, and visible dismantling efforts to signal closure.
 - Option 2: A hybrid model—open only three days a week (Tues/Thurs/Sat), with services gradually transitioning elsewhere.
 - Option 3: Immediate closure on April 15, triggering full teardown.

OpenAI. (2025). *ChatGPT* [Large language model]. <https://chatgpt.com>

- Operational and Logistical Concerns
 - Providers noted they are not yet ready with a Plan B, emphasizing the need for transition time.
 - There are significant barriers to transportation for clients if services are decentralized.
 - Staff reported difficulty finding a suitable alternative location after months of active searching with a commercial broker.
- Council Feedback & Expectations
 - Several Councilmembers emphasized that any extension must include strict operational controls, reduced services, and a firm closure date.
 - Enforcement measures and lease modifications were discussed to ensure compliance.
 - Council agreed that plans for service transitions must be submitted in writing, outlining timelines and contingencies.
 - A request was made for providers to begin offering services at alternative sites immediately, where possible.
- Next Steps
 - A Special City Council meeting is scheduled for Monday, March 31, 2025, to formally consider a lease extension.
 - Anchor service providers (HomewardBound, United Way, and Mutual Aid Partners) will present their transition and operation plans.
 - Other providers are invited to submit written plans or speak during public comment.

2. Council Communication

There was none.

3. Next Workshop Topics

There are none currently scheduled.

4. Other Business

There was none.

5. Adjournment

There being no further business, the Workshop adjourned at 6:56 p.m.

Grand Junction City Council
Minutes of the Special Meeting
March 31, 2025

Call to Order, Pledge of Allegiance, Moment of Silence

The City Council of the City of Grand Junction convened into regular session on the 31st day of March, at 5:30 p.m. Those present were Councilmembers Scott Beilfuss, Cody Kennedy, Jason Nguyen (virtual), Dennis Simpson, Anna Stout, Council President Pro Tem Randall Reitz and Council President Abram Herman.

Also present were City Manager Mike Bennett, City Attorney John Shaver, Housing Supervisor Ashley Chambers, City Clerk Selestina Sandoval, and Deputy City Clerk Krystle Koehler.

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

Public Comments

There were no public comments.

REGULAR AGENDA

- 1.a.i Discussion and Possible Authorization of an Extension of the Lease with United Way of Mesa County and/or Homeward Bound of the Grand Valley for the Resource Center on the Property at 261 Ute Avenue, Grand Junction, Colorado. The Lease Extension, if any, will be on terms to be established by the City with an amended lease, if any, to be considered, ratified and approved by City Council on April 16, 2025**

This item was for discussion and potential authorization of a lease extension with Homeward Bound of the Grand Valley and/or United Way of Mesa County for the Resource Center located at 261 Ute Ave. The lease extension would be based on terms established by the City, with an amended lease to be considered and finalized by City Council on April 16, 2025. This follows the Council discussion held during the March 26, 2025, workshop.

United Way Executive Director Faith Rodriguez, United Way Outreach and Services Coordinator Phillip Masters, HomewardBound Board Chair Emeritus Bill Wade, HomewardBound Chief of Staff Chris Masters, and Founder Executive Director at

Mutual Aid Partners Stephania Vasconez presented this item and were available to answer questions from Council.

The public hearing was opened at 5:43 p.m.

Public comments were heard from Kian Highland, Porcia Silverberg, Kristen Sidel, Wendy Jones, Jeremy Sheetz, Lehua La'a, Lisa Sandoval, Lisa Solmen, Candace Carnahan, Scott Aker, Jeremy Burgen, Jodi Visconti Clow, Chris Silverberg, Sue Jerome, Nathan Jewkes, Richard Crespín, Rene Grisier, Jane Burton, Travis Obernick, and Rick Hamm.

The public hearing was closed at 6:33 p.m.

Council took a short break at 6:33 p.m.

The meeting resumed at 6:45 p.m.

The Council acknowledged they had reviewed all emails and community outreach received prior to the meeting. They addressed concerns regarding transportation and public safety, specifically in relation to restroom access. Non-profits have stepped forward to help, and efforts are underway to streamline services at the Resource Center to shorten the timeline. Any service that can be moved from the Resource Center will be transitioned immediately. The Council emphasized the importance of providing clarity and transparency to the community, outlining the steps to ensure smooth closure and the extension details. The Council directed staff to explore a holistic approach to assist with the availability of toilets and to explore security options for the Resource Center to begin on May 15, 2025, for days they are closed.

Council President Pro Tem Reitz moved, and Councilmember Simpson seconded, to extend the lease with Homeward Bound of the Grand Valley and/or United Way of Mesa County for the property at 261 Ute Avenue; beginning April 15 the center will operate six days a week, Tuesday through Sunday with regular hours, starting May 15, three days a week with limited hours from 10 a.m. – 4 p.m., beginning June 15, one day a week, be vacated by June 30, and torn down on terms established by the City as contractors are available, with the form of an amended lease to be considered for ratification and approval by City Council on April 16, 2025. The motion carried 7-0 by roll call vote.

8. Non-Scheduled Comments

Council President Pro Tem Reitz expressed gratitude to Chief Smith and the Police Department for their dedication and the effective security measures implemented during recent events at Colorado Mesa University (CMU).

9. Other Business

10. Adjournment

The meeting adjourned at 8:06 p.m.

Selestina Sandoval, MMC
City Clerk



Grand Junction City Council
Minutes of the Regular Meeting
April 2, 2025

Call to Order, Pledge of Allegiance, Moment of Silence

The City Council of the City of Grand Junction convened into regular session on the 2nd day of April, at 5:32 p.m. Those present were Councilmembers Scott Beilfuss, Cody Kennedy, Jason Nguyen, Dennis Simpson, Anna Stout, Council President Pro Tem Randall Reitz and Council President Abram Herman.

Also present were City Manager Mike Bennett, City Attorney John Shaver, Community Development Director Tamra Allen, City Clerk Selestina Sandoval, and Deputy City Clerk Krystle Koehler.

Council President Herman called the meeting to order. Councilmember Beilfuss led the audience in the Pledge of Allegiance, followed by a moment of silence.

Appointments

To the Grand Junction Regional Airport Authority

Councilmember Kennedy moved to appoint Daniel Meyer to the Grand Junction Regional Airport Authority Committee for a four-year term expiring June 30, 2029, seconded by Council President Pro Tem Reitz. Motion carried by a unanimous voice vote.

Public Comments

Public comments were heard from Teresa Cambron and Anna Elliott.

Council took a short break at 5:41 p.m. due to technical difficulties.

The meeting resumed at 5:57 p.m.

Public comments resumed and were heard from John Marshall and Jenny Nitzky.

City Manager Report

City Manager Mike Bennett had no report.

Boards and Commission Liaison Reports

Councilmember Beilfuss gave updates on the Mesa County Collaborative for the Unhoused, the Commission on Arts and Culture, and the Business Incubator. He also attended the Cesar Chavez Celebration.

Council President Pro Tem Reitz participated in a summit hosted by Mesa County Public Health, which focused on behavioral health challenges and the recent closure of West Springs Hospital.

Councilmember Stout stated that the Colorado Municipal League (CML) had moved the meeting from April to May, and the Air Service Alliance will meet this Friday.

Councilmember Kennedy encouraged the community to attend the Museums of Western Colorado.

Council President Herman gave updates on the Parks and Recreation Advisory Board (PRAB) and also attended the Mav Classic event.

CONSENT AGENDA

1. Approval of Minutes

- a. Summary of March 17, 2025, Workshop
- b. Minutes of March 19, 2025, Regular Meeting

2. Set Public Hearings

- a. Legislative
 - i. Introduction of an Ordinance for Supplemental Appropriations and Setting a Public Hearing for April 16, 2025
 - ii. Introduction of an Ordinance Authorizing the City Manager to Sign Loan Documents with ANB Bank for Expenses Related to the Material Recovery Facility and Setting a Public Hearing for April 16, 2025
- a. Quasi-judicial
 - i. Introduction of an Ordinance Revising Chapter 13.08.320 Repair, Maintenance of Service Pipes and Setting a Public Hearing for April 16, 2025

3. Continue Public Hearings

a. Legislative

- i. An Ordinance for Supplemental Appropriation for the Materials Recovery Facility - Continued to April 16, 2025**

4. Procurements

- a. Authorization of Construction Contract for Sewer Replacement - Chuluota Ave & 29 Road Project**

5. Resolutions

- a. A Resolution Authorizing the Department of Local Affairs Admin Planning Grant**

Councilmember Nguyen moved to adopt Consent Agenda Items 1 through 5, seconded by Councilmember Stout. Motion carried by a unanimous voice vote.

REGULAR AGENDA

6.a.i An Ordinance Amending Sections 21.02 and 21.05 of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Related to and Concerning Impact Fees, Fee Credits and Dedications

The Grand Junction Municipal Code ("Code" or "GJMC") requires the City to update its impact fee study once every five years. The City's last fee study for transportation, police, fire, parks, and municipal facilities was completed in 2019. The City contracted with TischlerBise to update its fee study and create a nexus study for an affordable housing linkage fee. TischlerBise has completed the Impact Fee Study Update, as well as the Linkage Fee study, both of which were presented to the City Council at the December 16 workshop and to the stakeholders on December 2, 2024. The City Council met with the Stakeholder group to receive direct feedback at a workshop on January 14, 2025. A staff recommendation was presented to the Stakeholder group on January 30, 2025, and staff received direction to prepare an ordinance for consideration at the City Council's February 3, 2025 workshop. The first reading of the ordinance was held on February 19. A second first reading incorporating a revised staff recommendation was heard on March 5. The Planning Commission held a workshop on March 6 on the amendments to Title 21 and held a hearing on the amendments on March 25.

City Manager Mike Bennett and Community Development Director Tamra Allen presented this item and were available to answer questions from Council.

There was discussion regarding the methodology used for land valuations and per-person usage for park impact fees.

Council took a short break at 6:45 p.m.

The meeting resumed at 6:55 p.m.

The public hearing was opened at 6:55 p.m.

Public comments were heard from Kevin Bray, Steve Meyer, Bill Findlay, Nancy Strippel, Keith Ehlers, Anna Elliott, and Diane Schwenke.

The public hearing was closed at 7:15 p.m.

Conversation ensued regarding the significant effort invested in developing the impact fees. Impact fees were recognized as essential for supporting growth and the financial sustainability of the community. During their discussion, staff and Council addressed concerns raised in letters and emails, particularly regarding park fees and whether these should be considered separately at a later time. TischlerBise reaffirmed data accuracy and methodology integrity. The discussion also emphasized the importance of ensuring fees keep pace with inflation. The conversation concluded with a commitment to the next Nexus study and a shared determination to maintain public engagement throughout the process.

Councilmember Stout moved, and Councilmember Nguyen seconded, adopt to Ordinance No. 5250, an Ordinance Amending Sections 21.02 and 21.05 of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) related to and concerning impact fees, fee credits and dedications with policy discussion changes every six years and Council consideration of the need of a Nexus Study, and Nexus studies happening at least every eight years and calculating the inflation based on the total fee from the March 5, 2025 study, times inflation, plus the Nexus step, plus the 2025 fee to get to the new fee on each of those steps on final passage and ordered final publication in pamphlet form. The motion carried by unanimous roll call vote.

Council took a short break at 8:27 p.m.

The meeting resumed at 8:35 p.m.

6.a.ii. An Ordinance for Supplemental Appropriations for Confluence Center of Colorado

Community Development Director Tamra Allen stated that this item is contingent upon payment of fees and a portion of the land acquisition cost. To date, a plat has not been issued reflecting the real property that would be used for the appropriation, so staff is recommending that this item be continued to the next council meeting.

Councilmember Stout moved, and Councilmember Kennedy seconded, to continue consideration for Ordinance No. 5251, an ordinance making the supplemental appropriations to the 2025 Budget of the City of Grand Junction, Colorado for the year beginning January 1, 2025, and ending December 31, 2025, to the April 16, 2025, regular meeting. Motion carried by a unanimous voice vote.

6.b.i. An Ordinance for an Agreement Committing City Funding for the Liberty Apartments by Aspire Residential, LLC

Aspire Residential, LLC ("Developer"), represented by John Gargas, requested the City's assistance in funding a 192-unit apartment complex called Liberty Apartments located at 2651 Stacy Drive. The Developer revised their request in advance of the November 20 meeting to include city participation in Phase 1 of the project, including 72 units and the city's funding for land acquisition, ditch relocation, and fee payments in the amount of \$885,531. The City Council previously discussed funding requests for both phases of the project (Phase 1 and Phase 2) at the August 19 and November 4 workshops. On November 20, 2024, the Council approved resolution 83-24, committing \$885,531 in funding to Phase 1 of the project.

Community Development Director Tamra Allen and Aspire Representative John Gargas presented this item and were available to answer questions from Council.

Council inquired whether the City would reimburse the tap fees and got clarification regarding the supplemental appropriation amount.

The public hearing was opened at 8:53 p.m.

There was no public comment.

The public hearing closed at 8:53 p.m.

Council discussed that securing these affordable units would support the goals of Proposition 123 and potentially strengthen the City's eligibility for future grant funding under the measure.

Council President Pro Tem Reitz moved, and Councilmember Kennedy seconded, adopt to Ordinance No. 5254, an ordinance authorizing and confirming a development

agreement by and Among Aspire Residential, LLC, a Colorado Limited Liability Company, ("Aspire") and the City of Grand Junction, a Colorado Home Rule Municipal Corporation ("City") for the property located at 2651 Stacy Drive, Grand Junction, Colorado and ratifying and approving all actions heretofore taken In connection therewith on final passage and ordered final publication in pamphlet form. The motion carried by unanimous roll call vote.

8. Non-Scheduled Comments

Non-scheduled comments were heard from Anna Elliott.

9. Other Business

10. Adjournment

The meeting adjourned at 8:57 p.m.

Selestina Sandoval, MMC
City Clerk





Grand Junction City Council

Regular Session

Item #2.a.i.

Meeting Date: April 16, 2025
Presented By: Tim Lehrbach, Senior Planner
Department: Community Development
Submitted By: Tim Lehrbach, Principal Planner

Information

SUBJECT:

Introduction of An Ordinance Amending Title 21 Zoning and Development Code to Modify and Clarify Various Provisions Regarding Zone District and Dimensional Standards, Use Standards, Sign Standards, and Measurements and Definitions and Setting a Public Hearing for May 7, 2025

RECOMMENDATION:

The Planning Commission heard this request at its April 8, 2025 meeting and voted (5-0) to recommend approval of the request.

EXECUTIVE SUMMARY:

When the Zoning and Development Code was repealed and replaced on December 20, 2023, it was anticipated that there would be necessary revisions to provide clarity and alleviate practical issues with implementation. Staff has identified items pertaining to the Mixed-Use Neighborhood (MU-1) zone district that require clarification or modification to appropriately regulate allowed uses and signs within the district. Additionally, staff have identified two provisions pertaining to the Mixed-Use Downtown (MU-3) zone district that may restrict appropriate development and merit reconsideration.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The City contracted with Clarion Associates in December 2021 to update the City's Zoning and Development Code with the intent of updating regulations to better reflect the key principles and policies described in the 2020 One Grand Junction Comprehensive Plan, achieve a higher level of regulatory efficiency, consistency, and simplicity, and identify constraints and opportunities for affordable and attainable housing, consistent with those identified in the City's recently adopted Housing Strategies. When the Zoning and Development Code was repealed and replaced on

December 20, 2023, it was anticipated that there would be necessary revisions to provide clarity and alleviate practical issues with implementation. Staff has identified several items that were amended which inadvertently conflict with standard practice, have challenges with the implementation of new practice, or could use additional clarification. Items presently under consideration pertain to the Mixed-Use Neighborhood (MU-1) zone district. Additionally, staff have identified two issues pertaining to the Mixed-Use Downtown (MU-3) zone district that may be unnecessarily restricting appropriate development in the district.

One method by which the Zoning and Development Code reduced redundancies and increased regulatory efficiency was by reducing the total number of zone districts throughout the City. This involved eliminating some districts entirely, while others were combined and renamed. Relevant to the issues outlined in this report and the amendments proposed for their resolution, two districts, R-O: Residential – Office and B-1: Neighborhood Business, were combined into a new district called Mixed-Use Neighborhood, MU-1.

The two issues identified and addressed concern allowed retail uses and signs.

Combining the R-O and B-1 zone districts into the MU-1 district created conflicts between the effects on development of each previous district and the provisions of the MU-1 district with respect to retail uses and signs.

First, with respect to retail uses, the R-O district did not allow retail uses and limited all allowed uses to a maximum of 10,000 square feet (gross floor area, or GFA). The B-1 district allowed up to 15,000 square feet GFA of retail by right and greater than that by conditional use permit. The Zoning and Development Code adopted in 2023 stratified retail into four uses by floor area: Retail Sales and Service, Small (up to 5,000 square feet GFA), Retail Sales and Service, Medium (5,001-10,000 square feet GFA), Retail Sales and Service, Large (10,001-60,000 square feet GFA), and Retail Sales and Service, Big Box (greater than 60,000 square feet GFA).

The MU-1 district allows only Retail Sales and Service, Small in the Principal Use Table (GJMC 21.04.020). This conflicts with the Building Standards for the MU-1 district provided in the table at 21.03.060(c)(3), which indicates a maximum GFA of 15,000 square feet for “Retail” and does not distinguish between properties formerly zoned R-O (which previously had not allowed retail) and properties formerly zoned B-1.

Neither the limitation of allowed retail uses to Retail Sales and Service, Small, nor the Building Standard’s table’s cap of 15,000 square feet, responds to the need for limiting the presence or scale of retail uses in certain areas zoned MU-1. Properties formerly zoned R-O are residential in character and had not allowed retail uses altogether prior to the application of MU-1 zoning. Instead of a cap on floor area, which may be appropriate to MU-1 areas characterized by mixed-use or commercial development, these areas may require stronger protection against the impacts of retail uses (with their high customer and delivery activity) on adjacent residential uses.

Further, only MU-1 and Mixed-Use Downtown (MU-3) allow Retail Sales and Service, Small without also allowing both Retail Sales and Service, Medium and Retail Sales and Service, Large. In this respect, the allowance of Retail Sales and Service, Medium, as well as the floor area at which the threshold between Medium and Large is set, are impactful only on these two zone districts. Therefore, a proposed change to the Retail Sales and Service, Medium use (i.e., to allow it in MU-1 and to modify the threshold between Medium and Large) will not result in citywide impacts, intended or otherwise.

Second, combining the R-O and B-1 zone districts involved the selection of one set of sign standards to be applied to all properties now zoned MU-1. The more restrictive R-O standards were selected. This selection ensures that formerly R-O zoned properties continue to be allowed only that signage appropriate for the district's residential uses and adjacencies. However, property formerly zoned B-1 had its allowed signage types and area allotments reduced considerably, as described in the table below.

District	B-1	R-O/MU-1
Allowed Sign Types	Façade, flush wall, freestanding, projecting, roof	Flush wall, monument
Location	May be installed anywhere on the site, subject to projection limitations at the right-of-way	10+ feet behind front property line
Total Sign Area Permitted	Façade, flush wall, and roof signs: 2 square feet per linear foot of façade; freestanding signs (per face): 0.75 square feet per 1 foot of frontage (two traffic lanes), 1.5 square feet per 1 foot of frontage (four-plus traffic lanes)	25 square feet per street frontage
Freestanding Sign Height Limits	25 feet (two traffic lanes) or 40 feet (four-plus lanes)	8 feet (monument)
Illumination	Internal/external	External only

The effect of this change is that properties previously zoned B-1 and now zoned MU-1, many of which front Patterson Road, N 12th Street, or other arterial roads, are subject to sign standards which may be unnecessarily restrictive, and which may only be appropriate to formerly R-O zoned properties.

Concurrent to staff and the Planning Commission's review of the issues pertaining to the MU-1 district, staff also brought to the Planning Commission's attention two issues pertaining to development in the Mixed-Use Downtown (MU-3) district.

First, the MU-3 district does not allow the Outdoor Entertainment and Recreation use.

This prohibition prevents the establishment of uses which may be appropriate to the downtown environment. Frequently, there are activities typical of Outdoor Entertainment and Recreation occurring as special events and temporary or accessory uses. Allowing Outdoor Entertainment and Recreation as a primary use may be complementary to these activities and to existing or future allowed uses, such as Indoor Entertainment and Recreation, Bar or Tavern, Brewpub, Distillery Pub, or Limited Winery, and Restaurant.

Second, the MU-3 district includes an accessory structure front setback of 25 feet. Principal structure minimum front, side, and rear setbacks are 0 feet. The absence of principal structure setbacks allows for development which creates an activated streetscape, ensures that the established development which characterizes Main Street and its adjacent blocks is conforming, encourages new buildings and their uses to be located close to the sidewalk, and generates an environment appropriate to the downtown setting which characterizes most of the properties zoned MU-3.

For some properties zoned MU-3, specifically within the Greater Downtown Overlay Core Central Business District, there is a maximum building setback of 2 feet or the mean setback of the immediately adjoining lots on both sides of the subject lot (but in no case greater than 20 feet). There is, however, an allowance for up to a 10-foot front setback if there is a designed function for the space such as limited outdoor display, seating, outdoor dining areas or a small street park, whether for private or public use. Even where the setbacks are most restrictive in favor of minimizing the front setback, it is contemplated that there may be an allowance for certain activities in front of the building. However, the restriction against accessory structures within the front 25 feet limits the ability to implement any “designed function for the space” featuring an accessory structure.

An accessory structure nearer to the street than 25 feet may enhance, rather than be a detriment to, the desired streetscape in certain circumstances, such as when a principal structure is located away from the front lot line or when a principal structure does not occupy the entirety of a street frontage. In these and other cases, allowing for accessory structures within the front 25 feet of a property may present an opportunity for further activation and utilization of the property.

At a Planning Commission workshop on January 23, 2025, the Planning Commission directed staff to respond to these concerns by preparing a draft code text amendment. The analysis on which the text amendment is based is discussed under the Analysis section below.

PROPOSED AMENDMENTS

GJMC 21.03.060(c)(3) Mixed-Use Neighborhood (MU-1) – Dimensions

Staff proposes to modify the table describing Lot Standards, Use Limits, and Building Standards to specify that retail uses on properties with a designation containing “Residential” in the title are subject to Conditional Use Permit approval. The Gross Floor Area (maximum square feet) for Retail is proposed to be struck, as it becomes

redundant with the changes to the Principal Use Table and definitions of Retail Sales and Service, Medium and Large described below.

These changes preserve the allowance for retail uses up to 15,000 square feet on properties formerly zoned B-1. While the changes do not fully restore the restriction against retail uses that applied to properties zoned R-O, establishing any such use on such a property would become subject to a quasi-judicial approval process including a neighborhood meeting, neighborhood notice, and a public hearing before a decision is rendered by the Planning Commission, which may be subject to conditions to mitigate adverse impacts. Altogether, the changes preserve flexibility for the MU-1 zone district, while protecting the character of residential uses and neighborhoods within the district.

GJMC 21.03.060(e)(3) Mixed-Use Downtown (MU-3) – Dimensions

Staff proposes to modify the table describing Lot Standards, Use Limits, and Building Standards to specify that Outdoor Entertainment and Recreation uses on properties adjacent to a residential zone district are subject to Conditional Use Permit approval. The Conditional Use Permit process ensures that due consideration is given to the potential impacts of these uses on adjacent residents, allowing that the Planning Commission may deny the request if the location or manner of the use is determined to be incompatible or approve it on conditions to mitigate such impacts.

Staff proposes to amend the Accessory Structure front setback from 25 feet to 0 feet. The change provides greater flexibility to properties within the district to activate the streetscape by placing compatible accessory structures in front of or adjacent to principal structures. Existing language requiring that parking, loading, and service areas be located to the side or rear of a property ensures that inappropriate structures or activities will remain away from the front lot line, behind or adjacent to principal structures.

GJMC 21.04.020(e) Principal Use Table

Staff proposes to add Outdoor Entertainment and Recreation as an allowed or conditional use (as specified in the MU-3 dimensions table) in the MU-3 zone district. This enables the establishment of uses that are complementary to existing and allowed uses in the downtown. The Conditional Use Permit requirement protects against the establishment of uses that are not complementary to or compatible with residential zone districts which are adjacent to MU-3.

Staff proposes to modify the status of Retail Sales and Service, Small from Allowed to Allowed/Conditional in the MU-1 zone district and to apply the same status to Retail Sales and Service, Medium. As described above, the distinction between the Allowed and Conditional use will be the Comprehensive Plan land use designation of a subject property.

GJMC 21.10.080(c) Sign Standards by Zone District – MU-1 District

Staff proposes to modify the General statement leading the subsection governing signs in the MU-1 zone district to clarify that the regulations apply only to properties within the

MU-1 zone district with a land use designation including “Residential” in the title, while referring properties in the district with any other designation to the standards applicable to all other mixed-use and industrial zone districts at GJMC 21.10.080(d).

GJMC 21.14.020(b) Measurements and Definitions – Terms Defined

Staff proposes to modify the definitions of Retail Sales and Service, Medium and Retail Sales and Service, Large to change the threshold between them from 10,000 square feet gross floor area to 15,000.

NOTIFICATION REQUIREMENTS

Notice was completed as required by Section 21.02.030(g). Notice of the public hearing was published on March 29, 2025 in the Grand Junction Daily Sentinel. An online hearing with opportunity for public comment was held between April 1 and April 7, 2025, through the GJSpeaks platform. A public hearing was held before the Planning Commission on April 8, 2025.

ANALYSIS

The criteria for review are set forth in Section 21.02.050(d) of the Zoning and Development Code, which provides that the City may approve an amendment to the text of the Code if the applicant can demonstrate evidence proving each of the following criteria:

(A) Consistency with Comprehensive Plan

The proposed Code Text Amendment is generally consistent with applicable provisions of the Comprehensive Plan.

The proposed amendments to the 2023 Zoning & Development Code are generally consistent with the Comprehensive Plan.

Plan Principle 2, Goal 3, Strategy f. provides direction to “[c]ontinue to identify and pursue ways to reduce barriers to entry for new businesses.” The proposed amendments reflect the intention of staff and the Planning Commission to reverse some effects of the 2023 Zoning and Development Code adoption on allowed uses and sign regulations in the MU-1 zone district, particularly in those areas of the MU-1 district designated by the Comprehensive Plan to be Mixed Use or Commercial. The proposed amendments applicable to the MU-3 zone district introduce a new allowed use, Outdoor Entertainment and Recreation, which complements existing and allowed uses in the greater downtown area. The reduction of accessory structure front setbacks from 25 feet to 0 feet provides greater flexibility in site design and removes the restriction preventing a structure from serving a “designed function for the space [in front of a building]” contemplated by the standards applicable to at least a portion of the areas within the MU-3 district.

Plan Principal 4, Goal 1, Strategy a.i. provides that “[z]oning standards for Downtown are designed to bring buildings to the sidewalk,” which is promoted by the allowance for any structure, including an accessory structure, to be located at the front lot line in the

MU-3 district.

Plan Principal 4, Goal 1, Strategy f. provides direction to “[s]trengthen Downtown’s role as the region’s center for culture and arts by enhancing and promoting arts, music, culture, heritage, and historic preservation.” The related Goal 3, Strategy b. seeks to “broaden the range of tourism, arts, entertainment, and experiential uses that appeal to a more diverse demographic.” The proposed allowance for Outdoor Entertainment and Recreation within the MU-3 district removes a barrier to concentrating and diversifying arts and entertainment related uses in the downtown. Presently, Outdoor Entertainment and Recreation is an allowed use in the Mixed-Use Light Commercial (MU-2) zone district, which is found outside of the downtown predominantly on major thoroughfares. Achieving parity in the allowance for this use ensures that the Zoning and Development Code does not result in directing entertainment uses away from the downtown, contrary to the Comprehensive Plan.

Plan Principle 5, Goal 3, Strategy d. provides direction to “promote land use patterns that provide neighborhoods with local services and gathering places, including parks, grocers, and cafes.” Whereas the 2023 Zoning and Development Code’s effective reduction in permitted retail space from 15,000 to 5,000 square feet may inhibit the location of retailers, including grocers, in the residential-adjacent and neighborhood-serving MU-1 zone district, an effective maximum floor area of 15,000 square feet allows for the establishment of a small-footprint grocery store or neighborhood market, among other retail uses. Likewise, the proposed allowance in the MU-3 zone district for Outdoor Entertainment and Recreation uses encourages the creation of gathering places that may include outdoor performance venues, privately owned and operated parks, or arts displays.

Plan Principle 7, Goal 4, Strategy c. promotes “the inclusion of art within private development where appropriate.” Allowing Outdoor Entertainment and Recreation uses in appropriate zone districts, including MU-3, enables the establishment of principal arts uses including outdoor art displays as well as principal entertainment or recreation uses, which are enhanced by the inclusion of art. More specifically, Strategy h. calls for “venues for music and performing arts,” which is supported both by allowing Outdoor Entertainment and Recreation and by increased site design flexibility for the placement of accessory structures.

Staff finds that this criterion has been met.

(B) Consistency with Zoning and Development Code Standards

The proposed Code Text Amendment is consistent with and does not conflict with or contradict other provisions of this Code.

The proposed amendments to the Zoning and Development Code are consistent with the rest of the provisions in the Code and do not create any conflicts with other provisions in the Code.

Rather, the proposed amendments concerning Retail Sales and Service uses remove a conflict between the MU-1 zone district standards, which suggest a maximum retail floor area of 15,000 square feet, and the principal use table, which limits MU-1 to Retail Sales and Service, Small, which has a maximum of 5,000 square feet.

Amendments applicable to the MU-3 zone district do not create any conflicts and are consistent with other provisions applicable to properties within the district.

Staff finds that this criterion has been met.

(C) Specific Reasons

The proposed Code Text Amendment shall meet at least one of the following specific reasons:

- a. To address trends in development or regulatory practices;*
- b. To expand, modify, or add requirements for development in general or to address specific development issues;*
- c. To add, modify or expand zone districts; or*
- d. To clarify or modify procedures for processing development applications.*

The proposed amendments modify requirements for development in general and address specific development issues. Staff and the Planning Commission have identified challenges to new and existing development in the Zoning and Development Code's standards applicable to signs in the MU-1 zone district, to accessory structures in the MU-3 zone district, and to allowed uses in both districts.

The proposed amendments address the identified issues by distinguishing between land use designations in apply allowances and standards applicable to retail uses and signs in the MU-1 zone district, and by removing impediments to appropriate uses and development in the MU-3 zone district. Specific reason b is therefore met.

Therefore, staff finds that this criterion has been met.

FINDING OF FACT AND RECOMMENDATION

After reviewing the proposed amendments, the following finding of fact has been made:

In accordance with Section 21.02.050(d) of the Grand Junction Zoning and Development Code, the proposed text amendments to Title 21 are consistent with the Comprehensive Plan and the Zoning & Development Code Standards and meet at least one of the specific reasons outlined.

Therefore, the Planning Commission recommended approval.

FISCAL IMPACT:

There is no direct fiscal impact of this request.

SUGGESTED MOTION:

I move to introduce and pass for publication in pamphlet form an ordinance amending Title 21 Zoning and Development Code to modify and clarify various provisions regarding Zone District and Dimensional Standards, Use Standards, Sign Standards, and Measurements and Definitions, and to set a public hearing for May 7, 2025.

Attachments

1. ORD-Amend ZDC 21.03.060 20250408
2. Planning Commission Minutes - 2025 - April 8 - DRAFT

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTIONS OF THE ZONING AND DEVELOPMENT CODE (TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE) REGARDING ZONE DISTRICT AND DIMENSIONAL STANDARDS, USE STANDARDS, AND SIGN STANDARDS

Recitals

The City Council desires to maintain effective zoning and development regulations that implement the vision and goals of the Comprehensive Plan while being flexible and responsive to the community's desires and market conditions and has directed that the Code be reviewed and amended as necessary.

When the Zoning & Development Code was repealed and replaced on December 20, 2023, it was anticipated that there would be necessary revisions to provide clarity and alleviate practical issues with implementation. Staff has identified items that presents challenges with implementation of new practice or could use additional clarification.

In addition, in the general course of usage of the Zoning & Development Code, certain items have come to light that also necessitate amendments to create additional clarity within the document. These revisions are of a similar nature and scope as those associated with the adoption of the 2023 Zoning & Development Code.

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

After public notice and public hearing, the Grand Junction City Council finds that the amendments to the Zoning & Development Code implement the vision and goals of the Comprehensive Plan and that the amendments provided in this Ordinance are responsive to the community's desires, encourage orderly development of real property in the City, and otherwise advance and protect the public health, safety, and welfare of the City and its residents.

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

The following sections of the zoning and development code (Title 21 of the Grand Junction Municipal Code) are amended as follows (deletions ~~struck through~~, added language underlined):

...

...

21.03.060 MIXED-USE DISTRICTS

...

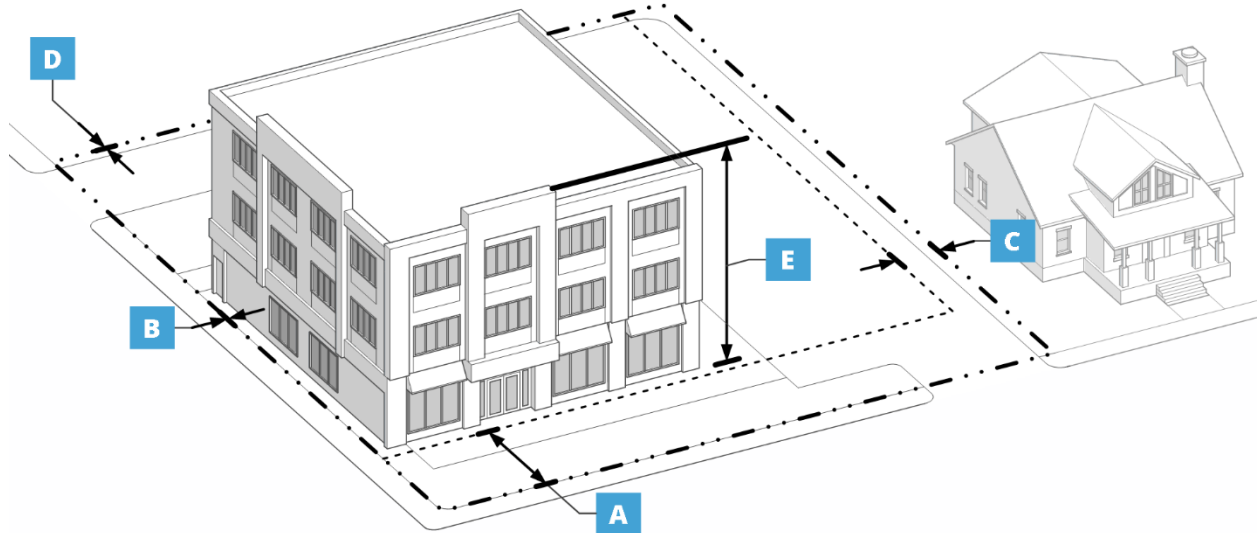
(c) Mixed-Use Neighborhood (MU-1)

...

(3) Dimensions

(i) The following dimensions apply in the MU-1 zone district as follows:

- (A) Structures that are designed for residential use only shall comply with the dimensional standards of the Residential zone district referenced here. Residential development shall comply with the density standards provided for MU-1.
- (B) Structures that are either mixed-use or nonresidential shall comply with the dimensional standards for MU-1 provided here.



Lot Standards

Residential Standards

Building Standards

Setbacks: Principal Structure (minimum)

Lot Standards	
Applicable district standards [1]	RM-8 or RM-12
Minimum Density	8 du/acre
Mixed-Use Lot Standards	
Lot Area (minimum, feet)	4,000
Lot Width (minimum, feet)	50
Lot Coverage (maximum)	70%
Parking, Loading, Service	
Access and Location	Side or Rear
Use Limits	
Outdoor uses are not allowed on residential-only lots	
Retail uses require a Conditional Use Permit on lots with a Comprehensive Plan land use designation including "Residential" in the title	
Notes: [1] Either district may be chosen at rezoning; the chosen district shall be applied consistently.	

...

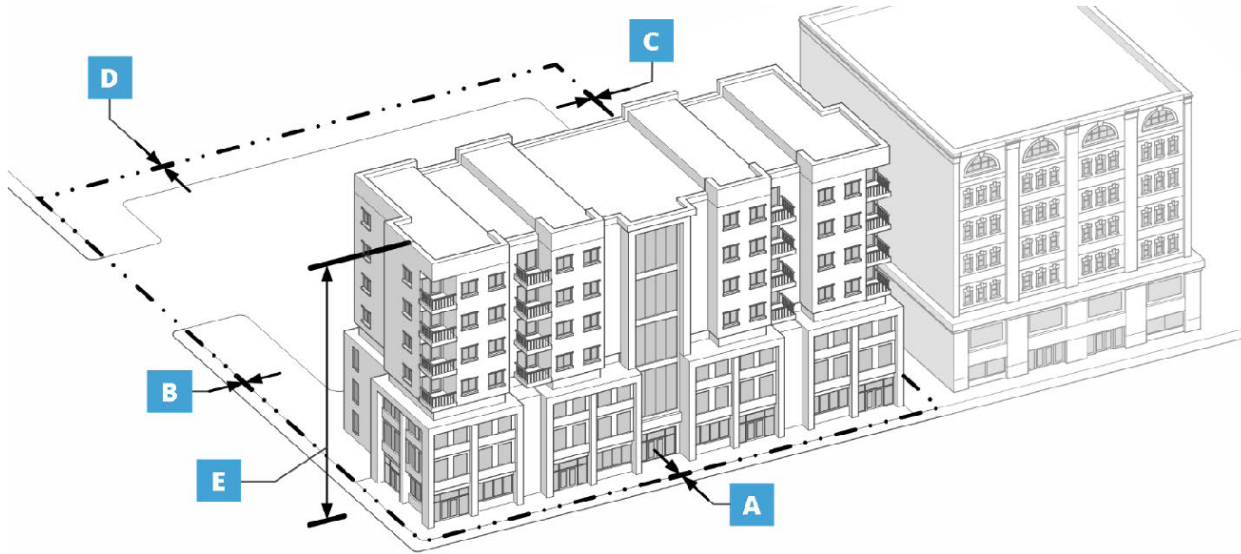
Building Standards		
A	Front	15
B	Side	0
D	Rear	10
Setbacks: Accessory Structure (minimum)		
	Front	25
	Side	0
	Rear	0
Height (maximum, feet)		
E	Height	40
Gross Floor Area (maximum, square feet)		
	Retail	15,000
	Office	30,000

(e) **Mixed-Use Downtown (MU-3)**

...

(3) **Dimensions**

(i) The following dimensions apply in the MU-3 zone district as follows:



Lot Standards	
Residential Standards	
Minimum Density	8 du/acre
Mixed-Use Lot Standards	
Lot area (minimum, feet)	n/a
Lot width (minimum, feet)	n/a
Lot coverage (maximum)	100%
Parking, Loading, Service	
Access: alley where available, otherwise side or rear	
Location: side or rear	
Use Limits	
Outdoor Entertainment and Recreation uses require a Conditional Use Permit on lots adjacent to a residential zone district	

Building Standards		
Setbacks: Principal Structure (minimum)		
A	Front	0
B	Side	0
D	Rear	0
Setbacks: Accessory Structure (minimum)		
	Front	25 0
	Side	0
	Rear	0
Height (maximum, feet)		
E	Height	80

21.04.020 PRINCIPAL USE TABLE

(e) Use Table

Table 21.04-1: Principal Use Table A = Allowed Use C = Conditional Use <u>A/C = Allowed or Conditional (refer to Use-Specific Standards)</u> For accessory use regulations, see Table 21.04-2 in §						
Zone Districts	...	MU-1	...	MU-3	...	Use-Specific Standards
Commercial Uses						
Recreation and Entertainment						
...						
Outdoor entertainment and recreation				<u>A/C</u>		<u>21.03.060(e)(3) (MU-3)</u>
...						
Retail Sales						
...						
Retail sales and service, small		<u>A/C</u>		A		<u>21.03.060(c)(3) (MU-1)</u>
Retail sales and service, medium		<u>A/C</u>		A		<u>21.03.060(c)(3) (MU-1)</u>
...						

...

21.10.080 SIGN STANDARDS BY ZONE DISTRICT

...

(c) MU-1 District.

- (1) General. The MU-1 zone district provides a transition from residential to commercial development, and consequently requires Those properties within the MU-1 zone district which have an underlying land use designation including "Residential" in the title are frequently developed with existing residences or are adjacent to residences and require more restrictive sign regulations to maintain compatibility. The standards within this subsection apply only to properties within the MU-1 zone district with a land use designation with "Residential" in the title. For standards applicable to properties within the MU-1 zone district with a Mixed Use, Commercial, or other land use designation, refer to GJMC 21.10.080(d).

21.14.020 DEFINITIONS

...

Retail sales and service means establishments engaged in selling, leasing, or renting goods or merchandise to the general public for personal or household consumption including, but not limited to antiques, art, art supplies, bicycles, clothing, dry goods, electronic equipment, fabric, furniture,

garden supplies, gifts, hardware, home improvements, household products, jewelry, pet food, pharmaceuticals, printed material, and sporting goods, and rendering services incidental to the sale of such goods.

Retail sales and service, small means a facility or establishment with up to 5,000 square feet of gross floor area.

Retail sales and service, medium means a facility or establishment with more than 5,000 square feet ~~between 5,001 and up to 15,000~~ ~~10,000~~ square feet of gross floor area.

Retail sales and service, large means a facility or establishment with more than 15,000 square feet ~~between 10,001 and up to 60,000~~ square feet of gross floor area.

Retail sales and service, big box means a facility or establishment with more than 60,000 square feet of gross floor area.

...

INTRODUCED on first reading this 16th day of April 2025 and ordered published in pamphlet form.

ADOPTED on second reading this 7th day of May 2025 and ordered published in pamphlet form.

ATTEST:

Abram Herman
President of the City Council

Selestina Sandoval
City Clerk

GRAND JUNCTION PLANNING COMMISSION
April 8, 2025, 5:30 PM
MINUTES

As Chairman Teske was absent, the Commission elected Commissioner Weckerly to act as chair for this meeting.

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

Those present were Planning Commissioners; Shanon Secrest, Kim Herek, Orin Zyvan, and Ian Moore.

Also present were Niki Galehouse (Planning Manager), Tim Lehrbach (Principal Planner), Madeline Robinson (Planning Technician), and Jacob Kaplan (Planning Technician).

There were 0 members of the public in attendance, and 3 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from March 25, 2025.

Commissioner Moore moved to approve the Consent Agenda.

Commissioner Zyvan seconded; motion passed 5-0.

REGULAR AGENDA

1. Zoning Code Amendments – Quarter 2 2025

ZCA-2025-187

Consider Amendments to Title 21 Zoning and Development Code to Modify and Clarify Various Provisions Regarding Zone District and Dimensional Standards, Use Standards, Sign Standards, and Measurements and Definitions.

Staff Presentation

Tim Lehrbach, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioners Zyvan and Secrest commended Tim for his presentation.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, April 1, 2025, via www.GJSpeaks.org.

Charissa Chiaravalotti voiced her approval of the amendments, particularly the outdoor recreation use being allowed in the MU-3 zone district.

The public comment period was closed at 6:00 p.m. on April 8, 2025.

Discussion

Commissioners Moore and Zyvan stated their approval of the proposed amendments.

Motion and Vote

Commissioner Secrest made the following motion “Ms. Chairwoman, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2025-187 as set forth in the proposed Draft Ordinance attached to the staff report and incorporated herein, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report.”

Commissioner Moore seconded; motion passed 5-0.

OTHER BUSINESS

ADJOURNMENT

Commissioner Moore moved to adjourn the meeting.

The vote to adjourn was 5-0.

The meeting adjourned at 6:02 p.m.



Grand Junction City Council

Regular Session

Item #2.b.i.

Meeting Date: April 16, 2025
Presented By: Jessica Johnsen, Senior Planner
Department: Community Development
Submitted By: Jessica Johnsen, Zoning Supervisor

Information

SUBJECT:

Introduction of an Ordinance for Zoning Approximately 1.91 Acres from PD (Planned Development) to MU-2 (Mixed Use Light Commercial) located at 651 S. Highway 50 and Setting a Public Hearing for May 7, 2025

RECOMMENDATION:

The Planning Commission heard this request at the March 25, 2025 meeting and voted (7 - 0) to recommend approval of the request.

EXECUTIVE SUMMARY:

The Applicant is requesting a rezone to Mixed Use Light Commercial (MU-2) for approximately 1.91 acres of land located at 651 S. Highway 50. The zone district of MU-2 implements the Residential Land Use category of the Comprehensive Plan.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The Applicant is requesting to rezone from a PD (Planned Development) to MU-2 (Mixed-Use Light Commercial). The proposed zone district of MU-2 does implement the Commercial Land Use designation of the Comprehensive Plan. The current zoning of a Planned Development limits this property to a mobile home park. MU-2 is within the range of allowable zone districts for the Future Land Use Designation. The adjacent residential properties are currently zoned as residential Planned Development, and the requested zone district is compatible with the Comprehensive Plan designation.

The surrounding zoning is Planned Development directly to the east and south. Directly west is zoned P-2 (Public, Civic, and Institutional Campus), and the properties directly to the north and across Highway 50 are all zoned MU-2. The Applicant is requesting a rezone to MU-2 that will allow multifamily and increase the density able to be built on

the property, which both keeps up with Grand Junction's growth and supports the demand for housing. The Planned Development designated this property as a mobile home park. The rezone will also provide flexibility in housing and commercial development.

The purpose of the MU-2 zone district is to accommodate commercial, employment, multifamily, and other uses along transportation corridors to promote development that is comfortably accessible via all modes of transportation. The MU-2 district supports the Comprehensive Plan principles pertaining to Commercial use areas.

In addition to the MU-2 (Mixed-Use Light Commercial) zoning requested by the applicant, the following zone districts would also be consistent with the Comprehensive Plan designation of Commercial:

- a. R-16 (Residential High 16)
- b. R-24 (Residential High 24)
- c. MU-1 (Mixed-Use Neighborhood)
- e. CG (Commercial General)

NOTIFICATION REQUIREMENTS

An Application Outreach Meeting regarding the proposed rezone request was held at Lincoln Orchard Elementary School on November 18, 2024, in accordance with Section 21.02.030 (c) of the Zoning and Development Code. The applicant's representatives and City staff were in attendance; no neighbors were present.

Notice was completed consistent with the provisions in Section 21.02.030(g) of the City's Zoning and Development Code. The subject property was posted with an application sign on November 26, 2024. Mailed notice of the public hearings before the Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on March 14, 2025. The notice of the Planning Commission public hearing was published March 15, 2025 in the Grand Junction Daily Sentinel. An online hearing with an opportunity for public comment was held between March 18, 2025, and March 24, 2025, through the GJSpeaks platform.

ANALYSIS

The criteria for review are set forth in Section 21.02.050(m) and includes that the City may rezone property if the proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan and must meet all of the following rezone criteria as identified:

(A) Consistency. The proposed zoning is generally consistent with applicable provisions of the Comprehensive Plan.

The proposed rezone to MU-2 implements the following Plan principles, goals, and policies of the Comprehensive Plan:

Land Use Plan: Relationship to Existing Zoning:

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

implement the Comprehensive Plan. The requested zoning of MU-2 is compatible with and an implementing zone district for the Comprehensive Plan Land Use Map designation of Commercial.

Plan Principle 3: Responsible and Managed Growth:

Where We Are Today (and Where We Are Going) – The Comprehensive Plan raises concerns about a waning supply of attainable housing combined with a limited supply of land that has existing infrastructure available. Priority has been placed on areas identified for infill and redevelopment to move forward effectively and manage growth. How We Will Get There – The policies in this principle address how growth should happen within the city. One such policy is to support a compact growth pattern and encourage the efficient use of land through the Zoning & Development Code. Another is to encourage infill and redevelopment to leverage existing infrastructure, with special emphasis being on underutilized properties. The last applicable policy is to support the development of neighborhood-centered commercial uses and mixed-use development. Rezoning these properties to MU-2 accomplishes all of these.

Plan Principle 4: Downtown and University Districts:

Where We Are Today (and Where We Are Going) – Housing within the City of Grand Junction is in crisis. The majority of the existing stock is single-family homes, with little of other product types. This principle outlines how, in the decade preceding its adoption, the City saw an increase of over 70 percent in the cost of for-sale housing, and more than 50 percent of renters are cost-burdened. To address these issues, more units are needed, and those units must be diverse. The Comprehensive Plan allows for Mixed-use zoning to implement higher-density residential products.

How We Will Get There—The City of Grand Junction has an inadequate supply of land for affordable housing; therefore, increasing the density of the property will increase the supply of medium-density, single-family homes. The proposed rezone takes this into account and seeks to create a resolution. The MU-2 zone district, both as it exists and with proposed changes, allows for those housing options to be built.

Plan Principle 5: Strong Neighborhoods and Housing Choices:

Where We Are Today (and Where We Are Going) – The Comprehensive Plan identifies the need for strong neighborhoods and a variety of housing choices. Alternative housing types provide options for residents, such as affordability, low maintenance, community open spaces, and shared facilities. The City's goal is to have a more diverse range of housing types to expand the City's reputation for livability and affordability.

How We Will Get There – To accomplish this, the Comprehensive Plan encourages promoting more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes. Rezoning a property to Mixed-Use helps accomplish this by giving developers more flexibility for different housing types on a given site. Therefore, staff find that this criterion has been met.

(B) Development Patterns. The proposed zoning will result in logical and orderly development pattern(s).

The Land Use Plan map identifies the subject properties as Commercial. The requested MU-2 zone is an implementing zone district of the Commercial land use designation. The Commercial land use designation is implemented through zone districts which are comprised of uses that include higher residential densities while also allowing commercial, retail, employment, and service-oriented uses. The Land Use Plan map identifies Mixed Use as an appropriate use in Commercial land designation that will encourage urban development in areas that have amenities nearby and existing infrastructure.

The subject properties are located within Tier 1 on the Intensification and Growth Tiers Map of the Comprehensive Plan which classifies it as an urban infill area. In Tier 1 areas, development should be directed toward vacant and underutilized parcels such as this one. This encourages orderly development patterns and limits infrastructure extensions while still allowing for both residential and business growth. The proposed MU-2 zoning district on the subject properties will increase the availability of higher-density residential units.

The Comprehensive Plan identifies the need to promote the use of sustainable development practices by maximizing existing infrastructure. Rezoning the subject properties to MU-2 would allow for more urban development in an area that has the appropriate infrastructure along Highway 50 to support such development. The property has existing sewer service, utilities and all other urban amenities

The applicant is requesting an allowable zone district that is consistent with the density range and uses allowed. The character and/or condition of the area has not changed in recent years as the adjacent properties are currently zoned as residential Planned Development or MU-2, and the requested zone district is compatible with the Comprehensive Plan designation. Adequate public and community facilities and services are available to the property and are sufficient to serve land uses associated with the MU-2 zone district. Therefore, staff find that this criterion has been met.

(C) Benefits. The community or area, as decided by the reviewing body, derives an overall benefit(s) from the proposed zoning.

The community and area will benefit from this proposed request. The proposed zone provides an opportunity for housing with a range of density consistent with the Comprehensive Plan, along with commercial and institutional uses that can be supported by the additional housing. The entire Grand Junction community benefits from this proposed request because the requested zone provides an opportunity for housing within a range of density that is consistent with the Comprehensive Plan in this area to meet the needs of the growing community. The rezone criteria provide that the City must also find the request consistent with the vision, goals, and policies of the Comprehensive Plan. Therefore, staff find that this criterion has been met.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Trails End Rezone, RZN-2024-711, rezoning one parcel totaling 1.91 acres from Planned Development (PD) to MU-2 (Mixed Use Light Commercial) for the property located at 651 S. Highway 50, the following findings of fact have been made:

The requested zone is consistent with the goals and policies of the Comprehensive Plan; and

Therefore, the Planning Commission recommended approval of the request.

FISCAL IMPACT:

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

SUGGESTED MOTION:

I move to introduce and pass for publication in pamphlet form on first reading an ordinance to rezone 1.91 acres from a Planned Development (PD) zone district to an MU-2 (Mixed Use Light Commercial) zone district for the property located at 651 S. Highway 50, City File Number RZN-2024-711, and set a public hearing for May 7, 2025.

Attachments

1. Exhibit 2 - Development Application
2. Exhibit 3 - Site Map
3. Exhibit 4 - Zoning Map
4. Exhibit 6 - Planning Commission Minutes - 2025 - March 25 - DRAFT
5. ORD-Zoning 651 Hwy 50 20250409



Development Application

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

Petition For: Rezone

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

Existing Land Use Designation: Mobile Home Park

Existing Zoning: PD

Proposed Land Use Designation: Residential Housing

Proposed Zoning: MU-2

Property Information

Site Location: 651 Highway 50

Site Acreage: 1.91

Site Tax No(s): 2945-262-10-001

Site Zoning: PD

Project Description: Rezone from PD with mobile home use to a MU-2 zoning with a residential base zoning of RH-16, accommodating 30 conventionally built, permanent residential units.

Property Owner Information

Name: Fort 5 LLC and Fort 6 LLC

Applicant Information

Name: Fort + Home Developments

Representative Information

Name: _____

Street Address: 2536 Rimrock Ave STE

Street Address: 2536 Rimrock Ave STE

Street Address: _____

City/State/Zip: Grand Junction, CO

City/State/Zip: Grand Junction, CO

City/State/Zip: _____

Business Phone #: 720.507.5583

Business Phone #: 720.507.5583

Business Phone #: _____

E-Mail: jeff@fortandhome.com

E-Mail: greg@fortandhome.com

E-Mail: _____

Fax #: N/A

Fax #: N/A

Fax #: _____

Contact Person: Jeff Zimmerman

Contact Person: Greg Genho

Contact Person: _____

Contact Phone #: 970.319.3827

Contact Phone #: 720.552.4149

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: _____

Greg Genho
Please print and sign

Date: 11/21/2024

Signature of Legal Property Owner: _____

DocuSigned by:
Jeff Zimmerman
76723281C33E3E

Please print and sign

Date: 11/21/2024

General Project Report for Trails End

A. Project Description

- Location: The project is located at 651 Highway 50 (Parcel 2945-262-10-001)
- Acreage: The property comprises approximately 1.91 acres.
- Proposed Use: Conversion from a Planned Development (PD) with mobile home use to a Mixed-Use (MU-2) zoning designation with a residential base zoning of RH-16, accommodating a minimum 30 conventionally built, permanent residential units.
- Site Map:

City of Grand Junction Zoning Map



B. Public Benefit

- Upgraded Housing Quality:
 - This project will convert the existing 26-unit mobile home park into a modern, 30-unit residential community with permanently fixed housing on foundations. The new units will meet current IRC standards, providing a higher quality, safer living environment.

- Increased Property Value and Neighborhood Aesthetic:
 - The transition from mobile homes to conventionally built residences on foundations will enhance the property's appearance, contributing positively to the neighborhood's overall aesthetic and property values.
- Infrastructure and Safety Upgrades:
 - The project includes essential safety improvements, such as a second on-site fire hydrant and elevated unit foundations to meet floodplain requirements, reducing flood risk and increasing fire safety for residents.
 - Infrastructure improvements will include a new asphalt driveway, and sidewalks for pedestrian travel across the property.

C. Neighborhood Meeting:

1. The neighborhood meeting was held on Wednesday, November 18th. The sign in sheet is included with the development application submission.

D. Project Compliance, Compatibility, and Impact

1. Adopted Plans and/or Policies:
 - a. This rezoning aligns with city development goals for the MU-2 zone, supporting mixed-use and residential needs in Grand Junction. The proposed site layout accommodates all requirements for RH-16 zoning, including the minimum density and setback requirements. This complies with the Zoning and Development Code for future urban growth and land use patterns.
2. Surrounding Land Use Compatibility:
 - a. The area surrounding Trails End includes MU-2, P-1, and PD zones, making this development compatible with existing land uses and enhancing the residential fabric of the neighborhood.
3. Site Access and Traffic Patterns:
 - a. The development will maintain the western access point to Highway 50, while the eastern access will be closed and landscaped. Notice to Proceed has been granted by CDOT (Permit #324043). Traffic flow improvements will be coordinated with the city to minimize impact on the surrounding area.
4. Availability of utilities, including proximity of fire hydrants
 - a. The subject parcel is served by the following
 - i. City of Grand Junction Water
 - ii. City of Grand Junction Sewer
 - iii. Xcel Energy
 - iv. City of Grand Junction Fire Department
 - v. Spectrum/Charter

- b. A Fire Flow Form is included with this submittal and will be utilized for fire safety. The project includes a new fire hydrant, ensuring that all units meet the city's fire safety requirements.
- 5. Special or Unusual Demands on Utilities:
 - a. There are no unusual demands on utilities at this time.
- 6. Effects on Public Facilities
 - a. The development is not expected to place unusual demands on public facilities. Police, fire, sanitation, and other services are already established in the area.
- 7. Hours of Operation:
 - a. Standard residential occupancy. No commercial operations are anticipated within the residential community.
- 8. Number of Employees:
 - a. N/A – residential community.
- 9. Signage Plans:
 - a. Signage will adhere to Conditional Use Permit and Planned Development standards as required by the city.
- 10. Site Soils and Geology:
 - a. Geotechnical soils report will be included with this submittal.
- 11. Impact on Geological Hazards:
 - a. The development complies with local geological assessments and floodplain management to mitigate potential hazards.

E. Must address the review criteria contained in the Zoning and Development Code for the type of application being submitted.

- 1. Consistency
 - a. The proposed rezoning to MU-2 with an RH-16 base zoning aligns with the city's 2020 One Grand Junction Comprehensive Plan, which encourages increased-density, mixed-use development in appropriate areas. The updated zoning would allow for higher-density residential use, aligning with the city's goals to meet growing housing demands and provide sustainable, adaptable development options for the future.
- 2. Development Patterns
 - a. The MU-2 zoning will support a logical and orderly development pattern for Trails End, transitioning the property from a mobile home park to a stable, permanent residential neighborhood. This pattern of development is consistent with the surrounding land uses and supports the trend toward higher-density housing and mixed-use environments in Grand Junction, as indicated in the comprehensive plan.
- 3. Benefits

- a. The community will derive significant benefits from the rezoning. Converting the property into a 30-unit, permanently fixed residential neighborhood will not only improve the area's visual appeal and increase property values but also contribute much-needed housing options for residents. The transition to permanent housing will elevate the quality and safety of the neighborhood while aligning with Grand Junction's long-term growth and housing goals.

F. Development Schedule and Phasing

1. Projected Timeline: The project timeline is contingent upon obtaining rezoning approval from the City and securing necessary permits from the Mesa County Building Department.

MEETING SIGN IN SHEET

Meeting Title:

Organizer:

Location:

Date:

11	18	24
----	----	----

Time:

[illegible]

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Fort 5, LLC and Fort 6, LLC ("Entity") is the owner of the following property:

(b) 651 HWY 50, Grand Junction, CO 81503

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

I am the (c) 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 Application

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

(e) There is no knowledge of a possible boundary conflict

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: [Signature]

Printed name of person signing: Jeffrey Zimmerman

State of Utah

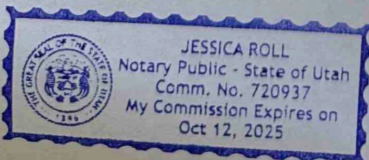
County of Salt Lake) ss.

Subscribed and sworn to before me on this 13th day of January, 2025

by Jeffrey Zimmerman

Witness my hand and seal.

My Notary Commission expires on 10.12.25



[Signature]
Packet Page 47 Public Signature

STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity named: Fort 6 LLC

2. The type of entity is a:

- | | |
|---|---|
| <input type="checkbox"/> Corporation | <input type="checkbox"/> Registered limited liability limited partnership |
| <input type="checkbox"/> Nonprofit Corporation | <input type="checkbox"/> Limited partnership association |
| <input checked="" type="checkbox"/> Limited Liability Company | <input type="checkbox"/> Unincorporated nonprofit association |
| <input type="checkbox"/> General partnership | <input type="checkbox"/> Government or governmental subdivision or agency |
| <input type="checkbox"/> Limited partnership | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Registered limited liability partnership | |
| <input type="checkbox"/> Business trust | |
| <input type="checkbox"/> Trust | |

3. The entity is formed under the laws of (state): Colorado

4. The mailing address for the entity is: PO BOX 11750 Denver, CO 80211

5. The name and position of each person authorized to execute licenses, and/or instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is:
Jeffrey Zimmerman

6. (Optional) The authority of the foregoing person(s) to bind the entity is

☒ not limited ☐ limited as follows: _____

7. (Optional) Other matters concerning the manner in which the entity deals with interest in real property: None

8. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

Executed this 21st day of March, 2024.

STATE OF Colorado)
County of Mesa) ss.

By: [Signature]

The foregoing instrument was acknowledged before me this 21st day of March, 2024

by Jeffrey Zimmerman as managing member of Fort 6 LLC

Witness my hand and official seal

My Commission Expires: 9/27/2026

Mary Ellen Davis
Notary Public

Local\Forms\Record - Statement of Authority

MARY ELLEN DAVIS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20024031494
MY COMMISSION EXPIRES SEP 27, 2026

STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity named: Fort 5 LLC

2. The type of entity is a:

- | | |
|---|---|
| <input type="checkbox"/> Corporation | <input type="checkbox"/> Registered limited liability limited partnership |
| <input type="checkbox"/> Nonprofit Corporation | <input type="checkbox"/> Limited partnership association |
| <input checked="" type="checkbox"/> Limited Liability Company | <input type="checkbox"/> Unincorporated nonprofit association |
| <input type="checkbox"/> General partnership | <input type="checkbox"/> Government or governmental subdivision or agency |
| <input type="checkbox"/> Limited partnership | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Registered limited liability partnership | |
| <input type="checkbox"/> Business trust | |
| <input type="checkbox"/> Trust | |

3. The entity is formed under the laws of (state): Colorado

4. The mailing address for the entity is: PO BOX 11750 Denver, CO 80211

5. The name and position of each person authorized to execute licenses, and/or instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is:
Jeffrey Zimmerman

6. (Optional) The authority of the foregoing person(s) to bind the entity is

☒ not limited ☐ limited as follows: _____

7. (Optional) Other matters concerning the manner in which the entity deals with interest in real property: None

8. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

Executed this 21st day of March, 2024.

STATE OF Colorado)
County of Mesa) ss.

By: [Signature]

The foregoing instrument was acknowledged before me this 21st day of March, 2024

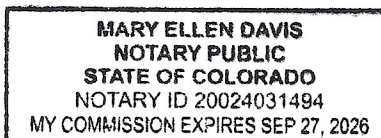
by Jeffrey Zimmerman as Managing member of Fort 5 LLC

Witness my hand and official seal

My Commission Expires: 9/27/2026

Mary Ellen Davis
Notary Public

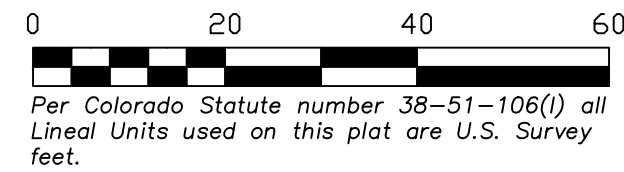
Local\Forms\Record - Statement of Authority



Alta/NSPS Land Title Survey

1/28/2025

For accommodations reviewing this document, please contact City of Grand Junction,
Community Development Department, 970-244-1430



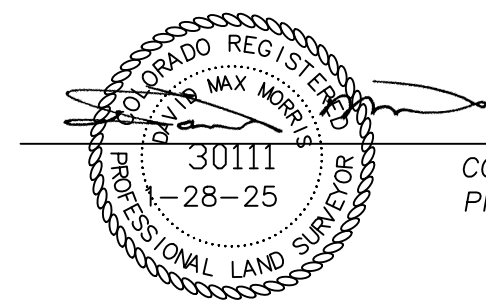
MCSM 493
2.5" BRASS CAP
IN MONUMENT BOX
W 1/16
N BDY
SECTION 26
T1S, R1W, U.M.

661 S HIGHWAY 50
GRAND JUNCTION, CO 81503
KELLEYSG LLC

MCSM
271-2
2.5" ALUM. CAP
L.S. 38146 IN
MONUMENT BOX
NW 1/16
SECTION 26
T1S, R1W, U.M.

SURVEY CERTIFICATION

TO FORT + HOME CAPITAL, LLC, A COLORADO LIMITED LIABILITY COMPANY, MCM FAMILY LIVING TRUST, AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY: THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,5,6(a),7(a)(b)(1),(c),8,9, AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 01/10/2025.



COLORADO REGISTERED
PROFESSIONAL LAND SURVEYOR L.S. 30111

LAND SURVEY DEPOSITS
MESA COUNTY SURVEYORS OFFICE

DATE:

DEPOSIT NUMBER

NOTES

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

AREA SUMMARY

1.91 Acres

BEARING STATEMENT

BEARINGS ARE BASED ON GPS observations and related to the Mesa County Local Coordinate System on the East line of the SW1/4 NE1/4 NW1/4 SEC. 26, T1S, R1W, UTE MER.
FOUND IRON PIPE IN CONCRETE AT THE NE CORNER AND THE SE CORNER.

MEASURED BEARING BEING S00°04'30"E.

VERTICAL DATUM

VERTICAL DATUM IS BASED ON NAVD 88

FLOOD ZONE INFORMATION

Said described property is located within an area having a Zone Designation "X" on Flood Insurance Rate Map No. 08077C0812F Revised July 6, 2010- City of Grand Junction, Colorado. Mesa County, which is the current Flood Insurance Rate map for the community in which said premises is situated. THIS PROPERTY DOES NOT FALL IN THE 100 YR. FLOOD PLAIN.

Said described property is located within an 100 YR FLOOD PLAIN. Per Orchard Mesa Flood Inundation Study Ayres Assoc. Contact the City of Grand Junction Development Engineer (970) 256-4088 for more information.

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BEGINNING AT A POINT 39.3 FEET NORTH 0°05' WEST AND 10 FEET WEST OF THE NORTHWEST CORNER OF BLOCK 10 OF FAIRLEY ADDITION, SECTION 26, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN;
THENCE SOUTH 0°05' EAST 39.0 FEET;
THENCE EAST 200 FEET;
THENCE NORTH 0°05' WEST 172.7 FEET;
THENCE NORTH 24°53' EAST 234 FEET;
THENCE NORTH 65°07' WEST 100 FEET;
THENCE SOUTH 24°53' WEST 129.4 FEET;
THENCE NORTH 62°13' WEST 173.2 FEET TO THE POINT OF BEGINNING,

COUNTY OF MESA, STATE OF COLORADO.



Title Commitment #GJC65051093-14
Provided by Old Republic National Title Insurance Company

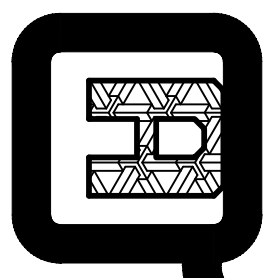
EXCEPTIONS AS PER TITLE POLICY:

10. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF PLANTING EASEMENT, GRANTED TO THE STATE HIGHWAY DEPARTMENT OF COLORADO, RECORDED AUGUST 28, 1941 IN BOOK 399 AT PAGE 407 UNDER RECEPTION NO. 388809. (BASED ON TERMS THAT IF EASEMENT IS NOT USED FOR 1 YEAR IT GOES AWAY, IT APPEARS THAT EASEMENT NO LONGER IN EXISTENCE)

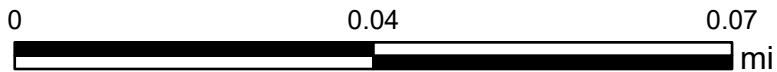
11. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF ORDER OF VACATION, RECORDED APRIL 27, 1948 IN BOOK 486 AT PAGE 71 UNDER RECEPTION NO. 482105; AND RESOLUTION RECORDED JUNE 15, 1954 IN BOOK 607 AT PAGE 396 UNDER RECEPTION NO. 604283.

LEGEND

-  FOUND MESA COUNTY SURVEY MARKER
 (A 3" Alloy Cap set in Concrete)
 ● FOUND #5 REBAR W/ALUM CAP LS#10097
 ● IRON PIPE IN CONCRETE
 ○ SET NO.5 REBAR W/CAP L.S. 30111
 ALIQUOT CORNER AS DESCRIBED
 — e — e — ELECTRIC LINE
 — x — x — FENCE LINE
 — s — s — SEWER LINE
 — v — v — WATER LINE
 — 4630 — CONTOUR LINE (CONTOUR INTERVAL=1 FOOT)
 □ POWER OUTLET
 ■ WATER METER
 ■ UTILITY PEDESTAL
 ● GAS METER
 □ FIRE HYDRANT
 □ LIGHT POLE
 ○ WATER FACET
 □ POWER POLE
 □ CONCRETE

SITUATED IN THE NE1/4 NW1/4 SECTION 26, T1S, R1W OF THE UTE MERIDIAN		
FOR: FORT + HOME CAPITAL		SURVEYED BY: MSM AJM
ACAD ID: 651 HWY 50 ALTA-25		DRAWN BY: MEM DMM
SCALE: 1" IN. = 20' FT.		CHECKED BY:
		SHEET NO.
DATE: 01/28/2025		FILE: 2022-086

SITE MAP



Printed: 3/17/2025
1 inch equals 0 miles
Scale: 1:1,272
Packet Page 52

ZONING MAP



0 0.05 0.1
mi

Printed: 3/17/2025
1 inch equals 0 miles
Scale: 1:2,120
Packet Page 53

GRAND JUNCTION PLANNING COMMISSION
March 25, 2025, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:30 p.m. by Vice Chairman Scissors.

Those present were Planning Commissioners; Sandra Weckerly, Kim Herek, Shanon Secrest, Orin Zyvan, Ian Moore, and Ian Thomas.

Also present were Tamra Allen (Community Development Director), Niki Galehouse (Planning Manager), Jessica Johnsen (Zoning Supervisor), Madeline Robinson (Planning Technician), and Jacob Kaplan (Planning Technician).

There were 6 members of the public in attendance, and 0 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from March 11, 2025.

Commissioner Moore moved to approve the Consent Agenda.

Commissioner Zyvan seconded; motion passed 6-0.

REGULAR AGENDA

1. Trails End Rezone

RZN-2024-711

Consider a request by Jeff Zimmerman of Fort 5 LLC. and Fort 6 LLC., property owners, to zone 1.91 acres from a Planned Development (PD) to Mixed Use Light Commercial (MU-2) located at 651 S. Highway 50.

Staff Presentation

Jessica Johnsen, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Moore asked if the use of the property as a Mobile Home Park was an allowed use in the MU-2 zone district.

Commissioner Weckerly asked why the request was for a rezone instead of an amendment to the existing PD.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, March 18, 2025, via www.GJSpeaks.org.

There were no public comments.

The public comment period was closed at 5:45 p.m. on March 25, 2025.

There was no additional discussion among the staff or commissioners.

The public hearing was closed a 5:45 p.m. on March 25, 2025.

Discussion

Commissioner Zyvan noted for the record that this rezone request was consistent with the 2020 One Grand Junction Comprehensive Plan.

Commissioner Moore added that the rezone was intended to increase density, which was also consistent with the Comprehensive Plan.

Motion and Vote

Commissioner Secrest made the following motion “Mr. Chairman, on the rezone request for the property located at 651 S. Highway 50, City file number RZN-2024-711, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in this staff report.”

Commissioner Zyvan seconded; motion passed 7-0.

2. Zoning and Development Code Amendment – Impact Fees **ZCA-2025-146**

Consider a Request to Amend Certain Sections of Title 21 of the Zoning and Development Code Related to Impact Fees, Fee Credits and Dedications.

Staff Presentation

Tamra Allen, Community Development Director, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Weckerly asked about the increase in the Parks fee and the impact it would have on affordable housing. She asked if the Commission could approve the code text amendments without the language regarding the revised fee table.

Commissioner Zyvan asked about the term “serve” was appropriate in regard to ROW dedication for new developments. He brought up that there were no proposed changes to the review criteria from the Development Fees section of the GJMC, and that they could serve as the guidelines for future discussions on impact fee revisions in lieu of the 5-year timeline.

Commissioner Secrest expressed concerns that removing the 5-year review timeline would reduce or eliminate public input on future impact fee discussions.

Commissioner Herek asked if the Planning Commission would be reviewing the amended impact fee table.

Commissioner Thomas expressed his favor for the additional Active Transportation Corridor dedications being an incentive for impact fee credits.

Vice Chair Scissors asked if there would be a schedule for when impact fees are evaluated if the 5-year timeline is removed.

Commissioner Moore noted that the removal of the 5-year review timeline could ensure that the City wasn't wasting time and resources on impact fee studies that were otherwise unnecessary.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, March 18, 2025, via www.GJSpeaks.org.

There were no public comments.

The public comment period was closed at 6:17 p.m. on March 25, 2025.

There was no additional discussion among the staff or commissioners.

The public hearing was closed a 6:17 p.m. on March 25, 2025.

Discussion

Discussion ensued about the language of the proposed text amendments, the fee table that would be considered at City Council, and the consequences an impact fee increases might have on housing affordability.

Motion and Vote

Commissioner Zyvan made the following motion "Mr. Chairman, on the request to amend Title 21 including Sections 21.02 and 21.05 of the Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2025-146, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report with the amendment that impact fees shall be **adjusted** starting January 1, 2026 and on July 1 and January 1 thereafter until July 1, 2029, in starting with the amount and **steps** shown in Table 21.02-8 Impact Fee Schedule."

Commissioner Thomas seconded; motion passed 5-2.

OTHER BUSINESS

ADJOURNMENT

Commissioner Herek moved to adjourn the meeting.

The vote to adjourn was 7-0.

The meeting adjourned at 6:40 p.m.

DRAFT

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING A PARCEL OF LAND LOCATED 651 S. HIGHWAY 50,
GRAND JUNCTION COLORADO FROM A PLANNED DEVELOPMENT (PD) TO
MU-2 (MIXED USE) ZONE DISTRICT**

Recitals:

Fort 5 LLC and Fort 6 LLC owners of the property located at 651 S. Highway 50 (Property) have requested a rezone from Planned Development (PD) to MU-2 (Mixed Use) zone. The Property is 1.91-acres.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the rezone to Mixed-Use Light Commercial (MU-2) from PD finding that the MU-2 zone district conforms to and is consistent with the Land Use Map designation and the Comprehensive Plan's goals and policies, and that MU-2 is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that changing the zoning of the property to Mixed Use Light Commercial (MU-2) is consistent with the vision, intent, goals and policies of the Comprehensive Plan and has met the criteria for a rezone as indicated of Section 21.02.050(e). The City Council also finds that the MU-2 zone district is consistent and in conformance with the Comprehensive Plan and has met the stated criteria of Section 21.02.050(1) of the Grand Junction Zoning and Development Code.

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

In consideration of the Recitals and the evidence presented at the City Council public hearing, the Property, described as follows, is and shall be duly and lawfully rezoned to Mixed Use Light Commercial (MU-2) on the City zoning map.

A parcel of land Beginning At A Point 39.3 Feet North 0°05' West And 10 Feet West of the Northwest Corner of Block 10 Of Fairley Addition, Section 26, Township 1 South, Range 1 West Of The Ute Meridian;
Thence South 0°05' East 390.7 Feet;
Thence East 200 Feet;
Thence North 0°05' West 172.7 Feet;
Thence North 24°53' East 234 Feet;
Thence North 65°07' West 100 Feet;
Thence South 24°53' West 129.4 Feet;

Thence North 62°13' West 173.2 Feet to The Point Of Beginning,
City of Grand Junction, County Of Mesa, State of Colorado.

Said Property being comprised of 1.91 acres, more or less.

INTRODUCED on first reading this _____ day of _____ 2025 and ordered
published in pamphlet form.

ADOPTED on second reading this _____ day of _____ 2025 and ordered
published in pamphlet form.

President of the City Council

ATTEST:

City Clerk



Grand Junction City Council

Regular Session

Item #3.a.

Meeting Date: April 16, 2025

Presented By: Randi Kim, Utilities Director

Department: Utilities

Submitted By: Lee Cooper, Wastewater Project Manager

Information

SUBJECT:

Sole Source Purchase with Bypass Pumping Contractor for the Persigo Wastewater Treatment Plant

RECOMMENDATION:

Authorize the City Purchasing Division to enter into a contract with Sunbelt Rentals - Pump Solutions for the amount of \$107,450 for bypass pumping the Raw Sewage Pump Building at the Persigo Wastewater Treatment Plant.

EXECUTIVE SUMMARY:

This sole source request is for Sunbelt Rentals - Pump Solutions to provide bypass pumping services for approximately two weeks, to allow City staff to complete maintenance work needed in Raw Sewage Pump Building at the Persigo Wastewater Treatment Plant. City staff will be replacing 42-year-old valves and fittings within the Raw Sewage Pump Building that have surpassed their service life and, due to the age of this equipment, are proving to be unreliable.

BACKGROUND OR DETAILED INFORMATION:

The Raw Sewage Pump Building at the Persigo Wastewater Treatment Plant has six large pumps that pump the incoming wastewater to the higher elevation primary clarifier process. The valves and fittings associated with these pumps are original equipment installed in 1983 when the Persigo Wastewater Treatment Plant was commissioned. Due to age and the corrosive environment these valves and fittings operate in, the existing valves and expansion joint fittings need to be replaced to improve operational reliability. The City has already purchased the new replacement valves and fittings for this project.

Replacement of this equipment requires shutting down the pumps and diverting the

wastewater flows around the building. The only way to divert flows around the Raw Sewage Pump Building is to set up a bypass pumping assembly. This sole source justification request proposes to use Sunbelt Rentals - Pump Solutions from Denver, Colorado to provide the necessary equipment, materials, and labor for this bypass pumping. Highlighted below are reasons to justify the sole source selection of Sunbelt Rentals for these bypass pumping services:

1. Sunbelt Rentals will already be on-site at the Persigo Wastewater Treatment Plant, providing bypass pumping services on the Phase 1 Expansion Project under contract with the general contractor (Garney Construction). Garney Construction is using Sunbelt Rentals for bypass pumping services that are needed for the startup/commissioning of the new Ultra-violet (UV) disinfection system and for the structure modifications to Control Structure #2. To save money on freight charges and mobilization costs, Staff proposes to use Sunbelt Rentals for the bypass pumping needed to complete the work in the Raw Sewage Pump Building, since Sunbelt Rentals will already be on-site.
2. Sunbelt Rentals has successfully provided bypass pumping for the Persigo Wastewater Treatment Plant on several past occasions, resulting in Sunbelt's unique familiarity and good experience with the Persigo wastewater system. Specific to this project, Sunbelt Rentals provided bypass pumping for the Raw Sewage Pump Building when the City was rehabilitating the raw sewage wet wells. Based on this experience, Sunbelt Rentals understands daily flow fluctuations at the wastewater treatment plant and associated operational requirements.

Staff estimate it will take about two weeks to replace the valves and fittings on the Raw Sewage Pump Building. Sunbelt Rental's proposal provides weekly and daily rates for the bypass pumping. If Staff encounter delays and/or difficulties, the City can extend the pumping duration per the proposal rates provided by Sunbelt Rentals.

FISCAL IMPACT:

The cost of this purchase is included in the 2025 adopted Sewer Enterprise Fund budget.

SUGGESTED MOTION:

I move to (approve/deny) the City Purchasing Division to enter into a contract with Sunbelt Rentals - Pump Solutions for the amount of \$107,450 for bypass pumping the Raw Sewage Pump Building at the Persigo Wastewater Treatment Plant.

Attachments

None



Grand Junction City Council

Regular Session

Item #3.b.

Meeting Date: April 16, 2025

Presented By: Trenton Prall, Engineering & Transportation Director, Jay Valentine, General Services Director

Department: Public Works - Streets

Submitted By: Eric Rink, Project Engineer

Information

SUBJECT:

Authorization of Construction Contract for Street Maintenance - 2025 Partial Reconstruction

RECOMMENDATION:

Authorize the City Purchasing Division to enter into a contract with Oldcastle SW Group, Inc. dba United Companies of Grand Junction, CO for the 2025 Contract Street Maintenance - Partial Reconstruction Project in the amount of \$997,556.25.

EXECUTIVE SUMMARY:

This contract with Oldcastle SW Group, Inc. dba United Companies, if approved, will reconstruct eight roads, including Dakota Drive, East Dakota Drive, Prospector Point, and all cul-de-sacs adjoining those roads.

BACKGROUND OR DETAILED INFORMATION:

This year's total contract street maintenance program is funded at \$3.59 million, with approximately \$2.2 million remaining after awarding a contract for asphalt overlays earlier this year.

Roads throughout the City have been rated for condition and an asset management program is used to determine the road and the treatment list for the annual program. This contract consists of removing the existing, badly cracked asphalt section and repaving with a new asphalt mat based on the conditions of the existing streets. Work items associated with the paving in this contract include complete removal of existing asphalt, reconditioning the existing base course, repaving new asphalt, adjusting manhole lids and valve covers to grade, and placing shoulder gravel on roads that do not have curb and gutter.

The streets selected for this contract are provided in an attachment.

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

Firm	Oldcastle SW Group, Inc. dba United Companies	Kilgore Inc. dba Elam Construction	CKC Operations
Location	Grand Junction, CO	Grand Junction, CO	Roosevelt, UT
Total Bid Amount	\$997,556.25	\$1,037,530.50	\$1,550,426.92

The Oldcastle SW Group, Inc. dba United Companies bid is recommended for award for a total of \$997,556.25. This contract includes 30,000 square yards of asphalt removal, 5,000 tons of hot mix asphalt placement totaling approximately 4.0 lane miles or 30,000 square yards of road surface. This project is scheduled to begin in spring to summer with an expected completion by mid-summer.

Per Section 1.1.3 of the Purchasing Manual, confidential information obtained during procurement activities will be respected and protected as provided by law.

FISCAL IMPACT:

The funding for this project is in the 2025 Adopted Budget in the Sales Tax Capital Improvement Fund's \$3.59 million Contract Street Maintenance project.

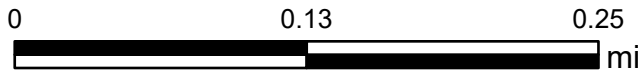
SUGGESTED MOTION:

I move to (authorize/not authorize) the City Purchasing Division to enter into a contract with Oldcastle SW Group, Inc. dba United Companies of Grand Junction, CO for the 2025 Contract Street Maintenance - Partial Reconstruction Project in the amount of \$997,556.25.

Attachments

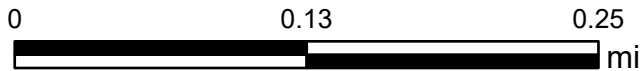
1. Partial Street Reconstruction Maps

2025 Contract Street Maintenance - Partial Reconstruction 1



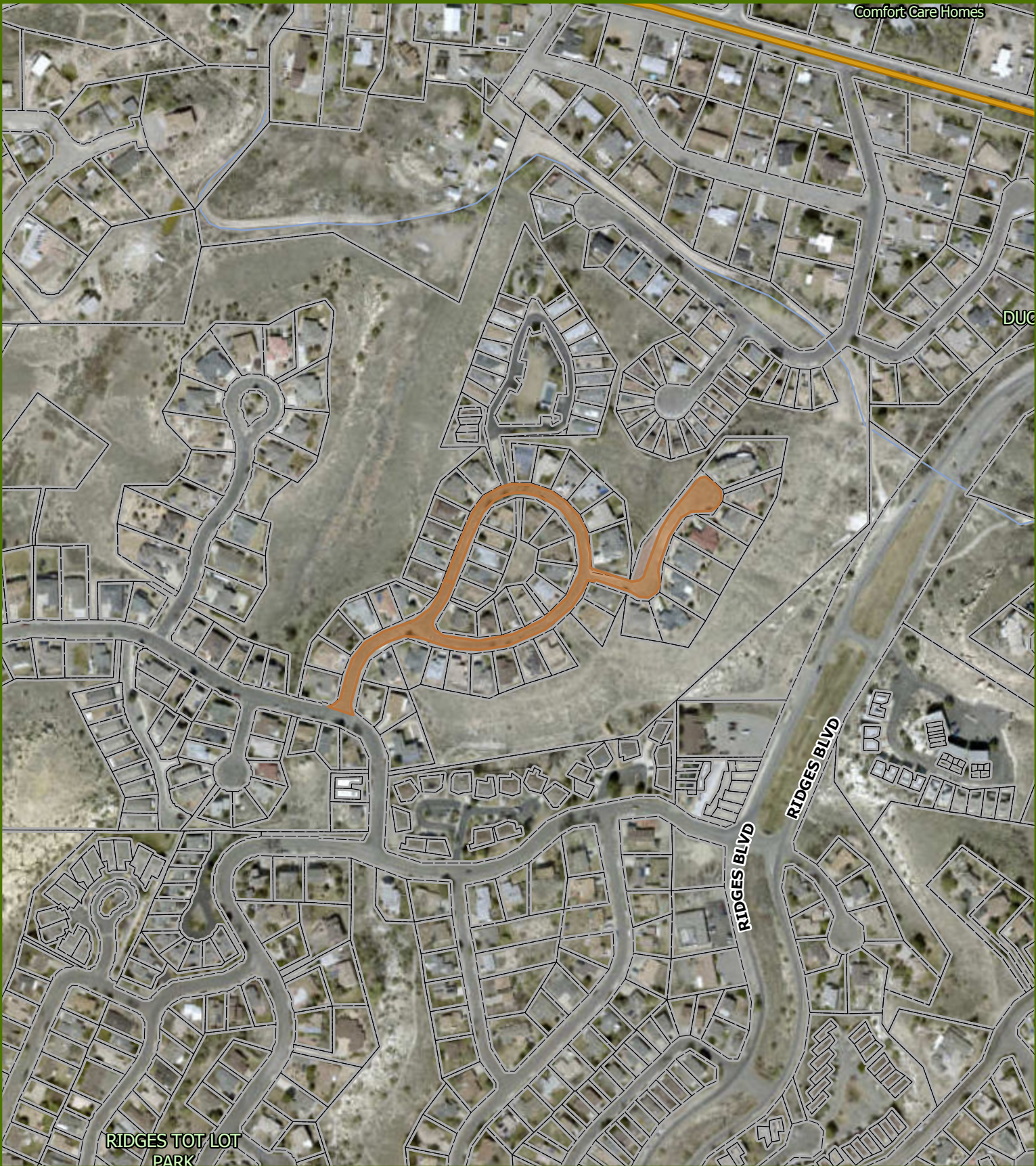
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2025 Contract Street Maintenance - Partial Reconstruction 2



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Scale: 1:5,211

2025 Contract Street Maintenance - Partial Reconstruction 3





Grand Junction City Council

Regular Session

Item #3.c.

Meeting Date: April 16, 2025

Presented By: Ken Sherbenou, Parks and Recreation Director

Department: Parks and Recreation

Submitted By: Ken Sherbenou

Information

SUBJECT:

Authorize Design and Engineering Contract to Complete Full Design on Whitman Park Revitalization

RECOMMENDATION:

Authorize the City Purchasing Division to enter into a contract with DTJ Design, Inc. of \$231,155 for design and engineering services for the completion of full design for the Whitman Park Revitalization project.

EXECUTIVE SUMMARY:

The City Purchasing Division, in collaboration with the Parks and Recreation and Transportation and Engineering Department, has completed the selection process for architect and engineering services for the Whitman Park revitalization project. The team selected DTJ Design, the lead architectural firm, and their team of sub-consultants, to work with the City to complete full design. If approved, the total contract price will be \$231,155.

BACKGROUND OR DETAILED INFORMATION:

The Parks, Recreation and Open Space (PROS) Master Plan lists the renovation of Whitman Park as a priority. The City completed schematic design work for the Whitman Park Revitalization in 2024 after extensive public engagement. DTJ Design and team facilitated the public process that drove the resultant schematic design. The first round of in-person public process occurred on April 1 and 2, 2024. Along with that productive round of public meetings, a survey was sent and posted to EngageGJ.org and 940 surveys were completed. This reflects a tremendous amount of community interest in the future design of Whitman. Three concepts were presented to the community in the next round of public engagement on May 13 and 14, 2024, 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 includes cost estimates. The final schematic design, which was informed by public input, was presented to City Council on August 19, 2024. This presentation is included with this agenda documentation. The current plan balances event-driven amenities with attractive drop-in amenities to ensure a busy park. With all the new residents downtown, including those at the Junction and the Terminal (still in development stages), it is expected the park 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 annual tree-lighting ceremony in Whitman. The parks and recreation department would extend the holiday lights along 4th street and 5th street to connect Whitman to the current 133 trees, 90 bushes and over 250,000 lights that adorn Main Street and Colorado Avenue (2024 numbers). If renovated, Whitman would become the City's first truly urban park with a high concentration of amenities in an efficiently laid out design. This is all intended to maximize the use of the relatively small footprint of Whitman Park while still protecting and ensuring broad public enjoyment and benefit of the mature tree canopy.

There are many mature, legacy trees in this park that contribute highly to the urban canopy. The current schematic design ensures placement of new amenities outside of the drip zone of all existing trees. This avoids any damage to the roots that are critical to the health of each tree. These trees will be preserved as they present an opportunity to design a unique, centrally located urban park experience, with a diversity of features to ensure activity throughout the day and throughout the year. Recent construction at Emerson Park and Hawthorn Park, two other historic parks with mature tree canopies, was successful in providing improved amenities while providing protection to and preservation of the mature tree canopy.

A formal Request for Proposal (RFP -5625-25-DD) was issued on February 18, 2025, via BidNet Direct (an online site for government agencies to post solicitations), posted on the City's Purchasing Website, sent to the Grand Junction Chamber of Commerce and the Western Colorado Contractor's Association, and advertised in the Daily Sentinel. Three proposals were received with the lead firms, their location and initial price shown as follows:

DTJ Design	Boulder and Denver, CO	\$263,405
------------	------------------------	-----------

DHM Design, Inc	Carbondale and Denver, CO	\$240,815
Citrine, LLC	Grand Junction, CO	\$212,551

Through negotiations, the cost of the project was reduced to \$231,155 with DTJ Design. DTJ's team of sub-consultants include local civil engineer River City Consultants, local engineer Bighorn Consultants, local irrigation designers GreenBox Studio (with landscape architects formerly with Ciavonne and Roberts), and a local structural engineer.

Per Section 1.1.3 of the Purchasing Manual, confidential information obtained during the procurement activities will be respected and protected as provided by law.

Should this contract be approved as proposed, the current schematic design will be evolved through design development and ultimately construction documents. The result will be a biddable set of documents by which the City can accurately budget for potential future construction, including ideas for phasing given available resources.

FISCAL IMPACT:

The cost for this contract is included in the Adopted 2025 Budget and is funded solely with park funds restricted for this type of use. Should City Council choose to move forward with a renovation project, staff will provide funding strategies including but not limited to phasing options, using restricted funds including parks and conservation trust (State lottery) funds and pursuing grant and partner (including DDA) funds.

SUGGESTED MOTION:

I move to (authorize/ not authorize) the Purchasing Division to enter into a contract with DTJ Design Inc. for a contract price of \$231,155 to provide professional design and engineering services for the Whitman Park revitalization project on negotiated terms approved by the City Manager and in a form approved by the City Attorney.

Attachments

1. 2024_0819_Whitman Park_SchematicDesign_Council Presentation.pdf, final



CITY OF GRAND JUNCTION | AUGUST 19, 2024

Whitman Park

Schematic Design

Housing Support

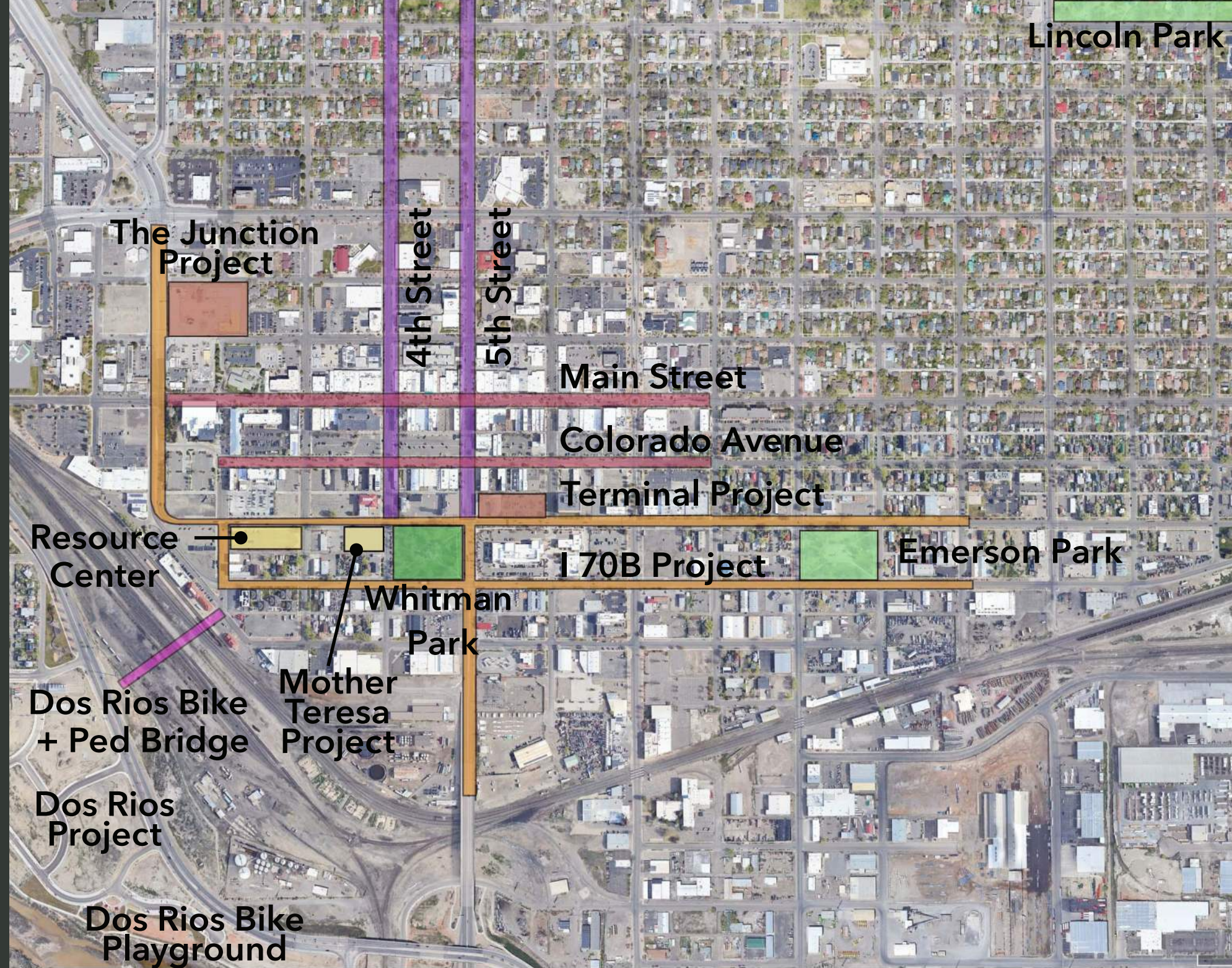
Over the last 2 years the City of Grand Junction has contributed \$19 million in direct funding to housing support services, while also leveraged an additional \$43 million in contributions from partners, providing over \$62 million in community housing investment.

City of Grand Junction Direct Funding & Grants	
Grand Junction Housing Authority	\$5,043,495
Salt Flats Project	\$3,200,000
Pro Housing - LAP	\$2,000,000
Grand Valley Catholic Outreach	\$1,846,765
Resource Center	\$1,302,025
Housing Resources of Western CO	\$1,161,667
Remaining - ADU & Unassigned 2024	\$1,152,133
Housing Division Operations & Programming	\$1,123,825
Joseph Center	\$947,707
Homeward Bound	\$367,500
Non-Profit & CDBG	\$359,713
Hilltop Family Resources	\$300,000
Habitat for Humanity	\$217,014
Total Direct Funding & Grants	\$19,021,844
Partner Investment	\$43,000,000
Total Investment Generated	\$62,021,844

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Park Design Influences

- 2015 Conceptual Plans
- 2020 One Grand Junction Comp Plan
- 2021 Parks, Rec and Open Space MP
- 2022 4th and 5th Street Feasibility Study
- 2023 Pedestrian Bicycle Plan
- 2023 CDOT I-70B Improvement Plans
- 2024 Whitman Park Engagement
- 2024 Whitman Park Tree Survey



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Engagement Process

Whitman Park Process EngageGJ.org
 Community Survey EngageGJ.org
 Community Survey = 940 Responses!

- City Council Presentation #1
 - PRAB Engagement Meeting#1
 - Focus Group Meeting #1
 - Public Engagement Meeting #1
-
- City Council Presentation #2
 - PRAB Engagement Session #2
 - Focus Group Meeting #2
 - Public Engagement Session #2

- Ongoing
 - Mar. 20 - Apr.19
-
- April 1st
 - April 2nd
 - April 2nd
 - April 2nd
-
- May 13th
 - May 14th
 - May 14th
 - May 14th



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Engagement Survey Findings Overview

- Most contributors live and work in Grand Junction and visit Downtown 1x a week
- Dining, Shopping, and Events were top reasons for visiting Downtown
- Most contributors visit a city park 1x or more per week
- Most contributors express a desire for improvements to Whitman Park
- Cultural, Geographical, Historical identity of Grand Junction is important in design
- Safety and Lighting were top priorities
- Food and Beverage options were supported
- Park renaming was NOT supported

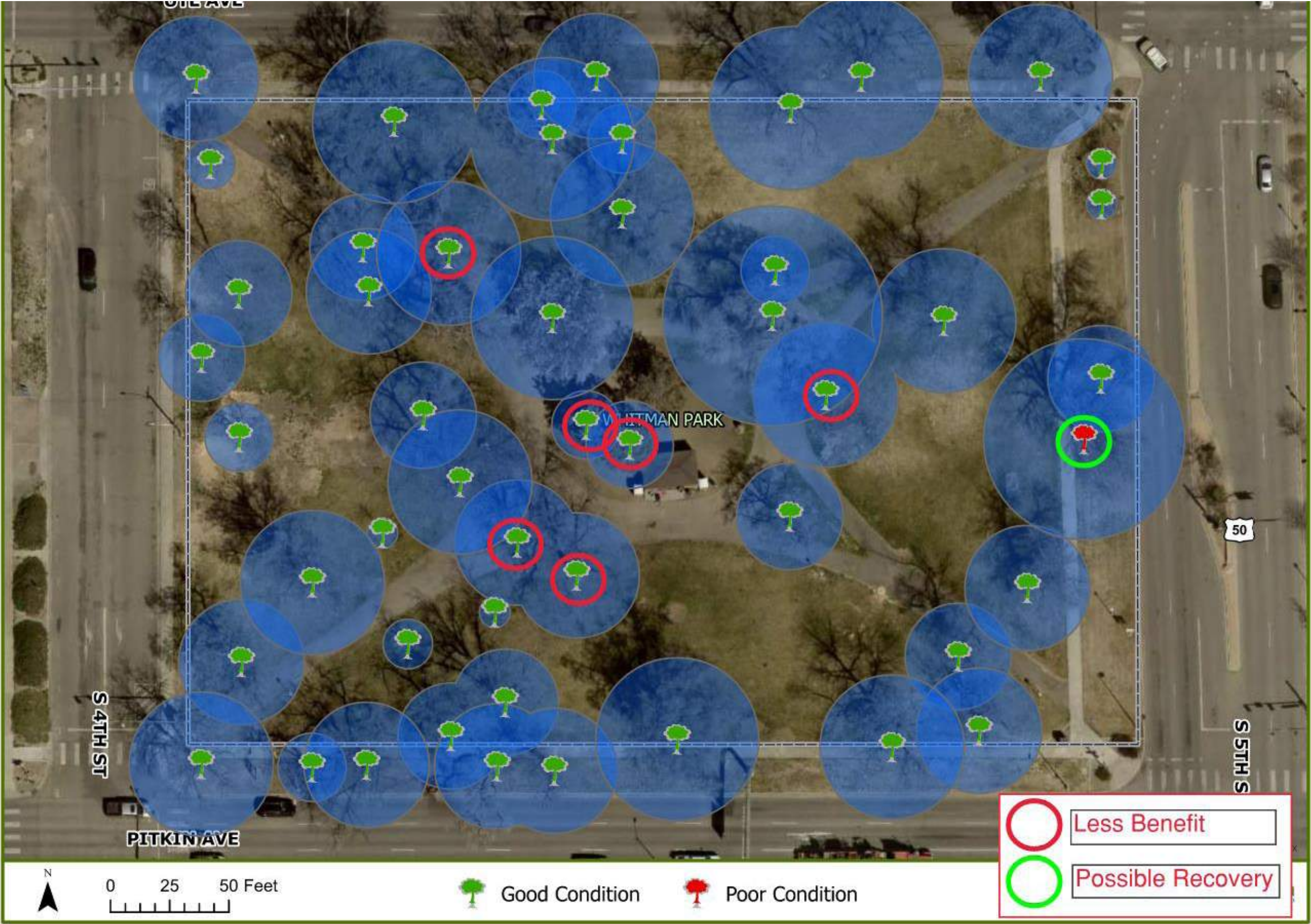


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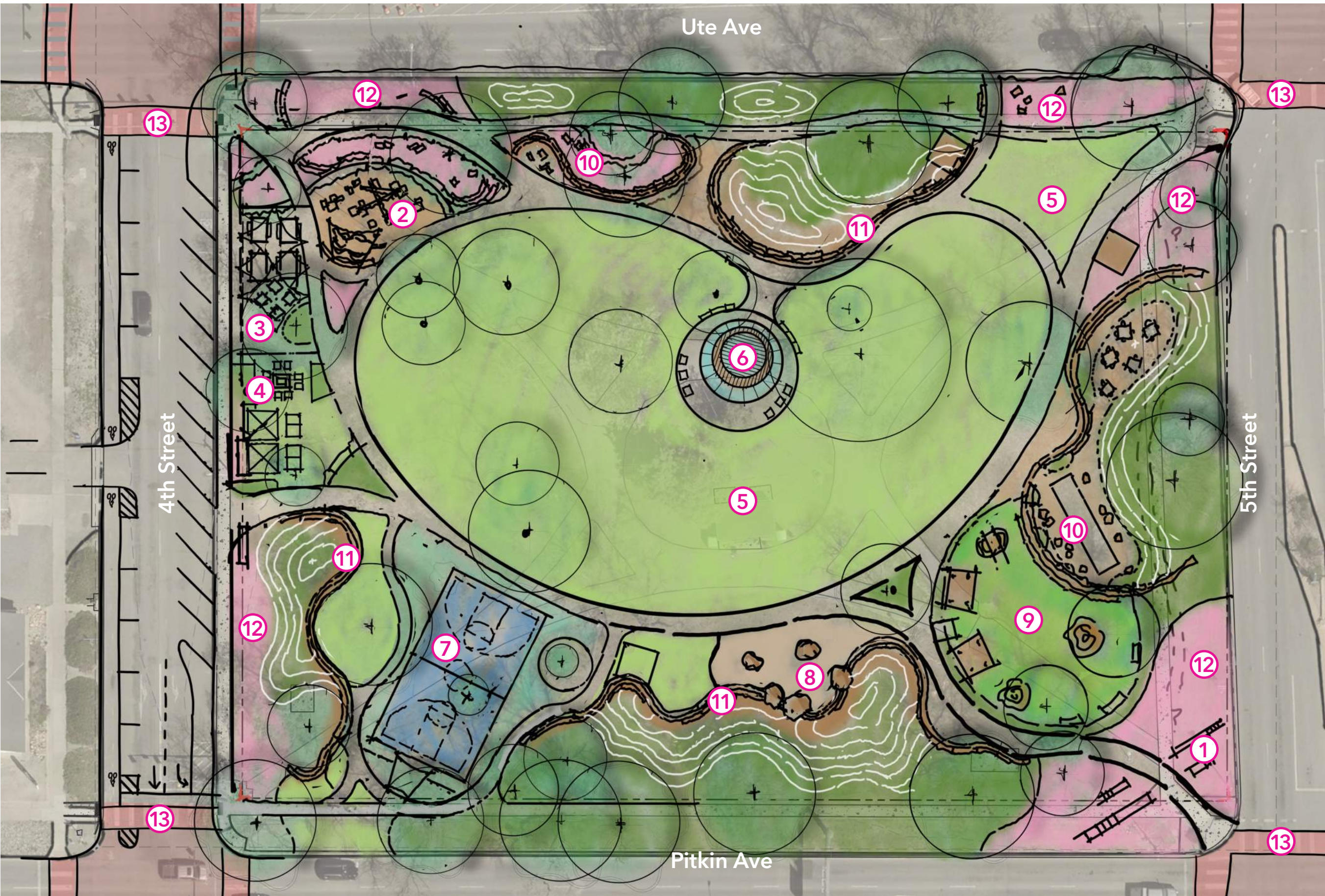
Tree Survey

TREE VALUE

- The existing trees in Whitman Park are estimated at a value of **\$918,750**, based on recent survey and assessment by the City Forester.



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DESIGN DRIVERS

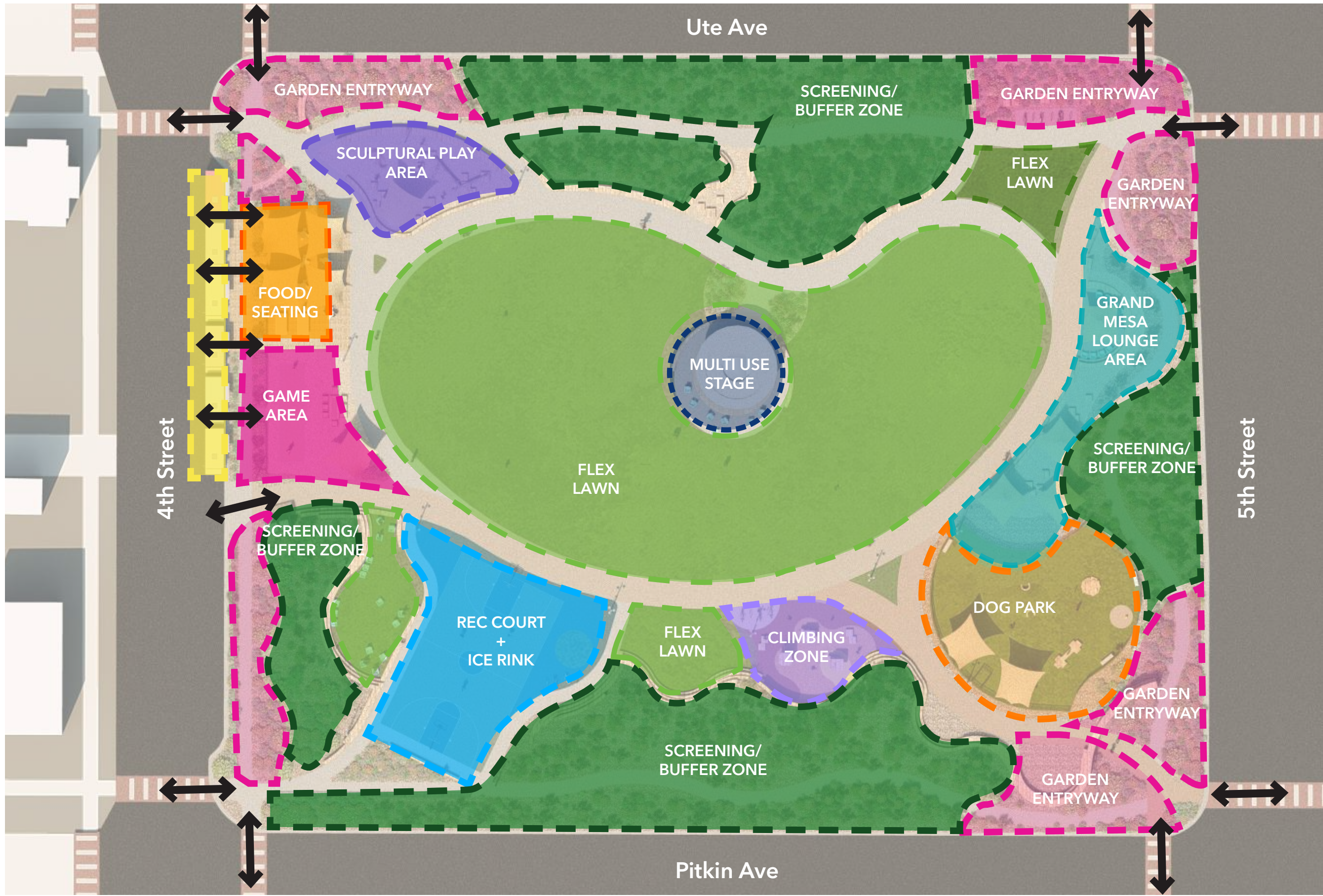
- Flexibility
- Porosity & spatial definition
- Circulation
- Contextual theme / design pattern inspired by grand valley geology
- Relate to Main Street but doesn't duplicate features
- Multi-use stage
- Incorporate street events
- Daily function as important as event function
- Event size small to medium
- Durable & maintainable

PLAN COMPONENTS

- ① Downtown gateway
- ② Sculptural play area
- ③ Food and seating area with opportunities for food trucks
- ④ Gathering plaza with flexible seating, fire feature
- ⑤ Flex lawn
- ⑥ Multi-use stage, gathering plaza, flexible seating
- ⑦ Multi-use rec court/potential seasonal ice rink
- ⑧ Bouldering
- ⑨ Dog play area
- ⑩ Elevated plaza
- ⑪ Landscape berms with tiered stone seating to buffer adjacent street
- ⑫ Pollinator Garden
- ⑬ Enhanced crosswalks



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DESIGN DRIVERS

- Flexibility
- Porosity & spatial definition
- Circulation
- Contextual theme / design pattern inspired by grand valley geology
- Relate to Main Street but doesn't duplicate features
- Multi-use stage
- Incorporate street events
- Daily function as important as event function
- Event size small to medium
- Durable & maintainable

LEGEND

- Garden style landscaped, corner entryways
- Screening/Buffer Zone
- Sculptural play area
- Flex lawn
- Multi Use Stage
- Dog Park with agility elements and shade
- Mesa Tops lounge with casual flexible seating and shade
- Climbing Zone
- Rec Court + Ice Rink
- Food/Seating
- Game Area
- Food Truck Parking

Scale: 1" = 40'-0"

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION



DESIGN DRIVERS

- Flexibility & circulation
- Porosity & spatial definition
- Contextual theme / design pattern inspired by grand valley geology
- Relate to Main Street but doesn't duplicate features
- Multi-use stage
- Incorporate street events
- Daily function as important as event function
- Seasonal flexibility
- Durable & maintainable

PARK PROGRAM

- 1 Multi-use, stage with great lawn, functions for everyday casual seating and small events
- 2 Dining Area with picnic and 4 top cafe tables and table tennis
- 3 Casual bocce court and fire pit lounge
- 4 Nature Play with boulders, logs, and artful elements
- 5 Stacked stone walls
- 6 Shaded area with flexible seating
- 7 Raised plaza with flexible seating and street buffer
- 8 Dog Park with agility features and shade
- 9 Iconic Gateway
- 10 Stacked Stone Climbing Area
- 11 Recreation Court + Season Synthetic Ice Rink
- 12 Enhanced Crosswalks (Pending CDOT approval)

Scale: 1" = 40'-0"



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PLAN COMPONENTS

- ① Synthetic ice rink
- ② Hay bales
- ③ Fire pit
- ④ Tuff Shed or similar for ice skate rentals, service and maintenance, heated for employees
- ⑤ Overhead festoon lighting
- ⑥ Perimeter fence for controlled access



4th Street

Pitkin Ave



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NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION



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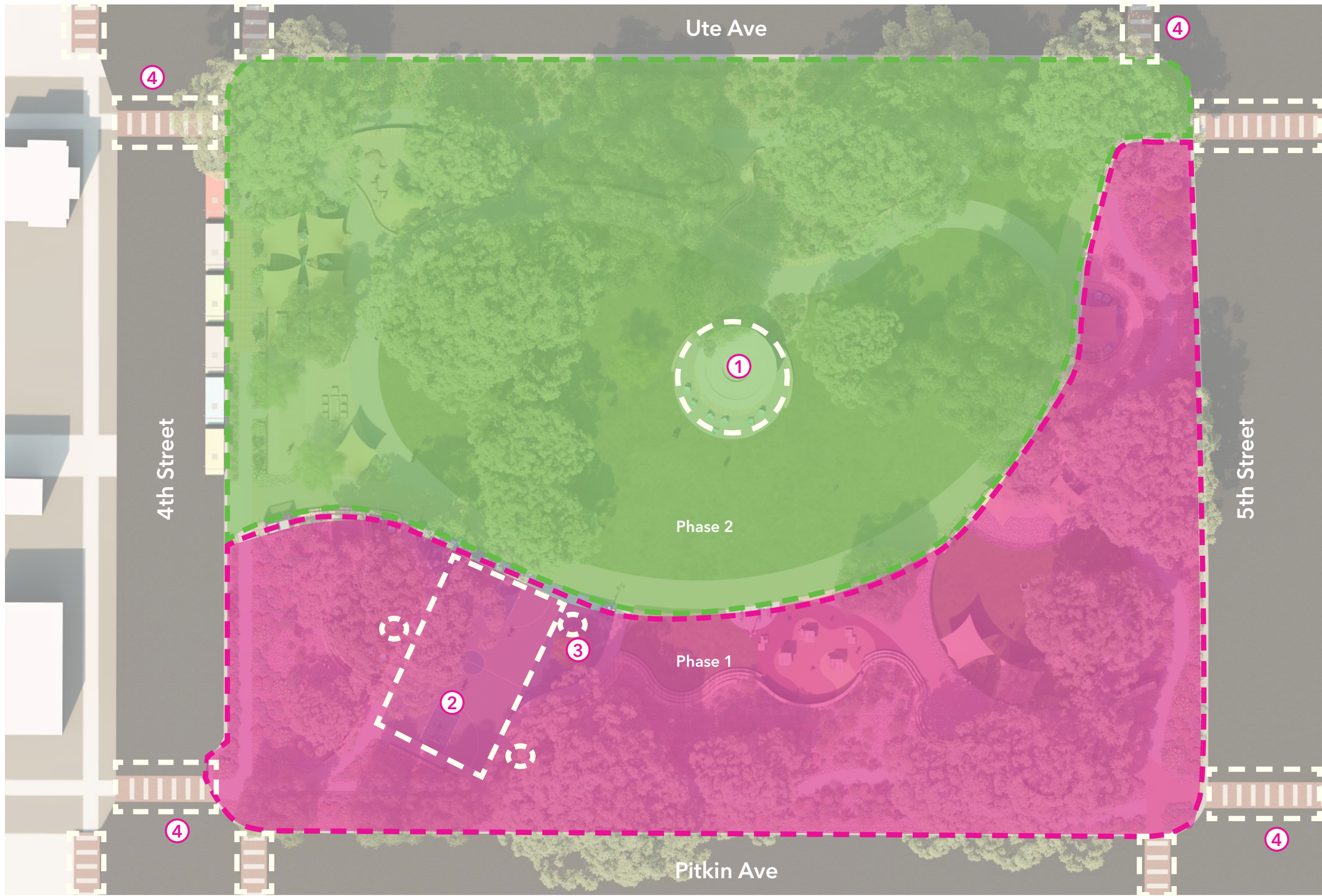
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LEGEND

PHASE 1 = \$1,900,000

PHASE 2 = \$2,000,000

ADD ALTS = \$608,200

TOTAL = \$5,008,200

ADD ALTERNATES

1 Stage = \$150,000

2 Seasonal Synthetic Ice Rink = \$84,200

3 Sports Court Lighting = \$275,000

4 Enhanced Crosswalks = \$99,000

CONSTRUCTION TIMING

Continuous = 6 months

Phased

Phase 1 = 3.5 months

Phase 2 = 4.5 months

COST IMPACTS

Monthly escalation = projected at 0.5% per month.

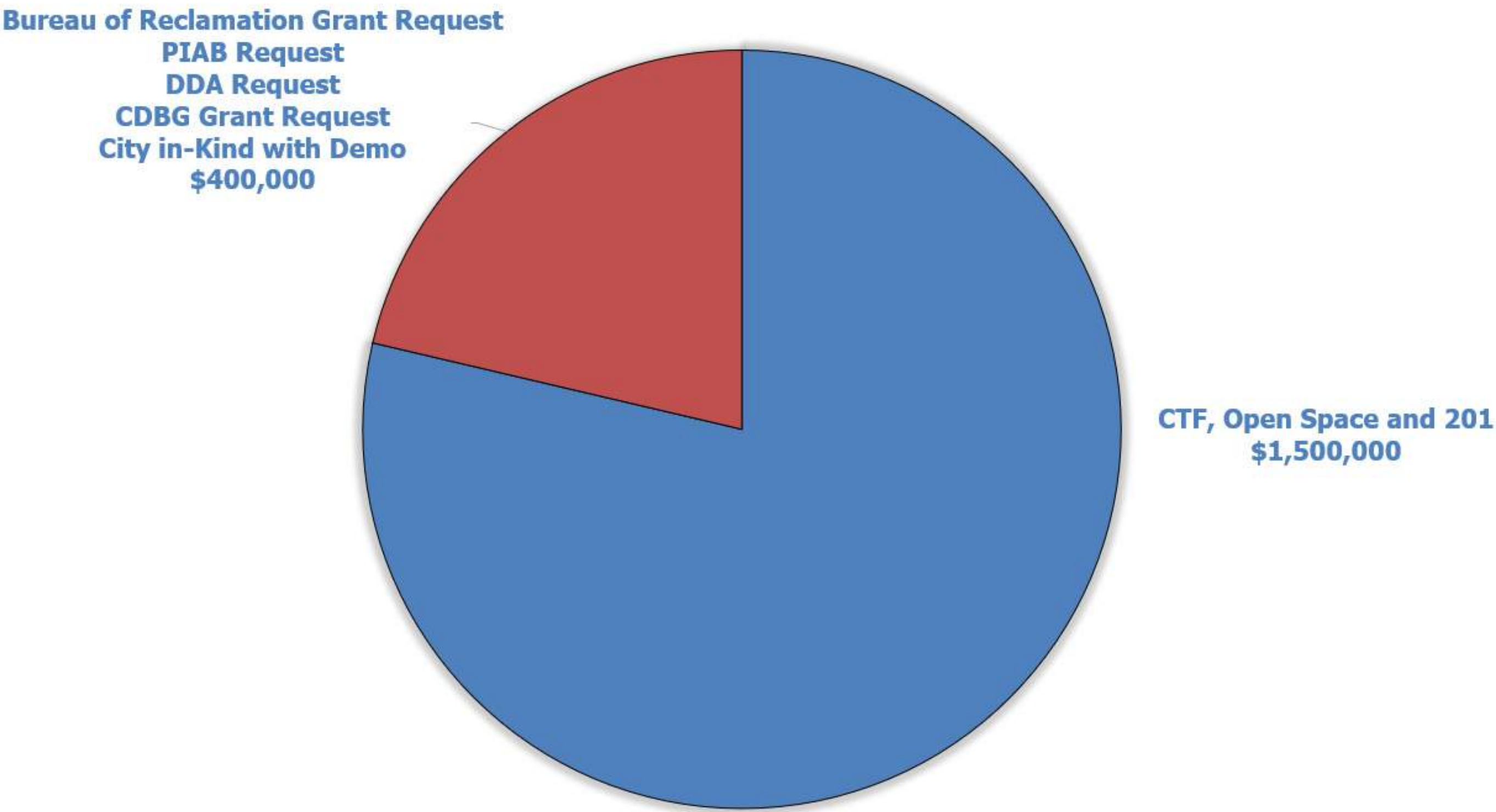
GC's direct cost projected to be \$56,225 per month. Phasing will result in approx. 2 additional months of GC time.

Scale: 1" = 40'-0"



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Phase 1 Funding in 2025 = Total \$1,900,000



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Thank You

Questions?

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PLAN COMPONENTS

- ① Entry way
- ② Sculptural play area
- ③ Tables/seating with shade sails - typ.
- ④ Area for food trucks
- ⑤ Decorative fence
- ⑥ Ping pong tables
- ⑦ Bocce ball
- ⑧ Hand Wash Station
- ⑨ Fire pit with movable lounge chairs
- ⑩ Shade areas
- ⑪ Flex lawn
- ⑫ Multi-use event stage
- ⑬ Stone tiered seat wall - typ.
- ⑭ Bermed landscape - typ.
- ⑮ Boulders



NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION



PLAN COMPONENTS

- ① Entry way
- ② Bike rack
- ③ Boulders - typ.
- ④ Pollinator garden
- ⑤ Flex lawn
- ⑥ Stone tiered seat wall typ.
- ⑦ Bermed landscape
- ⑧ Multi-use event stage
- ⑨ Shade areas
- ⑩ Raised seating area



NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION



PLAN COMPONENTS

- ① Entry way
- ② Iconic signage
- ③ Pollinator garden
- ④ Dog play area
- ⑤ Shade sails - typ.
- ⑥ Dog obstacle course
- ⑦ Benches - typ.
- ⑧ Stone tiered seat wall -typ.
- ⑨ Bouldering area
- ⑩ Bike racks
- ⑪ Flex lawn
- ⑫ Raised seating area
- ⑬ Bermed landscape
- ⑭ Boulders



NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

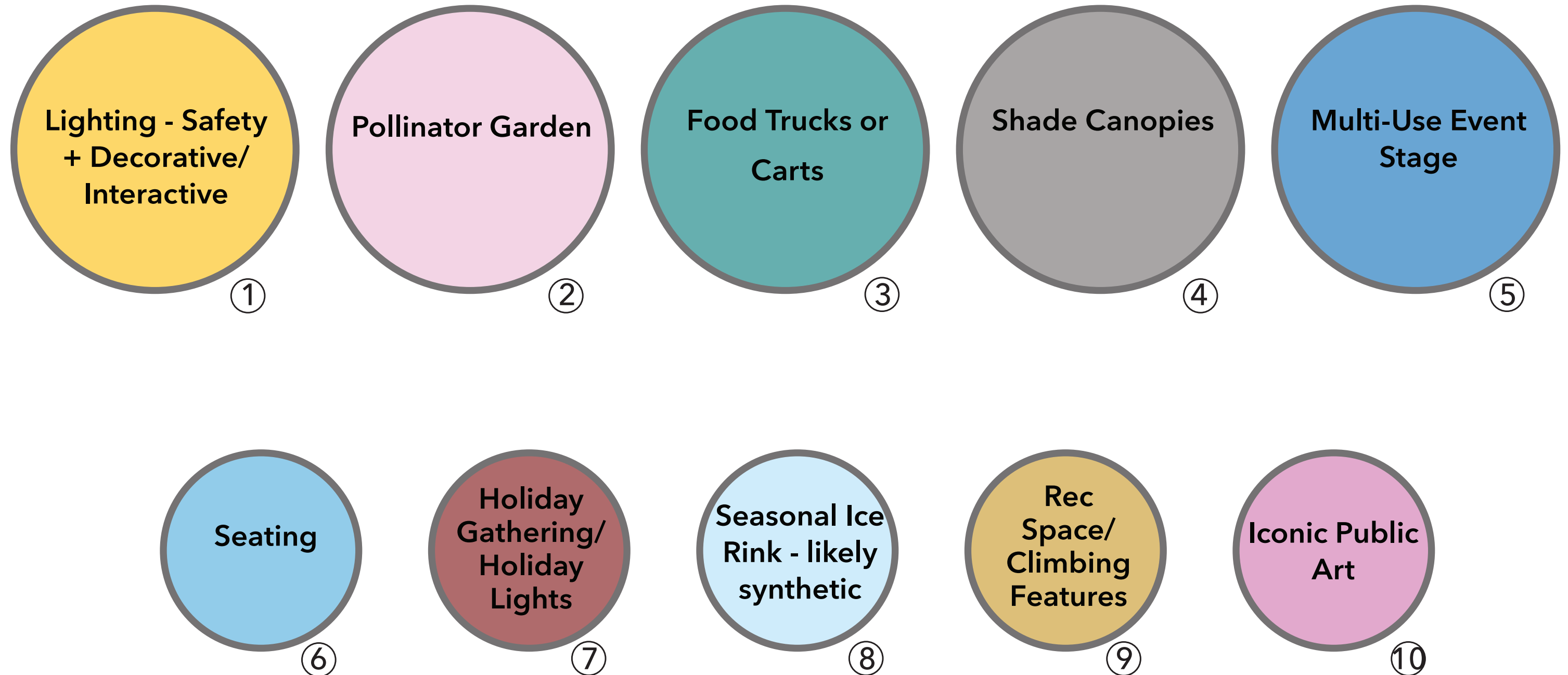


- PLAN COMPONENTS**
- ① Entry way
 - ② Boccie ball and fire pit
 - ③ Stone tiered seat wall
 - ④ Flex lawn
 - ⑤ Colored concrete
 - ⑥ Multi use recreation court
 - ⑦ Bermed landscape
 - ⑧ Restrooms + hand wash
 - ⑨ Decorative fencing
 - ⑩ Hand Wash Station



NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

Top 10 Desired Programs



NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

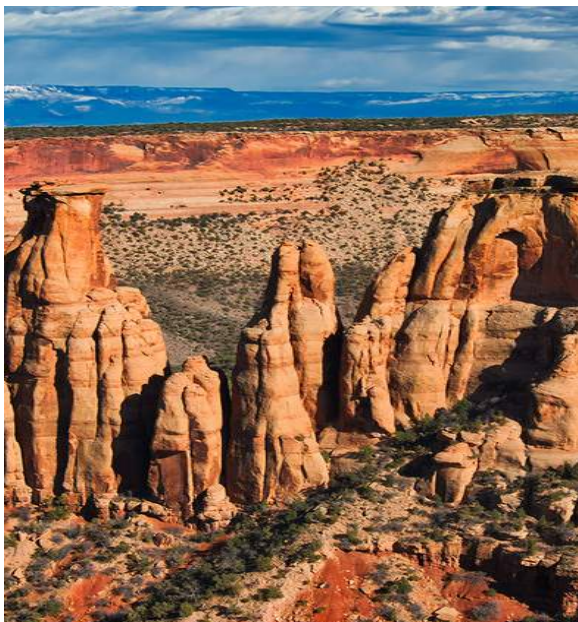
Bookcliffs



Grand Mesa



Colorado National Monument



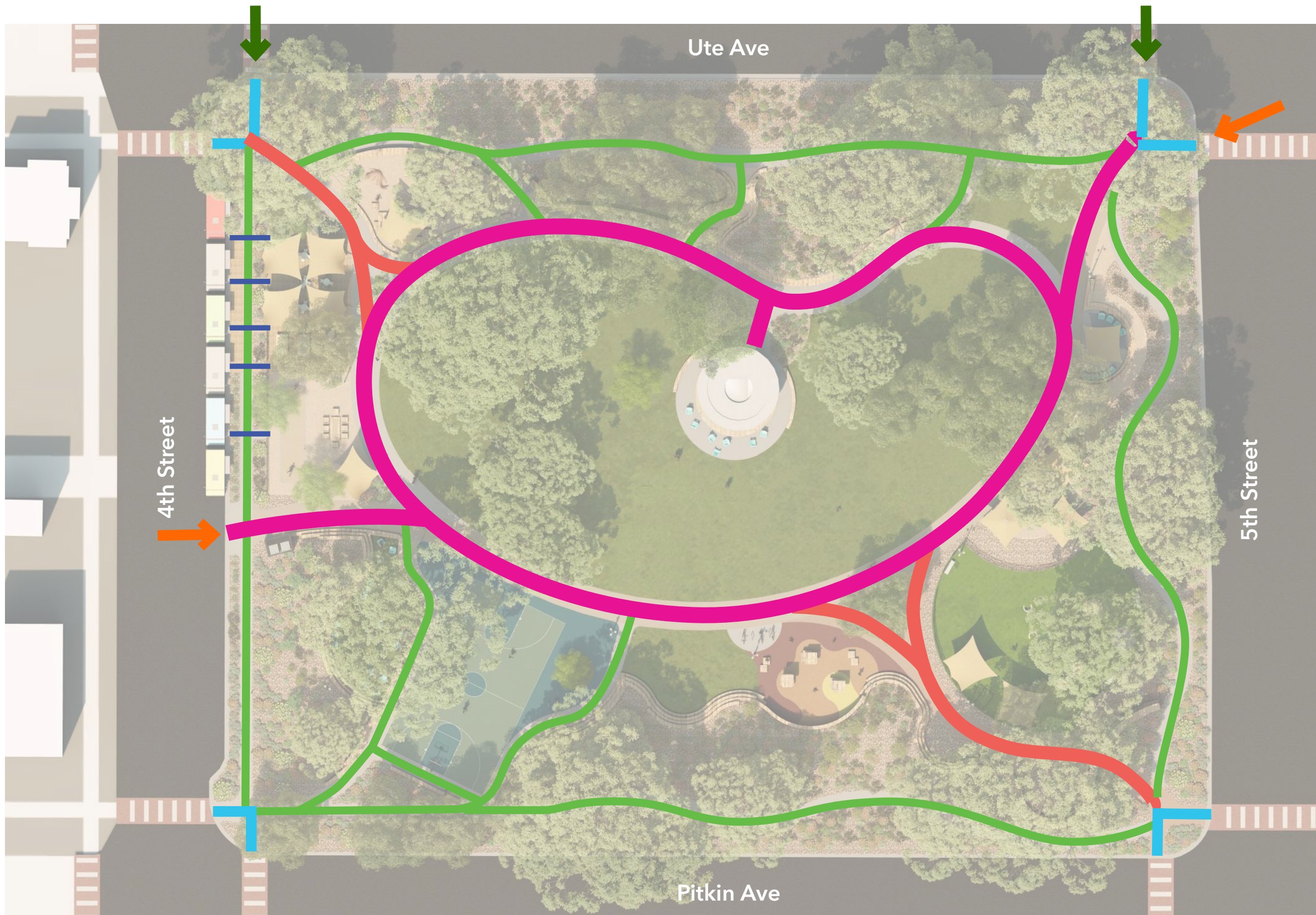
Devil's Kitchen



GRAND GEOLOGY

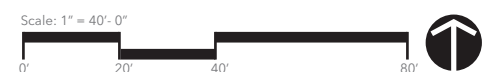
- Inspiration taken from the geography that surrounds Grand Junction
- The stone tiered seat walls take inspiration from the mountain ranges that surround Grand Junction.
- The walkways are inspired by the Colorado and Gunnison River
- The open lawn area is representative of valley
- The stage is representative of the City of Grand Junction

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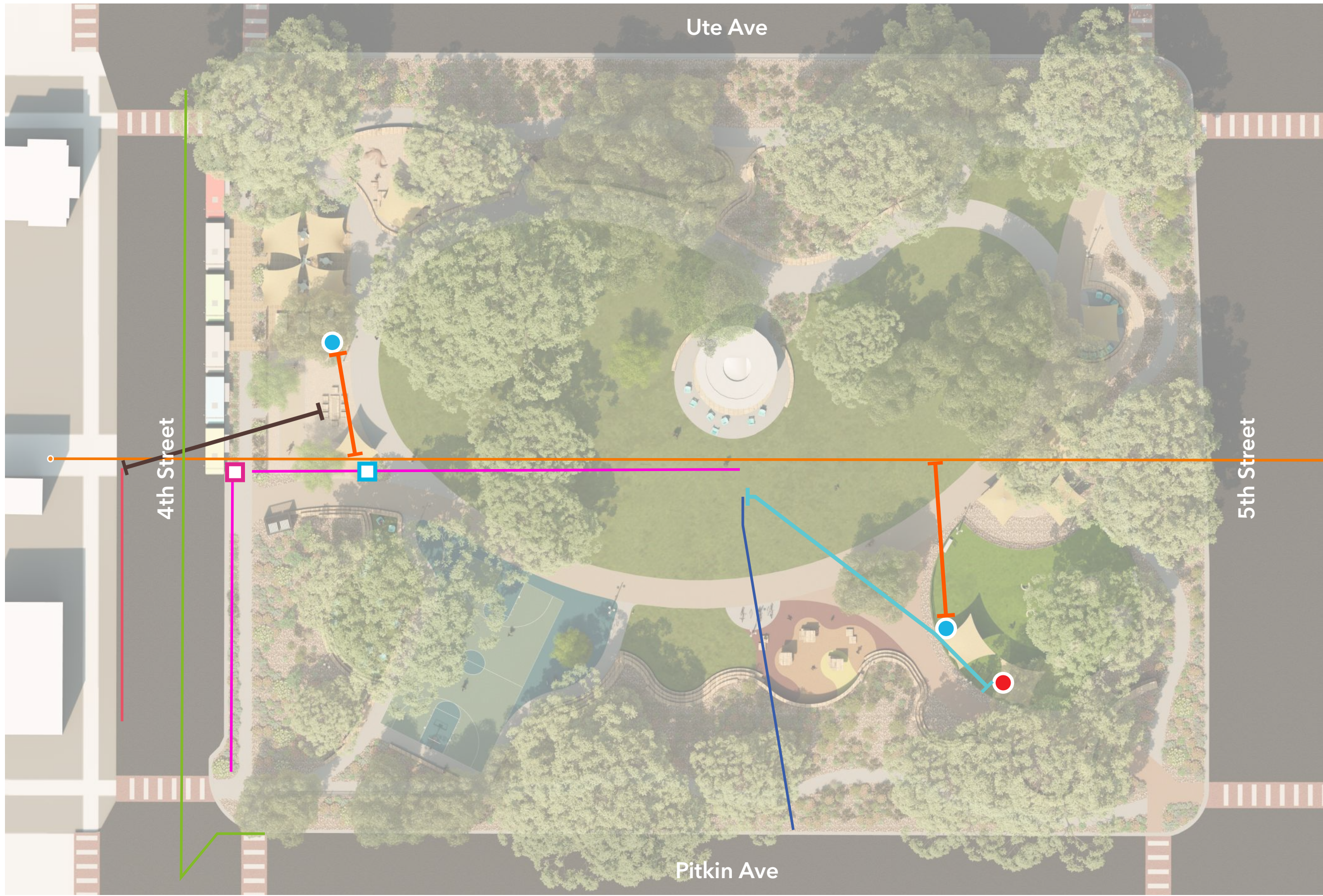


LEGEND

- Adjacent connections
- Primary circulation (12' wide)
- Primary circulation (10' wide)
- Secondary circulation (8' wide)
- Secondary circulation (6' wide)
- Tertiary circulation (4' wide)
- Primary connections from Main St. Recommend coordinating striping and light timing with CDOT to prioritize pedestrian movement.
- Emergency + Maintenance Access



NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

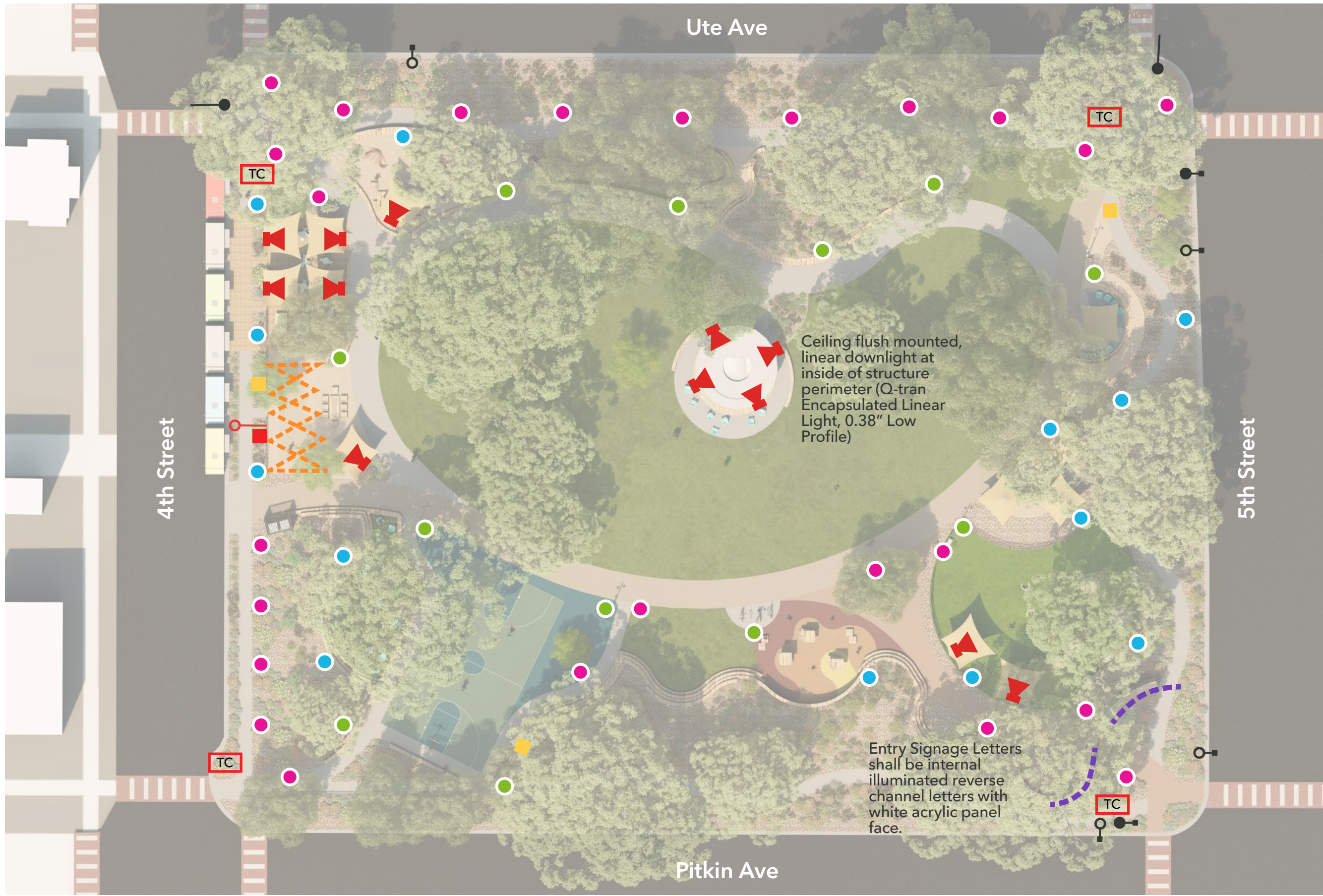


LEGEND

- Existing Electrical Junction Box
- Existing Electrical Service
- Existing Water
- Existing Sanitary sewer
- Existing Stormwater sewer
- Existing Gas
- Proposed Water
- Proposed Bottle Filling Station
- Proposed Hand Wash Station
- Proposed Dog Hydrant Mister
- Proposed Sanitary sewer
- Proposed Stormwater sewer
- Proposed Gas



NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION



LEGEND

- **Bollard Light**
Lignman Lighting ULW -10874, 34" Ht.
- **Overhead Specialty Light**
Landscape Forms, Arne Area Light, 16' Ht. , 2 heads
- **Overhead Specialty Light**
Landscape Forms, Arne Area Light, 19' Ht. , 3 heads
- **Festoon Light**
Tokistar Catenary String Light, 1.75" Dia. G-14 Frosted Globe Lignman Lighting Round Pole, 14' Ht.
- **Specialty Effect Lighting**
Q-tran Encapsulated Linear Light, 0.38"/ Low Profile
- ▶ **Directional Lighting**
Lignman Lighting UHA -60XXX, 7.87" Dia., Flush mount, in-ground, (2 lights per shade canopy, 1 per column at stage))
- ⦿ **Existing Cobra head Street Light**
To remain in place
- ⦿ **Existing Decorative Street Light**
To remain in place
- ⦿ **Existing Combo Traffic and Decorative Street Light** To remain in place
- TC **Existing Traffic Cabinet**
To remain in place
- ⦿ **Existing Electrical Connection**
from 4th Street telephone pole / street light. Contractor to verify in field.
- **Proposed 50 Amp, company switch, typ.**
- **Power Panel + Cabinet**

Notes:

- 1) All Luminaries to be 3000k and fixture housing to be dark grey color with matte finish.
- 2) Assume 40 hanging downlights on existing trees.
- 3) Assume 10 specialty accent lights.

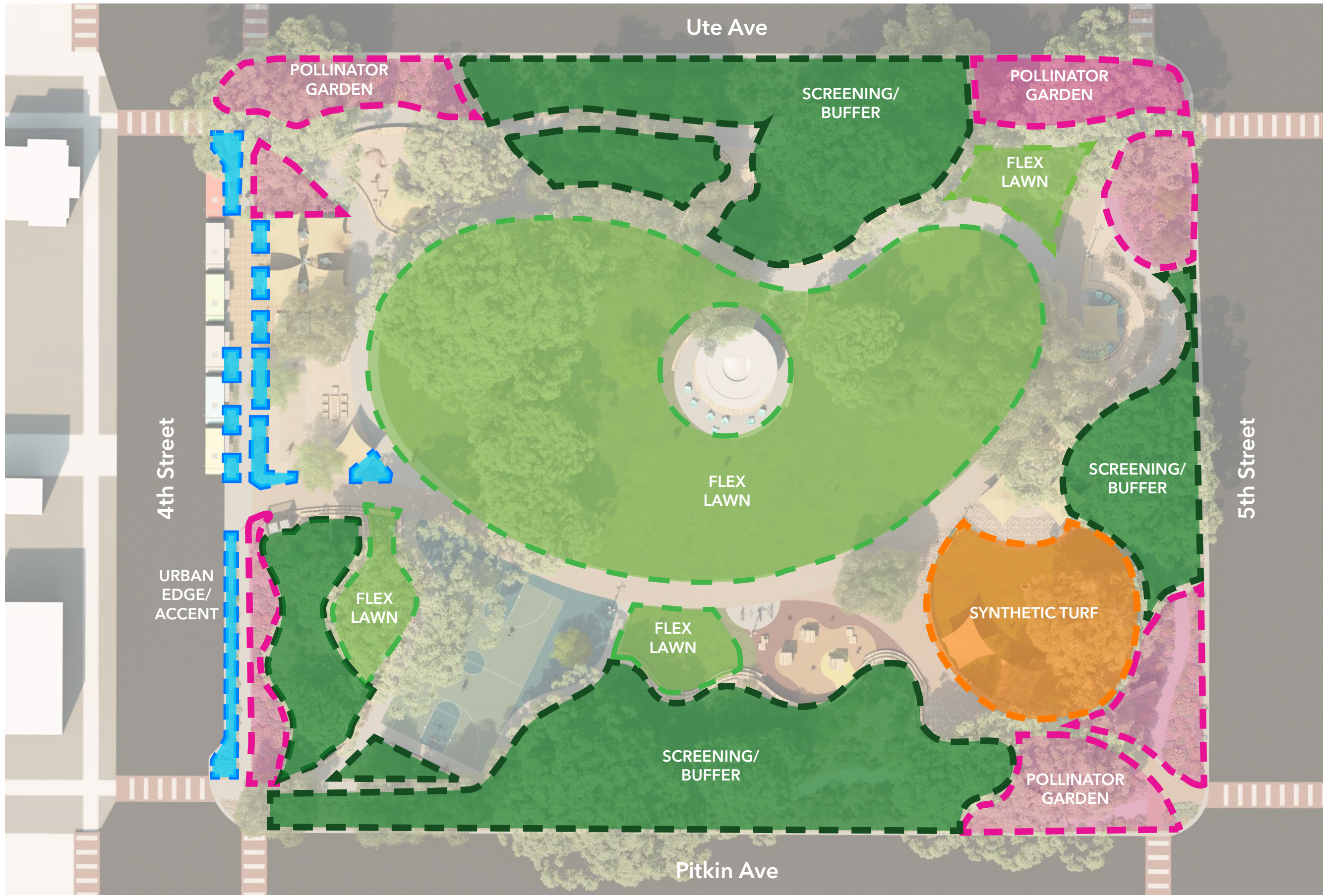


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dtj | City of Grand Junction
DESIGN COLORADO

Pavement and Surfacing Diagram
Schematic Design
 August 19, 2024



DESIGN DRIVERS

- Low Water Use
- Maximize use of Native Species
- Functional qualities
- Pollinator preferred species and habitat enhancement
- Durability in climate and setting
- Complimentary planting palette
- Aesthetics
- Visibility + Security

LEGEND

- Flex Lawn Flex Lawn
- Synthetic Turf Synthetic Turf
- Pollinator Garden Pollinator Garden
80 plants per 1000 SF
45% perennials 1 gallon
25% ornamental grass 1 gallon
15% shrubs 5 gallon
15% succulent: 5 gallon
- Screening / Buffer Screening / Buffer
60 plants per 1000 SF
15% perennials 1 gallon
25% ornamental grass 1 gallon
50% shrubs 5 gallon
10% succulent: 5 gallon
- Urban Edge / Accent Urban Edge / Accent
80 plants per 1000 SF
45% perennials 1 gallon
25% ornamental grass 1 gallon
15% shrubs 5 gallon
15% succulent: 5 gallon



NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION



Grand Junction City Council

Regular Session

Item #4.a.

Meeting Date: April 16, 2025

Presented By: Brandon Stam, DDA Executive Director

Department: Downtown Development Authority

Submitted By: Brandon Stam, DDA Executive Director

Information

SUBJECT:

A Resolution Expressing City Council's Support for the Terminal Project and that it Supports and Promotes the Downtown Plan of Development

RECOMMENDATION:

Staff recommends approval of the resolution

EXECUTIVE SUMMARY:

The Terminal Project is a mixed-use development in the heart of Downtown Grand Junction. When constructed the Project will include 106 apartments serving the Grand Junction workforce with a blended average of rent at 90 percent of the area median income (AMI). The Project will also provide over 13,000 square feet of retail space, including approximately 7,000 square feet for the *Space to Create* arts facility, which will be funded in part by Colorado Creative Industries. Additionally, the Terminal will provide a groundbreaking culinary arts program designed to activate the retail and pedestrian experience of Colorado Avenue. The Project will revitalize a neglected area of Downtown with vibrant, mixed-use activity and energy.

BACKGROUND OR DETAILED INFORMATION:

On March 27, 2025, the DDA Board and the City Council met again to discuss the Project and to discuss possible further assistance from the City as was discussed in 2024. At this meeting, the DDA Board and the City Council discussed, and the City Council expressed support for DDA's requests including:

- 1.) the City contribute the parking lot on the 500 block of Ute to the Project via a land swap with the DDA for a portion of the DDA owned parking lot on 560 Colorado Avenue; and,
- 2.) the City pay on behalf of the development, associated public infrastructure costs and/or waive or pay on behalf of the Project as determined by the City Council,

development fees for the Project up to \$1M in order to help secure additional attainable housing units for the City and Downtown.

FISCAL IMPACT:

The resolution expresses intent to commit up to \$1 million in funding to pay for related public infrastructure costs and/or development-related fees for the project. The source of funding would be the General Fund Reserves and adoption of the Resolution would restrict that amount of the reserves for this purpose. Budget authorization would be given through an appropriation ordinance the year the spending is expected.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 14-25, a resolution expressing support for the Terminal Project and confirming that it is consistent with and promotes the Downtown Plan of Development.

Attachments

1. RES-Terminal Project 20250409

1 CITY OF GRAND JUNCTION, COLORADO

2 RESOLUTION NO. ____

3 A RESOLUTION EXPRESSING CITY COUNCIL'S SUPPORT FOR THE TERMINAL PROJECT AND
4 THAT THAT IT SUPPORTS AND PROMOTES THE DOWNTOWN PLAN OF DEVELOPMENT

5 RECITALS:

6 The Terminal project (Project) is a mixed-use development in the heart of Downtown
7 Grand Junction. When constructed the Project will include 106 apartments serving the
8 Grand Junction workforce with a blended average of rent at 90% of the area median
9 income (AMI). The Project will also provide over 13,000 square feet of retail space,
10 including approximately 7,000 square feet for the *Space to Create* arts facility which will
11 be funded in part by Colorado Creative Industries. Additionally, the Terminal will
12 provide a groundbreaking culinary arts program designed to activate the retail and
13 pedestrian experience of Colorado Avenue. The Project will revitalize a neglected area
14 of Downtown with vibrant, mixed-use activity and energy.

15 The Colorado Office of Economic Development and International Trade (OEDIT)
16 awarded the Project a Community Revitalization grant (CGR). The CGR will fund the
17 pre-development phase of the Project including market analysis, due diligence and
18 feasibility, as well as the development of site and building plans, and securing
19 necessary permits to begin construction. The CGR will also help fund initial construction
20 costs such as the demolition and excavation of the existing building and initial site work
21 such as building foundations and utilities.

22 The Colorado Division of Local Government (DOLA) awarded Project funding through a
23 Strong Communities grant (SCG). The SCG funds will be utilized after the CGR OEDIT
24 funds and will be for eligible onsite and offsite infrastructure including water and sewer
25 lines upgrades, stormwater infrastructure, electrical upgrades and burying of overhead
26 lines and buildout of a utility yard.

27 The Downtown Development Authority (DDA) Board and City Council met in 2024
28 regarding the City's role in helping secure the CGR and SCG grants. Those grants have
29 now been secured and the DDA has been working with City and State staff regarding
30 utilization and disbursement of the funds. At the joint meeting in 2024 there was
31 discussion regarding potential future DDA request for City support of the Project, and a
32 recognition that for the Project to be viable the DDA would likely make future requests
33 once the Project was further along in the predevelopment phase.

34 Since the 2024 discussion between the City Council and the DDA Board, the Project has
35 received Prop 123 Equity funding up to \$11m and has been invited to apply for the
36 newly created Community Revitalization Tax Credit. The additional funding
37 opportunities means that all 106 units will now be workforce housing (80-140% AMI) and
38 will be eligible towards the City's annual Prop 123 housing commitments.

On March 27, 2025, the DDA Board and the City Council met again to discuss the Project and to discuss possible further assistance from the City as was discussed in 2024. On March 27th the DDA Board and the City Council discussed, and the City Council favorably considered the DDA's requests that: 1) the City contribute the parking lot on the 500 block of Ute to the Project via a land swap with the DDA for a portion of the DDA owned parking lot on 560 Colorado Avenue; and, 2) the City, help with associated public infrastructure costs and/or waive or pay on behalf of the Project as determined by the City Council, development fees for the Project up to \$1M in order to help secure additional attainable housing units for the City and Downtown.

The City Council's favorable consideration of the DDA's requests will require further action; however, by and with this Resolution the City Council finds that the Terminal Project which is located within the boundaries of the DDA is a blighted property and will benefit from redevelopment and that City support of the Project will be necessary to complete the Project. The Project as proposed to the City Council reasonably appears to be in accord with the mission and purpose of the DDA as established by Colorado law and the DDA Plan of Development ("Plan of Development") as adopted and amended by Ordinances 4881, 4937 and DDA Resolutions 2019-04 and 2020-02.

Consistent with the Plan of Development as revised, and to the extent the same is implemented by the construction of the Project, certain City financial support will need to be made or offered, and further support may be made or offered, to support the Project and to stimulate reinvestment and/or to deter further economic and physical deterioration in Downtown Grand Junction.

With this Resolution the City Council finds that the Project supports and promotes the Plan of Development and that City and/or DDA funding made or to be made has been or will be accounted for in budgeted appropriations, and the Project serves a public purpose, promotes the health, safety, prosperity, security, and general welfare of the inhabitants of the City, and will halt or prevent the deterioration of property values or structures within the DDA redevelopment boundary area/the City as provided by law.

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

1. The foregoing Recitals are incorporated and adopted and in accordance with and pursuant to this Resolution, the City Council of the City of Grand Junction hereby expresses its support for the Project and the certain financial support that has been made or offered to stimulate reinvestment and/or to deter further economic and physical deterioration as consistent with and advancing the Plan of Development, grant applications and awards, and the Project plan as the same will be finally developed.
2. In accordance with and pursuant to this Resolution, the City Council of the City of Grand Junction, Colorado, confirms all actions consistent with this Resolution, the Plan of Development as revised and with the approval of this Resolution the

actions of the officers, employees, and agents of the City pursuant to C.R.S 31-25-801-822 and the Plan of Development.

3. The City Council finds and declares that this Resolution is promulgated and adopted for the public health, safety, and welfare of the City.

PASSED, ADOPTED AND APPROVED this 16th day of April 2025.

Abram Herman
President of the City Council

Selestina Sandoval
City Clerk



Grand Junction City Council

Regular Session

Item #4.b.

Meeting Date: April 16, 2025

Presented By: Ashley Chambers, Housing Manager

Department: Community Development

Submitted By: Ashley Chambers, Housing Manager

Information

SUBJECT:

A Resolution Authorizing the City Manager to Execute a Second Amended and Restated Lease for the Property at 261 Ute Avenue

RECOMMENDATION:

Staff recommends approval of the resolution

EXECUTIVE SUMMARY:

At a special Council Meeting on November 25, 2024, the City Council approved an amended lease to Homeward Bound of the Grand Valley for the property at 261 Ute Avenue for the Resource Center. The original lease began on December 18, 2023, and was for a two-year-plus period. At the November 25 meeting, the lease was amended to terminate on April 15, 2025. The council met again in a special meeting on March 31, at which the council unanimously approved an extension of 90 days to the lease with incremental scaling back of the days and times for the center's operations. Action by the council adoptign this resolution will ratify the council's action on March 31 and approve that associated and amended lease agreement.

The Center is managed through an agreement with Homeward Bound, through a partnership with United Way. The tent was purchased through ARPA funds that were provided to Homeward Bound for this purpose.

BACKGROUND OR DETAILED INFORMATION:

At the March 31, 2025, City Council meeting the Council made the following motion: "to extend the lease with Homeward Bound of the Grand Valley and/or United Way of Mesa County for the property at 261 Ute Avenue; beginning April 15, the center will operate six days a week, Tuesday through Sunday with regular hours, starting May 15, three days a week with limited hours from 10 a.m. – 4 p.m., beginning June 15, one day

a week, be vacated by June 30, and torn down on terms established by the City as contractors are available, with the form of an amended lease to be considered for ratification and approval by City Council on April 16, 2025.”

The attached resolution and agreement reflect the Council's action on March 31, and a motion to approve will ratify the amended lease agreement.

FISCAL IMPACT:

There is no direct fiscal impact from this action.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution 15-25, a resolution authorizing the City Manager to execute a second amended and restated lease for the property at 261 Ute Avenue with HomewardBound of the Grand Valley Resource Center and an amended agreement pertaining to operations of the resource center delivery of services by United Way of Mesa County for homeless and other vulnerable persons.

Attachments

1. AGR-Resource Center HWB Amended Agreement 20250331 (1)
2. AGR-261 Ute Lease Second Amended and Restated 20250331
3. RES-RESOURCE CENTER Second Amended and Restated 20250331

1 AMENDMENT TO THE BENEFICIARY AGREEMENT

2
3 AN AMENDMENT TO THAT CERTAIN AGREEMENT DATED DECEMBER 15, 2023, BY AND
4 BETWEEN CITY OF GRAND JUNCTION, COLORADO, (CITY) HOMEWARD BOUND OF THE
5 GRAND VALLEY (BENEFICIARY), IN COLLABORATION WITH UNITED WAY OF MESA COUNTY
6 (SUB-CONTRACTOR) RELATING TO THAT CERTAIN LEASE/LICENSE FOR THE PROPERTY AT
7 261 UTE AVENUE, AND THE OPERATION OF THE RESOURCE CENTER FOR THE DELIVERY OF
8 SERVICES FOR HOMELESS AND OTHER VULNERABLE PERSONS AT/ON THE PROPERTY

9 Collectively the CITY, the BENEFICIARY and the SUBCONTRACTOR may be referred to as
10 the PARTIES.

11 RECITALS:

12 Due to an urgent need and an innovative proposal from the BENEFICIARY, for the
13 purchase, construction and operation of a resource center to offer services for
14 homeless and other vulnerable persons ("RESOURCE CENTER" OR "CENTER") on
15 property owned by the City, the City Council approved certain Resolutions and an
16 Ordinance to lease/license the Property and to appropriate funds to be used to
17 support capital expenses, startup costs, and operating expenses in support of the
18 CENTER. Those actions were memorialized by an AGREEMENT. That Agreement is
19 amended by and with this Agreement.

20 By and with Ordinance No. 5240, the CITY Council approved \$515,000 (2025 AWARD) to
21 support Homeward Bound and United Way in their individual and collective efforts to
22 operate and staff the CENTER. The 2025 AWARD contemplated that the BENEFICIARY
23 and SUBCONTRACTOR collaborate to increase staffing and safety measures at the
24 CENTER, to relaunch the CENTER with new goals and performance objectives and
25 measures, and to better coordinate the delivery of services. The City Council finds and
26 affirms that those actions are consistent with the City's homelessness and housing
27 goals, strategy and policy, and in consideration of the foregoing RECITALS and other
28 good and valuable consideration the sufficiency of which is acknowledged, the
29 BENEFICIARY, the SUBCONTRACTOR and the CITY agree to the terms of this AMENDED
30 AGREEMENT for the use of the 2025 AWARD as provided herein and for the stated
31 purposes.

32 Since the 2025 AWARD was authorized the City Council agreed to extend the
33 Lease/License Agreement for the Property as described in the Second Amended
34 Lease/License Agreement (2025 Agreement); however, the SUBCONTRACTOR and
35 other service providers have proposed and are willing to transition service delivery from
36 the Property to a new location(s), and during the extended term pursuant to the 2025
37 Agreement the SUBCONTRACTOR will reduce its services as provided in this Amendment
38 to the Beneficiary Agreement (AMENDED AGREEMENT.) Notwithstanding this AMENDED
39 AGREEMENT, the BENEFICIARY and/or the SUBCONTRACTOR may separately contract
40 with the CITY for and concerning support of the provision of services.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in consideration of the RECITALS which are incorporated herein by reference, and the terms and conditions set forth below, the PARTIES amend the AGREEMENT by and with and as provided in this AMENDED AGREEMENT.

The BENEFICIARY and the SUBCONTRACTOR and persons or entities claiming any relationship by or through them for the provision of homeless services, agree by the signatures of persons authorized to sign and commit to the terms hereof to otherwise keep and perform all the promises, conditions, and obligations of the AGREEMENT unless the AGREEMENT is specifically amended by this AMENDED AGREEMENT and to perform as follows.

PURPOSE

1. The BENEFICIARY and SUBCONTRACTOR will continue to operate the Center as a low-barrier facility and provide access to supportive services; however, such operations shall include specific and clear definitions of "low-barrier," along with the publication of clear rules and guidelines for use of the Center by Guests, as well as defined penalties for inappropriate Guest behavior.

2. EFFECTIVE DATE AND TERM

This AMENDED AGREEMENT shall become effective upon execution by the BENEFICIARY and SUBCONTRACTOR and the CITY and shall remain in force and effect until June 30, 2025, unless otherwise terminated earlier by the CITY in writing, as stipulated in the separate Lease/License Agreement ("Lease") between the BENEFICIARY and the CITY. The Second Amended Lease/License for the Property is hereby incorporated by reference as if fully set forth herein.

In the event the BENEFICIARY terminates this Agreement or is determined by the City to be failing to meet performance expectations, the SUBCONTRACTOR shall be granted a right of first refusal to assume operational control of the CENTER.

In the event that the SUBCONTRACTOR terminates this Agreement or is determined by the City to be failing to meet performance expectations, or is granted but refuses to exercise the right of first refusal as provided above, then this AMENDED AGREEMENT shall be terminated and rendered null and void.

3. AWARD TO BE PAID TO BENEFICIARY

As provided in this AMENDED AGREEMENT (Homeward Bound will with full and complete performance receive \$460,000 of 2025 AWARD and United Way will with full and complete performance receive \$55,000. The BENEFICIARY and SUBCONTRACTOR may submit quarterly invoices with supporting documentation for allowed monthly expenditures/reimbursables.

79 4. USE OF THE AWARD

80 The BENEFICIARY shall ensure that all expenditure(s) of the 2025 AWARD received in
81 accordance with this AMENDED AGREEMENT shall be limited to only the work and
82 services described in the AGREEMENT that are not specifically amended hereby and to
83 perform according to the AGREEMENT and/or as applicable the Second Amended
84 Lease/License. Specific amendments include:

- 85 a) The BENEFICIARY will assign an On-Site Resource Center Manager and staff from
86 0900 – 1700 for each and every day that the Center is open.
87
- 88 b) Beginning April 15, 2025 to and through May 14, 2025 the Center may be open
89 Tuesday – Sunday 1000 – 1600.
90
- 91 c) Beginning May 15, 2025 to and through June 14, 2025 the Center may be open
92 three days a week 1000 – 1600.
93
- 94 d) Beginning June 15, 2025 to and through June 29, 2025 the Center may be open
95 one day a week 1000 – 1600.
96
- 97 e) On and after June 30, 2025 the Center shall be closed and offer no services.
98
- 99 f) If the Center is not decommissioned by the BENEFICIARY by June 30, 2025 then
100 the CITY may by separate agreement allow for the BENEFICIARY to complete the
101 necessary winding up of its operations.
102
- 103 g) The BENEFICIARY will ensure that operational staffing at the Center will include an
104 On-Site Manager and no less than ___ staff (not including staff of the
105 SUBCONTRACOR, other service provider(s)) or volunteers) during the Center's
106 hours of operation.
107
- 108 h) The BENEFICIARY will work in collaboration with the SUBCONTRACTOR to publish a
109 schedule of volunteers who will provide support for ongoing services,
110 programming or essential needs such as showers, activities, coffee, etc. during
111 the hours the Center is open. Volunteers shall not be considered staff.
112
- 113 i) The Center will be operated and staffed by the BENEFICIARY. The
114 SUBCONTRACTOR will be responsible for service provision only to the extent that it
115 continues to utilize the Center for the delivery of services.
116
- 117 j) Beginning April 15, 2025, the SUBCONTRACTOR will take the lead in coordinating
118 service delivery; the BENEFICIARY agrees that it will continue to support the
119 delivery of services by fostering strong communication, collaboration, and a
120 positive work environment within the Center's operations. Faith-based and other

121 service providers will coordinate with the SUBCONTRACOR for contributions
122 made at the Center.

- 123
124 k) The SUBCONTRACTOR will chair, manage and define the appropriate role for the
125 Service Council. The BENEFICIARY may be represented on the Service Council
126 regarding and to ensure that operations and services efforts are collaboratively
127 delivered.
128

129 By signing the BENEFICIARY, the SUBCONTRACTOR and the CITY represent and warrant
130 each to the other (s)that the signer(s) has(have) the full power and authority to execute
131 this AMENDED AGREEMENT on behalf of the entity for whom he/she signs and to bind
132 that entity to the terms hereof.

133
134 BENEFICIARY - HOMEWARD BOUND OF THE GRAND VALLEY INC.
135

136 By: _____ Date: _____
137 Executive Director

138
139 By: _____ Date: _____
140 President of the Board

141
142 SUBCONTRACTOR - UNITED WAY OF MESA COUNTY
143

144 By: _____ Date: _____
145 Faith Rodriguez
146 Executive Director

147
148 By: _____ Date: _____
149 President of the Board

150
151 CITY of Grand Junction Colorado - CITY
152

153 By: _____ Date: _____
154 Michael P. Bennett
155 City Manager

156
157 ATTEST:
158
159 _____

160 Selestina Sandoval
161 City Clerk

DRAFT

SECOND AMENDED AND RESTATED LEASE/LICENSE AGREEMENT

This Second Amended and Restated Lease/License Agreement (“Lease” or “License”) is made and entered into as of the 17th day of April 2025, by and between the City of Grand Junction, a Colorado home rule municipality, hereinafter referred to as “the City”, and Homeward Bound of the Grand Valley, hereinafter referred to as “Lessee”. The City and the Lessee may be referred to collectively as the Parties.

Recitals.

- A. On November 15, 2023, the Grand Junction City Council adopted and approved Resolution 103-23. By and with that action the City as the owner of the real property at 261 Ute Avenue (“Property”) Grand Junction, Colorado, agreed to lease the Property to the Lessee. That agreement was memorialized by and with a Lease/License Agreement entered into by the Parties on December 18, 2023. That Lease/License is referred to as the 2023 Agreement. This Amended and Restated Lease/License Agreement is referred to as the 2024 Agreement.
- B. The Lessee has been using the Property for the purposes contemplated by the 2023 Agreement, however, for a variety of reasons the Parties have agreed to enter into the 2024 Agreement by which the Lessee will conduct its operations on the Property in accordance with the Site Plan and the Beneficiary Agreement heretofore established by and between the Parties. The Beneficiary Agreement is attached hereto and incorporated herein by reference as if fully set forth.
- C. On March 31, 2025 the City Council considered a request to amend the 2024 Agreement to extend the term an additional 90 days. That request was not approved; however, the City Council unanimously agreed to amend the 2024 Agreement to inter alia extend the term, subject to and on condition of modification of the frequency and hours services are delivered at the Property.
- D. Homeward Bound, United Way and other service providers have been using the Property for the purposes contemplated by the 2024 Agreement; however, for a variety of reasons the 2024 Agreement is being amended and restated to provide for termination of the Lease by no later than June 30, 2025. The Second Amended and Restated Lease/License Agreement is referred to as the 2025 Agreement.
- E. At the March 31, 2025, City Council meeting Homeward Bound, United Way, and Mutual Aid Partners expressed understanding of, and agreement with the extension and modified terms of service.

NOW, THEREFORE, in consideration of the Recitals above and the terms, covenants and conditions contained herein, the Parties hereto agree as follows:

1. Grant and Acceptance of Lease. The City hereby Amends and Restates the 2024 Agreement as provided herein and confirms its lease of the Property to Lessee, and Lessee hereby accepts and leases the Property from the City, for the amended term stated in paragraph 2 below and for the specific purposes and uses of the Property in accordance with the terms and conditions of this 2025 Agreement.

2. Term. The term of this Lease shall commence on April 17, 2025, and shall continue through no later than June 30, 2025, at which time this Lease shall expire, unless sooner terminated.

3. Reservations from Lease. The City reserves from this Lease and retains unto itself:

a. all oil, gas coal and other minerals and mineral rights underlying and/or appurtenant to the Property;

b. all rights to grant, sell, bargain, convey and dedicate any ownership interest(s) in and to the Property, or any division thereof, to any other party, including the conveyance of easement(s) for the City's planned reuse of the Property, so long as such action will not interfere with Lessee's use and enjoyment of the Property for the purposes set forth in this Lease and other terms of understanding and agreement;

c. the proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, in whole or in part, even if such taking is made by and/or for the purposes of the City, or for the conveyance in lieu of condemnation. Lessee hereby assigns and transfers to the City any claim Lessee may have to compensation, including claims for damages, as a result of any condemnation.

4. No Rent.

4.1 The Parties agree that the Lessee is not required to pay the City rent; however, it is required to provide and perform certain services in support of the Award and the purposes for which the award has been given all as more particularly described in the Beneficiary Agreement. Lessee's full and faithful performance of the Agreement shall constitute due and adequate consideration for the Lessee's use of the Property.

4.2 In the event the Lessee substantially fails to perform, subject to the provisions of this 2025 Agreement, this Lease may terminate as provided in paragraph 9 and the City may immediately retake possession of the Property.

5. Lessee's Use and Occupancy of the Property. Lessee's use and occupancy of the Property, as the same was amended and described by the 2024 Agreement, shall be in accordance with the Site Plan and other terms of understanding and agreement;

6. Duties and Obligations of Lessee. As consideration for the Lease and to occupy and use the Property, Lessee shall, at no cost or expense to the City:

6.1 provide and perform certain services in support of the Award and the purposes for which the award has been given all as more particularly described in the Beneficiary Agreement.

6.2 Construct and maintain the pavilion facility, gates, fencing and Site improvements as shown on the Site Plan,

6.3 Maintain all aspects of the Property and keep the Property in a clean, safe, and healthy condition and in compliance with all applicable codes, ordinances, regulations, rules, and orders,

6.4 Timely pay any and all real estate, use and possessory taxes which may be levied upon and against the Property and any taxes or assessments levied against the personal property of Lessee or any other leasehold interest acquired by Lessee under the 2023, 2024, and 2025 Agreement(s),

6.5 Forever waive and forego any claim, cause of action or demand Lessee may have against the City, its officers, employees, agents and assets for injury to or destruction of any property of Lessee or any other party that may be lost, injured, destroyed or devalued as a result of the act, or failure to act, of Lessee or any other person; and to indemnify, defend and hold the City and the City's officers, employees, agents and assets harmless from any and all fines, suits, procedures, claims, damages, actions, costs and expenses of every kind, and all costs associated therewith (including the costs and fees of attorneys, consultants and experts) in any manner arising out of or resulting from Lessee's use, occupancy, maintenance and improvement of the Property.

6.6 Not violate nor permit to be violated any code, rule, regulation or order pertaining to the use, application, transportation, and storage of any hazardous, toxic, or regulated substance or material, including, but not limited to, herbicides, pesticides, and petroleum products. Lessee agrees that any spill, excessive accumulation or violation of any code, rule, regulation or order pertaining to the use, application, transportation and storage of any such material or substance shall be reported immediately to the City. Lessee further agrees that all costs and responsibilities for cleaning, removing and abating any violation pursuant to this paragraph shall be borne solely by Lessee.

6.7 Purchase and at all times during the term of this Lease maintain in effect suitable comprehensive general liability and hazard insurance which will protect the City and the City's officers, employees, agents, and assets from liability in the event of loss of life, personal injury or property damage suffered by any person or persons on, about or using the Property, including Lessee. Such insurance policy(ies) shall have terms and amounts approved by the City's Risk Manager. Such insurance shall not be cancelable without thirty (30) days prior written notice to the City and shall be written for at least a minimum of One Million Dollars (\$1,000,000.00), combined single limit. The certificate of insurance must be deposited with the City and must designate "The City of Grand Junction, its officers, employees, agents and assets" as additional insureds. If a policy approved by the City's Risk Manager is not at all times in full force and effect during the term of this Lease, this Lease shall automatically terminate.

7. Hazardous Substances.

7.1 The term "Hazardous Substances", as used in this Lease, shall mean any substance which is: defined as a hazardous substance, hazardous material, hazardous waste, pollutant or contaminant under any Environmental Law enacted by any federal, state and local governmental agency or other governmental authority; a

petroleum hydrocarbon, including, but not limited to, crude oil or any fraction thereof; hazardous, toxic or reproductive toxicant; regulated pursuant to any law; any pesticide or herbicide regulated under state or federal law. The term "Environmental Law", as used in this Lease, shall mean each and every federal, state, and local law, statute, ordinance, regulation, rule, judicial or administrative order or decree, permit, license, approval, authorization or similar requirement of each and every federal state and local governmental agency or other governmental authority, pertaining to the protection of human health and safety of the environment, either now in force or hereafter enacted.

7.2 Lessee shall not cause or permit to occur by Lessee and/or Lessee's agents, guests, invitees, contractors, licensees, or employees:

- a. any violation of any Environmental Law on, under or about the Property or arising from Lessee's use and occupancy of the Property, including, but not limited to, air, soil and groundwater conditions; or
- b. the use, generation, accidental or uncontrolled release, manufacture, refining, production, processing, storage, or disposal of any Hazardous Substance on, under or about the Property, or the transportation to or from the Property of any Hazardous Substance in violation of any federal state or local law, ordinance, or regulation either now in force or hereafter enacted.

8. Condition of the Property.

8.1 Lessee affirms that Lessee has inspected the Property and has received the Property in good order and condition. Lessee further affirms that the condition of the Property is sufficient for the purposes of Lessee. The City makes no warranties nor promises, either express or implied, that the Property is sufficient for the purposes of Lessee.

8.2 In the event the Property is damaged due to fire, flood or any other act of nature or casualty, or if the Property is damaged to the extent that it is no longer functional for the purposes of Lessee, the City shall have no obligation to repair the Property nor to otherwise make the Property usable or occupiable; damages shall be at Lessee's sole and absolute risk.

9. Default, Sublet, Termination.

9.1 Should Lessee: (a) default in the performance of Lessee's agreements, duties or obligations set forth under this Lease and such default, as determined by the City in its sole discretion constitutes a public health or safety emergency, or (b) abandon or vacate the Property, or (c) be declared bankrupt, insolvent, make an assignment for the benefit of creditors, or if a receiver is appointed, the City may, at the City's option, cancel and annul this Lease at once and enter and take possession of the Property immediately without any previous notice of intention to reenter, and such reentry shall not operate as a waiver or satisfaction, in whole or in part, of any claim or demand arising out of or connected with any breach or violation by Lessee of any covenant or agreement to be performed by Lessee. Upon reentry, the City may remove the property and personnel of Lessee and store Lessee's property in a warehouse or at

a place selected by the City, at the expense of Lessee and without liability to the City. Any such reentry shall not work a forfeiture of nor shall it terminate the rent(s), fees, assessments or the covenants and agreements to be performed by Lessee for the full term of this Lease; and upon such reentry, the City may thereafter lease or sublease the Property for such rent as the City may reasonably obtain, crediting Lessee with the rent so obtained after deducting the cost reasonably incurred in such reentry, leasing or subleasing, including the costs of necessary repairs, alterations and modifications to the Property. Nothing herein shall prejudice or be to the exclusion of any other rights of the City to obtain injunctive relief based on the irreparable harm caused to the City's reversionary rights.

9.2 Except as otherwise provided in 9.1, if Lessee is in default in the performance of any term, condition, duty or obligation of this Lease, and such default does not constitute a public health or safety emergency as determined by the City in its sole discretion and any such default continues for a period of fourteen (14) days after written notice thereof is given by the City to Lessee, the City may, at its option, terminate this Lease. If Lessee fails within any such fourteen (14) day period to remedy each and every default specified in the City's notice, this Lease shall terminate. If Lessee remedies such default, Lessee shall not thereafter have the right of fourteen (14) days to remedy with respect to a subsequent similar default, but rather, Lessee's rights shall, with respect to a subsequent similar default terminate upon the giving of notice by the City.

9.3 Lessee shall not assign or sublease this Lease or any right or privilege connected therewith, or allow any other person, except as provided herein and except the employees of Lessee, to occupy the Property or any part thereof. Any attempted assignment, sublease or permission to occupy the Property conveyed by Lessee shall be void and shall, at the option of the City, provide reasonable cause for the City to terminate this Lease. The interest of Lessee in this Lease is not to be assignable by operation of law without the formal approval of the City; however, the City may terminate this Lease on 14 days prior notice prior to expiration of the Term if the City offers the Lessee an alternative location.

10. Miscellaneous Provisions.

10.1 The City, by entering into this Lease, does not part with its entire possession of the Property, but only so far as is necessary to enable Lessee to use and occupy the Property and to carry out the duties, obligations, terms, and provisions of this Lease. The City reserves the right to at reasonable times have its officers, employees and agents enter into and upon the Property and every part thereof and to do such acts and things as may be deemed necessary for the protection of the City's interests therein.

10.2 It is expressly agreed that this Lease is one of lease and not of partnership. The City shall not be or become responsible for lost profits, lost opportunities or any debts contracted by Lessee. Lessee shall keep the Property free from any and all liens whatsoever, including, but not limited to, liens arising out of any work performed, materials furnished or obligations incurred by Lessee. Lessee shall save, indemnify and hold the City and the City's officers, employees, agents and assets harmless against all liability and loss, and against all claims or actions based upon or arising

out of any claim, lien, damage or injury (including death), to persons or property caused by Lessee or sustained in connection with Lessee's performance of the duties, obligations, terms and conditions of this Lease or the conditions created thereby, or based upon any violation of any statute, ordinance, code, rule or regulation, either now in force or hereinafter enacted, and the defense of any such claims or actions, including the costs and fees of attorneys, consultants and experts. Lessee shall also save, indemnify and hold the City and the City's officers, employees, agents and assets harmless from and against all liability and loss in connection with, and shall assume full responsibility for the payment of, all federal, state and local taxes, fees or contributions imposed or required under unemployment insurance, social security and income tax laws with respect to employees engaged by Lessee.

10.3 Lessee shall not pledge or attempt to pledge or grant or attempt to grant as collateral or security any of Lessee's interest in any portion of the Property.

10.4 As agreed to by the Parties the improvements placed upon, under or about the Property or attached to the Property by Lessee shall not be or become part of the Property and shall be the sole and separate property of the Lessee, subject to conveyance by the Lessee to City upon the expiration or termination of this Lease.

11. Surrender, Holding Over. Lessee shall, upon the expiration or termination of this Lease, peaceably surrender the Property to City in good order, condition and state of repair. In the event Lessee fails, for whatever reason, to vacate and peaceably surrender the Property upon the expiration or termination of this Lease, Lessee agrees that Lessee shall pay to the City the sum of \$100.00 per day for each and every day thereafter until Lessee has effectively vacated and surrendered the Property. The parties agree that it would be difficult to establish the actual damages to the City in the event Lessee fails to vacate and surrender the Property upon the expiration or termination of this Lease, and that said \$100.00 daily fee is an appropriate penalty amount.

12. Consideration, Enforcement, Partial Invalidity, Governing Law.

12.1 The Parties acknowledge and agree that there is adequate consideration for the making and enforcement of this Amended and Restated Lease/License (2024 Agreement) and that the Lessee has agreed to the amended terms/waives any objection to amendment for which consideration may not be separately stated or identified.

12.2 In the event the City uses its Attorney or engages an attorney to enforce the City's rights hereunder, Lessee agrees to pay any and all attorney fees, plus costs, including the costs of any experts.

12.3 The invalidity of any portion of this Lease shall not affect the validity of any other provision contained herein. In the event any provision of this Lease is held to be invalid, the remaining provisions shall be deemed to be in full force and effect as if they had been executed by both parties subsequent to the expungement of the invalid provision(s).

12.4 This Lease shall be governed by and construed in accordance with the laws of the State of Colorado. Venue for any action to enforce any covenant or agreement contained herein shall be in Mesa County, Colorado.

13. Notices. All notices to be given with respect to this Lease shall be in writing delivered either by United States mail or personally by hand or by courier service, as follows:

To the City:

City of Grand Junction
Attn: City Manager
250 North 5th Street
Grand Junction, CO 81501-2668

With Copy to:

City of Grand Junction
Attn: City Attorney
250 North 5th Street
Grand Junction, CO 81501-2668

To Lessee:

HOMEWARD BOUND OF THE GRAND VALLEY
562 29 Road
Attn: Rick Smith, Executive Director
Grand Junction, CO 81501

All notices shall be deemed given: (a) if sent by mail, when deposited in the mail, or (b) if delivered by hand or courier service, when delivered. The Parties may, by notice as provided above, designate a different address to which notice shall be given.

14. Legal Counsel/Ambiguities. The City and Lessee have each obtained the advice of its/their own legal and tax counsel regarding this Lease or has knowingly declined to do so. Therefore, the Parties agree that the rule of construing ambiguities against the drafter shall have no application to this Lease.

The Parties hereto have each executed and entered into this 2025 Agreement as the Second Amended and Restated Lease/License as of the day and year first above written.

Attest:

The City of Grand Junction,
a Colorado home rule municipality

Selestina Sandoval
City Clerk

Michael P. Bennett
City Manager

HOMEWARD BOUND OF THE GRAND VALLEY

Rick Smith
Executive Director

EXHIBIT A

AMENDED AND RESTATED DESCRIPTION OF THE PROPERTY

A portion of the 2nd Street, Ute Avenue and 3rd Street Rights-of-Way as dedicated on the Plat of Part of Second Division Resurvey, as Amended same as recorded at Reception Number 80773, City of Grand Junction, County of Mesa, State of Colorado being the approximate area not being used for roadway and being more particularly described as follows;

Beginning at the southwest corner of Lot 1, Block 142 of said Plat whence the northwest corner of said Lot 1 bears N0°03'14"E with all other bearings relative thereto; thence N89°55'37"W a distance of 8.02'; thence N0°03'14"E a distance of 148.60 feet; thence N89°59'39"E a distance of 432.90 feet; thence S0°05'51"W a distance of 149.20 feet; thence N89°55'37"W a distance of 22.99 feet to the southeast corner of Lot 16, Block 142 of said Plat; thence along the boundary of said Block 142 the following three (3) courses:

- 1) N0°05'51"E a distance of 126.08 feet;
- 2) S89°59'39"W a distance of 401.86 feet;
- 3) S0°03'14"W 125.52 feet to the point of beginning.

Containing 13,902 Square Feet or 0.32 Acres more or less.

1 RESOLUTION __-25

2 AUTHORIZING THE CITY MANAGER TO EXECUTE A SECOND AMENDED AND RESTATED
3 LEASE FOR THE PROPERTY AT 261 UTE AVENUE WITH HOMEWARD BOUND OF THE GRAND
4 VALLEY RESOURCE CENTER AND AN AMENDED AGREEMENT PERTAINING TO OPERATIONS
5 OF THE RESOURCE CENTER DELIVERY OF SERVICES BY UNITED WAY OF MESA COUNTY FOR
6 HOMELESS AND OTHER VULNERABLE PERSONS

7 RECITALS:

8 On November 15, 2023, the Grand Junction City Council adopted and approved
9 Resolution 103-23. By and with that action the City as the owner of the real property at
10 261 Ute Avenue, Grand Junction, Colorado, agreed to lease the Property Homeward
11 Bound of the Grand Valley for Homeward Bound and United Way of Mesa County,
12 together with other service providers to use the Property for the provision of services to
13 homeless and other vulnerable persons. That agreement was memorialized by and
14 with a Lease/License Agreement entered into by the parties on December 18, 2023.
15 That Lease/License is referred to as the 2023 Agreement.

16 On December 4, 2024 the City Council adopted and approved Resolution 93-24
17 Amending and Restating the Lease/License Agreement, referred to as the 2024
18 Agreement, which among other things amended the term of the Lease/License to end
19 on April 15, 2025.

20 On March 31, 2025 the City Council considered a request to amend the 2024
21 Agreement to extend the term an additional 90 days. That request was not approved;
22 however, the City Council unanimously agreed to amend the 2024 Agreement to *inter*
23 *alia* extend the term, subject to and on condition of modification of the frequency and
24 hours services are delivered at the Property.

25 Homeward Bound, United Way and other service providers have been using the
26 Property for the purposes contemplated by the 2024 Agreement; however, for a variety
27 of reasons the 2024 Agreement is being amended and restated to provide for
28 termination of the Lease by no later than June 30, 2025. The Second Amended and
29 Restated Lease/License Agreement is referred to as the 2025 Agreement and the
30 amended operating agreement is referred to as the Amended Agreement.

31 At the March 31, 2025, City Council meeting Homeward Bound, United Way, and
32 Mutual Aid Partners expressed understanding of, and agreement with the extension
33 and modified terms of service. By and with this Resolution and the attached 2025
34 Agreement the City Council authorizes the continued use and occupancy of the
35 Property, in accordance with certain operational changes, which to the extent
36 necessary or required will be incorporated into the current operations and

37 maintenance agreement with the City and the Lessee regarding the use of the
38 Property and the provision of services at the Resource Center.

39 NOW THEREFORE, as provided in this Resolution, the City Council of the City of Grand
40 Junction authorizes the City Manager to execute the Second Amended and Restated
41 Lease/License Agreement for and regarding the use of the real property located at 261
42 Ute Avenue as particularly described in the 2025 Agreement and the Amended
43 Agreement pertaining to operations and service delivery.

44 _____
45 Abram Herman
46 President of the City Council

47
48 ATTEST:

49
50 _____
51 Selestina Sandoval
52 City Clerk
53
54



Grand Junction City Council

Regular Session

Item #4.c.

Meeting Date: April 16, 2025

Presented By: Trenton Prall, Engineering & Transportation Director

Department: Engineering & Transportation

Submitted By: Trent Prall, Engineering and Transportation Director

Information

SUBJECT:

A Resolution Authorizing an Intergovernmental Agreement (IGA) with Colorado Department of Transportation for I-70B Phase 7 Construction

RECOMMENDATION:

Adopt a Resolution Authorizing the City Manager to sign an Intergovernmental Agreement (IGA) with Colorado Department of Transportation (CDOT) for the construction of 4th Street improvements as part of the I-70B Phase 7 construction.

EXECUTIVE SUMMARY:

The Colorado Department of Transportation (CDOT) is nearing construction on Phase 7 of the reconstruction of I-70B through Grand Junction. The improvements also include "off system" work on 4th Street from the alley north of Ute to the alley south of Pitkin and includes landscaping and irrigation throughout the project. The Intergovernmental Agreement with CDOT commits the City up to a maximum of \$819,733.43 for the proposed work.

BACKGROUND OR DETAILED INFORMATION:

CDOT Project NHPP 070A-042 (25637) Phase 7 will reconstruct I-70B from east of 3rd Street to just west of 7th Street. It is scheduled to go to bid later this year with construction starting in 2026.

As part of the work, the City is contracting with CDOT on the replacement of the water lines in and around the affected area under a separate Special Utility Agreement.

An existing IGA was for the design of the water line replacements. This amendment increases the maximum amount payable from \$37,733.43 by \$782,000 to \$819,733.43 to include street reconstruction on 4th Street from the alley south of Pitkin to the alley

north of Ute Ave.

Project improvements will address congestion, bring multimodal improvements that allow for a safer and more comfortable travel experience for cars, pedestrians, and cyclists; and provide effective business access along the corridor. The Colorado Department of Transportation will create plans, profiles, and a tabulation of items for a waterline to be constructed along Ute and Pitkin Avenues between 3rd Street and 6th Street. The work associated with the City of Grand Junction's reimbursement includes roadway, multimodal, and landscaping improvements on 4th Street between Ute Avenue and Pitkin Avenue. Roadway improvements include a full reconstruction of 4th Street new pavement, curb and gutter, and drainage infrastructure. Multimodal improvements include an 8-foot sidewalk along each side of 4th Street, ADA curb ramps, and curb extensions to reduce pedestrian crossing distances at 4th Street. Landscaping improvements will match the Xeriscape theme of the I-70B corridor. The City of Grand Junction will provide up to a maximum contribution of \$819,733.43 to CDOT for 4th Street improvements and waterline design that are completed under CDOT project NHPP 070A-042 (25637) I-70B east of 3rd St.

FISCAL IMPACT:

The City's \$819,733 contribution to the project will be included in the recommended 2026 budget with \$37,733 proposed in the Water Fund and \$782,000 in the .75% Sales Tax Capital Improvement Fund with a portion (\$282,000) as part of the annual contract street maintenance project.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No.16-25, a resolution entering into an agreement with the Colorado Department of Transportation for the 4th Street reconstruction to be constructed as part of I-70B Phase 7 project, authorizing City matching funds and authorizing the City Manager to sign an agreement with the Colorado of Department of Transportation.

Attachments

1. Draft AM1 25637 COGJ 331003484 04Apr2025
2. RES-CDOT 4th Street

STATE OF COLORADO AMENDMENT

Amendment #: 1

Project #: NHPP 070A-042 (25637)

SIGNATURE AND COVER PAGE

State Agency Department of Transportation		Amendment Routing Number 25-HA3-XC-00151-M0001
Local Agency CITY OF GRAND JUNCTION		Original Agreement Routing Number 25-HA3-XC-00151
Agreement Maximum Amount	\$819,733.43	Agreement Performance Beginning Date October 29, 2024
		Initial Agreement expiration date September 24, 2034

THE PARTIES HERETO HAVE EXECUTED THIS AMENDMENT

Each person signing this Amendment represents and warrants that he or she is duly authorized to execute this Amendment and to bind the Party authorizing his or her signature.

STATE OF COLORADO
Jared S. Polis, Governor
Department of Transportation
Shoshana M. Lew, Executive Director

Keith Stefanik, P.E., Chief Engineer

Date: _____

LOCAL AGENCY
CITY OF GRAND JUNCTION

By: _____
*Signature

Name: _____
(Print Name)

Title: _____
(Print Title)

Date: _____

**SECOND LOCAL AGENCY SIGNATURE,
IF NEEDED**
CITY OF GRAND JUNCTION

By: _____
*Signature

Name: _____
(Print Name)

Title: _____
(Print Title)

Date: _____

In accordance with §24-30-202 C.R.S., this Amendment is not valid until signed and dated below by the State Controller or an authorized delegate.

STATE CONTROLLER
Robert Jaros, CPA, MBA, JD

By: _____
Department of Transportation

Amendment Effective Date: _____

1) PARTIES

This Amendment (the "Amendment") to the Original Agreement shown on the Signature and Cover Page for this Amendment (the "Agreement") is entered into by and between the Local Agency and the State.

2) TERMINOLOGY

Except as specifically modified by this Amendment, all terms used in this Amendment that are defined in the Agreement shall be construed and interpreted in accordance with the Agreement.

3) EFFECTIVE DATE AND ENFORCEABILITY

A. Amendment Effective Date

This Amendment shall not be valid or enforceable until the Amendment Effective Date shown on the Signature and Cover Page for this Amendment. The State shall not be bound by any provision of this Amendment before that Amendment Effective Date, and shall have no obligation to pay the Local Agency for any Work performed or expense incurred under this Amendment either before or after the Amendment term shown in **§3.B** of this Amendment

B. Amendment Term

The Parties' respective performances under this Amendment and the changes to the Agreement contained herein shall commence on the Amendment Effective Date shown on the Signature and Cover Page for this Amendment and shall terminate on the termination of the Agreement.

4) PURPOSE

This Agreement is a revenue contract for design of a waterline along Ute and Pitkin Ave in Grand Junction. The Parties now wish to increase the maximum contribution of the Local Agency for this Agreement to provide funds for a construction phase.

5) MODIFICATIONS

A. This Amendment increases the maximum amount payable by the Local Agency for this project from \$37,733.43 by \$782,000.00 to \$819,733.43.

B. A new Exhibit A-1 is made part of the original Agreement and replaces Exhibit A.

6) LIMITS OF EFFECT

This Amendment is incorporated by reference into the Agreement, and the Agreement and all prior amendments or other modifications to the Agreement, if any, remain in full force and effect except as specifically modified in this Amendment. Except for the Special Provisions contained in the Agreement, in the event of any conflict, inconsistency, variance, or contradiction between the provisions of this Amendment and any of the provisions of the Agreement or any prior modification to the Agreement, the provisions of this Amendment shall in all respects supersede, govern, and control. The provisions of this Amendment shall only supersede, govern, and control over the Special Provisions contained in the Agreement to the extent that this Amendment specifically modifies those Special Provisions.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK

EXHIBIT A-1

SCOPE OF WORK

Name of Project: I-70B Grand Junction east of 3rd St.
Project Number: NHPP 070A-042
SubAccount #: 25637

CDOT project NHPP 070A-042 (25637) will address congestion, bring multimodal improvements that allow for a safer and more comfortable travel experience for cars, pedestrians, and cyclists; and provide effective business access along the corridor.

The Colorado Department of Transportation will create plans, profiles, and a tabulation of items for a waterline to be constructed along Ute and Pitkin Avenues between 3rd Street and 6th Street.

The street work associated with the City of Grand Junction's reimbursement includes roadway, multimodal, and landscaping improvements on 4th Street between Ute Avenue and Pitkin Avenue. Roadway improvements include a full reconstruction of 4th Street new pavement, curb and gutter, and drainage infrastructure. Multimodal improvements include 8-ft sidewalk along each side of 4th Street, ADA curb ramps, and curb extensions to reduce pedestrian crossing distances at 4th Street. Landscaping improvements will match the xeriscape theme of the I-70B corridor.

The City of Grand Junction will provide up to a maximum contribution of \$819,733.43 to CDOT for 4th Street improvements and waterline design that are completed under CDOT project NHPP 070A-042 (25637) I-70B east of 3rd St.

Local Agency is responsible for maintaining and operating the scope of work described in this Exhibit A-1 constructed under this Agreement at its own cost and expense during its useful life.

THE REST OF THIS PAGE INTENTIONALLY LEFT BLANK

RESOLUTION NO. XX-25

A RESOLUTION AUTHORIZING THE CITY MANAGER TO SIGN AN AGREEMENT BETWEEN THE CITY OF GRAND JUNCTION AND THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) FOR THE I-70B PHASE 7

RECITALS:

The Colorado Department of Transportation (CDOT) is nearing construction phase on Phase 7 of the reconstruction of I-70B through Grand Junction. The improvements also include "off system" work on 4th Street from the alley north of Ute to the alley south of Pitkin and includes landscaping and irrigation throughout the project. City water line replacements are also included in the project.

Phase 7 project improvements will address congestion, bring multimodal improvements that allow for a safer and more comfortable travel experience for cars, pedestrians, and cyclists; and provide effective business access along the corridor. CDOT will create plans, profiles, and a tabulation of items for a City waterline to be constructed along Ute and Pitkin Avenues between 3rd Street and 6th Street. The work associated with the City of Grand Junction's reimbursement includes roadway, multimodal, and landscaping improvements on 4th Street between Ute Avenue and Pitkin Avenue. Roadway improvements include a full reconstruction of 4th Street including new pavement, curb and gutter, and drainage infrastructure. Multimodal improvements include 8-ft sidewalk along each side of 4th Street, Americans with Disabilities Act (ADA) compliant curb ramps, and curb extensions to reduce pedestrian crossing distances at 4th Street. Landscaping improvements will match the Xeriscape theme of the I-70B corridor.

The intergovernmental agreement and construction contract authorized and approved by and with this Resolution commits the City up to a maximum of \$819,733.43 million for the proposed work.

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

- a. The City Council hereby authorizes the City Manager to execute the necessary or required documents, intergovernmental agreement, and construction contract, with the Colorado Department of Transportation to fund and construct I-70B Phase 7 including "off-system" street work on 4th Street for the City of Grand Junction and the design of water line replacements throughout the project area.
- b. The City Council finds and determines that the intergovernmental agreement, and construction contract are in the best interest of the City.

- c. The City Council hereby authorizes the expenditure of funds and the commitment of resources, as necessary, to meet the terms and obligations of the Contract.
- d. This Resolution shall be in full force and effect from the date on which the Contract is signed, if at all.

PASSED AND ADOPTED this 16th day of April 2025.

Abram Herman
President of the City Council

ATTEST:

Selestina Sandoval
City Clerk



Grand Junction City Council

Regular Session

Item #5.a.i.

Meeting Date: April 16, 2025

Presented By: Michael Bennett, City Manager, John Shaver, City Attorney, Trenton Prall, Engineering & Transportation Director

Department: City Attorney

Submitted By: John Shaver

Information

SUBJECT:

A Resolution Authorizing and Approving the President of the City Council to Sign an Agreement to Acquire Interests in Land for the Construction and Maintenance of a Public Sidewalk and Related Facilities and Structures Over and Across a Portion of the Grand Valley Irrigation Company Independent Ranchmen's Ditch Between 24½ Road and 25½ Road in the City of Grand Junction

RECOMMENDATION:

Adopt and approve the Resolution authorizing and approving the City Council President to sign an agreement acquiring interests in land for the construction and maintenance of an improved public sidewalk and related facilities and structures over and across a portion of the Grand Valley Irrigation Company Independent Ranchmen's Ditch between 24½ Road and 25½ Road in the City of Grand Junction.

EXECUTIVE SUMMARY:

The City has offered and GVIC has accepted the payment of \$400,000 for the grant of easement(s) and the right of way for street crossings to be conveyed by separate instruments from GVIC to the City for the construction and maintenance of an improved public sidewalk and related facilities and structures over and across a portion of the IRD between 24½ Road and 25½ Road. The GVIC Board has approved the project and GVIC has agreed to grant the City an easement for the construction of permanent surface improvements over and across the IRD and to deed to the City those areas of its land where street crossings have been constructed.

BACKGROUND OR DETAILED INFORMATION:

Grand Valley Irrigation Company (GVIC) owns and operates a system of irrigation canals, ditches and related facilities in the City and County for the delivery of irrigation

water to its shareholders. Those facilities include the Independent Ranchmen's Ditch (IRD), which is located to the South of Patterson Road between 26 and 24 Roads in the City. In that location the IRD is piped. GVIC and the City cooperated in and completed the piping project in 2008. Since then, the surface of the IRD has been unimproved and informally used as a pedestrian walkway.

The City proposed to GVIC a project for the design, construction, and maintenance of an improved public sidewalk and related facilities and structures over and across a portion of the IRD between 24½ Road and 25½ Road.

The GVIC Board has approved the project and GVIC has agreed to grant the City an easement for the construction of permanent surface improvements over and across the IRD and to deed to the City those areas of its land where street crossings have been constructed.

The City has offered and GVIC has accepted the payment of \$400,000 for the grant of easement(s) and the right of way for street crossings to be conveyed by separate instruments from GVIC to the City.

FISCAL IMPACT:

The purchase price of \$400,000 for the necessary interests in the land is in the 2025 adopted capital budget.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution 17-25, a resolution authorizing the President of the City Council and the several officers of the City to take all action necessary or appropriate to sign the agreement(s) necessary or required to purchase the interests in land from GVIC and to otherwise effectuate the Resolution for the purposes set forth and as described therein.

Attachments

1. RES-IRD 20250409

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. __-25

A RESOLUTION AUTHORIZING AND APPROVING THE PRESIDENT OF THE CITY COUNCIL TO SIGN AN AGREEMENT TO ACQUIRE INTERESTS IN LAND FOR THE CONSTRUCTION AND MAINTENANCE OF A PUBLIC SIDEWALK AND RELATED FACILITIES AND STRUCTURES OVER AND ACROSS A PORTION OF THE GRAND VALLEY IRRIGATION COMPANY INDEPENDENT RANCHMEN'S DITCH BETWEEN 24½ ROAD AND 25½ ROAD IN THE CITY OF GRAND JUNCTION

RECITALS.

Grand Valley Irrigation Company (GVIC) owns and operates a system of irrigation canals, ditches and related facilities in the City and County for the delivery of irrigation water to its shareholders. Those facilities include the Independent Ranchmen's Ditch (IRD), which is located to the South of Patterson Road between 26 and 24 Roads in the City. In that location the IRD is piped. GVIC and the City cooperated in and completed the piping project in 2008. Since then, the surface of the IRD has been unimproved and informally used as a pedestrian walkway.

The City proposed to GVIC a project for the design, construction, and maintenance of an improved public sidewalk and related facilities and structures over and across a portion of the IRD between 24½ Road and 25½ Road.

The GVIC Board has approved the project and GVIC has agreed to grant the City an easement for the construction of permanent surface improvements over and across the IRD and to deed to the City those areas of its land where street crossings have been constructed.

The CITY has offered and GVIC has accepted the payment of \$400,000 for the grant of easement(s) and the right of way for street crossings to be conveyed by separate instruments from GVIC to the City.

NOW THEREFORE, in consideration of the Recitals the President of the City Council and the several officers of the City are hereby authorized and directed to take all action necessary or appropriate to sign the agreement(s) necessary or required to purchase the interests in land from GVIC and to otherwise effectuate this Resolution for the purposes set forth and as described herein.

Dated the 16th day of April 2025.

Abram Herman
President of the City Council

ATTEST:

Selestina Sandoval
City Clerk

DRAFT



Grand Junction City Council

Regular Session

Item #5.a.ii.

Meeting Date: April 16, 2025

Presented By: Randi Kim, Utilities Director

Department: Utilities

Submitted By: Randi Kim

Information

SUBJECT:

An Ordinance Revising Chapter 13.08.320 Repair and Maintenance of Service Pipes

RECOMMENDATION:

Staff recommends revising GCMC Chapter 13.08.320 to allow the Utilities Department to replace at its expense all or a portion of the service line when required to properly manage, operate or maintain the Water System.

EXECUTIVE SUMMARY:

The City will be required to replace lead service lines under its control within 10 years starting in 2027 in accordance with the Lead and Copper Rule Improvements (LCRI) Rule issued by the Environmental Protection Agency (EPA) on October 8, 2024. Funding replacement of private lead service lines with Water enterprise funding would allow Staff to expedite replacements over the next 5 years. Utilizing Water enterprise funding would require a revision to the City municipal code to allow the use of these funds for private service lines. This is an introduction of an ordinance revising Chapter 13.08.320 to allow the Utilities Department to replace at its expense all or a portion of the service line when required to properly manage, operate or maintain the Water System.

BACKGROUND OR DETAILED INFORMATION:

The City will be required to replace lead service lines under its control within 10 years starting in 2027 in accordance with the Lead and Copper Rule Improvements (LCRI) Rule issued by the Environmental Protection Agency (EPA) on October 8, 2024.

Staff completed an inventory of 10,108 service lines and determined that 189 are lead and 176 are galvanized, for a total of 365 requiring replacement. Of these, 219 are private service lines, and 123 are City-owned lines. Customers with lead and

galvanized service lines were notified in November 2024, and the results of the lead service line inventory are available to the public on EngageGJ.org.

The estimated cost of replacing City-owned service lines is between \$92,000 and \$185,000. The estimated cost of replacing private service lines is between \$164,000 and \$329,000 if completed by City crews. Staff considered four funding options for replacing private lead service lines: 1) property owners pay for replacements, 2) a payback plan through monthly utility billing, 3) grant funding, and 4) Water enterprise funding.

Funding replacement of private lead service lines with Water enterprise funding would allow Staff to expedite replacements over the next 5 years. The 2025 Adopted Budget includes \$100,000 for lead service line replacements and \$100,000 per year in the 10-year capital improvement plan for years 2026 through 2029 for a total of \$500,000. The estimated total cost for replacing both City-owned and private lead service lines is \$256,000 to \$514,000. Replacing the private service lines results in a benefit to the water system by avoiding the potential future cost of implementing a corrosion control program which is estimated at \$100,000 for the initial study, \$50,000 to \$200,000 per year for treatment, and \$4,000 for triennial water quality monitoring. Further, the EPA recommends completing full replacements (both customer and system lines) to reduce lead exposure. Several other municipal water utilities are offering replacements of private lead service lines, including Arvada, Aurora, Denver Water, Englewood, Golden, Greeley, and Pueblo Water. While some of these cities are funding their programs with grants, there are several cities that are offering funding through the water enterprise or a combination of grants, loans and enterprise funding. Due to the limited number of private service lines that require replacement and the nominal costs for the Grand Junction water service area, the Water Fund could support the full replacement plan without impacting customer rates.

Utilizing Water enterprise funding would require a revision to the City municipal code to allow the use of these funds for private service lines. Current Grand Junction Municipal Code Chapter 13.08.320 requires that the owner, lessee or agent maintain the service pipes. Staff recommend revising this chapter to allow the Utilities Department to replace at its expense all or a portion of the service line when required to properly manage, operate, or maintain the Water System. The Utilities Department may require replacement of all or a portion of any service connection that could pose a risk to service levels, public health, or water quality, as determined by the City or required by state or federal regulation. The replaced service connection would continue to be the property of the owner, lessee or agent.

FISCAL IMPACT:

The 2025 Adopted Budget includes \$100,000 for lead service line replacements and \$100,000 per year in the 10-year capital improvement plan for years 2026 through 2029 for a total of \$500,000, which would be sufficient to fund replacement of both City-owned and private lead service lines.

SUGGESTED MOTION:

I move to (adopt/deny) Ordinance No. 5255 an ordinance amending title 13 of the GJMC Chapter 13.08.320 to allow the Utilities Department to replace at its expense all or a portion of the service line when required to properly manage, operate or maintain the Water System on final passage and publication in pamphlet form.

Attachments

1. ORD-Lead Replacement 20250319

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. XXXX

**AN ORDINANCE AMENDING TITLE 13 OF THE GRAND JUNCTION MUNICIPAL CODE (GJMC)
REGARDING REPAIR, MAINTENANCE OF SERVICE PIPES IN THE CITY OF GRAND JUNCTION**

Recitals:

On January 15, 2021, the United States Environmental Protection Agency (EPA) published the Lead and Copper Rule Revisions (LCRR) which further strengthens the protections against lead in drinking water. The LCRR specified a deadline of October 16, 2024, for water systems to comply with the revised requirements which included completion of an initial service line inventory.

On August 14, 2023, the Colorado Water Quality Control Commission adopted the updated requirements of the LCRR into the Colorado Primary Drinking Water Regulations at 5 C.C.R. 1002-11, as may be amended from time to time (Regulation 11).

On October 8, 2024, the EPA published the Lead and Copper Rule Improvements (LCRI) which require drinking water systems to identify and replace lead service lines within 10 years starting in 2027. The LCRI also requires more rigorous testing of drinking water and lowers the action threshold to 10 parts per billion to protect people from lead exposure in water.

The Colorado Water Quality Control Commission plans to begin a stakeholder effort in Spring 2025 to discuss adoption of the LCRI into Regulation 11.

On September 24, 1967, Grand Junction Ordinance No. 1269 amending Section 31-24 of the GJMC to provide for the use of copper pipe for service lines. At that time the City did not explicitly prohibit lead or galvanized pipe material or require that existing lead or galvanized service lines be replaced with copper lines.

In October 2024, the City completed a service line inventory and identified 365 lead and galvanized service lines requiring replacement. Of those, 219 of the service lines are privately owned.

Section 13.08.320 of the GJMC requires that the owner, lessee or agent maintain the service pipes from the meter to the building.

The EPA strongly discourages partial replacements of service lines because they can increase lead levels in tap water.

Replacing both municipally owned and privately owned service lines presents a benefit to the municipal water system by avoiding the cost of potential future corrosion control studies, treatment, and water quality monitoring programs.

The City Council having duly considered the matter does find that proactive implementation of a lead and galvanized service line replacement program including full replacements of both municipally owned and privately owned service lines and funding the lead and galvanized service

line replacement program through the Water Enterprise Fund is appropriate and will further public health, safety and welfare.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION in consideration of and adoption of the foregoing Recitals that Chapter 13.08.320 of the GJMC shall be amended as follows with additions shown in ALL CAPS and deletions shown in ~~striketrough~~:

§ 13.08.320 Repair, maintenance of service pipes

The owner, lessee or agent shall maintain the service pipes from the curb stop if the meter is at the curb, or from the meter if the meter is located between the property line and the curb. It shall be the owner's duty to keep such pipes in good repair and protected from freezing, and the owner shall be responsible for all damages resulting from leaks or breaks in such service pipes.

WHEN REQUIRED TO PROPERLY MANAGE, OPERATE OR MAINTAIN THE WATER SYSTEM, THE CITY UTILITIES DEPARTMENT MAY REPLACE AT ITS EXPENSE ALL OR A PORTION OF ANY LEAD AND/OR GALVANIZED SERVICE LINES OF A CITY WATER CUSTOMER FROM THE METER TO THE BUILDING. THE UTILITIES DEPARTMENT MAY REQUIRE REPLACEMENT OF ALL OR A PORTION OF ANY SERVICE CONNECTION THAT COULD POSE A RISK TO SERVICE LEVELS, PUBLIC HEALTH, OR WATER QUALITY, AS DETERMINED BY THE CITY OR REQUIRED BY STATE OR FEDERAL REGULATION. THE REPLACED SERVICE CONNECTION SHALL BE THE PROPERTY OF THE PROPERTY OWNER.

Severability.

The officers of the City are hereby authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Ordinance.

if any section, paragraph, clause, or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall in no manner affect any remaining provisions of this Ordinance, the intent being that the same are severable.

INTRODUCED on first reading this 2nd day of April 2025 and ordered published in pamphlet form.

PASSED AND ADOPTED on second reading this _____ day of April 2025 and ordered published in pamphlet form.

Abram Herman
President of the City Council

Attest: _____

Selestina Sandoval
City Clerk



Grand Junction City Council

Regular Session

Item #5.a.iii.

Meeting Date: April 16, 2025

Presented By: Jodilyn Welch, Interim Finance Director

Department: Finance

Submitted By: Jodi Welch, Finance Director

Information

SUBJECT:

An Ordinance for Supplemental Appropriations for Confluence Center of Colorado

RECOMMENDATION:

Staff recommends approval of the Ordinance.

EXECUTIVE SUMMARY:

At the City Council workshop on December 2, 2024, Council expressed support for funding the Confluence Center of Colorado for the acquisition of .8 acres within the RiverFront at Dos Rios as well as payment of development fees related to the project. This action will introduce the supplemental appropriation to provide spending authority of \$299,749. The plat of the new lot is underway and acquisition by May-Riegler will now need to occur.

BACKGROUND OR DETAILED INFORMATION:

The Confluence Center of Colorado, comprised of five local non-profits including RiversEdge West, One Riverfront, Colorado Canyons Association, the Colorado West Land Trust and Eureka! McConnell Science Museum is requesting \$299,748.60 in funding to assist in the construction of an approximately 10,700-square-foot building within the RiverFront at Dos Rios. The building will be home to this non-profit collaborative center and include office and meeting space, and Pre-K education and childcare for their employees and the broader community.

The request of \$299,748.60 includes the price to purchase the .80 acres of land for the majority of their building site (\$239,886), and the remainder reflects the cost of development-related fees, including the application of Transportation, Fire, Police, Water tap, sewer tap, storm drainage, and engineering inspection fees (\$59,862.60).

Additional information about the project is contained within the attached communications from the Confluence Center.

FISCAL IMPACT:

The supplemental appropriation ordinance is presented in order to ensure sufficient appropriation by fund to defray the necessary expenses of the City of Grand Junction. The appropriation ordinance is consistent with, and as proposed for adoption, reflective of lawful and proper governmental accounting practices and is supported by the supplementary documents incorporated by reference above.

This supplemental ordinance was introduced on January 15, 2025, and was continued pending progress on the platting of the .80 acres. This new spending for the Confluence Center will come from the available fund balance in the General Fund, which, at the time of the adoption of the 2025 budget, was projected at \$12.1 million by December 31, 2025.

SUGGESTED MOTION:

I move to (adopt/deny) Ordinance No. 5251, an ordinance making the supplemental appropriations to the 2025 Budget of the City of Grand Junction, Colorado for the year beginning January 1, 2025 and ending December 31, 2025 on final passage and order final publication in pamphlet form.

Attachments

1. Confluence Ctr 10.19.2023
2. Confluence Ctr 03.14.2024
3. Confluence_Center_City_Request_2024.10.25
4. Confluence Ctr Brochure
5. ORD-Confluence 2025 Supplemental Appropriation 20250408



Members of the Grand Junction City Council

October 19, 2023

Via E-mail

Dear City Council Members:

We are excited to bring to your attention an ambitious partnership involving five local organizations: RiversEdge West, Eureka! Science Museum, Colorado West Land Trust, One Riverfront, and Colorado Canyons Association. These organizations share a common commitment to land and water conservation, stewardship, community engagement, recreation, collaboration, education, and science. Together, we aim to transform the Confluence Center building at Dos Rios into a vibrant reality.

Our collective vision for the Confluence Center is to establish a non-profit center that offers collaborative office and meeting space, pre-K education and childcare for our employees and the broader community, and a focal point for the region on our shared values. The center will host conferences, public presentations, and countless other events to engage the community. We believe that the benefits of the center will extend far beyond the sum of its parts. By fostering community involvement and knowledge sharing, it will significantly enhance the support for each partner's missions.

To turn this vision into reality, approximately six million dollars will be needed for the center's construction. We respectfully request the City of Grand Junction to donate a portion of the land for the center as a way to support this effort, the organizations and our collective missions. The center will be an important anchor to the Dos Rios development and contribute to the character of the new neighborhood, helping to make it a vibrant place to live and work. We have broad community support and have engaged a consultant to lead our capital campaign.

We welcome the opportunity to meet with the council and share more details about the center's vision, benefits, timeline, and capital campaign. Please don't hesitate to reach out to us with any questions.

Sincerely,

Rusty Lloyd, Executive Director, RiversEdge West
Jenn Moore, Executive Director, Eureka! Science Museum
Rob Bleiberg, Executive Director, Colorado West Land Trust
John Gormley, Chair, Riverfront Foundation
Chris Herrman, Executive Director, Colorado Canyons Association

CONFLUENCE CENTER OF COLORADO

Supporting the community by advancing land and water conservation, science, recreation, and environmental education

EIN 93-3159806



City of Grand Junction
250 N 5th Street
Grand Junction, CO 81501

March 14, 2024

Dear City Council,

We are writing to express excitement for a potential new gem to be built along the Colorado River in Grand Junction – the Confluence Center of Colorado. As the leaders tasked with bringing this project to reality, we are hopeful the City of Grand Junction will share in our enthusiasm for this project and consider supporting this with a gift of land to the organization. The city's partnership in this project is critical to our success.

We know the city shares a commitment to the redevelopment of the riverfront and has in fact partnered with our organizations in the past to help build trail systems and restore vital habitat along the river corridors. We have valued these partnerships and hope to continue that legacy with you in this new and exciting project. This project carries in the same spirit of past partnerships with the city by revitalizing our riverfront in the new Dos Rios redevelopment.

Confluence Center of Colorado was founded by five leading local non-profits: RiversEdge West, One Riverfront, Colorado Canyons Association, the Colorado West Land Trust and Eureka! McConnell Science Museum. Once built, the Confluence Center of Colorado will bring together mission-focused organizations working at the confluence of land and water science, education, agriculture, and stewardship. Together, the Confluence Center partners' united presence and unique location will increase science-based education and stewardship capability and magnify the long-term impact to shape our land and water future for the community. With support from leaders like the city of Grand Junction, we can realize our vision to construct this important place. These non-profits have a proven track record of successful projects and initiatives and are committed to collaboratively making this place a reality to make an even greater difference in the environmental and recreational landscape of this community.

Currently, the Confluence Center of Colorado has raised \$2.8 million with a goal of \$7.5 million. We have many community leaders and organizations that are engaging in this project, but it will take resources from leaders like the City Council to make the project a reality.

Enclosed with this letter you will find our case for support, which outlines in more detail the proposed project. We welcome the opportunity to discuss this project further and address any questions or concerns you may have.

Thank you for taking time to look at this incredible project and we are excited about the possibility of partnering with you to make a lasting impact on the long-term sustainability of our riverfront.

Sincerely,

Confluence Center Leadership Committee

<i>Biff Messinger</i>	<i>Don Schuster</i>	<i>Joe Higgins</i>	<i>John Gormley</i>	<i>Mary Thom</i>	<i>Marian Heesaker</i>
<i>Mike Perry</i>	<i>Randy Spydell</i>	<i>Rebecca Frank</i>	<i>Stefanie Harville</i>	<i>Tawni Kelley</i>	

CONFLUENCE CENTER OF COLORADO

Supporting the community by advancing land and water conservation, science, recreation, and environmental education

EIN 93-3159806



Members of the Grand Junction City Council – via email

October 25, 2024

Dear City Council Members:

We are sending this letter as an updated request to the first two letters you received, the first was dated 10/19/2023, and the second was dated 04/01/2024.

Design completion and formal submission for our building permit will conclude at the end of this month. The Confluence Center, Grand Junction Community Development, and May Reigler Properties have been working together since our last correspondence to detail the final property boundaries and determine values for the land in question. The following narrative and attached exhibit describe how the parcels of land will be conveyed, combined, and acquired for the Confluence Center Project:

The City of Grand Junction will sell May Riegler .313 acres for ~\$90,436. This value is calculated on a \$288,934 per acre price. The blue hatch area in the attached exhibit shows this area. This cost would be deducted from the contractual sell price of the City's existing Lot 5 to May Riegler.

To create the Lot for the Confluence project, the .313 City-owned property needs to be combined with .49 acres of property currently owned by May Reigler, the parcel was formerly the 'Sunshine Polishing Lot' and is shown in the yellow hatch on the attached exhibit. The value of this property is ~\$149,450. This value is calculated on a \$305,000 per acre price.

May Riegler plans to convey to the Confluence project a larger area of .91 acres. However, this additional acreage (.11 acres) will eventually be needed to accommodate the remaining May Reigler development in this area. So there will be no funding request for this portion of the lot.

Our formal request from the City of Grand Junction is to fund the acquisition of .80 acres of the .91 acre lot, the proposed lot 3 that is outlined in red in the attached exhibit, for the amount of \$239,886. We're also requesting payment for all development-related fees. This includes the application, TCP, Fire, Police, water tap, sewer tap, storm drainage, and the engineering inspection fee for a combined value of \$59,862.60. The cumulative value of our formal request is **\$299,748.60**.

The local organizations that are partnering to make this a project a reality are: RiversEdge West, EUREKA! McConnell Science Museum, Colorado West Land Trust, One Riverfront, Colorado National Monument Association, and Colorado Canyons Association. These organizations all share the values of land and water conservation, stewardship, community, collaboration, education, and science. They all believe the Confluence Center will raise the visibility of these issues in the community to the benefit of the partners' missions.

Thank you for your consideration, we're confident that this project will greatly benefit the Grand Junction community for years to come.

Don't hesitate to reach out with any questions!

Sincerely,

Rusty Lloyd, Confluence Center Board President

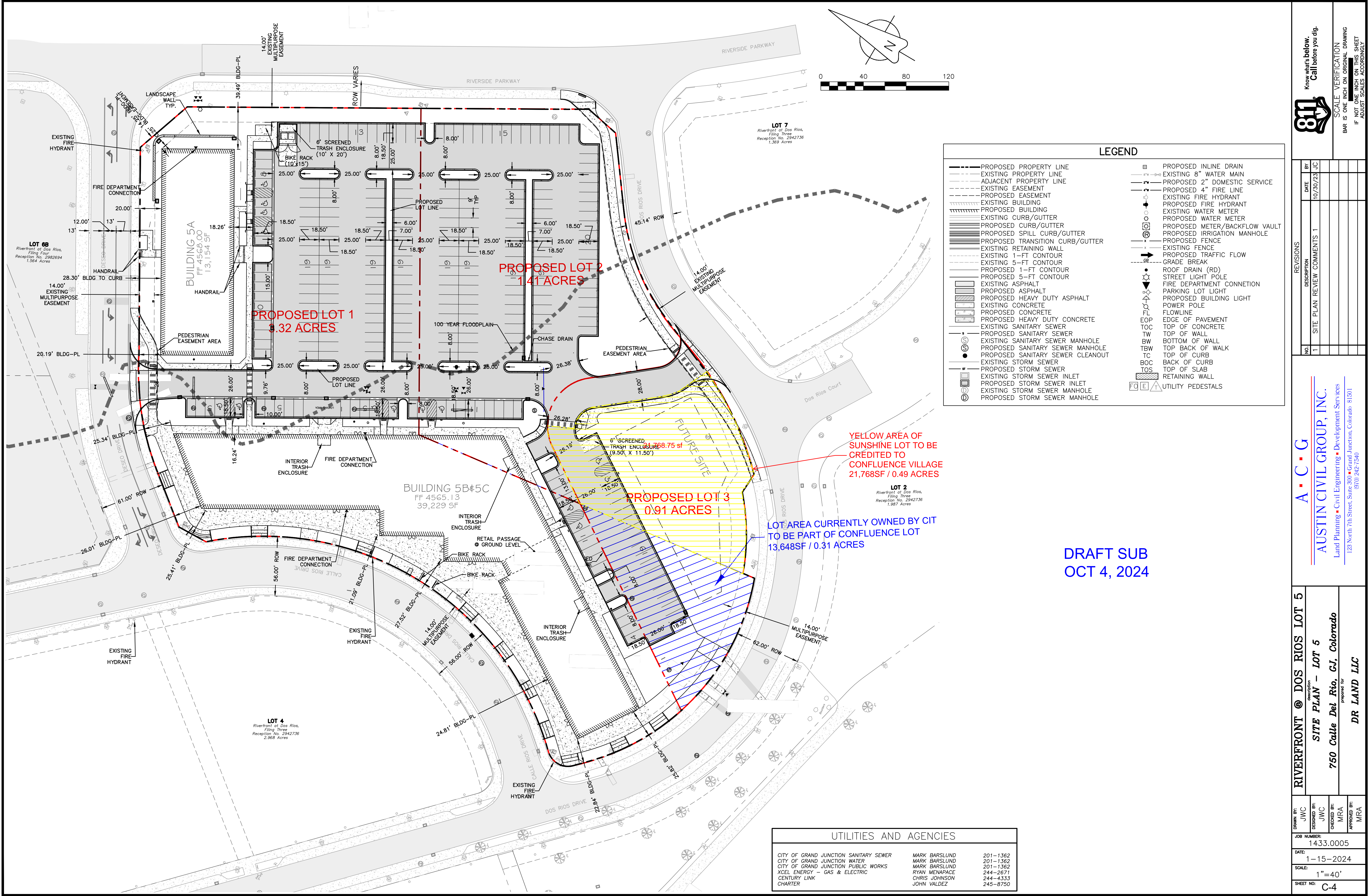
Jenn Moore, Confluence Center Board of Directors

Michele Rohrbach, Confluence Center Board of Directors

CONFLUENCE CENTER OF COLORADO

Supporting the community by advancing land and water conservation, science, recreation, and environmental education

EIN 93-3159806



THE CONFLUENCE CENTER



**CONFLUENCE
CENTER
OF COLORADO**

Photo by Grand Junction Visitors Bureau

**Mission-focused nonprofit organizations coming together
in one place to magnify their impact on our community,
region, and nation's land and water future.**

WHO WE ARE

The Confluence Center of Colorado is a nonprofit organization formed from a collaborative partnership of local nonprofits in Mesa County who are committed to the same mission-driven work of land and water stewardship, education, recreation, and restoration.

Unified around the values of stewardship, community, collaboration, connectivity and education, the founding partners include RiversEdge West; EUREKA! McConnell Science Museum; Colorado Canyons Association; One Riverfront, and Colorado West Land Trust.

Individually, each organization is contributing to western Colorado's sustainability through science-based education, water and land conservation, restoration, and stewardship efforts.

By combining each organization's work and expertise, the Confluence Center partners will skillfully meet the challenges that come with solving multifaceted issues related to land and water conservation. Cooperative partnerships and the center's unique location will lend themselves to natural economies of scale and transformative educational programming to help inspire devoted stewardship and long-lasting change.

FOUNDING NONPROFITS:



RiversEdge West

RESTORE • CONNECT • INNOVATE



Discover • Inspire • Belong



**COLORADO WEST
LAND TRUST**

CAMPAIGN LEADERSHIP:

Biff Messigner
Don Schuster
Joe Higgins
John Gormley
Mary Thom
Marian Heesaker

Mike Perry
Randy Spydell
Rebecca Frank
Stefanie Harville
Tawni Kelley





PROMOTING COMMUNITY WELL-BEING AND INTERCONNECTIVITY

"The late Jim Robb, a Grand Junction attorney, state legislator, state parks board member, and founding member and co-chair of the Grand Junction/Mesa County Riverfront Commission, had a vision almost 40 years ago that exists today in the portion of the Colorado State Parks system that is named after him.

His vision was of the Colorado River as a sparkling necklace, with pearls of state parks and community river conservation initiatives interspersed along the water front, from Cameo to Fruita. He would be honored to know that the Confluence Center is the latest of these lovely pearls."

- Rebecca Frank
Confluence Center Leadership Team

PURPOSE

We believe every person is intrinsically connected to the health of our landscapes and has a vital role to play in order to maintain the inherent worth of our natural resources for future generations.

MISSION

We bring together mission-focused, nonpolitical organizations working at the confluence of land and water science, education, and stewardship to magnify our impact and ensure the longevity of our natural resources for future generations.

VISION

By coming together, our united presence and unique location will increase our science-based education and stewardship capability and magnify our long-term impact to shape our land and water future for the community, region, and nation.



COMING TOGETHER TO SHAPE OUR LAND + WATER FUTURE

The health of our rivers is more important than ever and the seven basin states and tribal nations understand this. **Decreasing snowpack, extended drought, and increased population** are creating a drastically altered landscape.

The Confluence Center will play a pivotal role in addressing these growing challenges for land and water resources in our region and community.

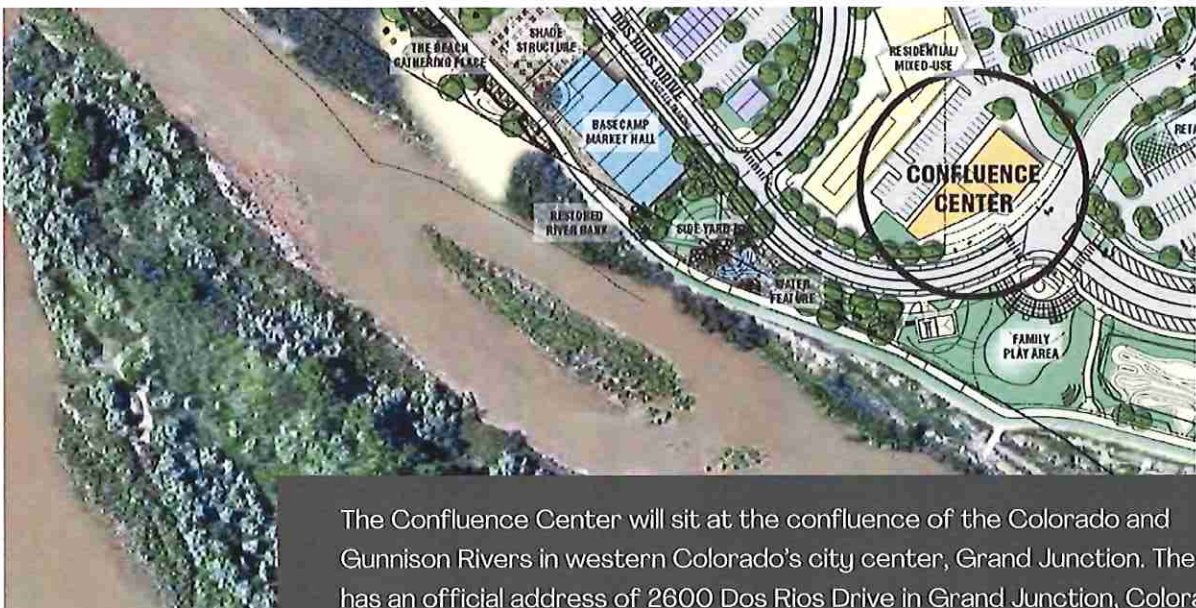
Nestled adjacent to the Colorado and Gunnison Rivers, this regional hub will provide a natural laboratory for like-minded partners to come together and converge their respective disciplines and science-based expertise.

The Confluence Center will become a distinctive fixture for land and water education, conservation, stewardship, restoration, and sustainable agriculture in our community, region and ultimately, nation.



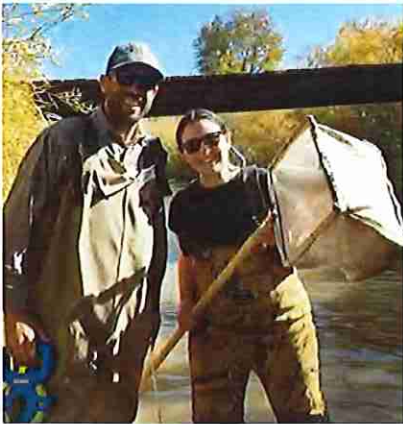
At a time of increasing drought conditions and relocation to the West, the potential to scale work through greater collaboration at the Confluence Center will lead to a magnified impact regionally and nationally.

LOCATION



The Confluence Center will sit at the confluence of the Colorado and Gunnison Rivers in western Colorado's city center, Grand Junction. The site has an official address of 2600 Dos Rios Drive in Grand Junction, Colorado.

THE BUILDING WILL INCLUDE



LAND & WATER RESOURCE HUB

Serving as a collaborative and informational site for work on western river systems, the building will have educational and interpretive resources for the public to gain a better understanding of land, water, science, and recreational and agricultural resources of our region.

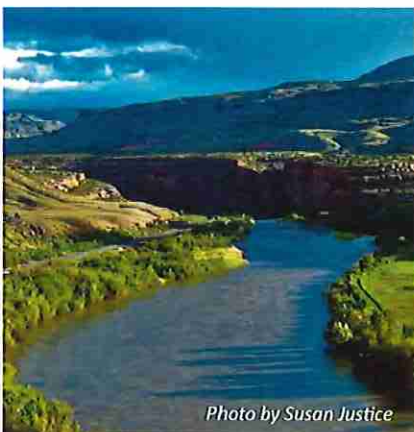


Photo by Susan Justice

CO-WORKING & COMMUNITY SPACE

CHILDCARE CENTER & PRESCHOOL

The STREAM (Science, Technology, Rivers, Art, and Mathematics) Preschool and Childcare Center will offer 45 full-time preschool slots at the Confluence Center and expand upon STEAM learning to highlight river and water education.

This new employer-based childcare center and community preschool is envisioned to be a community asset, incentivizing workforce development, providing high-quality early childhood development and education with an early introduction to science learning, and supporting equitable access for underserved and underrepresented children with scholarship enrollment.

Providing this resource at the Center addresses early childhood learning and childcare access gaps in Mesa County while simultaneously supporting the broader mission of the Confluence Center by incorporating strong education and field-based learning principles enhanced by the Center's close proximity and access to the river and riverfront trail system.



Packet Page 156



INTERACTIVE LOBBY

Landscapes come to life in the Confluence Center's interactive lobby. Visitors will be able to experience the power of the natural systems that give life to this region. Water, plant, and other exhibits will leave a memorable impression with guests and future stewards.



NONPROFIT WORKING SPACE

The Confluence Center will include working offices, shared conference rooms, and shared storage space for education and outdoor learning supplies that lends itself to enhanced collaboration among the nonprofit partners.

THE BUILDING

Architectural rendering of the potential building.



BUILDING DETAILS

The one-story building will house office space for all the partners, the preschool center, an interactive lobby that provides educational engagement for the public focusing on land and water science, conservation, and stewardship, conference and meeting rooms, classrooms, a kitchen, and open networking space for informal meetings.

COSTS

Working space dedicated to each nonprofit organization	\$4,250,000
Land Acquisition	\$750,000
Childcare center and preschool	\$1,750,000
Co-working and community space, land and water conservation resources for individuals and organizations within the community	\$750,000
TOTAL	\$7,500,000

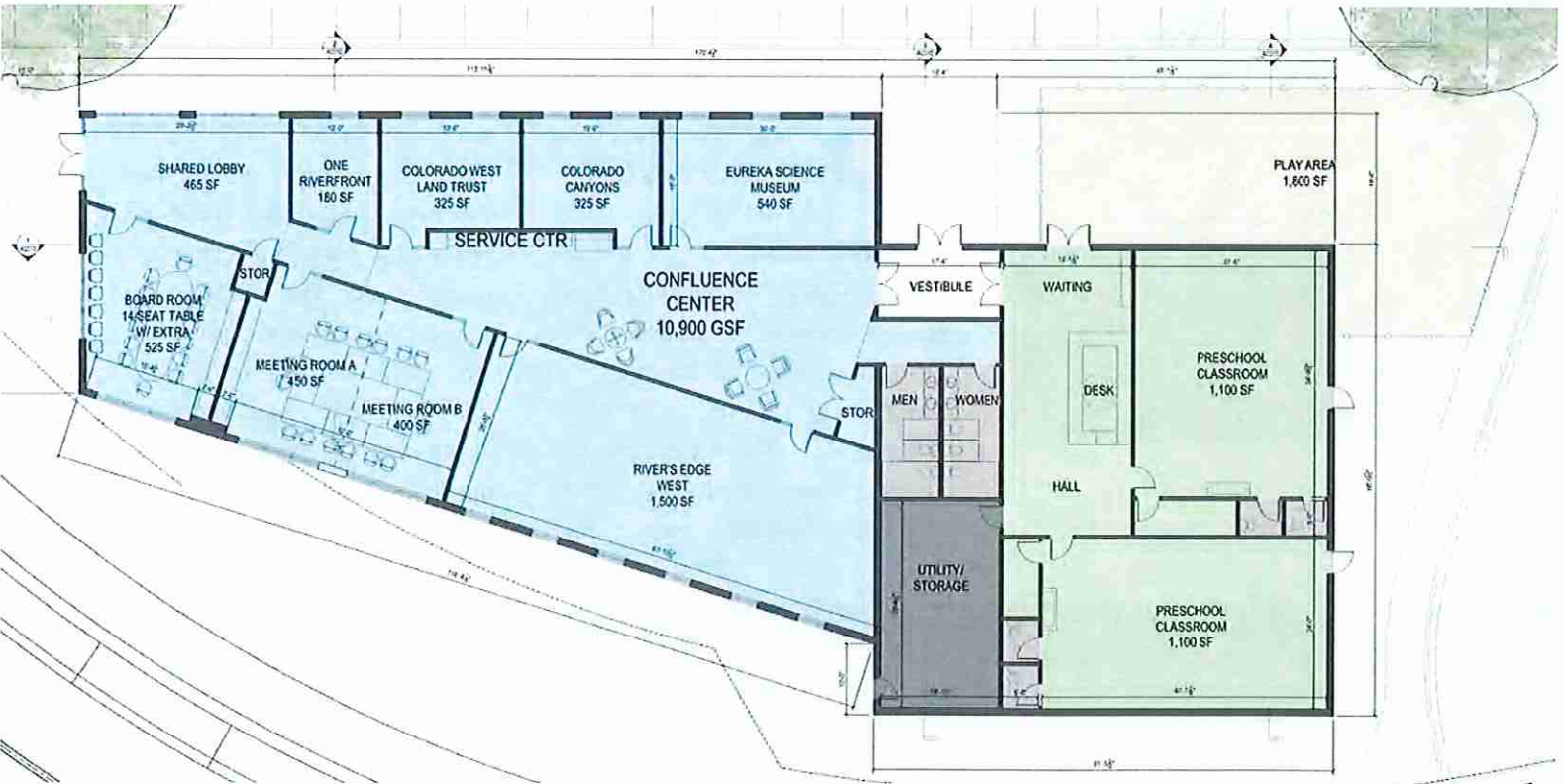




Photo by Kelly Sikkema

THE NEED

The total project cost of the Confluence Center is approximately \$7.5 million.

To make this project a reality, it will take visionary leaders in the community like you who are willing to make a significant financial commitment to ensure its success.

The Confluence Center will magnify impact through our collective nonprofit missions to address the pressures on land and water resources, childcare, and the greater community.

Currently, nothing like the Confluence Center exists in the West. This is a rare and innovative opportunity for the Grand Valley community and for the nonprofit partners to connect people to the shared asset of our working landscapes. The Confluence Center will conserve and steward natural resources,

catalyze economic growth, spur community development, and increase family resources along the Riverfront in Grand Junction.

This project will scale up the work of these organizations through greater collaboration. **Working under one roof will allow each partner organization to build upon current synergies and expand their programming with the natural efficiencies gained from economies of scale, shared expertise, and a magnified presence within the Western Slope community.**

"The Confluence Center is truly unique. It is wonderful to have like-minded organizations come together to create a new home where they can all grow and flourish under one roof, rather than needing multiple headquarters. It is also wonderful to see it happen at the confluence of the Colorado and Gunnison Rivers in an area that is revitalizing as a result of 40 years of hard work by these organizations and many others.

This project is worth supporting and I hope you will join us in making this dream a reality."

- John Gormley, Confluence Center Leadership Team

WAYS TO GIVE

Your gift can be made through a variety of methods that will directly help make the Center a reality for western Colorado and our region.

GIFTS OF CASH

MULTI-YEAR PLEDGE

Fill out the enclosed pledge form to have the most impact to the Confluence Center by making a multi-year commitment.

CHECK

Mail your check to:
Confluence Center of Colorado
1401 N. 1st St. Grand Junction, CO 81501

WIRE TRANSFERS

MATCHING GIFTS

Many companies allow employees the opportunity to multiply the impact of their personal contributions through matching gift programs. Check to see if your company sponsors a matching gift program.

GIFTS OF STOCK AND APPRECIATED SECURITIES

Giving of long-term appreciated securities can be more tax advantageous than giving cash. Capital gains taxes can be avoided on gifts of appreciated assets.

To donate stock to the Confluence Center, please use the following information:
Wells Fargo Advisors Brokerage
Account: #82655709

IRA CHARITABLE GIFTS

If you are 70.5 years of age or older, you can make a qualified charitable distribution of up to \$105,000 directly or use your Required Minimum Distribution to the Confluence Center of Colorado from your traditional Individual Retirement Account (IRA) to avoid reporting income and paying tax on the distribution. Talk with your IRA custodian about their procedures and guidelines on making a qualified charitable distribution.

TAX INCENTIVES

Your gift may also qualify for additional tax benefits. Email ConfluenceCenterCO@gmail.com to discuss your gift.



CONTACT US

For more information or questions on gift processes, please email

ConfluenceCenterCO@gmail.com

IRS Federal EIN #: 93-8159806

Photo by Lee Gelatt Photography

RECOGNITION LEVELS

THANK YOU FOR CREATING A LASTING
IMPACT ON OUR LAND AND WATER FUTURE!



Gifts of \$5,000 and above will be recognized in the Confluence Center's art installation. Other recognition opportunities are listed below:

PLATEAU CREEK

\$5,000 +

- Recognition in art installation

KANNAH CREEK

\$50,000

- Recognition in the outdoor play area
- Recognition in art installation

EAGLE RIVER

\$100,000

- Naming of meeting space (2 available)
- Recognition in art installation

DOLORES RIVER

\$250,000

- Naming of the board room (1 available)
- Recognition in art installation

YAMPA RIVER

\$500,000

- Naming of the Outdoor Educational and Event Space (1 available)
- Recognition in art installation

GUNNISON RIVER

\$750,000

- Naming of the Interpretive Lobby (1 available)
- Commemorative bench
- Recognition in art installation

COLORADO RIVER

\$1M+

- Naming of the Confluence Center and/or preschool (2 available)
- Commemorative bench
- Recognition in art installation

NONPROFIT PARTNERS



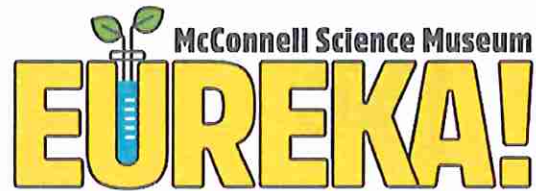
RiversEdge West (formerly Tamarisk Coalition) was founded in 1999. A leader in collaborative river restoration efforts, RiversEdge West (REW) focuses on riparian (riverside) forest and floodplain health in the American West to address impacts from invasive riparian plants such as Russian olive and tamarisk, challenges associated with climate change and habitat fragmentation, as well as stressors that may result in diminished biodiversity and ecosystem services. Invasive plants negatively impact wildlife, recreation, and agricultural production, all of which our local community and economy depend upon.

RiversEdge West works alongside the conservation, recreation and agricultural communities, sensitively acknowledging the varied knowledge-base and interests of those impacted by these river health issues, while encouraging education and awareness in order to produce meaningful change.

By providing clear and concise information on managing invasive riparian plants and reestablishing native plant communities, REW is establishing river stewardship for generations. Ensuring accessibility to current information on restoration practices and transparency of new findings is a priority in maintaining active stewardship.

Opportunities increase when visibility increases and the Confluence Center would give RiversEdge West a physical identity and a means to increase its community and youth education programs. Recognizing The Confluence Center as the very namesake of our community, REW believes this collaboration to be a valuable asset to help solve larger problems; in part by identifying initiatives that can be magnified through collaboration with the partner organizations in order to strategically achieve individual and collective goals.

NONPROFIT PARTNERS



EUREKA! McConnell Science Museum is a nonprofit organization founded in 1999 by physicist John McConnell, who taught scientific principles to kids through self-invented, hands-on demonstrations. The program was affectionately called SITHOK, "Science In The Hands Of Kids," and served 5,000 students annually before finding its first home in the New Emerson Elementary School building.

Today, EUREKA! serves over 30,000+ students and adult learners annually through 210 STEAM (Science, Technology, Engineering, Arts, and Math) programs, with an impressive interactive facility located on Colorado Mesa University's campus. Its mission created in its earliest beginnings remains constant—EUREKA! is dedicated to bringing learning to life by inspiring a passion and respect for STEAM education. STEAM promotes critical thinking and awareness of our environment in hopes to redefine the way people think about, learn about, and interact with science and technology.

EUREKA! recognizes the value of further collaboration with the Confluence Center's active partners to expand and diversify programmatic offerings. If given the opportunity to build the center, programming would expand to include the creation of STREAM, a science-based preschool and employer-based childcare center in the Confluence Center.

EUREKA! projects 45–full time preschool slots at The Confluence Center with the intent to expand STEAM curriculum to highlight rivers and water education. This new preschool will be a community asset, incentivizing workforce development while offering preschool children an early introduction to science-based learning. Additionally, EUREKA! will house its Environmental Institute, storage, and six employees at the new center with one dedicated classroom space for education and programming.

NONPROFIT PARTNERS



One Riverfront is a volunteer board created in 1987 and charged with the connectivity, conservation, and community stewardship of the Colorado and Gunnison Rivers corridor trail system in western Colorado. The junction of these two mighty rivers provides a beautiful and rich habitat for wildlife and riparian vegetation in an otherwise arid region and One Riverfront protects access to it.

Collectively referred to as One Riverfront, One Riverfront is two-pronged in its organizational structure; made up of The Colorado Riverfront Commission (RFC), as well as its nonprofit arm, The Colorado Riverfront Foundation. Through private funding and community stewardship with various partners, trail systems were made possible and constructed with funding from public and private partnerships and various partners.

Although One Riverfront has connected 54 miles of trail along the river and helped conceptualize and establish 217 miles of urban trails, including detached trails, bike lanes, bike routes, park paths, soft surface trails and sidewalk trail connections to the main Colorado River corridor, areas of the trail still remain bifurcated and disconnected. The volunteer board hopes to one day fully realize a completed and connected trail system in Mesa County, as well as the development of a statewide trail system that will link communities via rivers and historic transportation routes.

When the Confluence Center is complete, One Riverfront will have an increased community presence through its office located within the center, an appropriate and fitting headquarters. As a nonpolitical partner committed to the values of collaboration, service, respect, communication and our river's legacy, One Riverfront looks forward to the day when The Riverfront Trail System connects to several other trails within the Grand Valley. Until that day comes, One Riverfront remains steadfastly dedicated to maintaining, revitalizing, and providing public access to the Colorado and Gunnison Rivers through the Riverfront Trail System.

NONPROFIT PARTNERS



Colorado Canyons Association (CCA) fosters community stewardship, education, and awareness of our National Conservation Lands with a focus on McInnis Canyons, Dominguez-Escalante, and Gunnison Gorge National Conservation Areas (NCAs) in western Colorado. Dedicated to deepening the connection between the land and its visitors, CCA outreach programs focus on both the scientific significance and cultural heritage of the National Conservation Areas they steward, remarkably all of which are situated within sixty miles of Grand Junction.

CCA's land and river programs have a positive impact on the community, offering unique, place-based experiential education to students and adults from diverse backgrounds throughout Colorado's western slope. Turning NCAs into outdoor classrooms, and collaborating with the Bureau of Land Management (BLM) and like-minded partners, CCA makes these programs available to school districts and organizations at an affordable rate. CCA believes that all people, regardless of socioeconomic background, should have the opportunity to experience our wild backyards and the natural world. Over half of the students who participate in CCA's programs qualify for free or reduced school lunch and often come from families who do not have the resources or time to actively engage in our public lands.

National Conservation Areas are home to some of the most pristine landscapes in western Colorado and CCA recognizes the great responsibility that comes in stewarding the land and protecting it for future generations to experience and enjoy. Collaborative by nature, Colorado Canyons Association may expand its presence to the Confluence Center and is confident that a shared space alongside other like-minded organizations on the forefront of land and water stewardship would provide incredible value.

NONPROFIT PARTNERS



COLORADO WEST LAND TRUST

Colorado West Land Trust (CWLT) conserves the iconic landscapes that make western Colorado a wonderful place to call home and helps connect the community to nature. CWLT works with private property owners to protect and enhance agricultural land, wildlife habitat, recreational areas, and scenic lands in six western Colorado counties, as well as Grand County, Utah.

The organization traces its roots to 1980 when a group of Palisade farmers created CWLT to protect the area's famed fruit lands threatened by oil shale development. CWLT was established in 2020 through a merger between Mesa Land Trust and the Montrose-based Black Canyon Regional Land Trust. Today, CWLT protects more than 126,000 acres of land through more than six hundred conservation agreements.

CWLT pursues its mission through land protection, stewardship, outreach, and education programs. Through these channels, the organization serves the farming and ranching community, preserves wildlife and riparian habitat, expands land and trails for recreationists, protects views and open space, and helps ensure the availability of local food.

CWLT primarily works on private lands that are complementary to the public lands that the other partner organizations serve. CWLT will continue to operate out of its current space but may expand its presence to the Confluence Center because a collaborative presence will allow for more coordinated work and magnified impact.



**CONFLUENCE
CENTER
OF COLORADO**

CONTACT US

For more information please email
ConfluenceCenterCO@gmail.com

EIN 93-3159806

1401 N. 1st St. Grand Junction, CO 81501

ORDINANCE NO. ____

AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS TO THE 2025 BUDGET OF THE CITY OF GRAND JUNCTION, COLORADO BEGINNING JANUARY 1, 2025, AND ENDING DECEMBER 31, 2025

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, 2025, to be expended from such funds as follows:

Fund Name	Fund #	Appropriation
General Fund	100	\$ 299,749

INTRODUCED AND ORDERED PUBLISHED IN PAMPHLET FORM this ____ day of January 2025.

TO BE PASSED AND ADOPTED AND ORDERED PUBLISHED IN PAMPHLET FORM this ____ day of April 2025

President of the City Council

Attest:

City Clerk



Grand Junction City Council

Regular Session

Item #5.a.iv.

Meeting Date: April 16, 2025

Presented By: Jodi Welch

Department: Finance

Submitted By: Jodi Welch, Interim Finance Director

Information

SUBJECT:

An Ordinance for Supplemental Appropriations

RECOMMENDATION:

Staff recommends approving an ordinance making supplemental appropriations to amend the 2025 City of Grand Junction Budget and ordering publication in pamphlet form.

EXECUTIVE SUMMARY:

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

This supplemental appropriation is predominantly for the carry-forward of capital projects. New spending authorization is required to spend grant funding and other outside revenues not anticipated in the original 2025 budget and new expenditures authorized by City Council actions.

BACKGROUND OR DETAILED INFORMATION:

General Fund:

The General Fund requires a total supplemental appropriation of \$1,227,204 (\$522,360 for 2024 carryforward requests, and \$704,844 for new 2025 spending).

New spending includes \$510,894 to support Phase 1 of the Liberty Apartments development. City Council adopted Resolution No. 83-24 in support of using General

Fund reserves for this support to combine with additional funds already budgeted in 2025 for total support of \$885,531 for this project.

New spending also includes \$193,950 for the Police Department K-9 program. In late 2024, the Police Department received a generous donation expressly for this purpose. The funds will be used to purchase K-9 dogs, training or both dogs and police officer handlers, and supplies.

A supplemental appropriation of \$522,360 is required to carry forward programs and projects that were authorized in the 2024 budget but not completed within the year. This includes \$390,000 in non-profit funding to the Grand Junction Housing Authority (GJHA) for The Current 24 Road Housing Project, originally approved in the 2022 Adopted Budget and subsequently carried forward in 2023 and 2024. It also includes funding for the CDOT property purchase to support the planned mobility hub on Ute Avenue. Additionally, \$32,360 is included for a city pooled vehicle that could not be ordered due to availability issues. Because this spending was previously authorized, it does not result in a reduction of the General Fund fund balance.

E911 Fund 101:

The E911 Fund requires a supplemental appropriation of \$254,681 to support new expenditures for Enterprise Public Safety Software and an upgrade to the Logging Recorder. These funds will be transferred to the Communications Center Fund, where the project costs will be incurred.

CDBG Fund 104:

The Community Development Block Grant (CDBG) Fund requires a supplemental appropriation of \$425,880. As approved by City Council in mid-2024 for the CDBG allocations, funding of \$218,145 for improvements to Columbine and West Lake Park will transfer to the Sales Tax Capital Improvement Fund where the costs will be incurred. \$207,735 is needed to carry forward previously authorized federal pass-through funds for Safe Routes to School and third-party projects.

Sales Tax Capital Improvement (CIP) Fund 201:

The Sales Tax CIP Fund is where most of the City's capital projects are budgeted, excluding transportation capacity, utility, and internal service fund projects. The Sales Tax CIP Fund requires a supplemental appropriation of \$21,213,667 (\$820,039 of fully funded new spending and \$20,393,628 of carryforwards).

New spending authority of \$820,039 includes \$510,894 to support Phase 1 of the Liberty Apartments development as previously approved by City Council to fund from General Fund reserves; \$91,000 for a grant award for improvements to the Fire Training Facility (this adds to a \$39,000 match already included in the 2025 budget); and \$218,145 for the CDBG funded parks improvements discussed above.

An additional \$20,393,628 is required to carry forward capital projects initiated in 2024 that will be completed in 2025. Over half of this amount is for the construction of Fire

Station No. 7, the acquisition of Salt Flats, and funding for the Grand Junction Housing Authority's The Current project. A listing of each of the eighteen projects is included in the attached supplemental schedule.

Storm Drainage Fund 202:

The Storm Drainage Fund requires a supplemental appropriation of \$410,000 for new spending on the regional stormwater detention basin approved by Council on February 19, 2025. Revenues include \$73,000 from the Major Capital Projects Fund (204) and \$180,000 in contributions from two nearby businesses. The remaining City share of \$157,000 will be funded through available fund balance in the Storm Drainage Fund.

DDA Capital Improvement Fund 203:

The DDA Capital Improvement Fund requires a supplemental appropriation of \$4,831,471 to spend grant revenue on the Terminal project, including \$3,206,471 from CCI/OEDIT and \$1,625,000 from the DOLA Strong Communities program. The DDA Board authorized the amendment to the 2025 budget on March 27, 2025.

Major Projects Capital Fund 204:

The Major Projects Capital Fund requires a supplemental appropriation of \$73,000 for the regional stormwater detention basin at Matchett Park, which will be expensed from the Storm Drainage Fund (202) as discussed above.

Transportation Capacity Fund 207:

The Transportation Capacity Fund requires supplemental appropriation of \$6,788,169 for the carryforward of projects budgeted in 2024 that will be completed in 2025. The largest of the projects is Horizon Drive at G Road and 27 ½ Road, for \$4,219,456 million. A list of the remaining seven projects is provided in the attached supplemental schedule.

Water Fund 301:

The Water Fund requires a total supplemental appropriation of \$2,612,720 to carry forward projects budgeted in 2024 that will be completed in 2025. These projects include Water Line Replacements (\$762,360) and Kannah Creek Water System Improvements (\$744,115). A listing of the remaining six projects is provided in the attached supplemental schedule.

Solid Waste and Recycling Fund 302:

The Solid Waste and Recycling Fund requires a supplemental appropriation of \$1,078,984. This includes new spending of \$420,000 for the accelerated purchase of a refuse truck authorized by Council on February 19, 2025 which will be a use of available fund balance in the Solid Waste and Recycling Fund. The carryforward of \$658,984 is for the purchase of an electric trash/recycling truck, offset by \$315,469 in grant revenue.

Information Technology Fund 401:

The Information Technology Fund requires a supplemental appropriation of \$1,248,600

to carry forward the Finance and Human Capital Management ERP system replacement project for final implementation in 2025.

Equipment Fund 402:

The Equipment Fund requires a supplemental appropriation of \$3,569,329 to carry forward vehicles authorized for replacement in 2024 that were not purchased or received by year-end.

Communications Center Fund 405:

The Communications Center Fund requires a supplemental appropriation of \$292,682. New funding of \$254,681 is needed for the Logging Recorder Upgrade and 911 Telephone Upgrade, as well as software to which make dispatch information available on phones or tablets. These expenditures are from the E911 Fund. A carryforward of \$38,001 is needed for the Fire Alerting Hardware/Software Upgrades from 2024 that will be completed in 2025.

DDA TIF Service Fund 611:

The DDA TIF Service fund requires supplemental appropriation of \$1,200,000 for the payment of the 2024 Richmark incentive which was delayed slightly into the first quarter of 2025.

Sewer Fund 900:

The Sewer Fund requires a supplemental appropriation of \$29,241,153 to carry forward projects started in 2024 that will be completed in 2025. Most notable is the Wastewater Treatment Plant Expansion Projects for \$19,714,023 and Lift Station Elimination/Rehabilitation for \$6,783,132. A listing of the remaining eight projects are provided in the attached supplemental schedule.

FISCAL IMPACT:

The supplemental appropriation ordinance is presented in order to ensure sufficient appropriation by fund to defray the necessary expenses of the City of Grand Junction. The appropriation ordinance is consistent with, and as proposed for adoption, reflective of lawful and proper governmental accounting practices and are supported by the supplementary documents incorporated by reference above.

SUGGESTED MOTION:

I move to (adopt/deny) Ordinance No. 5256, an ordinance making supplemental appropriations to the 2025 Budget of the City of Grand Junction, Colorado for the year beginning January 1, 2025, and ending December 31, 2025, on final passage and order final publication in pamphlet form.

Attachments

1. 2025 Supplemental Appropriation List
2. 2025 Supplemental Appropriation 1st Reading April 2, 2025

Supplemental Appropriation List By Fund
April 2nd, 2025

Fund	Description	Amount
General Fund 100		
New	Aspire-Liberty Apartments Transfer to Sales Tax Capital Fund	510,894
New	K-9 Program - Donation received in 2024	193,950
	General Fund New Spending Authorization	704,844
Carryforward	Transfer to Sales Tax Capital Fund - GJHA The Current More Housing Now Multi Year Non-Profit Carryforward	390,000
Carryforward	CDOT Property Purchase for Mobility Hub on Ute Avenue	100,000
Carryforward	Pooled Vehicle	32,360
	General Fund Carryforward Authorization	522,360
	Total General Fund Supplemental Appropriation	1,227,204
E911 Fund 101		
New	Transfer to Comm Center Fund - Logging Recorder Update	201,700
New	Transfer to Comm Center Fund - Enterprise Public Safety Software	52,981
	Total E911 Fund Supplemental Appropriation	254,681
CDBG Fund 104		
New	Transfer to Sales Tax Capital Improvement Fund - Columbine Park Improvements	140,245
New	Transfer to Capital Improvement Fund - West Lake Park Improvements	77,900
	CDBG Fund New Spending Authorization	218,145
Carryforward	Safe Routes to Schools - Palmer Street from Highway 50 North to Unaweep Avenue	174,883
Carryforward	Housing Resources, Administrative, Habitat for Humanity	32,852
	CDBG Fund Carryforward Authorization	207,735
	Total CDBG Fund Supplemental Appropriation	425,880
Sales Tax Capital Improvement Fund 201		
New	Aspire-Liberty Apartments	510,894
New	Columbine Park Improvements	140,245
New-Grant	Fire Training Facility	91,000
New	West Lake Park Improvements	77,900
	Sales Tax Capital Improvement Fund New Spending Authorization	820,039
Carryforward	Fire Station No. 7 Construction	7,423,114
Carryforward	Acquisition of Salt Flats	3,204,678
Carryforward	Housing Projects and Services: GJHA The Current	2,647,184
Carryforward	North Avenue Enhanced Transit Corridor	1,488,342
Carryforward	Monument Connect Phase II	1,282,221

Supplemental Appropriation List By Fund
April 2nd, 2025

Fund	Description	Amount
Carryforward	Downtown Main to Trains Connector - 2nd Street Promenade	905,781
Carryforward	Riverfront Trail Widening Broadway & Colorado River	750,000
Carryforward	2023 Crime Prevention Through Safer Streets Grant	517,203
Carryforward	Ranchman's Ditch Trail	507,903
Carryforward	Transfer to Information Technology for ERP	496,000
Carryforward	Solar for City Hall	309,361
Carryforward	Safe Routes to Schools - Palmer Street from Highway 50 North to Unaweep Avenue	275,000
Carryforward	City Facility and Security Improvements	132,185
Carryforward	Conversion of Downtown Fountains to Recirculation	129,655
Carryforward	4th and 5th Street Design and Improvements	100,000
Carryforward	Ditch Move at Matchett Park	100,000
Carryforward	Colorado River Levee Renovations	75,000
Carryforward	22 1/2 Road Path Construction at Broadway Elementary	50,000
	Sales Tax Capital Improvement Fund Carryforward Authorization	20,393,628
	Total Sales Tax Capital Improvement Plan Fund Supplemental Appropriation	21,213,667
Storm Drainage Fund 202		
New	Regional Stormwater Detention Basin	410,000
	Storm Drainage Fund New Spending Appropriation	410,000
DDA Capital Improvement Fund 203		
New	Termial Project Grant Spend	4,831,471
	DDA Capital Improvement Fund New Spending Appropriation	4,831,471
Major Projects Capital Fund 204		
New	Transfer to Storm Drainage Fund - Regional Stormwater Detention Basin	73,000
	Major Projects Capital Fund Supplemental Appropriation	73,000
Transportation Capacity Payment Fund 207		
Carryforward	Horizon Drive at G Road and 27 1/2 Road	4,219,456
Carryforward	F 1/2 Parkway, Market to Patterson	685,163
Carryforward	Highway 50 at Palmer Street Intersection Improvements	562,738
Carryforward	D 1/2 Road, 29 to 30 Road	469,464
Carryforward	Patterson Capacity Improvements (5 Intersections)	450,000
Carryforward	I-70 Interchange @ 29 Rd 1601 Enviro Imp Study	245,800
Carryforward	B 1/2 Road, 29 Road to 29 1/2 Road	92,848

Supplemental Appropriation List By Fund
April 2nd, 2025

Fund	Description	Amount
Carryforward	Crosby Avenue, 25 1/2 Road to Main Street	62,699
	Total Transportation Capacity Payment Fund Supplemental Appropriation	6,788,169
Water Fund 301		
Carryforward	Water Line Replacements	762,360
Carryforward	Kannah Creek Water System Improvements	744,115
Carryforward	2022 Purdy Mesa Flowline/Kannah Creek Backwash	550,748
Carryforward	2022 Water Plant Modifications-MCC Replacement	199,524
Carryforward	Grand Mesa Reservoir Improvements	114,608
Carryforward	Design of Juniata Reservoir Seepage Repair	92,568
Carryforward	Water Treatment Plant Modifications	79,678
Carryforward	Ranch Improvements/Sustainable Agriculture	69,119
	Total Water Fund Supplemental Appropriation	2,612,720
Solid Waste and Recycling Fund 302		
New	Accelerate Purchase of Refuse 2026 Truck - Procurement Authorized on 2/19/2025	420,000
	Solid Waste New Spending Authorization	420,000
Carryforward	Electric Trash/Recycling Truck (partially grant funded)	658,984
	Total Solid Waste/Recycling Fund Carryforward Authorization	658,984
	Total Solid Waste/Recycling Fund Supplemental Appropriation	1,078,984
Information Technology Fund 401		
Carryforward	Finance and Human Human Capital Management ERP Replacement	1,248,600
	Total Information TechnologyFund Supplemental Appropriation	1,248,600
Fleet Fund 402		
Carryforward	Fleet Replacement Vehicles and Equipment	3,569,329
	Total Fleet Fund Supplemental Appropriation	3,569,329
Communications Center Fund 405		
New	Logging Recorder Upgrade and 911 Telephone Upgrade	201,700
New	Enterprise Public Safety Software	52,981
	Communications Center Fund New Spending Authorization	254,681
Carry Forward	Fire Alerting Hardware/Software Upgrades	38,001
	Total Communications Center Fund Carryforward Authorization	38,001
	Total Communications Center Fund Supplemental Appropriation	292,682

Supplemental Appropriation List By Fund
April 2nd, 2025

Fund	Description	Amount
DDA TIF Debt Service Fund 611		
Carryforward	DDA to Richmark 2024 Incentive	1,200,000
	DDA TIF Debt Service Fund Supplemental Appropriation	1,200,000
Sewer Fund 900		
Carryforward	Wastewater Treatment Plant Rehabilitation/Expansion Projects	19,714,023
Carryforward	Lift Station Elimination/Rehabilitation	6,783,132
Carryforward	2023 Wastewater Treatment Plant Expansion Projects	1,418,041
Carryforward	Jetter Truck	311,796
Carryforward	Odor Control Improvements	276,040
Carryforward	Sewer Improvement Districts	270,000
Carryforward	Sewer Line Replacements/Rehabilitation	220,000
Carryforward	2022 Wastewater Treatment Plant Expansion Projects	134,260
Carryforward	Sewer Capacity Projects	95,000
Carryforward	Wastewater Treatment Plant Improvements and Asset Replacements	18,861
	Sewer Fund Supplemental Appropriation	29,241,153

ORDINANCE NO. ____

AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS TO THE 2025 BUDGET OF THE CITY OF GRAND JUNCTION, COLORADO BEGINNING JANUARY 1, 2025, AND ENDING DECEMBER 31, 2025

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, 2025, to be expended from such funds as follows:

Fund Name	Fund #	Appropriation
General Fund	100	\$ 1,227,204
E911 Fund	101	\$ 254,681
CDBG Fund	104	\$ 425,880
Sales Tax CIP Fund	201	\$ 21,213,667
Storm Drainage Fund	202	\$ 410,000
DDA Capital Improvement Fund	203	\$ 4,831,471
Major Projects Capital Fund	204	\$ 73,000
Transportation Capacity Fund	207	\$ 6,788,169
Water Fund	301	\$ 2,612,720
Solid Waste and Recycling Fund	302	\$ 1,078,894
Information Technology Fund	401	\$ 1,248,600
Fleet and Equipment Fund	402	\$ 3,569,329
Communications Center Fund	405	\$ 292,682
DDA TIF Debt Service Fund	611	\$ 1,200,000
Joint Sewer Operations Fund	900	\$ 29,241,153

INTRODUCED AND ORDERED PUBLISHED IN PAMPHLET FORM this ____ day of April 2025.

TO BE PASSED AND ADOPTED AND ORDERED PUBLISHED IN PAMPHLET FORM this ____ day of April, 2025

President of the Council

Attest:

City Clerk



Grand Junction City Council

Regular Session

Item #5.a.v.

Meeting Date: April 16, 2025
Presented By: Jay Valentine, General Services Director
Department: General Services
Submitted By: Jay Valentine

Information

SUBJECT:

An Ordinance Authorizing the City Manager to Sign Loan Documents with ANB Bank for Expenses Related to the Material Recovery Facility

RECOMMENDATION:

Staff recommends City Council conduct a public hearing and approve the ordinance on second reading.

EXECUTIVE SUMMARY:

Staff is seeking City Council approval for the funding necessary to acquire and develop a regional Materials Recovery Facility (MRF) at the Grand Mesa Industrial Park. This facility is essential to advancing the City's recycling operations, improving sustainability, and reducing landfill dependency.

BACKGROUND OR DETAILED INFORMATION:

The City Recycling Division has been exploring options to establish a regional MRF to enhance recycling operations and streamline waste diversion efforts. After conducting a feasibility study and engaging in a Request for Proposal (RFP) process, the City partnered with Bruin Waste to pursue the acquisition of an existing facility, which was determined to be the most efficient and cost-effective approach.

Bruin Waste initially entered into a contract to purchase the property at 365 32 Rd, formerly known as the Halliburton site, which has since been subdivided into four lots now known as the Grand Mesa Industrial Park. The City has assumed the purchase contract for Lot 2, designated for a Recycling Collection facility, as approved by the City Planning Commission through a Conditional Use Permit on February 11, 2024. The transaction is set to close later this month.

This facility will allow the City to resume automated recycling services and transition to single-stream recycling, supported by modern optical and robotic sorting equipment and compliance with the Extended Producer Responsibility (EPR) Act. The shift to single-stream recycling will simplify participation for residents, reduce capital equipment costs by decreasing the number of collection trucks required, and increase the volume of recyclable materials diverted from landfills.

The loan structure provides immediate access to funding while maintaining financial flexibility. This short-term financing allows the City to assess the amount of grant funding it will receive before issuing a Certificate of Participation (COP). By using the COP to pay off the loan, the City can better determine the precise amount of COPs needed, minimizing unnecessary debt issuance. Additionally, investing in an MRF will generate long-term cost savings by reducing landfill dependency, increasing recycling efficiency, and lowering operational expenses associated with dual-stream collection.

FISCAL IMPACT:

To facilitate the acquisition and development of the MRF, the City is securing an \$18,000,000 short term loan. All funds will be deposited into a separate City of Grand Junction account at closing. This is a single-advance loan rather than a line of credit, meaning no monitoring or draw requests will be required. The loan is set to mature on December 31, 2025, with an interest rate of 6.5 percent and a 1 percent origination fee. The City will repay the loan using proceeds from a Certificate of Participation (COP) issued and settled prior to December 31, 2025.

SUGGESTED MOTION:

I move to (adopt/deny) on second reading Ordinance No. 5257 an ordinance authorizing the City Manager to sign loan documents with ANB Bank for expenses related to the Material Recovery Facility and authorize publication in pamphlet form.

Attachments

1. ORD-ANB MRF Loan Agreement 20250331

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. []

AN ORDINANCE CONCERNING THE CITY OF GRAND JUNCTION IN CONNECTION WITH THE ISSUANCE OF A SHORT-TERM SPECIAL REVENUE NOTE AND APPROVING THE FORM OF A LOAN AGREEMENT.

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

Section 1. **Recitals:**

(A) The City of Grand Junction, Colorado (“City”), is a duly organized and existing home rule municipality of the State of Colorado, created and operating pursuant to Article XX of the Constitution of the State of Colorado and the home rule charter of the City (“Charter”).

(B) Members of the City Council of the City (“City Council”) have been duly elected or appointed and qualified.

(C) The City has determined that it is in the best interest of the City and public interest and necessity to acquire, construct and equip certain solid waste facilities by expanding its recycling operations (“Project”).

(D) The City expects to execute certain certificates of participation (“Certificates”) in order to finance the Project.

(E) In order to facilitate the construction of the Project in a time efficient manner, the City has determined that it is necessary to enter into a short-term financing to commence construction, which such short-term financing is to be repaid with the proceeds of the Certificates.

(F) The City has received a proposal from ANB Bank (“Bank”) to loan the City \$18,000,000 pursuant to the terms of a loan agreement (“Loan Agreement”).

(G) The Loan Agreement and the loan will be evidenced by a promissory note (“Note”) issued by the City to the Bank.

(H) The Loan Agreement and Note are payable from any legally available revenues of the City, subordinate to any general fund revenue obligation bonds heretofore or hereafter issued by the City.

(I) The Note shall be due and payable on or before December 31, 2025, and thus is an exception to the restrictions of Article X, Section 20 of the Colorado Constitution.

(J) The City has the power and authority to issue bonds (which may include notes, certificates of indebtedness, debentures or other contractual obligations) pursuant to the State law, the Charter, and the Supplemental Public Securities Act, constituting Sections 11-57-

201 et seq., C.R.S. (the “Supplemental Act”), to finance the activities or operations permitted and authorized to be undertaken by the City; and

(K) There has been presented to the Council and are on file at the City offices the proposed form of the Loan Agreement, including the form of Note.

(L) No member of the Council has any conflict of interest or is interested in any pecuniary manner in the transactions contemplated by this ordinance.

Section 2. Authorization; Ratification and Approval of Prior Actions:

In accordance with the constitution of the State, the Charter, the Supplemental Act, and all other laws of the State thereunto enabling, City is authorized to enter into the Loan Agreement and execute and deliver the Note. The City elects to apply all of the provisions of the Supplemental Act to the Loan Agreement and the Note. All action heretofore taken (not inconsistent with the provisions of this ordinance) by the Council or the officers, agents or employees of the Council or the City relating to the Loan Agreement, the Note, and the Project, is hereby ratified, approved and confirmed.

Section 3. Approval of Documents:

The Loan Agreement and the Note (collectively, “Documents”), in substantially the forms presented to the Council and on file with the City Clerk, are in all respects approved, authorized and confirmed, and the President of the City Council is hereby authorized and directed for and on behalf of the City to execute and deliver the Documents in substantially the forms and with substantially the same contents as presented to the Council, provided that such documents may be completed, corrected or revised as deemed necessary by the parties thereto in order to carry out the purposes of this ordinance. The City Clerk is hereby authorized and directed to attest the signature of the President of the City Council on the Documents.

Section 4. Authorization to Execute Collateral Documents:

The President and City Clerk and other appropriate officials or employees of the City are hereby authorized to execute and deliver for and on behalf of the City any and all additional certificates, documents, instruments and other papers, and to perform all other acts that they deem necessary or appropriate, in order to implement and carry out the transactions and other matters authorized by this ordinance.

Section 5. No Recourse against Officers and Agents:

Pursuant to Section 11-57-209 of the Supplemental Act, if a member of the Council, or any officer or agent of the City acts in good faith, no civil recourse shall be available against such member, officer, or agent for payment of the principal, interest or prior redemption premiums on the Note. Such recourse shall not be available either directly or indirectly through the Council or the City, or otherwise, whether by virtue of any constitution, statute, rule of law, enforcement

of penalty, or otherwise. By the acceptance of the Loan and as a part of the consideration of execution and delivery thereof, the Bank specifically waives any such recourse.

Section 6. Limitation of Actions:

Pursuant to Section 11-57-212 of the Supplemental Act, no legal or equitable action brought with respect to any legislative acts or proceedings of the City in connection with the authorization or execution and delivery of the Loan Agreement or Note, including but not limited to the adoption of this Resolution, shall be commenced more than thirty days after the execution and delivery of the Loan Agreement.

Section 7. Ordinance Irrepealable:

After the Loan has been funded this Resolution shall constitute a contract between the Bank, or any subsequent owner of the Loan, and the City, and shall be and remain irrepealable until the Loan and the interest accruing thereon shall have been fully paid, satisfied and discharged, as herein and therein provided.

Section 8. Repealer:

All bylaws, orders, resolutions and ordinances of the City, or parts thereof, inconsistent with this ordinance or with any of the documents hereby approved are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed as reviving any bylaw, order, resolution or ordinance of the City, or part thereof, heretofore repealed.

Section 9. Severability:

If any section, subsection, paragraph, clause or provision of this ordinance or the documents hereby authorized and approved shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, subsection, paragraph, clause or provision shall not affect any of the remaining provisions of this ordinance or such documents, the intent being that the same are severable.

Section 10. Charter Controls:

Pursuant to Article XX of the State Constitution and the Charter, all State statutes that might otherwise apply in connection with the provisions of this ordinance are hereby superseded to the extent of any inconsistencies or conflicts between the provisions of this ordinance authorized hereby and such statutes. Any such inconsistency or conflict is intended by the Council and shall be deemed made pursuant to the authority of Article XX of the State Constitution and the Charter.

Section 11. Effective Date, Recording and Authentication:

This ordinance shall be in full force and effect 30 days after its final passage and final publication pursuant to Section 136 of Article XVI of the Charter.

INTRODUCED, PASSED ON FIRST READING, APPROVED AND ORDERED
PUBLISHED IN PAMPHLET FORM THIS 2nd DAY OF APRIL, 2025.

CITY OF GRAND JUNCTION, COLORADO

Abram Herman
President of the City Council

(SEAL)

ATTEST:

Selestina Sandoval
City Clerk

PASSED ON SECOND READING, APPROVED AND ORDERED PUBLISHED
IN PAMPHLET FORM THIS 16TH DAY OF APRIL, 2025.

CITY OF GRAND JUNCTION, COLORADO

Abram Herman
President of the City Council

(SEAL)

ATTEST:

Selestina Sandoval
City Clerk

STATE OF COLORADO)
)
COUNTY OF MESA) SS.
)
CITY OF GRAND JUNCTION)

I, Selestina Sandoval, the duly elected, qualified and acting City Clerk of the City of Grand Junction, Colorado (“City”) do hereby certify:

1. That the foregoing pages are a true, correct, and complete copy of an ordinance (“Ordinance”) which was introduced, passed on first reading, and ordered published in pamphlet form by the City Council (“Council”) of the City at a regular meeting of the Council held at the City Hall on April 2, 2025, and was duly adopted on second reading and ordered published in pamphlet form by the Council at a regular meeting held on April 2, 2025, which Ordinance has not been revoked, rescinded or repealed and is in full force and effect on the date hereof.

2. The passage of the Ordinance on first reading on April 2, 2025, was duly moved and seconded and the Ordinance was approved by an affirmative vote of a majority of the members of the Council as follows:

Name	“Aye”	“Nay”	Absent	Abstain
Abram Herman, President of the City Council				
Randall Reitz, President <i>Pro Tem</i>				
Cody Kennedy				
Jason Nguyen				
Anna Stout				
Dennis Simpson				
Scott Beilfuss				

3. The passage of the Ordinance on second and final reading on April 16, 2025, was duly moved and seconded and the Ordinance was approved by an affirmative vote of a majority of the members of the Council as follows:

Name	“Aye”	“Nay”	Absent	Abstain
Abram Herman, President of the City Council				
Randall Reitz, President <i>Pro Tem</i>				
Cody Kennedy				
Jason Nguyen				
Anna Stout				

Dennis Simpson				
Scott Beilfuss				

4. The members of the Council were present at such meeting and voted on the passage of the Ordinance as set forth above.

5. The Ordinance has been signed by the President of the City Council, sealed with the corporate seal of the City, attested by me as City Clerk, and duly recorded in the books of the City; and that the same remains of record in the book of records of the City.

6. Notices of the meetings of April 2, 2025 and April 16, 2025, in the forms attached hereto as Exhibit A, posted by the City Clerk at City Hall and otherwise in accordance with law.

7. The Ordinance was published in pamphlet form and made available for public inspection in accordance with the City Charter. Notice of the hearing was published once in The Daily Sentinel, a daily newspaper of general circulation in the City, on April __, 2025, a date at least ten days prior to the hearing which notice stated the time and place of the hearing, a description deemed sufficient by the City council to apprise interested persons of the purpose of the ordinance, and the place at which the ordinance is available for inspection as required by the City Charter. A true and correct copy(ies) of the affidavit(s) of publication are attached hereto as Exhibit B.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said City
this _____ day of _____, 2025.

Selestina Sandoval
City Clerk

(SEAL)

EXHIBIT A
(Attach Notices of Meetings)

EXHIBIT B

(Attach Affidavits of Publication)



Grand Junction City Council

Regular Session

Item #5.a.vi.

Meeting Date: April 16, 2025

Presented By: Jodilyn Welch, Interim Finance Director, Jay Valentine, General Services Director

Department: Finance

Submitted By: Jodi Welch, Jay Valentine

Information

SUBJECT:

An Ordinance for Supplemental Appropriation for the Materials Recovery Facility

RECOMMENDATION:

Staff recommends approving a proposed ordinance making supplemental appropriations to amend the 2025 City of Grand Junction Budget for the Materials Recovery Facility.

EXECUTIVE SUMMARY:

The City Council adopts the budget through an appropriation ordinance, which authorizes spending at the fund level based on the line-item budget. Any increases to the adopted budget, such as funding for new projects or expenditures, require a supplemental appropriation, which must also be approved by ordinance.

At its February 19, 2025, meeting, City Council approved a development agreement with Bruin Waste for the assignment of real estate located at 365 32 Road and the development of a regional Materials Recovery Facility (MRF) at this site. On March 7, 2025, City Council approved the purchase of the building and property for the MRF, as well as the first reading of the supplemental appropriation ordinance necessary to authorize spending within the enterprise fund for the total project costs up to \$19 million.

BACKGROUND OR DETAILED INFORMATION:

The City has been actively working to improve its recycling infrastructure and processing capabilities. Currently, the City operates a dual-stream recycling program, but the limitations of the existing processing facility have constrained the program's growth and efficiency. To address these challenges, the City conducted a feasibility

study and held multiple discussions with the City Council, ultimately deciding to pursue the development of a regional MRF.

A key milestone in this effort was the City's decision to partner with Bruin Waste, a regional waste and recycling service provider, to assist in the development and operation of the facility. The MRF will allow for more efficient sorting and processing of recyclables, reduce transportation costs, and improve long-term sustainability by keeping more materials within the local recycling stream.

To move forward with the project, the City determined that the site Bruin Waste proposed at 365 32 Road, Grand Junction, Colorado, was the most beneficial for establishing a MRF. On February 19, 2025, City Council approved a Development Agreement with Bruin Waste, which included assigning the real estate contract for the project. This transaction is now scheduled to close on April 21, 2025.

With site acquisition completed, the next steps include facility construction and equipment procurement. The City issued a request for proposals (RFP) for robotic sorting equipment, which will play a crucial role in increasing sorting efficiency and material recovery rates.

The establishment of this regional MRF represents a significant investment in the City's recycling infrastructure, ensuring long-term sustainability and supporting waste diversion efforts in Grand Junction and the surrounding region.

FISCAL IMPACT:

Funding for this project will begin with a short-term construction loan from ANB Bank, the City's bank of record. Before December 31, 2025, this loan will be repaid using proceeds from Certificates of Participation (COPs), authorized through a supplemental appropriation ordinance at the time of repayment. The total COP issuance amount will be based on actual project costs, reduced by any grant funding secured.

The supplemental appropriation ordinance is presented to ensure sufficient funding within the Solid Waste and Recycling Enterprise Fund to cover the necessary expenses associated with the Materials Recovery Facility Project. This supplemental appropriation ordinance and amendment to the 2025 budget authorizes up to \$19 million for total project costs.

SUGGESTED MOTION:

I move (adopt/deny) Ordinance No. 5253, an ordinance making Supplemental Appropriations to the 2025 Budget of the City of Grand Junction, Colorado for the year beginning January 1, 2025 and ending December 31, 2025 on final passage and order final publication in pamphlet form.

Attachments

1. ORD-MRF Supplemental Appropriation Ordinance 20250408

ORDINANCE NO. ____

AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS TO THE 2025 BUDGET OF THE CITY OF GRAND JUNCTION, COLORADO BEGINNING JANUARY 1, 2025, AND ENDING DECEMBER 31, 2025

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, 2025, to be expended from such funds as follows:

Fund Name	Fund #	Appropriation
Solid Waste and Recycling Fund	302	\$ 19,000,000

INTRODUCED AND ORDERED PUBLISHED IN PAMPHLET FORM this ____ day of ____ 2025.

TO BE PASSED AND ADOPTED AND ORDERED PUBLISHED IN PAMPHLET FORM this ____ day of ____ 2025

President of the City Council

Attest:

City Clerk



Grand Junction City Council

Regular Session

Item #5.b.i.

Meeting Date: April 16, 2025
Presented By: Thomas Lloyd, Senior Planner
Department: Community Development
Submitted By: Thomas Lloyd, Senior Planner

Information

SUBJECT:

A Resolution Accepting the Petition of 2.89 Acres of Land and Ordinances Annexing and Zoning the Dixon Annexation to RL-4 (Residential Low - 4), Located at 2019 South Broadway

RECOMMENDATION:

The Planning Commission heard this request at its March 11, 2025 meeting and voted (5-0) to recommend approval of the request.

EXECUTIVE SUMMARY:

Darryl and Carri Dixon (Applicants) are requesting a zone of annexation to RL-4 for their property located at 2019 South Broadway (Property). The approximately 2.89-acre parcel is known and referred to as the Dixon Annexation. The Property is currently single-family residential. Annexation is being sought in anticipation of developing the Property with a future Minor Subdivision.

The Property is Annexable Development per the Persigo Agreement. The proposed zone district of RL-4 is consistent with the Residential Low Land Use category of the Comprehensive Plan. The request for annexation will be considered separately by City Council, but concurrently with the zoning amendment request.

BACKGROUND OR DETAILED INFORMATION:

Annexation Request

Darryl and Carri Dixon (Applicants) are requesting annexation of approximately 2.89 acres located at 2019 South Broadway (Property). The Property has one existing single-family residential home on it. The Property is Annexable Development per the Persigo Agreement. The Applicants are requesting annexation into the City in anticipation of further developing and subdividing the vacant portion of the Property.

The request for zoning will be considered separately by City Council, but concurrently with the annexation request and will be heard in a future Council action.

- The schedule for the annexation and zoning is as follows:
- Referral of Petition (30-Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use – February 19, 2025
- Planning Commission considers Zone of Annexation – March 11, 2025
- Introduction of a Proposed Ordinance on Zoning by City Council – March 19, 2025
- Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council – April 16, 2025
- Effective date of Annexation and Zoning – May 18, 2025

Zone of Annexation Request

The Applicants are proposing a zone district of RL-4 (Residential Low - 4). The Property is currently zoned in the County RSF-2 (Residential Single Family -2). The proposed zone district of RL-4 is consistent with the Residential Low Land Use category of the Comprehensive Plan. The surrounding zoning is City RL-4 and County RSF-2 to the north, City R-2R to the south, County PUD to the west, and County RSF-4 to the east. Zoning will be considered by the City Council and requires review and recommendation by the Planning Commission.

The annexation area has sewer available and all other urban amenities to the property. It is located within Tier 2 on the Intensification and Growth Tiers Map of the Comprehensive Plan. Tier 2 is classified as Suburban Infill. The Comprehensive Plan indicates that Annexation is appropriate in these areas for new development and redevelopment in Tier 2 areas that are directly adjacent to the City Limits of Grand Junction. Annexation and development of these parcels will provide development opportunities while minimizing the impact on infrastructure and City services.

The purpose of RL-4 zoning is to provide for single-family and two-family residential uses where adequate public facilities and services are available. The RL-4 zone district is appropriate to implement the Residential Low future land use designation and may be used as a transition between Rural Residential and the more intense zone districts. Single-family detached, single-family attached, cottage courts and duplexes are all allowed housing types in RL-4. The minimum density for RL-4 zoning is two units an acre, while the maximum density is four units an acre. With this being the case, the site could accommodate RL-4 densities from 6-11 units.

In addition to the RL-4 zoning requested by the petitioner, the following zone districts would also be consistent with the proposed Comprehensive Plan designation of Residential Low (2 to 5.5 du/acre). While RL-5 would also be an implementing zone district of Residential Low Designation, RL-4 is more consistent with the existing city and county zone districts in the surrounding area. See the other implementing zone districts of Residential Low below:

- RL-5 (Residential Low - 5)
- P-1 (Public, Parks and Open Space)
- P-2 (Public, Civic, and Institutional Campus)
- PD (Planned Development)

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting consistent with Section 21.02.030(c) of the Zoning and Development Code regarding the proposed Annexation and Zoning was held at Monument Presbyterian Church on August 24, 2023. The Applicant and City staff were in attendance, along with approximately 12 participants.

Notice was completed consistent with the provisions in Section 21.02.030(g) of the Zoning and Development Code. The subject properties were posted with an application sign on February 27, 2025. Mailed notice of the public hearings before the Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject properties on February 28, 2025. The notice of the Planning Commission public hearing was published on March 1, 2025, in the Grand Junction Daily Sentinel. An online hearing with an opportunity for public comment was held between March 4, 2025, and March 10, 2025, through the GJSpeaks platform.

ANALYSIS

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. The application shall meet all applicable statutory and City administrative requirements. The City Council shall use the following criteria when evaluating a request for annexation. Annexation is, however, a discretionary, legislative act. The City shall never be compelled to annex, unless otherwise required by state law, even if all these review criteria have been satisfied. 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 Dixon Annexation is eligible to be annexed because of compliance with the following:

- i. The annexation complies with the Municipal Annexation Act of 1965, as amended (§ 31-12-101 C.R.S., et seq.). Contiguity is presumed to satisfy the eligibility requirement of § 31-12-104 C.R.S.

A proper petition has been signed by 100% of the property owners have signed the petition to be annexed. Further, over one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits. The entire perimeter of the property is 2,268.79 feet. 885.14 feet of the perimeter of the property has direct adjacency to the city limits. Thus, 39% of the perimeter of the property is adjacent to the city limits. This exceeds the one-sixth requirement. A community of interest exists between the

area to be annexed and the City. 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. The area is or will be urbanized in the near future. A portion of the property is a single-family residential home. The property has plans for a future subdivision and has existing urban utilities and services near and available to the property. The area is capable of being integrated with the City. The proposed annexation area is adjacent to the city limits along S Broadway and 20 ¼ Rd. 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. 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.

- ii. The proposed zoning is appropriate, based upon consideration of the following factors:
 - A. The proposed zoning is consistent with the Comprehensive Plan designation of the property; Requests to zone properties should be considered based on the implementing zone districts assigned to each land use designation. As a guide to future zoning changes, the Comprehensive Plan states that requests for zoning changes are required to implement the Comprehensive Plan. The requested zone of RL-4 is consistent with the Comprehensive Plan because it is an implementing zoning district of the Residential Low designation.
 - B. The proposed land uses are consistent with the purpose and intent of the proposed zone district. The purpose of RL-4 zoning is to provide for single-family and two-family residential uses where adequate public facilities and services are available. The RL-4 zone district is appropriate to implement the Residential Low future land use designation and may be used as a transition between Rural Residential and the more intense zone districts. Single-family detached, single-family attached, cottage courts and duplexes are all allowed housing types in RL-4. The minimum density for RL-4 zoning is two units an acre, while the maximum density is four units an acre. The applicant is planning to develop the property along these lines.
- iii. The annexation will not limit the ability to integrate surrounding land into the City or cause variances or exceptions to be granted if the adjacent land is annexed or developed.

The

annexation will not limit the ability to integrate surrounding land into the City. The adjacent land to the north and the south is already in the City limits. The adjacent land to the west is currently underdeveloped but should have no problem integrating with the property to be annexed as well as the property already in the City.

- iv. The landowner has waived in writing any preexisting vested property rights as a condition of such

annexation.
has done this.

The landowner

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

Zone of Annexation Analysis

The criteria for review are set forth in Section 21.02.050(c) of the Zoning and Development Code, which provides that an applicant for a zone of annexation has the burden of producing evidence that provides each of the following criteria:

A) Consistency. The proposed zoning is generally consistent with applicable provisions of the Comprehensive Plan. The proposed rezone to RL- 4 (Residential Low 4) implements the following plan principles, goals, and policies of the Comprehensive Plan:

Plan Principle 3: Responsible and Managed Growth

Goal 1: Support fiscally responsible growth and annexation policies that promotes a compact pattern of growth...and encourage the efficient use of land.

Goal 2: Encourage infill and redevelopment to leverage existing infrastructure. The Comprehensive Plan raises concerns about a waning supply of attainable housing combined with a limited supply of land that has existing infrastructure available. Priority has been placed on areas identified for infill and redevelopment to move forward effectively and manage growth. This principle supports fiscally responsible growth and annexation policies that promote a compact pattern of growth to encourage efficient use of land. Development is directed to areas where infrastructure is already present, and the City can meet and maintain its level of service targets. This zone of annexation is supported by this plan principle because it leverages existing infrastructure and is already adjacent to existing corporate limits to the north and the south.

Intensification and Tiered Growth Plan

The subject properties are located within Tier 2 on the Intensification and Growth Tiers Map of the Comprehensive Plan. Tier 2 is classified as Suburban Infill. The Comprehensive Plan indicates that Annexation is appropriate in these areas for new development and redevelopment in Tier 2 areas that have direct adjacency to the City Limits of Grand Junction. Annexation and development of this parcel will provide further development opportunities while minimizing the impact on infrastructure and City Services.

Land Use Plan: Relationship to Existing Zoning

Requests to rezone the properties should be considered based on the Implementing Zone Districts assigned to each Land Use Designation in the Comprehensive Plan. As a guide to zoning changes and zones of annexation, the Comprehensive Plan states that zoning requests are required to implement the Comprehensive Plan. The requested zone of RL-4 implements the Comprehensive Plan because it is an implementing zone district of the Residential Low designation.

Therefore, Staff finds that this criterion has been met.

B) Development Patterns. The proposed zoning will result in logical and orderly development pattern(s).

The City's Comprehensive Plan "Plan Principle 3 Responsible and Managed Growth" and the goal to "encourage infill and redevelopment to leverage existing infrastructure" supports the request to increase residential density on the subject property. The owner of the property is requesting a zone of annexation to RL-4 to accomplish this.

The subject property has sewer service and all other urban amenities to the property. The properties across South Broadway to the north are zoned City RL-4 and County RSF-2. The existing use of the RL-4 property is a place of worship and the County properties are single-family residential homes. The properties to the east are County RSF-2 and RSF-4 zoned properties used for single-family residential homes. The property to the west is zoned County PUD. The existing use on the property to the west is a winery and agricultural use with a single-family residence. RL-4 and other districts consistent with the Residential Low designation are consistent with the surrounding area as it has been traditionally developed in the County. From a high-level view, the properties in this area of the Redlands are all within a Residential Low and Rural Residential land use designation and are expected to develop at that density as they come within the City. While the City would also support the RL-5 zone district, RL-4 is more consistent with the existing surrounding RSF-4 and RSF-2 zoned properties and is an appropriate transition between Rural Residential and more intense zone districts.

As stated earlier, the subject properties are located within Tier 2 on the Intensification and Growth Tiers Map of the Comprehensive Plan. Tier 2 is classified as Suburban Infill. The Comprehensive Plan indicates that annexation is appropriate in these areas for new development and redevelopment in Tier 2 areas that have direct adjacency to the City Limits of Grand Junction. Annexation and development of these parcels will provide development opportunities while minimizing the impact on infrastructure and City services and result in a logical and orderly development pattern.

Therefore, Staff finds that this criterion has been met.

C) Benefits. The community or area, as decided by the reviewing body, derives an overall benefit(s) from the proposed zoning.

A rezone to RL-4 increases the amount of undeveloped land available for additional density as the area continues to attract residential development at densities needing urban and city services. Annexation and zoning of the property will provide additional land within the City limits for growth, but more specifically, it will provide additional single-family and two-family residential uses where adequate public facilities are available while minimizing the effects on City services. A zone of RL-4 will provide an opportunity for housing within a range of density that is consistent with the needs of the

growing community. This principle is supported and encouraged by the Comprehensive Plan and furthers the plan's goal of promoting a diverse supply of housing types that meet the needs of all ages, abilities, and incomes identified in Plan Principle 5: Strong Neighborhoods and Housing Choices of the One Grand Junction Comprehensive Plan.

Therefore, Staff finds that this criterion has been met.

FINDINGS OF FACT AND RECOMMENDATION

After reviewing the Dixon Zone of Annexation, ANX-2023-690 request for the property located at 2019 Broadway from County RSF-2 (Residential Single Family – 2) to RL-4 (Residential Low – 4), the following findings of fact have been made:

The request has met the criteria identified in Section 21.02.050(c) of the Zoning and Development Code.

Therefore, the Planning Commission unanimously recommended approval of the request.

FISCAL IMPACT:

Current assessed valuation for the parcel is \$57,310 which will generate \$458 in annual property tax. Future property tax revenues will be dependent on assessed valuation resulting from development and sales tax revenues will be dependent on retail activity.

Engineering and Transportation / General Services

The annexation takes in the south half of 336 feet of South Broadway that has historically been maintained by Mesa County with a pavement condition index (PCI) between 50-60. There is no curb and gutter and no storm drain facilities. There are no streetlights. Street sweeping and minimal storm drain maintenance in the borrow ditch is estimated at \$100 per year. An asphalt overlay of the 3700 square feet of pavement surface on South Broadway is anticipated within 5 years and is estimated at \$10,000.

Fire Review

Fire protection and emergency response facilities are adequate to serve the type and scope of the land use proposed. Fire Station #5 at 2155 Broadway provides the primary response to this area and Fire Station #1 at 620 Pitkin and Fire Station #3 at 582 25 ½ Road both provide secondary response. The annexation area falls within the 4-minute travel time of the primary response station. Overall response time should be within National Fire Protection Association guidelines unless the primary station is on other calls for service. The recommended zoning of City RL-4 is not predicted to add substantially to the current fire and EMS incident load and Fire Station #5 has capacity to meet the additional incidents that could be generated by this annexation and zoning change. Depending on the intended occupancy and use, the RL-4 zoning will potentially increase the need for fire prevention services such as plan review, inspections and possibly higher call volume. Specific occupancy and use information would be needed to accurately evaluate fire prevention services.

Utilities

Water and sewer services are available to this property. This property is within the Ute Water District service area. No impacts to City Water. The property is currently within the Persigo 201 Sewer Service Area and currently has a sewer tap. No impacts resulting from the annexation.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 18-25 , A Resolution Accepting a Petition for the Annexation of Lands to the City of Grand Junction, Colorado, Making Certain Findings, and Determining that Property Known as the Dixon Annexation, Approximately 2.89 Acres, Located at 2019 South Broadway, Grand Junction, Colorado.

I move to (adopt/deny) Ordinance No. 5258, an Ordinance Annexing Territory to the City of Grand Junction, Colorado, Dixon Annexation, Located at 2019 South Broadway, Grand Junction, Colorado, Approximately 2.89 Acres, on final passage and order final publication in pamphlet form.

I move to (adopt/deny) Ordinance No. 5259, an Ordinance Zoning the Dixon Annexation to RL-4 (Residential Low - 4) Zone District, from Mesa County RSF-2 (Residential Single Family - 2 District).

Attachments

1. Development Application
2. Dixon Annexation Schedule
3. Dixon Annexation Plat
4. Dixon Annexation Maps
5. Planning Commission Minutes - 2025 - March 11
6. DixonResolutionAcceptingAPetitionofAnnexation
7. Draft Ordinance - Dixon Annexation
8. Dixon Zone of Annexation Ordinance

Development Application

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

Petition For: Annexation/Zone of Annexation

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

Existing Land Use Designation: _____ Existing Zoning: RSF2
Proposed Land Use Designation: _____ Proposed Zoning: RSF4

Property Information

Site Location: 2019 S Broadway, GJ, CO 81507 Site Acreage: 2.69
Site Tax No(s): 2947-223-00-162 Site Zoning: RSF2

Project Description: Annex property into City of Grand Junction and change zoning from RSF2 to RSF4 this will be concurrent with subdivision application to follow.

Property Owner Information

Name: Darryl Dixon
Street Address: 2019 S Broadway
City/State/Zip: Grand Jct, Co 81507
Business Phone #: 970-208-7250
E-Mail: darrylsellsgj@gmail.com
Fax #: _____
Contact Person: Darryl Dixon
Contact Phone #: 970-208-7250

Applicant Information

Name: Same
Street Address: _____
City/State/Zip: _____
Business Phone #: _____
E-Mail: _____
Fax #: _____
Contact Person: _____
Contact Phone #: _____

Representative Information

Name: n/a
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: _____

Please print and sign

Date: 10-17-23

Signature of Legal Property Owner: DARRYL DIXON

Please print and sign

Date: 10-17-23

OWNERSHIP STATEMENT - NATURAL PERSON

I, (a) Darryl Dixon, am the owner of the following real property:

(b) E2 NW4 SW4 SEC 22 11S 101W EXC S 998.6FT + EXC N 208.72FT OF E 208.72FT + EXC BEG 464FT W OF NE COR OF NW4 SW4 SD SEC 22 S 170FTW 108FTN 170FT E TO BEG + EXC E 25FT FOR ROAD ROW

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

☐ I am the sole owner of the property.

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

Carri Dixon

I have reviewed the application for the (d) Annexation and Zoning pertaining to the property.

I have the following knowledge and evidence concerning possible boundary conflicts between my property and the abutting property(ies): (e) 2013 S Broadway will be given an easement for use of property behind her fence.

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

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

Owner signature as it appears on deed: 

Printed name of owner: Darryl Dixon

State of Colorado)

County of Mesa) ss.


Subscribed and sworn to before me on this 12th day of October, 2023

by Darryl Dixon

Witness my hand and seal.

My Notary Commission expires on 10/01/2024

RONNA LEE ADAMS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20204034240
My Commission Expires October 1, 2024


Notary Public Signature

After Recording Return to:
Darryl Dixon

Doc Fee: \$38.50

WARRANTY DEED

This Deed, made August 21, 2014, Between **Stan E. Sammons and Judith E. Sammons** of the County Mesa, State of COLORADO, grantor(s) and **Darryl Dixon and Carri Dixon**, as Joint Tenants whose legal address is **2019 S Broadway, Grand Junction, CO 81507** County of Mesa, and State of COLORADO, grantee. WITNESS, That the grantor, for and in the consideration of the sum of **THREE HUNDRED EIGHTY-FIVE THOUSAND DOLLARS AND NO/100'S (\$385,000.00)** the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, their heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Mesa, State of COLORADO described as follows:

See Exhibit A attached hereto and made a part hereof.

also known by street and number as **2019 S Broadway, Grand Junction, CO 81507**

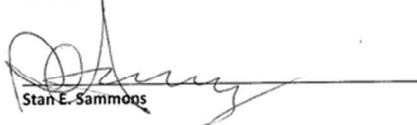
TOGETHER with all and singular hereditaments and appurtenances, thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind of nature so ever, except for taxes for the current year, a lien but not yet due and payable, and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Buyer in accordance with section 8.1 (Title Review) of the contract dated July 15, 2014, between the parties.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this on the date set forth above.

SELLERS:


Stan E. Sammons

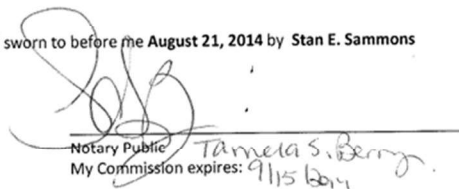

Judith E. Sammons

STATE OF COLORADO
COUNTY OF MESA

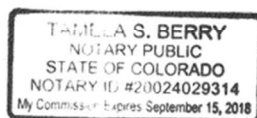
} ss:

The foregoing instrument was acknowledged, subscribed and sworn to before me August 21, 2014 by Stan E. Sammons and Judith E. Sammons.

Witness my hand and official seal.


Notary Public
My Commission expires: 9/15/2018

Wdcorp



ESCROW NO. 598-H0407246-097-NMC

HTC

RECEPTION #: 2700115, BK 5635 PG 509 08/27/2014 at 08:28:11 AM, 2 OF 2, R
\$15.00 S \$1.00 D \$38.50 Sheila Reiner, Mesa County, CO CLERK AND RECORDER

Exhibit A

. parcel of land situated in the E1/2 of the NW1/4 of the SW1/4 of Section 22, Township 11 South, Range 101 West of the 6th Principal Meridian,
eing more particularly described as follows:
eginning at a point from which the Northeast Corner of said E1/2 bears North 00°09'20" West 208.72 feet;
hence South 00°09'20" East 85.28 feet;
hence South 89°37'40" West 655.45 feet;
hence North 00°10'00" East 294.00 feet;
hence North 89°37'40" East 80.00 feet;
hence South 00°10'00" West 170.00 feet;
hence North 89°37'40" East 108.00 feet;
hence North 00°10'00" East 170.00 feet;
hence North 89°37'40" East 257.17 feet;
hence South 00°09'20" East 208.72 feet;
hence North 89°37'40" East 208.72 feet, more or less, to the Point of Beginning;
XCEPT that portion thereof conveyed to Mesa County by instrument recorded October 22, 1975 in Book 1049 at Page 643.
ounty of Mesa, State of Colorado

RECORDER'S NOTE: POOR QUALITY DOCUMENT
PROVIDED FOR REPRODUCTION

STATE OF COLORADO

SS

AFFIDAVIT

COUNTY OF MESA

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

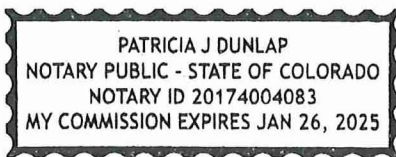
That he is the circulator of the forgoing petition:

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

[Signature]

Subscribed and sworn to before me this 22 day of November, 2024.

Witness my hand and official seal.



[Signature]
Notary Public

250 N 5th St Grand Junction, CO 81501
Address

My commission expires: Jan. 26, 2025

**DIXON ANNEXATION
PETITION FOR ANNEXATION**

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

GENERAL LOCATION: 2019 South Broadway, Grand Junction, CO 81507

Tax ID #: 2947-223-00-162

See attached Exhibit A

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

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

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

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

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

Darryl Dixon

NAME



SIGNATURE

2019 S. Broadway, Grand Junction, CO 81507

ADDRESS

11/22/24

DATE

Carri Dixon

NAME



SIGNATURE

2019 S. Broadway, Grand Junction, CO 81507

ADDRESS

11/22/24

DATE

(Dixon Annexation Petition)

Exhibit A

Legal Description

A parcel of land situated in the Northwest Quarter of the Southwest Quarter of Section 22, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Center-West Sixteenth Corner of said Section 22 from whence the West Quarter Corner of said Section 22 bears N89°29'39"W a distance of 1306.69 feet for a Basis of Bearings, all bearings herein related thereto; thence N89°29'39"W along the North line of the Northwest Quarter of the Southwest Quarter of said Section 22 a distance of 208.72 feet to the Point of Beginning; thence S0°47'32"W a distance of 30.00 feet; thence N89°29'39"W a distance of 43.19 feet; thence S31°48'22"E a distance of 80.17; thence S0°47'32"W a distance of 90.34 feet; thence S88°00'55"E a distance of 46.20 feet; thence N77°34'41"E a distance of 13.96 feet; thence S43°00'13"E a distance of 16.54 feet; thence S47°43'49"E a distance of 15.86 feet; thence S89°29'39"E a distance of 100.60 feet; thence S0°47'32"W a distance of 85.26 feet; thence N89°27'15"W a distance of 629.86 feet; thence N1°05'23"E a distance of 293.56 feet; thence S89°29'39"E a distance of 81.34 feet; thence S0°47'32"W a distance of 30.00 feet; thence S89°29'39"E a distance of 1.46 feet; thence S1°28'04"W a distance of 45.13 feet; thence S2°57'16"W a distance of 45.05 feet; thence S1°42'56"W a distance of 66.10 feet; thence S88°33'18"E a distance of 87.48 feet; thence S89°35'52"E a distance of 23.79 feet; thence N0°32'14"E a distance of 72.11 feet; thence N0°10'11"E a distance of 65.84 feet; thence N0°20'45"W a distance of 19.67 feet; thence N0°47'32"E a distance of 30.00 feet; thence S89°29'39"E a distance of 255.28 feet to the Point of Beginning.

Said parcel contains 2.89 acres as described.

Above legal description written by:

Patrick W. Click

Colorado registered Professional Surveyor No. 37904

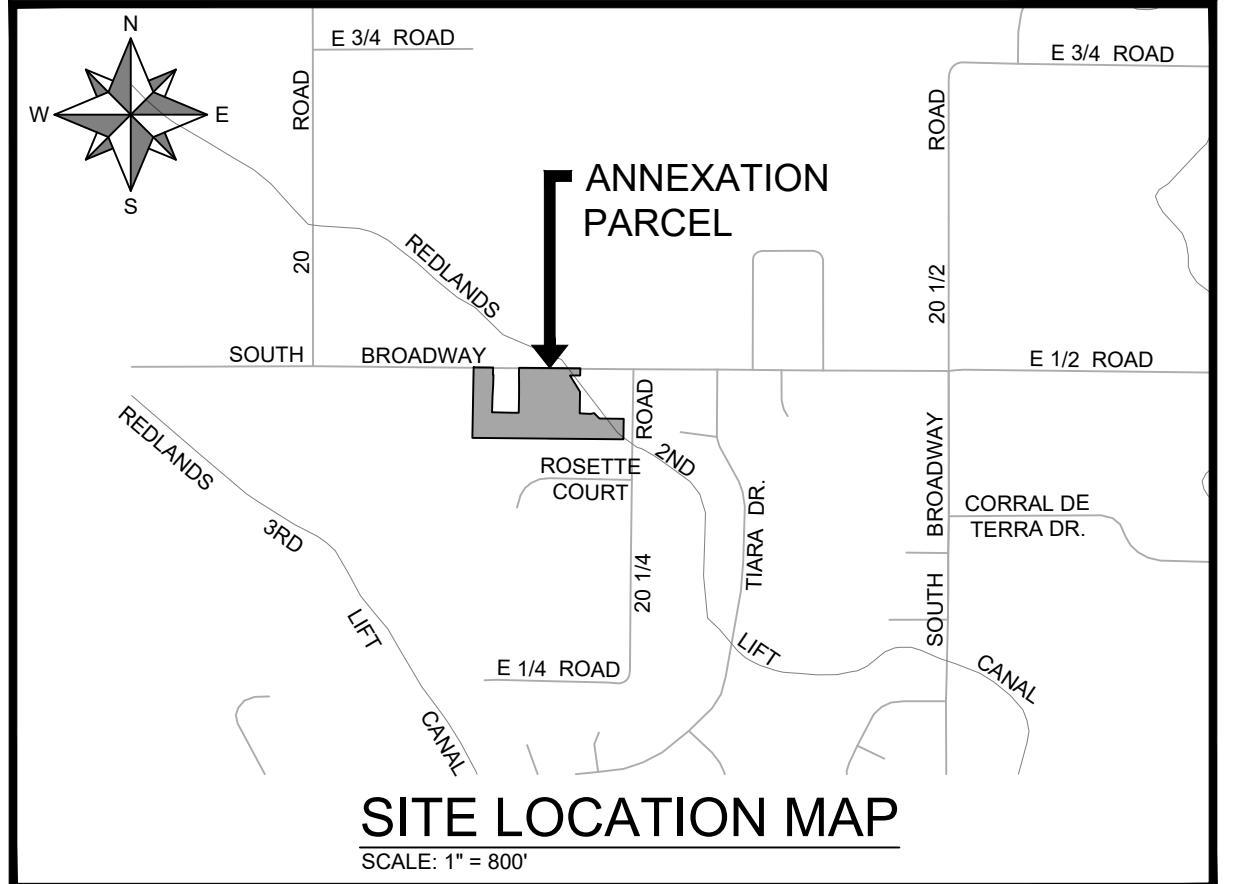
3194 Mesa Avenue Unit B

Grand Junction, Colorado 81504

ANNEXATION SCHEDULE & SUMMARY WORKSHEET					
February 19, 2025		Referral of Petition, Intro Proposed Ordinance, Exercise Land Use			
March 11, 2025		Planning Commission Considers Zone of Annexation			
March 19, 2025		City Council Intro Proposed Zoning Ordinance			
April 16, 2025		City Council Accept Petition/Annex and Zoning Public Hearing			
May 18, 2025		Effective date of Annexation and Zoning			
ANNEXATION SUMMARY					
File Number		ANX-2023-690			
Location		2019 S. Broadway			
Tax ID Number(s)		2947-223-00-162			
Number of Parcel(s)		1			
Existing Population		2			
No. of Parcels Owner Occupied		1			
Number of Dwelling Units		1			
Acres Land Annexed		2.89 Acres			
Developable Acres Remaining		1.5 Acres			
Right-of-way in Annexation		.23 Acres			
Previous County Zoning		RSF-2			
Proposed City Zoning		R-4			
Surrounding Zoning:	North:	RL-4 / RSF-2			
	South:	R-2R			
	East:	PUD			
	West:	RSF-R			
Current Land Use		Single Family Residential			
Proposed Land Use		Single Family Residential			
Surrounding Land Use:	North:	Residential Low / Rural Residential			
	South:	Residential Low			
	East:	Residential Low			
	West:	Rural Residential			
Comprehensive Plan Designation:		Residential Low			
Zoning within Comprehensive Plan Designation:		RI-4	RL-5	P-1	P-2
Values:	Assessed	\$ 62,570			
	Actual	\$895,420			
Address Ranges		2011, 2015, 2017, 2019, 2021 S. Broadway & 525 20 ¼ Rd			
Special Districts:	Water	Ute			
	Sewer	City			
	Fire	GJ Rural Fire Protection District			
	Irrigation/Drainage	Redlands Water & Power			
	School	District 51			
	Pest	Grand River Mosquito District			

DIXON ANNEXATION

Located in the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4) Section 22,
Township 11 South, Range 101 West, 6th Principal Meridian, County of Mesa, State of Colorado



LEGAL DESCRIPTION

A parcel of land located in the northwest quarter of the southwest quarter (NW1/4SW1/4) of Section 22, Township 11 South, Range 101 West, 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the center west sixteenth (CW1/16) corner of said Section 22, whence the west quarter (W1/4) corner of said Section 22 bears N89°29'39"W, a distance of 1,306.69 feet for a Basis of Bearings; thence from said Point of Commencement N89°29'39"W, a distance of 208.72 feet along the north line of said NW1/4SW1/4 of Section 22 to the northwest corner of a parcel of land described in Reception Number 1727540 being a point on the south line of Monument Presbyterian Church Annexation No. 2 (Ordinance 3560) being the Point of Beginning;

thence S00°47'39"W, a distance of 30.00 feet to a point the boundary line agreement as recorded at Reception Number 3105920; thence the following two (2) courses along said agreement; 1) N89°29'39"W, a distance of 43.19 feet; 2) S31°48'22"E, a distance of 80.17 feet to a point on the west line of said Reception Number 1727540; thence S00°47'32"W, a distance of 90.34 feet along said west line to a point on said agreement as recorded at Reception Number 3105920; thence the following four (4) courses along said agreement; 1) S88°00'55"E, a distance of 46.20 feet; 2) N77°34'41"E, a distance of 13.96 feet; 3) S43°00'13"E, a distance of 16.54 feet; 4) S47°43'49"E, a distance of 15.86 feet to a point on the south line of said Reception Number 1727540; thence S89°29'39"E, a distance 100.60 feet along said south line to a point on the boundary of Reinking Annexation No. 2 (Ordinance 3254); thence S00°47'32"W, a distance of 85.26 feet along said boundary of Reinking Annexation No. 2 to the northeast corner of Tiara West Estates Subdivision as recorded at Reception Number 1958675; thence N89°27'15"W, a distance of 629.86 feet along the north line of said subdivision and the boundaries of said Reinking Annexation No. 2 and Reinking Annexation No. 3 (Ordinance 3255) to the northwest corner of said subdivision; thence N01°05'23"E, a distance of 293.56 feet along the east boundary of a parcel of land as recorded at Reception Number 2121930 to a point on said north line of the NW1/4SW1/4 of Section 22; thence S89°29'39"E, a distance of 81.34 feet along said north line and the boundary of Monument Presbyterian Church Annexation No. 3 (Ordinance No. 3561) to the northwest corner of a parcel of land described in Reception Number 2762815; thence S00°47'32"W, 30.00 feet to a point on the boundary line agreement recorded at Reception Number 3106307; thence the following nine (9) courses along the perimeter of said agreement: 1) S89°29'39"E, 1.46 feet 2) S01°28'04"W, 45.13 feet 3) S02°57'16"W, 45.05 feet 4) S01°42'56"W, 66.10 feet 5) S88°33'18"E, 87.48 feet 6) S89°35'32"E, 23.79 feet 7) N00°32'14"E, 72.11 feet 8) N00°10'11"E, 65.84 feet 9) N00°20'45"W, 19.67 feet to the boundary of said Reception Number 2762815; thence N00°47'32"E, 30.00 feet to the northeast corner of said Reception Number 2762815; thence S89°29'39"E, a distance of 255.28 feet along said north line of the NW1/4SW1/4 of Section 22 also being the boundary of said Monument Presbyterian Church Annexation No. 2 and No. 3 to the Point of Beginning.

Said parcel of land containing **126,084** square feet or **2.89** acres, more or less.

AREAS OF ANNEXATION

ANNEXATION PERIMETER	2,268.80 FT.
CONTIGUOUS PERIMETER	1,051.74 FT.
AREA IN SQUARE FEET	126,084 FT ²
AREA IN ACRES	2.89 AC.
AREA WITHIN R.O.W.	10,098 FT ²
	0.23 AC.
AREA WITHIN DEEDED R.O.W.	0.00 FT ²
	0.00 AC.

LEGEND

ANNEXATION BOUNDARY	
ANNEXATION AREA	
EXISTING ANNEXATION LIMITS	

SURVEY ABBREVIATIONS

POC	POINT OF COMMENCEMENT	R	RANGE
POB	POINT OF BEGINNING	NO.	NUMBER
R.O.W.	RIGHT OF WAY	REC.	RECEPTION
SEC.	SECTION	FT/FT	SQUARE FEET/FEET
T	TOWNSHIP	MCSM	MESA CO. SURVEY MONUMENT
AC.	ACRES		

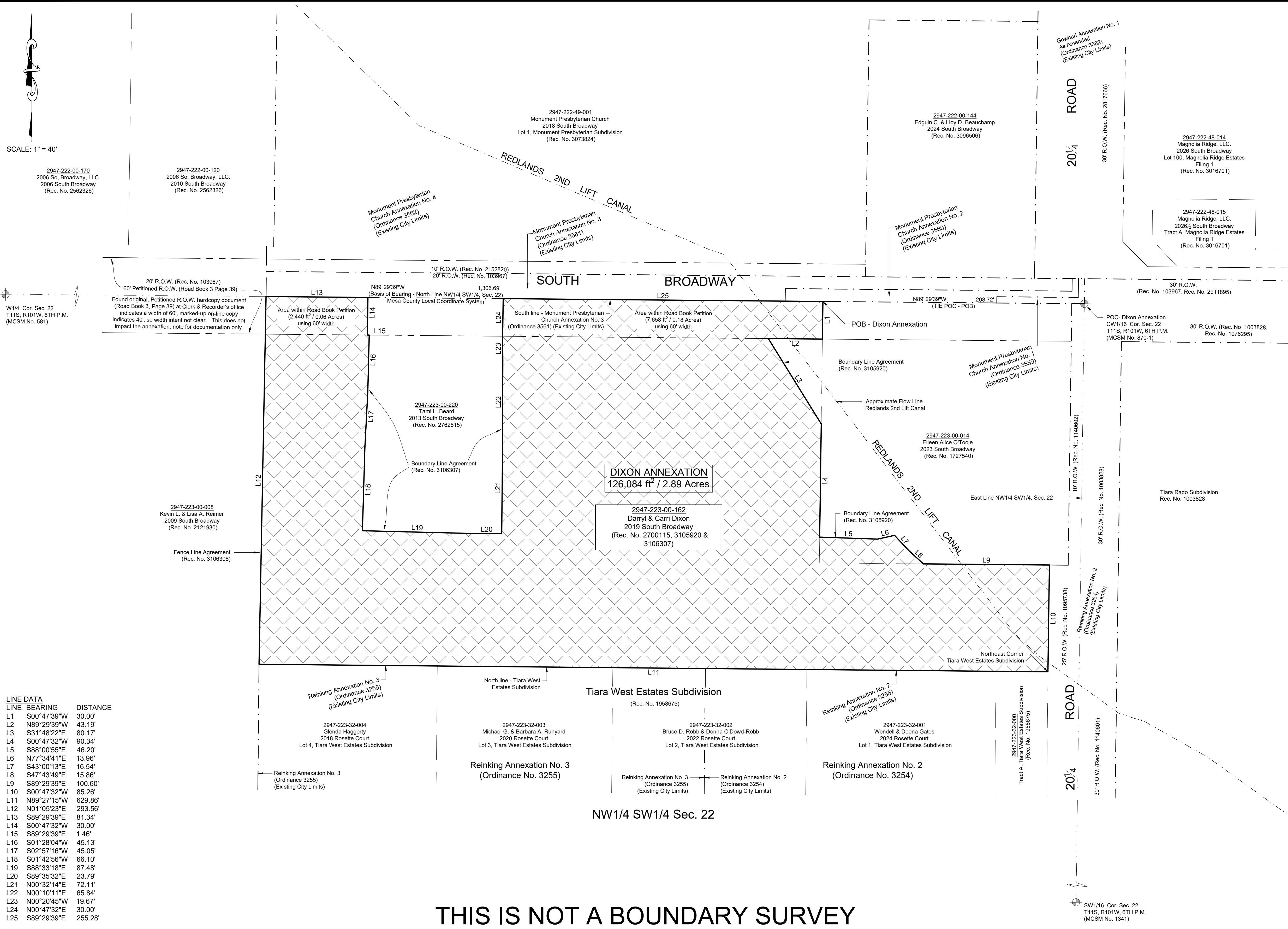
ORDINANCE NO.
XXXX

EFFECTIVE DATE
XX/XX/20XX

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.

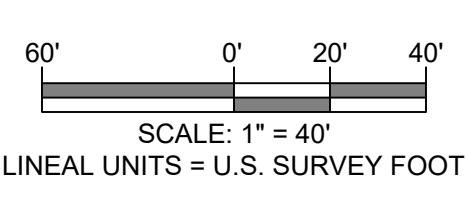
RENEE BETH PARENT
STATE OF COLORADO - P.L.S. NO. 38266
FOR THE CITY OF GRAND JUNCTION
244 NORTH 7TH STREET
GRAND JUNCTION, CO. 81501



LINE	BEARING	DISTANCE
L1	S00°47'39"W	30.00'
L2	N89°29'39"W	43.19'
L3	S31°48'22"E	80.17'
L4	S00°47'32"W	90.34'
L5	S88°00'55"E	46.20'
L6	N77°34'41"E	13.96'
L7	S43°00'13"E	16.54'
L8	S47°43'49"E	15.86'
L9	S89°29'39"E	100.60'
L10	S00°47'32"W	85.26'
L11	N89°27'15"W	629.86'
L12	N01°05'23"E	293.56'
L13	S89°29'39"E	81.34'
L14	S00°47'32"W	30.00'
L15	S89°29'39"E	1.46'
L16	S01°28'04"W	45.13'
L17	S02°57'16"W	45.05'
L18	S01°42'56"W	66.10'
L19	S88°33'18"E	87.48'
L20	S89°35'32"E	23.79'
L21	N00°32'14"E	72.11'
L22	N00°10'11"E	65.84'
L23	N00°20'45"W	19.67'
L24	N00°47'32"E	30.00'
L25	S89°29'39"E	255.28'

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

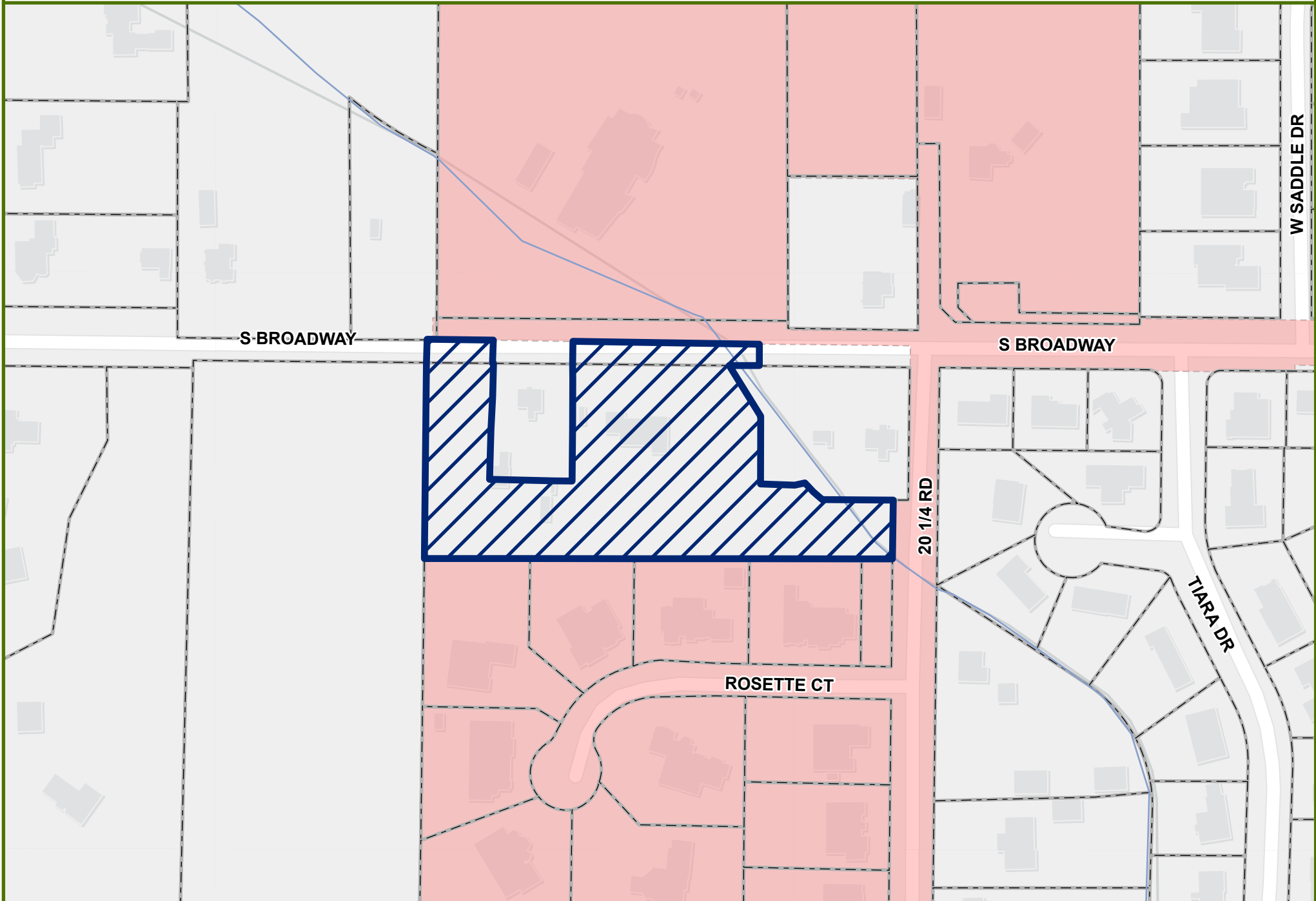
DRAWN BY: NCW DATE: 12/2024
REVIEWED BY: RBP DATE: 12/2024
CHECKED BY: ABL DATE: 12/2024
APPROVED BY: RBP DATE: 12/2024



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

DIXON ANNEXATION
Located in the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4)
Section 22, Township 11 South, Range 101 West, 6th Principal Meridian,
County of Mesa, State of Colorado

Dixon Annexation



0 50 100 200 Feet

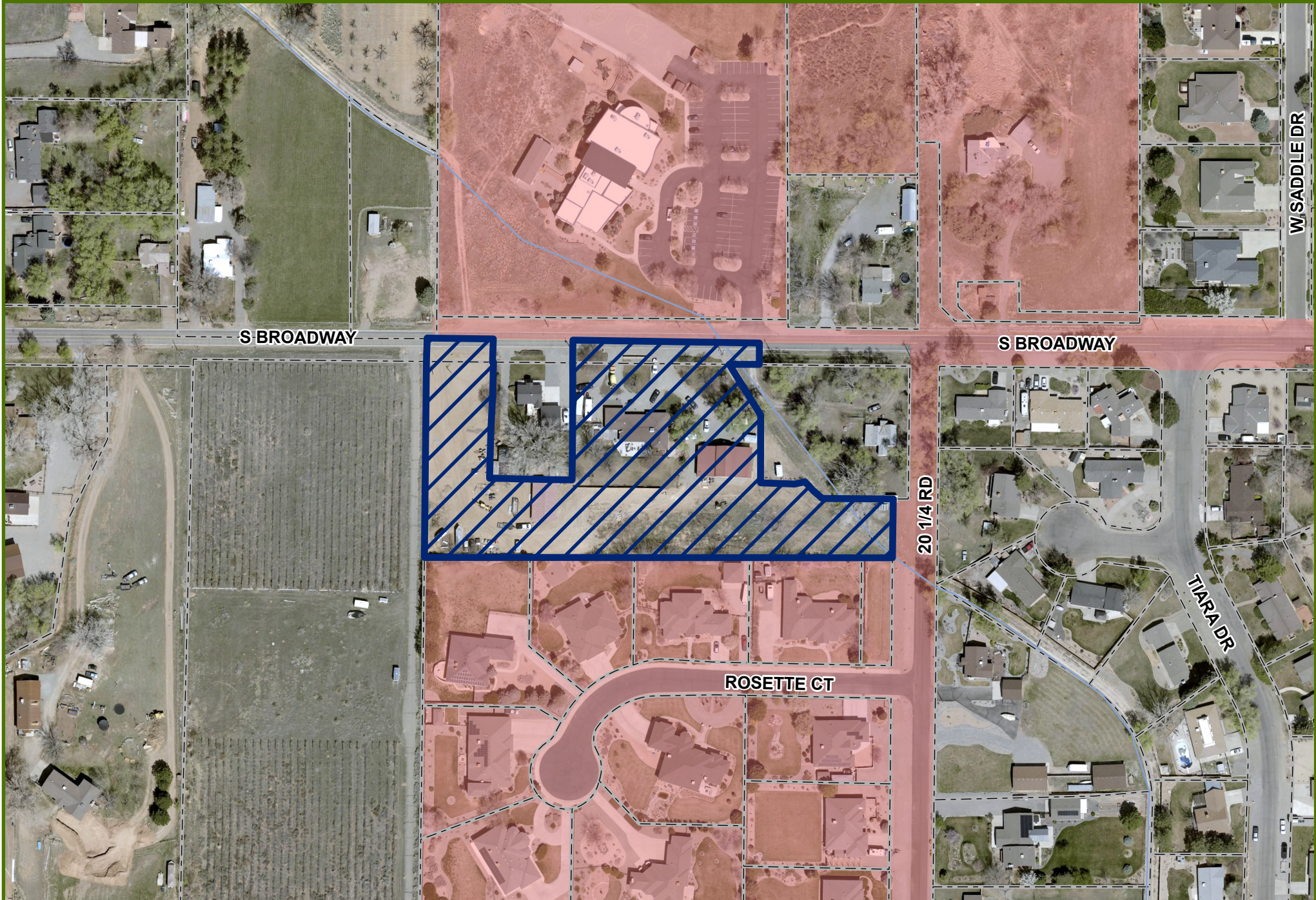


Annexation Site



City Limits

Dixon Annexation



0 50 100 200 Feet

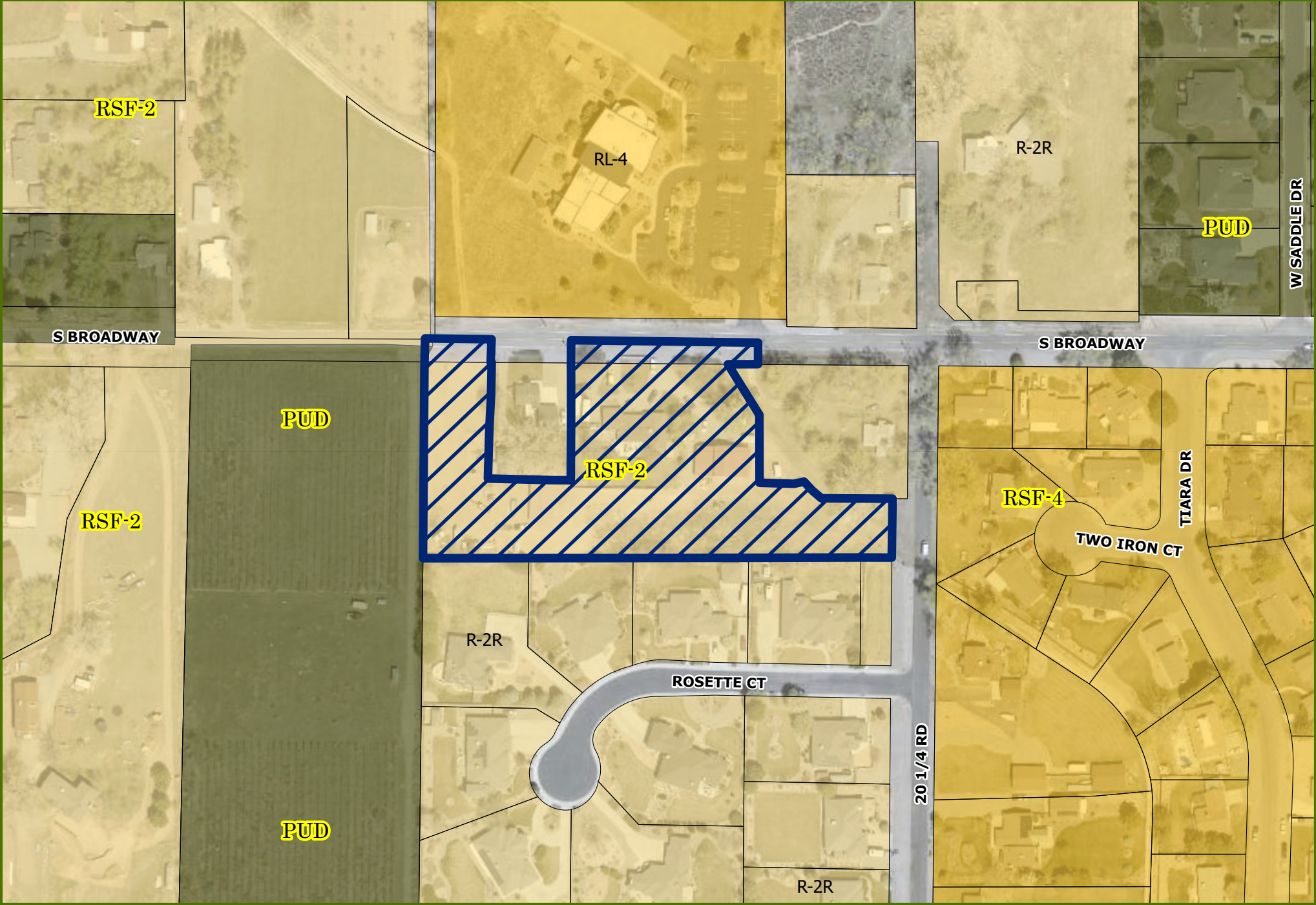


Annexation Site



City Limits

Dixon Annexation - Zoning



0 50 100 200 Feet



Annexation

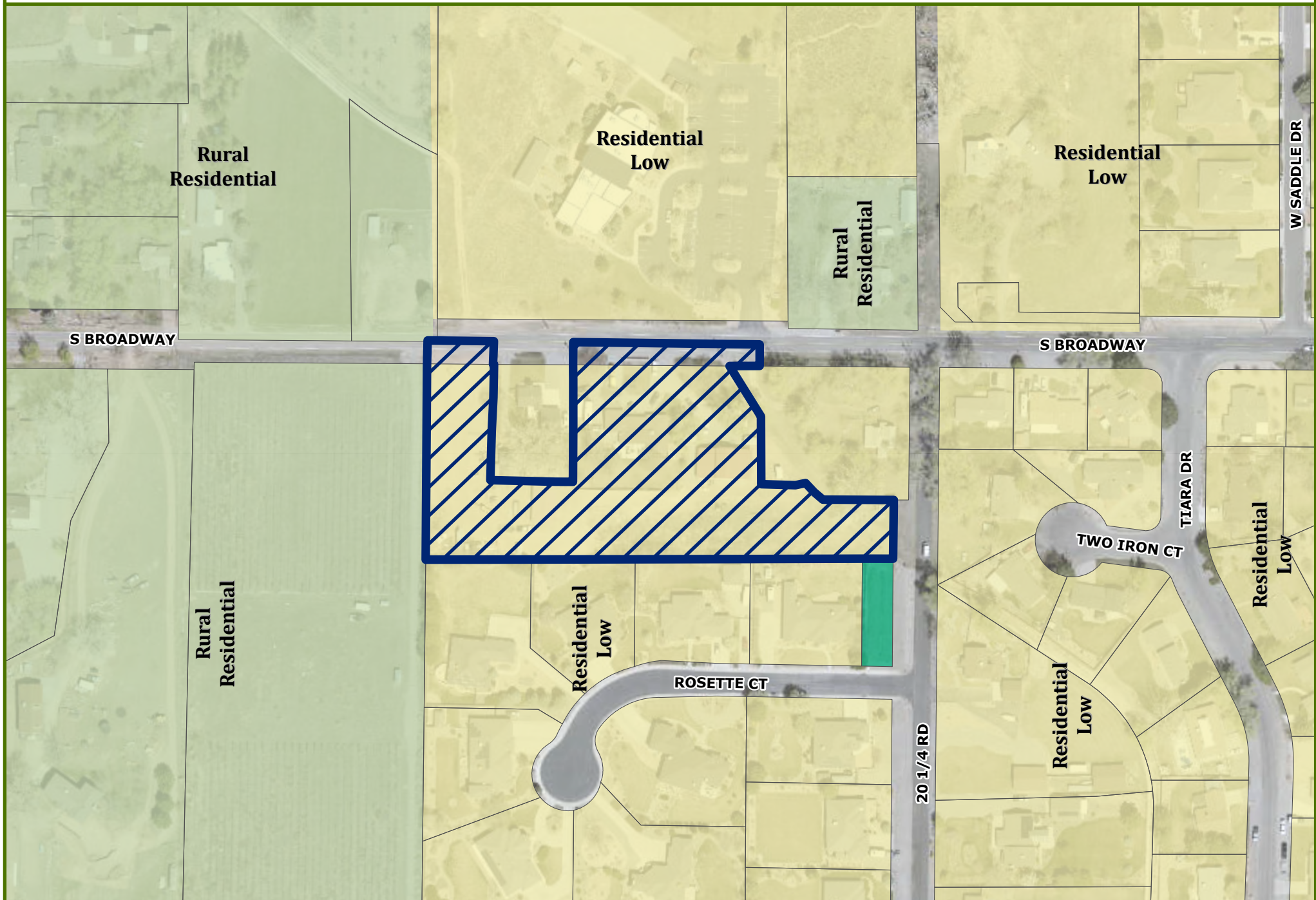
City Zoning

County Zoning

Date Created: 2/7/2025



Dixon Annexation - Land Use



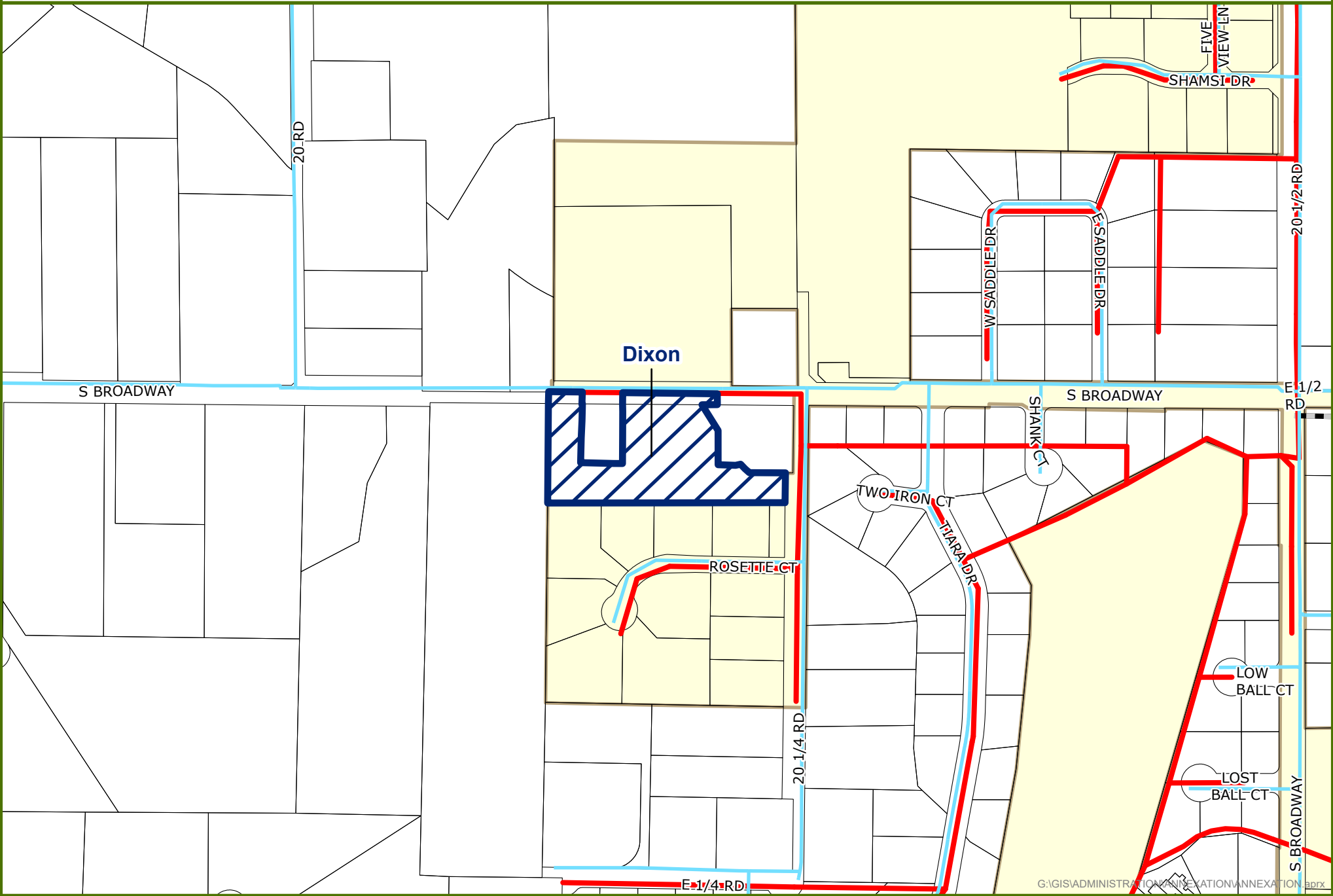
0 50 100 200 Feet



Annexation Site
Packet Page 213

Date Created: 2/7/2025

Dixon Annexation - Utilities



0 0.05 0.1 Miles

- UTE WATER
- SEWER
- NON-CITY FIBER
- CITY LIMITS

GRAND JUNCTION PLANNING COMMISSION

March 11, 2025, 5:30 PM

MINUTES

As Chairman Teske was absent, the Commission elected Commissioner Weckerly to act as chair for this meeting.

The meeting of the Planning Commission was called to order at 5:30 p.m. by Commissioner Weckerly.

Those present were Planning Commissioners; Kim Herek, Shanon Secrest, Ian Moore, and Robert Quintero.

Also present were Niki Galehouse (Planning Manager), Thomas Lloyd (Senior Planner), Madeline Robinson (Planning Technician), and Jacob Kaplan (Planning Technician).

There were 3 members of the public in attendance, and 0 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from February 11, 2025.

Commissioner Secrest moved to approve the Consent Agenda.

Commissioner Quintero seconded; motion passed 5-0.

REGULAR AGENDA

1. Dixon Zone of Annexation

ANX-2023-690

Consider a request by Darryl and Carri Dixon to zone 2.89 acres from County RSF-2 (Residential Single Family – 2) to RL-4 (Residential Low – 4 du/ac) located at 2019 S Broadway.

Staff Presentation

Thomas Lloyd, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Moore asked for clarification on what was being requested with this proposal.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, March 4, 2025, via www.GJSpeaks.org.

There were no public comments.

The public comment period was closed at 5:52 p.m. on March 11, 2025.

There was no additional discussion among the staff or commissioners.

The public hearing was closed at 5:52 p.m. on March 11, 2025.

Discussion

The Commissioners discussed an email that had been received by a neighbor regarding their concerns over increased density. They commented on the City's need for more housing, the viability of the property for annexation given surrounding services, and the request being for the lower density of the two implementing zone districts of the Residential Low land use designation (RL-4 vs. RL-5).

Motion and Vote

Commissioner Herek noted for the record that the notification dates were missing from the staff report.

Niki Galehouse noted for the record what the dates were for the public hearing and that the dates would be added to the staff report in advance of the City Council hearing.

Jamie Beard noted for the record that because the dates were noted and would be corrected in the staff report, the Commission could still make a motion on this item.

Commissioner Moore made the following motion "Mrs. Chairman, on the Zone of Annexation request for the property located at 2019 S Broadway, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report."

Commissioner Quintero seconded; motion passed 5-0.

OTHER BUSINESS

Niki Galehouse requested to be notified if any of the Commissioners would not be attending the next workshop.

ADJOURNMENT

Commissioner Secrest moved to adjourn the meeting.

The vote to adjourn was 5-0.

The meeting adjourned at 5:59 p.m.

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 2025-1160

**A RESOLUTION ACCEPTING A PETITION
FOR THE ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO,
MAKING CERTAIN FINDINGS,
AND DETERMINING THAT PROPERTY KNOWN AS THE
DIXON ANNEXATION**

**APPROXIMATELY 2.89 ACRES
LOCATED AT 2019 SOUTH BROADWAY, GRAND JUNCTION, COLORADO**

IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 19th day of February 2025, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

DIXON ANNEXATION

**Perimeter Boundary Legal Description
EXHIBIT A**

Dixon Annexation Legal Description

A parcel of land located in the northwest quarter of the southwest quarter (NW1/4SW1/4) of Section 22, Township 11 South, Range 101 West, 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the center west sixteenth (CW1/16) corner of said Section 22, whence the west quarter (W1/4) corner of said Section 22 bears N89°29'39"W, a distance of 1,306.69 feet for a Basis of Bearings; thence from said Point of Commencement N89°29'39"W, a distance of 208.72 feet along the north line of said NW1/4SW1/4 of Section 22 to the northwest corner of a parcel of land described in Reception Number 1727540 being a point on the south line of Monument Presbyterian Church Annexation No. 2 (Ordinance 3560) being the Point of Beginning;

thence S00°47'39"W, a distance of 30.00 feet to a point the boundary line agreement as recorded at Reception Number 3105920; thence the following two (2) courses along said agreement; 1) N89°29'39"W, a distance of 43.19 feet; 2) S31°48'22"E, a distance of 80.17 feet to a point on the west line of said Reception Number 1727540; thence S00°47'32"W, a distance of 90.34 feet along said west line to a point on said agreement as recorded at Reception Number 3105920; thence the following four (4) courses along said agreement; 1) S88°00'55"E, a distance of 46.20 feet; 2) N77°34'41"E, a distance of 13.96 feet; 3) S43°00'13"E, a distance of 16.54 feet; 4) S47°43'49"E, a distance of 15.86 feet to a point on the south line of said Reception Number 1727540; thence S89°29'39"E, a distance 100.60 feet along said south line to a point on the boundary of Reinking Annexation No. 2 (Ordinance 3254); thence

S00°47'32"W, a distance of 85.26 feet along said boundary of Reinking Annexation No. 2 to the northeast corner of Tiara West Estates Subdivision as recorded at Reception Number 1958675; thence N89°27'15"W, a distance of 629.86 feet along the north line of said subdivision and the boundaries of said Reinking Annexation No. 2 and Reinking Annexation No. 3 (Ordinance 3255) to the northwest corner of said subdivision; thence N01°05'23"E, a distance of 293.56 feet along the east boundary of a parcel of land as recorded at Reception Number 2121930 to a point on said north line of the NW1/4SW1/4 of Section 22; thence S89°29'39"E, a distance of 81.34 feet along said north line and the boundary of Monument Presbyterian Church Annexation No. 3 (Ordinance No. 3561) to the northwest corner of a parcel of land described in Reception Number 2762815; thence S00°47'32"W, 30.00 feet to a point on the boundary line agreement recorded at Reception Number 3106307; thence the following nine (9) courses along the perimeter of said agreement: 1) S89°29'39"E, 1.46 feet 2) S01°28'04"W, 45.13 feet 3) S02°57'16"W, 45.05 feet 4) S01°42'56"W, 66.10 feet 5) S88°33'18"E, 87.48 feet 6) S89°35'32"E, 23.79 feet 7) N00°32'14"E, 72.11 feet 8) N00°10'11"E, 65.84 feet 9) N00°20'45"W, 19.67 feet to the boundary of said Reception Number 2762815; thence N00°47'32"E, 30.00 feet to the northeast corner of said Reception Number 2762815; thence S89°29'39"E, a distance of 255.28 feet along said north line of the NW1/4SW1/4 of Section 22 also being the boundary of said Monument Presbyterian Church Annexation No. 2 and No. 3 to the Point of Beginning.

Said parcel of land containing **126,084** square feet or **2.89** acres, more or less.

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

The said territory is eligible for annexation to the City of Grand Junction, Colorado, and should be so annexed by Ordinance.

ADOPTED the ____ day of April 2025.

Abram Herman
President of the Council

ATTEST:

Selestina Sandoval
City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. ____

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

LOCATED AT 2019 SOUTH BROADWAY, GRAND JUNCTION, COLORADO

APPROXIMATELY 2.89 ACRES

WHEREAS, on the 19th day of March 2025, 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 16th day of April; 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 situated in Mesa County, Colorado, and described to wit:

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

Dixon Annexation Legal Description

A parcel of land located in the northwest quarter of the southwest quarter (NW1/4SW1/4) of Section 22, Township 11 South, Range 101 West, 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the center west sixteenth (CW1/16) corner of said Section 22, whence the west quarter (W1/4) corner of said Section 22 bears N89°29'39"W, a distance of 1,306.69 feet for a Basis of Bearings; thence from said Point of Commencement N89°29'39"W, a distance of 208.72 feet along the north line of said NW1/4SW1/4 of Section 22 to the northwest corner of a parcel of land described in Reception Number 1727540 being a point on the south line of Monument Presbyterian Church Annexation No. 2 (Ordinance 3560) being the Point of Beginning;

thence S00°47'39"W, a distance of 30.00 feet to a point the boundary line agreement as recorded at Reception Number 3105920; thence the following two (2) courses along said agreement; 1) N89°29'39"W, a distance of 43.19 feet; 2) S31°48'22"E, a distance of 80.17 feet to a point on the west line of said Reception Number 1727540; thence S00°47'32"W, a distance of 90.34 feet along said west line to a point on said agreement as recorded at Reception Number 3105920; thence the following four (4) courses along said agreement; 1) S88°00'55"E, a distance of 46.20 feet; 2) N77°34'41"E, a distance of 13.96 feet; 3) S43°00'13"E, a distance of 16.54 feet; 4) S47°43'49"E, a distance of 15.86 feet to a point on the south line of said Reception Number 1727540; thence S89°29'39"E, a distance 100.60 feet along said south line to a point on the boundary of Reinking Annexation No. 2 (Ordinance 3254); thence S00°47'32"W, a distance of 85.26 feet along said boundary of Reinking Annexation No. 2 to the northeast corner of Tiara West Estates Subdivision as recorded at Reception Number 1958675; thence N89°27'15"W, a distance of 629.86 feet along the north line of said subdivision and the boundaries of said Reinking Annexation No. 2 and Reinking Annexation No. 3 (Ordinance 3255) to the northwest corner of said subdivision; thence N01°05'23"E, a distance of 293.56 feet along the east boundary of a parcel of land as recorded at Reception Number 2121930 to a point on said north line of the NW1/4SW1/4 of Section 22; thence S89°29'39"E, a distance of 81.34 feet along said north line and the boundary of Monument Presbyterian Church Annexation No. 3 (Ordinance No. 3561) to the northwest corner of a parcel of land described in Reception Number 2762815; thence S00°47'32"W, 30.00 feet to a point on the boundary line agreement recorded at Reception Number 3106307; thence the following nine (9) courses along the perimeter of said agreement: 1) S89°29'39"E, 1.46 feet 2) S01°28'04"W, 45.13 feet 3) S02°57'16"W, 45.05 feet 4) S01°42'56"W, 66.10 feet 5) S88°33'18"E, 87.48 feet 6) S89°35'32"E, 23.79 feet 7) N00°32'14"E, 72.11 feet 8) N00°10'11"E, 65.84 feet 9) N00°20'45"W, 19.67 feet to the boundary of said Reception Number 2762815; thence N00°47'32"E, 30.00 feet to the northeast corner of said Reception Number 2762815; thence S89°29'39"E, a distance of 255.28 feet along said north line of the NW1/4SW1/4 of Section 22 also being the boundary of said Monument Presbyterian Church Annexation No. 2 and No. 3 to the Point of Beginning.

Said parcel of land containing **126,084** square feet or **2.89** acres, more or less.

INTRODUCED on first reading this 19th day of March 2025 and ordered published in pamphlet form.

ADOPTED on second reading this 16th day of April 2024 and ordered published in pamphlet form.

Abram Herman
President of the Council

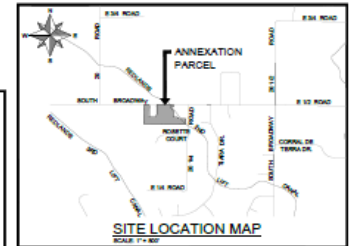
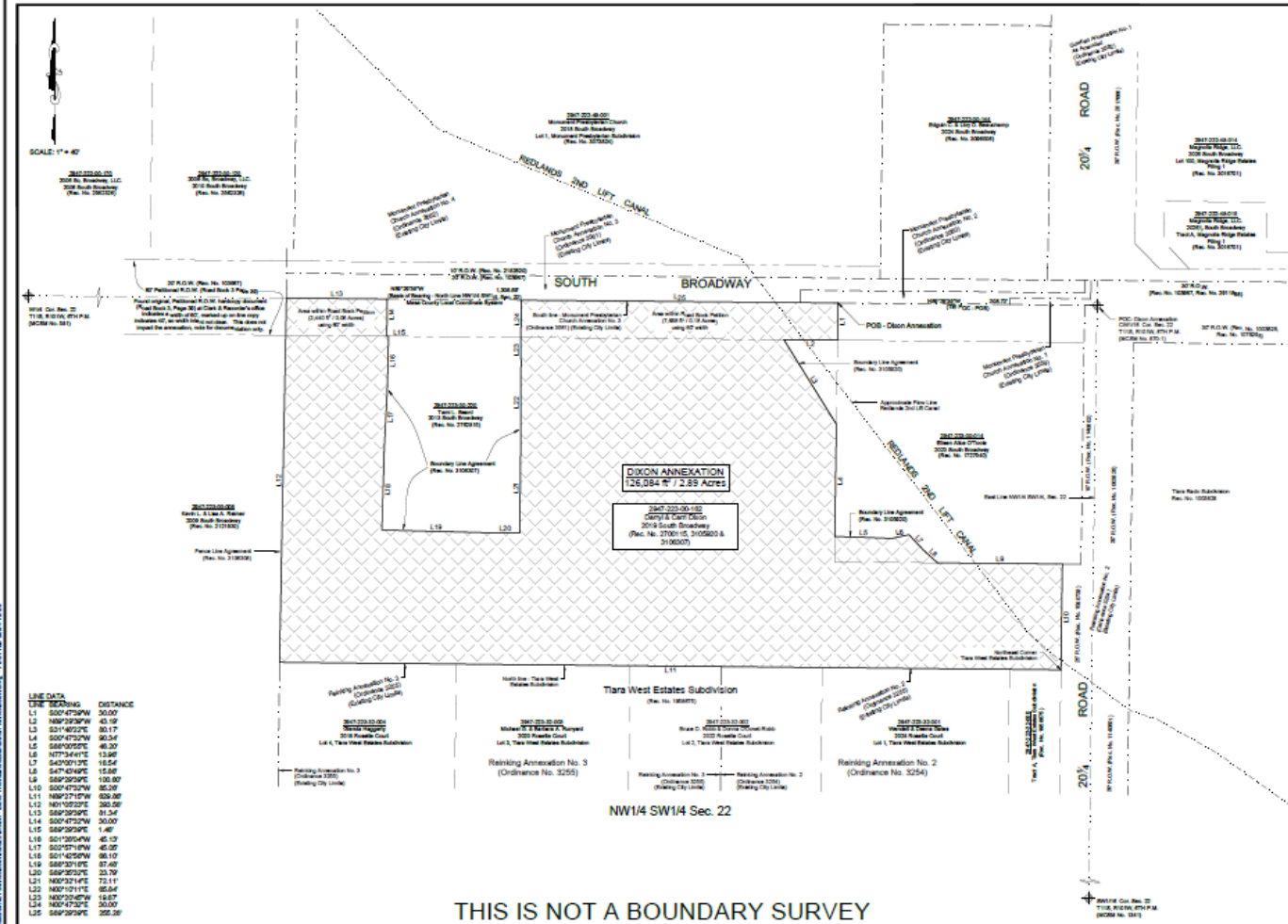
ATTEST:

Selestina Sandoval
City Clerk

EXHIBIT A

DIXON ANNEXATION

Located in the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4) Section 22,
Township 11 South, Range 101 West, 6th Principal Meridian, County of Mesa, State of Colorado



LEGAL DESCRIPTION
A parcel of land located in the northwest quarter of the southwest quarter (NW1/4SW1/4) of Section 22, Township 11 South, Range 101 West, 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:
Commencing at the corner west-southwest (SW1/4) corner of said Section 22, where the west quarter (NW1/4) corner of said Section 22 bears N69°23'39"W, a distance of 1,306.89 feet to a point of Beginning; thence from said Point of Beginning N69°23'39"W, a distance of 236.73 feet along the north line of said NW1/4SW1/4 of Section 22 to the northwest corner of a parcel of land described in Reception Number 177540 being a point on the south line of Monument Presbyterian Church Annexation No. 2 (Ordinance 3255) being the Point of Beginning;
thence S00°47'29"W, a distance of 30.00 feet to a point the boundary line agreement as recorded as Reception Number 210500; thence the following two (2) courses along said agreement: (1) S89°05'02"E, a distance of 43.19 feet to 21°14'42"E, a distance of 80.17 feet to a point on the west line of said Reception Number 177540; thence S00°47'29"W, a distance of 80.34 feet along said west line to a point on said agreement as recorded as Reception Number 210500; thence the following four (4) courses along said agreement: (1) S89°05'02"E, a distance of 46.23 feet; (2) N77°34'47"E, a distance of 13.89 feet; (3) S47°02'13"E, a distance of 15.54 feet; (4) S47°04'05"E, a distance of 15.58 feet along said south line to a point on the boundary of Reception Annexation No. 2 (Ordinance 3255); thence S89°29'39"W, a distance of 100.80 feet along said boundary of Reception Annexation No. 2 to the northeast corner of said West Estates Subdivision as recorded as Reception Number 150000; thence N69°23'39"W, a distance of 69.89 feet along the north line of said subdivision and the boundary of said Reception Annexation No. 2 and Reception Annexation No. 3 (Ordinance 3255) to the northeast corner of said subdivision; thence N01°02'02"E, a distance of 355.59 feet along the east boundary of a parcel of land as recorded as Reception Number 212100 to a point on said north line of the NW1/4SW1/4 of Section 22; thence S89°29'39"E, a distance of 81.34 feet along said north line and the boundary of Monument Presbyterian Church Annexation No. 3 (Ordinance No. 3255) to the northeast corner of a parcel of land described in Reception Number 270011-15; thence S00°47'29"W, 30.00 feet to a point on the boundary line agreement recorded as Reception Number 210500; thence the following nine (9) courses along the perimeter of said agreement: (1) S89°29'39"E, 1.40 feet; (2) S01°29'59"W, 45.19 feet; (3) S02°57'19"W, 45.00 feet; (4) S01°40'29"W, 80.10 feet; (5) S89°29'39"E, 87.49 feet; (6) S89°29'39"E, 23.79 feet; (7) N69°23'39"E, 72.11 feet; (8) N00°10'11"E, 65.64 feet; (9) N69°23'39"E, 15.67 feet to the boundary of said Reception Number 270011-15; thence N00°47'29"E, 30.00 feet to the northeast corner of said Reception Number 270011-15; thence S89°29'39"E, a distance of 22.39 feet along said north line of the NW1/4SW1/4 of Section 22 also being the boundary of said Monument Presbyterian Church Annexation No. 2 and No. 3 to the Point of Beginning.

Said parcel of land containing **126,084** square feet or **2.89** acres, more or less.

AREAS OF ANNEXATION

ANNEXATION PERIMETER	CONTIGUOUS PERIMETER	AREA IN SQUARE FEET	AREA IN ACRES	AREA WITHIN R.O.W.	AREA WITHIN DECEDED R.O.W.
3,396.80 FT.	1,051.74 FT.	126,084	2.89	0.00	0.00

LEGEND

ANNEXATION	BOUNDARY	EXISTING ANNEXATION LIMITS
ANNEXATION	BOUNDARY	EXISTING ANNEXATION LIMITS

SURVEY ASSOCIATIONS

POB	POINT OF BEGINNING	R	RANGE
NO <td>NO <td>NO <td>NO </td></td></td>	NO <td>NO <td>NO </td></td>	NO <td>NO </td>	NO
R.O.W. <td>RIGHT OF WAY <td>REC <td>RECEPTION </td></td></td>	RIGHT OF WAY <td>REC <td>RECEPTION </td></td>	REC <td>RECEPTION </td>	RECEPTION
SEC <td>SECTION <td>TPT <td>TOWNSHIP </td></td></td>	SECTION <td>TPT <td>TOWNSHIP </td></td>	TPT <td>TOWNSHIP </td>	TOWNSHIP
T <td>TOWNSHIP <td>MCS <td>MESA CO. SURVEY MONUMENT </td></td></td>	TOWNSHIP <td>MCS <td>MESA CO. SURVEY MONUMENT </td></td>	MCS <td>MESA CO. SURVEY MONUMENT </td>	MESA CO. SURVEY MONUMENT
AC <td>ACRES <td> <td> </td></td></td>	ACRES <td> <td> </td></td>	<td> </td>	

ORDINANCE NO.
XXXX

EFFECTIVE DATE
XX/XX/20XX

NOTE:
THE DESCRIPTIONS CONTAINED HEREIN HAVE BEEN DERIVED FROM SUBDIVISION PLATS, DEED DESCRIPTIONS & DEPOSIT SURVEYS AS THEY APPEAR IN THE OFFICE OF THE MESA COUNTY CLERK, A 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.

SWORN AND PAID:
STATE OF COLORADO - P.L.S. NO. 30386
FOR THE CITY OF GRAND JUNCTION
244 NORTH 1ST STREET
GRAND JUNCTION, CO. 81501

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE ZONING DIXON ANNEXATION TO RL-4 (RESIDENTIAL LOW - 4) ZONE DISTRICT FROM MESA COUNTY RSF-2 (RESIDENTIAL SINGLE FAMILY – 2 DISTRICT)

THE DIXON ANNEXATION IS LOCATED AT 2019 SOUTH BROADWAY, GRAND JUNCTION, COLORADO BEING COMPRISED OF APPROXIMATELY 2.89 ACRES

Recitals:

The property owners have petitioned to annex their 2.89 acres into the City limits. The annexation is referred to as the “Dixon Annexation”.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code (Code), the Grand Junction Planning Commission recommended zoning the Dixon Annexation RL-4 (Residential Low – 4) from County RSF-2 (Residential Single Family – 2) finding that the City RL-4 zone district conforms with the designation of Residential Low as shown on the Land Use Map of the Comprehensive Plan and conforms with land uses located in the surrounding area.

After notice and public hearing, the Grand Junction City Council finds that the RM-8 (Residential Medium – 8) zone district, is in conformance with at least one of the stated criteria of Section 21.02.050(l)(3)(ii) of the Grand Junction Zoning & Development Code for the parcel as designated.

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

The foregoing Recitals are incorporated herein and therefore that the DIXON ANNEXATION, comprised of the following parcel in the City of Grand Junction Colorado is hereby duly and lawfully zoned RL-4 as described and depicted as follows:

DIXON ANNEXATION

**Perimeter Boundary Legal Description
EXHIBIT A**

Dixon Annexation Legal Description

A parcel of land located in the northwest quarter of the southwest quarter (NW1/4SW1/4) of Section 22, Township 11 South, Range 101 West, 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the center west sixteenth (CW1/16) corner of said Section 22, whence the west quarter (W1/4) corner of said Section 22 bears N89°29'39"W, a distance of 1,306.69 feet for a Basis of Bearings; thence from said Point of Commencement N89°29'39"W, a distance of 208.72 feet along the north line of said NW1/4SW1/4 of Section 22 to the northwest corner of a parcel of land described in Reception Number 1727540 being a point on the south line of Monument Presbyterian Church Annexation No. 2 (Ordinance 3560) being the Point of Beginning;

thence S00°47'39"W, a distance of 30.00 feet to a point the boundary line agreement as recorded at Reception Number 3105920; thence the following two (2) courses along said agreement; 1) N89°29'39"W, a distance of 43.19 feet; 2) S31°48'22"E, a distance of 80.17 feet to a point on the west line of said Reception Number 1727540; thence S00°47'32"W, a distance of 90.34 feet along said west line to a point on said agreement as recorded at Reception Number 3105920; thence the following four (4) courses along said agreement; 1) S88°00'55"E, a distance of 46.20 feet; 2) N77°34'41"E, a distance of 13.96 feet; 3) S43°00'13"E, a distance of 16.54 feet; 4) S47°43'49"E, a distance of 15.86 feet to a point on the south line of said Reception Number 1727540; thence S89°29'39"E, a distance 100.60 feet along said south line to a point on the boundary of Reinking Annexation No. 2 (Ordinance 3254); thence S00°47'32"W, a distance of 85.26 feet along said boundary of Reinking Annexation No. 2 to the northeast corner of Tiara West Estates Subdivision as recorded at Reception Number 1958675; thence N89°27'15"W, a distance of 629.86 feet along the north line of said subdivision and the boundaries of said Reinking Annexation No. 2 and Reinking Annexation No. 3 (Ordinance 3255) to the northwest corner of said subdivision; thence N01°05'23"E, a distance of 293.56 feet along the east boundary of a parcel of land as recorded at Reception Number 2121930 to a point on said north line of the NW1/4SW1/4 of Section 22; thence S89°29'39"E, a distance of 81.34 feet along said north line and the boundary of Monument Presbyterian Church Annexation No. 3 (Ordinance No. 3561) to the northwest corner of a parcel of land described in Reception Number 2762815; thence S00°47'32"W, 30.00 feet to a point on the boundary line agreement recorded at Reception Number 3106307; thence the following nine (9) courses along the perimeter of said agreement: 1) S89°29'39"E, 1.46 feet 2) S01°28'04"W, 45.13 feet 3) S02°57'16"W, 45.05 feet 4) S01°42'56"W, 66.10 feet 5) S88°33'18"E, 87.48 feet 6) S89°35'32"E, 23.79 feet 7) N00°32'14"E, 72.11 feet 8) N00°10'11"E, 65.84 feet 9) N00°20'45"W, 19.67 feet to the boundary of said Reception Number 2762815; thence N00°47'32"E, 30.00 feet to the northeast corner of said Reception Number 2762815; thence S89°29'39"E, a distance of 255.28 feet along said north line of the NW1/4SW1/4 of Section 22 also being the boundary of said Monument Presbyterian Church Annexation No. 2 and No. 3 to the Point of Beginning.

Said parcel of land containing 126,084 square feet or 2.89 acres, more or less.

INTRODUCED on first reading this 19th day of March 2025 and ordered published in pamphlet form.

ADOPTED on second reading this ____ day of _____, 2025 and ordered published in pamphlet form.

Abram Herman
President of the Council

ATTEST:

Selestina Sandoval
City Clerk

DRAFT