To access the Agenda and Backup Materials electronically, go to the City of Grand Junction Website. To participate or watch the meeting virtually register for the GoToWebinar.

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

Call to Order, Pledge of Allegiance, Moment of Silence

Proclamations

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

Presentations

Recognition of Jody Kole, Grand Junction Housing Authority

Redlands 360 Development - Updates from Developer

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, July 16, 2025 or 4) submitting comments online until noon on Wednesday, July 16, 2025 by completing this form. Please reference the agenda item and all comments will be forwarded to City Council.

City Manager Report

Boards and Commission Liaison Reports

CONSENT AGENDA

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

1. Approval of Minutes

a. Summary of the June 16, 2025, Workshop

b. Minutes of the June 18, 2025, Regular Meeting

c. Summary of the June 30, 2025, Workshop

2. Set Public Hearings

a. Legislative

b. Quasi-judicial

i. Introduction of an Ordinance Vacating Approximately 0.09 Acres of an Alley Right-of-way, Located between Riverside Parkway and West Main Street, and Setting a Public Hearing for August 6, 2025

ii. Introduction of an Ordinance Rezoning One Parcel Totaling 4.33 Acres from RL-4 (Residential Low 4) to RM-12 (Residential Medium 12) Located at 2426 Road and Setting a Public Hearing for August 6, 2025

iii. Introduction of an Ordinance Rezoning One Parcel a Total of 3 acres from RM-8 (Residential Medium 8) to P-2 (Public, Civic, and Institutional Campus), located at 830 Gunnison Avenue, and Setting a Public Hearing for August 6, 2025

iv. Introduction of an Ordinance Vacating Approximately 7,772 square feet of a 20-foot-wide alley right-of-way located at 830 Gunnison Avenue between N 8th Street and the vacated N 9th St right-of-way adjacent to Washington Park and Setting a Public Hearing for August 6, 2025

3. Agreements

a. Authorize the City Manager, on behalf of the City for the Persigo Wastewater Treatment Plant at 2145 River Road, to enter into a Boundary Line Agreement with Donna and Martin Azcarraga, owners of the parcel abutting on the east of the City property and ratify the actions of staff to date in negotiating the agreement.

b. Authorize Reimbursement Agreement with Ute Water Conservancy District for Waterline Replacement as part of Four Canyon Parkway Project

4. Procurements

a. Ratify Construction contract for the Grand View Commons Subdivision Development and authorize Change Order #1 adding scope

b. Authorize Construction Contract for the Four Canyons Parkway Phase 2B Capacity Improvements

c. Authorize Construction Management/General Contractor (CM/GC) Contract with Zak Dirt for the Juniata Dam Outlet Replacement

d. Authorize a Change Order to Add Scope to the Guaranteed Maxium Price for Data Cabling at the New Community Recreation Center at Matchett Park

5. Resolutions

a. A Resolution Authorizing the City Manager to Submit a Grant Application for the Colorado Department of Local Affairs Housing Planning Grant Program

b. A Resolution Issuing a Revocable Permit within 5.5 sf of the Patterson Road Right-of-Way for Signage Adjacent to 2648 Patterson Road.

c. A Resolution Authorizing a Incurred Cost Contract with the Colorado Department of Transportation for I-70B Phase 7 Waterline Replacements

d. A Resolution for Reimbursement from Bond Proceeds for Capital Expenditures Related to Transportation Expansion Projects

6. Other Action Items

a. Accept a Dedication of 0.469 Acres of Land from CIA Investments, LLC

REGULAR AGENDA

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

7. Public Hearings

a. Legislative

i. 2025 Community Development Block Grant (CDBG) Annual Action Plan

ii. An Ordinance Enacting a Moratorium With Findings, Intent, and Purpose to Suspend All Regulations related to Group Living within Title 21 of the Grand Junction Zoning and Development Code; Providing that the Moratorium Shall be in Effect for a Period Which Shall Terminate at the Earliest of the City's Adoption of Further Amendment(s) to title 21of the Grand Junction Zoning and Development Code Regarding Group Living or the Expiration of 365 Days from the Effective Date of this Ordinance.

iii. An Ordinance Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Definitions and Regulations Related to Household Occupancy Limits and Group Living Facilities.

iv. Adopt an Ordinance Amending the 2024 Editions of the International Building Code, the International Existing Building Code, the International Mechanical Code, the International Residential Code, the International Plumbing and International Fuel Gas Code as adopted by the State of Colorado, the National Electric Code as adopted by the State of Colorado, The Model Electric Ready and Solar Ready Code as adopted by the State of Colorado, and the 2021 International Energy Conservation Code with Certain Amendments; and Repealing all Other Ordinances and Parts of Ordinances in Conflict Therewith

v. Adopt an Ordinance for the 2024 International Fire Code and Amendments Thereto, Repealing All Other Resolutions, Ordinances, and Parts of Ordinances in Conflict Therewith

8. Resolutions

a. A Resolution Delegating to the Colorado Housing And Finance Authority (CHFA) the Authority to Issue Bonds and Authorizing a Delegation Agreement Using 2023 and 2024 Private Activity Bond Volume Cap on behalf of an Affordable Housing Project

b. A Resolution Assigning the 2025 Private Activity Bond Volume Cap to the Colorado Housing And Finance Authority (CHFA) on behalf of an Affordable Housing Project

c. Resolution Adopting Fire Prevention Fees in relation to services provided in accordance with the 2024 International Fire Code and repealing any prior Fire Prevention fees in conflict therewith

d. A Resolution Amending Building Code Fees for the 2024 Editions, of the International Building Code, the International Existing Building Code, the International Mechanical Code, the International Residential Code, the International Plumbing and Fuel Gas Code as Adopted by the State of

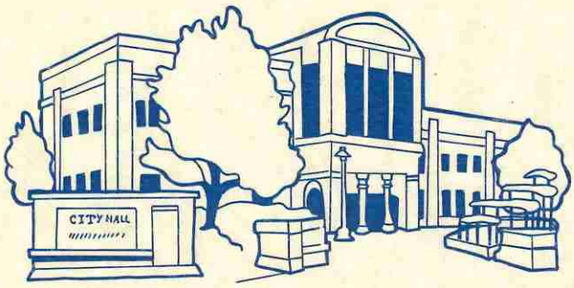
Colorado, the National Electric Code as Adopted by the State of Colorado, the Model Electric Ready and Solar Ready Code as Adopted by the State of Colorado, and the 2021 International Energy Conservation Code

9. 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.

10. Other Business

11. Adjournment



City of Grand Junction, State of Colorado

Proclamation

Whereas, Parks and recreation is an integral part of the communities throughout this country, including the City of Grand Junction; and

Whereas, parks and recreation are vitally important to establishing and maintaining the quality of life in our community, ensuring the health of all our community members and contributing to the economic and environmental wellbeing of Grand Junction and the region; and

Whereas, parks and recreation promotes health and wellness, improving the physical and mental health of people who live near parks; parks and recreation promotes time spent in nature, which positively impacts mental health by increasing cognitive performance and a feeling of wellbeing; and

Whereas, parks and recreation encourages physical activities by providing space for popular sports, hiking and biking trails, swimming pools and many other activities designed to promote active lifestyles; and

Whereas, parks and recreation increases a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and the reduction of crime; and

Whereas parks and recreation is fundamental to the environmental health of our community; and our parks and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and

Whereas, the U.S. House of Representatives has designated July as Parks and Recreation Month.

NOW, THEREFORE, I, Cody Kennedy, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim the month of July, 2025 as

"Parks and Recreation Month"

in the City of Grand Junction and call upon everyone who lives, plays, works, and learns to recognize and promote parks and recreation in our community.

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 July, 2025.

Cody Kennedy

Mayor

Grand Junction City Council

Regular Session

Item #

Meeting Date: July 16, 2025

Presented By: Jane Quimby, Jessica Johnsen, Senior Planner

Department: Community Development

Submitted By: Jessica Johnsen, Zoning Supervisor

Information

SUBJECT:

Redlands 360 Development - Updates from Developer

RECOMMENDATION:

N/A

EXECUTIVE SUMMARY:

La Plata Communites to provide an update on the Redlands 360 residential development.

BACKGROUND OR DETAILED INFORMATION:

The Redlands 360 project is a residential development consisting of 628.9 acres (including Renaissance 360 and Canyon Rim 360). It will include a spectrum of residential products and a variety of active and passive recreational opportunities.

A range of 1,300 to 1,750 residential units are planned for the community, creating an approximate gross density range of 2.16 to 2.92 dwelling units per acre. Six acres of commercial/mixed-use property are also planned for the community.

A minimum of 35 acres of traditional parks and 150 acres of unique parks and open space, totaling 30% of the total acreage, will be built and open to the public. The City code requires 10% of the land to be dedicated as park/open space.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

This item is for discussion purposes only.

Attachments

1. July 2025 R360 Status Mtg with City Council.FINAL

REDLANDS 360°

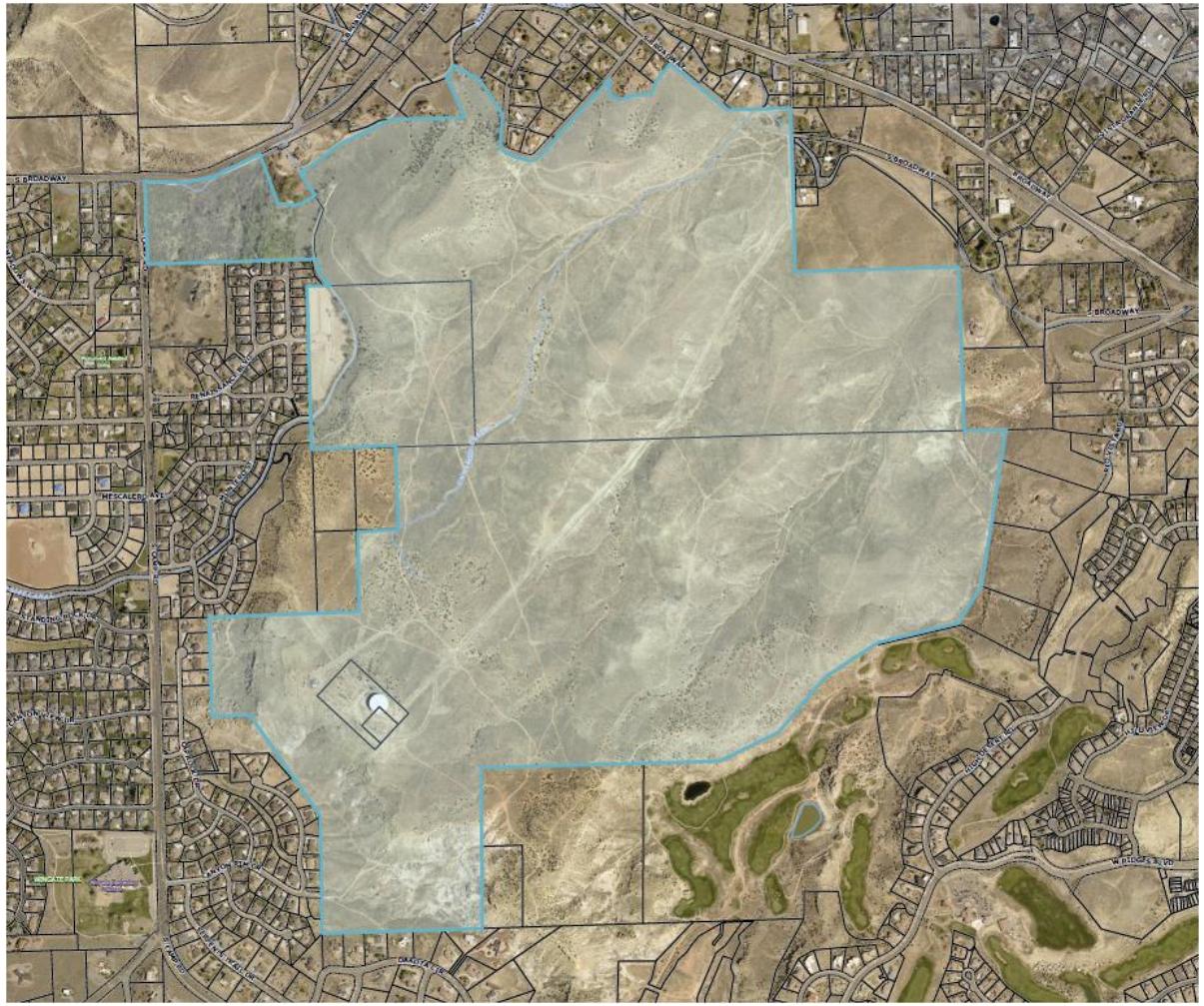
City of Grand Junction

PROJECT UPDATE

July 2025



Project Overview



- The property, consisting of 628.9 acres (including Renaissance 360 & Canyon Rim 360), will be developed with a spectrum of residential products and a variety of active and passive recreational opportunities.

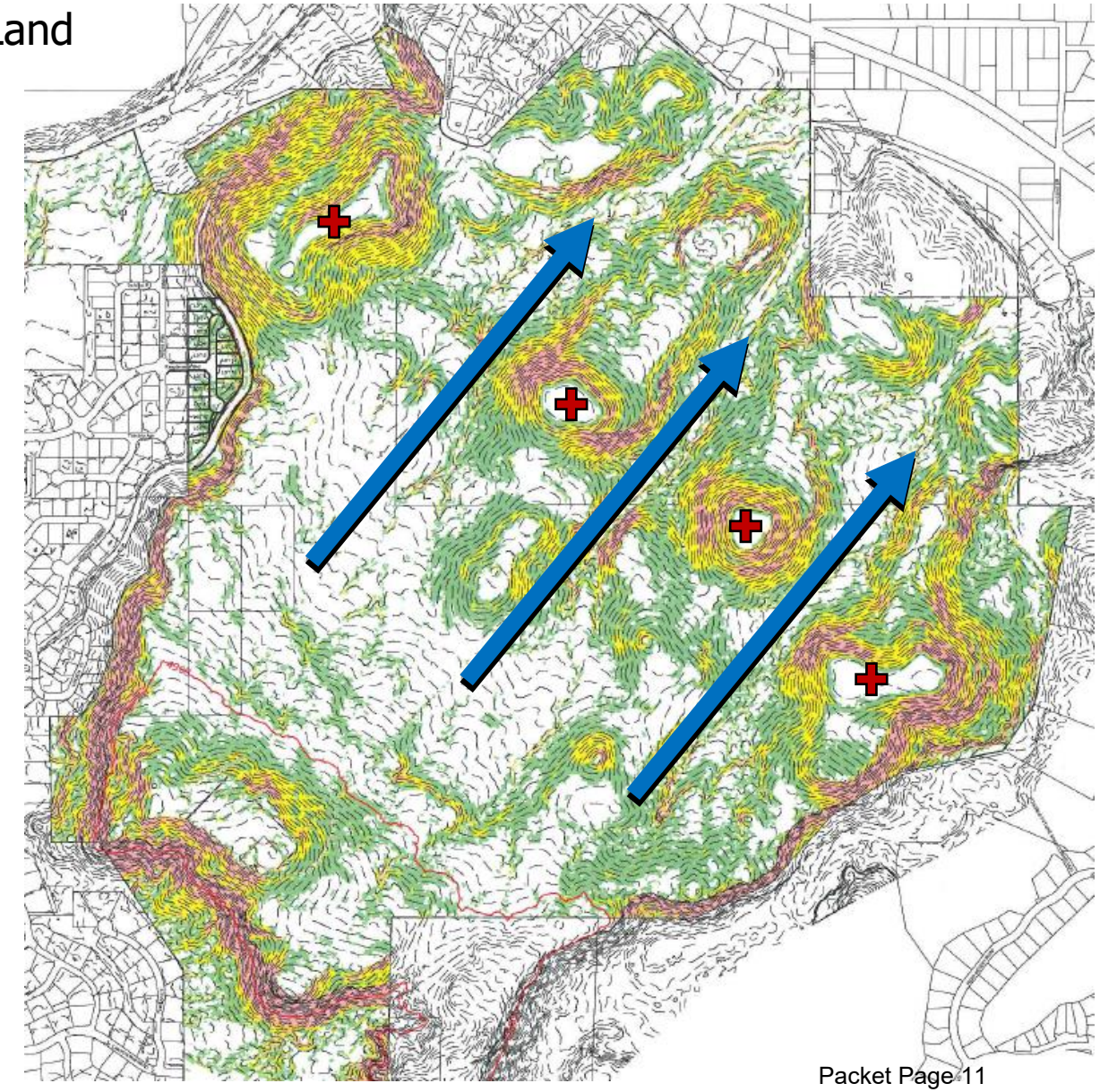
- A range of 1,300 to 1,750 residential units are planned for the community creating an approximate gross density range of 2.16 to 2.92 dwelling units per acre.

- Six acres of commercial/mixed use property are also planned for the community.

- A minimum of 35 acres of traditional parks and 150 acres of unique parks and open space totaling 30% of the total acreage will be built and open to the public. The City code requires 10% of the land be dedicated as park/open space.

REDLANDS 360°

The Land



Topography and Drainage Patterns

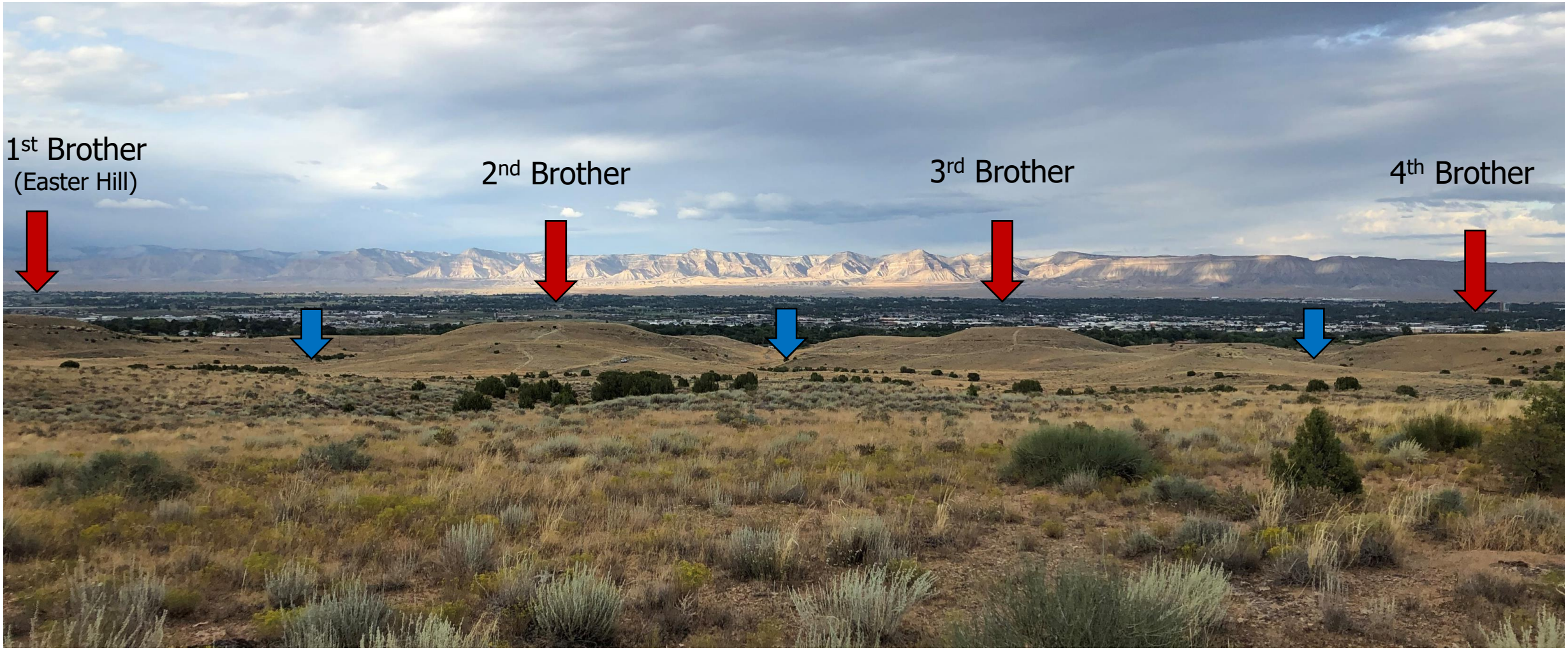
Slopes Table					% of Total Land
Number	Minimum Slope	Maximum Slope	Acres	Color	
1	0.00%	10.00%	**256**		41%
2	10.00%	20.00%	**200**		32%
3	20.00%	30.00%	**100**		16%
4	30.00%	100.00%	**68**		11%

Existing Low Points/Drainage Ways

Existing High Points/"Four Brothers"

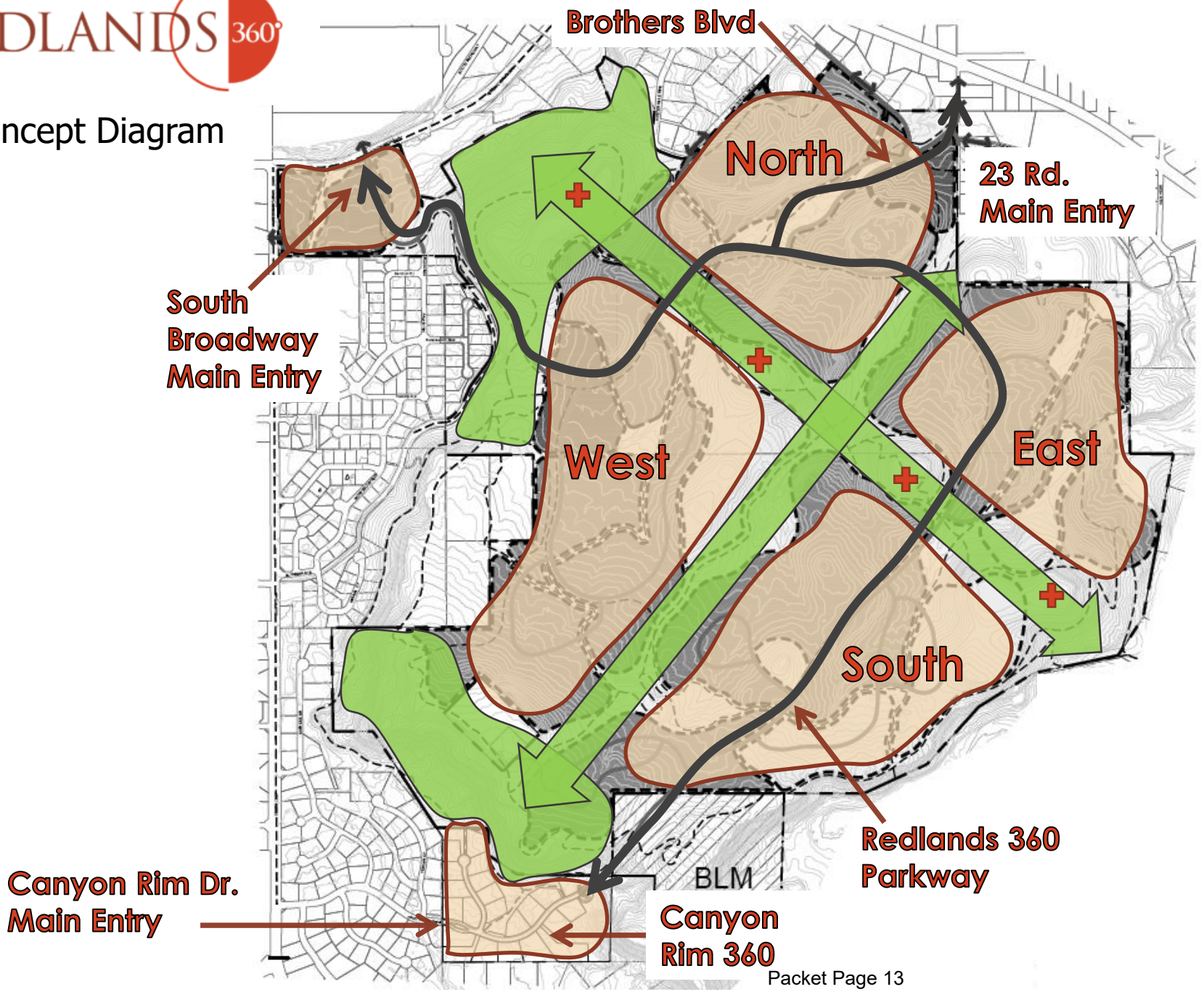
REDLANDS 360°

"Four Brothers"



REDLANDS 360°

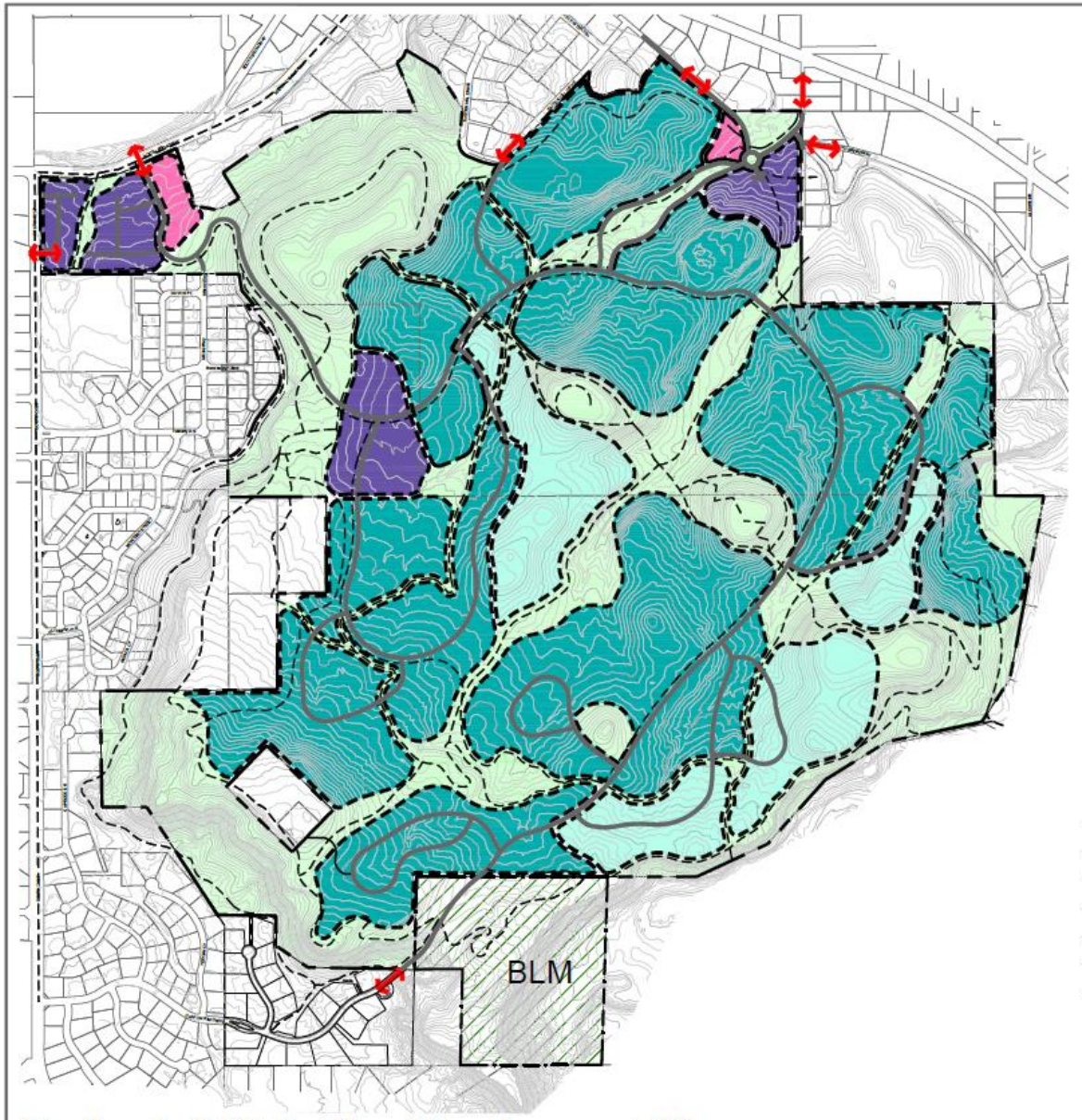
Concept Diagram



- Preserve natural features such as the “Four Brothers”, existing vegetation and drainage ways that maintain the character of the land
- Design for large open space swaths with minimal interruptions from intersecting roads creating a safe and inviting experience for all users
- Create six defined neighborhoods, each with a set of unique attributes, interconnected through trails and open space
- Provide a simple but effective road system that allows for easy vehicular access throughout the community

REDLANDS 360°

Approved ODP
February 2, 2022



LAND USE PLAN LEGEND

- PROJECT BOUNDARY LINE
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MULTI-FAMILY/HIGH DENSITY
- COMMERCIAL
- OPEN SPACE
- ROAD NETWORK
- TRAILS
- ACCESS POINTS

TABLE 1
DEFAULT STANDARDS

Dimensional Summary Table	Low Density Residential	Medium Density Residential	Multi Family & High Density	Commercial B-1	Open Space CSR
City Default Zone Criteria	R-4	R-12	R-16	B-1	CSR
Lot					
Area (min. ft.)	0	0	0	0	0
Width (min. ft.)	60	30	20	0	0
Frontage (min. ft.)	20	20	20	0	0
Frontage on cul-de-sac (min. ft.)	0	0	0	0	0
Setback					
Principal Structure					
Front (min. ft.)	20	20	20	0	15
Side (min. ft.)	5	5	5	5	0
Side - abutt residential (min. ft.)	0	0	0	10	10
Rear (min. ft.)	25	10	10	0	10
Accessory Structure					
Front (min. ft.)	20	25	25	25	15
Side (min. ft.)	3	3	3	0	0
Side - abutt residential (min. ft.)	0	0	0	0	5
Rear (min. ft.)	5	5	5	0	10
Bulk / Other Dimensional					
Lot coverage (max.)	50%	75%	75%	100%	100%
Height (max. ft.)	40	40	50	50	65
Density (min. units per acre)	0	2	5.5	0	0
Density (max. units per acre)	4	12	16	18	0
Cluster allowed	No	No	No		

TABLE 2

LAND USE	AREA	MINIMUM DENSITY	MAXIMUM DENSITY
LOW DENSITY RESIDENTIAL	MIN 60 ACRES	60 UNITS	240 UNITS
MEDIUM DENSITY RESIDENTIAL	MIN 298 ACRES	596 UNITS	3576 UNITS
MULTI FAMILY/HIGH DENSITY	MAX 32 ACRES	384 UNITS	512 UNITS
COMMERCIAL / MIXED USE	UP TO 6 ACRES	0 UNITS	100 UNITS
OPEN SPACE/CSR	NO LESS THAN 185 ACRES	-----	-----
PLANNED DEVELOPMENT RANGE		1300 UNITS	1750 UNITS

Redlands 360 Outline Development Plan
Exhibit 3: Land Use and Default Zones

0 800 1600 2400

NORTH

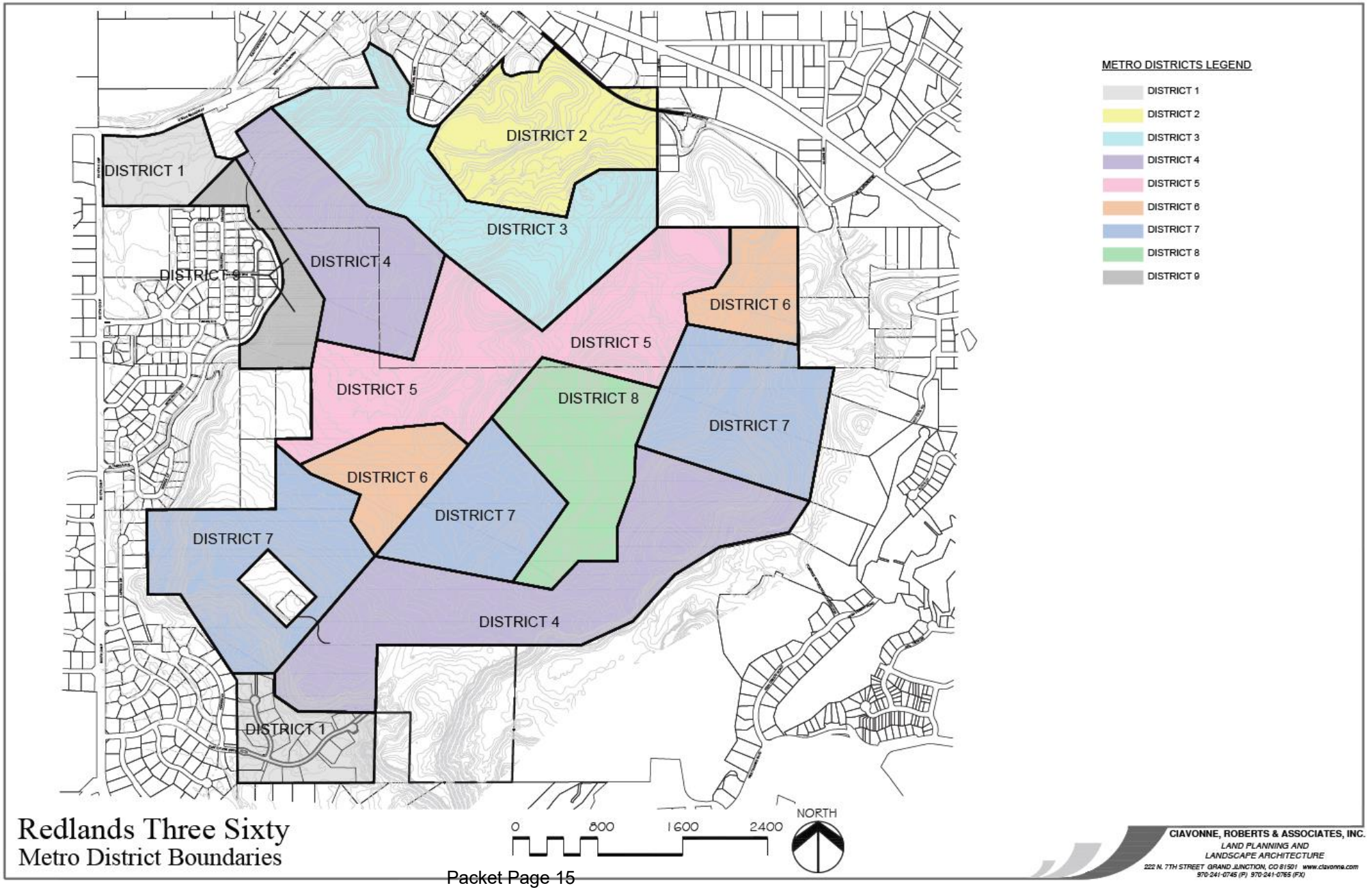
LA PLATA COMMUNITIES

CIAVONNE, ROBERTS & ASSOCIATES, INC.
LAND PLANNING AND LANDSCAPE ARCHITECTURE
222 N. 7TH STREET GRAND JUNCTION, CO 81501 www.ciavonne.com
970-241-0745 (P) 970-241-0765 (FX)

REDLANDS 360°

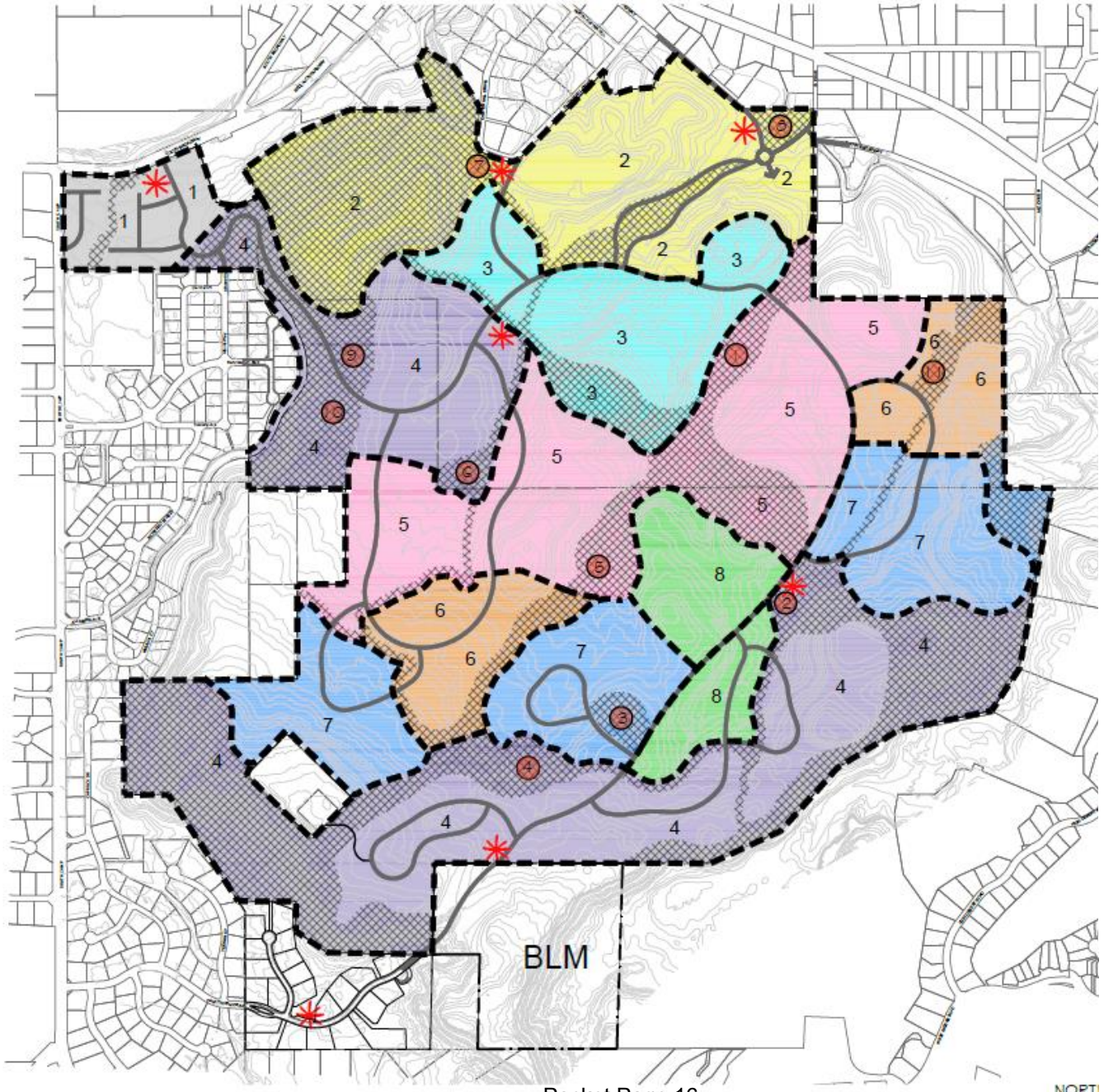
Approved Metro District

June 17, 2020



Approved ODP Development Progression Schedule

(Phasing Plan)



DEVELOPMENT PROGRESSION SCHEDULE

- 1 - TARGETED START 2022
- 2 - TARGETED START 2025
- 3 - TARGETED START 2028
- 4 - TARGETED START 2031
- 5 - TARGETED START 2034
- 6 - TARGETED START 2037
- 7 - TARGETED START 2040
- 8 - TARGETED START 2043
- OPEN SPACE; SEE EXHIBIT 2
- TRADITIONAL PARK; SEE EXHIBIT 2
- TRAILHEAD - SEE EXHIBIT 2

CITY COUNCIL REPORT SCHEDULE

PHASE #	ESTIMATED DATE OF COMMENCEMENT	
PHASE 1	2022	
PHASES 2-7	UPDATE MEETINGS WITH CITY COUNCIL	2027 2032 2037 2042
PHASE 8	2043	

REDLANDS 360°

Timeline of Approvals & Processing To Date

	1st City Submittal	Approval
Renaissance 360	8/13/19	10/12/20
Annexation	3/13/20	7/15/20
R360 Metro District		6/17/20
R360 ODP	11/20/20	2/02/22
Canyon Rim 360	11/24/20	10/07/21
R360 MD IGA with City		3/01/22
Filing 1 (Easter Hill)	7/29/22	6/15/23
Filing 2 (current)	12/16/24	TBD
Filing 3 (current)	12/24/24	TBD
Filing 4 (current)	5/30/25	TBD

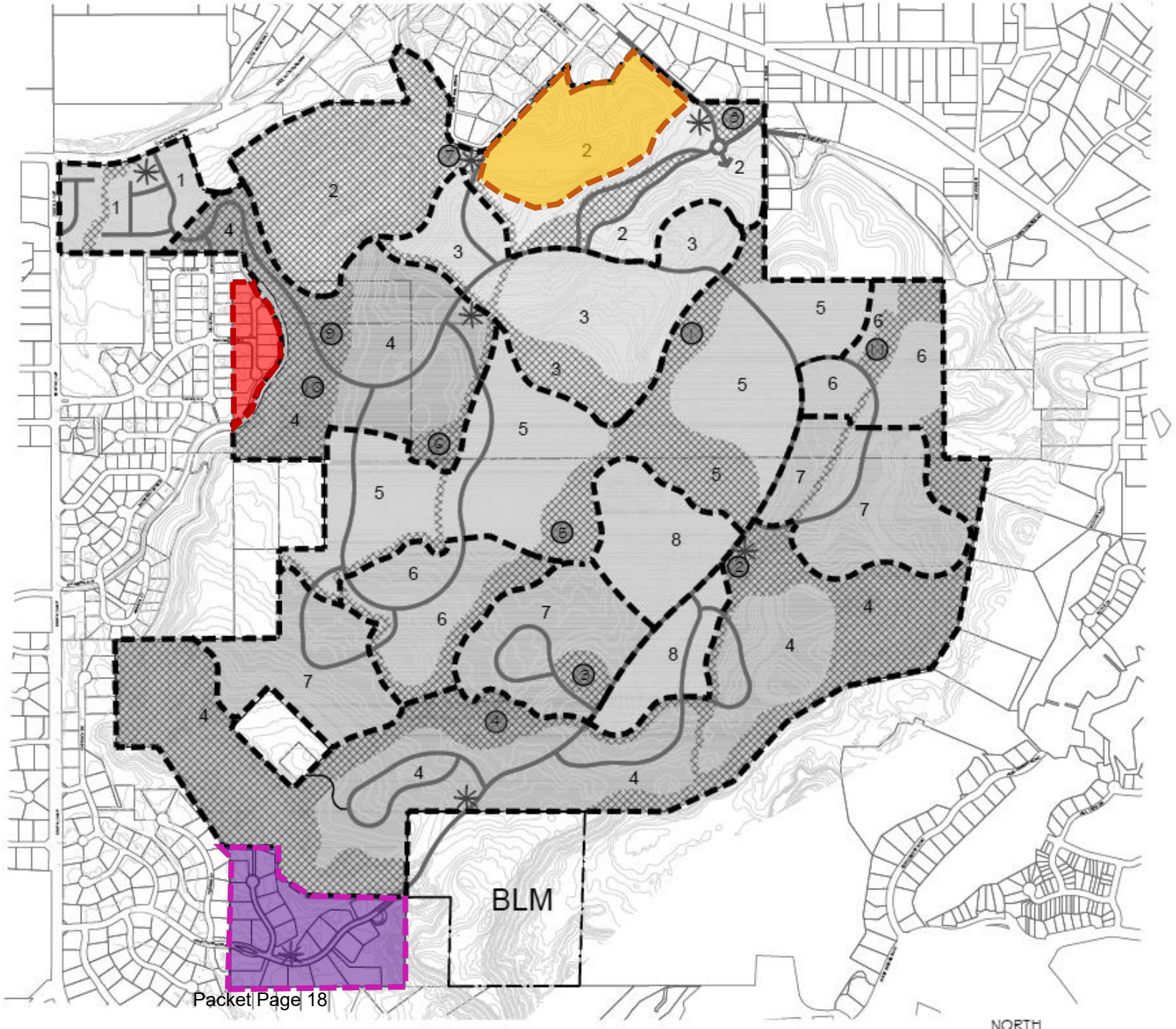
REDLANDS 360°

Completed Filings

Renaissance 360:
Plat recorded 10/12/2020
(not part of the ODP)

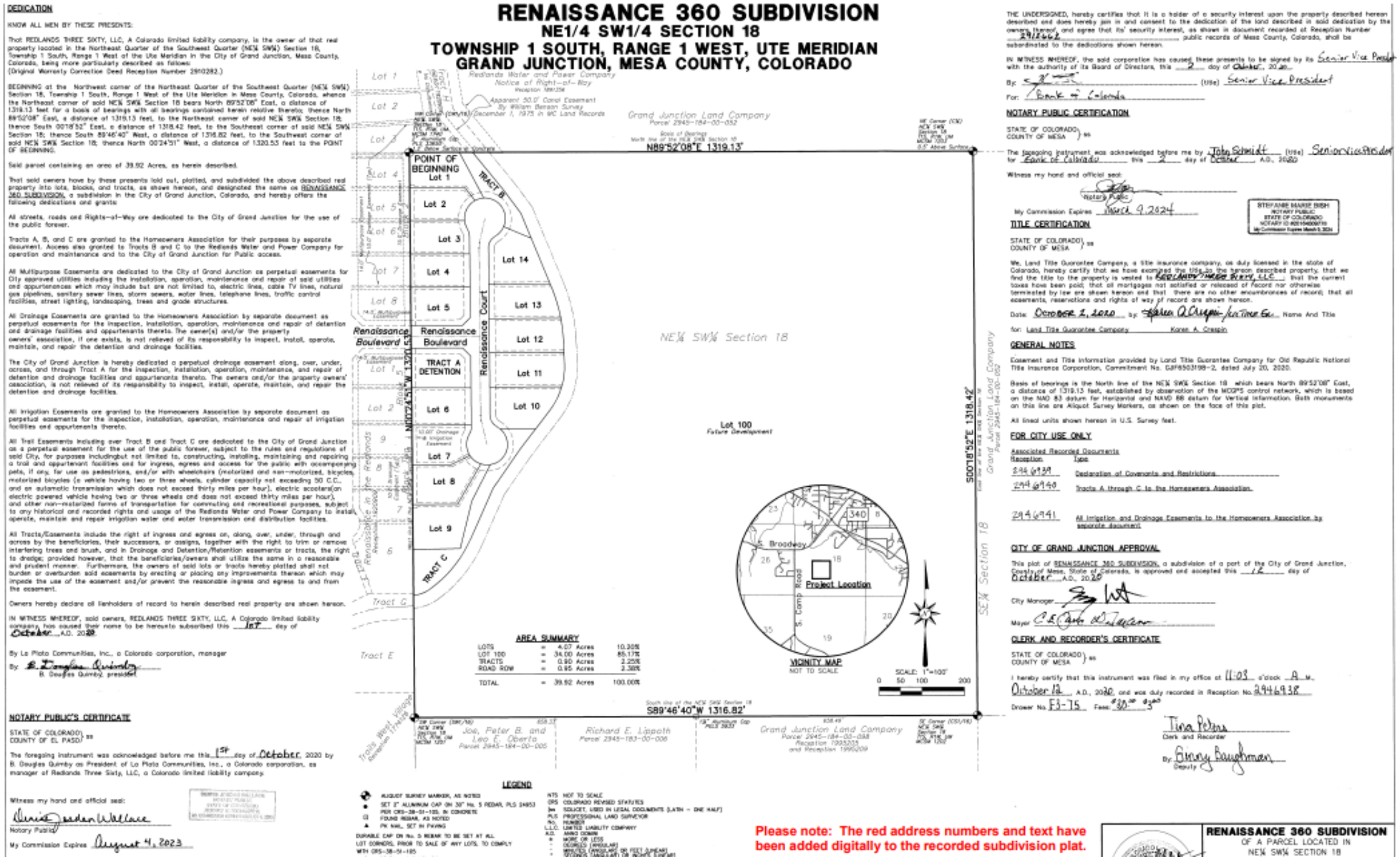
Canyon Rim 360 Filing 1:
Plat recorded 10/7/2021
(not part of the ODP)

Redlands 360 Filing 1:
Plat recorded 6/13/2023



REDLANDS 360

Renaissance 360



RENAISSANCE 360 SUBDIVISION
NE1/4 SW1/4 SECTION 18
TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN
GRAND JUNCTION, MESA COUNTY, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That REDLANDS THREE SIXTY, LLC, A Colorado limited liability company, is the owner of that real property located in the Northeast Quarter of the Southwest Quarter (NE¼ SW¼) Section 18, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:
(Original Warranty Correction Deed Reception Number 2910282.)

BEGINNING at the Northwest corner of the Northeast Quarter of the Southeast Quarter (NE¼ SW¼) Section 18, Township 1 South, Range 1 West of the Ute Meridian in Mesa County, Colorado, whence the Northeast corner of said NE¼ SW¼ Section 18 bears North 89°52'08" East, a distance of 1319.13 feet for a basis of bearings with all bearings contained herein relative thereto; thence North 89°52'08" East, a distance of 1319.13 feet, to the Northeast corner of said NE¼ SW¼ Section 18; thence South 00°18'52" East, a distance of 1318.42 feet, to the Southeast corner of said NE¼ SW¼ Section 18; thence South 89°46'40" West, a distance of 1316.82 feet, to the Southwest corner of said NE¼ SW¼ Section 18; thence North 00°24'51" West, a distance of 1320.53 feet to the POINT OF BEGINNING.

Said parcel containing an area of 39.92 Acres, as herein described.

That said owners have by these presents laid out, platted, and subdivided the above described real property into lots, blocks, and tracts, as shown hereon, and designated the same as RENAISSANCE 360 SUBDIVISION, a subdivision in the City of Grand Junction, Colorado, and hereby offers the following dedications and grants:

All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.

Tracts A, B, and C are granted to the Homeowners Association for their purposes by separate document. Access also granted to Tracts B and C to the Redlands Water and Power Company for operation and maintenance and to the City of Grand Junction for Public access.

All Multipurpose Easements are dedicated to the City of Grand Junction as perpetual easements for City approved utilities including the installation, operation, maintenance and repair of said utilities and appurtenances which may include but are not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, traffic control facilities, street lighting, landscaping, trees and grade structures.

All Drainage Easements are granted to the Homeowners Association by separate document as perpetual easements for the inspection, installation, operation, maintenance and repair of detention and drainage facilities and appurtenants thereto. The owner(s) and/or the property owners' association, if one exists, is not relieved of its responsibility to inspect, install, operate, maintain, and repair the detention and drainage facilities.

The City of Grand Junction is hereby dedicated a perpetual drainage easement along, over, under, across, and through Tract A for the inspection, installation, operation, maintenance, and repair of detention and drainage facilities and appurtenants thereto. The owners and/or the property owners' association, is not relieved of its responsibility to inspect, install, operate, maintain, and repair the detention and drainage facilities.

All Irrigation Easements are granted to the Homeowners Association by separate document as perpetual easements for the inspection, installation, operation, maintenance and repair of irrigation facilities and appurtenants thereto.

All Trail Easements including over Tract B and Tract C are dedicated to the City of Grand Junction as a perpetual easement for the use of the public forever, subject to the rules and regulations of said City, for purposes including but not limited to, constructing, installing, maintaining and repairing a trail and appurtenant facilities and for ingress, egress and access for the public with accompanying pets, if any, for use as pedestrians, and/or with wheelchairs (motorized and non-motorized, bicycles, motorized bicycles (a vehicle having two or three wheels, cylinder capacity not exceeding 50 C.C., and an automatic transmission which does not exceed thirty miles per hour), electric scooters(an electric powered vehicle having two or three wheels and does not exceed thirty miles per hour), and other non-motorized forms of transportation for commuting and recreational purposes, subject to any historical and recorded rights and usage of the Redlands Water and Power Company to install, operate, maintain and repair irrigation water and water transmission and distribution facilities.

All Tracts/Easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements or tracts, the right to dredge; provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may impede the use of the easement and/or prevent the reasonable ingress and egress to and from the easement.

Owners hereby declare all lienholders of record to herein described real property are shown hereon.

IN WITNESS WHEREOF, said owners, REDLANDS THREE SIXTY, LLC, A Colorado limited liability company, has caused their name to be hereunto subscribed this 1ST day of October A.D. 2020.

By La Plata Communities, Inc., a Colorado corporation, manager

By: B. Douglas Quimby
B. Douglas Quimby, president

NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF EL PASO) ss

The foregoing instrument was acknowledged before me this 1ST day of October, 2020 by B. Douglas Quimby as President of La Plata Communities, Inc., a Colorado corporation, as manager of Redlands Three Sixty, LLC, a Colorado limited liability company.

Witness my hand and official seal:

Notary Public

My Commission Expires August 4, 2023

LEGEND

- AUGUST SURVEY MARKER, AS NOTED
- SET 2" ALUMINUM CAP ON 30" No. 5 REBAR, PLS 24853 PER CRS-38-51-105, IN CONCRETE
- FOUND REBAR, AS NOTED
- PK NAIL, SET IN PAVING

DURABLE CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105

NTS NOT TO SCALE
CRS COLORADO REVISED STATUTES
(sic) SIC/CIT, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
PLS PROFESSIONAL LAND SURVEYOR
No. NUMBER
L.L.C. LIMITED LIABILITY COMPANY
A.D. ANNO DOMINI
± MORE OR LESS
° DEGREES (ANGULAR)
' MINUTES (ANGULAR) OR FEET (LINEAR)
" SECONDS (ANGULAR) OR INCHES (LINEAR)

AREA SUMMARY

LOTS	=	4.07 Acres	10.20%
LOT 100	=	34.00 Acres	85.17%
TRACTS	=	0.90 Acres	2.25%
ROAD ROW	=	0.95 Acres	2.38%
TOTAL	=	39.92 Acres	100.00%

VICINITY MAP
NOT TO SCALE

SCALE: 1"=100'
0 50 100 200

Please note: The red address numbers and text have been added digitally to the recorded subdivision plat.

THE UNDERSIGNED, hereby certifies that it is a holder of a security interest upon the property described hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof, and agree that its' security interest, as shown in document recorded at Reception Number 2912662 public records of Mesa County, Colorado, shall be subordinated to the dedications shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Senior Vice President with the authority of its Board of Directors, this 2 day of October, 2020.

By: (title) Senior Vice President

For: Bank of Colorado

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me by John Schmidt (title) Senior Vice President for Bank of Colorado this 2 day of October A.D., 2020

Witness my hand and official seal.

Notary Public

My Commission Expires March 9, 2024

STEPHANIE MARIE BISH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20174003715
My Commission Expires March 9, 2024

TITLE CERTIFICATION

STATE OF COLORADO)
COUNTY OF MESA) ss

We, Land Title Guarantee Company, a title insurance company, as duly licensed in the state of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to REDLANDS THREE SIXTY, LLC, that the current taxes have been paid, that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and rights of way of record are shown hereon.

Date: October 2, 2020 by: Karen A Crespin Authorized Signatory Name And Title

for: Land Title Guarantee Company Karen A. Crespin

GENERAL NOTES

Easement and Title information provided by Land Title Guarantee Company for Old Republic National Title Insurance Corporation, Commitment No. GJF85031198-2, dated July 20, 2020.

Basis of bearings is the North line of the NE¼ SW¼ Section 18 which bears North 89°52'08" East, a distance of 1319.13 feet, established by observation of the MCGPS control network, which is based on the NAD 83 datum for Horizontal and NAVD 88 datum for Vertical information. Both monuments on this line are Aliquot Survey Markers, as shown on the face of this plat.

All lineal units shown hereon in U.S. Survey feet.

FOR CITY USE ONLY

Associated Recorded Documents

Reception	Type
2946939	Declaration of Covenants and Restrictions
2946940	Tracts A through C to the Homeowners Association
2946941	All Irrigation and Drainage Easements to the Homeowners Association by separate document

CITY OF GRAND JUNCTION APPROVAL

This plat of RENAISSANCE 360 SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 12 day of October A.D., 2020.

City Manager

Mayor

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at 11:03 o'clock A.M. October 12 A.D., 2020, and was duly recorded in Reception No. 2946938

Drawer No. F3-75 Fees: $20.00 $5.00

Tina Peters
Clerk and Recorder

By: Emily Baughman
Deputy

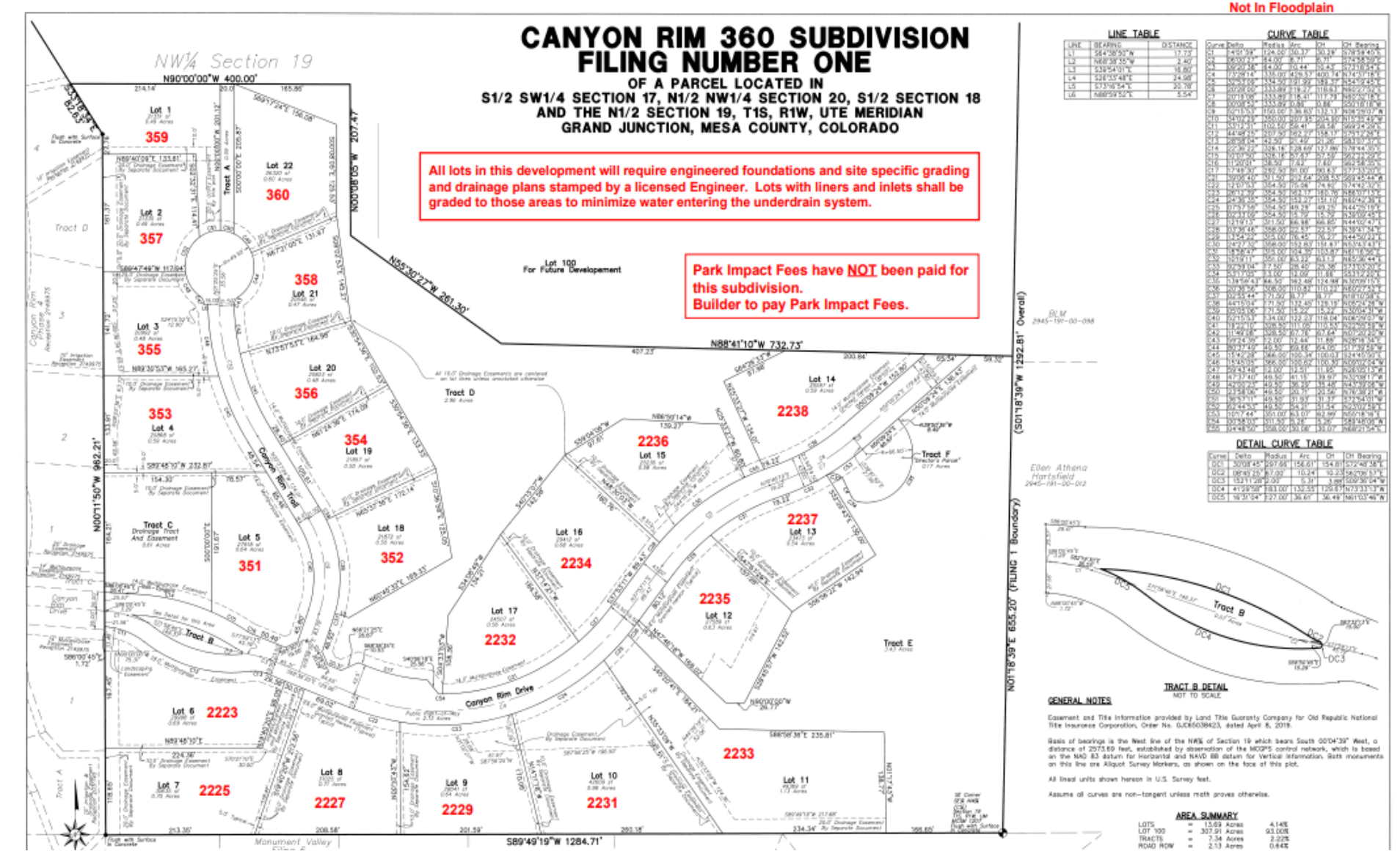
RENAISSANCE 360 SUBDIVISION
OF A PARCEL LOCATED IN
NE¼ SW¼ SECTION 18

Renaissance 360



Canyon Rim 360

File ID#: SUB-2020-699
Zoning: R-1 (R-2 default)
Not In Floodplain



Canyon Rim 360



REDLANDS 360°

Canyon Rim 360







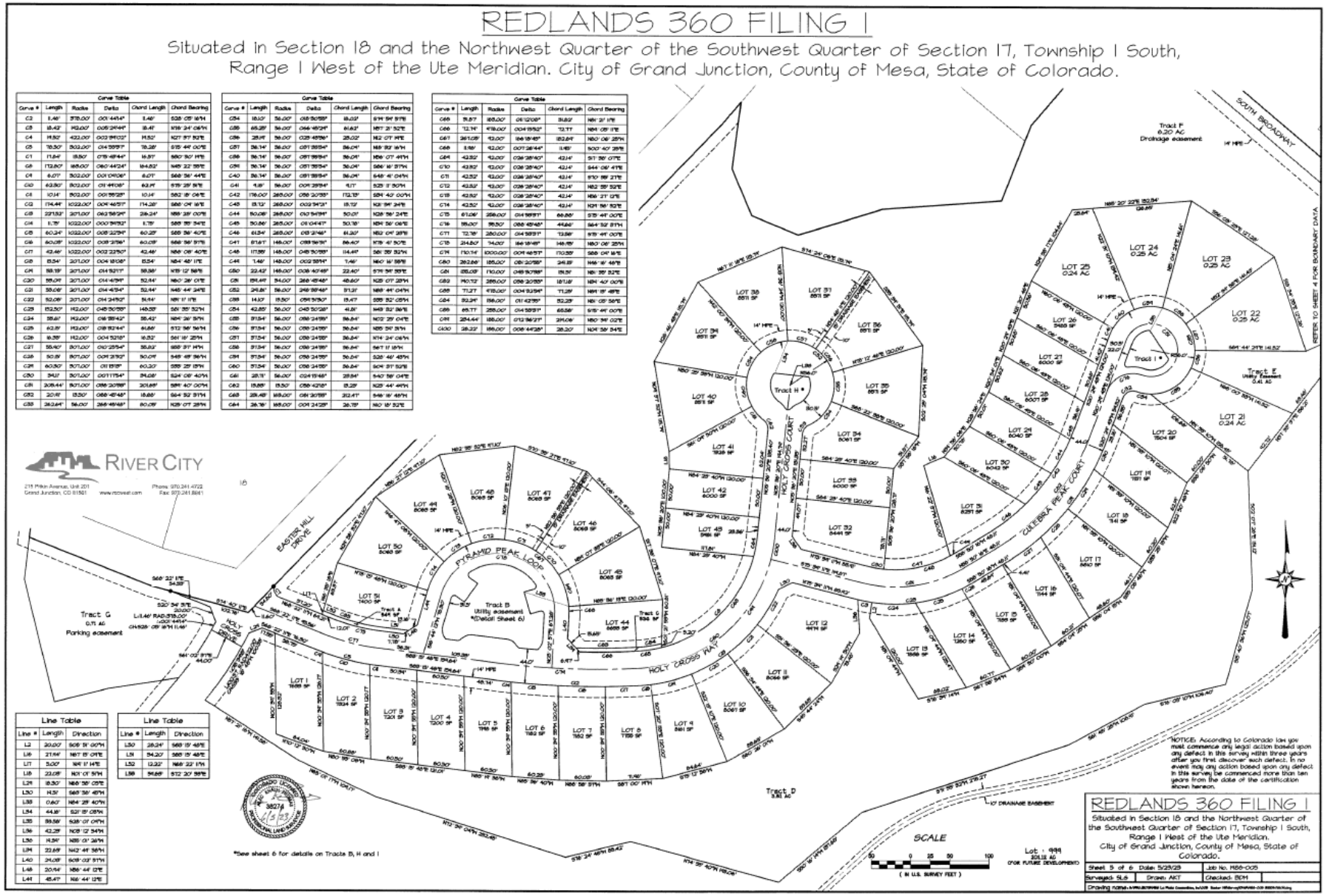
REDLANDS 360°

Canyon Rim 360



Filing 1 – Easter Hill

RECEPTION#: 3066475, at 6/14/2023 10:38:38 AM, 5 of 6
Recording: $63.00, Bobbie Gross, Mesa County, CO. CLERK AND RECORDER



REDLANDS 360°

Filing 1 – Easter Hill





REDLANDS 360°

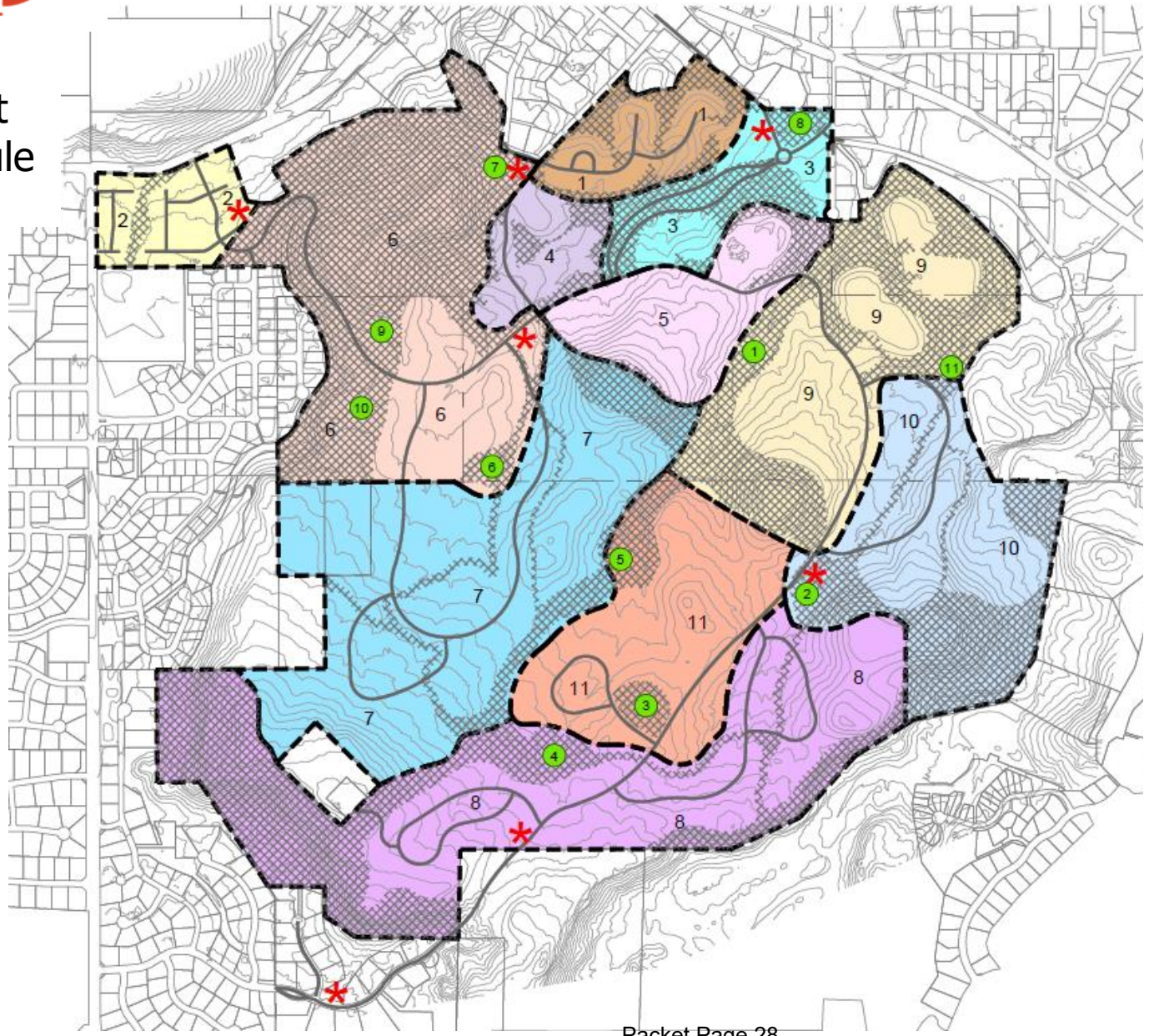
Filing 1 – Easter Hill





REDLANDS 360°

UPDATED:
ODP Development Progression Schedule
(Phasing Plan)



DEVELOPMENT PROGRESSION SCHEDULE

- 1 - COMPLETE
- 2 - TARGETED START 2025
- 3 - TARGETED START 2025
- 4 - TARGETED START 2026
- 5 - TARGETED START 2026
- 6 - TARGETED START 2029
- 7 - TARGETED START 2032
- 8 - TARGETED START 2032
- 9- TARGETED START 2034
- 10 - TARGETED START 2037
- 11 - TARGETED START 2040
- OPEN SPACE; SEE EXHIBIT 2
- (1) TRADITIONAL PARK; SEE EXHIBIT 2
- * TRAILHEAD, SEE EXHIBIT 2

CITY COUNCIL REPORT SCHEDULE

PHASE #	ESTIMATED DATE OF COMMENCEMENT	
PHASES 2-7	UPDATE MEETINGS WITH CITY COUNCIL	2027 2032
PHASES 8-11		2037 2042

Filing 2 –
The Corner at
Redlands 360

Redlands 360 Filing 2 Construction Plans dated May 14, 2025 For accommodations reviewing this document, please contact City of Grand Junction, Community Development Department, 970-244-1430

Redlands 360 Filing 2

Parcel # 2945–182–13–002

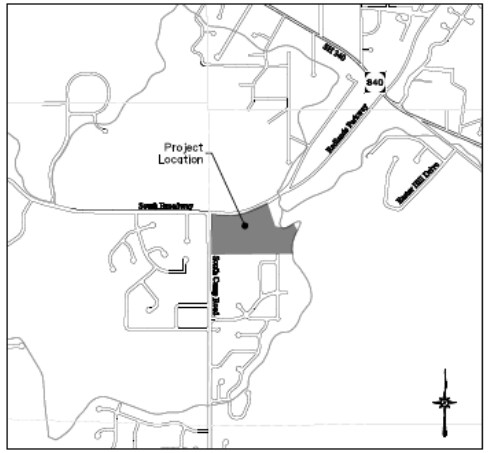
Grand Junction, CO 81507

CONSTRUCTION PLANS

DRAFT
Review Set
(NOT FOR CONSTRUCTION)

Prepared for:

REDLANDS THREE SIXTY, LLC



PROJECT LOCATION MAP
(1" = 1,000')

INDEX OF SHEETS

Sheet No.	Description
C1	Cover Sheet
C2	General Notes
C3	Legend & Abbreviations
C4–C8	Site Plan
C9–C15	Utility Composite
C16–C18	Stormwater Management Plan
C19–C20	Horizontal Control Plan
C21–C27	Sanitary Sewer Plan & Profile
C28–C40	Storm Drain Plan & Profile
C41–C48	Water Line Plan & Profile
C49–C50	Irrigation Plan & Profile
C51	Typical Sections & Details
C52–C58	Road Plan & Profile
C59–C64	Road Detail Area
C65–C66	Road Striping Plan
C67–C75	Road Cross Sections
C76–C81	Grading Plan
C82	Fire Site Plan

Sheet No.	Description
G001	Cover Sheet
G002	General Notes
L100	Overall Site Plan
L101–L104	Site Plan
L105–L106	Site Enlargement Plan
L201	Pavement Details
L202	Signage Details
L203	Site Furnishings
L204	Overall Overstory Plan
L300–L304	Understory Plan
L400	Landscape Schedule & Notes
L401	Landscape Details
I–1	Overall Irrigation Plan
I–2–I–7	Landscape Irrigation Plan
I–8	Landscape Irrigation Details
ISO1–1–ISO1–4	Lighting Site ISO Plan
ISO1–5	Lighting Details
1	Ute Water Details
2	Ute Water Details



PROJECT OVERVIEW
(1" = 150')

UTILITY CONTACTS

Sewer – City of Grand Junction
Contact.....970–245–6378

Water – Ute Water District
Contact.....970–242–7491

Electric – Xcel Energy
Contact.....970–242–2626

Gas – Xcel Energy
Contact.....970–242–2626

Phone – CenturyLink
Contact.....970–244–4311

Cable – Charter Spectrum
Contact.....970–697–1222

Irrigation – Redlands Water & Power Company
Contact.....970–243–2173

DESIGN TEAM CONTACTS

OWNER/DEVELOPER:
REDLANDS THREE SIXTY, LLC
Jane Quimby
9540 Federal Dr, Suite 200
Colorado Springs, CO 80921
970.712.0006
jquimby@laplatallc.com

CIVIL:
RIVER CITY CONSULTANTS, INC.
Jeff Mace
215 Pitkin Ave, Unit 201
Grand Junction, CO 81501
970.241.4722
jmace@rccwest.com

SURVEY:
RIVER CITY CONSULTANTS, INC.
Alec Thomas
215 Pitkin Ave, Unit 101
Grand Junction, CO 81501
970.241.4722
athomas@rccwest.com

LANDSCAPE ARCHITECT:
DTJ DESIGN
Brian K Ryckman
3101 Iris Ave, Ste. 130
Boulder, CO 80301
303.443.7533
bryckman@dtjdesign.com

GEOTECHNICAL:
GOODRICH ENGINEERING LLC
Rex Goodrich
2297 Tall Grass Rd, #B
Grand Junction, CO 81501
970.250.3358
rex.goodrich48@gmail.com

Lighting:
BIGHORN CONSULTING ENGINEERS, INC.
Blaine Buck
386 Indian Road
Grand Junction, CO 81501
970.241.8709
blaine@bighorneng.com

Site Data Table

Land Use Zone: PD

Site	Acres	%
Lots (125)	4.79	23.49
Tract A	5.76	28.26
Tract B	1.34	6.58
Right of Way	2.16	10.62
Lot 999	6.32	31.05
Total	20.37	100.00
Asphalt	0.68	
Concrete	2.64	

ACCEPTANCE BLOCK

City Development Engineer Date

PROJECT PHASE: Preliminary Review

NO.	DATE	REVISION	BY

DATE ISSUED: 14 May 2025

RIVER CITY CONSULTANTS

DRAWN BY: KMT | Last PROJECT # 1988–010

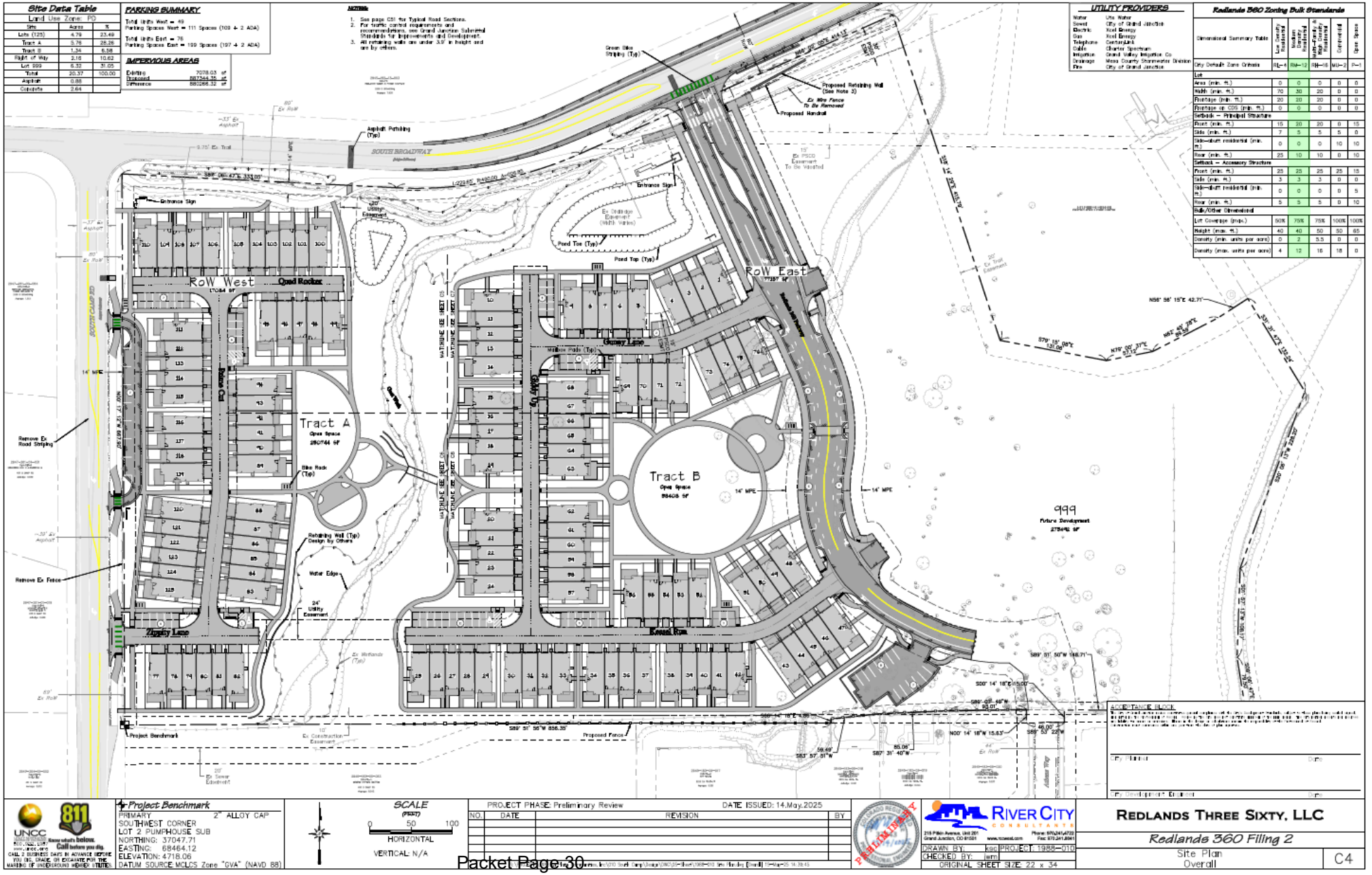
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ORIGINAL SHEET SIZE: 22 x 34

REDLANDS THREE SIXTY, LLC
Redlands 360 Filing 2
Cover Sheet
C1

REDLANDS 360

Filing 2 – The Corner at Redlands 360



Filing 2 –
The Corner at
Redlands 360



REDLANDS 360

Filing 3

Redlands 360 Filing 3 Construction Plans dated March 23, 2025
For accommodations reviewing this document please contact
City of Grand Junction, Community Development Department,
970-244-1430

Redlands 360 Filing 3

Parcel Number: 2945-181-22-998 & 999

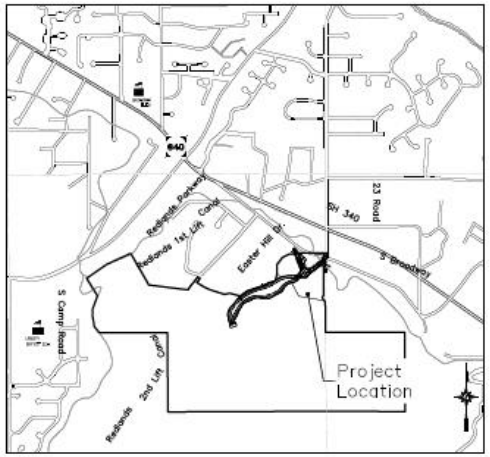
Grand Junction, CO 81507

CONSTRUCTION PLANS

DRAFT
Review Set
(NOT FOR CONSTRUCTION)

Prepared for:

REDLANDS THREE SIXTY, LLC



PROJECT LOCATION MAP
(1" = 1,000')

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C10–C12	Stormwater Management Plan	L202–L203	Signage Details
C13–C19	Horizontal Control Plan	L204	Site Furnishings
C20–C24	Sanitary Sewer Plan & Profile	L301–L302	Overstory Plan
C25–C31	Storm Drain Plan & Profile	L401–L405	Understory Plan
C32–C38	Water Line Plan & Profile	L500	Landscape Schedule & Notes
C39–C41	Irrigation Plan	L501	Landscape Details
C42	Road Sections		
C43–C61	Road Plan & Profile	I-1–I-2	Overall Irrigation Plan
C62–C70	Road Cross Section Views	I-3–I-7	Landscape Irrigation Plan
C71–C80	Grading Plan	I-8	Landscape Irrigation Details
		ES1-1–ES1-2	Site Lighting
		ES3-1	Lighting Details
		S1	Siphon Drain Detail
		1-2	Ute Water Details



PROJECT OVERVIEW
(1" = 250')

UTILITY CONTACTS

Sewer – City of Grand Junction
Contact.....970-245-6378

Water – Ute Water District
Contact.....970-242-7491

Electric – Xcel Energy
Contact.....970-242-2626

Gas – Xcel Energy
Contact.....970-242-2626

Phone – CenturyLink
Contact.....970-244-4311

Cable – Charter Spectrum
Contact.....970-697-1222

Irrigation – Redlands Water & Power Company
Contact.....970-243-2173

Site Data Table

Land Use Zone: PD

Site	Acres	%
Lots (1&2)	7.101	3.49
Tract A	1.818	0.90
Tract B	2.402	1.18
Tract C	0.673	0.33
Tract D	0.748	0.37
Tract E	0.053	0.03
Tract F	0.033	0.02
Tract G	0.010	0.01
Tract H	0.020	0.01
Tract I	0.084	0.04
Right of Way	3.295	1.62
Lot 999	186.793	92.00
Total	203.029	100.00
Asphalt	1.759	
Concrete	1.777	

DESIGN TEAM CONTACTS

OWNER/DEVELOPER:
REDLANDS THREE SIXTY, LLC
Jane Quimby
422 E Vermijo Ave, Suite 100
Colorado Springs, CO 80903
970.712.0006
jquimby@laplatallc.com

CIVIL:
RIVER CITY CONSULTANTS, INC.
Dillon Foster
215 Pitkin Ave, Unit 201
Grand Junction, CO 81501
970.241.4722
dfoster@rccwest.com

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Rex Goodrich
2297 Tall Grass Rd, #3
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970.250.3358
rex.goodrich48@gmail.com

ACCEPTANCE BLOCK

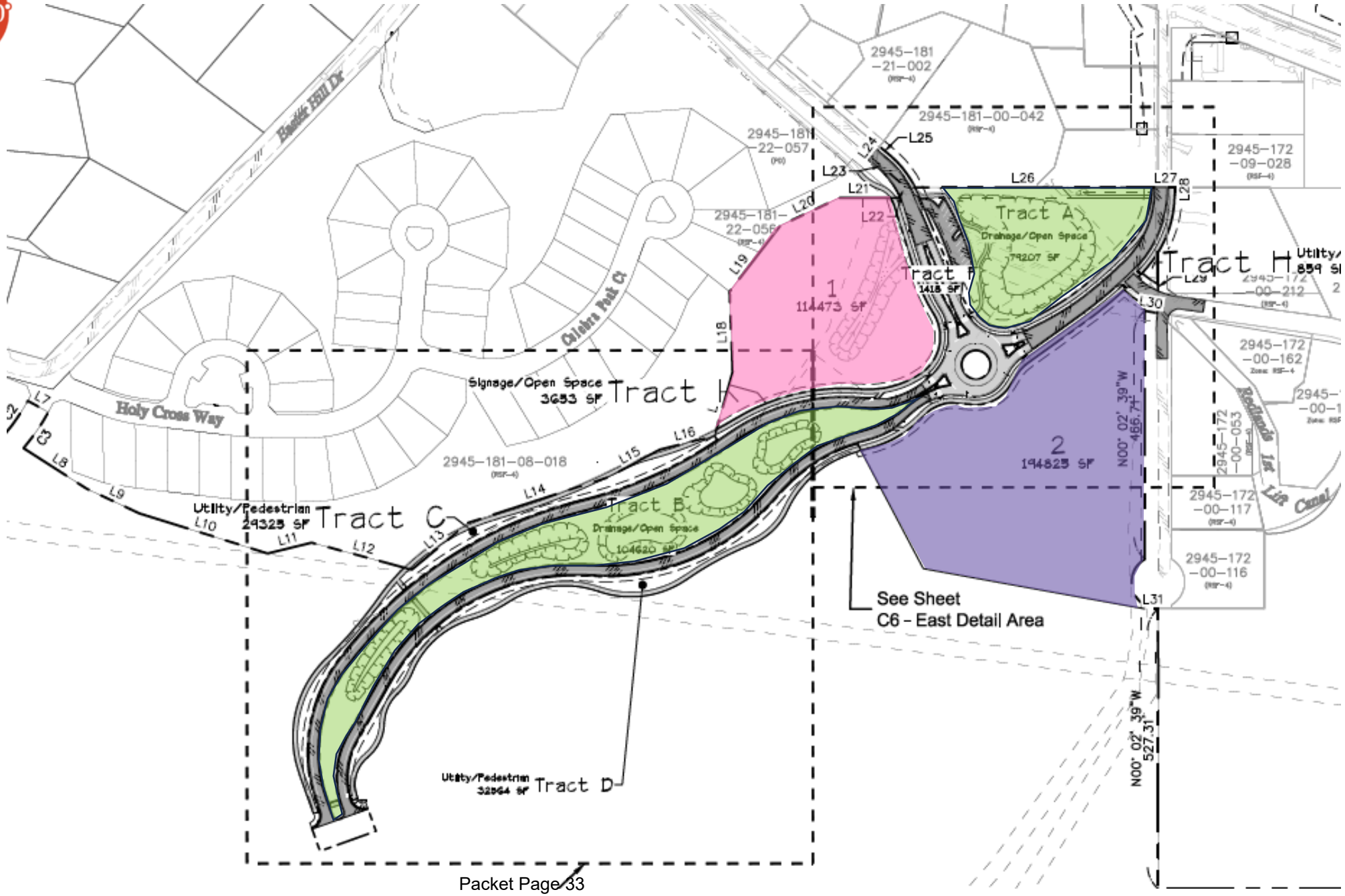
DATE ISSUED: 23 May 2025
PROJECT PHASE: Preliminary/Review
NO. DATE REVISION BY

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PROJECT #: 1988-033
DRAWN BY: EJ
CHECKED BY:
ORIGINAL SHEET SIZE: 22 x 34

REDLANDS THREE SIXTY, LLC
Redlands 360 Filing 3
Cover Sheet
C1

REDLANDS 360°

Filing 3



Filing 3



Filing 4

Redlands 360 Filing 4 Construction Plans dated May 30, 2025
For accommodations reviewing this document please contact
City of Grand Junction, Community Development
Department, 970-244-1430

Redlands 360 Filing 4

Parcel # 2945-181-00-52

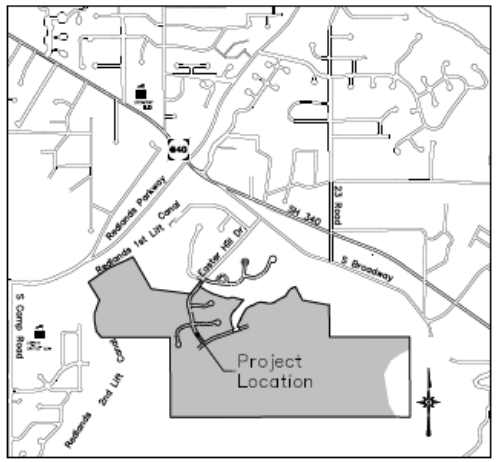
Grand Junction, CO 81507

CONSTRUCTION PLANS

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Review Set
(NOT FOR CONSTRUCTION)

Prepared for:

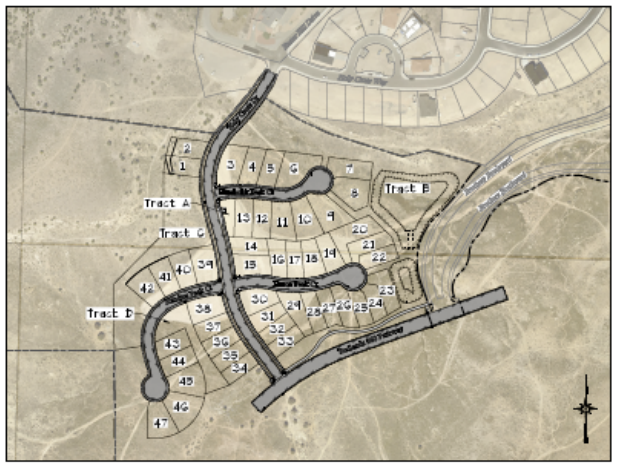
REDLANDS THREE SIXTY, LLC



PROJECT LOCATION MAP
(1" = 1,000')

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C27 – C31	Storm Drain Plan & Profile
C32 – C39	Water Line Plan & Profile
C40 – C49	Road Plan & Profile
C50 – C56	Road Cross Sections
C57 – C67	Grading Plan
C68	Fire Site Plan
ISO1-1 – ISO1-2	Lighting Site Plan
ISO1-3	Lighting Details
1	Ute Water Details
2	Ute Water Details



PROJECT OVERVIEW
(1" = 200')

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970.250.3358
rex.goodrich48@gmail.com

ACCEPTANCE BLOCK

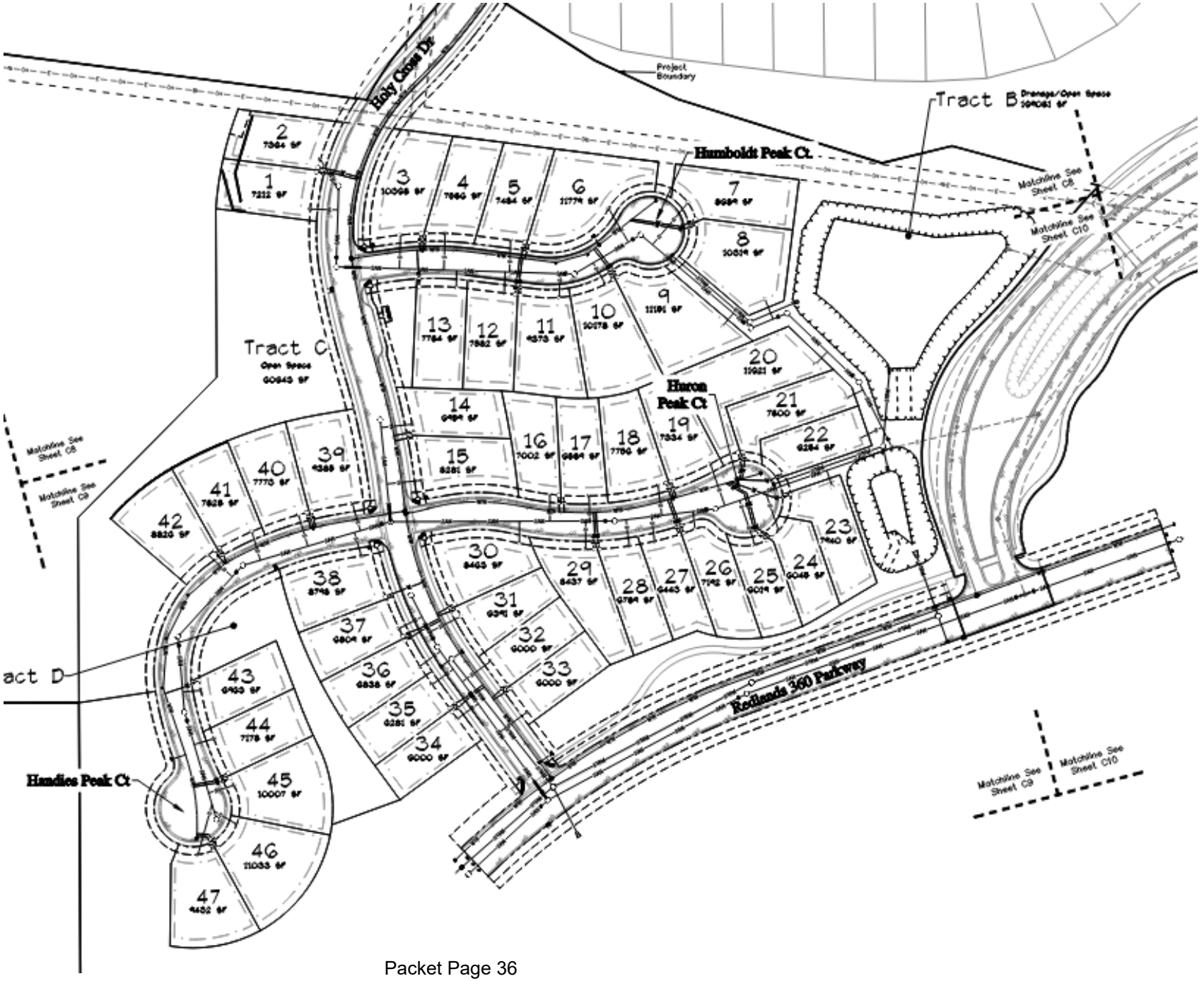
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NO. DATE REVISION BY
DATE ISSUED: 22-Jan-2025
RIVER CITY CONSULTANTS
DRAWN BY: JF
CHECKED BY:
PROJECT #: 1988-025
ORIGINAL SHEET SIZE: 22 x 34

REDLANDS THREE SIXTY, LLC
Redlands 360 Filing 4
Cover Sheet
C1

REDLANDS 360°

Filing 4



Filing 4



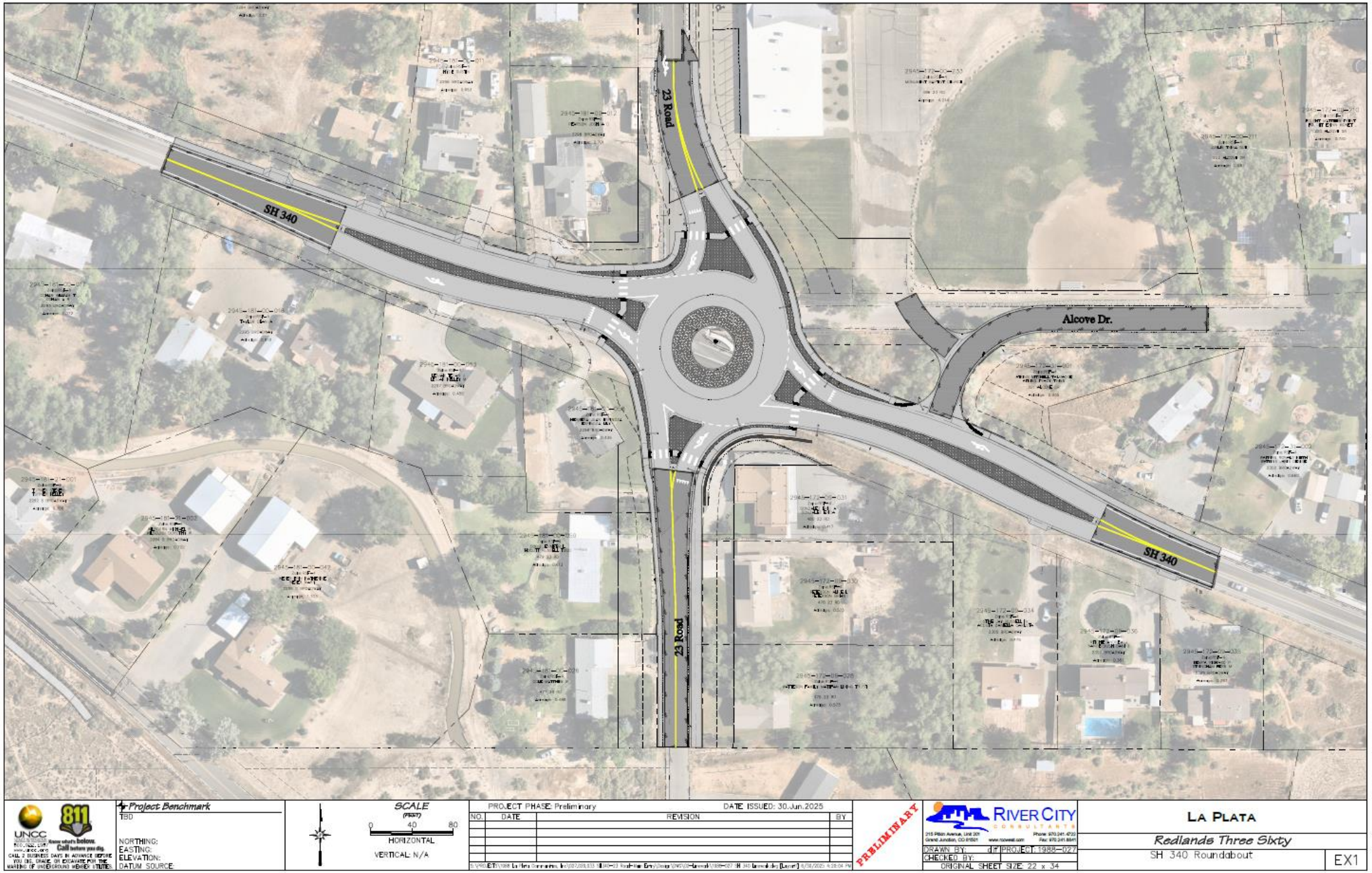


Filing 4



REDLANDS 360°

HWY 340 Roundabout & 23 Rd. Improvements



HWY 340
Roundabout
& 23 Rd.
Improvements



REDLANDS 360°

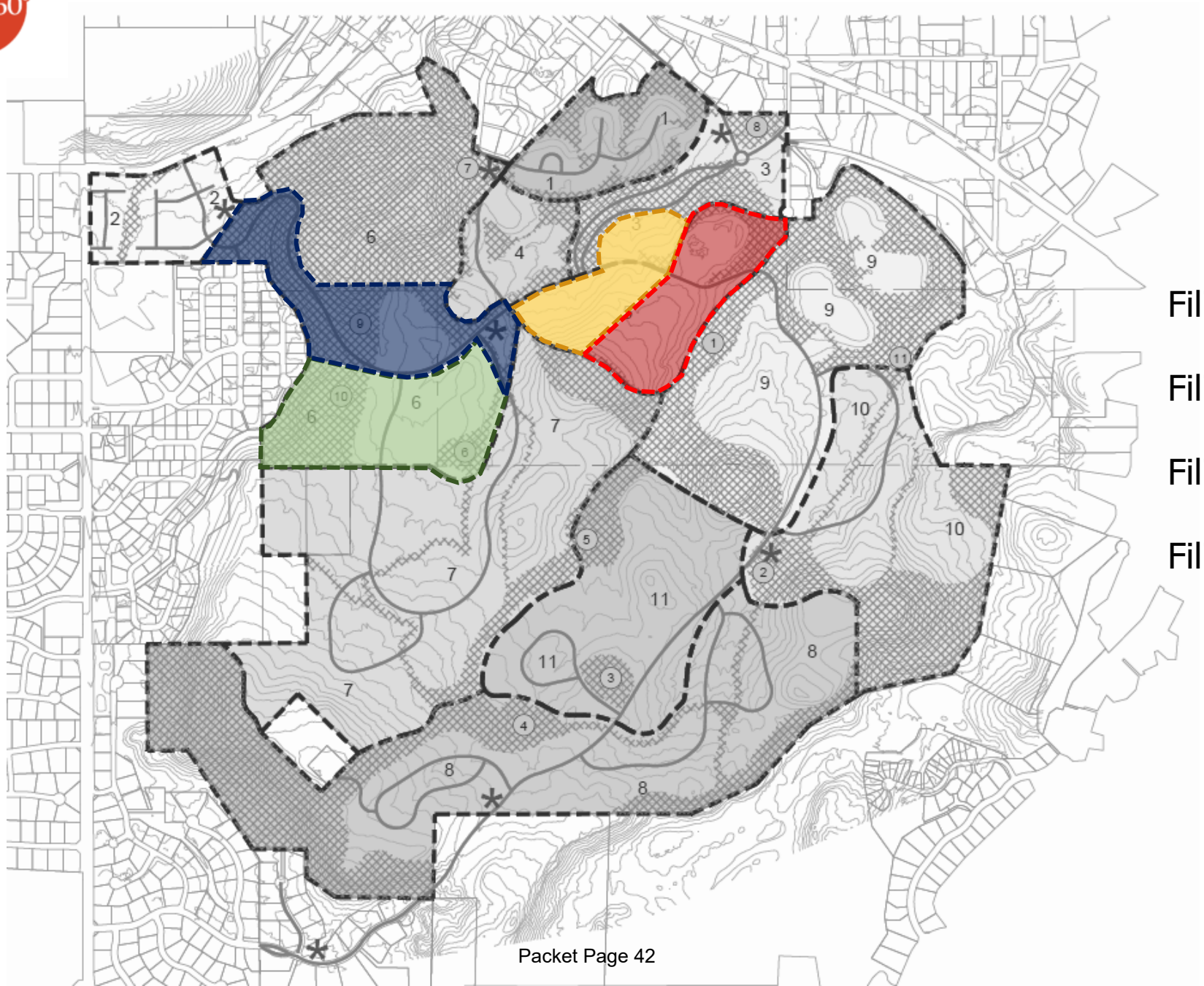
HWY 340 Roundabout & 23 Rd. Improvements





REDLANDS 360°

Potential Order of Future Filings



Filing 5

Filing 6

Filing 7

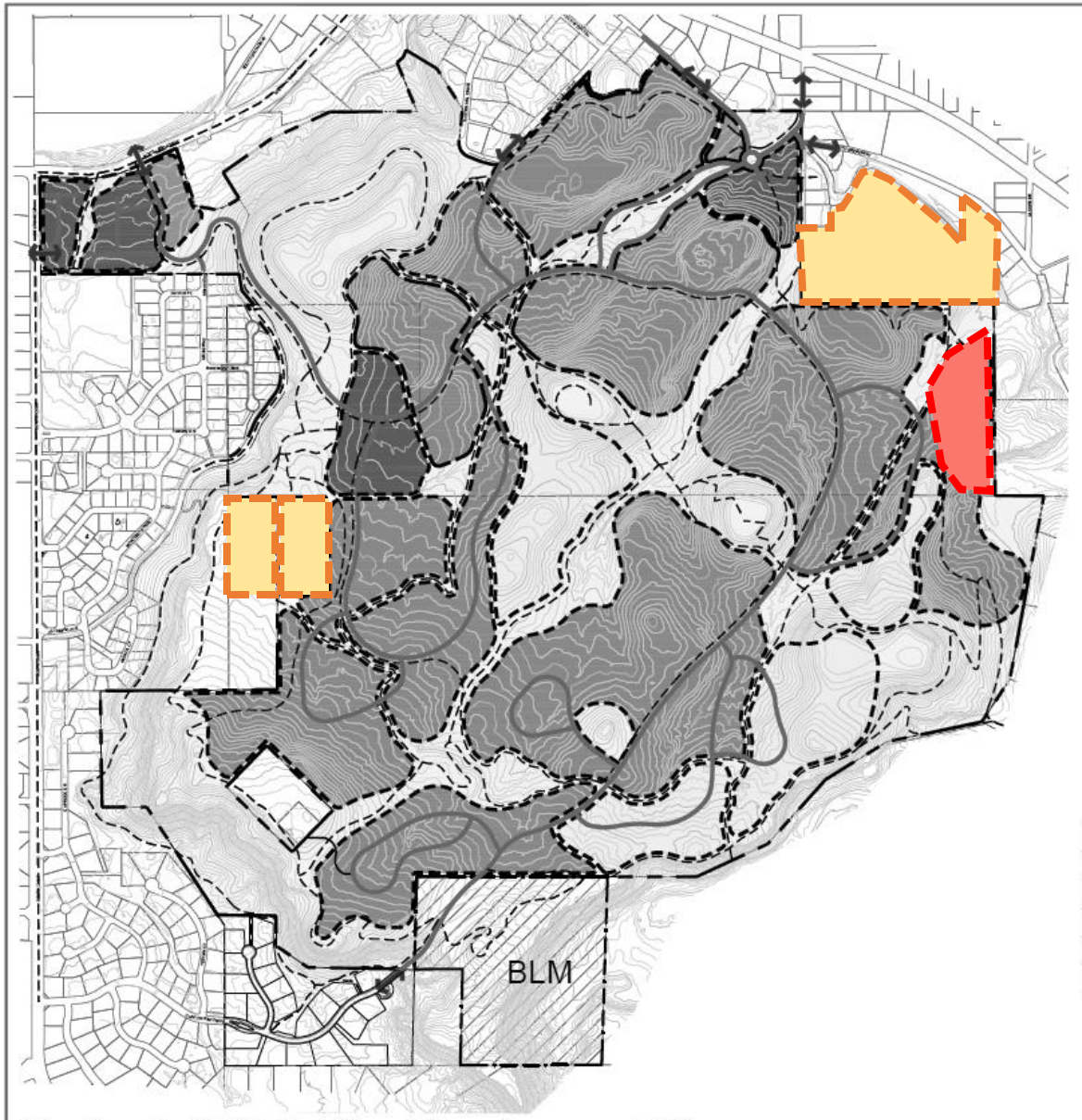
Filing 8

REDLANDS 360

Adjacent Land Purchases and Sales

Purchases:
Ms. Bennet – 20.3 ac
Mr. Lippoth – 5.0 ac
Mr. Oberto – 5.0 ac

Sale:
Mr. Bubar – 8.1 ac



LAND USE PLAN LEGEND

- PROJECT BOUNDARY LINE
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MULTI-FAMILY/HIGH DENSITY
- COMMERCIAL
- OPEN SPACE
- ROAD NETWORK
- TRAILS
- ACCESS POINTS

TABLE 1
DEFAULT STANDARDS

Dimensional Summary Table	Low Density Residential	Medium Density Residential	Multi Family & High Density	B-1 Commercial	Open Space CSR
City Default Zone Criteria	R-4	R-12	R-16	B-1	CSR
Lot					
Area (min. ft.)	0	0	0	0	0
Width (min. ft.)	60	30	20	0	0
Frontage (min. ft.)	20	20	20	0	0
Frontage on cul-de-sac (min. ft.)	0	0	0	0	0
Setback					
Principal Structure					
Front (min. ft.)	20	20	20	0	15
Side (min. ft.)	5	5	5	5	0
Side - abutt residential (min. ft.)	0	0	0	10	10
Rear (min. ft.)	25	10	10	0	10
Accessory Structure					
Front (min. ft.)	20	25	25	25	15
Side (min. ft.)	3	3	3	0	0
Side - abutt residential (min. ft.)	0	0	0	0	5
Rear (min. ft.)	5	5	5	0	10
Bulk / Other Dimensional					
Lot coverage (max.)	50%	75%	75%	100%	100%
Height (max. ft.)	40	40	50	50	65
Density (min. units per acre)	0	2	5.5	0	0
Density (max. units per acre)	4	12	16	18	0
Cluster allowed	No	No	No		

TABLE 2

LAND USE	AREA	MINIMUM DENSITY	MAXIMUM DENSITY
LOW DENSITY RESIDENTIAL	MIN 60 ACRES	60 UNITS	240 UNITS
MEDIUM DENSITY RESIDENTIAL	MIN 298 ACRES	596 UNITS	3576 UNITS
MULTI FAMILY/HIGH DENSITY	MAX 32 ACRES	384 UNITS	512 UNITS
COMMERCIAL / MIXED USE	UP TO 6 ACRES	0 UNITS	100 UNITS
OPEN SPACE/CSR	NO LESS THAN 195 ACRES	-----	-----
PLANNED DEVELOPMENT RANGE		1300 UNITS	1750 UNITS

Redlands 360 Outline Development Plan
Exhibit 3: Land Use and Default Zones

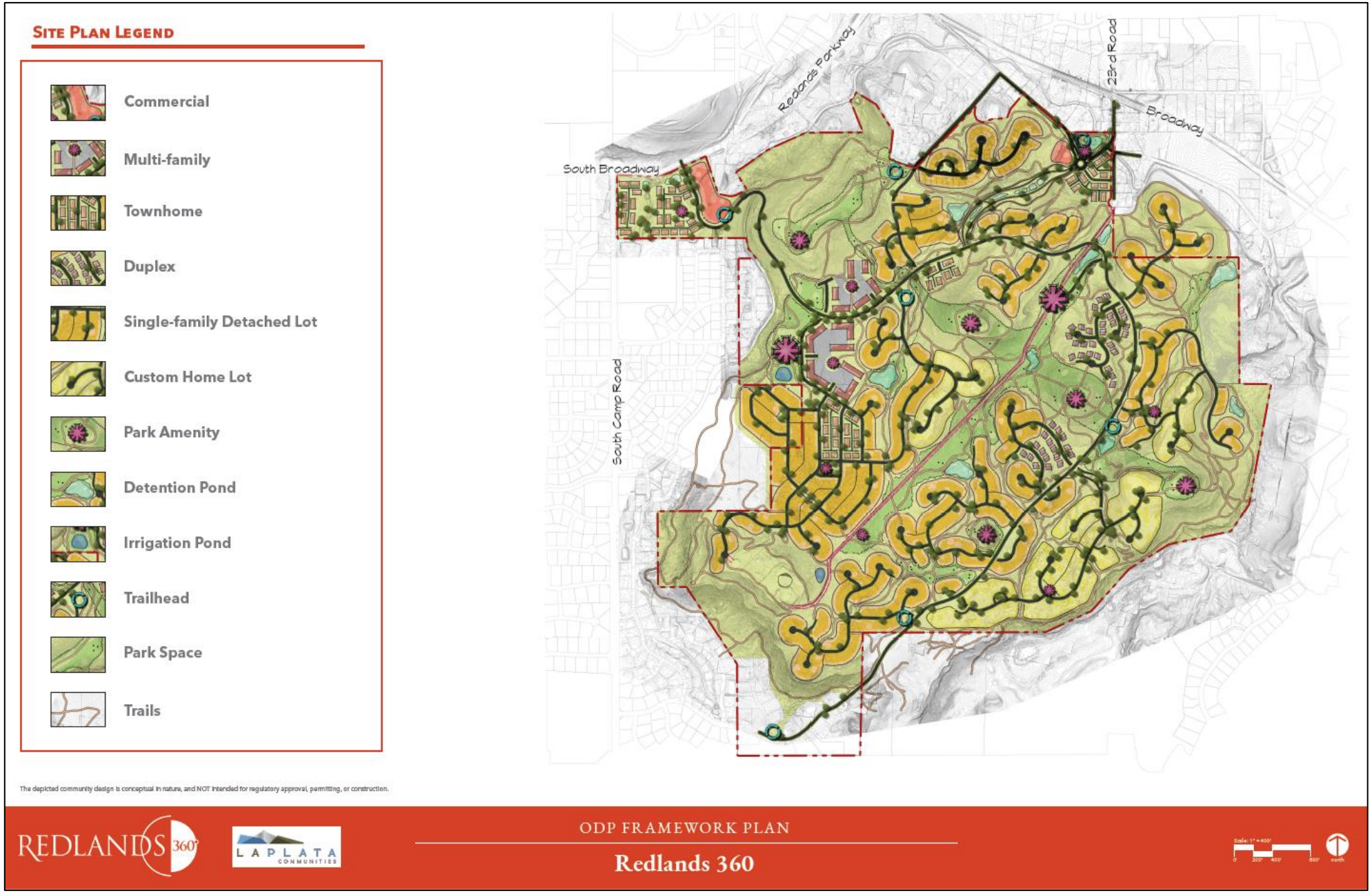
0 800 1600 2400

NORTH

LA PLATA COMMUNITIES

CIAVONNE, ROBERTS & ASSOCIATES, INC.
LAND PLANNING AND LANDSCAPE ARCHITECTURE
222 N. 7TH STREET GRAND JUNCTION, CO 81501 www.ciavonne.com
970-241-0745 (P) 970-241-0765 (FX)

ODP Framework Plan (Overall Yield Study)



Lot Conditions Overlay

Residential Program Summary

Phase	On-Site SFD Dwelling Units	Townhouse Dwelling Units	Duplex Dwelling Units	Multi Family Dwelling Units	Off-Site SFD Dwelling Units	Total Dwelling Units per Phase
1	51	-	-	-	-	51
2	-	125	-	-	-	125
3	-	52	-	-	-	52
4	48	-	-	-	-	48
5	53	40	-	-	-	93
6	21	-	-	300	-	321
7	207	80	-	-	40	327
8	161	-	-	-	-	161
9	-	-	76	-	34	110
10	92	-	-	-	-	92
11	155	-	34	-	-	189
Total:	788	297	110	300	Total On-Site Dwelling Units: 1495	Total Off-Site Dwelling Units: 74	Total On-Site plus Off-Site Dwelling Units: 1569

SFD Lot Condition	On-Site SFD Dwelling Units	% of SFD Total
Standard	382	48%
Uphill	90	11%
Downhill	316	40%



The depicted community design is conceptual in nature, and NOT intended for regulatory approval, permitting, or construction.

REDLANDS 360 | LA PLATA COMMUNITIES

LOT CONDITIONS OVERLAY

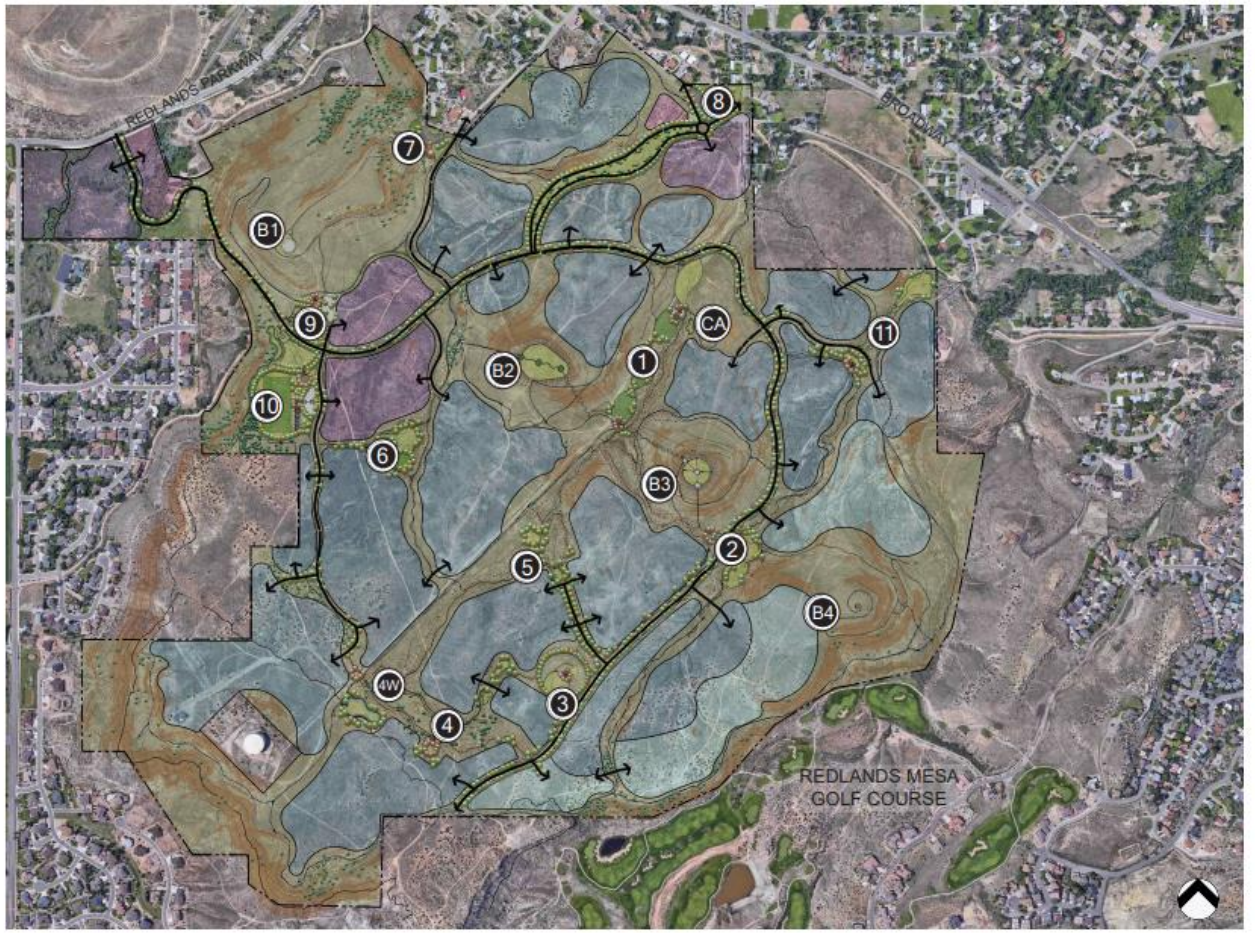
Redlands 360

Parks & Open Space Master Plan



REDLANDS 360°

Parks & Open Space Master Plan



PARK 1
- ACTIVE AREA WITH LAWN
- PRESERVED TRAIL
- TRADITIONAL PLAYGROUND & PICNIC SHELTER
- TRAIL CONNECTION*
- FRISBEE GOLF COURSE

PARK 2
- TRAILHEAD*
- RESTROOMS & WATER FOUNTAIN
- TRAIL CONNECTION*
- NATIVE GRASS PASTURE
- INTERPRETIVE TRAIL
- TRAIL TO BROTHER 4

PARK 3
- PICNIC SHELTER
- SLOPE PLAY
- NATIVE GRASS LAWN
- WATER QUALITY & DETENTION

PARK 4
- FRISBEE GOLF
- DOG PARK
- TRAIL CONNECTION*
- PICNIC SHELTER
- ACTIVE LAWN AREA

PARK 4 WEST (4W)
- FRISBEE GOLF
- TRAIL CONNECTION*
- DOG PARK
- IRRIGATION POND

PARK 5
- FRISBEE GOLF
- NATURAL PLAY FEATURE*
- WATER QUALITY & DETENTION POND

PARK 6
- NATURAL PLAY FEATURE*
- SEASONAL RUNOFF FEATURE
- TRAIL CONNECTION*

PARK 7
- TRAILHEAD*
- KIOSK WITH TRAIL MAP
- SHADE STRUCTURE
- PARKING
- ACTIVE LAWN AREA

PARK 8
- TRAILHEAD*
- KIOSK WITH TRAIL MAP
- WATER QUALITY & DETENTION POND
- PARKING

PARK 9
- PICNIC SHELTER WITH RESTROOM
- INFORMAL AMPHITHEATER
- NATIVE GRASS LAWN
- PARKING
- TRAIL TO BROTHER 1

PARK 10
- CITY PARK DEDICATION**
- PROGRAMMED FIELD SPACE
- PARKING
- COMMUNITY PAVILION/ GATHERING SPACE*
- TRADITIONAL PLAY STRUCTURE
- WATER QUALITY & DETENTION
- PICKLEBALL
- RESTROOMS & WATER FOUNTAIN
- DOG PARK

PARK 11
- TRAIL CONNECTION*
- NATURAL PLAY FEATURE*
- MOUNTAIN BIKE SKILLS COURSE
- WATER QUALITY & DETENTION

BROTHER 1 (B1)
- "EASTER HILL" SUNRISE PARK
- TRAIL CONNECTION*
- COMMUNITY GATHERING SPACE*
- SUNRISE CELEBRATION ELEMENT

BROTHER 2 (B2)
- "EARTH"
- INCLINE STEPS
- GEOLOGY WALK & INTERPRETIVE SIGNAGE
- BOULDER SCRAMBLE
- FITNESS CIRCUIT FROM BROTHER 2 TO BROTHER 3*

BROTHER 3 (B3)
- "HORIZON"
- INCLINE STEPS
- SUNDIAL WITH INTERPRETIVE SIGNAGE
- EXERCISE AREA
- BOULDER SCRAMBLE
- FITNESS CIRCUIT FROM BROTHER 2 TO BROTHER 3*

BROTHER 4 (B4)
- "NATURE" SUNSET PARK
- BENCHES
- NATURE BLIND
- INTERPRETIVE TRAIL ABOUT FLORA & FAUNA
- TRAIL CONNECTION*

COMMUNITY AMENITY (CA)

* INDICATES TOP 10 AMENITIES WANTED FOR NEW DEVELOPMENTS IN THE PARKS & RECREATION PROS SURVEY
** MEETS IGA REQUIREMENTS

In homage to the City of Grand Junction Three Sisters Park, the four prominent mesas that bisect the Redlands 360 site are referred to as "The Four Brothers". They are the backbone of the Redlands 360 parks and open space master plan. Each of the Four Brothers and their unique personalities will connect the Redlands 360 community to the land it sits upon. See more in depth descriptions on the individual Brothers' pages.

CONCEPT ONLY, NOT FOR CONSTRUCTION

CONSILIUM DESIGN
LAND PLANNING | LANDSCAPE ARCHITECTURE | URBAN DESIGN

REDLANDS 360 | PARK CONCEPT SKETCHES | DIRECTORY

LA PLATA COMMUNITIES

MAY | 2023

Development Tracking Table

Redlands 360 Development Tracking																		
Land Use	R360 Filing 1		R360 Filing 2		R360 Filing 3		R360 Filing 4		R360 Filing 5		R360 Filing 6		R360 Filing 7		Current Total Area (acres)	Current Total (units)	Approved ODP Area (acres)	Approved ODP Min. (units)	Approved ODP Max. (units)
	acres	units	acres	units	acres	units	acres	units	acres	units	acres	units	acres	units					
Low Density Residential															0	0	60 (MIN)	60	240
Medium Density Residential	9.2	51					8.61	47							17.81	98	298 (MIN)	596	3576
Multi-Family Residential			4.79	125	4.47	TBD									9.26	125	32 (MAX)	384	512
Commercial/Mixed Use					2.63	TBD									2.63	0	6 (MAX)	0	100
Parks/Open Space (Lots & Tracts)	23.08	-	7.1	-	5.84	-	5.8	-							41.82	0	185 (MIN)	N/A	N/A
Total	32.28	51	11.89	125	12.94	0	14.41	47	0	0	0	0	0	0	71.52	223	-	1300	1750

Date: July 2, 2025


Thank you
Questions?

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
June 16, 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, Laurel Cole, Cody Kennedy, Jason Nguyen, Anna Stout, and Ben Van Dyke. Councilmember Robert Ballard was absent.

Staff present: City Manager Mike Bennett, City Attorney John Shaver, Assistant to the City Manager Johnny McFarland, Interim Fire Chief Gus Henricks, Fire Marshal Steve Kollar, Chief Financial Officer Jay Valentine, General Services Manager Kyle Coltrinari, Community Development Director Tamra Allen, Planning Manager Niki Galehouse, Deputy City Clerk Misty Williams, and City Clerk Selestina Sandoval.

1. **Discussion Topics**

   a. **An Update on the Proposed Adoption of New Building and Construction Codes. The codes under consideration are: The 2024 Editions of the International Building, Residential, Mechanical, Existing Building and 2021 Energy Conservation. Also under consideration are the National Electric Code, International Plumbing, Fuel Gas as adopted by the State of Colorado, Model Electric Ready and Solar Ready Code**

The City has historically reviewed and adopted various current building codes every six years. Mesa County adopted the proposed codes referenced as the subject of this topic earlier this year, eight codes in all, but the effective date for the enforcement of those codes is September 1, 2025. The City contracts with Mesa County for the Mesa County Building Department to act as the City's Building Department. The City has agreed as a part of the contract that the City will have the same regulations in place as the County regarding the building codes for efficiency's sake. The City last adopted the 2018 editions in January 2019. Due to requirements of changes in state law, the City did adopt the 2018 Energy Conservation Code in 2023 and is now considering the 2021 Energy Conservation Code. The proposed ordinance will provide for the adoption of the current editions, which is necessary to keep up with more modern construction methods, materials, techniques, and state requirements. The codes under consideration are: The 2024 Code Editions of the International Building, Residential, Mechanical, Existing Building, and 2021 Energy Conservation. Also under consideration are the National Electric Code, International Plumbing, Fuel Gas as adopted by the State of Colorado, Model Electric Ready, and Solar Ready Code.

Key points included:

- The importance of the City aligning with Mesa County's adoption of the 2024 editions of the International Codes (Building, Residential, Mechanical, etc.), plus the 2021 Energy Conservation Code.

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- Mesa County had already adopted these codes; Grand Junction traditionally mirrors the County's adoption.
- These updates maintain regional consistency and improve administrative efficiency.

b. Update on Changes to the 2024 International Fire Code to Include Highlights and Amendments of Interest

The City will transition from the International Fire Code (IFC) 2018 edition to the IFC 2024 edition as part of a greater county-wide jurisdictional effort to move to the 2024 International Code Council (ICC) Series, which includes the International Building Code, International Residential Code, International Mechanical Code, etc. The IFC 2024 edition contains updates and amendments that include construction requirements for existing buildings, fire department access to shared driveways, liquefied petroleum gas use and permitting, and the addition of new chapters to provide direction for the use of storage systems for powered micromobility devices and trash collection in apartments.

Presented by Fire Marshal Steve Kollar and Interim Fire Chief Gus Hendricks, highlights of the 2024 International Fire Code changes include:

- Outdoor Burning Regulations: No proposed changes; existing City rules have been effective and were pioneering.
- Chapter 11 – Retrofit Requirements: Key focus on retrofitting older buildings for greater safety (e.g., bars, high-rises, hotels/apartments) with:
  - Fire alarms and sprinkler systems
  - Structural fire safety improvements (e.g., stairwells, elevator shafts)
  - Collaboration between the fire department and building officials required for enforcement
- Fire Department Access: Minor updates to loop lanes and driveway standards to align with recent Land Development Code amendments.
- Chapter 61 - LP Gas Regulations:
  - Clarified permit thresholds and prohibited unsafe installation practices
  - Proposed 300-ft limit from existing natural gas utilities before LP tanks are allowed
- New Code Sections:
  - Micro-mobility Devices and Battery Storage (ESS) in residential zones (R-3/R-4)
  - Valet Trash/Recycle Structures in apartment complexes must be sprinklered

c. Parking Overview

The City's parking system faces several challenges. Rising demand has increased pressure on available spaces, with peak occupancy growing despite added supply. The system is projected to reach capacity by 2030, requiring expansion planning by 2027. Financially, the Parking Fund operates with narrow margins, limiting its ability to build reserves that do not align with future needs. This ongoing strain has been intensified by recent operational and legal limitations affecting enforcement effectiveness and space availability. These challenges have

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contributed to decreased revenue and reduced turnover, underscoring the importance of strategic planning moving forward.

This item was presented by Chief Financial Officer Jay Valentine and General Services Manager Kyle Coltrinari.

Key points included:

- Total Managed Spaces: 1,284 (includes on-street, surface lots, and garage)
- Revenue Sources: Meter fees, permits, fines
- Recent Modernization: $535K system upgrade to smart meters (solar-powered, credit card-enabled)
- Enforcement Limitations: Difficulty tracking 2-hour zones due to a court ruling banning tire chalking
- Revenue Decline: Due to loss of high-demand spaces (e.g., 73 metered spaces removed on 4th/5th Streets) and rollback of extended enforcement hours
- Garage Debt: Internal loan from General Fund matures in 2028; may need deferment
- Discussion over metering Main Street vs offering free parking on side lots (especially for employees and patrons)
- Consideration of employee safety (lighting, distance from lots)
- Engage the Downtown Development Authority (DDA) and business owners via survey and forums
- Explore data-driven, block-specific and type-of-business parking solutions
- Consider promotional approaches over permanent policy shifts

d. Overview of Residential Occupancy Limitations related to the implementation of HB 24-1007

In 2024, the State passed HB-24-1007 HOME (Harmonizing Occupancy Measures Equitably) Act with an effective date of July 1, 2024. The State has declared the number of people living together in a single dwelling cannot be limited based on a familial relationship, except in the very limited circumstance stated in the law. The State has said this is “mixed concern” and as such, the City cannot limit the number of people living in a single dwelling based on the familial relationship. While the City has not been enforcing these standards, this Ordinance brings the City's Zoning & Development Code into compliance with State law.

This was presented by Community Development Director Tamra Allen and Planning Manager Niki Galehouse. Mayor Kennedy recused himself from participating in this discussion.

Key points included:

- City proposes to:

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    - Remove “family” definition (e.g., max 4 unrelated persons) from city code and replace “family” with “household” or “dwelling unit”
    - Implement a moratorium on the enforcement of group living provisions due to legal uncertainties
    - Remove application requirements for group living facilities until clearer health/safety standards or state rules emerge
- Council Discussion:
    - Concerns over neighborhood impacts of large group homes (e.g., safety, supervision, licensing)
    - Emphasis on transparency, notification, and tracking for such facilities
    - Agreement on the need for a pause (moratorium) but desire to explore regulations not based solely on occupancy count (e.g., services offered)
- Next Steps:
    - Staff to research policies from other municipalities
    - Consider engagement strategies to balance fair housing needs with community peace of mind
    - Potential for future code adjustments depending on 2025 legislative clarifications

2. **City Council Communication**

There was none.

3. **Next Workshop Topics**

City Manager Bennett summarized upcoming workshop topics.

4. **Other Business**

There was none.

5. **Adjournment**

There being no further business, the Workshop adjourned at 8:57 p.m.

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Grand Junction City Council

Minutes of the Regular Meeting

June 18, 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 18th day of June, at 5:30 p.m. Those present were Councilmembers Scott Beilfuss, Laurel Cole, Jason Nguyen, Anna Stout, Ben Van Dyke, and Council President Cody Kennedy. Councilmember Robert Ballard was absent.

Also present were City Manager Mike Bennett, City Attorney John Shaver, Housing Supervisor Ashley Chambers, Planning Manager Niki Galehouse, Principal Planner Daniella Acosta-Stine, Chief Financial Officer Jay Valentine, City Clerk Selestina Sandoval, and Deputy City Clerk Misty Williams.

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

Presentations

Auditor's Report to City Council Regarding the 2024 Audit - Greg Ingalls, Haynie & Company

City Manager Mike Bennett introduced this item and thanked staff for their work on the budget. Greg Ingalls, Audit Manager from Haynie & Company, presented the Auditor's Report for the 2024 Audit. The presentation provided highlights of the City of Grand Junction's budget, including total assets, liabilities, revenues, and expenses. Mr. Ingalls detailed the governmental fund financial balance sheet, noting changes in debt, expenditures, and revenue. He covered changes in accounting policies and noted that they had no disagreements with management and that no difficulties were encountered. There were also no material weaknesses or significant deficiencies for the current year.

Councilmember Nguyen moved and Councilmember Van Dyke seconded to accept the Auditors Report and Financial Statements for the City of Grand Junction, Colorado for the year ended December 31, 2024. Motion carried by unanimous voice vote.

Appointments

Councilmember Beilfuss moved, and Councilmember Nguyen seconded to ratify Loreta Silverio, Randall Reitz, Kelsay Heath and Scott Riise to the One Riverfront

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Committee for full terms ending July 31, 2028. Motion carried by unanimous voice vote.

Councilmember Stout moved, and Councilmember Nguyen seconded to appoint Lisa Whalin, Kyle Gardner, Josh Travers and Cindy Enos-Martinez to the Parks and Recreation Advisory Board for full terms ending June 30, 2028. Motion carried by unanimous voice vote.

Public Comments

Public comments were heard from Connie McDowell, Jim Hargis, Carol Rathbun, Kirby Richardson, Philip Carlton, Amber Martinez, Donald Hunger, Ruth Kinnett, Lisa Fry, Thomas Kopp, Greg Heitz, and Lincoln Folkers.

City Manager Report

City Manager Mike Bennett reported on hosting the Department of Local Affairs (DOLA) Energy Impact Advisory Board hearing, the closure of City offices for Juneteenth, and the agenda items to be discussed at the upcoming workshops on June 30, 2025, and July 14, 2025. He stated that per the City Council's direction, staff were requested to gather more information from other municipalities that are facing the same challenges with the HOME (Harmonizing Occupancy Measures Equitably) Act. The results of their findings will be discussed at the upcoming July 14, 2025, workshop.

Boards and Commission Liaison Reports

Councilmember Beilfuss reported on the One Riverfront Committee, a tour of Homeward Bound at Pathways North Avenue and the service facility on North Avenue, United Way's Day of Volunteering, the Colorado Homes for All conference in Denver, and the Homeless Coalition transition after the closing of the Resource Center. He also attended the Juneteenth Celebration and the Hilltop Brain Injury Community meeting.

Councilmember Cole reported on the Visit Grand Junction board and on work being done through the Grand Junction Housing Authority at the Walnut Park Apartments.

Councilmember Nguyen provided an update on the Urban Trails and Grand Valley Regional Transit Committees.

Councilmember Stout reported on the upcoming Colorado Municipal League (CML) conference.

Council President Kennedy reported on the Grand Junction Economic Partnership meeting, on business development at Las Colonias park, Grand Junction Regional Air

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Service Alliance, the Colorado Department of Transportation (CDOT) virtual town hall, the Juneteenth Celebration, and the Army's 250th birthday event.

CONSENT AGENDA

1. Approval of Minutes

a. Summary of June 2, 2025, Workshop

b. Minutes of May 29, 2025, Special Meeting

c. Minutes of June 4, 2025, Regular Meeting

2. Set Public Hearings

i. Introduction of an Ordinance Enacting a Moratorium With Findings, Intent, and Purpose to Suspend All Regulations related to Group Living within Title 21 of the Grand Junction Zoning and Development Code; Providing that the Moratorium Shall be in Effect for a Period Which Shall Terminate at the Earliest of the City's Adoption of Further Amendment(s) to title 21of the Grand Junction Zoning and Development Code Regarding Group Living or the Expiration of 365 Days from the Effective Date of this Ordinance and Setting a Public Hearing for July 16, 2025

ii. Introduction of an Ordinance Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Definitions and Regulations Related to Household Occupancy Limits and Group Living Facilities, and Setting a Public Hearing for July 16, 2025

iii. Introduction of an Ordinance Adopting and Amending the 2024 Editions, of the International Building Code, the International Existing Building Code, the International Mechanical Code, the International Residential Code, the International Plumbing and International Fuel Gas Code as adopted by the State of Colorado, the National Electric Code as adopted by the State of Colorado, The Model Electric Ready and Solar Ready Code as adopted by the State of Colorado, and the 2021 International Energy Conservation Code with Certain Amendments; and Repealing all Other Ordinances and Parts of Ordinances in Conflict Therewith and Setting a Public Hearing for July 16, 2025

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iv. Introduction of an Ordinance Adopting the 2024 International Fire Code and Amendments Thereto, Repealing All Other Resolutions, Ordinances, and Parts of Ordinances in Conflict Therewith, and Setting a Public Hearing for July 16, 2025

3. Procurements

a. Materials Purchase for Ouray Avenue Waterline Project

b. Authorize a Construction Contract for 2025 Concrete Curb, Gutter, and Sidewalk Replacement Project

c. Authorize a Contract for Professional Architect and Engineering Design Services for the New Administration and Maintenance Building at the Persigo Wastewater Treatment Plant

d. Authorize a Construction Contract for Sanitary Sewer Cure-In-Place-Pipe Project

e. Authorize a Change Order to Add Design Consulting Scope for the Outdoor Amenities at the New Recreation Center at Matchett Park

4. Resolutions

a. A Resolution Authorizing the Sale of Real Property Located at/near 300 S. 4th Street adjacent to Whitman Park to the Colorado Department of Transportation

b. A Resolution Vacating Drainage, Landscape, and Utility Easements on a 17.54-Acre Parcel Located at 2980 Highway 50

c. A Resolution Authorizing the City Manager to Submit a Grant Application for the Safe Streets and Roads for All Grant Program

d. A Resolution Adopting Council Meeting Procedures

e. A Resolution Amending Resolution 34-22 Concerning the Composition of the Audit Committee Charter and Amending the Audit Committee Charter

f. A Resolution Authorizing a Second Extension of up to Six-months of the Travel and Tourism Memorandum of Understanding Concerning the 2018 Voter Approved Three Percent Lodgers Tax Increase

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g. Resolution Authorizing Two Leases for Dry Grazing of Sheep and/or Goats on portions of City Property to Zane Baldwin

Councilmember Cole moved to adopt Consent Agenda Items 1 through 4, seconded by Councilmember Nguyen. Motion carried by a unanimous voice vote.

REGULAR AGENDA

5.a.i. An Ordinance to Lease 2.91 acres of City-Owned Property to the Volunteers of America for Affordable Housing and Authorizing the City Manager to Sign

Volunteers of America (VOA), in partnership with the Grand Junction Housing Authority as a special limited partner and with MGL serving as the developer, seeks to lease approximately 2.91 acres at the northwest corner of the 21.78-acre property known as "The Salt Flats" for the development of approximately 110 affordable rental housing units in two phases. Phase 1 will include 62 units for older adults aged 55 and older, with a preference for veterans. Eight of these units will be supported by project-based VASH vouchers to house formerly homeless veterans who meet the age requirement. Following a successful 4% Low Income Housing Tax Credit application, completion of Phase 1 is anticipated by May 2028. Phase 2 is expected to include 48 additional units, with details on population, timeline, and program specifics to be shared in the coming months.

Housing Supervisor Ashley Chambers presented the item and was available to answer any questions from the Council.

Discussion ensued regarding the location of the property and its relationship with the Housing Authority property discussed at a previous Council meeting.

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

There were no public comments.

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

Councilmember Nguyen moved, and Councilmember Stout seconded to adopt Ordinance No. 5262 authorizing the City Manager to Sign a Lease Agreement for 2.91 acres of City-Owned Property for the Volunteers of America for affordable housing development on final passage and ordered final publication in pamphlet form. The motion carried by a unanimous voice vote.

5.a.ii. An Ordinance Amending Sections of the Zoning and Development Code (Title 21 Of the Grand Junction Municipal Code) Regarding

Transitional Provisions, Administration and Procedures, Use-Specific Standards for Community Assembly, Short-Term Rentals, and Mini-Warehouse Uses, Accessory Dwelling Unit Use-Specific Standards, Multi-Modal Transportation System Standards, Bicycle Parking and Storage, Public Right-Of-Way Landscaping, and Lighting Height Standards

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 have identified several items that were amended, which inadvertently conflict with standard practice or could use additional clarification. The proposed amendments address various sections of the Code and add applicable definitions as needed. In addition, the amendments address items of a similar nature and scope as those associated with the adoption of the 2023 Zoning & Development Code that have arisen in the general course of usage, as well as a set of revisions based on compliance with HB24-1152.

Planning Manager Niki Galehouse presented this item and was available to answer any questions from the Council.

Discussion ensued regarding Accessory Dwelling Unit requirements.

The public hearing was opened at 7:12 p.m.

There were no public comments.

The public hearing was closed at 7:12 p.m.

Councilmember Cole moved, and Councilmember Van Dyke seconded to adopt Ordinance No. 5263 amending Title 21 Zoning and Development Code of the Grand Junction Municipal Code, on final passage and ordered final publication in pamphlet form. The motion carried by a unanimous voice vote.

Council took a short break at 7:13 p.m.

The meeting resumed at 7:23 p.m.

5.b.i. A Resolution Accepting the Petition for the Annexation of 5.58 Acres of Land and Ordinances Annexing and Zoning the Wendi Gechter IRA Annexation to I-1 (Light Commercial) Located at 377 28 Road

Equity Trust Company Custodian FBO Wendi Gechter IRA, requested annexation of approximately 5.58 acres consisting of one parcel of land located at 377 28 Road. The

property is Annexable Development per the Persigo Agreement. Annexation is being sought in anticipation of developing the vacant land on the property. The proposed zone district of I-1 is consistent with the Industrial Use Land Use category of the Comprehensive Plan. The request for annexation is being considered concurrently with the zone of annexation request.

Principal Planner Daniella Acosta-Stein presented the item and was available to answer any questions from the Council.

River City Consultants representative Tracy States was available to answer questions on behalf of the applicant.

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

There were no public comments.

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

Councilmember Stout moved, and Councilmember Nguyen seconded to adopt Resolution No. 27-25, a resolution accepting a petition to the City Council for the annexation of lands to the City of Grand Junction, Colorado, the Wendi Gechter IRA Annexation, approximately 5.58 acres, located at 377 28 Road. The motion carried by a unanimous voice vote.

Councilmember Stout moved, and Councilmember Cole seconded to adopt Ordinance No. 5264, an ordinance annexing territory to the City of Grand Junction, Colorado, Wendi Gechter IRA Annexation, approximately 5.58 acres, located at 377 28 Road, on final passage and ordered final publication in pamphlet form. The motion carried by a unanimous voice vote.

Councilmember Stout moved, and Councilmember Nguyen seconded to adopt Ordinance No. 5265, an ordinance zoning the Wendi Gechter IRA Annexation to I-1 (Light Industrial) zone district, from Mesa County I-2 (General Industrial District) on final passage and ordered final publication in pamphlet form. The motion carried by a unanimous voice vote.

6.a. Design Build Optical Sorting Equipment

The City has prioritized the development of a Materials Recovery Facility (MRF) to enhance regional recycling capabilities and meet sustainability objectives. Following a comprehensive feasibility study and City Council deliberations, the City acquired a suitable facility for MRF operations and subsequently issued a Request for Proposal (RFP) to design-build the sorting equipment that is essential to the MRF.

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Chief Financial Officer Jay Valentine, as well as Interim General Services Director Jerod Timothy, were available to answer any questions from the Council. Mr. Timothy gave a brief overview of the design build.

Comments were heard from Councilmember Nguyen, Council President Kennedy, and Councilmember Beilfuss.

Councilmember Stout moved, and Councilmember Nguyen seconded to authorize the City Manager to negotiate and sign a contract not to exceed $11,348,511 with Bulk Handling Systems for the design-build services for optical and advanced materials sorting equipment. The motion carried by a unanimous voice vote.

7. Non-Scheduled Comments

There were none.

8. Other Business

There was discussion on the potential sale of public lands in Grand Junction. Direction was provided to staff to research this.

Request to Cancel July 2, 2025, Regular City Council Meeting

Councilmember Stout moved, and Councilmember Van Dyke seconded to cancel the July 2, 2025, Regular City Council meeting. The motion carried by a unanimous voice vote.

9. Adjournment

The meeting adjourned at 8:03 p.m.

_____

Selestina Sandoval, MMC

City Clerk

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GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
June 30, 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 Robert Ballard, Scott Beilfuss, Laurel Cole, Jason Nguyen, Anna Stout, and Ben Van Dyke and Mayor Cody Kennedy.

Staff present: City Manager Mike Bennett, City Attorney John Shaver, Assistant to the City Manager Johnny McFarland, Community Development Director Tamra Allen, Housing Manager Ashley Chambers, Planning Manager Niki Galehouse, Communications & Engagement Manager Kelsey Coleman, Deputy City Clerk Misty Williams, and City Clerk Selestina Sandoval.

1. Discussion Topics

a. One Grand Junction Comprehensive Plan

The City's One Grand Junction Comprehensive Plan took 22 months to complete and was adopted by the City Council on December 16, 2020. The Plan superseded and replaced the 2010 Joint Grand Junction Comprehensive Plan adopted by the City and Mesa County in February 2010. The City's Comprehensive Plan is used as a blueprint for the City and the foundation of the Plan is the community's vision for its future. This vision, as articulated by the community, guides the goals and strategies included in the plan that informs city implementation priorities, future growth, services, and development in Grand Junction. The Plan was derived directly from ideas and themes generated during the community outreach process.

The 2020 One Grand Junction Comprehensive Plan (Plan) is a 10 to 20-year plan that is applicable to the City’s Urban Growth Area, an area generally located between 21 Road on the west, J Road on the north, 32 Road on the east and south to a boundary approximately one-quarter of a mile north of the Mesa County Landfill. Whereas many plans take a narrower focus and are primarily intended to address future growth and land use within a community, this plan is truly comprehensive as it addresses the community’s vision for a wide range of topics. The Plan identifies and establishes the City’s vision by establishing plan principles, goals, and strategies.

Community Development Director Tamra Allen and Planning Manager Niki Galehouse provided a presentation and overview of the plan.

Key points included:

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- The plan, adopted in 2020, serves as the city's long-term roadmap for growth, covering everything from land use to economic development.
- It includes 11 plan principles such as collective identity, resilient economy, managed growth, and efficient transportation.
- Emphasis was placed on responsible growth via a tiered framework prioritizing infill and redevelopment.
- Specific goals include strengthening downtown and university areas, improving housing variety, enhancing transportation connectivity, and promoting sustainable practices.
- The plan is supported by various subplans (e.g., parks, transportation) and is intended to be a living document guiding zoning and strategic planning decisions.

b. Overview of the Housing Needs Assessment, Strategy and Implementation Progress

In response to a growing housing crisis, the City of Grand Junction completed a Housing Needs Assessment in 2021, identifying a significant shortfall in available housing. This led to the adoption of 13 housing strategies focused on expanding affordable housing, diversifying housing options, closing gaps between supply and demand, and supporting individuals experiencing homelessness. In 2024, the City reaffirmed its commitment by adopting an updated Housing Strategy (Resolution 74-24), which builds on prior accomplishments.

Housing Manager Ashley Chambers provided an overview of current needs, progress on strategy implementation, and key housing initiatives.

Key points included:

Context & Vision:

- Based on the 2019 Housing Needs Assessment, the strategy aims to expand affordable housing and diversify housing types.
- Defined affordable housing as income-restricted and typically subsidized, with restrictions on rent/pricing.

Current Challenges:

- 44% rent increase and 74% home price increase since 2019.
- Median home price: $420K; rent: $1,500/month.
- 2,200 unit deficit, especially for households under 60% AMI.
- Housing Authority waitlist: 2,692 households.

Strategies (Updated in 2024):

1. Land use changes to support attainable housing.
2. Incentives for developers (e.g., ADUs, expedited reviews).
3. City land for housing projects (e.g., Salt Flats).

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4. Seek dedicated housing funds.
5. Continued support for services and preservation of existing affordable housing.
6. Support preservation of existing housing that serves low- and moderate-income households.
7. Evaluate inclusionary housing or linkage fee ordinance
8. Explore designation of an URA and utilization of Tax Increment Financing for affordable housing.
9. Provide community education opportunities to address housing challenges.
10. Track progress and outcomes.
11. Support legislative efforts to improve housing outcomes.

Results & Highlights:

- Prop 123 target: 374 units in 3 years. So far: ~290 units toward goal.
- ADU Incentive Program supported 21 units in 2024, 13 more in 2025.
- At Home in GJ program includes tenant education and landlord incentives.

c. Overview of the Unhoused Needs Assessment, Strategy and Implementation Progress

The City of Grand Junction addresses houselessness through several key data-driven efforts, including the Unhoused Needs Assessment (UHNA) completed in 2023 and two Unhoused Surveys conducted in 2022 and 2024. These efforts informed the development of the community-wide Unhoused Strategy & Implementation Plan, formally adopted by the City in July 2024. The plan outlines coordinated actions to close housing and service gaps and advance progress toward Functional Zero.

Housing Manager Ashley Chambers presented key updated data and provided an update on implementation efforts and current initiatives.

Overview:

- Developed alongside housing strategies, the unhoused plan focuses on outreach, prevention, and coordination.

Data Points:

- PIT 2025 Count: 725 unhoused; unsheltered population grew from 92 (2023) to 387 (2025).
- Most unhoused are long-term local residents (average time in county: 15.8 years).
- Primary causes: job loss, health issues, and eviction.
- Only ~50% of those surveyed had incomes above $400/month.

Community Strategy (Resolution 49-24):

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

- 7 Strategies with active workgroups:
    1. Improve coordination
    2. Fund housing and services ($11.1M over 2024–2025).
    3. Expand prevention and navigation (e.g., Resource Center, hotline).
    4. Increase access to basic needs (water, hygiene, medical).
    5. Enhance mental health and substance services (with Medicaid & case managers).
    6. Improve transportation (e.g., bus rides, bike repair clinics).
    7. Expand interim and permanent shelter options.

  Impact:

  - New shelters: Joseph Center and a family facility added 35 new beds.
  - Outreach teams assisted hundreds with ID, employment, and housing waitlists.
  - The unhoused population is more actively engaged in services and seeking housing.

d. Housing Affordability/Attainability Code Task Force

The City has received several recent inquiries from members of the Housing and Building Association of Western Colorado to convene a task force focused on “meaningful” reforms within the City’s policies and procedures to make housing more attainable.

Key points included:

Objective:

- Form a task force of industry professionals to identify ways to reduce costs and time in housing development.

Scope:

- Focus on zoning and development code (Title 21) and engineering standards (Title 29).
- Staff will support but not lead; the industry will guide recommendations.
- Metrics include time to permit, units built, and potential cost reductions.

Task Force Structure:

- Proposed membership: developers, engineers, planners, architects, and possibly Planning Commission reps.
- Duration: 6-9 months, with options to extend or reconvene to monitor implementation outcomes.
- Council discussed how to manage applications, ensure representation, and avoid limiting membership to trade groups.

Next Steps:

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

- Issue a call for applications from professionals active in the local development process.
- Council will review and appoint members.

e. City Council Community Engagement Strategy Discussion

The City Council has expressed a strong desire to deepen its connection with the public and create more meaningful opportunities for dialogue. The City recognizes the importance of meeting residents where they already are: in their neighborhoods, at local events, and through everyday, familiar community spaces.

Communications & Engagement Manager Kelsey Coleman presented the proposed strategy.

Key points included:

Core Initiative – “Meet You There”:

- A multi-pronged outreach strategy that builds on existing efforts like Coffee with the City Manager and town halls, designed to be flexible and inclusive to accommodate varying councilmember schedules.

Four Main Components:

1. Neighborhood Dialogues:
    - Bi-monthly town hall-style gatherings across various parts of the city.
    - Focused on intimate, conversational formats allowing community members to share what’s on their minds.
    - Events will provide council updates and include open-floor discussions.
2. Community Plug-In:
    - Councilmembers will attend pre-existing community events such as parades, markets, and service club meetings.
    - The goal is to meet residents where they already are to minimize scheduling burdens for both officials and citizens.
3. Digital Engagement:
    - Website (EngageGJ): Use this platform more effectively for council engagement, storytelling, and updates.
    - Social Media: Expand informal council presence with Q&As, meeting previews/recaps, and member spotlights.
    - Intended to make council engagement accessible to those unable to attend events in person.
4. Media Plan:
    - Highlight individual councilmembers through traditional media and creative storytelling.
    - Designed to humanize officials and increase public trust via consistent, authentic communications.

Implementation & Logistics:

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

- Council will choose from a quarterly list of potential events, which will be publicized via the website and social media.
- Efforts will be made to ensure a balance of visibility without overwhelming public expectations or Council schedules.

Flexibility & Participation:

- The plan allows for varied levels of engagement: digital vs. in-person, formal vs. informal.
- Designed for co-hosting and rotation among councilmembers.
- Engagement opportunities range from two to three per month, totaling 6–9 per quarter.

2. Council Communication

There was discussion on a conflict in scheduling the Council strategic retreat at the same time as the Colorado Municipal League executive board retreat.

3. Next Workshop Topics

Future workshop topics were not discussed.

4. Other Business

Volunteers were requested for interview committees for the Grand Junction Housing Authority (Councilmembers Cole and Van Dyke), and the Planning Commission (Mayor Kennedy and Councilmember Van Dyke).

5. Adjournment

There being no further business, the Workshop adjourned at 9:16 p.m.

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

Grand Junction City Council

Regular Session

Item #2.a.i.

Meeting Date: July 16, 2025

Presented By: Daniella Acosta, Senior Planner

Department: Community Development

Submitted By: Daniella Acosta Stine

Information

SUBJECT:

Introduction of an Ordinance Rezoning One Parcel Totaling 4.33 Acres from RL-4 (Residential Low 4) to RM-12 (Residential Medium 12) Located at 2426 Road, and Setting a Public Hearing for August 6, 2025

RECOMMENDATION:

The Planning Commission heard this item at the July 8, 2025 meeting and voted (6-0) to recommend approval.

EXECUTIVE SUMMARY:

2426 G Road LLC, (Applicant) is requesting a rezone of approximately 4.33 acres from RL-4 (Residential Low 4) to RM-12 (Residential Medium 12) to support the future development of medium-density residential housing. The subject property is within the Tier 1 Urban Growth Area and is designated as Residential Medium in the Comprehensive Plan. The proposed zoning is consistent with that designation and aligns with the City's goals to increase housing diversity and utilize existing infrastructure efficiently.

BACKGROUND OR DETAILED INFORMATION:

A Neighborhood Meeting regarding the proposed rezone request was held virtually on March 4, 2025, at 5:30 pm, in accordance with Section 21.02.030(c) of the Zoning and Development Code. City staff were present with the applicant and their consultants, along with 10 attendees. Information was presented regarding the request, the timeline of the request, opportunities for public comment, and public notifications of the rezone request.

Notice was consistent with the provisions in Section 21.02.030(g) of the Zoning and Development Code. The subject properties were posted with a public hearing notice

sign on April 16, 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 property on June 27, 2025. The notice of this public hearing was published June 28, 2025, in the Grand Junction Daily Sentinel. An online presentation with the opportunity for public comment was held between July 1, 2025, and July 7, 2025, through the GJSpeaks platform.

ANALYSIS

The criteria for review are set forth in Section 21.02.050(m)(3)(ii) of the Zoning and Development Code, which provides that an applicant for rezoning has the burden of producing evidence that proves each of the criteria outlined in this section. The applicant's responses to these criteria are included on pages 8-10 of the Development Application, included as Exhibit 1. Staff's analysis of the criteria is provided below.

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

The request to rezone approximately 4.33 acres at 2426 G Road from RL-4 to RM-12 is consistent with the adopted One Grand Junction Comprehensive Plan and supports its long-range vision for a more sustainable, accessible, and connected community. The subject property is located within the "Residential Medium" land use designation, which is intended to be implemented through zoning districts such as RM-8 and RM-12. The proposed RM-12 zoning district is, therefore, not only permitted under this designation but is especially appropriate given the Comprehensive Plan's call to encourage housing diversity in well-served urban areas.

The Comprehensive Plan promotes a development pattern that makes the most of existing infrastructure. The subject site is within Tier 1 of the Urban Growth Framework, which designates the highest-priority areas for development based on available infrastructure and proximity to community assets. The proposal directly aligns with Plan Principle 3: Responsible and Managed Growth, which encourages infill development that uses existing services and reduces the need for costly infrastructure extensions. Water, sewer, emergency services, and transportation infrastructure are already in place, making the property immediately viable for development.

The Comprehensive Plan also emphasizes the need to offer a variety of housing types throughout the city to serve people at different life stages and income levels. The area surrounding 2426 G Road is predominantly made up of detached single-unit homes. By introducing medium-density housing, the proposed RM-12 zoning would support a better mix of housing and respond to local demand. This is consistent with Plan Principle 5: Strong Neighborhoods and Housing Choices, which includes policies promoting the efficient use of land and expanding housing availability within all areas of the community.

In addition, the property is ideally located to take advantage of existing pedestrian and bicycle infrastructure. G Road connects to the Leach Creek trail system, and the property is within a short distance of services and employment centers, including Community Hospital and retail along 24 Road. This reflects the mobility and connectivity goals of the Comprehensive Plan and supports the City's broader strategies for multimodal access.

Lastly, the rezoning of this parcel will help ensure that a greater variety of housing types is available across different parts of the city, including areas that have historically been dominated by a single housing product. This shift toward broader housing choice serves to meet diverse community needs and allows for a better balance between residential supply and demand. Based on this detailed evaluation, staff find that the proposed rezone is consistent with the Comprehensive Plan. Staff finds that this criterion has been met.

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

Rezoning the subject property from RL-4 to RM-12 will facilitate a logical and orderly development pattern that is both context-sensitive and in alignment with the broader land use strategy articulated in the One Grand Junction Comprehensive Plan. The parcel, located at 2426 G Road, is currently zoned RL-4, which permits both detached and attached single-unit housing types, including duplexes. However, the current zoning still presents limitations to promoting the kind of compact, higher-intensity residential development envisioned in the Residential Medium land use designation.

In contrast to RL-4, the RM-12 zoning district does not permit detached single-unit homes. This characteristic is significant, as it ensures that development within RM-12 is reserved for medium-density housing typologies such as townhomes, cottage courts, and multi-unit dwellings. As such, rezoning to RM-12 prevents the introduction of lower-density detached housing forms on this strategically located site and reinforces the Comprehensive Plan's goal of steering single-unit detached development toward areas already designated for low-density residential uses. In this way, RM-12 preserves the integrity of the Residential Medium category by focusing land use on forms that advance higher density, transit-friendly neighborhoods.

The subject parcel is bordered to the west by Canyon View Park, a large public recreation area that provides both open space and access to trails. To the east and northeast are properties zoned PD, which are built out with medium-density single-family residential neighborhoods. South of the property, across G Road, the zoning transitions to RH-24 and MU-2, which accommodate higher-density residential, commercial, and employment uses. The existing Nexus Apartments, a mixed-density residential development containing both apartments and townhomes, lies approximately 0.10 miles to the south and supports the compatibility of RM-12 zoning at the subject site. These zoning districts and developments demonstrate an

intentional increase in intensity from north to south, and the proposed RM-12 zoning acts as a natural transitional zone between low-density single-unit dwelling neighborhoods and the high-density, mixed-use corridor centered along 24 Road and G Road.

The concept of "orderly development" in this context refers to a progression of density and building forms that are aligned with existing infrastructure, the established road network, and compatible land uses. The parcel has direct access to G Road, a collector-level roadway with full urban improvements, and is within a short distance of major arterials such as 24 Road and Patterson Road. Utilities, including domestic water (Ute Water), sanitary sewer, storm sewer, and fire protection, are already present at the site. The rezone to RM-12 will allow development that utilizes this infrastructure efficiently and within its designed capacity, minimizing the need for costly extensions or upgrades. The RM-12 district also aligns with the dimensional standards and site configurations of adjacent neighborhoods. Townhomes or small multiplex developments under RM-12 will mirror the general scale and massing of existing structures in the PD zone to the east, while providing a land-use buffer between detached single-unit dwelling neighborhoods and the more intensive development south of G Road.

Additionally, the site is currently underutilized in its existing RL-4 configuration. It is oversized for a single residential lot and constrained in its potential for meaningful subdivision. Under RL-4 standards, the maximum number of allowable units is approximately 17, which would result in an inefficient spread of infrastructure costs and poor utilization of land given the site's size, access, and location. The parcel is flat, well-connected, and adjacent to major community amenities such as Canyon View Park and the Leach Creek Trail system. Rezoning to RM-12 enables a development form that better matches the site's locational advantages and removes unnecessary regulatory barriers that have contributed to its vacancy and underuse.

In conclusion, the proposed rezoning to RM-12 supports an orderly and efficient pattern of development by responding to surrounding land use intensity, leveraging existing infrastructure, and focusing future development on higher-density housing types consistent with Comprehensive Plan goals. The rezoning reinforces the vision of the Residential Medium designation by preventing the reintroduction of detached single-family homes and reserving this well-situated parcel for housing types that support a more walkable, connected, and diverse community. 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.

Rezoning the subject property from RL-4 to RM-12 will produce measurable and meaningful benefits to both the immediate neighborhood and the wider Grand Junction community. Most notably, the rezoning enables a significant increase in residential capacity on an underutilized parcel located within a Tier 1 priority growth area. While RL-4 allows between 9 and 17 residential units on this 4.33-acre parcel,

the proposed RM-12 zoning would allow between 35 and 51 units, depending on final design and site layout. This represents roughly a threefold increase in housing potential and a substantial opportunity to respond to local housing demand using land already served by infrastructure.

This benefit is particularly important in the context of the broader housing landscape. According to the 2021 Grand Valley Housing Needs Assessment, the Grand Junction area continues to face a shortfall of housing, particularly in the “missing middle” typologies such as townhomes and small-scale multiplexes. The City’s 2021 Housing Strategy reinforces this finding and calls for a more proactive approach to zoning and land use changes that increase attainable housing options. Within northwest Grand Junction, and specifically the 24 Road corridor overlay area, there remains a scarcity of RM-12 zoned land. Much of the area is characterized by RL or PD zoning that limits density or locks in older development patterns. These lower-density zoning designations persist despite the fact that large portions of the corridor—especially between 25 Road and 24 Road and south of I-70—are designated in the Comprehensive Plan for Mixed Use, Residential Medium and High, and Commercial. As such, these existing lower-density zones are largely legacy zoning districts that no longer align with the area’s future land use vision as articulated in the Comprehensive Plan. Adding over four acres of RM-12 to this geography helps to reconcile zoning with adopted land use goals and supports a more inclusive residential pattern in a well-connected location.

The property’s location further amplifies its value to the community. It is situated close to employment centers, healthcare, recreation, and retail—allowing for shorter, more direct trips, whether by car, bicycle, or on foot. This kind of proximity can ease household travel demands, improve overall convenience, and reduce strain on the transportation system over time. In particular, it offers practical travel options for those who may not drive, such as older adults, school-aged children, or individuals with mobility limitations. The ability to safely and conveniently access destinations like Canyon View Park, schools, or essential services on foot or by bike enhances independence and quality of life for these groups. For households with multiple drivers, the location may reduce the need for an additional vehicle, helping to lower transportation costs, a significant and growing component of overall household expenses.

These transportation benefits reflect the “Three D’s” framework of transportation planning—density, diversity, and design. The RM-12 zoning increases residential density in a strategic location; the surrounding area already offers a diversity of uses, including healthcare, parks, schools, and employment; and the built environment supports multimodal access through a connected street network and proximity to trails and sidewalks. This combination supports more efficient travel behavior without compromising freedom of movement, offering residents a wider range of choices in how they navigate their daily lives.

By placing new, medium-density housing in a location already served by utilities and transportation infrastructure, the rezone promotes fiscal efficiency and responsible stewardship of public resources. It discourages outward expansion, minimizes infrastructure extension costs, and channels growth into an area designed to absorb it. These outcomes are consistent with the One Grand Junction Comprehensive Plan's principles of managed growth, neighborhood connectivity, and diversified housing choices.

In total, the rezone will facilitate a meaningful increase in housing capacity in one of the city's most strategically positioned neighborhoods. It supports long-term housing goals, reinforces community investment in infrastructure, and ensures that public services are used to their full potential. These cumulative benefits clearly demonstrate the value of the proposed zoning change. Thus, staff find that this criterion has been met.

FINDING OF FACT AND STAFF RECOMMENDATION

After reviewing the 2326 G Road rezone request, for a rezone of a total of 4.33 acres from RL-4 (Residential Low 4) to RM-12 (Residential Medium 12), located at 24 26 G Road, the following finding of fact has been made:

The request has provided evidence that meets the criteria found in Section 21.02.050(m)(3)(ii) of the Zoning and Development Code.

The Planning Commission heard this item at the July 8, 2025, meeting and voted 6-0 to recommend approval.

FISCAL IMPACT:

There is no fiscal impact associated with this request.

SUGGESTED MOTION:

I move to introduce and pass for publication in pamphlet form an ordinance zoning the 2426 G Road Rezone to RM-12 (Residential Medium 12) zone district, from RL-4 (Residential Low 4) and set a public hearing for August 6, 2025.

Attachments

1. Exhibit 1. Development Application
2. Exhibit 2. Neighborhood Meeting Documentation
3. ORD-2426 G Road zoning 20250709

CITY OF Grand Junction COLORADO
PUBLIC WORKS & PLANNING

Development Application

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

Petition For: Rezone

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

Existing Land Use Designation: Residential Low
Existing Zoning: RL-4
Proposed Land Use Designation: Residential Mediium
Proposed Zoning: RM-12

Property Information

Site Location: 2624 G Road, Grand Junction, CO 81505
Site Acreage: 4.33 Acres
Site Tax No(s): 2701-333-01-002
Site Zoning: RM-12 Proposed
Project Description: To rezone from RL-4 to RM-12 in accordance with the 2020 Comprehensive Plan.

Property Owner Information

Name: 2426 G Road LLC
Street Address: 2426 G Road
City/State/Zip: Grand Junction, CO 81
Business Phone #: 970-248-8399
E-Mail: jason@9thpathrealty.com
Fax #:
Contact Person: Jason Fish
Contact Phone #: 970-248-8399

Applicant Information

Name: Same as Property Owner
Street Address:
City/State/Zip:
Business Phone #:
E-Mail:
Fax #:
Contact Person:
Contact Phone #:

Representative Information

Name: River City Consultants, Inc.
Street Address: 215 Pitkin Ave. #201
City/State/Zip: Grand Junction, CO 81
Business Phone #: 970-241-4722
E-Mail: tstates@rccwest.com
Fax #:
Contact Person: Tracy States
Contact Phone #: 970-241-4722

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

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

Signature of Person Completing the Application: Tracy States — Digitally signed by Tracy States Date: 2025.02.13 12:24:52 -07'00' — Date: February 13, 2025

Signature of Legal Property Owner: Jason Fish — Digitally signed by Jason Fish Date: 2025.02.18 16:01:06 -07'00' — Date: February 18, 2025

- General Project Report – *Revised*
Rezone
2426 G Road Rezone

2426 G Road
Grand Junction, CO
Tax Parcel No. 2701-333-01-002
Owner(s): 2426 G Road LLC

March 5, 2025
Revised April 8, 2025

A. Project Description:

Location: The parcel is located on the north side of G Road. Canyon View Park is adjacent to the west with .

Acreage: The parcel is approximately 4.33 acres.

Proposed Use: The applicant would like to rezone the parcel from RL-4 to RM-12 to facilitate future development of higher density residential *(proposed single-family attached/townhomes)*. The requested RM-12 zoning is appropriate for the future land use designation of Residential Medium, determined by the 2020 Comprehensive Plan. *Single-family detached units are not allowed in the RM-12 zoning district, ensuring development with single-family attached produce or multifamily. The existing zoning of RL-4 (Residential Low) does not implement the 2020 Comprehensive Plan.*

B. Public Benefit

This project, if approved, will benefit the community as it will increase the acreage of land in the community that is zoned for medium density housing. The housing shortage and lack of housing choices, particularly single-family attached product, is well documented in our community, as is the lack of medium density housing and land zoned RM-12. This is demonstrated below, taken from the Grand Valley Housing Needs Assessment done in 2019:

Figure III-4.
Comparative Housing Type, by Jurisdiction, 2019

	Grand Junction	Clifton	Fruita	Palisade	Mesa County
Single family detached	62%	60%	76%	49%	69%
Single family attached (townhomes)	5%	2%	4%	4%	4%
Duplexes/triplexes/fourplexes	11%	12%	6%	19%	8%
Apartments/Condos (5-49 units)	13%	3%	3%	9%	7%
Apartments/Condos (50+ units)	4%	0%	0%	1%	2%
Mobile homes	6%	23%	10%	18%	10%
Total	**100%**	**100%**	**100%**	**100%**	**100%**

Source: 2019 5-year ACS, and Root Policy Research

Although this study is older, per City staff the patterns still hold. As shown, the largest gap of housing is single-family attached product.

This location is perfect for medium density, attached housing product, given its close proximity to services along the 24 Road and Patterson Road corridors, Community Hospital, Canyon View Park and multimodal transportation opportunities. Development at medium density residential (i.e. townhomes) provides a buffer between more intense uses identified for parcels located on the south side of G Road and the west side of 24 Road; high density residential (RH-24) and mixed uses allowed in the MU-2 zone district such as commercial, employment centers and multifamily. i.e. apartments.

An additional public benefit of this project is that it is an infill parcel with existing built ROW and public utilities adjacent to the property. Future development will take advantage of existing public infrastructure and prevent sprawl, which burdens the taxpayer due to the extension of public infrastructure.

C. Neighborhood Meeting

A neighborhood meeting was held via a Zoom meeting on March 4, 2025. A summary of the meeting is included with this submittal. *A plan showing single-family attached product (townhomes) was presented as the product anticipated.*

D. Project Compliance, Compatibility, and Impact

1) Adopted plans and/or policies:

The requested RM-12 zoning is an appropriate zone district for the Residential Medium Category. The future development of the parcel at RM-12 zoning would be compliant with the Grand Junction Municipal code requirements and the 24 Road Overlay standards. Development of the parcel under RM-12 guidelines would promote the following Comprehensive Plan Principles:

Plan Principle 1, Collective Identity;

Policy 1. Preserve, promote and celebrate Grand Junction's identity, diversity and history. g. Agricultural and industrial Roots

Response: Like all communities, Grand Junction is continually evolving. New investments in our community by large scale employers (i.e. Amazon) are providing new employment opportunities for not only existing residents but people moving into the area. These investments trigger needs for additional and diverse housing. By rezoning and redeveloping infill parcels per the guidance of the Comprehensive Plan, the City's identity is preserved through periods of change.

Principle 3, Responsible and Managed Growth;

Policy 1. Intensification and Tiered Growth.

Support the efficient use of existing public facilities and services by directing development to locations where it can meet and maintain the level of service targets as described in Chapter 3, Servicing Growth. Prioritize development in the following locations (in order of priority). Periodically consider necessary updated to the tiers which are; Tier 1, Urban Infill; Tier 2, Suburban Infill; Tier 3, Rural Areas and County Development.

Response: The subject parcel is located in Tier 1 of the Growth Plan. Development of parcels within Tier 1 where the City is prioritizing investment discourages sprawl and reduces the amount of additional City investment than if it were located in Tier 2.

Policy 2. Encourage infill and redevelopment to leverage existing infrastructure.

Response: The subject parcel is an infill parcel. Development of this parcel with RM-12 product reduces the distance between rooftops and amenities, with this parcel being located in very close proximity to services and employment centers and adjacent to Canyon View Park. Existing infrastructure can support the development of this parcel with single-family attached housing.

The proposed rezone and subsequent development opportunities promote the following policies:

***Policy 6.** Support the development of neighborhood-centered commercial uses and mixed-use development.*

Objective c. Walkable Centers
Support the development of walkable community/neighborhood commercial centers that provide a variety of services and amenities to the immediate area, expand housing options, and/or provide live-work opportunities. Centers will vary in size and type but should be located consistent with the Commercial and Industrial Areas Framework Map.

Response: The pedestrian/bike trails along G Road connect to the Leach Creek trail system along 24 Road, providing the opportunity for live-work opportunities located to the west and south.

Objective d. Density/Intensity
Encourage the transition of low-intensity or otherwise obsolete single-use centers to higher intensity, mixed use centers over time. Emphasize strategies that will expand housing options and available services within the immediate neighborhood.

Response: As the property exists today, this infill parcel is oversized for the use of one single-family detached dwelling unit. The proposed rezone and subsequent development with single-family attached housing would allow the development of up to 54 dwelling units. If developed at the existing RL-4 zone district, only a maximum of 17 dwelling units could be achieved, and would be economically challenging to develop given the spread of the infrastructure construction costs. The proposed rezone to RM-12 will expand housing options in the northwest Grand Junction area.

and Principle 5, Strong Neighborhoods and Housing Choices.
The consideration/approval of the rezone request promotes the following policies:

Policy 1. Promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes.

Objective a. Supply of Land
Monitor and periodically update the Land Use Plan to ensure the City has an adequate supply of land designated for a wide variety of housing types based on demand.

Response: The rezoning of this parcel to RM-12 will efficiently utilize existing land thereby consuming available land in a responsible manner.

Objective b. Geographic Diversity
Ensure that the Land Use Plan accommodates a mixture of housing types and sizes in all areas of the city, including single-family and multi-family home types at varying densities, sizes, and price points.

Response: Housing in the northwest Grand Junction area consists mostly of single-family detached homes north of G Road and south of I-70. Rezoning this parcel to RM-12 will contribute to the development of a mixture of housing types.

Objective c. Housing Types
Promote a variety of housing types that can provide housing options while increasing density in both new and existing neighborhoods, such as duplexes, triplexes, multiplexes, apartments, townhomes, and accessory dwelling units, while maintaining neighborhood character.

Response: The RM-12 zoning of this parcel will provide housing options and increase density by providing attached housing product while still being compatible with surrounding development.

Policy 4. Promote the integration of transportation mode choices into existing and new neighborhoods.

Objective b. *Connectivity and Access.*
Promote housing density located near existing or future transit routes and in areas where pedestrian and bicycle facilities can provide a safe and direct connection to neighborhood and employment centers.

Response: The pedestrian/bike trails along G Road connect to the Leach Creek trail system along 24 Road, providing the opportunity for live-work opportunities located to the west and south.

Policy 5. Foster the development of neighborhoods where people of all ages, incomes, and backgrounds live together and share a feeling of community.

Response: By providing more diverse housing choices, that are attainable to a broader range of the public, neighborhoods are developed that create a diverse population.

2) Land use in the surrounding area:

The uses in the surrounding area include Canyon View Park, a church and school, medium and high density residential, a mixture of large lot residential/agricultural uses, low-density residential uses, light industrial uses and mixed uses on the west side of 24 Road, including Community Hospital.

3) Site access and traffic patterns:

The parcel has direct access to G Road, which provides direct access to 24 Road. 24 Road then provides direct access to I-70 to the north and Hwy 6 & 50, including services, to the south. The rezone request will have no effect on existing traffic patterns. *Future development at the proposed RM-12 zoning will go through a separate approval process*

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

The subject parcel is served by the following:
Ute Water
City of Grand Junction Sewer
City of Grand Junction Storm Sewer
Xcel Energy (gas & electric)
Grand Valley Irrigation Company
Grand Valley Drainage District
City of Grand Junction Fire – Station 3
Charter/Spectrum (Cable)
CenturyLink/Lumen (Phone)

All utilities exist to the subject parcel. A Fire Flow Form will be obtained when a development application is made to indicate the proximity of fire hydrants.

5) **Special or unusual demands on utilities (high water or sewage quantities, grease, or sediment contribution, pre-treatment needs, etc.):**

There are no apparent special or unusual demands on utilities as a result of the rezone.

6) **Effects on public facilities (fire, police, sanitation, roads, parks, schools, irrigation, etc.):**

The rezone will have no adverse effect on public facilities.

7) **Hours of operation:**

N/A for the rezone, but future use will be typical of residential development.

8) **Number of employees:**

This criterion is not applicable for this submittal.

9) **Signage:**

This criterion is not applicable for this submittal.

10) **Site Soils Geology (such as per SCS soils mapping):**

This criterion is not applicable for this submittal.

11) **Impact of project on site geology and geological hazards:**

None are anticipated.

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

Section 21.02.040 (b)(2) of the Zoning and Development Code:

(i) The application complies with all provisions of this code;
The request is in compliance with the 2023 zoning and development code.

(ii) The application is consistent with the Comprehensive Plan;
The requested zoning of RM-12 is consistent with the Comprehensive Plan *designation of Residential Medium development, transitioning different types of zonings.*

(iii) The application complies with any other approvals on the property;
There are no prior approvals associated with the parcel.

(iv) The application complies with or will comply with other City, state, and federal regulations;
Not applicable to this request.

(v) The property is not subject to a pending notice of violation or legal action as a result of a violation of any federal, state county, or city land use law or administrative rule.
None of these conditions exist with regards to this project.

(iv) Public facilities and utilities shall be available concurrently with the development.
All public facilities and utilities will be available, concurrently with the rezone request.

Section 21.02.050 (m)(3)(ii) Review Criteria for Rezoning:

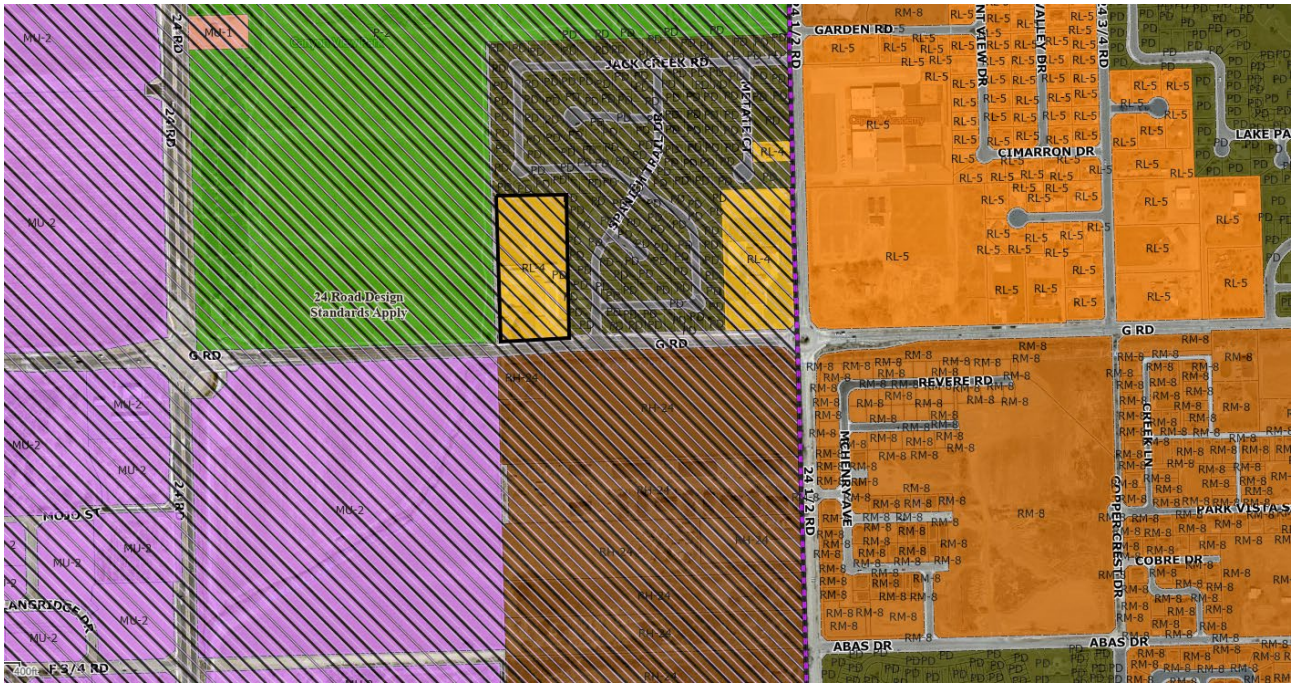
A. **Consistency. The proposed zoning is generally consistent with applicable provisions of the Comprehensive Plan.**
The requested RM-12 is consistent with the Residential Medium future land use designation. The Residential Medium designation is appropriate for RM-8 and RM-12 zone districts. *The project is located in Tier 1 of the Growth Plan and promotes several of the Plan Principles as previously discussed. The proposed zoning will promote diversity, with the likely development of single-family attached product (townhomes), creating an area of diverse housing choices between the single-family detached to the east and north and high density residential and mix-use developments identified to the south and on the west side of 24 Road.*

B. **Development Patterns. The proposed zoning will result in logical and orderly development pattern(s).**
The rezone request and subsequent development at RM-12 standards will allow better use of this underutilized parcel and is consistent with surrounding development. *The implementation of RM-12 zoning will provide a buffer, upon development, from more intense uses/zoning to the south and west resulting in logical and orderly development. The Nexus Apartments, constructed in 2023/2024, is located approximately 0.10 miles to the south of the subject parcel. This development consists of a mixture of apartments and townhomes demonstrating that the development the subject parcel with single-family attached homes (townhomes) is a logical transition between single-family detached uses and higher density residential apartments.*



C. **<u>Benefits</u>. The community or area, as decided by the review body, derives an overall benefit(s) from the proposed zoning.**

This project, if approved, will benefit the community as it will increase the acreage of land in the northwest Grand Junction area that is zoned RM-12 for multifamily housing. The housing shortage and lack of housing choices, particularly single-family attached product, is well documented in our community as demonstrated by the 2019 Grand Valley Housing Needs Assessment. The lack of medium density housing, specifically RM-12 zoned land zoned for single-family attached and multi-family housing is lacking as demonstrated in the screen shot of existing zoning in the area, south of I-70 below.



With the exception of the subject parcel and two other, small parcels (less than five acres) zoned for residential low density, existing residential development ranges from PD zoning (adjacent to the east and north with an overall density of 6.08 DU/AC), RL-5 zoning (3-5.5 DU/AC) and RM-8 zoning (5.5 to 8 DU/AC) mostly developed with single-family detached housing. This further demonstrates the need for this zoning to allow for more diverse, multifamily and single-family attached housing choices. Larger parcels zoned RL-5 and RM-8 in the area are currently occupied by Canyon View Vineyard Church and Caprock Academy. The likelihood of these uses changing to medium density residential uses is slim.

This location is perfect for the proposed RM-12 zoning given its close proximity to services along the 24 Road and Patterson Road corridors, Community Hospital, Canyon View Park, multimodal transportation opportunities. The location lends to walkable and bikeable opportunities for employment centers to the south as well located along the 24 Road and Patterson Road corridors to the south, and amenities (Canyon View Park) adjacent to the west, reducing vehicle miles traveled and improving traffic conditions. A shift in land use patterns in this area align with the multimodal goals identified in the adopted Pedestrian and Bicycle Plan.

Its location in Tier 1 of the Growth Plan and subsequent development will take advantage of existing public infrastructure and prevent sprawl, easing the burden of extending infrastructure on the taxpayer and the City. Development of single family attached housing product as allowed in the RM-12 zone district, provides a buffer and creates diverse housing choices between the single-family detached existing product to the east and north and more intense uses identified on the south side of G Road and the west side of 24 Road.



F. Development Schedule

This criterion is not applicable for this submittal.

LEGAL DESCRIPTION

Lot 2 Mendicelli Subdivision, according to the plat thereof recorded March 12, 1999 at Reception No. 1892763 and correction affidavits thereto recorded February 17, 2000 at Reception No. 1939319 and March 10, 2000 at Reception No. 1942058,
Except that portion deeded to the City of Grand Junction in deed recorded September 10, 2021 at Reception No. 2998882,
County of Mesa, State of Colorado

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) 2426 G Road LLC ("Entity") is the owner of the following property:

(b) 2426 G Road

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

I am the (c) Manager 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) Rezone

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

(e) None

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

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

Signature of Entity representative: _____

Printed name of person signing: Jason Fish

State of Colorado)

County of Eagle) ss.

Subscribed and sworn to before me on this 24 day of February, 20 25

by Jason M. Fish

Witness my hand and seal.

My Notary Commission expires on 01-06-2027

MAYELA ESTRADA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20024039473
MY COMMISSION EXPIRES JANUARY 06, 2027

_____
Notary Public Signature

RECEPTION#: 3117030, at 2/11/2025 1:53:44 PM, 1 of 1
Recording: $13.00, Doc Fee $122.50 Bobbie Gross, Mesa County, CO. CLERK AND RECORDER

FNTC

Order No.: 200-F15615-24

Doc Fee: $122.50

SPECIAL WARRANTY DEED

THIS DEED, Made this 10th day of February, 2025, between

Sharon Ann Mendicelli

grantor(s), and

2426 G Road LLC, A colorado Limited Liability Company

whose legal address is **2426 G Rd, Grand Junction, CO 81505-9678**

grantee(s);

WITNESS, That the grantor(s), for and in consideration of the sum of **One Million Two Hundred Twenty-Five Thousand And No/100 Dollars ($1,225,000.00)**, 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(s), 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:

Lot 2 Mendicelli Subdivision, Except that portion deeded to the City of Grand Junction in deed recorded September 10, 2021 at Reception No. 2998882,
County of Mesa, State of Colorado.

also known by street and number as **2426 G Rd, Grand Junction, CO 81505-9678**

TOGETHER with all and singular the 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(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee(s), their heirs, and assigns forever. The grantor(s), for themselves, their heirs and personal representatives or successors, does covenant and agree that they shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the grantee(s), their heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

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(s) has executed this deed on the date set forth above.

GRANTOR:

Sarah Nicole Mendicelli Authorized Agent
Sharon Ann Mendicelli, as Sarah Nicole Mendicelli, Authorized Agent

STATE OF COLORADO

COUNTY OF Mesa

The foregoing instrument was acknowledged before me this 10th day of February, 2025, by Sharon Ann Mendicelli.

Notary Public

My Commission Expires 6/23/2026

(SEAL)

KELLI VANDERHOOFVEN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19984017338
My Commission Expires June 23, 2026
County of Mesa

RECEPTION#: 3117031, at 2/11/2025 1:53:44 PM, 1 of 1
Recording: $13.00, Bobbie Gross, Mesa County, CO. CLERK AND RECORDER

FNTC

STATEMENT OF AUTHORITY

Order No.: 200-F15615-24-KV

1. This Statement of Authority relates to an entity[1] named 2426 G Road LLC, and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.
2. The type of entity is a:

☑ Corporation	☐ Registered Limited Liability Partnership
☐ Nonprofit Corporation	☐ Registered Limited Liability Limited Partnership
☐ Limited Liability Company	☐ Limited Partnership Association
☐ General Partnership	☐ Government or Governmental Subdivision or Agency
☐ Limited Partnership	☐ Trust

☐ _____

3. The entity is formed under the laws of Colorado.
4. The mailing address for the entity is 2426 G Rd, Grand Junction, CO 81505-9678.
5. The ☑ name ☐ position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is: Jason Fish and Paola Hirmas.
6. [2]The authority of the foregoing person(s) to bind the entity is ☑ not limited ☐ limited as follows:

_____

7. Other matters concerning the manner in which the entity deals with interests in real property:

_____

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

2426 G Road LLC

Greenfish Investments Seasons LLC

BY: _____
Jason Fish, Manager

STATE OF COLORADO

COUNTY OF Mesa

The foregoing instrument was acknowledged before me this 10th day of February, 2025, by Jason Fish, for 2426 G Road LLC

_____
Notary Public

My Commission Expires: 6/23/2026

(SEAL)

KELLI VANDERHOOFVEN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19984017338
My Commission Expires June 23, 2026

County of Mesa

RECEPTION#: 3123943, at 4/25/2025 12:52:06 PM, 1 of 1
Recording: $13.00, Bobbie Gross, Mesa County, CO. CLERK AND RECORDER

AFFIDAVIT RE: SCRIVENER'S ERROR PURSUANT TO C.R.S. 38-35-109(5)

STATE OF COLORADO }ss:
COUNTY OF Denver

I, Joe Belongia, being first duly sworn upon oath under penalty of perjury, states and avers as follows:

1. I am a Vice President at **Fidelity National Title Company**. I have personal knowledge of and can testify in a court of competent jurisdiction regarding the facts set forth herein.

2. The legal description of the land affected hereby is the following:

   Lot 2, Mendicelli Subdivision, according to the plat thereof recorded March 12, 1999 at Reception No. 1892763 and correction affidavits thereto recorded February 17, 2000 at Reception No. 1939319 and March 10, 2000 at Reception No. 1942058,
   EXCEPT that portion conveyed to the City of Grand Junction in deed recorded September 10, 2021 at Reception No. 2998882,
   County of Mesa, State of Colorado.

3. The record owner of the land affected hereby is:

   2426 G Road LLC, a Colorado limited liability company

4. The instruments affecting the land, which contains a Scrivener's Error:

   Special Warranty Deed between Sharon Ann Mendicelli, as grantor, and 2426 G Road, LLC, a Colorado limited liability company, as grantees, dated February 10, 2025 and recorded February 11, 2025 at Reception No. 3117030 in the official records for Mesa County, State of Colorado

   AND

   Deed of Trust executed by 2426 G Road LLC, a Colorado limited liability company, in favor of the Public Trustee of Mesa County, as Trustee, for the benefit of MidFirst Bank, as Lender, to secure $425,000.00, dated February 10, 2025 and recorded February 11, 2025 at Reception No. 3117032 in the official records for Mesa County, State of Colorado

5. The Scrivener's Error, which is to be corrected by this affidavit:

   The legal descriptions incorrectly read:

   Lot 2, Mendicelli Subdivision, Except that portion deeded to the City of Grand Junction in deed recorded September 10, 2021 at Reception No. 2998882,
   County of Mesa, State of Colorado.

   The legal descriptions are hereby corrected to read:

   Lot 2, Mendicelli Subdivision, **according to the plat thereof recorded March 12, 1999 at Reception No. 1892763 and correction affidavits thereto recorded February 17, 2000 at Reception No. 1939319 and March 10, 2000 at Reception No. 1942058,**
   EXCEPT that portion conveyed to the City of Grand Junction in deed recorded September 10, 2021 at Reception No. 2998882,
   County of Mesa, State of Colorado.

6. Affiant herein acknowledges that he/she is, by this instrument, testifying under penalty of perjury.

Further Affiant sayeth not.

Joe Belongia

Acknowledged, subscribed and sworn to before me this 25th day of April, 2025 by Joe Belongia as Vice President of Fidelity National Title Company.

My commission expires: 4/22/2029

Witness my hand and official seal.

Notary Public

PHILIP BECHIS CLARK
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214015900
MY COMMISSION EXPIRES APRIL 22, 2029

2426 G Road Rezone, Vacation of ROW, and Concept Plan
Parcel No. 2701-333-01-002

SUMMARY OF VIRTUAL NEIGHBORHOOD MEETING
TUESDAY, MARCH 4, 2025 @ 5:30 PM
VIA ZOOM

A virtual neighborhood meeting for the above-referenced rezoning, vacation of right-of-way and proposed concept plan was held Tuesday, March 5, 2025, via Zoom, at 5:30 PM. The initial letter notifying the neighboring property owners within the surrounding 500 feet was sent on February 14, 2025, per the mailing list received from the City of Grand Junction. There were fourteen + attendees including Tracy States, Project Coordinator, with River City Consultants, Daniella Stine, Senior Planner with the City of Grand Junction, and Brooks Cowles and Jay Taylor with 9th Path Realty, representing the applicant. There were 10+ attendees from the public in attendance.

The meeting began at approximately 5:30 PM. Tracy shared information regarding the property, why it was being rezoned and what the proposed zone district was (RM-12). She explained the existing RL-4 zoning did not implement the Comprehensive Plan designation of Residential Medium. Tracy explained the right-of-way (ROW) vacation request of the 15' strip of land along the western boundary, advising that 24 ¼ will not be built in this area and ROW was no longer needed and had already been vacated to the north. She explained that this area would revert back to the private property owner and presented an exhibit of the area.

Tracy presented location, existing zoning, comprehensive plan maps and two different concept plan options. Tracy explained the density range based on the size of the lot and RM-12 minimum and maximum densities, and that single family attached product was proposed, between 50 and 52 units. Brooks Cowles clarified that if the area of ROW is vacated and reverted back to the parcel, the unit count could go up to 54 units. The meeting then opened up for questions/answers.

Concerns of the attendees were:

- Negative impacts on property values.
- Increase in taxes.
- Increased traffic and noise.
- Existing conditions on G Road.
- Zoning compatibility.
- Obstructed views.
- Units for rent or sale (Brooks confirmed for rent).
- Demographics of renters.
- Rent range.

The attendees wanted information on other projects that Brooks was involved with. He noted that Pamona Park was just recently completed and gave its location. Brooks offered that rents were not intended to be subsidized and price ranges were aimed at professionals in the $2,600 to $2,800 range.

Most of the attendees appeared to live in Spanish Trails Subdivision adjacent to the east. They were opposed to the proposed rezone and asked about the process which Daniella Stine explained noting that post cards of the public hearings would be sent, notice would be published in the Grand Junction Sentinel paper and the property would be posted with yellow public notice signs as provided for by City code. She explained that the review process usually takes four to five months before hearings are scheduled.

The meeting adjourned at approximately 6:10 PM.

Joined (14)

- TS Tracy States (Host, me)
- AT Ann Tillotson
- DA Daniella Acosta, Principal Planner (City of Grand Junction)
- 17196595325
- A4 Aspen 4
- BC Brooks Cowles
- RM read.ai meeting notes
- AS Alfred Shea
- C Cyndi
- I iPhone
- J Janeth
- J john.gross
- K KW
- SS Samsung SM-X210

ADAME MARTIN A GARCIA
701 1/2 SPANISH TRAIL DR
GRAND JUNCTION, CO 81505

BEAGLE PROPERTIES LLC
3448 F 3/4 RD
CLIFTON, CO 81520

BEAUDOIN ROGER J
BEAUDOIN PATRICIA A
833 24 1/2 RD
GRAND JUNCTION, CO 81505

BLEHM BENJAMIN
BLEHM JESSICA E
2326 K RD
GRAND JUNCTION, CO 81505

BOYD TRAVIS ROBERT
2444 JACK CREEK RD
GRAND JUNCTION, CO 81505

BRADY KATIE J
BRADY TRENT M
2437 SPANISH HILLS CT
GRAND JUNCTION, CO 81505

BROCK BRENDA L
BROCK ANDREW M
2589 MUSIC LN
GRAND JUNCTION, CO 81505

BROOKS REBECCA I
703 SPANISH TRAIL DR
GRAND JUNCTION, CO 81505

CHERMOK JACOB W
EDWARDS MEGAN A
709 SPANISH TRAIL DR
GRAND JUNCTION, CO 81505

CITY OF GRAND JUNCTION
DANIELLA ACOSTA-STINE
250 N 5TH ST
GRAND JUNCTION, CO 81501

CLEMONS KYLE
CLEMONS BROOKE
2430 SPANISH HILLS CT
GRAND JUNCTION, CO 81505

CLEVER GERTRUDE BETH
CLEVER LARRY W
703 1/2 SPANISH TRAIL DR
GRAND JUNCTION, CO 81505

COLE CHERYLL ANN
709 1/2 SPANISH TRAIL DR
GRAND JUNCTION, CO 81505

CONFIDENTIAL OWNER
CONFIDENTIAL OWNER
717 WILLOW CREEK RD
GRAND JUNCTION, CO 81505

COPPERLEAF PROPERTIES LLC
634 CLEARWATER CT
GRAND JUNCTION, CO 81505

DANIELS LARRY D
DANIELS ALICE M
1550 CREST VIEW WAY
GRAND JUNCTION, CO 81506

DISANZA SUSAN C
2434 ROAN RIDGE RD
GRAND JUNCTION, CO 81505

DROBNEY BRETT DAVID
CHANDLER CYNTHIA JULE
707 SPANISH TRAIL DR
GRAND JUNCTION, CO 81505

DZIADOSZ LAURA
PO BOX 3332
EAGLE, CO 81631

FLORES CURTIS
719 SPANISH TRAIL DR
GRAND JUNCTION, CO 81505

FRANCES A DEAVER TRUST
704 1/2 WILLOW CREEK RD
GRAND JUNCTION, CO 81505

GUNDERSON JACQUIE LYNN
711 1/2 SPANISH TRAIL DR
GRAND JUNCTION, CO 81505

GUSTAFSON SANDRA LUNORA
721 WILLOW CREEK RD
GRAND JUNCTION, CO 81505

HARRISON GARY
HARRISON APRIL
512 SKYWAY DR
GRAND JUNCTION, CO 81507

HEALD DAVID D
HEALD STEPHANIE A
2432 SPANISH BRANCH CT
GRAND JUNCTION, CO 81505

HOELSKEN EASON
2429 JACK CREEK RD
GRAND JUNCTION, CO 81505

HOISINGTON WILLIAM D
HOISINGTON MITZI A
721 1/2 WILLOW CREEK RD
GRAND JUNCTION, CO 81505

HOLM JASON
HOLM LAURA K
720 WASHINGTON CT
GRAND JUNCTION, CO 81507

IVIE TALON
BERTAGNI ALISSA
711 12 WILLOW CREEK RD
GRAND JUNCTION, CO 81505

JACKSON JAMAL C
6707 W 88TH ST
WESTCHESTER, CA 90045

JEAN E SNYDER TRUST DATED APR 13 2010
2629 COTTONWOOD DR
GRAND JUNCTION, CO 81506

JENSEN DEBRA D
2435 ROAN RIDGE RD
GRAND JUNCTION, CO 81505

JOHNSON NICOLE LEA
HUNTER BRANDON LEE
2443 ROAD RIDGE RD
GRAND JUNCTION, CO 81505

K&C INVESTMENTS LLC
5028 SW 5TH PL
CAPE CORAL, FL 33914

KAMPF STEPHANIE
712 WILLOW CREEK RD
GRAND JUNCTION, CO 81505

KAREN SUE HART REVOCABLE TRUST
713 1/2 SPANISH TRAIL DR
GRAND JUNCTION, CO 81505

KENT LESLIE A
708 1/2 WILLOW CREEK RD
GRAND JUNCTION, CO 81505

KUETHER COREY W
KUETHER-NOBLE SAMANTHA R
711 WILLOW CREEK RD
GRAND JUNCTION, CO 81505

LAWRENCE PROPERTY MANAGEMENT LLC
13325 N 83RD PL
SCOTTSDALE, AZ 85260

LEHR BETTY ELAINE
LEHR JOSEPH A GRANTEE BENEFICIARY
2435 JACK CREED RD
GRAND JUNCTION, CO 81505

LONG BERNARD M
2427 SPANISH HILLS CT
GRAND JUNCTION, CO 81505

LSM TRUST DATED MAY 20 2016
832 21 RD
FRUITA, CO 81521

LUNA-RUIZ JANETH J
ENRIQUEZ ADAN RUIZ
2427 SPANISH BRANCH CT
GRAND JUNCTION, CO 81505

LYONS EDMOND H
LYONS DIANE Z
2431 SPANISH HILLS CT
GRAND JUNCTION, CO 81505

MANDEVILLE TRENT R
MANDEVILLE JENNIFER L
1871 J 2/10 RD
FRUITA, CO 81521

MARET GERALD
MARET KAREN
707 WILLOW CREEK RD
GRAND JUNCTION, CO 81505

MARTIN MALCOLM
710 1/2 WILLOW CREEK RD
GRAND JUNCTION, CO 81505

MATTIVI REBECCA A
720 WILLOW CREEK RD
GRAND JUNCTION, CO 81505

MAWHINNEY KATHLEEN ELLEN
2431 ROAN RIDGE RD
GRAND JUNCTION, CO 81505

MCGARRY STEPHEN P
MCGARRY REBECCA L
717 1/2 SPANISH TRAIL DR
GRAND JUNCTION, CO 81505

MENDICELLI SHARON ANN
2426 G RD
GRAND JUNCTION, CO 81505

MEYER CAROL A
FORMHALS ROBERT
2429 SPANISH HILLS CT
GRAND JUNCTION, CO 81505

MICHAEL C & LAUREN K ALLENDER LIV TRST DTD 02/19/2008
717 1/2 WILLOW CREEK RD
GRAND JUNCTION, CO 81505

MONGER EZRA Z
701 SPANISH TRAIL DR
GRAND JUNCTION, CO 81505

MUHLESTEIN JAINA M
2441 ROAN RIDGE RD
GRAND JUNCTION, CO 81505

NICHOLS CAROL J
RICKARD CARLA
715 1/2 WILLOW CREED RD
GRAND JUNCTION, CO 81505

NIELSEN VICKI JAN
CARROLL KIMBERLY SUE GRANTEE BENEFICIARY
721 SPANISH TRAIL DR
GRAND JUNCTION, CO 81505

O'CONNOR JEANNE ANNE
701 1/2 WLLOW CREEK RD
GRAND JUNCTION, CO 81505

ONEILL JACINDA LISE
2428 SPANISH BRANCH CT
GRAND JUNCTION, CO 81505

O'REAR JOYCE
713 1/2 WILLOW CREEK RD
GRAND JUNCTION, CO 81505

PARKER ELYSA L
716 WILLOW CREEK RD
GRAND JUNCTION, CO 81505

PBJ9318 LLC
1626 CEMENT ST
SILVERTON, CO 81433

PINNEY FAMILY TRUST
5311 S QUEEN CT
LITTLETON, CO 80127

POSEY ANTONETTE KANANI
2433 ROAN RIDGE RD
GRAND JUNCTION, CO 81505

POWELL DAMON
POWELL JANNILYN
718 1/2 WILLOW CREEK RD
GRAND JUNCTION, CO 81505

PRATT TYLER Z
2436 SPANISH HILLS CT
GRAND JUNCTION, CO 81505

RENTIE ROBERT L
RENTIE BRIDGETT
2431 SPANISH BRANCH CT
GRAND JUNCTION, CO 81505

RIVER CITY CONSULTANTS INC
TRACY STATES
215 PITKIN AVE STE 201
GRAND JUNCTION, CO 81501

ROBERTS FAMILY REV LIV TRUST
DATED AUG 1 2000
2433 JACK CREEK RD
GRAND JUNCTION, CO 81505

ROSENQUIST FAMILY TRUST DATED
JAN 18 2007
1248 SUNSET DR
DELTA, CO 81416

RUSSELL BESS J
TORSKE DEBRA J & RYKEN KAREN
M GRANTEE BENEFICIARIES
2428 SPANISH HILLS CT
GRAND JUNCTION, CO 81505

SALAZAR HORACIO
705 1/2 WILLOW CREEK RD
GRAND JUNCTION, CO 81505

SCHOCH CHRISTOPHER E
SCHOCH CHERYL A
723 WILLOW CREEK RD
GRAND JUNCTION, CO 81505

SCHULTZ SUSAN R
2433 SPANISH BRANCH CT
GRAND JUNCTION, CO 81505

SHAFER MICHAEL N
SHAFER JULIE A
2745 PATTERSON RD
GRAND JUNCTION, CO 81506

SHEA MICHAEL THOMAS
SHEA LEE ANN
712 SPANISH TRAIL DR
GRAND JUNCTION, CO 81505

SHEPARDSON TERRI L
708 SPANISH TRAIL DR
GRAND JUNCTION, CO 81505

SIMPSON BRIAN D
SIMPSON RONDELLE
704 1/2 SPANISH TRAIL DR
GRAND JUNCTION, CO 81505

SMITH ALISHA L
2429 ROAN RIDGE RD
GRAND JUNCTION, CO 81505

SMITH WENDY MICHELLE
721 METATE CT
GRAND JUNCTION, CO 81505

SQUIRES DEBORAH ANN
2427 JACK CREEK RD
GRAND JUNCTION, CO 81505

SWAIM RYAN
SWAIM SYDNEY
2434 SPANISH HILLS CT
GRAND JUNCTION, CO 81505

SWANSON ANDREW D
SWANSON DAJANA
709 WILLOW CREEK RD
GRAND JUNCTION, CO 81505

THORPE HOWARD WALTER
4955 CORINTHIAN BAY DR
FRISCO, TX 75034

TRAN BAO
QUACH NGOC
711 SPANISH TRAIL DR
GRAND JUNCTION, CO 81505

TURPIN JEFFREY JR
713 SPANISH TRAIL DR
GRAND JUNCTION, CO 81505

USHER NV LLC
PO BOX 8310
GARDNERVILLE, NV 89460

VIALL CYNTHIA
2430 SPANISH BRANCH CT
GRAND JUNCTION, CO 81505

VICTOR J AND DAWN L ULLREY
FAMILY TRUST
41008 LAMBORN MESA RD
PAONIA, CO 81428

VIG TAMMY J
2430 ROAN RIDGE RD
GRAND JUNCTION, CO 81505

VINCENT CLAYTON
VINCENT TAMI
39740 SPANISH OAKS DR
TEMECULA, CA 92592

WATTS KASEY
2427 ROAN RIDGE RD
GRAND JUNCTION, CO 81505

WEITZEL NATHAN SCOTT
WEITZEL DIANNE LEE
722 WILLOW CREEK RD
GRAND JUNCTION, CO 81505

WHITMORE DARA L
703 WILLOW CREEK RD
GRAND JUNCTION, CO 81505

WHITTON ELIZABETH
718 SPANISH TRAIL DR
GRAND JUNCTION, CO 81505

WILLIAMS DAN E
WILLIAMS TANYAH
2432 SPANISH HILLS CT
GRAND JUNCTION, CO 81505

WOOLLEY TINA M
2433 SPANISH HILLS CT
GRAND JUNCTION, CO 81505

ZHANG YA MEI
ZHANG RONG HUI, ZHANG SHI YAN
2431 JACK CREEK RD
GRAND JUNCTION, CO 81505

2426 G ROAD LLC
JASON FISH
2426 G RD
GRAND JUNCTION, CO 81505

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

EXHIBIT A

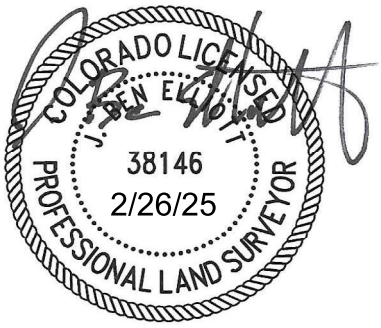
Right-of-Way Parcel
Legal Description

That right-of-way parcel situated in the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 33, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

The East fifteen feet (15.00') of that 30.00-foot-wide right-of-way dedicated by the plat of Pamona Park, Reception No. 12485, situated in the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 33, Township 1 North, Range 1 West of the Ute Meridian, the Northerly line of said parcel being bounded by Spanish Trail Subdivision, Phase 3, Reception No. 2147947, and the Southerly line of said parcel being bounded by G Road right-of-way, Reception No. 12485.

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

Said parcel contains an area of 0.22 acres, more or less, as herein described.



25-02 24.25 Road ROW_Exhibit A.doc
J. Ben Elliott, PLS 38146
High Desert Surveying, Inc.

EXHIBIT B

ROW Parcel

Northwest Corner
SE¼ SW¼, Section 33
T1N, R1W, Ute Meridian
3.25" ALC, PLS 38263

Lot 3
Confidential Owner
717 Willow Creek Rd.
2701-333-38-003

Spanish Trail Subdivision Phase 3, Block 8
Reception No. 2147947

10.00'

10.00' Utility Esmt. Rec. No. 1972635

20.00' Irrigation, Drainage & Utility Easement
Reception No. 1892763

Southwest Corner
Spanish Trails Subdivision
Phase 3

15.00'
S89°55'57"E

20.00'

20.00'

15.00'

15.00'

Basis of Bearings N00°00'17"W 1319.43'

West Line of the SE¼ SW¼

24 ¼ Road

Right-of-Way Parcel 0.22 Acres±

N00°00'17"W 629.67'

S00°00'17"E 629.66'

30.00' ROW Rec. No. 12485

Lot 56
Pomona Park
Reception No. 12485
City of Grand Junction
728 24 Road
2701-333-00-152

Lot 2
Mendecelli Subdivision
Reception No. 1892763
Shannon Ann Mendecelli
2426 G Road
2701-333-01-002

Spanish Trail Subdivision Phase 1, Block 1
Reception No. 2018401

COLORADO LICENSED
J. BEN ELLIOTT
38146
2/26/25
PROFESSIONAL LAND SURVEYOR

SCALE: 1"= 50'

0 25 50 100

15.00'

15.00'

6.00' Irrigation & Drainage Esmt. Rec. No. 1892763

10.00' Utility Easement Reception No. 2998883

15.00'
N89°56'51"W

G Road
30.00' Right-of-Way
Reception No. 12485

S89°56'51"E 1320.69'
South Line of the SE¼ SW¼

30.00'

30.00'

Southwest Corner
SE¼ SW¼, Section 33
T1N, R1W, Ute Meridian
MCSM No. 545-2
3.25" ALC, PLS 38146

Southeast Corner
SE¼ SW¼, Section 33
T1N, R1W, Ute Meridian
MCSM No. 544-2
3.25" ALC, PLS 18478

LEGEND & ABBREVIATIONS

	FOUND ALIQUOT SURVEY MARKER
⊡	FOUND 2" ALC PLS 18478
△	FOUND 1.5" BPC PLS 38266, FLUSH
●	FOUND 2" ALC PLS 38146
MCSM	MESA COUNTY SURVEY MARKER
ROW	RIGHT-OF-WAY
PLS	PROFESSIONAL LAND SURVEYOR
Rec. No.	RECEPTION NUMBER
Esmt.	EASEMENT
ALC	2" ALUMINUM CAP
BPC	1.5" BLUE PLASTIC CAP
T	TOWNSHIP
R	RANGE

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

PROJ. NO. 25-02	Surveyed	Drawn	APP'D	SHEET	OF
DATE: Feb., 2025	BO/SG	BE	–	1	1

Location Map



N

0 0.13 0.25 mi

Printed: 2/12/2025

1 inch equals 0 miles

Scale: 1:2,257

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

Zoning Map



N

0 0.13 0.25 mi

Printed: 2/12/2025

1 inch equals 0 miles

Scale: 1:2,257

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

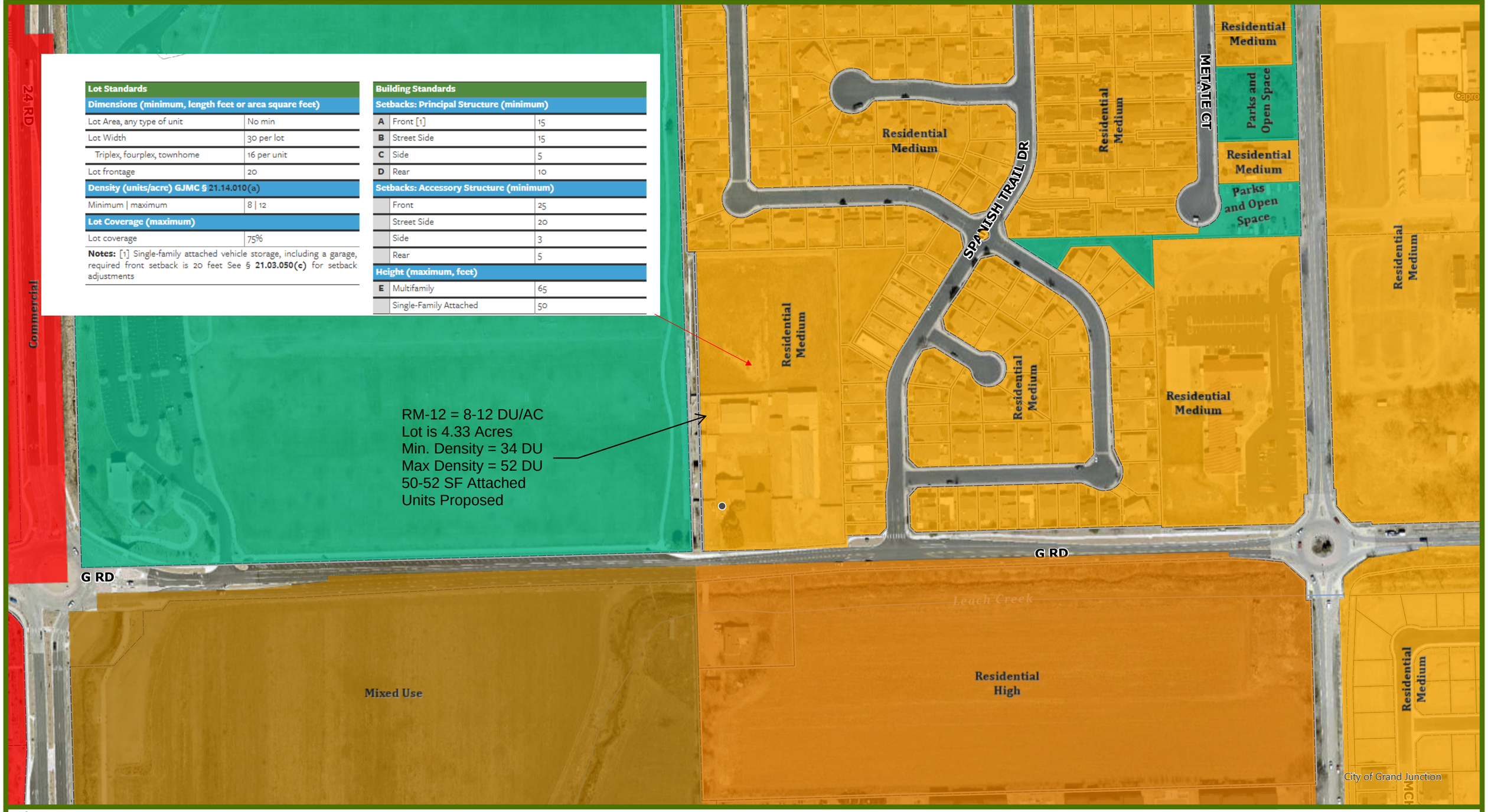
2020 Comprehensive Plan Map

Lot Standards	
Dimensions (minimum, length feet or area square feet)	
Lot Area, any type of unit	No min
Lot Width	30 per lot
Triplex, fourplex, townhome	16 per unit
Lot frontage	20
Density (units/acre) GJMC § 21.14.010(a)	
Minimum | maximum	8 | 12
Lot Coverage (maximum)	
Lot coverage	75%

Notes: [1] Single-family attached vehicle storage, including a garage, required front setback is 20 feet See § **21.03.050(c)** for setback adjustments

Building Standards		
Setbacks: Principal Structure (minimum)		
A	Front [1]	15
B	Street Side	15
C	Side	5
D	Rear	10
Setbacks: Accessory Structure (minimum)		
	Front	25
	Street Side	20
	Side	3
	Rear	5
Height (maximum, feet)		
E	Multifamily	65
	Single-Family Attached	50

RM-12 = 8-12 DU/AC
Lot is 4.33 Acres
Min. Density = 34 DU
Max Density = 52 DU
50-52 SF Attached
Units Proposed



N
0 0.13 0.25 mi

Printed: 2/12/2025
1 inch equals 0 miles
Scale: 1:2,257

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM



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

Project Benchmark

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

SCALE

40 0 80 40 160
(IN FEET)
CONTOUR INTERVAL = 1 FOOT
ORIGINAL SHEET SIZE: 22 x 34

REVISIONS

NO.	DATE	DESCRIPTION	BY

S:\Proposals\2025\Gowles, Brooks\2426 G Road\Concept.dwg [ANSI D (50)] 1/31/2025 12:16:04 PM

PRELIMINARY

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

PROJECT #:	DATE ISSUED: dd.MMM.yyyy
DRAWN BY:	HORIZ: AS SHOWN
CHECKED BY:	VERT: N/A

2426 G Road

TITLE1

SHEET



UNCC UTILITY NOTIFICATION CENTER OF COLORADO
800.922.1987
www.uncc.org
Know what's below. Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

Project Benchmark

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

SCALE

40 0 80 40 160
(IN FEET)
CONTOUR INTERVAL = 1 FOOT
ORIGINAL SHEET SIZE: 22 x 34

NO.	DATE	REVISIONS DESCRIPTION	BY

S:\Proposals\2025\Gowles, Brooks\2426 G Road\Concept.dwg [ANSI D (50)] 1/31/2025 12:16:42 PM

PRELIMINARY

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

PROJECT #:	DATE ISSUED: dd.MMM.yyyy
DRAWN BY:	HORIZ: AS SHOWN
CHECKED BY:	VERT: N/A

2426 G Road

TITLE1

SHEET

ORDINANCE NO.

AN ORDINANCE REZONING APPROXIMATELY 4.33 ACRES FROM RL-4 (RESIDENTIAL LOW – 4) TO RM-12 (RESIDENTIAL MEDIUM – 12) ZONE DISTRICT LOCATED AT 2426 G ROAD

Recitals:

The property owner, 2426 G Road LLC, proposes a rezone from RL-4 (Residential Low – 4) to RM-12 (Residential Medium – 12) for 4.33 acres located at 2426 G Road.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code ("Code"), the Grand Junction Planning Commission recommended approval of changing the zoning from RL-4 (Residential Low – 4) to RM-12 (Residential Medium – 12) for the property, finding that it is consistent with the One Grand Junction Land Use Map ("Plan") designation of Residential Medium and the Plan's goals and policies and is generally compatible with the land uses located in the surrounding area.

After public notice and public hearing, The Grand Junction City Council finds that rezoning from RL-4 (Residential Low – 4) to RM-12 (Residential Medium – 12) for the property is consistent with the vision, intent, goals and policies of the Plan. The City Council further finds that the request for rezone to the RM-12 (Residential Medium – 12) zone district meets the stated criteria of Section 21.02.050(m)(3)(ii) of the Grand Junction Zoning and Development Code.

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

The Recitals are incorporated herein and in consideration of the same the following property is hereby duly and lawfully zoned to RM-12 (Residential Medium – 12) on the zoning map.

Lot 2 Mendicelli Subdivision, according to the plat thereof recorded March 12, 1999, at Reception No. 1892763 and correction affidavits thereto recorded February 17, 2000, at Reception No. 1939319 and March 10, 2000, at Reception No. 1942058,

Except that portion conveyed to the City of Grand Junction in the deed recorded September 10, 2021, at Reception No. 2998882,

County of Mesa, State of Colorado

Comprised of approximately 4.33 Acres

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

DRAFT

ADOPTED on second reading ___ day of July 2025 and ordered published in pamphlet form.

_____
Cody Kennedy
President of the City Council

ATTEST:

_____
Selestina Sandoval
City Clerk

DRAFT

Grand Junction City Council

Regular Session

Item #2.a.ii.

Meeting Date: July 16, 2025

Presented By: Daniella Acosta, Senior Planner

Department: Community Development

Submitted By: Daniella Acosta Stine, Principal Planner

Information

SUBJECT:

Introduction of an Ordinance Vacating Approximately 0.09 Acres of an Alley Right-of-way, Located Between Riverside Parkway and West Main Street, and Setting a Public Hearing for August 6, 2025

RECOMMENDATION:

Planning Commission heard this item at the July 8, 2025, meeting and voted (7-0) to recommend approval with the conditions included in the staff report.

EXECUTIVE SUMMARY:

The City is initiating a request to vacate a 20-foot-wide public alley right-of-way totaling approximately 4,000 square feet (0.09 acres) located directly east of the Dual Immersion Academy between Riverside Parkway and West Main Street while reserving the majority of the area as a public utility easement and a lesser area for a multipurpose easement. The alley vacation is part of the land exchange agreement between the City and Mesa County Valley School District 51 (D51), including the land exchange at Pomona Elementary for the City's Fire Station No. 3. D51 will provide multipurpose easements along the east boundary of the Dual Immersion Academy, and the City will transfer a parcel it owns near the subject alley to D51. Vacating the alley in the area adjacent to the Dual Immersion Academy will support D51's long-term facility planning.

BACKGROUND OR DETAILED INFORMATION:

The City is initiating a request to vacate a 20-foot-wide public alley right-of-way totaling approximately 4,000 square feet (0.09 acres) located directly east of the Dual Immersion Academy between Riverside Parkway and West Main Street while reserving the majority of the area as a public utility easement and a lesser area for a multipurpose easement. The alley vacation is part of the land exchange agreement between the City and Mesa County Valley School District 51 (D51), including the land exchange at

Pomona Elementary for the City's Fire Station No. 3. D51 will provide multipurpose easements along the east boundary of the Dual Immersion Academy, and the City will transfer a parcel it owns near the subject alley to D51. Vacating the alley in the area adjacent to the Dual Immersion Academy will support D51's long-term facility planning.

The alley proposed for vacation is a public right-of-way currently owned by the City. It runs east-west between W Main Street and Riverside Parkway and is located immediately east of the Dual Immersion Academy at 552 W Main Street. The right-of-way is 20 feet in width and approximately 4,000 square feet in area. This alleyway was deeded to the City of Grand Junction by the Board of Education, School District No. 1 in 1939 (Book 381, Page 491).

When the City and D51 were negotiating the exchange of property for Fire Station No. 3 located by the Pomona Elementary School, D51 was also interested in vacating this alley. In reviewing the project in 2020, it was determined that there were some possible issues with the boundary of the site and some improvements constructed by the City for the Riverside Parkway. D51 withdrew its request until the issues were investigated, and a resolution was reached between the parties. Fire Station No. 3 has been constructed, and surveys have been completed, including a subdivision plat of the City's land and D51's land along Patterson Road and 25 ½ Road. Locations for multipurpose easements to be granted to the City along the eastern boundary of the Dual Immersion Academy site at 552 W. Main have been determined. The City also agreed it would transfer Lot 1 of JB Subdivision while reserving an additional multipurpose easement on the east of the lot. The City initiated this vacation to complete portions of the land exchange agreement with D51.

Over the past few years, D51 has finished acquiring multiple parcels east of the Dual Immersion Academy and abutting the subject alley, specifically 542, 538, 522, and 520 W Main Street. Vacating the alley by removing an unneeded public right-of-way that bisects property now fully under D51's ownership allows additional opportunities for the development of the property. Staff believe the vacation is in the public's interest. The vacated alley contains existing public sanitary sewer infrastructure and overhead power lines. To accommodate these utilities, the City will retain a utility easement over the westernmost 190.00 feet and a multipurpose easement over the easternmost 10.00 feet of the vacated area.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed Right-of-way Vacation consistent with GJZDC Section 21.02.030(c) was held remotely on Zoom on February 27, 2025, at 5:30 p.m. City staff were in attendance, but no members of the public attended.

Notice was completed consistent with the provisions in Section 21.02.030(g) of the GJZDC. The subject properties were posted with an application sign on June 10, 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 June 27, 2025. The notice of the Planning Commission

public hearing was published on June 28, 2025, in the Grand Junction Daily Sentinel. An online presentation with the opportunity for public comment was held between July 1, 2025, and July 7, 2025, through the GJSpeaks platform.

ANALYSIS

The criteria for review are set forth Section 21.02.050(p)(iii)(B) of the Zoning and Development Code, which provides that a request to vacate a public right-of-way shall be reviewed in light of the following:

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

The proposed alley vacation is consistent with multiple goals and guiding principles of the Grand Junction Comprehensive Plan, including those related to efficient land use, intergovernmental cooperation, and leveraging City-owned assets for public benefit. Specifically, the proposal advances Guiding Principle 11.3.h – City Real Estate, which calls for the City to "leverage underutilized City facilities and real estate assets to provide community benefits such as childcare, supportive housing, and economic development." By vacating a segment of right-of-way that no longer serves a transportation or utility access function, the City is unlocking the potential for further site consolidation – should it be pursued in the future – to support educational programming and services provided by D51.

The vacation facilitates a strategic land exchange in which D51 will receive a developable site with fewer restrictions adjacent to the Dual Immersion Academy. This will support D51's ability to plan for future facility needs, administrative uses, or site enhancements. The exchanges of the various land interests accommodate both the City's and D51's interests. The ability to reconfigure land ownership through this process is an example of how underutilized property can be repositioned for broader community benefit.

Taken together, the vacation reflects an efficient and strategic land use decision that supports coordinated planning between local government entities, promotes community-serving uses, and aligns with the City's broader vision for sustainable and responsive land management. Staff find that this criterion has been met.

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

All of D51's properties will retain street frontage and access to West Main Street. No parcels will be landlocked because of the vacation. Staff find that this criterion has been met.

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

The vacation will not restrict access to any adjacent parcels. The alley runs east-west between W Main Street and Riverside Parkway and is currently unused for access purposes. Mesa County Valley School District 51 (D51) owns all the

properties abutting the alley, including 552, 542, 538, 522, and 520 W Main Street, and thus will not be adversely affected by the removal of alley access.

Additionally, future access from Riverside Parkway to these parcels is prohibited due to established access control restrictions, making the alley an infeasible and functionally obsolete means of access. Given that there is no practical need for public or private access through this alley, its vacation will not result in unreasonable, economically prohibitive, or detrimental access conditions for any affected properties. Staff find that this criterion has been met.

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

While the right-of-way is proposed to be vacated, it includes an existing 8-inch City sanitary sewer line and overhead powerlines. To ensure long-term access for operations, maintenance, and potential future improvements, the City will retain a utility easement over the westernmost 190.00 feet and a multipurpose easement over the easternmost 10.00 feet of the vacated area. These easements will ensure that the City and the electric utility provider, Xcel, maintains full legal and physical access to its infrastructure, even after the alley is vacated.

Utility review agencies have not expressed concerns about the proposed vacation. The Grand Junction Fire Department has reviewed the request and has no objections, as emergency access to surrounding properties will not be impacted. With the easements retained and no change to public safety or utility access, the vacation poses no adverse impacts on the health, safety, or welfare of the general community. Staff find that this criterion has been met.

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

The proposed alley vacation will not inhibit the continued provision of public facilities or services to any adjacent or nearby properties. The existing 8-inch sanitary sewer line located within the alley is a critical utility asset for the area ; however, the City will retain a utility easement over the westernmost 190.00 feet and a multipurpose easement over the easternmost 10.00 feet of the vacated area. These easements preserve the City’s and Xcel’s right to access, maintain, repair, and replace the sewer infrastructure and overhead powerlines, respectively, as needed, thus ensuring uninterrupted service delivery and compliance with City and Xcel utility standards.

No other public utilities—such as water, stormwater, or electric—are located within the alley, and no utility review agencies raised objections during the interdepartmental review. The presence of the easement ensures that, despite the

removal of public right-of-way, all necessary infrastructure access rights remain intact.

From a public safety and emergency services' standpoint, the vacation does not change access to existing structures or impede emergency response capabilities. All properties in the area will continue to have frontage along West Main Street or internal access points managed by School District 51. The Grand Junction Fire Department has reviewed the proposal and did not identify any concerns, as emergency response routes will not be altered and the alley is not relied upon for fire access or staging.

Solid waste collection for any future use of the site will be coordinated through D51. Given the removal of the alley, future development will likely result in more coordinated and efficient utility and service layouts.

In sum, the vacation does not compromise access to utilities, emergency services, or public operations. By preserving key infrastructure access via easements and continued coordination with D51, the City ensures that public services remain adequate and reliable. Staff finds that this criterion has been met.

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

The vacation of this alley will not hinder any ongoing or anticipated public or City functions. Currently, the alley does not serve a transportation purpose for the City, and therefore, will not impact vehicular or pedestrian circulation. Access to properties in the area is provided via W Main Street, and no future access from Riverside Parkway is permitted due to access control restrictions, effectively rendering the alley functionally obsolete.

By vacating the alley, the City removes an unneeded public right-of-way that no longer serves access, reducing the long-term obligation to manage and maintain the surface area, such as weed control, grading, and alley inspections. Although the alley contains an existing 8-inch sanitary sewer line, the City will retain a 20-foot-wide sanitary sewer easement in the vacated alley area to ensure continued access for maintenance and utility service. This approach allows the City to retain control of underground infrastructure without the need to maintain the full right-of-way. In addition, the vacation simplifies site planning for D51 by consolidating land into a cohesive site for future educational or institutional use.

Since the vacation is tied to a broader intergovernmental land exchange with D51—facilitating civic uses in both locations—it is part of a coordinated public benefit. The retained sanitary sewer easement ensures continued utility function without public ownership of the surface area. With no adverse effect on City operations, and in fact providing long-term efficiency in land and resource management, the proposed vacation supports and streamlines public functions.

Staff finds that this criterion has been met.

FINDING OF FACT, STAFF RECOMMENDATION AND CONDITIONS
After reviewing the request to vacate a portion of the alley right-of-way as set forth in the attached description and sketch, City file number VAC-2025-203, located near the Dual Immersion Academy between the Riverside Parkway and West Main Street, the following finding of fact has been made:

The request conforms with Section 21.02.050(p)(iii)(B) of the Zoning and Development Code.

Planning Commission heard this item at the July 8, 2025, meeting and voted (7-0) to recommend approval, subject to the following conditions:

- The area being vacated is reserved and retained as a utility easement on the westernmost 190 feet for the benefit of City-approved public utilities, including a sanitary sewer line for the benefit of the Persigo 201 Sewer System, and a multipurpose easement on the easternmost 10 feet.
- A plat recorded (SSU-2021-46) of the land owned by D51 and the City that includes the Pomona Elementary School and the City of Grand Junction's Fire Station No. 3, including dedication(s) to the City.
- Special Warranty Deeds exchanged between D51 and the City that grant the lot where Fire Station No. 3 was constructed to the City and the remainder to D51, subject to matters of record.
- A quitclaim deed from the City to D51 for Lot 1 of the JB Subdivision, and reserving a multipurpose easement along the east side of Lot 1 for the City on behalf of the public.
- A multipurpose easement(s) granted to the City from D51 along the eastern portion of D51's property addressed 552 W. Main Street, Grand Junction, CO 81501.
- All matters above must be completed within a year of the approval of the vacation or the vacation is null and void.

FISCAL IMPACT:

The fiscal impact is currently being analyzed by staff which is the value of the real property being vacated. The value will be determined by the time of the publication of the August 6th agenda.

SUGGESTED MOTION:

I move to introduce and pass for publication in pamphlet form an ordinance vacating 0.09 acres of alley ROW located between Riverside Parkway and West Main Street and set a public hearing for August 6, 2025.

Attachments

1. Exhibit 1. Alley Vacation Legal Description and Sketch

2. Exhibit 2. Neighborhood Comment Meeting Summary
3. Exhibit 3. General Project Report
4. Exhibit 4. ORD - DIA Alley ROW Vacation DRAFT

EXHIBIT A
Legal Description
Alley Right-of-Way Vacation

A twenty foot (20.0') wide Alley Right-of-Way to be vacated and being located in the Northwest Quarter of the Southeast Quarter (NW¼ SE¼) of Section 15, Township 1 South, Range 1 West of the Ute Meridian, as conveyed by instrument recorded under Reception Number 358921 and being more particularly described described as follows:

COMMENCING at the City Survey Marker at the intersection of Main Street and Chuluota Avenue whence the City Survey Marker at the intersection of Main Street and West Avenue bears N89°54'32"W, a distance of 860.41 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence along said block line of Main Street N89°54'32"W, a distance of 363.72 feet; thence N00°05'28"E, a distance of 177.70 feet; to the Southwest corner of said Alley right-of-way and the POINT OF BEGINNNING; thence N00°05'28"E, a distance of 20.00 feet; thence S89°54'32"E, a distance of 200.00 feet; thence S00°05'28"W, a distance of 20.00 feet; thence N89°54'32"W, a distance of 200.00 feet to the POINT OF BEGINNING.

Said parcel containing an area of 4000.0 sq. ft., 0.09 Acres, as herein described.



23-04 Dual Immersion Alley Vacation.doc
J. Ben Elliott, PLS 38146
High Desert Surveying, Inc.
591 25 Road, Suite B1
Grand Junction, Colorado 81505

EXHIBIT B





Highway 340 ROW

Riverside Parkway
Parcel No. D-1 Rev.
Reception Number 2265424

20' Sanitary Sewer Easement
Reception No. 2274318

S00°05'28"W
20.00'

S89°54'32"E 200.00'

20' Alley 4000.0 sft
Reception No. 358921 0.09 Acres

N00°05'28"E
20.00'

N89°54'32"W 200.00'

Mesa County Valley
School District 51

POINT OF
BEGINNING

Right-of-Way
Reception No. 358920

Multipurpose Easement
Reception No. 2676494

Lot One
JB Subdivision
Reception No. 2676494
City of Grand Junction
2945-154-58-001

Right-of-Way
Reception No. 2676494

School District Number 1
NKA Mesa County School
District No. 51
552 West Main St.
2945-154-00-130

N00°05'28"E 177.70'

542 West Main St.
2945-154-00-127

538 West Main St.
2945-154-00-126

522 West Main St.
2945-154-00-128

520 West Main St.
2945-154-00-006

POINT OF
COMMENCEMENT

Block Monument Line
Basis of Bearings N89°54'32"W 860.41'

20'

N89°54'32"W 363.72'

Main Street
Reception No. 11306

40'

City Survey Marker
West Main Street at Chuluota Avenue
Chiselled "x" in Monument Box
0.4' Below Surface

City Survey Marker
West Main Street at West Avenue
RR Spike in Monument Box
0.4' Below Surface

SCALE: 1"= 80'

0 40 80 160

High Desert Surveying, Inc.
591 25 Road, Suite B1
Grand Junction, Colorado 81501
Tele: 970-254-8649 Fax: 970-241-0451

PROJ. NO. 23-04	Drawn	APP'D	SHEET	OF
DATE: April, 2023	BE	GJ	1	1

Neighborhood Comment Meeting Summary

Project: Alley Right-of-Way Vacation – Between Riverside Parkway and West Main Street

Meeting Date: February 27, 2025

Meeting Time: 5:30 p.m.

Meeting Location: Dual Immersion Academy, 552 W Main Street, Grand Junction, CO

Summary:

In accordance with Section 21.02.120 of the Grand Junction Zoning and Development Code, a Neighborhood Comment Meeting was held on February 27, 2025, at 5:30 p.m. at the Dual Immersion Academy to discuss a request by the City of Grand Junction to vacate approximately 4,000 square feet of a 20-foot-wide alley right-of-way located between Riverside Parkway and West Main Street. The request includes the reservation of the westernmost 190.00 feet as a utility easement and the easternmost 10.00 feet as a multipurpose easement.

City staff hosted the meeting. No members of the public attended. The only attendees present were City of Grand Junction staff and the project representative. No public comments were received.

The meeting was held in compliance with the neighborhood meeting requirements of the Grand Junction Zoning and Development Code.

General Project Report

Alley Right-of-Way Vacation – Dual Immersion Academy

Project Description

The purpose of this submittal is by the City of Grand Junction to obtain approval from the City of Grand Junction for the vacation of a 20-foot-wide alley right-of-way located between Riverside Parkway and West Main Street, adjacent to the Dual Immersion Academy (DIA) at 552 West Main Street. The request includes the reservation of the westernmost 190.00 feet of the alley as a utility easement and the easternmost 10.00 feet as a multipurpose easement.



Surrounding Land Uses and Zoning

The surrounding zoning and land uses are as follows:

- North: Industrial and Commercial – I-1 (Light Industrial)
- South: Residential Medium – RM-8 (Residential Medium 8)
- East: Mixed Use – MU-3 (Mixed Use Downtown)
- West: Parks and Open Space – P-2 (Public, Civic, and Institutional Campus)

Site Access and Utilities

All existing utility services are located within the West Avenue and West Main Street rights-of-way. The alley proposed for vacation is not necessary for public access or utility maintenance.

Stormwater

No stormwater facilities will be impacted by the proposed alley vacation.

Alley Vacation Approval Criteria (21.02.100 (c))

1. (1) The alley vacation will not conflict with the Comprehensive Plan, Grand Valley Circulation Plan, or any other adopted plans and policies of the City. The alley is not currently accessible for public use.
2. (2) No parcels will be landlocked as a result of this vacation.
3. (3) Access to adjacent parcels will not be restricted or made economically prohibitive by this vacation.
4. (4) There will be no adverse impacts to health, safety, or welfare. Public services such as police, fire, and utilities will not be affected.
5. (5) Provision of public services will not be inhibited per Chapter 21.06 of the Grand Junction Municipal Code.
6. (6) The vacation will benefit the City by eliminating the need for future maintenance of an alley with limited access.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE VACATING A PORTION OF ALLEY RIGHT-OF-WAY

LOCATED BETWEEN RIVERSIDE PARKWAY AND WEST MAIN STREET

Recitals:

The City of Grand Junction (City) has requested vacation of a portion of alley public right-of-way of east of the Dual Immersion Academy. The City is initiating this vacation to facilitate a land exchange agreement with Mesa County Valley School District 51. The proposed right-of-way vacation will have no impact on public facilities or services provided to the public because they will continue to exist within easements retained on the eastern end of the right-of-way.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, and upon recommendation of approval by the Planning Commission, the Grand Junction City Council finds that the request to vacate a portion of alley public right-of-way, is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.050 of the Grand Junction Municipal Code.

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

> A utility easement shall be retained for the use and benefit of the City over the westernmost 190.00 feet of the vacated alley right-of-way, and a multipurpose easement shall be retained over the easternmost 10.00 feet of the vacated alley right-of-way, as shown on Exhibit B; and,

A twenty foot (20.0’) wide Alley Right-of-Way to be vacated and being located in the Northwest Quarter of the Southeast Quarter (NW¼ SE¼) of Section 15, Township 1 South, Range 1 West of the Ute Meridian, as conveyed by instrument recorded under Reception Number 358921 and being more particularly described as follows:

COMMENCING at the City Survey Marker at the intersection of Main Street and Chuluota Avenue whence the City Survey Marker at the intersection of Main Street and West Avenue bears N89°54’32”W, a distance of 860.41 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence along said block line of Main Street N89°54'32"W, a distance of 363.72 feet; thence N00°05'28"E, a distance of 177.70 feet; to the Southwest corner of said Alley right-of-way and the POINT OF BEGINNNING; thence N00°05'28"E, a distance of 20.00 feet; thence S89°54'32"E, a

distance of 200.00 feet; thence S00°05'28"W, a distance of 20.00 feet; thence N89°54'32"W, a distance of 200.00 feet to the POINT OF BEGINNING.

Said parcel containing an area of 4000.0 square feet, 0.09 Acres, as herein described and depicted on Exhibit B.

AND retaining the westernmost 190.00 feet of the vacated alley right-of-way as a utility easement and the easternmost 10.00 feet of the vacated alley right-of-way as a multipurpose easement.

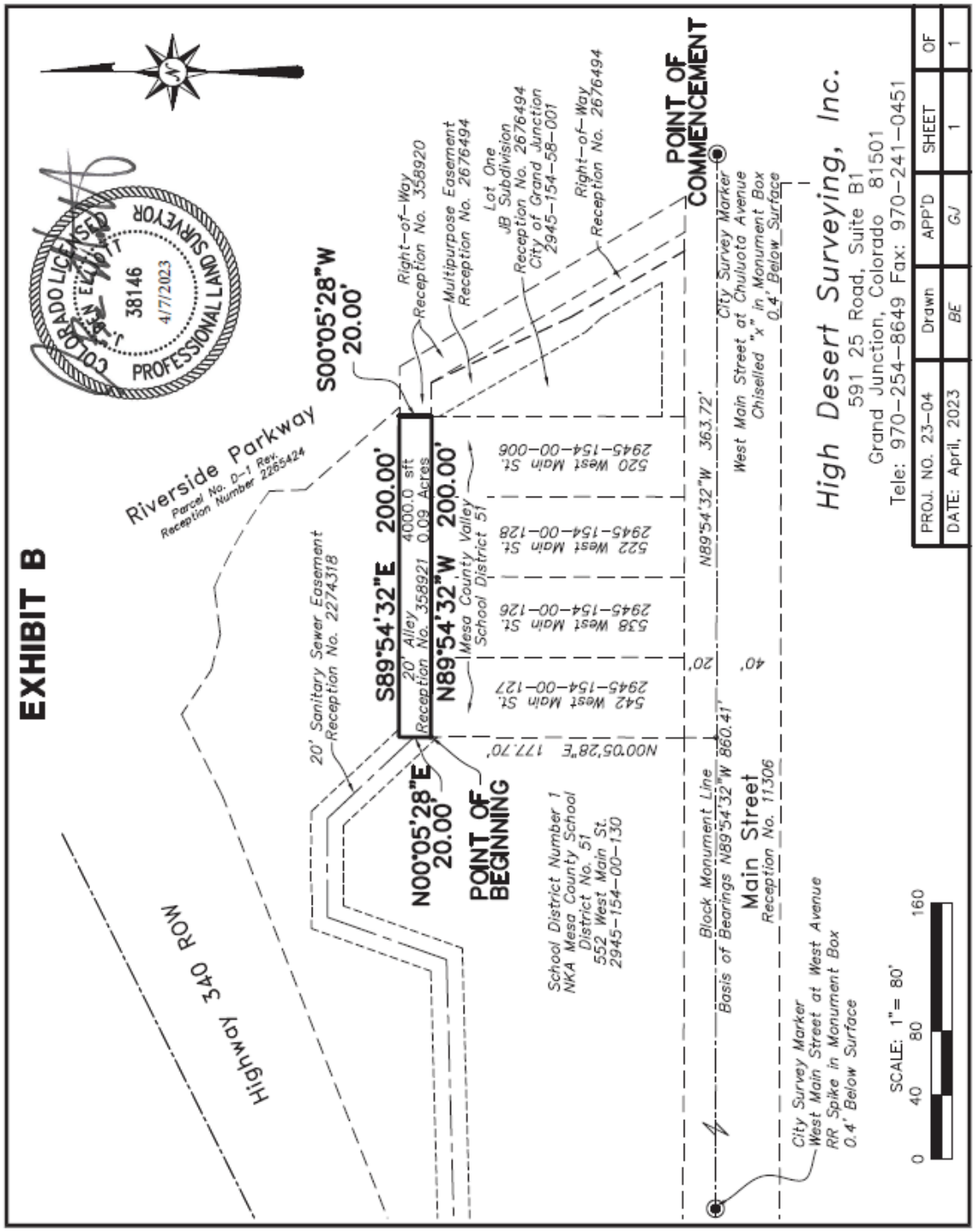
Introduced on first reading this 16th day of July 2025 and ordered published in pamphlet form.

Adopted on second reading this 6th day of August 2025 and ordered published in pamphlet form.

ATTEST:

_____	_____
Selestina Sandoval	Cody Kennedy
City Clerk	City Council President

EXHIBIT B


EXHIBIT B
COLORADO LICENSED
PROFESSIONAL LAND SURVEYOR
38146
4/7/2023
Riverside Parkway
Parcel No. D-1 Rev.
Reception Number 2265424
Highway 340 ROW
20' Sanitary Sewer Easement
Reception No. 2274318
S89°54'32"E 200.00'
20' Alley
Reception No. 358921
4000.0 sft
0.09 Acres
N89°54'32"W 200.00'
S00°05'28"W
20.00'
N00°05'28"E
20.00'
POINT OF
BEGINNING
Mesa County Valley
School District 51
542 West Main St.
2945-154-00-127
538 West Main St.
2945-154-00-126
522 West Main St.
2945-154-00-128
520 West Main St.
2945-154-00-006
N00°05'28"E 177.70'
,20'
,40'
N89°54'32"W 363.72'
Right-of-Way
Reception No. 358920
Multipurpose Easement
Reception No. 2676494
Lot One
JB Subdivision
Reception No. 2676494
City of Grand Junction
2945-154-58-001
Right-of-Way
Reception No. 2676494
POINT OF
COMMENCEMENT
City Survey Marker
West Main Street at Chuluota Avenue
Chiselled "x" in Monument Box
0.4' Below Surface
School District Number 1
NKA Mesa County School
District No. 51
552 West Main St.
2945-154-00-130
Block Monument Line
Basis of Bearings N89°54'32"W 860.41'
Main Street
Reception No. 11306
City Survey Marker
West Main Street at West Avenue
RR Spike in Monument Box
0.4' Below Surface
SCALE: 1" = 80'
0 40 80 160
High Desert Surveying, Inc.
591 25 Road, Suite B1
Grand Junction, Colorado 81501
Tele: 970-254-8649 Fax: 970-241-0451
PROJ. NO. 23-04
Drawn
APP'D
SHEET
OF
DATE: April, 2023
BE
GJ
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Grand Junction City Council

Regular Session

Item #2.a.iii.

Meeting Date: July 16, 2025

Presented By: Thomas Lloyd, Senior Planner

Department: Community Development

Submitted By: Thomas Lloyd, Senior Planner

Information

SUBJECT:

Introduction of an Ordinance Rezoning Approximately 3 Acres from RM-8 (Residential Medium 8) to P-2 (Public, Civic, and Institutional Campus) Zone District Located at 830 Gunnison Ave, and Setting a Public Hearing for August 6, 2025

RECOMMENDATION:

The Planning Commission heard this request at the July 8, 2025, meeting and voted (7-0) to recommend approval of the request.

EXECUTIVE SUMMARY:

Mesa County Valley School District 51, property owner, is requesting a rezone of a total of 3 acres from RM-8 (Residential Medium 8) to P-2 (Public, Civic, and Institutional Campus), located at 830 Gunnison Avenue. The requested P-2 zone district would be consistent with the Comprehensive Plan Land Use Map designation of Residential Medium, if approved.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The subject property is situated east of N 8th Street, between Hill Avenue and Gunnison Avenue. The property consists of the lots in Block 41 in the Plat of Resurvey of Second Division of City of Grand Junction, along with half of the vacated 9th street on its eastern boundary. The property hosts the former East Middle School building. The former East Middle School building has been vacant since the end of the 2022-2023 school year. The current zone district of the property is Residential Medium 8 (RM-8). The properties adjacent to the subject property to the north, west, and south are zoned RM-8 (Residential Medium 8). The property adjacent to the east is Washington Park and is zoned P-1 (Public Parks, and Open Space). The Comprehensive Plan gave this property a land use designation of Residential Medium.

The Land Use Plan, as adopted, supports the P-2 zone district as an implementing zone for the Residential Medium designation. The Residential Medium land use designation is implemented through zone districts, which are comprised of uses that include residential uses with a range of housing types and densities, parks, schools, places of worship, public/institutional uses, and other complementary neighborhood uses.

The purpose of the P-2 zone district is to allow for the creation of mixed-use civic and institutional campuses where housing can be provided in support of other uses on the campus. The request for a rezone anticipates future institutional uses on the property. However, it is important to note that all uses allowed in the P-2 zone district could be permitted. The property owner would like to rezone the property for additional flexibility due to the limited number of uses allowed in the RM-8 zone district. The property owner would like to rezone the property to a Public, Civic, and Institutional (P-2) zone district.

In addition to the P-2 (Public, Civic, and Institutional Campus) zoning requested by the applicant, the following zone districts would also be consistent with the Comprehensive Plan designation of Residential Medium:

a. RM-12 (Residential Medium – 12)
b. PD (Planned Development)
c. P-1 (Public, Parks, and Open Space)

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed rezone request was held at East Middle School on April 3, 2025, at 5:30 pm, in accordance with Section 21.02.030(c) of the Zoning and Development Code. City staff were present with the applicant and their consultants, along with 38 attendees. Information was presented regarding the request, the timeline of the request, opportunities for public comment, and public notifications for the rezone request.

Notice was consistent with the provisions in Section 21.02.030(g) of the Zoning and Development Code. The subject properties were posted with a public hearing notice sign on April 30, 2025. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on June 27, 2025. The notice of this public hearing was published June 28, 2025, in the Grand Junction Daily Sentinel. An online presentation with the opportunity for public comment was held between July 1, 2025, and July 7, 2025, through the GJSpeaks platform.

ANALYSIS

The criteria for review are set forth in Section 21.02.050(m)(3)(ii) of the Zoning and Development Code, which provides that an applicant for rezoning has the burden of producing evidence that proves each of the criteria outlined in this section. The applicant's responses to these criteria are included on page 11 of the Development Application, included as an exhibit. Staff's analysis of the criteria is provided below.

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

The proposed rezone to P-2 implements the following 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 zone of P-2 is compatible with and is an implementing zone district for the Land Use designation of Residential Medium.

Plan Principle 3: Responsible and Managed Growth

Goal 2 of Plan Principle 3 encourages redevelopment to leverage existing infrastructure. Strategy a. of Goal 2 supports the use of strategies to revitalize vacant and underutilized structures on underutilized properties. As it stands right now, the East Middle School site is vacant and underutilized since the School District no longer needs it as a school. Rezoning P-2 would allow more uses on the site to ensure that it is revitalized and utilized appropriately. Goal 3 of Plan Principle 3 advocates for collaborating with regional entities and service providers on growth and infrastructure issues. More specifically, Strategy d. for new schools and facilities. Rezoning the property to P-2 would give the City the chance to work collaboratively with District 51 and give them more options for uses on the site that are compatible with their future needs. Goal 4 of Plan Principle 3 encourages maintaining and building infrastructure that supports urban development. More specifically, Strategy h. of Goal 4 states that the City should provide residents with access to parks and recreational opportunities, recognizing that the projected needs, types of opportunities, and facilities will vary based on the location. This property is already next to Washington Park and portions of it are used for City Parks & Recreation department programming with athletic fields and use of the school gym for recreational basketball. A rezone to P-2 will further cement this property as an area that will be used for public, civic, and institutional uses in the future and give opportunities for the school district to continue to partner with the City of Grand Junction.

Goal 6 of Plan Principle 3 encourages supporting the development of neighborhood-centered commercial uses and mixed-use development. Strategy b. of Goal 6 supports the creation of a mix of uses in neighborhoods along prominent corridors that reflect the needs of adjoining residents and the characteristics of individual neighborhoods, including but not limited to: retail, office, entertainment, schools, libraries, parks, and recreation amenities. Rezoning the property to P-2 would be consistent with this strategy, providing more opportunities for lower-intensity civic and institutional uses. Strategy c. of Goal 6 pushes for supporting the development of walkable community/neighborhood centers that provide a variety of services and amenities to the immediate area. A rezone to P-2 provides more options for

community and neighborhood-oriented uses than RM-8; thus, such a rezone would be consistent with this strategy.

Plan Principle 4: Downtown and University Districts
Goal 3 of Plan Principle 4 encourages promoting the continued reinvestment in the Downtown. More specifically, Strategy e. advises that the City work with property owners and other partners to redevelop underutilized properties. As previously mentioned, the property located at 830 Gunnison is currently vacant and is underutilized. Rezoning the property to P-2 will give the School District more options for development and uses on the property and thus will help activate an underutilized property in the Greater Downtown area.

Plan Principle 5: Strong Neighborhoods and Housing Choices
Goal 3 of Plan Principle 5 supports continued investment in and ongoing maintenance of infrastructure and amenities in established neighborhoods. The neighborhood in the surrounding area is in the greater downtown residential area. Strategy d. recommends promoting land use patterns that provide neighborhoods with local services and gathering places. Rezoning the property to P-2 would increase opportunities for this property to be a gathering place with the public, civic, and institutional uses that would be allowed on the site.

Plan Principle 9: Quality Education and Facilities
Goal 2 of Principle 9 states that the City should support District 1 in ensuring adequate facilities and infrastructure for the community. Strategy d. encourages the City to work with Mesa County Valley School District 51 to access existing school buildings and newly constructed school building for community and recreational use (gymnasiums, community meeting rooms, etc.) to the benefit of both the District and the City. Rezoning the property to P-2 supports this strategy because of the additional Civic and Institutional uses that are allowed in P-2 as opposed to RM-8.

Grand Junction Greater Downtown Plan
The property is located within Greater Downtown Plan and zoning overlay. The Greater Downtown Plan is intended to provide guidance for the future planning and design of development and redevelopment in the Greater Downtown area. More specifically, the property is located in the Residential Subarea of the Greater Downtown Plan. Rezones should also consider guidance from the Greater Downtown Plan when the property is located within the overlay of the plan. Key policies of the Residential Subarea of the Greater Downtown Plan include preserving residential land uses and limiting further encroachment by non-residential uses. While the P-2 zone district does allow non-residential uses, the uses allowed are civic and institutional in nature and are intended to be compatible in scale and character with residential medium implementing districts. Another policy is to allow residential housing diversity that is compatible in scale and character of the existing residential neighborhoods. With the bulk standards of P-2 utilizing the bulk standards of either the RM-8 and RM-12 for residential-only development and exceeding the setbacks for other types of development, future development would be expected to

be compatible in scale and character with the surrounding residential properties, with a maximum height of 40 ft adjacent to residential.

Thus, staff finds that this criterion has been met.

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

The Land Use map identifies the subject properties as Residential Medium. The requested P-2 zone is an implementing zone district of the Residential Medium land use designation. The Residential Medium land use designation is implemented through zone districts, which are comprised of uses that include residential uses with a range of housing types and densities, parks, schools, places of worship, public/institutional uses, and other complementary neighborhood uses. This would be consistent with the historical use of the site, having been used mainly for school uses. The properties adjacent to the subject property to the north, west, and south are zoned RM-8. The property adjacent to the east is Washington Park and is zoned P-1. The proposed zone district will open up additional uses that complement the surrounding RM-8 and P-1 zone districts. Additional uses allowed in the P-2 zone district include government service facilities, banquet event or conference facilities, public parking, boarding schools, college-related uses, animal clinics, farmers markets, brewery distillery or winery, brewpubs, mobile food vendors, mobile food vendor courts, restaurants, resort cabin or lodges, campgrounds, indoor entertainment and recreation, outdoor entertainment and recreation, community swimming pools, parking lots, and transportation depots.

In terms of dimensional standards, the P-2 zone district bulk standards are similar to the RM-8 standards in the surrounding area. Under P-2 zoning, the property owner would have the ability to use the RM-8 or the RM-12 bulk standards. This shows a clear alignment between the existing RM-8 neighborhoods and what would be allowed in the P-2 district. Since rezones are not just for the existing configuration of the property but also for future development, it’s important to note that any future development would be compatible in scale and character with the surrounding residential properties due to the similarities in the bulk and lot standards and develop in a way that would be compatible with the other medium density residential properties.

P-2 encourages campus-style institutional development. Such a design inherently respects and acts as an appropriate transition to neighboring residential zones. The bulk standards and lot standards are specifically designed to buffer adjacent to residential uses. P 2’s landscaping, buffering, and building standards mitigate potential conflicts with adjacent residential properties. A rezone from RM-8 to P-2 transforms a medium-density residential area into a well-buffered civic campus without undermining the surrounding neighborhoods, embodying the logical and orderly patterns required by Grand Junction’s Zoning & Development Code.

Thus, 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.*

The P-2 zone district is designed for “mixed-use civic and institutional campuses where housing may be provided in support of other uses”. A rezone from RM-8 to P-2 yields multiple community and neighborhood benefits, including enabling civic & institutional growth on the property, supporting affordable & diverse housing options, strengthening neighborhood vitality, and promoting managed growth and infill. Rezoning to P-2 allows for critical community facilities such as schools, libraries, cultural centers, parks, and housing to expand and locate within the neighborhood. P-2 also permits residential housing that would be consistent with the surrounding neighborhood. Lastly, P-2 zoned properties with community-service components tend to foster active pedestrian environments, green spaces, and public amenities. The comprehensive plan also emphasizes redevelopment on underutilized vacant properties to leverage existing urban infrastructure. Rezoning this property to P-2 will give the property owner more options for activating the site while ensuring that it is developed in a way that is compatible with surrounding uses.

Thus, staff finds that this criterion has been met.

FINDING OF FACT AND STAFF RECOMMENDATION

After reviewing the East Middle School rezone request, for a rezone of a total of 3 acres from RM-8 (Residential Medium - 8) to P-2 (Public, Civic, and Institutional Campus), located at 830 Gunnison Avenue, the following finding of fact has been made:

The request has met the criteria identified in Section 21.02.050(m)(3)(ii) of the Zoning and Development Code.

The Planning Commission heard this request at the July 8, 2025, meeting and voted (7-0) to recommend approval of the request.

FISCAL IMPACT:

There is no direct fiscal impact associated with this request.

SUGGESTED MOTION:

I move to introduce an ordinance rezoning approximately 3 acres from RM-8 (Residential Medium 8) to P-2 (Public, Civic, and Institutional Campus) Zone District located at 830 Gunnison Ave**,** City file number RZN-2025-246 and set a public hearing for August 6, 2025.

Attachments

1. Exhibit 1 Development Application
2. Exhibit 2 Maps
3. Exhibit 3 Legal Description
4. Draft Ordinance - 830 Gunnison Ave

CITY OF Grand Junction COLORADO
COMMUNITY DEVELOPMENT

Development Application

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

Petition For: Rezone

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

Existing Land Use Designation		Existing Zoning	
Proposed Land Use Designation		Proposed Zoning	

Property Information

Site Location:	830 Gunnison Avenue	Site Acreage:	3.0
Site Tax No(s):	2945-141-22-001	Site Zoning:	RM-8
Project Description:	Rezone 830 Gunnison Avenue from RM-8 to P-2		

Property Owner Information		Applicant Information		Representative Information	
Name:	Mesa County Valley School Dis	Name:	Mesa County Valley School Dis	Name:	Austin Civil Group, Inc.
Street Address:	2115 Grand Avenue	Street Address:	2115 Grand Avenue	Street Address:	123 N. 7th Street
City/State/Zip:	GJ, CO 81501	City/State/Zip:	GJ, CO 81501	City/State/Zip:	GJ. CO 81501
Business Phone #:	970-254-5105	Business Phone #:	970-254-5105	Business Phone #:	970-242-7540
E-Mail:	clint.garcia@d51schools.org	E-Mail:	clint.garcia@d51schools.org	E-Mail:	marka@austincivilgroup.com
Fax #:	--	Fax #:		Fax #:	
Contact Person:	Clint Garcia	Contact Person:	Clint Garcia	Contact Person:	Mark Austin
Contact Phone #:	970-254-5105	Contact Phone #:	970-254-5105	Contact Phone #:	970-242-7540

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

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

Signature of Person Completing the Application: [signature] Date: 4.11.25

Signature of Legal Property Owner: [signature] Date: 4.11.25

General Project Report
830 Gunnison Avenue
Rezone Request

Project Description

This submittal requests approval to rezone the property located at 830 Gunnison Avenue in Grand Junction, Colorado, from RM-8 to Public, Civil and Institution Campus P-2. The location of the property is depicted in the air photograph below:



830 Gunnison Avenue Rezone Area Map

The site is the location of the East Middle School which is owned by Mesa County Valley School District No 51. East Middle School was one of the schools in Mesa County that was identified for a school closure. Mesa County Valley School District No 51 is proposing to re-purpose the building for school support services and administrative staff.

The City of Grand Junction Planning department has requested Mesa County Valley School District No 51 to rezone the property because administrative/ office type uses are not allowed in the RM-8 zone district.

The zone district that allows both school and administrative support / office type uses is Public, Civil and Institutional Campus P-2.

The property is currently zoned RM-8 and the majority of properties adjacent to this site are zoned RM-8, with the exception of Washington Park, which is zoned P-1.

The 2020 Comprehensive plan identified the land use for this location as Residential Medium. Listed below is the current City of Grand Junction zoning map and 2020 Comprehensive Plan land use plan map:

General Project Report
830 Gunnison Avenue
Rezone Request



City of Grand Junction Zoning Map



City of Grand Junction 2020 Comprehensive Plan Map

General Project Report
830 Gunnison Avenue
Rezone Request

Section 21.02.050(M) of the City of Grand Junction Land Development Code provides the review criteria for rezones. The criteria include the following:

21.02.050(M)(3)(ii)(A): Consistency. The proposed zoning is generally consistent with applicable provisions of the Comprehensive Plan.

Response: The 2020 Comprehensive plan identifies the future land use of this property as "residential medium". According to Table 21.03-2 in the LDC, P-2 is an allowable zone for this land use classification.

Chapter 21.03: Zone Districts and Dimensional Standards
21.03.030. Zone District Establishment
21.03.030(b) Districts to Regulate Development and Implement the Comprehensive Plan

Table 21.03-2: Comprehensive Plan Implementation

Zone Districts	Rural Res	Res Low	Res Med	Res High	Mixed Use	Comm	Ind	Air port	Parks & Open Space
Residential									
Residential – Rural	•								
Residential – Estate									
Residential – 1									
Residential - 2									
Residential Low 4		•							
Residential Low 5		•							
Residential Medium 8			•						
Residential Medium 12			•						
Residential High 16				•	•				
Residential High 24				•	•				
Mixed-Use and Commercial									
Mixed-Use 1: Neighborhood				•	•				
Mixed-Use 2: Light Commercial					•	•			
Mixed-Use 3: Downtown					•				
Commercial General						•	•		
Industrial									
Industrial 1: Light							•		
Industrial 2: General							•		
Public, Parks, and Open Space									
Public, Parks and Open Space, P-1	•	•	•	•	•				•
Public, Civic, and Institutional Campus, P-2	•	•	•	•	•	•		•	•
Planned Development									
Planned Development		•	•	•	•	•	•		

21.02.050(M)(3)(ii)(B): Development Patterns. The proposed zoning will result in logical and orderly development patterns.

Response: The proposed rezone to P-2 better aligns with the historic and proposed land uses on this site. This facility has been used as a school since 1970. District 51 wants to continue using this facility for educational and educational support services and the P-2 zone district is a better fit as compared to the RM-8 zone district.

21.02.050(M)(3)(ii)(C): Benefits. The community or area, as deciding by the reviewing body, derives an overall benefit(s) from the proposed rezoning.

Response: The school district has identified this school for closure due to the reduced student population. Allowing the school district to continue using the facility for educational and support services allows them to occupy the building and also keeps the option open in the future if this facility needs to be converted back to a school.

A · C · G

Austin Civil Group, Inc.

Land Planning ▪ Civil Engineering ▪ Development Services

February 13, 2025

To Whom It May Concern:

Mesa Valley School District Number 51 and Austin Civil Group, Inc. (ACG) will be conducting a neighborhood meeting at 5:30 PM Thursday, April 3, 2025, to discuss vacating an alley easement which runs through the middle of East Middle School (830 Gunnison Avenue) and to also discuss rezoning the property to Public, Civil and Institutional Campus P-2. The location of the project site, 830 Gunnison Avenue, Grand Junction, Colorado, is depicted below:



830 Gunnison Ave Easement Vacation & Rezone Area Map

The neighborhood meeting will be conducted in the East Middle School building located at 830 Gunnison Avenue. Please enter the building on the south side (along Gunnison Avenue). Signs will be provided to direct you to the meeting room.

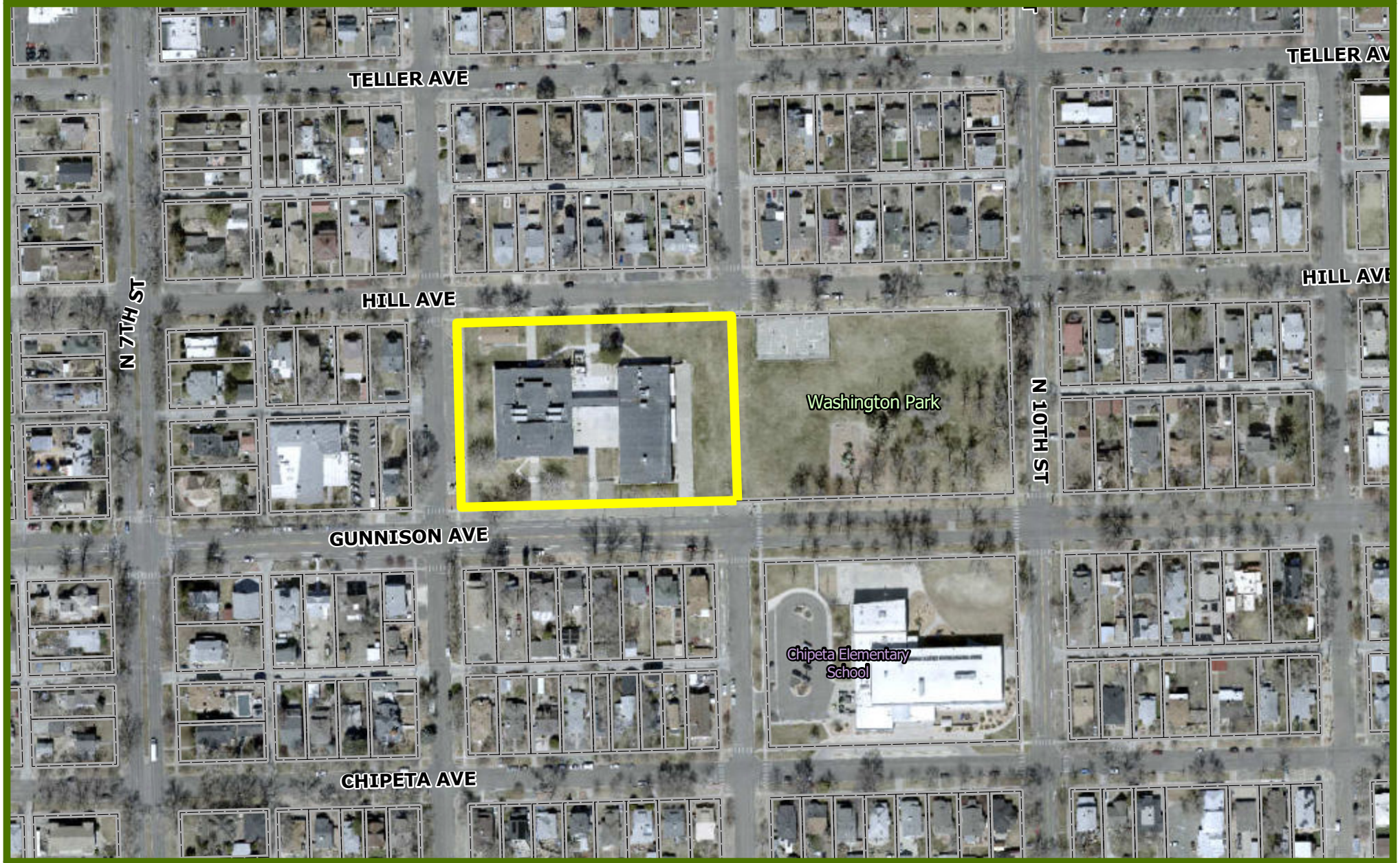
If you have any questions, please email Mark Austin at marka@austincivilgroup.com or give me a call at 970-242-7540.

Sincerely,

Austin Civil Group, Inc.

123 North 7th St ▪ suite 300 ▪ grand junction, colorado 81501 ▪ 970-242-7540 phone ▪ 970-255-1212 fax

East Middle School Property - Aerial



N

0 0.07 0.15 mi

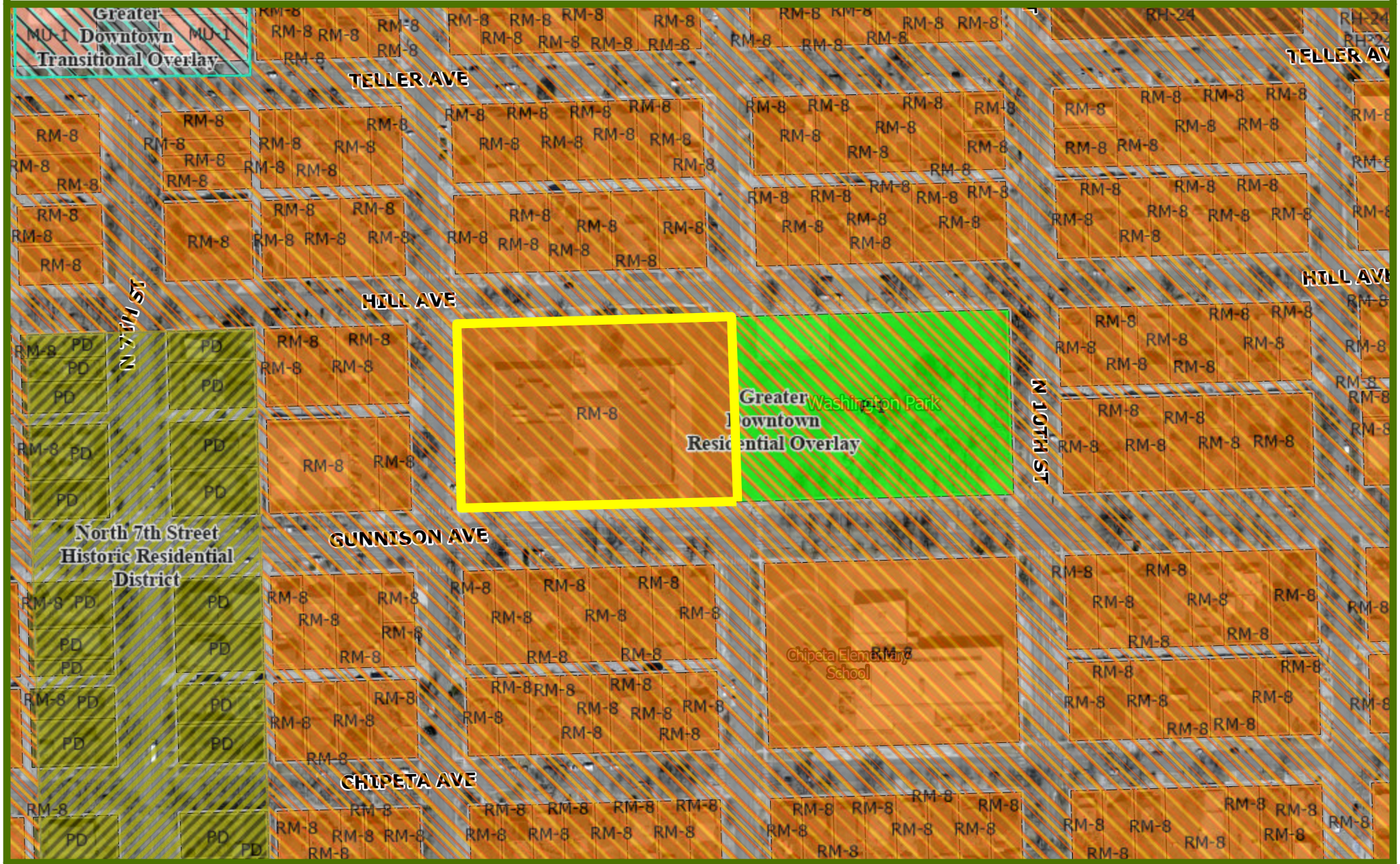
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1 inch equals 0 miles

Scale: 1:2,536

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

East Middle School Property - Zoning



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Printed: 6/25/2025

1 inch equals 0 miles

Scale: 1:2,536

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

East Middle School Property - Land Use



N

0 0.07 0.15 mi

Printed: 6/25/2025

1 inch equals 0 miles

Scale: 1:2,536

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

LEGAL DESCRIPTION

All Block 41 in City of Grand Junction Resurvey of Second Division, Together with that portion of vacated 9th Street described in Vacation Ordinance No. 1436 Recorded in Book 944, Page 638, Excluding the west 13.33 feet of Lots 1 and 32 of Block 41 of the City of Grand Junction (Original Townsite) for Street and Utility Right-of-Way purposes Recorded at Reception No.1396344, County of Mesa, State of Colorado

ORDINANCE NO.

AN ORDINANCE REZONING APPROXIMATELY 3 ACRES FROM RM-8 (RESIDENTIAL MEDIUM - 8) TO P-2 (PUBLIC, CIVIC, AND INSTITUTIONAL CAMPUS) ZONE DISTRICT LOCATED AT 830 GUNNISON AVE

Recitals:

The property owner, Mesa County Valley District 51, proposes a rezone from RM-8 (Residential Medium - 8) to P-2 (Public, Civic, and Institutional Campus) for 3 acres located at 405 25 Road.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code ("Code"), the Grand Junction Planning Commission recommended approval of changing the zoning from RM-8 (Residential Medium 8) to P-2 (Public, Civic, and Institutional Campus) for the property, finding that it is consistent with the One Grand Junction Land Use Map ("Plan") designation of Residential Medium and the Plan's goals and policies and is generally compatible with the land uses located in the surrounding area.

After public notice and public hearing, The Grand Junction City Council finds that rezoning from RM-8 (Residential Medium 8) to P-2 (Public, Civic, and Institutional Campus) for the property is consistent with the vision, intent, goals and policies of the Plan. The City Council further finds that the request for rezone to the P-2 (Public, Civic, and Institutional Campus) zone district meets the stated criteria of Section 21.02.050(m)(3)(ii) of the Grand Junction Zoning and Development Code.

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

The Recitals are incorporated herein and in consideration of the same the following property is hereby duly and lawfully zoned to P-2 (Public, Civic, and Institutional Campus) on the zoning map.

All Block 41 in City of Grand Junction Resurvey of Second Division, Together with that portion of vacated 9th Street described in Vacation Ordinance No. 1436 Recorded in Book 944, Page 638, Excluding the west 13.33 feet of Lots 1 and 32 of Block 41 of the City of Grand Junction (Original Townsite) for Street and Utility Right-of-Way purposes Recorded at Reception No.1396344, County of Mesa, State of Colorado

DRAFT

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

ADOPTED on second reading 6th day of August 2025 and ordered published in pamphlet form.

_____
Cody Kennedy
President of the Council

ATTEST:

_____
Selestina Sandoval
City Clerk

DRAFT

Grand Junction City Council

Regular Session

Item #2.a.iv.

Meeting Date: July 16, 2025

Presented By: Thomas Lloyd, Senior Planner

Department: Community Development

Submitted By: Thomas Lloyd, Senior Planner

Information

SUBJECT:

Introduction of an Ordinance Vacating Approximately 7,772 Square Feet of a 20-foot-wide Alley Right-of-Way Located at 830 Gunnison Avenue Between N. 8th Street and the Vacated N. 9th Street Right-of-Way Adjacent to Washington Park, and Setting a Public Hearing for August 6, 2025

RECOMMENDATION:

The Planning Commission heard this request at the July 8, 2025, meeting and voted (7-0) to recommend approval of the request with the conditions included in the staff report.

EXECUTIVE SUMMARY:

Mesa County Valley District 51 (District 51) is initiating a request to vacate a 20-foot-wide public alley right-of-way totaling approximately 7,772 square feet located at 830 Gunnison Ave. The former East Middle School building is constructed above the 20-foot alley, with the alley running through the middle of the school building and gym. It is unclear why District 51, or a former version of the school district, built the school in the City's alley. Vacating the alley will give District 51 ownership of the area and support long-term facility planning.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The alley proposed for vacation is a public right-of-way currently owned by the City. It runs east-west between Hill Avenue and Gunnison Avenue and runs through the property at 830 Gunnison Avenue. The right-of-way is 20 feet in width and approximately 7,772 square feet in area. The alley was dedicated in 1905 as a public right-of-way as part of Block 41 and depicted on the Plat of Resurvey of Second Division of City of Grand Junction, Reception Number 54332.

District 51 is initiating this request to obtain ownership of the property. The existing building was constructed in 1970. Vacating the alley will clean up the site for District 51 ownership by removing a redundant public right-of-way that currently bisects the property. Given the City's lack of operational need for the alley, staff believe the vacation is in the public's interest. There are no utilities located within the alley.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed rezone request was held at East Middle School on April 3, 2025, at 5:30 pm, in accordance with Section 21.02.030(c) of the Zoning and Development Code. City staff were present with the applicant and their consultants, along with 38 attendees. Information was presented regarding the request, the timeline of the request, opportunities for public comment, and public notifications for the associated rezone request.

Notice was provided consistent with the provisions in Section 21.02.030(g) of the Zoning and Development Code. The subject properties were posted with a public hearing notice sign on April 30, 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 property on June 27, 2025. The notice of this public hearing was published June 28, 2025, in the Grand Junction Daily Sentinel. An online presentation with the opportunity for public comment was held between July 1, 2025, and July 7, 2025, through the GJSpeaks platform.

ANALYSIS

The criteria for review are set forth Section 21.02.050(p)(2)(iii)(B) of the Zoning and Development Code, which provides that a request to vacate a public right-of-way shall be reviewed in light of the following:

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

The proposed alley vacation is consistent with multiple guiding principles and goals of the One Grand Junction Comprehensive Plan, including those related to efficient land use, intergovernmental cooperation, and leveraging City-owned assets for public benefit. Specifically, the proposal advances Plan Principle 11.3.h – City Real Estate, which calls for the City to "leverage underutilized City facilities and real estate assets to provide community benefits such as childcare, supportive housing, and economic development." By vacating a segment of right-of-way that no longer serves a City function, the City is providing the property for District 51 to utilize for public benefit. Its removal eliminates right-of-way that is not needed as the property is being utilized and gives ownership of the area to the school district for the future.

The vacation reflects an efficient and strategic land use decision that supports coordinated planning between local government entities, promotes community-serving uses, and aligns with the City's broader vision for sustainable and responsive land management.

Staff determine that this criterion has been met.

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

All surrounding properties are owned by District 51. No parcels will be landlocked as a result of the vacation. Staff determine that this criterion has been met.

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

The vacation will not restrict access to any adjacent parcels. The alley runs east-west between Hill Avenue and Gunnison and is currently unused for access purposes due to the fact that a building exists over it. District 51 owns all the properties abutting the alley, and thus will not be adversely affected by the removal of alley access. Staff determine that this criterion has been met.

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

Utility review agencies have not expressed concerns about the proposed vacation, as there are no utilities in the alley. The Fire Department had no issues with the alley vacation because there is no access to the alley. With no change to public safety or utility access, the vacation poses no adverse impacts on the health, safety, or welfare of the general community. Staff determine that this criterion has been met.

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

The proposed alley vacation will not inhibit the continued provision of public facilities or services to any adjacent or nearby properties.

There does appear to be a portion of the sanitary sewer that serves the school in the alley area. To maintain access to that manhole, staff recommend that the vacation be conditioned on receiving an easement for that portion of the sewer in the existing alley. No other public utilities—such as water, stormwater, or electric—are located within the alley, and no utility review agencies raised objections during the interdepartmental review.

From a public safety and emergency services standpoint, the vacation does not change access to existing structures or impede emergency response capabilities. The Grand Junction Fire Department has reviewed the proposal and did not identify any concerns, as emergency response routes will not be altered and the alley is not relied upon for fire access or staging. The vacation does not compromise access to utilities, emergency services, or public operations.

Staff determine that this criterion has been met.

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

The vacation of this alley will not hinder any ongoing or anticipated public or City functions. Currently, the alley does not serve a purpose for the City and, therefore, will not hinder public and City functions. By vacating the alley, the City removes a redundant public right-of-way with a structure built over it that no longer serves a purpose. In addition, the vacation provides ownership to the School District and simplifies site planning for School District 51 by consolidating land into a cohesive site for future educational or institutional uses.

STAFF RECOMMENDATION, FINDING OF FACT, AND CONDITIONS

After reviewing the request to vacate the East Middle School Alley Vacation, as set forth in the attached description and sketch, City file number VAC-2025-245, located at 830 Gunnison Avenue between N 8th Street and the vacated N 9th St right-of-way adjacent to Washington Park:

The request conforms with Section 21.02.050(p) of the Zoning and Development Code.The Planning Commission heard this request at the July 8, 2025, meeting and voted (7-0) to recommend approval of the request with the following conditions:

1. The vacation shall not be effective until a sanitary sewer easement has been granted to the City with terms satisfactory to City staff by District 51 for the sewer line that is on District 51's property that includes a portion of the sewer lines that runs through a portion of the vacated area.

2. The vacation ordinance shall be void if the above condition has not been met within one year of the City Council’s approval of the vacation.

FISCAL IMPACT:

The fiscal impact is currently being analyzed by staff which is the value of the real property being vacated. The value will be determined by the time of the publication of the August 6th agenda.

SUGGESTED MOTION:

I move to introduce an ordinance vacating an alley right-of-way located between Hill Ave and Gunnison Ave and set a public hearing for August 6, 2025.

Attachments

1. Development Application
2. Legal Description and Exhibit
3. SiteMap
4. Draft Ordinance - East Middle School Alley Vacation

CITY OF Grand Junction COLORADO
COMMUNITY DEVELOPMENT

Development Application

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

Petition For: Vacation - Right-of-way

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

Existing Land Use Designation		Existing Zoning	
Proposed Land Use Designation		Proposed Zoning	

Property Information

Site Location:	830 Gunnison Avenue	Site Acreage:	3.0
Site Tax No(s):	2945-141-22-001	Site Zoning:	RM-8
Project Description:	Vacate 20-ft Alley x 408-ft long through the 830 Gunnison Avenue property		

Property Owner Information		Applicant Information		Representative Information	
Name:	Mesa County Valley School Dis	Name:	Mesa County Valley School Dis	Name:	Austin Civil Group, Inc.
Street Address:	2115 Grand Avenue	Street Address:	2115 Grand Avenue	Street Address:	123 N. 7th Street
City/State/Zip:	GJ, CO 81501	City/State/Zip:	GJ, CO 81501	City/State/Zip:	GJ. CO 81501
Business Phone #:	970-254-5105	Business Phone #:	970-254-5105	Business Phone #:	970-242-7540
E-Mail:	clint.garcia@d51schools.org	E-Mail:	clint.garcia@d51schools.org	E-Mail:	marka@austincivilgroup.com
Fax #:	--	Fax #:		Fax #:	
Contact Person:	Clint Garcia	Contact Person:	Clint Garcia	Contact Person:	Mark Austin
Contact Phone #:	970-254-5105	Contact Phone #:	970-254-5105	Contact Phone #:	970-242-7540

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

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

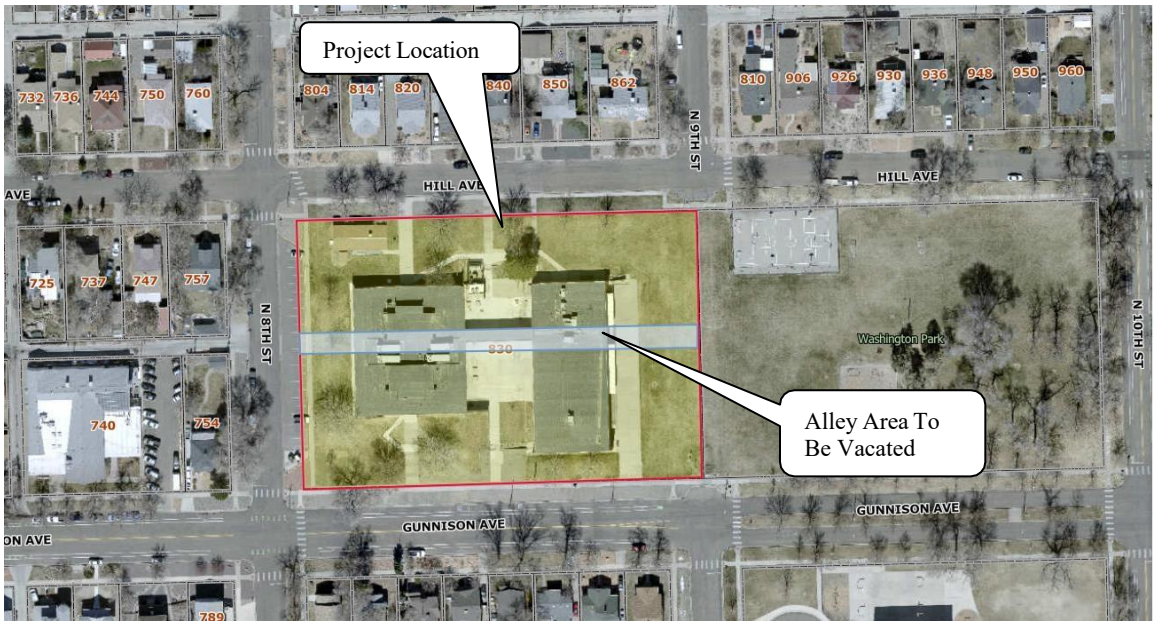
Signature of Person Completing the Application: [signature] Date: 4.11.25

Signature of Legal Property Owner: [signature] Date: 4.11.25

General Project Report
for
Alley Vacation At 830 Gunnison Avenue

Project Description

This submittal requests approval to vacate a 20-ft wide by 408-ft long alley which runs east to west on the property located at 830 Gunnison Avenue in Grand Junction, Colorado. The approximate location of the alley to be vacated is depicted in the air photograph below:



830 Gunnison Avenue Alley Vacation Area Map

The site is the location of the East Middle School which is owned by Mesa County Valley School District No 51. The 20-ft alley runs through the middle of the current school building and gym.

The East Middle School was constructed in 1970 and it's unclear what arrangements or agreements were made to allow the school to be constructed over the alley. The alley was platted as part of the original Town of Grand Junction plat in the early 1880s.

The 20-ft wide strip of land currently has no public utilities.

Section 21.02.050(o) of the City of Grand Junction Land Development Code provides the criteria that shall be met for vacation of easement area. The criteria include the following:

21.02.050(p)(2)(iii)(B)(a): The vacation is in conformance with the Comprehensive Plan, Grand Junction Circulation Plan, and other adopted plans and policies of the City; Response: The proposed vacation of the alley at this location will not impact any proposed Grand Junction Circulation Plans, Policies, or impact the Comprehensive Plan, or any adopted plans or policies;

General Project Report
for
Alley Vacation At 830 Gunnison Avenue

21.02.050(p)(2)(iii)(B)(b): No parcel shall be landlocked as a result of the vacation;
Response: Vacation of this alley area will not result in any landlocked condition.

21.02.050(p)(2)(iii)(B)(a): Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive, or reduces or devalues any property affected by the proposed vacation;
Response: The proposed alley vacation will not impact access to any land parcel. This alley has had a building constructed over it for fifty-five years.

21.02.050(p)(2)(iii)(B)(d): There shall be no adverse impacts on the health, safety, and/or welfare of the general community, and the quality of public facilities and services provided to any parcel of land shall not be reduced, including, but not limited to, police and fire protection and utility services;
Response: This vacation will not impact health, safety or welfare as it is located on private property, has never been used, and is no longer needed.

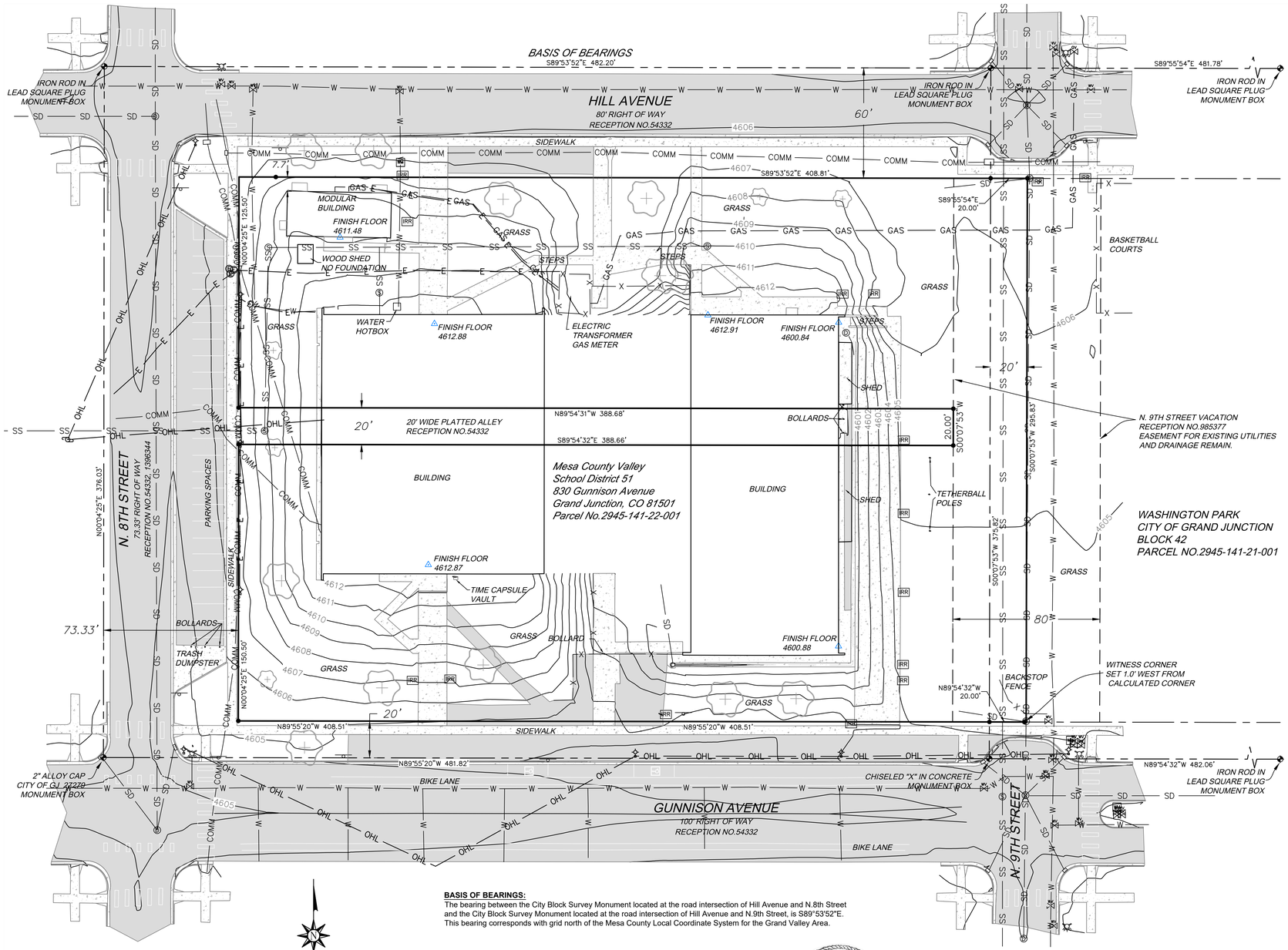
21.02.050(p)(2)(iii)(B)(e): The provision of adequate public facilities and services to any property as required in GJMC 21.05.020 shall not be inhibited by the proposed vacation; and
Response: This vacation will not impact health, safety or welfare as it is located on private property, has never been used, and is no longer needed.

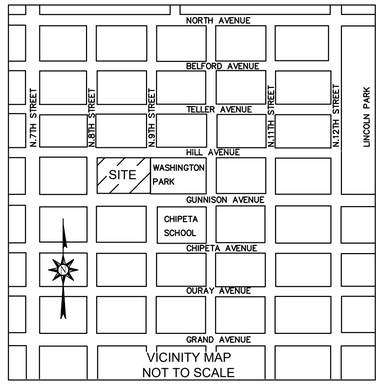
21.02.050(p)(2)(iii)(B)(f): The proposal shall not hinder public and City functions.
Response: The proposed vacation will not hinder public or city functions. The easement has never been used and is no longer needed because a building has been located over the area for the past fifty-five years.

For assistance in reviewing the Improvement Survey, please contact 970-244-1430

IMPROVEMENT SURVEY PLAT

Block 41 of Plat of Resurvey of Second Division of City of Grand Junction (Reception No.54332)
NE 1/4 of Section 14, Township 1 South, Range 1 West, Ute Meridian,
City of Grand Junction, Mesa County, Colorado





SURVEY NOTES:

1. Title information provided by Fidelity National Title, File No. 200-F09906-24, Dated August 9, 2024 and the Mesa County Assessor - Real Property Public Information System.
2. The location of underground utilities as shown on this plat are based on visible surface evidence and utility markings. Actual locations of utilities may vary and should be verified prior to any construction.
3. The bearings and distances shown hereon represent the results of the Legal Description rotated to grid north of the Mesa County Local Coordinate System for the Grand Valley Area with respect to the physical locations of accepted survey monuments.
4. According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

PARCEL DESCRIPTION:

All Block 41 in City of Grand Junction Resurvey of Second Division,
Together with that portion of vacated 9th Street described in
Vacation Ordinance No.1346 Recorded in Book 944, Page 638.
Excluding the West 13.33 feet of Lots 1 and 32 of Block 41 of the
City of Grand Junction (Original Townsite) for Street and Utility
Right-of-Way purposes Recorded at Reception No.1396344,
County of Mesa, State of Colorado

LEGEND:

- SURVEY CONTROL MONUMENT
- SET 5/8" REBAR WITH 2" ALLOY CAP STAMPED CHRISTOPHER C. RANSIER PLS 38089
- BOUNDARY LINE
- SURVEY CONTROL LINE
- ADJOINER LINE
- EASEMENT
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FENCE
- WATER LINE
- GAS LINE
- ELECTRIC LINE
- OVERHEAD UTILITY LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- COMMUNICATION LINE
- IRRIGATION LINE
- CONTOUR
- ASPHALT
- CONCRETE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- STORM DRAIN MANHOLE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- IRRIGATION VALVE
- ELECTRIC METER
- ELECTRIC BOX
- UTILITY POLE
- GAS METER
- TELECOM PEDESTAL
- LIGHT POLE, LAMPOST
- TREES, BUSHES
- SIGN

BASIS OF BEARINGS:
The bearing between the City Block Survey Monument located at the road intersection of Hill Avenue and N.8th Street and the City Block Survey Monument located at the road intersection of Hill Avenue and N.9th Street, is S89°53'52"E. This bearing corresponds with grid north of the Mesa County Local Coordinate System for the Grand Valley Area.

CERTIFICATION:
I, Christopher C. Ransier, a registered Professional Land Surveyor in the State of Colorado, do hereby certify the Improvement Survey Plat represented hereon was performed by me or under my responsible charge; it is based upon my knowledge, information and belief; is in accordance with acceptable standards of practice and the laws of the State of Colorado. This statement is not a guarantee or warranty, either expressed or implied.

COLORADO LICENSED CHRISTOPHER C. RANSIER 38089 PROFESSIONAL LAND SURVEYOR

Christopher C. Ransier
Colorado PLS 38089

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

IMPROVEMENT SURVEY PLAT

NE 1/4 of Section 14,
Township 1 South, Range 1 West, Ute Meridian,
City of Grand Junction, Mesa County, Colorado

Surveyed by: CCR	Align Surveying, LLC
Drawn by: CCR	717 Centauri Drive
Job No: 1056924	Grand Junction, CO 81506
Date: May 21, 2025	970.623.1001 chris.ransier@gmail.com

A ▪ C ▪ G

Austin Civil Group, Inc.

Land Planning ▪ Civil Engineering ▪ Development Services

April 5, 2025

Mr. Thomas Lloyd, Senior Planner
City of Grand Junction
250 North 5th Street
Grand Junction, Colorado 81501

Re: 830 Gunnison Ave – East Middle School Vacation & Rezone Neighborhood Meeting Summary

Dear Mr. Lloyd:

The purpose of this letter is to document that a neighborhood meeting was conducted on April 3, 2025 at 5:30 PM, for the alley vacation and rezone of property located at 830 Gunnison Avenue, which is the East Middle School property.

There were 38 people that signed the attendance sheet at the meeting and a copy of the sign in sheet is attached to the summary letter. Clint Garcia, Eddy Mort and Dan Bunnell with Mesa Valley School District #51 attended the meeting, along with Daniel Gartner with Chamberlin Architects. Listed below is a summary of the items discussed at the meeting:

1. The School District conducted a topo and boundary survey on the property in 2024 as they were looking at options for the building and ADA access issues. As part of this boundary survey work, the title company was not able to find any recorded documents that formally vacated the original 20-ft alley that currently is located under the school.

2. Mark Austin explained the purpose of the alley easement vacation and presented the original 1880's subdivision plat for Grand Junction and where the easement was located in the original subdivision and where it fell inside the current East Middle School building.

3. The alley vacation has nothing to do with the Washington Park site and nothing will change at Washington park if the alley is vacated.

123 n. 7th street ▪ suite 300 ▪ grand junction, colorado 81501 ▪ 970-242-7540 phone ▪ 970-255-1212 fax

4. The East Middle School was constructed in 1970. It's unclear how the alley ownership was missed at that time and why this area wasn't addressed prior to the school construction.

5. The group asked why this alley vacation had to take place now. Mark Austin explained the City of Grand Junction owns the 20-ft alley which runs through the middle of the building owned by the school district and this ownership issue needs to be cleaned up so all of the property under the current building is owned by the school district.

6. Several of the neighbors believed this alley vacation was a way for the district to tear down the building and construct an alley through the property to build more residential units.

7. Mark Austin and Clint Garcia tried to explain to the group the alley vacation is only needed to clean up the ownership of the property.

8. Mark Austin stated when the project team met with the City of Grand Junction in the fall of 2024 to discuss the alley vacation and changes at the school, the City of Grand Junction stated the current zoning, RM-8 allowed for school uses, but administrative / office type uses were not permitted in the RM-8 zone district. The City asked the school district to rezone the property to allow for the administrative / office type uses. That is the second item being discussed tonight.

9. The current property, and the vast majority of properties around the site are zoned RM-8, with the exception of Washington Park, which is zoned P-1.

10. The rezoning options that would allow for a school and administrative type uses on the property best fit is the "Public, Civil and Institutional Campus" zone district, P-2.

11. Mark Austin provided a use table graph from the City code to show the uses in RM-8 and P-2 for Public / Private School and Office uses.

12. Clint Garcia explained that several other D51 facilities and support staff would be consolidated to this building location, including people from Basel T Knight, New Emerson, and other leased office building space facilities in the valley. It doesn't make sense to have an empty building at East Middle School when these other buildings are being leased and several of the other buildings are in poor condition.

13. The neighbors feel the rezone is being requested to allow them to construct residential apartments and not school type uses.

14. Mark Austin incorrectly stated that residential uses were not allowed in the P-2 zone district, but Thomas Llyod with the City corrected this statement and indicated this zone district did allow for residential densities of 8 to 12 units per acre.

15. The neighbors asked what the housing density of 8 to 12 units per acre would look like. Mark Austin stated that R-8 density is typically some type of attached product and not stand along singlefamily homes. Mark Austin stated the zoning of the neighborhood properties is RM-8, but the actual density is probable closer to 6 units per acre.

16. The group was concerned rezoning the property will allow the school district to sell the land or to develop the property for residential development.

17. Dan Bunnell with D51 stated he's worked out of the building for a long time and a lot of the programs he manages would be working out of this building. Staff like school nurses and counselors which work at the schools in the district, but also need an office would be placed here.

18. The neighbors asked about the gym and if it would continue to be used. Clint Garcia indicated the gym will continue to be used by D51 students and is also available for City program type uses when D51 isn't using it.

19. The neighbors are concerned D51 will sell the property and the property will get developed to residential uses. Dan Bunnell and Daniel Gartner both stated the hope is that this facility can continue to be used for administrative support until such time the student population increases and this facility can then be easily converted back to a school.

20. The neighbors asked who benefits from rezoning the property. Mark Austin responded the rezone is being requested by the City of Grand Junction and D51 is trying to comply with their request.

21. The neighbors asked how many administrative staff may be at the location and the district responded that it could be in the 80 to 100 range and explained the majority of employees are at the schools, but they will be in and out of this location all day. There's approximately 86 parking along the streets at the school and Washington park.

22. The neighbors asked if the school intended to build a parking lot east of the school. D51 responded they preferred not to do that as they would rather spend that money elsewhere, but if the parking became an issue with their staff and the neighbors, it could be an option. They would prefer to look at providing more diagonal on street parking solutions first.

23. The neighbors asked D51 to consider having more meetings directly with the neighborhood to keep them informed.

24. Thomas Llyod stated the rezone and vacation process is about a 3-to-4-month long process. The neighbors within 500-ft of the site will get a card in the mail explaining to them how they can review the application and provide comments, as well as the dates for the planning commission and city council hearings and they are welcome to come and comment at these meetings.

The meeting concluded at approximately 7:00 PM.

It's my opinion the neighbors understand why the alley vacation is needed and supported the request.

It's my opinion that the neighbors are skeptical about the rezone request because they feel like the goal of the rezone is to allow more housing.

Please let me know if you have any additional questions, please give me a call at the number below.

Sincerely,



Austin Civil Group, Inc.
Mark Austin, P.E.
President

Attachments: Sign In Sheet

830 GUNNISON AVE NEIGHBORHOOD MEETING

	NAME	ADDRESS	EMAIL
	VIRGINIA QUECH FERRIDAY	747 HILL AVENUE	
	MARILYN ROBINSON	710 HILL AVENUE	mgr6010@gmail.com
	Dorothy Epe	731 Teller	
	Lynda Fine	826 N 7th Street	
	Ronald Southerland	750 N 7th St	
	D Plunkett & John Sasso	1102 Gunnison Ave	
	D. ORORARK	1012 GUNNISON AVE	
	K. DARCHT	1012 " "	
	Jeff Warner	830 Hill Ave	jeffjwarner@gmail.com
10	Janet Hollingsworth	847 Gunnison Ave	
	Michelle D'Agostino	1021 Gunnison Ave	
	Leah Friday	862 Hill Ave	leahannfriday@gmail.com
	Retta Brueggen	1715 White Ave	Retta.brueggen@gmail.com
	SANDRA TINSMAN	827 GUNNISON	SJTINSMAN@GMAIL.COM
	BEN Herman	" "	BHB6559@gmail
	Megan Wilson Sherbow	919 Chipeta	meganshe-berow@gmail.com
	Elaine Rae	840 Chipeta	elainerae@gmail.com
	George Rae	840 Chipeta	Georgerae40@hotmail.com
20	Teresa Abeyta	861 Gunnison	teresaabeyta@gmail.com
21	Levi Higgs	861 Gunnison	
	John Craig + Lily Cain	950 Hill Ave	johnhcraig81@gmail.com
	Richard + Muriel Edwards	817 Gunnison	richiedwards@live.com
	Abram Herman	825 White	abram.herman@gmail
	Josefa DC Stephan	1103 GUNNISON AVE.	josefastephan@gmail.com
	Sheila Hurd	1030 Gunnison Ave	hurd.sheila@gmail.com
	Kate Holmes	1045 GUNNISON AVE	katebholmes@gmail.com
	Kevin Kerr	1025 GUNNISON Ave	KIKCIUGJ@ICLOUD.com
	Chris Smith	760 Teller Ave	Coastersaved1283@Yahoo
30	Jenny Nitsky	1620 Grand Ave	~~ahnaadair~~
	Anna Adair	855 Gunnison Ave	ahnaadair@gmail.com
	Jonathan Hinkle	625 N. 11th St.	email.hinkle@gmail.com
	Henry [illegible]	1620 Grand Ave	henry6[illegible]@gmail.com
	Althea Zyvan	somewhere	50mtingelsomthing.
	Florence Zyvan	somewhere	somethingelsomthing
	Orin Zyvan	559 Hill Ave	orin@zyvan.net
	Stina Sieg	1030 Chipeta Ave	stinawork@gmail.com
30	Luke Runyon	623 N 8th St.	luke.runyon@gmail.com

For assistance in reviewing the Legal Description and Map Exhibit, please contact 970-244-1430

EXHIBIT A
ALLEY VACATION

An Alley right of way dedicated on Plat of Resurvey of Second Division of City of Grand Junction recorded at Reception No.54332 in the office of the Clerk and Recorder of Mesa County, lying entirely within Block 41 of said Plat of Resurvey situated in the NE1/4 of Section 14, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, more particularly described as follows:

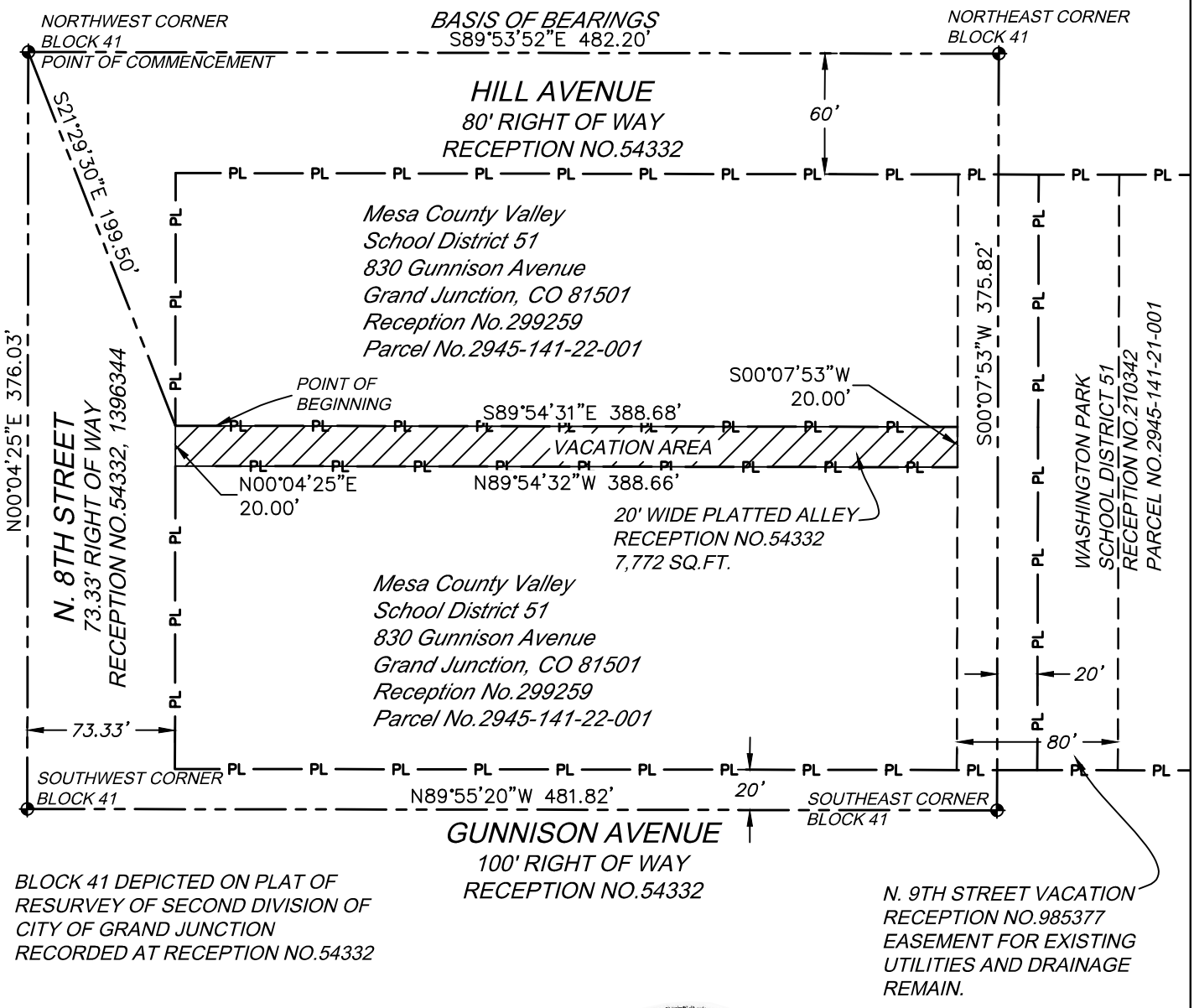
Commencing at the Northwest corner of Block 41 of said Plat of Resurvey, whence the Northeast corner of Block 41 of said Plat of Resurvey bears S89°53'52”E with all bearings contained herein being relative thereto;
thence S21°29'30”E, a distance of 199.50 feet to the Point of Beginning;
thence S89°54'431”E, a distance of 388.68 feet;
thence S00°07'53”W, a distance of 20.00 feet;
thence N89°54'32”W, a distance of 388.66 feet;
thence N00°04'25”E, a distance of 20.00 feet to the Point of Beginning.

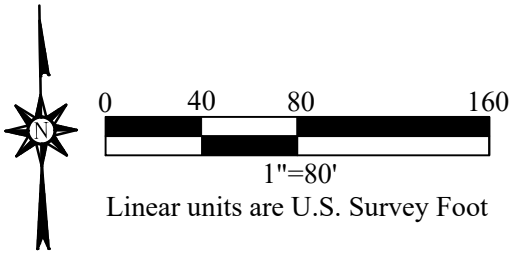
Said parcel contains 7,772 Square Feet as described herein.



Christopher C. Ransier
Colorado PLS 38089
Align Surveying, LLC
717 Centauri Drive,
Grand Junction, CO 81506
970-623-1001

EXHIBIT B
ALLEY VACATION





Linear units are U.S. Survey Foot



LEGEND:

- SURVEY CONTROL LINE
- PROPERTY LINE
- EASEMENT LINE

Christopher C. Ransier
Colorado PLS 38089
Align Surveying, LLC
Grand Junction, CO 81506
970-623-1001

Job #:10569242	Date:05/21/2025

Align Surveying, LLC
717 Centauri Drive
Grand Junction, CO 81506
970.623.1001
chris.ransier@gmail.com

Site Map



N

0 0.05 0.1 mi

Printed: 6/30/2025

1 inch equals 0 miles

Scale: 1:1,880

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE VACATING AN ALLEY RIGHT-OF-WAY LOCATED BETWEEN HILL AVE AND GUNNISON AVE

Recitals:

Mesa County Valley District 51 has requested vacation of public right-of-way. The existing right-of-way for the alley was dedicated in 1905 as a public right-of-way as part of Block 41 and depicted on the Plat of the Resurvey of the Second Division of the Town of Grand Junction, Reception Number 54332. The proposed right-of-way vacation will have no impact on public facilities or services provided to the public because they will continue to exist within a utility easement retained on the western end of the right-of-way.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, and upon recommendation of approval by the Planning Commission, the Grand Junction City Council finds that the request to vacate a portion of alley public right-of-way, is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.050 of the Grand Junction Municipal Code.

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

An Alley right of way dedicated on Plat of Resurvey of Second Division of City of Grand Junction recorded at Reception No.54332 in the office of the Clerk and Recorder of Mesa County, lying entirely within Block 41 of said Plat of Resurvey situated in the NE1/4 of Section 14, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, more particularly described as follows:

Commencing at the Northwest corner of Block 41 of said Plat of Resurvey, whence the Northeast corner of Block 41 of said Plat of Resurvey bears S89°53'52”E with all bearings contained herein being relative thereto;

thence S21°29'30”E, a distance of 199.50 feet to the Point of Beginning; thence S89°54'31”E, a distance of 388.68 feet;

thence S00°07'53”W, a distance of 20.00 feet;

thence N89°54'32”W, a distance of 388.66 feet; thence N00°04'25”E, a distance of 20.00 feet to the Point of Beginning.

Said parcel contains 7,772 Square Feet as described herein and depicted on Exhibit B.

DRAFT

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

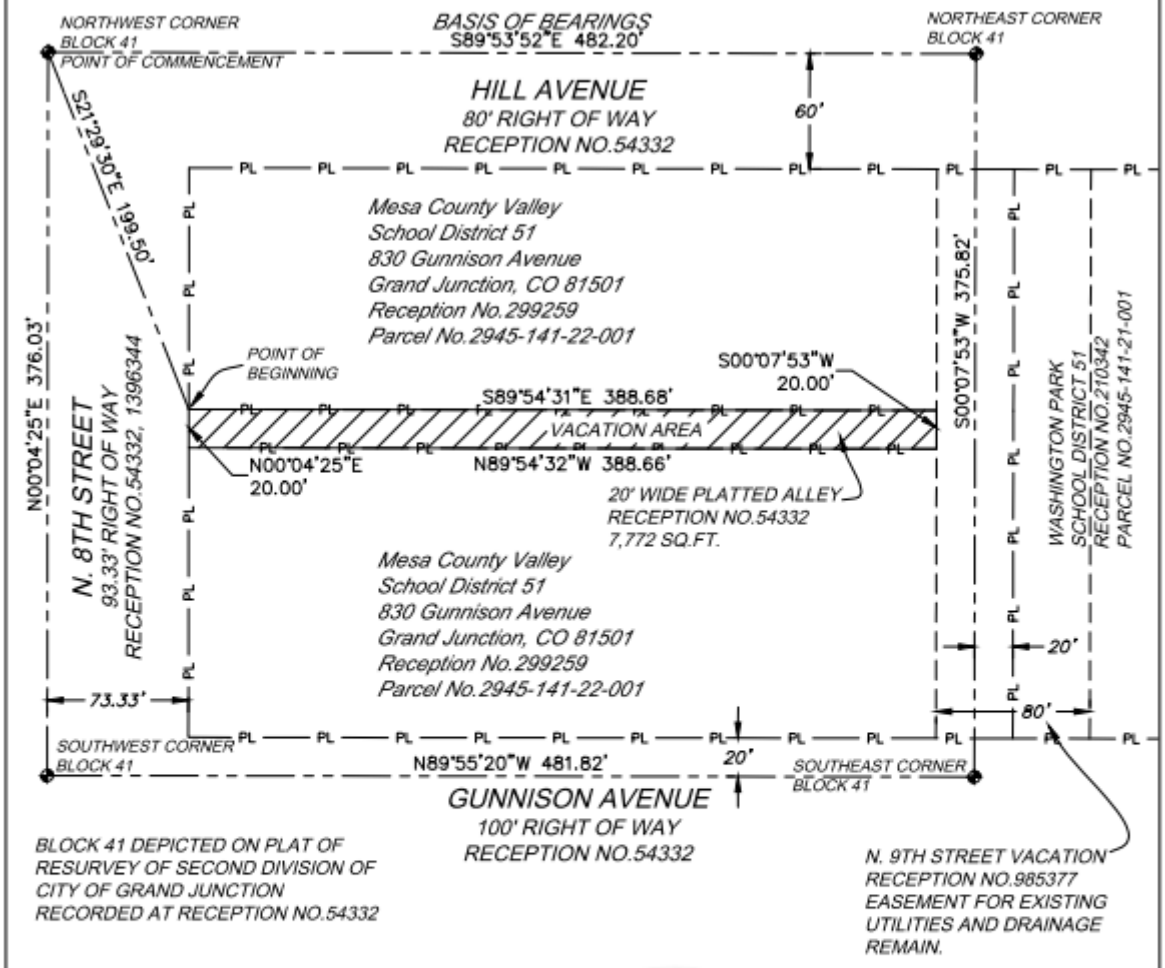
Adopted on second reading this 6th day of August 2025 and ordered published in pamphlet form.

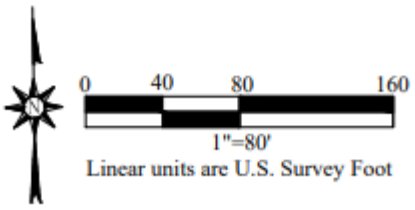
ATTEST:

_____	_____
Selestina Sandoval	Cody Kennedy
City Clerk	City Council President

DRAFT

EXHIBIT B
ALLEY VACATION





LEGEND:

- SURVEY CONTROL LINE
- PROPERTY LINE
- EASEMENT LINE



Christopher C. Ransier
Colorado PLS 38089
Align Surveying, LLC
Grand Junction, CO 81506
970-623-1001

Job #:10569242	Date:06/09/2025

Align Surveying, LLC
717 Centauri Drive
Grand Junction, CO 81506
970.623.1001
chris.ransier@gmail.com

Grand Junction City Council

Regular Session

Item #3.a.

Meeting Date: July 16, 2025

Presented By: Randi Kim, Utilities Director

Department: Utilities

Submitted By: Anne Opitz
Jamie B. Beard, Assistant City Attorney

Information

SUBJECT:

Authorize the City Manager, on Behalf of the City for the Persigo Wastewater Treatment Plant at 2145 River Road, to Enter into a Boundary Line Agreement with Donna and Martin Azcarraga, Owners of the Parcel Abutting on the East of the City Property and Ratify the Actions of Staff to Date in Negotiating the Agreement

RECOMMENDATION:

Authorize the City Manager, on behalf of the City for the Persigo Wastewater Treatment Plant at 2145 River Road, to enter into a Boundary Line Agreement with Donna and Martin Azcarraga, owners of the parcel abutting on the east of the City property and ratify the actions of staff to date in negotiating the agreement.

EXECUTIVE SUMMARY:

During the Phase 1 Expansion Project of the Persigo Wastewater Treatment Plant, an improvement survey was completed. It was determined that there were discrepancies regarding the boundary between the City of Grand Junction's parcel and Martin & Donna Azcarraga's parcel to the east. There are a couple of older fences on the eastern portion of the parcel. A survey completed for the Azcarragas on their property indicates there is a gap between the two properties. The survey completed by the City indicated that the deeds showed an overlap between the properties. The City of Grand Junction ("City") intends to invest in a new security fence for the facilities and wanted to place the fence on its property line. Before spending additional funds, the City determined it was best to clarify the disputed boundary line with an agreement.

BACKGROUND OR DETAILED INFORMATION:

During the Phase 1 Expansion Project of the Persigo Wastewater Treatment Plant, an improvement survey was completed. It was determined that there were discrepancies

regarding the boundary between the City of Grand Junction's parcel and Martin & Donna Azcarraga's parcel to the east. There are various older fences on the eastern portion of the parcel. A survey completed for the Azcarragas on their property indicates there is a gap between the two properties. The survey completed by the City indicated that the legal descriptions within the deeds for both parcels show an overlap between the properties. The City of Grand Junction ("City") intends to invest in a new security fence for the facilities and wants to place the fence on its property line. Before spending additional funds on fencing, the City determined it was best to clarify the disputed boundary line with an agreement.

City staff have discussed the possibilities of resolution with the Azacarraga's son, Andy Azzcarraga. The Azcarragas offered to resolve the matter with the boundary being designated just to the west of the area used for their parcel as a dirt driveway. The proposed boundary was then staked and agreed upon. The proposed boundary is only slightly into the land area described within the City's deed for its property. The City benefits greatly from the resolution of the boundary issue by having a definite boundary and not incurring the time, cost, and unknown outcome of a legal dispute before a court.

The city surveyor and project manager have completed a survey and review of documents and exhibits for the expansion, and both recommend that the City enter into the agreement.

FISCAL IMPACT:

Funding for the Phase 1 Wastewater Treatment Plant Expansion Project is included in the 2025 Adopted Budget for the Sewer Fund. The draft boundary line agreement does not include payment of a fee to the Azcarragas in exchange for the boundary line adjustment and, therefore, will not have a fiscal impact on the project.

SUGGESTED MOTION:

I move to authorize the City Manager, on behalf of the City for the Persigo Wastewater Treatment Plant at 2145 River Road, to enter into a Boundary Line Agreement with Donna and Martin Azcarraga, owners of the parcel abutting on the east of the City property and ratify the actions of staff to date in negotiating the agreement.

Attachments

1. Azcarragas BOUNDARY agr draft
2. Agreement Line Description
3. Agreement Line Exhibit Rev3
4. Exhibit showing location of Persigo Deed line and Final Agreed line

BOUNDARY LINE AGREEMENT

This Boundary Line Agreement ("Agreement") made this _____ day of _____ 2025, by and between Martin Azcarraga and Donna Azcarraga, whose mailing address is P.O. Box 2072, Grand Junction, CO 81502 as joint tenants ("Azcarragas") and City of Grand Junction, a home rule municipality, whose address is 250 N. 5th Street, Grand Junction, CO 81501 ("City"). Collectively the Azcarragas and the City may be referred to as the "Parties":

RECITALS:

WHEREAS, the Azcarragas are the fee owners of that certain parcel of land situated, lying, and being in the City of Grand Junction, in the County of Mesa, State of Colorado, and addressed as 2155 River Road, Grand Junction, CO 81505, and more fully described in the warranty deed recorded in the records of the Mesa County Clerk and Recorder at Reception No. 1908869 ("Azcarrags' Parcel");

WHEREAS, the City is the fee owner of that certain parcel of land situated, lying, and being in City of Grand Junction, County of Mesa and State of Colorado, addressed as 2145 River Road, Grand Junction, CO 81505, and more fully described in the warranty deed recorded in the records of the Mesa County Clerk and Recorder at Reception No. 1139113 ("City's Parcel");

WHEREAS, the Azcarragas' Parcel and the City's Parcel are adjoining, and a question has arisen as to the exact location of the boundary line between the respective lands of the Parties due to possible deed description overlaps, a survey showing a gap, and various fences that are on the ground, the Parties are desirous of fixing and making said boundary line more certain and definite;

NOW THEREFORE, in consideration of the mutual covenants herein stated and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged by both Parties, the Parties hereto do for themselves, their respective heirs, legal representatives, successors, and assigns, covenant, consent, and agree that the boundary line between the lands of the Parties shall be and hereby is declared to be as described on Exhibit A attached hereto and graphically represented on Exhibit B both are incorporated herein ("Boundary Line").

This Agreement has been executed by the Parties voluntarily and in accordance with the specific provisions of C.R.S. 38-44-112, to determine and permanently establish by written agreement of all parties thereby affected the line and boundary between the Azcarraga Parcel and City Parcel.

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The Parties hereby represent each to the other that each is the owner of their respective property as described herein, that each has the full power and authority to enter and execute this Agreement, and that no other owner, lessee, lienor or mortgagee has any right, title or interest in the respective properties.

This Agreement shall be recorded in the real estate records in the office of the Clerk and Recorder of Mesa County, Colorado as an instrument affecting real estate, shall run with the land as a covenant burdening and benefiting both the Azcarraga Parcel and the City Parcel and shall inure to the benefit of and be binding upon the heirs, successors, assigns and personal representatives of the Parties hereto.

Azcarragas and City have each obtained the advice of their own legal and/or survey counsel regarding this Boundary Line Agreement or have knowingly declined to do so. The Parties understand and agree that the terms of this Agreement are enforceable and create legal relationships. Because this agreement was drafted by the City Attorney, in part to prevent the disputed area from becoming a nuisance to the City, the Parties agree that the rule of construing ambiguities against the drafter shall have no application.

For all purposes, the Azcarragas and the City agree that the true and correct boundary line henceforth between the Azcarragas Parcel and the City's Parcel shall be the line described and defined on the attached Exhibit A, and depicted on the attached Exhibit B. The Boundary Line shall remain the boundary line between the involved parcels regardless of the fences on the parcels at the time of signing this Agreement.

By execution of this Agreement, the Parties agree that the Azcarragas convey to the City any interest it may have in the land west of the Boundary Line and the City conveys to the Azcarragas any interest it may have in the land east of the Boundary Line without warranties of title. It is the Parties' intent that the adjoining real property which conflicts with the Boundary Line as established by this Agreement is conveyed one to the other. The Parties each reserve all water and water rights, ditch and ditch rights owned by them.

This Agreement shall be interpreted, construed and governed by the laws of the State of Colorado. Jurisdiction and venue for any action arising out of or under this Agreement and the interpretation, enforcement or determination of the rights and duties of the parties shall be in the Mesa County District Court.

This Agreement constitutes the entire and only agreement between the parties. All prior negotiations, agreements, representation and understandings, whether written or oral, are merged into and superseded by this Agreement and shall be of no force and effect.

This Agreement and all its provisions hereof shall be binding upon and inure to the benefit of the parties and their respective successors, assigns, legal representatives and heirs.

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IN WITNESS WHEREOF, the Azcarragas and the City have hereunto set their hands and seals the day and year first above written.

_____ _____

Martin Azcarraga Donna Azcarraga

State of Colorado :
: ss
County of Mesa :

The foregoing instrument was acknowledged before me this _____ day of_____ 2025 by Martin Azcarraga and Donna Azcarraga.

Witness my hand and official seal.

_____
Notary Public

City of Grand Junction:

By: _____
Michael Bennett, City Manager

State of Colorado :
: ss
County of Mesa :

The foregoing instrument was acknowledged before me this _____ day of _____ 2025 by Michael Bennett, as City Manager for the City of Grand Junction.

Witness my hand and official seal.

_____
Notary Public

DRAFT

Exhibit A

Agreement Line Description

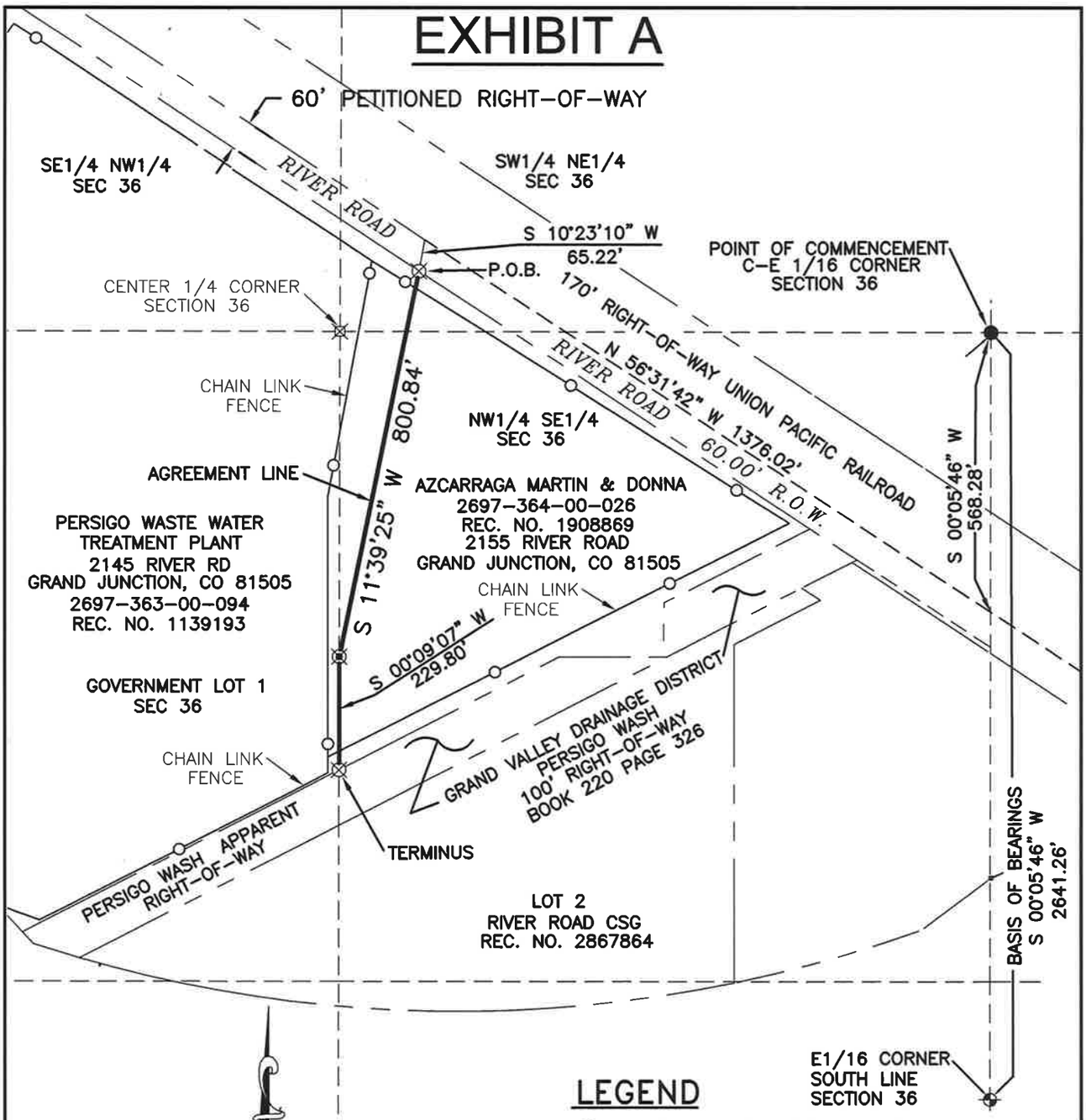
A line situate in the SW1/4 NE1/4 and the NW1/4 SE1/4 of Section 36 Township 1 North, Range 2 West of the Ute Meridian City of Grand Junction, County of Mesa, State of Colorado, more particularly described as follows.

Commencing at the Center East 1/16 Corner of said Section 36, whence the East 1/16 corner on the south line of said Section 36 bears S00°05'46"W, at a distance of 2,641.26 feet, with all bearings being relative thereto; thence S00°05'46"W, at a distance of 568.28 feet, to the southerly right-of-way of the Union Pacific Railroad; thence along said right-of-way, N56°31'42"W, a distance of 1,376.02 feet; thence S10°23'10"W, a distance of 65.22 feet, to the Point of Beginning, thence the following courses and distances;

1. Leaving said right-of-way S11°39'25"W, for a distance of 800.84 feet, to the East line of Government Lot 1 of said section;

2. Along said East line, S00°09'07"W, a distance of 229.80 feet, to the northwesterly corner of the Grand Valley Drainage District Right-of-Way described at Book 220 Page 326 of the Mesa County records, and the terminus.

EXHIBIT A



LEGEND

- MESA COUNTY SURVEY MARKER
- FOUND 3 1/4" BRASS CAP LS 2144
- FOUND 2 1/2" ALLOY CAP LS 29041
- SET 5/8" REBAR & 2" ALLOY CAP MARKED LS-38075 0.2' ABOVE GROUND
- FOUND NO. 5 REBAR NO CAP

P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT

0' 300' 600' 900'

HORIZONTAL SCALE: 1" = 300'

SURVEYOR'S STATEMENT

I, Jodie L Grein, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lien holders, or quality of title.

EXECUTED this 12th day of JUNE, 2025

COLORADO LICENSED JODIE L. GREIN 6-12-25 38075 PROFESSIONAL LAND SURVEYOR

Jodie L. Grein
Professional Land Surveyor
P.L.S. No. 38075

Rutland Consulting Engineers, LLC
405 Ridges Blvd. Suite A
Grand Junction, CO 81507
Voice: (970) 243-8300
Fax: (970) 241-1273
www.rcegj.com

EXHIBIT A
BOUNDARY LINE AGREEMENT

IN SECTION 36, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

Drawn	Designed	Checked	Proj#	Rv:	Sheet
JLG	JL	JAM	C3442		1

File Name: C:\PROJECTS\C3442\C3442ADJUST.DWG | Date 6/12/25 | Of 1

SEC 36

POINT OF BEGINNING

65.22'

CENTER 1/4 CORNER
SECTION 36

S 89°53'22" E 1327.78'

S 89°53'22" E 1320.60'

NORTH LINE OF NW1/4 SE1/4

POINT OF COMMENCEMENT
C-E 1/16 CORNER
SECTION 36

General Railroad Right-of-Way Act of 1875 (43 U.S.C. §§ 934-39)
70' RIGHT-OF-WAY UNION PACIFIC RAILROAD

N 56°31'42" W 324.23'

S 56°31'42" E 324.23'

60.00' RIGHT-OF-WAY
ROAD BOOK 1 PAGES 129-132

100.00'

70.00'

60.00'

S 00°05'46" W

NW1/4 SE1/4
SEC 36

DRISSEL SURVEY LINE

STAKED PERSIGO DEED LINE

LINE A

EDGE GRAVEL

EAST LINE GOVERNMENT LOT 1
S 00°09'07" W 1320.80'

OVERNMENT LOT 1
SEC 36

AZCARRAGA MARTIN & DONNA
2697-364-00-026
479,472 S.F.
11.007 Acres

Final Agreement Line

LINE B

LINE C

EDGE GRAVEL

GRAND VALLEY DRAINAGE DISTRICT
PERSIGO WASH
100' RIGHT-OF-WAY
BOOK 220 PAGE 326

FEE ROW

GRAND VALLEY DRAINAGE DISTRICT
100.00'

S 52°22" W 591.60'

LOT 2
RIVER ROAD CSG
REC. NO. 2867864

RIVER ROAD

Grand Junction City Council

Regular Session

Item #3.b.

Meeting Date: July 16, 2025

Presented By: Trenton Prall, Engineering & Transportation Director

Department: Engineering & Transportation

Submitted By: Kenneth Haley, Engineering Manager

Information

SUBJECT:

Authorize Reimbursement Agreement with Ute Water Conservancy District for Waterline Replacement as Part of Four Canyon Parkway Project

RECOMMENDATION:

Authorize the City Manager to enter into a Reimbursement Agreement with the Ute Water Conservancy District for Waterline Replacements as part of Four Canyons Parkway Project.

EXECUTIVE SUMMARY:

The Ute Water Conservancy District has waterline facilities in 25 Road that they would like to replace in conjunction with the City's Four Canyons Parkway Project. This agreement would agree to have the City's contractor complete the waterline replacements as part of the larger construction project and Ute Water reimburse the City for work. The proposed agreement will benefit both parties by consolidating the work into one contract to reduce overhead costs and reduce the impacts to the traveling public.

BACKGROUND OR DETAILED INFORMATION:

The City of Grand Junction has prioritized the Four Canyons Parkway Project as a critical corridor for the transportation network. Ute Water installed new waterlines along the F 1/2 Road corridor from 24 Road to 25 Road in advance of the construction of this new road section. The first phase of the Four Canyons Parkway Project was constructed in 2024 to connect 24 Road to 24 1/2 Road. The next phase of construction will extend from 24 1/2 Road to 25 Road and then continue south on 25 Road to Patterson Road. The waterline within this section of 25 Road is primarily a 12-inch asbestos concrete (AC) pipe that was constructed approximately 45 years ago. Ute Water desires to replace the aging waterline infrastructure in 25 Road prior to

reconstruction of the road surface planned as part of the Four Canyons Parkway Project Phase 2B.

The City intends to partner with Ute Water to consolidate the infrastructure improvements under one construction contract, which proposes to have the City's contractor for the road improvements install the waterline replacements while mobilized and performing similar work. This approach was selected for this phase in order to minimize impacts to the traveling public and share in the costs of common expenses such as traffic control. This agreement commits Ute Water to reimburse the City for the expenses related to the waterline replacements, which are estimated at up to $1,000,000 based on actual bid prices.

A construction contract for this work is on the agenda as a separate item for Council consideration on this same meeting. If approved, the construction would begin within the next month and take approximately 18-months to complete.

FISCAL IMPACT:

The City has sufficient funds allocated within the Transportation Capacity Funds in the 2025 Budget to execute the construction contract for the entire project. All expenses related to the waterline replacements will be directly reimbursed by Ute Water and will not increase the City's fiscal commitment to the project.

SUGGESTED MOTION:

I move to authorize the City Manager to enter into a Reimbursement Agreement with the Ute Water Conservancy District for Waterline Replacements as part of Four Canyons Parkway Project.

Attachments

1. Reimbursement Agreement - UTE Four Canyons Pkwy 2025

REIMBURSEMENT AGREEMENT

THIS REIMBURSEMENT AGREEMENT ("Agreement") dated this_____of _____, 2025 is between Ute Water Conservancy District 2190 H¼ Road, Grand Junction, CO 81505 ("Ute") and the City of Grand Junction ("City"), whose address is 250 N. 5th Street, Grand Junction, Colorado 81501.

Ute and the City may collectively be referred to as the "Parties" or separately as a "Party."

RECITALS:

A. Ute is the owner and operator of a domestic water system situated in Mesa County, Colorado referred to herein as the "Ute System."

B. The City is constructing a road known as the Four Canyons Parkway (FCP) at/near 25 Road. At/near the location of the FCP construction Ute has previously constructed a 12-inch waterline as part of the Ute System.

C. With the construction of the FCP, Ute has proposed to improve the Ute System by replacing the waterline and requested the City included it within the scope of work. Ute has agreed to reimburse the City the actual cost for that work. For purposes of this Agreement the new waterline shall be referred to as the "Project" and Ute's obligation to pay for the Project shall be referred to as the "Reimbursement."

D. Ute has reviewed and approved the plans, designs, and material specifications together with the means and methods of the construction, collectively the Plans for the Project. The Plans dated May 21, 2025 are incorporated by this reference as if fully set forth.

E. Subject to the City constructing the Project in accordance with the Plans, Ute will pay the Reimbursement to the City. As further provided herein, the Reimbursement will compensate the City for costs and/or expenses that the City incurs, including contracting costs, internal administrative time and legal, engineering, and other cost(s) or fees(s) paid or incurred by the City to construct the Project to completion and acceptance by Ute.

IN CONSIDERATION of the mutual promises set forth herein, and to confirm the Parties understanding and agreement they do hereby acknowledge and agree as follows:

1. The above Recitals are intended to state the intent of the Parties and shall constitute substantive terms of this Agreement. In addition, the Recitals shall form a basis to construe the several provisions hereof in the event that there is an ambiguity or the intent of the Parties is otherwise unclear. Any rule such that any ambiguities shall be construed against the drafter shall not apply to this Agreement; the Parties agree that each is fully capable of engaging its own attorney(s) and other expert(s) to understand and negotiate the terms hereof. The Parties agree that there is adequate consideration for the making and enforcement of this Agreement.

DRAFT

2. The City agrees to construct the Project to generally replace 3,110 feet of 12-inch waterline, 1,500 feet of 8-inch waterline, 800 feet of 6-inch waterline, and install all associated appurtenances for the domestic water facilities as the Project is shown and described on the Plans.

3. The City shall obtain any required prior approvals in the name of the City as deemed necessary by the City for the construction of the Project. By and with its signature on this Agreement Ute shall be deemed to have fully consented to the Project, the Plans and the Reimbursement.

4. Within 30 days of completion and acceptance of the Project Ute agrees to the Reimbursement owed to the City. The City shall be entitled to be paid for the reasonable and necessary costs incurred for construction, construction administration and oversight, as approved by the City Project Engineer. Costs are generally assumed as follows:
    (a) Reimbursable costs are those costs actually paid which include reasonable engineering fees, legal or other consulting fees, paid by the City and actually required to design, construct and inspect the Project. In no event shall reimbursable costs exceed the actual costs incurred by the City. Once the reimbursable costs have been approved by the City Project Engineer, the Reimbursement amount established based on actual costs incurred as described above will be determined and paid by Ute within thirty (30) days of the City invoicing Ute at the address shown herein. The total amount of engineering, construction administration and oversight reimbursement costs ("Soft Costs") shall not exceed $50,000 above the amount of the Project construction contract. The total amount of construction cost ("Hard Costs"), estimated at up to $950,000, may be increased by City approved work change order(s) for the Project, shall be paid by Ute in the full and actual amount without markup. The Reimbursement due the City is the total of the Soft Costs and the Hard Costs.

    (b) The City shall keep documentation in the manner that it customarily does for City projects which will establish the Reimbursement. Ute agrees that the form of documentation is adequate and consents to that being the basis for calculation of the Reimbursement. The City's documentation may be inspected by Ute with written advance notice to the City Project Engineer.

5. The work necessary to complete the Project shall be performed in substantial conformance with the Plans, be pursued with diligence in a good and workmanlike manner and comply with all laws bearing on the performance of the work. Any Work not conforming thereto shall be corrected by the City at its expense.

6. The City shall be solely responsible for all construction means, methods, techniques, sequences and procedures, subject to the City's commitment to reasonably coordinate with Ute, and to complete the Project in accordance with this Agreement. The City shall be responsible for obtaining or contracting for all labor, materials, and equipment and other services or items necessary for the proper execution and completion of the Project.

7. The City shall be responsible for initiating, maintaining, and supervising reasonable safety precautions and programs in connection with the work in, around and for the Project and shall require the contractor(s) to name Ute as an additional insured in accord

DRAFT

with the coverage limits required by the City for its purposes.

8. The City shall not cause or suffer any mechanic's lien or other encumbrance to be placed upon the Project. In the event any mechanic's lien or other encumbrance is asserted or filed on the Project the City shall immediately cause the removal thereof by payment of the lien or substituting a bond under the Colorado Mechanic's Lien Act.

9. The City shall give Ute timely notice of readiness for inspection of any aspects of the work or any features thereof that require inspection by Ute. For any aspect of the work requiring inspection, the City shall direct its contractor(s) to furnish Ute on its request with all required certificates of inspection, testing, or approval. The conduct of any inspections, tests, or approvals by the City or its contractor(s), consultant(s) or City personnel shall not relieve the Ute performing an inspection(s) to its own standards/for its own purposes and does not constitute a warranty by the City of sufficiency of the work. If any aspect of the Project is covered before it has been inspected, tested, or approved, by Ute then Ute may order the uncovering of such work to conduct such observation, inspection, testing, or approval at the City's expense.

10. In the event of a dispute arising out of or under this Agreement that cannot be resolved by the Parties, the Parties agree that they shall proceed, in good faith, to mediation. The Parties will jointly appoint a mediator acceptable to both and will share equally in the cost of mediation. Mediation shall be a precondition to the commencement of any litigation. Venue for all dispute resolution (mediation and litigation) shall be in Mesa County, Colorado and jurisdiction shall be in State Court.

11. All notices to be given with respect to this Agreement shall be in writing, either hand delivered or by U.S. Mail, postage prepaid, to the following:

    City of Grand Junction
    Attn: Kenneth Haley, Engineering Manager
    250 N. 5th Street
    Grand Junction, CO 81501

    Ute Water Conservancy District
    Attn: David Priske, District Engineer
    2190 H ¼ Road
    Grand Junction, CO 81505

12. This Agreement is intended to be the complete and integrated expression of the Parties agreements regarding the subject matter of this Agreement, there not being any other verbal or written agreements.

13. This Agreement is binding upon and inures only to the benefit of the Parties thereto; there are no third-party beneficiaries to this Agreement.

14. The City may not assign or delegate this Agreement or any portion thereof without Ute's prior written consent.

15. In no event shall the City be liable to Ute for any indirect or consequential damages for delayed completion of the Project, unforeseen conditions, or other loss or claim(s) of loss

arising out of or under this Agreement.

16. The City shall be solely responsible for compliance with all applicable laws and regulations in the construction of the Project.

IN WITNESS WHEREOF the parties have duly executed this Agreement and affixed their seals as of the date set forth above.

Ute Water Conservancy District

_____
Greg Williams
General Manager

City of Grand Junction, a Colorado Home rule municipality,

_____
Michael P. Bennett
City Manager

ATTEST:

_____
Selestina Sandoval
City Clerk

DRAFT

Grand Junction City Council

Regular Session

Item #4.a.

Meeting Date: July 16, 2025

Presented By: Trenton Prall, Engineering & Transportation Director

Department: Engineering & Transportation

Submitted By: Rick Dorris, Project Engineer.

Information

SUBJECT:

Ratify Construction Contract for the Grand View Commons Subdivision Development and Authorize Change Order #1 Adding Scope

RECOMMENDATION:

Ratification of the City Purchasing Division's contract with Sorter Construction Inc. of Grand Junction, CO for the construction of the Grand View Commons Subdivision (Grant Portion) in the amount of $2,807,585.10 and authorize change order 1 to construct the 28 Road widening improvements that were bid as an add/alternative in the original solicitation, in the amount of $551,611.12 for a total contract amount of $3,359,196.22.

EXECUTIVE SUMMARY:

The City of Grand Junction solicited competitive bids from qualified and interested contractors for all labor, equipment, and materials required for the completion of the Grand View Commons Subdivision Project. This project consists of the installation of underground utilities and the construction of a new collector street along with improvements to the existing 28 Road corridor in anticipation of the future development of the Grand View Commons (aka Salt Flats) site.

BACKGROUND OR DETAILED INFORMATION:

In October 2021, City Council adopted 13 housing strategies to create a balanced approach for promoting both affordable housing and attainable housing. Affordable housing for the City has been defined as rental housing for households making less than 60 percent or for-sale units for households earning less than 100 percent AMI. Attainable housing is defined by the City as rental housing for households making between 60 percent AMI and 80 percent AMI and for-sale units for households earning between 100 percent and 120 percent AMI. As part of the strategies, the City adopted

Strategy 6 which would “Allocate city-owned land and/or strategically acquire vacant or underutilized properties for affordable and mixed-income housing.” This strategy was intended to assist in meeting the shortage of affordable/attainable housing and to promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes.

The More Housing Now and Land Use Initiative, introduced by the Colorado Department of Local Affairs (DOLA), aims to support local governments in their efforts to increase affordable and attainable housing development. The initiative focuses on adopting land use strategies and other measures to enhance housing opportunities for communities. Recognizing that a primary obstacle to development is the high cost associated with providing the necessary infrastructure—which can deter affordable and attainable housing projects—the More Housing Now Initiative specifically sets aside funding under the Energy & Mineral Impact Assistance (EIAF) program to target infrastructure expenses and facilitate these housing developments. The City was successful in securing a $2.0 million grant to construct the backbone infrastructure for the project.

The City anticipates the future subdivision of the property and/or land leases and the construction of various housing types, including rental and homeownership options. This will be achieved through the collaboration of multiple non-profit and housing developers, facilitated through partnership agreements. The City is currently working with developers through the City’s Request for Proposal (RFP) process.

The scope of work for the Grand View Commons Subdivision Project includes the backbone infrastructure that is partially funded by the DOLA EIAF grant. The scope includes construction of curb, gutter, detached sidewalk, and asphalt widening on the east side of 28 Road from the north property line south to Grand Avenue, constructing a new collector street section for Grand Avenue from 28 Road to 28 ¼ Road, and constructing curb, gutter, detached sidewalk, and 25’ of asphalt from the new Grand Avenue north to the existing end of 28 ¼ Road. Grand Avenue will contain water, sanitary sewer, and storm sewer for its entire length. 28 ¼ Road will contain water. Along the north property line, a 30-inch storm sewer will be built from 28 ¼ Road to the west to daylight in Indian Wash. Xcel will be installing streetlights per their design.

A formal Invitation for Bids was issued via BidNet (an online site for government agencies to post solicitations), posted on the City's Purchasing website, sent to the Grand Junction Chamber of Commerce and the Western Colorado Contractors Association, and advertised in The Grand Junction Daily Sentinel. The project was bid with a base scope of work (Grand Ave and 28 1/4 Rd) and a bid alternative for widening 28 Road. The City received formal bids from four (4) contractors and all were found to be responsive and responsible for the following amounts:

Firm	Location	Base Bid	Add Alternate	Bid Amount (Both Base bid + Alternate)
Sorter Construction	Grand Junction, CO	$2,807,585.10	$551,611.12	$3,359,196.22
CW Construction	Grand Junction, CO	$2,920,874.15	$662,368.02	$3,583,242.17
Sunroc Corporation	Grand Junction, CO	$3,048,773.60	$623,907.58	$3,672,681.18
Mountain Valley Contracting	Grand Junction, CO	$3,460,759.88	$808,935.12	$ 4,269,695.00

The solicitation represented to the contractors that the project would be awarded on July 2 and provided a financial incentive if the road was paved by November 30, 2025. Contractors submitted bids based on that assumption. The decision to eliminate the July 2 meeting pushed the council award to July 16 removing two weeks from the contractor's ability to meet that milestone. Given the facts that the project is required in order for housing projects to begin, DOLA funding tied to the project, and City Council is well aware of the project, staff moved forward with award of the base project rather than potentially face contractor claims. Therefore council action is to ratify the base bid and then authorize change order #1 which adds the work along 28 Road.

The base project (grant funded) portion of the work has already begun. Pending ratification of award and authorization of change order #1, the 28 Road widening portion will begin construction in July 2025. The final completion date all work is Spring of 2026.

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:

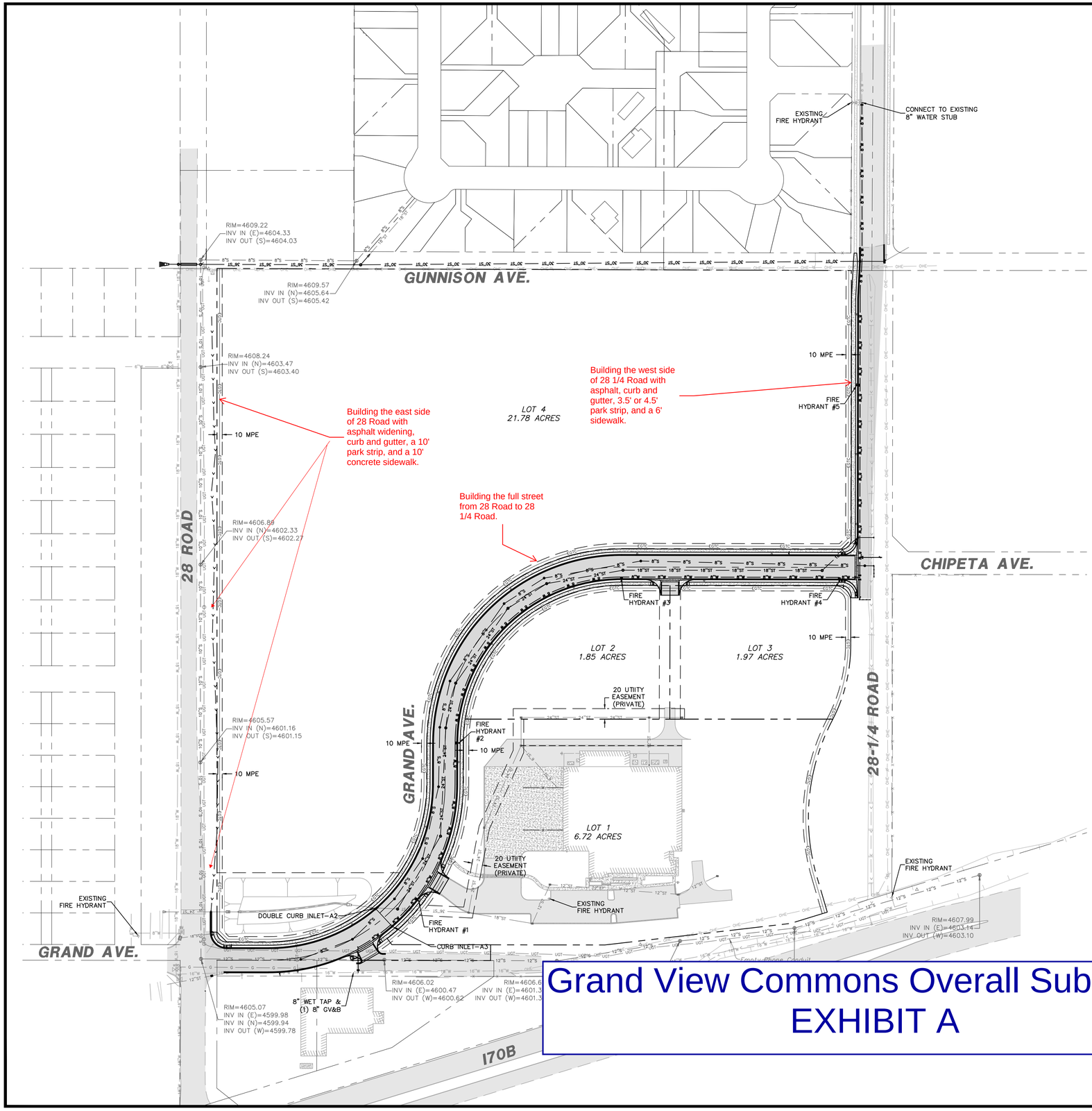
This project is funded by the City's capital improvement fund, DOLA-EIAF grant in the amount of $2 million and $1 million from Enstrom Candies Inc. obligated in the purchase agreement dated September 24, 2024.

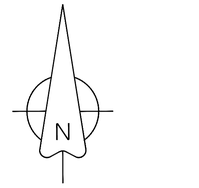
SUGGESTED MOTION:

I move to (authorize/not authorize) the ratification of the City Purchasing Division's entering into a contract with Sorter Construction Inc. of Grand Junction, CO and authorize change order #1 adding scope for the construction of the Grand View Commons Subdivision for the amount of $3,359,196.22.

Attachments

1. GVC Site - Exhibit A





NOTE:

1. OBTAIN WORK IN RIGHT OF WAY PERMITS FROM THE CITY OF GRAND JUNCTION BEFORE DOING ANY WORK IN PUBLIC RIGHT OF WAY

BENCHMARK

WEST ¼ CORNER OF SECTION 18
TOWNSHIP 1 SOUTH
RANGE 1 WEST
UTE MERIDIAN
FOUND 2" ALUMINUM CAP IN RANGE BOX
PLS 24953
0.4' BELOW THE SURFACE

N:36821.789
E:99999.09
ELEVATION:4604.76 (NAVD88)

UTILITIES AND AGENCIES

CITY OF GRAND JUNCTION SANITARY SEWER	MARK BARSLUND	(970) 201-1362
CITY OF GRAND JUNCTION WATER SERVICES	MARK BARSLAND	(970) 201-1362
GRAND VALLEY IRRIGATION	PHIL BERTRAND	(970) 242-2762
CITY OF GRAND JUNCTION PUBLIC WORKS	MARK BARSLUND	(970) 201-1362
XCEL ENERGY — GAS & ELECTRIC	MIKE CASTRO	(970) 260-6804
CENTURY LINK	CHRIS JOHNSON	(970) 730-2465
CHARTER	JEFF VALDEZ	(970) 210-2550
MESA COUNTY STORMWATER	JOSH MARTINEZ	(970) 683-4206

Grand View Commons Overall Subdivision
EXHIBIT A

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

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

CITY DEVELOPMENT ENGINEER _____ DATE _____

Know what's below. Call before you dig. 811

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

REVISIONS

NO	DESCRIPTION	DATE	BY
1	REVISED PER REVIEW COMMENTS 7/25/24	7/30/24	MRH
2	REVISED PER REVIEW COMMENTS 9/6/24	9/10/24	MRH

A · C · G
AUSTIN CIVIL GROUP, INC.
Land Planning ▪ Civil Engineering ▪ Development Services
123 North 7th Street, Suite 300 ▪ Grand Junction, Colorado 81501
(970) 242-7540

GRAND VIEW COMMONS
description
OVERALL UTILITY COMPOSITE PLAN
450 28 ROAD
prepared for
EN Sim QOF, LLC

DRAWN BY:	DESIGNED BY:	CHECKED BY:	APPROVED BY:
MRH	MRH		MRA

JOB NUMBER: 1388.0002
DATE: 11/12/24
SCALE: 1"=100'
SHEET NO: C-5

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Grand Junction City Council

Regular Session

Item #4.b.

Meeting Date: July 16, 2025

Presented By: Trenton Prall, Engineering & Transportation Director

Department: Engineering & Transportation

Submitted By: Brendan Hines, Project Engineer

Information

SUBJECT:

Authorize Construction Contract for the Four Canyons Parkway Phase 2B Capacity Improvements

RECOMMENDATION:

Authorize the City Purchasing Division to Execute a Construction Contract with Sunroc Corporation for the Construction of the Four Canyons Parkway Phase 2B Capacity Improvements Project amount of $18,598,091.72.

EXECUTIVE SUMMARY:

This request is to award a Construction Contract to Sunroc Corporation for Phase 2B of the Four Canyons Parkway Capacity Improvements Project in the amount of $18,598,091.72. This phase of the project is a continuation of Phase I improvements and includes the construction of the eastern half of the principal arterial parkway section from 24 1/4 Road to 25 Road. The new arterial section between 24 1/2 Road & 25 Road includes buffered bike lanes and a 10-foot detached pedestrian trail in each direction. This phase also includes the full reconstruction of 25 Road between F 1/2 Road and Patterson Road, including a new traffic signal at Patterson Road & Four Canyons Pkwy and pedestrian-activated crosswalks at the intersection of 25 Road & F 1/4 Road, and the intersection of 24 3/4 & Four Canyons Pkwy. Additional surface improvements are proposed for roads connecting to 25 Road and include: Flat Top Lane, Foresight Circle, F 1/4 Road, Blichmann Ave., 25 Road north of F 1/2 Road, and F 1/2 Road east of 25 Road.

If awarded, the project would break ground in August 2025 and allow 515 calendar days for completion before the end of 2026.

BACKGROUND OR DETAILED INFORMATION:

The construction of the Four Canyons Parkway (formerly F 1/2 Road Parkway), between 24 Road and 25 Road, has been identified as a critical connection within the City's transportation network for over 15 years. In 2005, a corridor study of the F 1/2 Road area was completed through a public involvement process supporting long-range transportation planning. The findings of that study laid the foundation for subsequent transportation efforts and were ultimately incorporated into the adopted 2018 Grand Junction Circulation Plan.

In 2019, City voters approved **Ballot Measure 2A**, which allocated dedicated funding to the Four Canyons Parkway project along with several other citywide transportation capacity improvements. The full Four Canyons Parkway project envisions the construction of a 5-lane arterial designed to accommodate a variety of travel modes—vehicles, cyclists, pedestrians, and future transit. The proposed parkway section includes two through lanes in each direction, buffered bike lanes, 10-foot detached multi-use trails on both sides, and auxiliary turn lanes as warranted. Additional enhancements will include a landscaped median, planting strips, and lighting for both street and pedestrian use. Due to the size and complexity of the corridor—particularly the number of required property acquisitions—the project was divided into two major phases:

- **Phase I** (completed January 2025) included:
    - Parkway construction from 24 Road to 24½ Road
    - Extension of the Leach Creek box culvert
    - Installation of a signalized intersection at 24 Road
    - Construction of a modern two-lane roundabout at 24½ Road

- **Phase II** (was further divided into):
    - **Phase 2A** – Utility relocation and early preparation work (completed April 2025)
    - **Phase 2B** – All remaining elements of Phase II, described in this staff report

Phase 2B will complete the eastern segment of the parkway from 24¼ Road to 25 Road. This segment mirrors the multimodal design of Phase I, with buffered bike lanes and 10-foot detached pedestrian trails in each direction. Phase 2B also includes:

- Full reconstruction of 25 Road from F½ Road to Patterson Road
- Installation of a new signalized intersection at Patterson Road & Four Canyons Parkway
- Two pedestrian-activated crossings:
    - 25 Road & F¼ Road
    - 24¾ Road & Four Canyons Parkway
- Surface improvements to adjacent or intersecting streets, including:
    - Flat Top Lane
    - Foresight Circle
    - F¼ Road

- Blichmann Avenue
- 25 Road (north of F½ Road)
- F½ Road (east of 25 Road)

A formal Invitation For Bids was issued for phase 2B of the project via BidNet (an online site for government agencies to post solicitations), posted on the City's Purchasing website, sent to the Grand Junction Chamber of Commerce and the Western Colorado Contractor's Association, and advertised in The Daily Sentinel. There were four (4) companies that submitted formal bids. Three (3) of the bids were found to be responsive and responsible in the following amounts:

Contractor	Location	Amount
Sunroc Corporation	Grand Junction, CO	$18,598,091.72
Gould Construction	Glenwood Springs, CO	$19,356,061.85
Oldcastle SW Group dba United Companies	Grand Junction, CO	$21,012,071.20

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

The contract amount includes $800,000 (approximately 3.6 percent) for minor contract revisions as a contingency for unforeseen conditions, which staff believe to be an appropriate amount based on the potential risks that may be encountered with the subsurface conditions. In addition, the contract amount includes $400,000 (approximately 10% of all asphalt paving costs) for asphalt cement cost adjustments. Because the project will exceed 1 calendar year, the oil needed to create asphalt cement will likely vary between 2025 and 2026, with the potential for fluctuations in overall asphalt prices.

If the Contract is awarded, the Contractor would break ground in August 2025, with completion estimated before December of 2026.

FISCAL IMPACT:

This project fits within the prioritized list of Transportation Capacity Expansion projects and is funded in the 2025 budget.

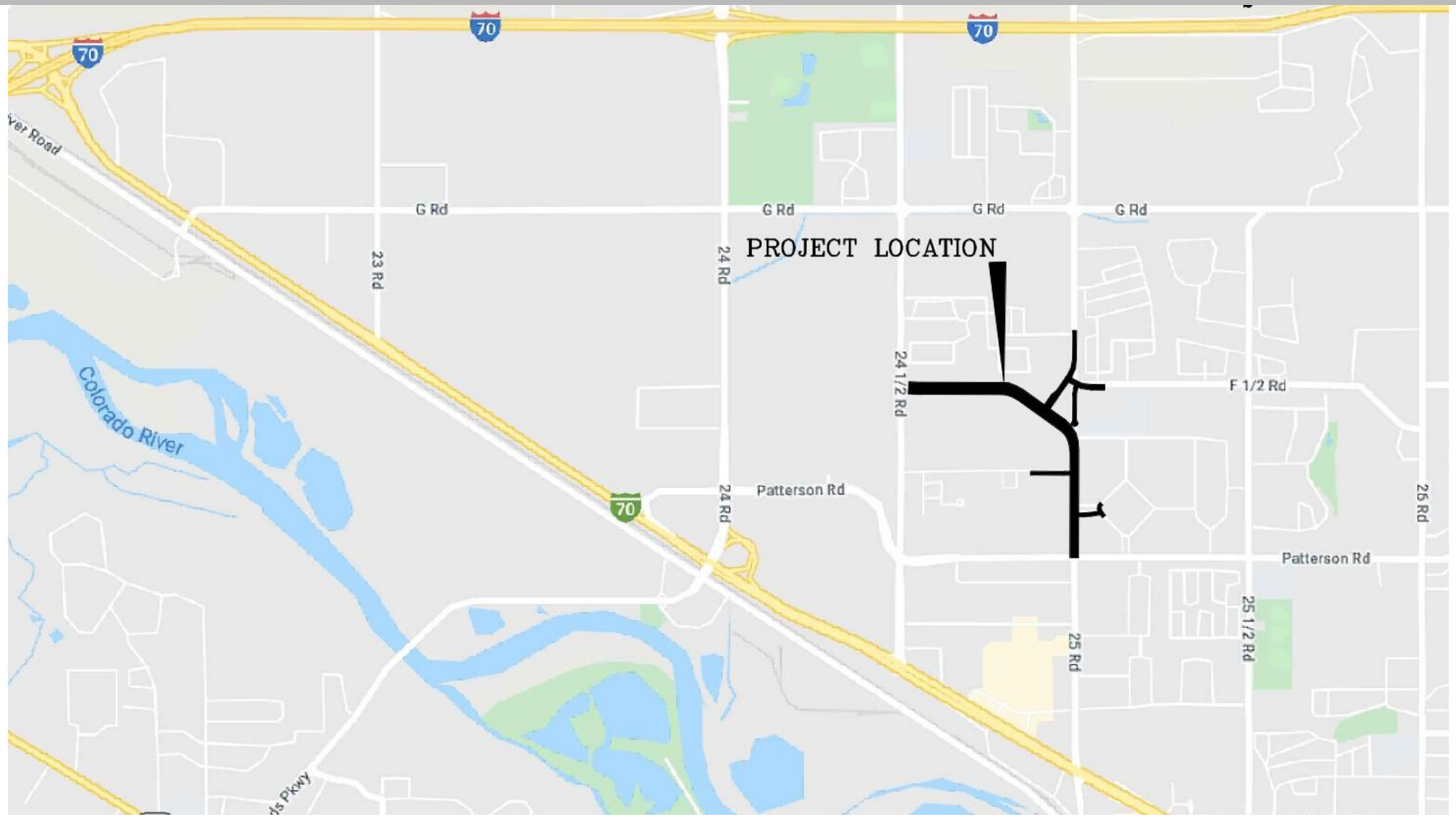
SUGGESTED MOTION:

I move to (authorize/not authorize) the City Purchasing Division to enter into a contract with Sunroc Corporation for the Four Canyons Parkway PH2B Capacity Improvements Project in the amount of $18,598,091.72.

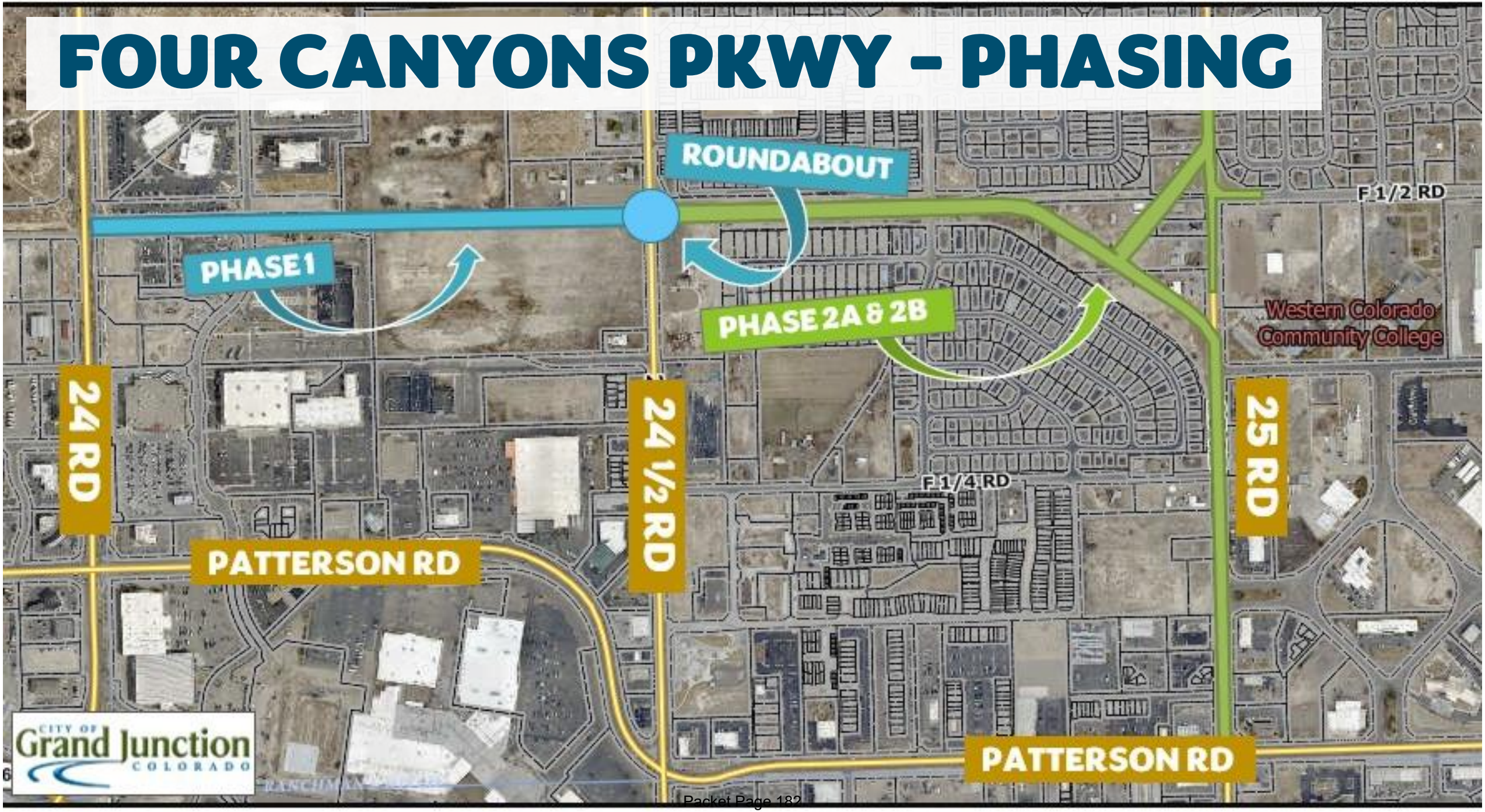
Attachments

1. Project Location-Four Canyons Pkwy Phase2B
2. Phasing-Four Canyons Pkwy
3. Project Overview-Four Canyons Pkwy Phase 2B

PROJECT LOCATION



FOUR CANYONS PKWY – PHASING



N

W E

S

24 1/2 ROAD

24 3/4 ROAD

3/4 MOVEMENT STYLE
UNSIGNALIZED INTERSECTION

HALLS ESTATES

TAMMERA LN

TRINITY WY

EMMA LN

HANNA LN

FOUR CANYONS PKWY

HVOHP

HVOHP

HVOHP

HVOHP

HVOHP

HVOHP

MODERN STYLE
ROUNDABOUT
CONSTRUCTED
PHASE 1

CARVILLE PROPERTY

HERITAGE HEIGHTS

FOUR CANYONS PKWY
CONSTRUCTION FROM 24 1/2
RD TO 24 3/4 RD

MATCH LINE

N:\Landpro\(F.5 ROAD PARKWAY FROM 24 RD TO 25 RD)\60CAD\dwg\PROJECT OVERVIEW.dwg — PLOTTED 5/21/2025 7:49:06 AM

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY	JCS	DATE	2025
DESIGNED BY	JCS	DATE	2025
CHECKED BY	BH	DATE	2025
APPROVED BY	KH	DATE	2025

SCALE

0 25 50 100

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
PROJECT OVERVIEW – 1
May 21, 2025

4

MATCH LINE

HERITAGE ESTATES PUMP HOUSE

HERITAGE ESTATES

MATCH LINE

APPLEWOOD LANE

F 1/2 RD NEW ROADWAY CONST. FROM 25 RD TO 25 RD CT

HVOHP

HVOHP

HVOHP

PUBLIC SERVICE

HVOHP

F 1/2 RD

25 RD NEW ROADWAY CONSTRUCTION FROM FOUR CANYONS PKWY TO F 1/2 RD

25 ROAD

HVOHP

BARN LLC

HEIDEL-DAVIS

CONVENTIONAL T STYLE UNSIGNALIZED INTERSECTIONS

GRAP

25 RD CT NEW ROADWAY CONSTRUCTION FROM F 1/2 RD

HVOHP

SHERIFF'S POSSE

FOUR CANYONS PKWY CONSTRUCTION FROM 24 3/4 RD TO 25 RD

CHRONOS

FOUR CANYONS PKWY

25 RD COURT

HVOHP

CONVENTIONAL CUL-DE-SAC END OF ROADWAY

HERITAGE HEIGHTS

FLORIDA T STYLE UNSIGNALIZED INTERSECTION

N

W

E

S

COLORADO MESA UNIVERSITY

F 1/2 ROAD NEW PARKWAY CONSTRUCTION FROM 25 RD TO BLICHMANN AVE

HP

MATCH LINE

DESCRIPTION	DATE
REVISION 1 REV 1	DATE
REVISION 2 REV 2	DATE
REVISION 3 REV 3	DATE
REVISION 4 REV 4	DATE

DRAWN BY JCS DATE 2025

DESIGNED BY JCS DATE 2025

CHECKED BY BH DATE 2025

APPROVED BY KH DATE 2025

SCALE 0 25 50 100

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT

PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B

PROJECT OVERVIEW – 2

May 21, 2025

5

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MATCH LINE

N
W E
S

F 1/4 RD NEW URBAN RESIDENTIAL COLLECTOR CONSTRUCTION FROM ZENITH LN TO 25 RD

HERITAGE HEIGHTS

BLICHMAN AVE

CMU

FULL MOVEMENT T STYLE UNSIGNALIZED INTERSECTION

HVOHP

FULL MOVEMENT UNSIGNALIZED INTERSECTION

FOUR CANYONS PKWY CONSTRUCTION FROM BLICHMANN AVE TO F 1/4 RD

HERITAGE HEIGHTS

MURRY

SANVILLE

COLORADO MESA UNIVERSITY

FULL MOVEMENT T STYLE UNSIGNALIZED INTERSECTION

F 1/4 RD

GUTIERREZ

FOUR CANYONS PKWY

HVOHP

SUNDANCE VILLAGE

ZENITH LN

FOUR CANYONS PKWY CONSTRUCTION FROM F 1/4 RD TO FORESIGHT CIR

SLATE ON 25

BRESNAN

FORESIGHT CIR COMMERCIAL STREET SECTION RE-ALIGNED

FORESIGHT CIR

MATCH LINE

DESCRIPTION	DATE
REVISION ⚠1 REV 1	– DATE
REVISION ⚠2 REV 2	– DATE
REVISION ⚠3 REV 3	– DATE
REVISION ⚠4 REV 4	– DATE

DRAWN BY	JCS	DATE	2025
DESIGNED BY	JCS	DATE	2025
CHECKED BY	BH	DATE	2025
APPROVED BY	KH	DATE	2025

SCALE 0 25 50 100

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
PROJECT OVERVIEW – 3
May 21, 2025

6

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MATCH LINE

SLATE ON 25

FOUR CANYONS PKWY CONSTRUCTION FROM F 1/4 RD TO FLAT TOP LN

FLAT TOP LN

SUNPLEX

FOUR CANYONS PKWY CONSTRUCTION FROM FLAT TOP LN TO PATTERSON

605 25 RD

PARKWEST PLAZA

STINKER

BRESNAN

CMU

FULL MOVEMENT UNSIGNALIZED T INTERSECTION

FORESIGHT CIR COMMERCIAL STREET SECTION RE-ALIGNED

FORESIGHT CIR

3/4 MOVEMENT STYLE UNSIGNALIZED INTERSECTION

FORESIGHT CIR NEW COMMERCIAL STREET CONSTRUCTION FROM 25 RD

2505 FORESIGHT

2503 FORESIGHT

SCL HEALTH

604 25 RD

HVOHP

FOUR CANYONS PKWY

PATTERSON ROAD

FOUR CANYONS AND PATTERSON INTERSECTION REMAINS INTACT

N

W E

S

DESCRIPTION	DATE
REVISION 1 REV 1	– DATE
REVISION 2 REV 2	– DATE
REVISION 3 REV 3	– DATE
REVISION 4 REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

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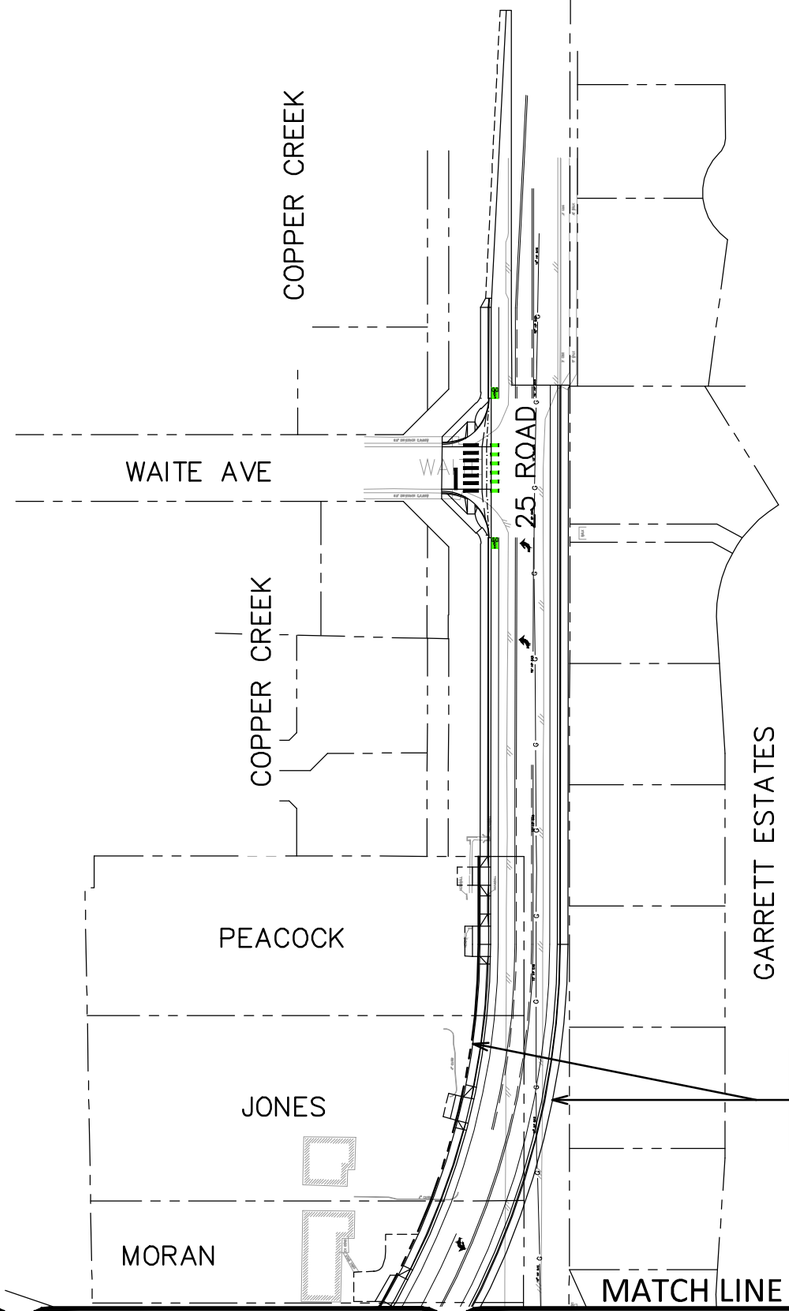
CITY OF Grand Junction COLORADO

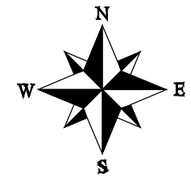
ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
PROJECT OVERVIEW – 4
May 21, 2025

7

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MATCH LINE

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REVISION 2 REV 2	– DATE
REVISION 3 REV 3	– DATE
REVISION 4 REV 4	– DATE

DRAWN BY	JCS	DATE	2025
DESIGNED BY	JCS	DATE	2025
CHECKED BY	BH	DATE	2025
APPROVED BY	KH	DATE	2025

SCALE 0 25 50 100

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
PROJECT OVERVIEW – 5
May 21, 2025

8

N:\Landproj\F.5 ROAD PARKWAY FROM 24 RD TO 25 RD\60CAD\dwg\PROJECT OVERVIEW.dwg – PLOTTED 5/21/2025 7:49:11 AM

Grand Junction City Council

Regular Session

Item #4.c.

Meeting Date: July 16, 2025

Presented By: Randi Kim, Utilities Director

Department: Utilities

Submitted By: Randi Kim, Utilities Director

Information

SUBJECT:

Authorize Construction Management/General Contractor (CM/GC) Contract with Zak Dirt for the Juniata Dam Outlet Replacement

RECOMMENDATION:

Staff recommends the City Council authorize the Purchasing Division to enter into a Pre-Construction Services and General Conditions Contract with Zak Dirt in the amount of $518,853 which includes $30,190 for pre-construction services, a pro-rated amount of $392,663 for General Conditions, and a 8 percent Overhead and Profit percentage for Construction Services for the Juniata Dam Outlet Replacement Project.

EXECUTIVE SUMMARY:

The City manages, operates, and maintains the Juniata Dam and reservoir. The Juniata Dam has been experiencing seepage for the past several years. As the result of detailed investigations of the dam and outlet structures, it has been determined that the source of the seepage is a leak from the outlet pipe. Therefore, replacement of the outlet structure is necessary. A 30 percent design has been completed for the Juniata Dam Outlet Replacement.

The construction phase of this project must be performed between August and November, allowing the City to maintain water storage within, and supply/deliver water from Juniata Reservoir during the peak summer water demand period. The construction phase of this project is planned to be completed in 2027. Due to the complexity of the project, staff have determined that the project would benefit from the Construction Management/General Contractor (CM/GC) delivery method so that the contractor can provide constructability reviews during the design phase and assist with planning construction sequencing.

This contract is for a Construction Management/General Contractor (CM/GC) for pre-

construction services and construction of the Juniata Dam Outlet Replacement. Zak Dirt has been selected through a qualifications-based recruitment, Request for Proposal (RFP) process. Zak Dirt has been constructing highly technical dam rehabilitations throughout Colorado for the past 49 years. Over the past 20 years, Zak Dirt has completed over 45 jurisdictional dam projects, from complex rehabilitations to new dam construction.

BACKGROUND OR DETAILED INFORMATION:

The City manages, operates, and maintains the Juniata Dam and reservoir. The structural height of the dam is 98-ft with a normal storage capacity of 7,281 acre-feet of water behind an earthen embankment. The reservoir serves as the City's terminal reservoir and primary water storage for domestic use.

The Juniata Reservoir is classified as a high hazard jurisdictional dam as defined by Colorado Dam Safety of the Division of Water Resources. Currently, the dam is rated as "Satisfactory" and has no storage restriction. The dam has a concrete emergency spillway structure located on the north side of the embankment (right end of dam) that discharges into an earth-lined open channel. The spillway width is 30 feet and has a capacity of 1000 cfs. Juniata Reservoir is an off-channel reservoir that is filled with water diverted from Kannah Creek as well as the North Fork of Kannah Creek, both water sources are piped to the reservoir. Juniata Reservoir is typically at full capacity by April 1st in a normal precipitation year. Summer demands typically cause reservoir storage to drop to around 5200 acre-feet by October 1st.

A 30 percent design has been completed for the Juniata Dam Outlet Replacement. The scope of construction includes:

- Excavation of the embankment to expose the existing outlet pipe from the existing intake structure downstream beyond the existing concrete encasement to expose the original reinforced concrete pipe (RCP).
- Demolish and dispose of the existing intake structure and concrete encasement taking care not to damage the original RCP pipe.
- Demolish and dispose of existing polyethylene pipe upstream from existing RCP, leaving a minimum of 2 feet of existing polyethylene pipe exposed.
- Salvage the existing trash racks and hydraulic slide gates for reuse or future use by the City.
- Excavate and demolish the existing air vent pipes and hydraulic lines.
- Construction of new reinforced concrete intake structure with trash racks and single hydraulically operated slide gate.
- New steel outlet pipe length from the intake structure downstream to the existing polyethylene pipe lining. The steel pipe will include a transitional section, reducing the pipe size from the new enlarged hydraulic gate to the existing polyethylene pipe. A bolted flange connection will join the steel and polyethylene pipes.

- Reinforce concrete pipe encasement from the intake structure downstream to the existing RCP to fully encase the new pipe length and connection to existing polyethylene pipe.
- Reinforce concrete grade beam from intake structure to crest with stainless steel air vent and stainless steel hydraulic lines embedded in concrete.

In addition to the construction of the design items described above, the CM/GC will be responsible for:

- Pressure testing and video inspection of the outlet pipes,
- Site survey,
- Borrow/soil investigations after draw-down of the reservoir.

The construction phase of this project must be performed between August and November, allowing the City to maintain water storage within, and supply/deliver water from Juniata Reservoir during the peak summer water demand period. The construction phase of this project is planned to be completed in 2027. All planning, design and construction efforts will be expedited to the extent possible. The City intends to establish a Not-to-Exceed Price for all Pre-Construction Works, and a Guaranteed Maximum Price for the Construction portion of this project.

This contract is for a Construction Management/General Contractor (CM/GC) for pre-construction services and construction of the Juniata Dam Outlet Replacement. Zak Dirt has been selected through a qualifications based recruitment, Request for Proposal (RFP) process. Zak Dirt has been constructing highly technical dam rehabilitations throughout Colorado for the past 49 years. Over the past 20 years, Zak Dirt has completed over 45 jurisdictional dam projects from complex rehabilitations to new dam construction.

CM/GC services will include constructability reviews during the design phase and pre-construction services, including early procurement of long-lead equipment items. Once the design is complete, the contractor will provide a Guaranteed Maximum Price (GMP) for construction services with construction anticipated to start in August 2027 and be completed by December 20, 2027.

Staff identified the CM/GC delivery method for this project to enable collaboration between the CM/GC contractor, City staff, and the City's engineering consultant to provide value engineering and constructability services during design, cost estimating, early procurement of long-lead equipment items, permitting, construction management, and inspection for the successful completion of the project.

A formal Request for Proposal was issued via BidNet (an online site for government agencies to post solicitations), posted on the City's Purchasing website, sent to the Grand Junction Chamber of Commerce and the Western Colorado Contractors'

Association, as well as a secondary list of firms. It was also advertised in the Daily Sentinel. This process reached approximately 1,200 firms, of which 59 firms downloaded the solicitation documents. Two firms submitted formal proposals, which were found to be responsive and responsible. The name of each firm and their office location are listed in the following table:

Contractor	**Office Location**
Zak Dirt	Longmont, Colorado
Myers and Sons Construction LLC	Brighton, Colorado

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

An evaluation committee comprised of City staff thoroughly reviewed the proposals received and provided scores and comments for each proposal according to Section 6 - Evaluation Criteria and Factors of the RFP (Responsiveness of Submittal to the RFP, Understanding of the Project and Objectives, Experience, Strategy and Implementation Plan, and Fees). Additionally, City staff and the City's engineering consultant reviewed the proposals, as subject matter experts, and provided their thoughts and counsel to the committee members (serving as subject matter experts only, these individuals were not allowed to cast a vote on the selection of a CM/GC contractor).

Through scoring and discussion, the evaluation committee agreed that out of the two submittals received, one of the contractors provided documentation demonstrating higher level of qualifications, Zak Dirt. A virtual interview was conducted with Zak Dirt. Following the interview with Zak Dirt, the evaluation committee (with participation from the subject matter experts) deliberated the information and made a recommendation to select Zak Dirt as the preferred proposer.

FISCAL IMPACT:

The total cost for CM/GC Pre-Construction Services and General Conditions is $518,853.00. Funds for this project are included in the 2025 Adopted Budget for the Water Enterprise Fund.

SUGGESTED MOTION:

I move to authorize the City Purchasing Division to enter into a Pre-Construction Services and General Conditions Contract with Zak Dirt in the amount of $518,853, which includes $30,190 for pre-construction services, a pro-rated amount of $392,663 for General Conditions, and an 8 percent Overhead and Profit percentage for Construction Services for the Juniata Dam Outlet Replacement Project.

Attachments

None

Grand Junction City Council

Regular Session

Item #4.d.

Meeting Date: July 16, 2025

Presented By: Ken Sherbenou, Parks and Recreation Director

Department: Parks and Recreation

Submitted By: Ken Sherbenou

Information

SUBJECT:

Authorize a Change Order to Add Scope to the Guaranteed Maximum Price for Data Cabling at the New Community Recreation Center at Matchett Park

RECOMMENDATION:

Staff recommends the City Council authorize the Purchasing Division to add scope with Change Order 04 in the Professional Services Contract with FCI Constructors for the Community Recreation Center (CRC) Outdoor Amenities at Matchett Park for the not-to-exceed amount of $248,974.

EXECUTIVE SUMMARY:

Originally, the City of Grand Junction had planned to contract directly and manage the supply and installation of the structured cabling/data cabling system for the project. A budget for this scope of work has been carried in the City's "soft costs" for the project. This procurement approach then changed, with the City requesting that this scope of work be contracted and managed through FCI's contract.

BACKGROUND OR DETAILED INFORMATION:

It is more efficient for FCI to contract this scope of work as this install needs coordination with FCI's other subcontractors and suppliers. FCI has worked to better define the scope of work with the City IT Department. This scope of work includes, but is not limited to, fiber backbone cabling, voice/data/security, camera/wireless access, point horizontal cabling, communication rooms cabling, MDF/IDF build-out including racks, patch panels, wire management systems, grounding of data racks, associated hangers and supports, etc. FCI solicited bids/proposals from local data cabling contractors. FCI received two bids/proposals for this scope of work and is recommending that the scope of work be awarded to Rocky Mountain Telecom and Data. Upon City Council approval, this data/structured cabling scope of work would be

added to FCI's contract via a change order funded from a "soft cost" budget already included in the project's overall budget.

In accordance with policy, modifications to formal solicitation contracts that are over $200,000 must be approved by the City Council. Additional consideration will be needed for other items not yet contracted, including the indoor climbing wall fabrication and installation, the package for fitness equipment and furniture, all of which are expected to exceed $200,000.

FISCAL IMPACT:

The cost of this change order is included in the total project cost for the Community Recreation Center and is budgeted accordingly in the year it is expected to be spent.

SUGGESTED MOTION:

I move to authorize the City Purchasing Division to add scope with Change Order 04 in the Professional Services Contract with FCI Constructors for the Community Recreation Center (CRC) Outdoor Amenities at Matchett Park for the not-to-exceed amount of $248,974.

Attachments

None

Grand Junction City Council

Regular Session

Item #5.a.

Meeting Date: July 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 Submit a Grant Application for the Colorado Department of Local Affairs Housing Planning Grant Program

RECOMMENDATION:

Staff recommends approval of this item.

EXECUTIVE SUMMARY:

This request seeks authorization to submit a grant application to the Department of Local Affairs (DOLA) for the SB24-174 Housing Planning Grant Program. The grant will support the City's efforts to comply with new state housing planning requirements by funding updates to the Housing Needs Assessment, Housing Action Plan, and related strategic growth components of the comprehensive plan. These updates will be completed by a sole-source consultant and will align with both state and federal housing goals, including the City's upcoming 5-Year Consolidated Plan for the CDBG program. The total project cost is $85,000. The City of Grand Junction is requesting $63,750 (75%) in grant funds and will contribute a local cash match of $21,250 (25%) using eligible CDBG administrative funds.

BACKGROUND OR DETAILED INFORMATION:

The Housing Planning Grant Program, created by the Colorado Department of Local Affairs (DOLA), provides financial and technical assistance to jurisdictions in meeting the requirements of SB24-174. Senate Bill 24-174, passed in 2024, establishes statewide mandates for local governments to complete a Housing Needs Assessment (HNA) by December 31, 2026, and adopt a Housing Action Plan (HAP) by January 1, 2028, with the goal of expanding affordable and attainable housing.

The City of Grand Junction seeks grant funding to update its existing HNA, HAP, and comprehensive plan elements related to strategic growth and water supply. These updates will be completed by a sole source consultant in accordance with DOLA's published methodologies, including requirements related to affordability, displacement risk reduction, and inclusive public engagement (C.R.S. 24-32-3705).

In 2024, the City of Grand Junction completed a housing data refresh and adopted an updated Housing Strategy to guide local housing policy and investment. While this work provided valuable insights and direction, it does not meet all the specific requirements outlined in SB24-174. The legislation requires that Housing Needs Assessments be completed no earlier than January 1, 2023, and must include a comprehensive analysis of housing supply, demand, affordability, displacement risk, and other key indicators using DOLA's forthcoming statewide methodology. The City's 2024 refresh focused on select data points rather than a full-spectrum assessment and does not satisfy the statute's depth and did not include displacement risk or water planning. As such, a new, fully compliant assessment and housing action plan must be completed to meet state requirements and maintain eligibility for future state-level housing support and incentives.

In addition to the requirements of SB 24-174, the project will also support the development of the City's 5-Year Consolidated Plan for the Community Development Block Grant (CDBG) program, aligning local, state, and federal housing goals. Grant funds will be used exclusively for consultant services and community engagement, and the City will provide CDBG administrative funds as the required local cash match, as the work is an eligible CDBG expense. This project will strengthen the City's planning foundation and equip it with actionable data and tools to guide housing production, manage growth, and ensure long-term compliance with evolving state policy.

The City intends to utilize a sole source procurement to retain a consultant with deep knowledge of Grand Junction's housing landscape and demonstrated experience in state-level housing policy and planning. The selected consultant has previously conducted the City's Housing Needs Assessment and Housing Strategy Update, and is well-positioned to deliver this work efficiently and effectively.

Community engagement will build upon prior outreach and will include focused efforts to reach underrepresented populations. This includes renters in mobile home parks, participants in the At Home in GJ program, and people experiencing homelessness. The City will collaborate with a wide range of partners, including STRIVE, Center for Independence, Hilltop Family Resources, Karis, Pathways Family Shelter, Grand Valley Catholic Outreach, and others. Engagement will also involve business and development stakeholders such as the Chamber of Commerce, GJEP, and the Homebuilders and Realtors Associations. Outreach will be offered in multiple formats, languages, and settings to reduce barriers to participation and center equity throughout the process.

Proposed Timeline:

- **August – September 2025**: Execute agreement and contract with sole source consultant.
- **September – December 2025**: Phase One – Conduct public engagement and stakeholder feedback sessions.
- **December 2025 – March 2026**: Perform data analysis and incorporate 2024 ACS 5-Year Data (anticipated December 2025 release).
- **March – May 2026**: Prepare draft HNA and HAP; host workshops, gather feedback, and present to City Council and stakeholders.
- **June – July 2026**: Align deliverables with HUD Consolidated Plan; conduct public hearings and finalize HAP.
- **Fall 2026**: Finalize and adopt HNA and HAP; submit to DOLA for review.

FISCAL IMPACT:

The total project cost is $85,000. The City of Grand Junction is requesting $63,750 (75%) in grant funds and will contribute a local cash match of $21,250 (25%) using eligible CDBG administrative funds.

SUGGESTED MOTION:

I move to adopt Resolution No. 36-25, a resolution authorizing the City Manager to submit a grant request to the Colorado Department of Local Affairs under the SB24-174 Housing Planning Grant Program.

Attachments

1. RES-DOLA Housing Planning Grant 20250710

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 36-25

A RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT A GRANT REQUEST TO THE COLORADO DEPARTMENT OF LOCAL AFFAIRS UNDER THE SB24-174 HOUSING PLANNING GRANT PROGRAM

RECITALS.

The Housing Planning Grant Program, created by the Colorado Department of Local Affairs (DOLA), provides financial and technical assistance to jurisdictions in meeting the requirements of Senate Bill 24-174. Enacted in 2024, SB24-174 establishes statewide mandates for local governments to complete a *Housing Needs Assessment (HNA)* by December 31, 2026, and adopt a *Housing Action Plan (HAP)* by January 1, 2028. These efforts are intended to support local strategies that increase the availability of affordable and attainable housing.

The City is seeking grant funding to support compliance with SB24-174 by updating the *HNA*, *HAP*, and elements of the *Comprehensive Plan* elements related to strategic growth and water supply. While the City completed a housing data refresh and adopted an updated Housing Strategy in 2024, this work focused on key metrics and did not constitute a full-spectrum assessment as required by the statute. Specifically, SB24-174 requires assessments completed no earlier than January 1, 2023, that follow DOLA's forthcoming methodology and include analysis of displacement risk, affordability, and water planning—areas not covered in the 2024 update. Therefore, a new, fully compliant assessment and action plan is needed to meet state requirements and maintain eligibility for future housing-related resources.

The project will also support the City's upcoming 5-Year Consolidated Plan for the Community Development Block Grant (CDBG) program, ensuring alignment across local, state, and federal housing strategies. The City proposes utilizing a sole source consultant with demonstrated experience and prior knowledge of Grand Junction's housing landscape to complete the work. Community engagement will be a central component of this effort, with targeted outreach to underserved populations including renters in mobile home parks, At Home in GJ participants, and people experiencing homelessness. Partners in this outreach will include local nonprofit organizations, housing providers, disability service agencies, and business community stakeholders.

The project will cost $85,000 with the City requesting $63,750 (75%) in grant funds and a cash match of $21,250 (25%) using eligible CDBG administrative funds.

NOW, THEREFORE, BE IT RESOLVED THAT in consideration of the Recitals the City Council of the City of Grand Junction does hereby authorize the City Manager to submit an application to the Colorado Department of Local Affairs for the SB24-174 Housing Planning Grant Program in the amount of $63,750, with a local match of $21,250 in CDBG administrative funds, for a total project cost of $85,000, all in accordance with the foregoing Recitals.

DRAFT

Adopted and approved this 16th day of July 2025.

_____
Cody Kennedy
President of the City Council

ATTEST:

_____
Selestina Sandoval
City Clerk

DRAFT

Grand Junction City Council

Regular Session

Item #5.b.

Meeting Date: July 16, 2025

Presented By: Jenna Gorney, Senior Planner

Department: Community Development

Submitted By: Jenna Gorney, Senior Planner

Information

SUBJECT:

A Resolution Approving the Issuance of a Revocable Permit Within 5.5 Square Feet of the Patterson Road Right-of-Way for Signage Adjacent to 2648 Patterson Road

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

You & Me Property, LLC ("Applicant") requests a Revocable Permit to allow for the continued encroachment of a sign onto the City's right-of-way on the north side of Patterson Road at the northwest corner of 26 ½ Road. The area for the Revocable Permit will be 5.5 square feet. The signage advertises businesses within the Cedar Square Plaza at the intersection of Patterson and 26 1/2 Road.

BACKGROUND OR DETAILED INFORMATION:

You & Me Property, LLC ("Applicant") seeks a revocable permit for a sign located at 2648 Patterson Road which encroaches onto the City's right-of-way. The property is situated at the intersection of Patterson Road and 26 ½ Road, within a Mixed-Use Neighborhood (MU-1) zoning district. The sign advertises businesses within the property's Cedar Square Plaza. While the sign currently encroaches 5.5 square feet onto the right-of-way, its presence has been assessed by City Planning, Engineering, and the City Surveyor and is determined to pose no safety or access risks. Approval by City Council of a revocable permit is required to formalize the Applicant's ongoing use of the right of way.

ANALYSIS

Review criteria for issuance of a Revocable Permit are provided at GJMC 21.02.050(l), The five criteria are listed below, along with analyses of this request's conformance with

each criterion.

(A) There will be benefits derived by the community or area by granting the proposed revocable permit.

This sign reinforces the identity of place, helping both residents and visitors navigate the area. The sign can enhance wayfinding, promote local businesses, and contribute to the vibrancy of the streetscape. By providing clear identification and aesthetic appeal, the signage improves the pedestrian experience and supports economic activity in the area.
The sign creates visual branding and advances the goals of the One Grand Junction Comprehensive Plan - specifically, Plan Principal 2 - by contributing to a resilient and diverse economy. The signage supports the small businesses that form the backbone of the region's workforce, reinforcing their visibility and presence within the community. The sign acts as a functional and aesthetic landmark, anchoring the district's commercial vitality.

(B) There is a community need for the private development use proposed for the City property.

In pedestrian and vehicle-oriented corridors, visibility is vital for business success. The overhead sign meets this need by providing prominent exposure without contributing to sidewalk clutter. Effective signage is essential for businesses to attract customers and for visitors to navigate the area with ease. The sign serves this need by offering visibility and information, thereby fulfilling a functional requirement for both the business and the community. The sign ensures small and locally owned businesses can attract customers, reinforcing Grand Junction's goal of nurturing community-based commerce.

(C) The City property is suitable for the proposed uses and no other uses or conflicting uses are anticipated for the property.

The sign is designed to meet clearance standards, providing 16ft, and does not interfere with existing utilities, pedestrian pathways, or vehicular flow as it does not encroach onto the roadway. The sign's placement has demonstrated that it can coexist with other uses of public space. This usage is complementary, not competitive, with the ROW's intended function. No conflicting public uses are anticipated, which preserves both public access and public interest.

(D) The proposed use shall not negatively impact access, traffic, circulation, neighborhood stability or character, sensitive areas such as floodplains or natural hazard areas.

The sign does not negatively affect traffic circulation or pedestrian access. With a minimum 16ft clearance, the sign preserves all ADA pathways and vehicular sight lines. Additionally, its scale and materials maintain the visual integrity of the neighborhood. Overall, the sign complements the neighborhood's character.

(E) The proposed use is in conformance with and in furtherance of the implementation of the goals, objectives and policies of the Comprehensive Plan, other adopted plans and the policies, intents and requirements of this code and other City policies.

The permit meets GJZDC §21.02.050(l)(3)(ii)(E) by advancing several key policies of the One Grand Junction Comprehensive Plan including:

- *(Area Specific Policy – Commercial Areas*): The presence of the signage increases visibility, economic activity, and enhances wayfinding for Employment Centers while preserving the other streetscape elements of sidewalk, landscaping, and benches that exist in the location.
- *(Plan Principal 6 – Efficient and Connected Transportation)* – Maintaining the overhead sign supports diverse mobility options and promotes equitable access. By avoiding obstructions on sidewalks or pathways, the signage ensures it does not hinder mobility for individuals with disabilities or those without access to a vehicle, thereby aligning with the goal of inclusive and connected transportation.

FINDING OF FACT AND RECOMMENDATION

After reviewing the Revocable Permit request from You & Me Property, LLC, as found in File No. RVP-2025-389, within 5.5 sf of the Patterson Road Right- of-Way for signage at 2648 Patterson Road: Staff finds that the request conforms with Section 21.02.050(l) of the Zoning and Development Code. Therefore, Staff recommends approval of the request.

FISCAL IMPACT:

There is no direct fiscal impact from this action.

SUGGESTED MOTION:

I move to adopt Resolution No. 37-25, a resolution issuing a revocable permit within 5.5 sf of the Patterson Road Right-of-Way for signage adjacent to 2648 Patterson Road, City File No. RVP-2025-389, with the findings of fact described in the staff report.

Attachments

1. Application Materials
2. Project Narrative_Applicant Request
3. Sign Image
4. Resolution
5. Agreement
6. Revocable Permit

CITY OF Grand Junction COLORADO
COMMUNITY DEVELOPMENT

Development Application

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

Petition For: Condo Re Plat

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

Existing Land Use Designation		Existing Zoning	
Proposed Land Use Designation		Proposed Zoning	

Property Information

Site Location:	2648 Patterson Rd.	Site Acreage:	1.149 Acres +/-
Site Tax No(s):	2945-023-15-001	Site Zoning:	MU-1
Project Description:	Condo Re Plat		

Property Owner Information		Applicant Information		Representative Information	
Name:	You & Me Property LLC	Name:	You & Me Property LLC	Name:	KKLCD
Street Address:	PO Box 1143	Street Address:	PO Box 1143	Street Address:	342 North Ave
City/State/Zip:	Grand Junction, CO 81502	City/State/Zip:	Grand Junction, CO 81502	City/State/Zip:	Grand Junction, CO 81501
Business Phone #:	970-250-0251	Business Phone #:	970-250-0251	Business Phone #:	970-640-6913
E-Mail:	alex@luckymegj.com	E-Mail:	alex@luckymegj.com	E-Mail:	kimk355@outlook.com
Fax #:		Fax #:		Fax #:	
Contact Person:	Alex Vat	Contact Person:	Alex Vat	Contact Person:	Kim Kerk
Contact Phone #:	970-250-0251	Contact Phone #:	970-250-0251	Contact Phone #:	970-640-6913

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	Kim Kerk	Date	7/27/2024
Signature of Legal Property Owner	Alex Kompheak Vat	Date	08/31/2024

Print Form

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) You & Me Property LLC ("Entity") is the owner of the following property:

(b) 2648 Patterson Rd. Grand Junction, CO 81506

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

I am the (c) Manager 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) Condominium Plat

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

(e) N/A

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: Alex Kompheak Vat

Printed name of person signing: Alex K. Vat

State of Colorado)

County of Mesa) ss.

Subscribed and sworn to before me on this 13 day of September, 20 24

by James Sandoval Jsandoval

Witness my hand and seal.

My Notary Commission expires on 6 April 2025

JAMEE SANDOVAL
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20214013432
MY COMMISSION EXPIRES APR 6, 2025

RECEPTION#: 3118353
2/27/2025 1:39:21 PM, 1 of 1
Recording: $13.00,
Bobbie Gross, Mesa County, CO.
CLERK AND RECORDER

STATEMENT OF AUTHORITY
(C.R.S. § 38-30-172)

1. This Statement of Authority relates to an entity named: You & Me Property LLC.

2. The type of entity is a: Limited liability company.

3. The entity is formed under the laws of the State of Colorado.

4. The mailing address for the entity is: P.O. Box 1143, Grand Junction, Colorado 81504.

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

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

7. Other matters concerning the manner in which the entity deals with interests in real property: Not applicable.

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

9. This Statement of Authority amends and supersedes in all respects any and all prior dated Statements of Authority executed on behalf of the entity.

EXECUTED this 26th day of February, 2025.

By: Alex Kompheak Vat
Alex Kompheak Vat, Manager

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing Statement of Authority was acknowledged before me this 26th day of February, 2025, by Alex Kompheak Vat, Manager.

Witness may hand and official seal.
My Commission Expires: 6/29/2026

Notary Public

JORDAN BAILEY CARTER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224025435
MY COMMISSION EXPIRES 06/29/2026

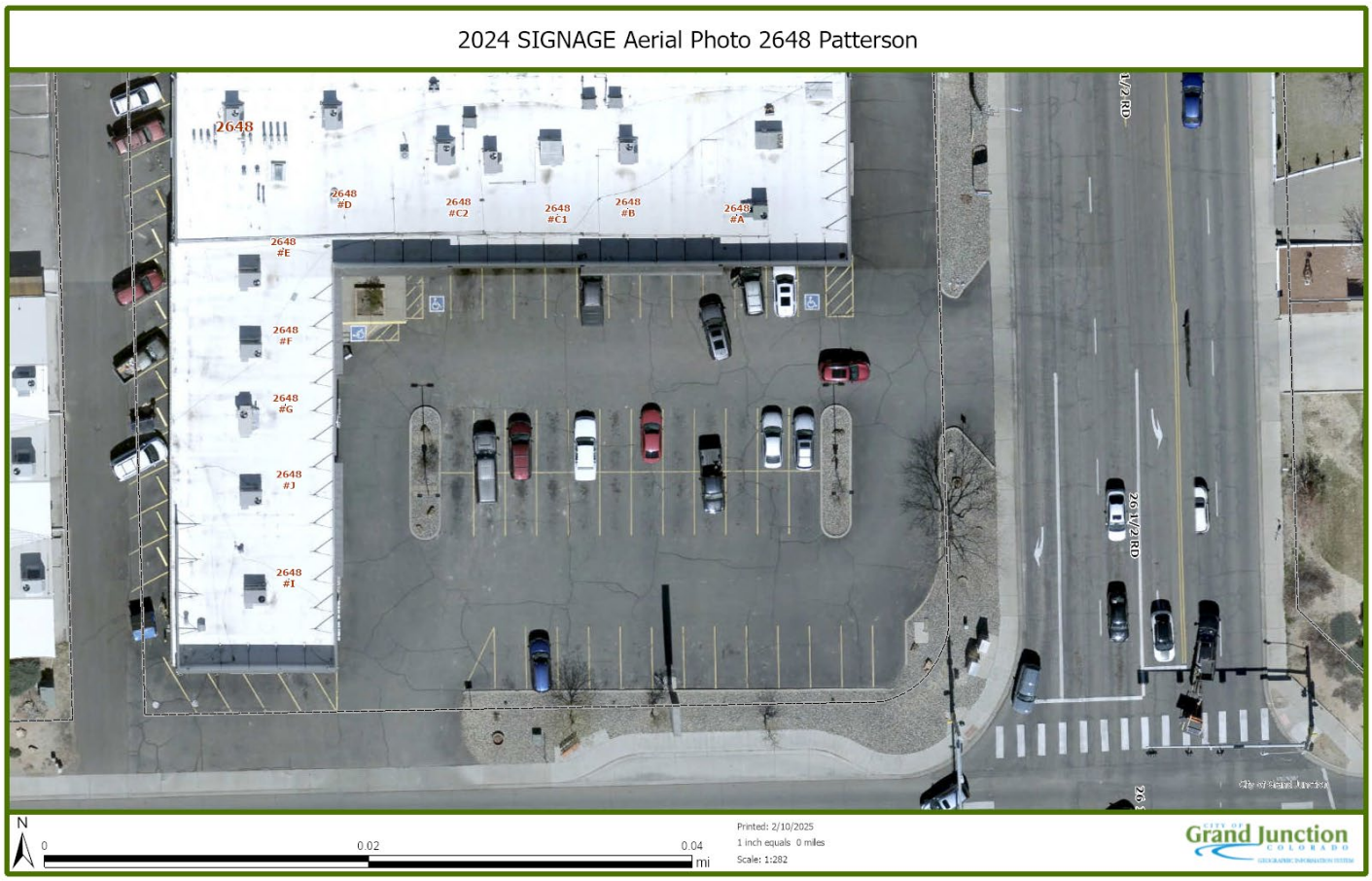
Revocable Sign Permit
Lucky Me Condo
2648 Patterson Road
Grand Junction, Colorado 81506

General Project Report
Revocable Sign Permit

Date:	February 12, 2025
Prepared by:	Kim Kerk, Project Manager
Submitted to:	City of Grand Junction- Community Development 250 N. 5th Street Grand Junction, CO 81501
Attn:	Jenna Gorney
Project:	Revocable Sign Permit
Property Address:	2648 Patterson Road
Tax Parcel Numbers:	2945-023-15-001

Site Location

2024 City/County Air Photos



Project Description & Introduction:

Kim Kerk Land Consulting & Development is the representative for the property owner, You & Me Property LLC, who is requesting the City of Grand Junction issue a Revocable Sign Permit for the Lucky Me Condo Project, located at 2648 Patterson Road, via the Administrative Application process.

The parcel is currently being processed through the Major Subdivision process to satisfy lending institution requirements for parcel utilization changes. During the Major Subdivision project review phase, a comment was made regarding the need for the City to issue a revocable permit for the existing sign on the south side of the parcel, adjacent the Patterson Road right-of-way.

The owner does not propose any changes to the existing sign or support system, other than normal maintenance which may include identification of the various commercial business operations.

The existing sign and configuration was in place at the time the current owner, You & Me Property LLC, purchased the property in March 2019. Review of available County/City aerial photo records indicate the existing sign in its current configuration as of 2010.

Property Description and Location:

The Tax Parcel Number for 2648 Patterson Road is 2945-023-15-001 and is described as follows:

> Lot 1, P D C Subdivision, Section 2, 1S 1W, exc West 5 feet for road ROW per B-1415 P-776, Mesa County records, State of Colorado.

The parcel is currently utilized by several separate commercial business operations.

The parcel size is 1.149 +/- acre. Current zoning is Mixed-Use Neighborhood (MU-1).

Public Benefit

The issuance of the requested Revocable Sign Permit will accommodate future modifications to the roadway/pedestrian use in the public right-of-way along Patterson Road without added financial impacts resulting from the existing sign placement that currently encroaches in the right-of-way.

Land use in the surrounding area

Existing land use:

North – Multi-unit health care facility

East – North 7th Street

South – Patterson Road

West – Office/business complex

Applications for a Revocable Permit shall meet the common review procedures for administrative applications in GJMC § 21.02.040(b)

The application shall be reviewed against the following additional criteria:

(A) There will be benefits derived by the community or area by granting the proposed Revocable Permit; Will provide ability to improve the existing Patterson Road right-of-way in the future without added financial cost due to existing sign encroachment on the right-of-way

(B) There is a community need for the private development use proposed for the City property; Continues the current use and identification for the established commercial business operations

(C) The City property is suitable for the proposed uses and no other uses or conflicting uses are anticipated for the property; Current use is applicable and consistent within this zone and neighborhood

(D) The proposed use shall not negatively impact access, traffic circulation, neighborhood stability or character, sensitive areas such as floodplains or natural hazard areas; No negative impact identified, and,

(E) The proposed use is in conformance with and in furtherance of the implementation of the goals, objectives and policies of the Comprehensive Plan, other adopted plans and the policies, intents and requirements of this Code and other City policies. This request is in compliance with the policies, intents, and requirements of the Code and other City policies

Conclusion

The applicant respectfully submits this request for a new revocable sign permit in accordance with the City of Grand Junction Community Development Code, Administrative Application 21.02.040 (b).

Thank you.


2648 Patterson Rd
Grand Junction, Colorado
Google Street View
Jul 2023
See more dates
CEDAR SQUARE
LUCKY ME LIQUOR
THE BEST SMOKE SHOP!
A Clean & Simple LAUNDRY
241-6132
Slim's BARBER Shop
Beauty
BEST SELECTION
ROUTE 2
Patterson Rd
Google

RESOLUTION NO. _____

**A RESOLUTION CONCERNING
THE ISSUANCE OF A REVOCABLE PERMIT TO
YOU & ME PROPERTY, LLC**

Recitals.

A. You & Me Property, LLC hereinafter referred to as the Petitioners, are the owners of the following described real property in the City of Grand Junction, County of Mesa, State of Colorado, to wit:

LOT 1 P D C SUB SEC 2 1S 1W EXC W 5FT FOR RD ROW PER B-1415 P-776 MESA CO RECDS
City of Grand Junction, County of Mesa, State of Colorado

Also known by street address as: 2648 Patterson Road

and identified by Mesa County Tax Schedule Number 2945-023-15-001

B. The Petitioners have requested that the City Council of the City of Grand Junction issue a Revocable Permit to allow for the continued encroachment of a pole sign within the following described public right-of-way and parcel under the ownership of the City of Grand Junction:

A tract of land situated in the Southeast Quarter of the Southwest Quarter of Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the South Quarter Corner of said Section 2, from whence the West Sixteenth Corner on the South line of Section 2 bears N89°55’23”W a distance of 1315.72 feet for a Basis of Bearings, all bearings herein related thereto; thence N69°21’17”W a distance of 142.32 feet to a point on the Southerly line of the General Common Element for Lucky Me Condominiums of the Mesa County Records, said point being the Point of Beginning; thence S0°28'17”E a distance of 3.33 feet; thence N89°22'29”W a distance of 1.65 feet; thence N0°28'17”W a distance of 3.32 feet to a point on the aforementioned Southerly line; thence S89°55'23”E along said Southerly line a distance of 1.65 feet to the Point of Beginning.

Said tract of land contains 5.5 square feet.

C. Relying on the information supplied by the Petitioner and contained in File No. SUB-2024-608 and RVP-2025-389 in the office of the City’s Community Development Department, the City Council has determined that such action would not at this time be detrimental to the inhabitants of the City of Grand Junction.

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

1. That the City Manager is hereby authorized and directed to issue the attached Revocable Permit to the above-named Petitioners for the purpose aforedescribed and within the limits of the public right-of-way aforedescribed, subject to each and every term and condition contained in the attached Revocable Permit.

PASSED and ADOPTED this _____ day of _____, 2025

Attest:

_____	_____
Selestina Sandoval	Cody Kennedy
City Clerk	President of the City Council

AGREEMENT

You & Me Property, LLC, for themselves and for their successors and assigns, do hereby
agree to:

(a) Abide by each and every term and condition contained in the foregoing Revocable Permit;

(b) Indemnify and hold harmless the City of Grand Junction, its officers, employees and agents with respect to all claims and causes of action, as provided for in the approving Resolution and Revocable Permit;

(c) Within thirty (30) days of revocation of said Permit by the City Council, peaceably surrender said public right-of-way to the City of Grand Junction;

(d) At the sole cost and expense of the Petitioner, remove any encroachment so as to make said public right-of-way fully available for use by the City of Grand Junction or the general public.

Dated this _____ day of _____, 2025.

By signing, the Signatories represent that they have full authority to bind the Permittee to each and every term and condition hereof and/or in the Permit.

By: _____
Alex Kompheak Vat
Manager, You & Me Property, LLC

State of Colorado)
)ss.
County of Mesa)

The foregoing Agreement was acknowledged before me this _____day of _____, 2025, by Alex Kompheak Vat

My Commission expires: _____
Witness my hand and official seal.

_____
Notary Public

REVOCABLE PERMIT

Recitals.

A. You & Me Property, LLC, hereinafter referred to as the Petitioners, represent that they are the owner of the following described real property in the City of Grand Junction, County of Mesa, State of Colorado, to wit:

LOT 1 P D C SUB SEC 2 1S 1W EXC W 5FT FOR RD ROW PER B-1415 P-776 MESA CO RECDS
City of Grand Junction, County of Mesa, State of Colorado
Also known by street address as: 2648 Patterson Road
and identified by Mesa County Tax Schedule Number 2945-023-15-001

B. The Petitioners have requested that the City Council of the City of Grand Junction issue a Revocable Permit to allow for the continued encroachment of a pole sign within the following described public right-of-way and parcel under the ownership of the City of Grand Junction:

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Commencing at the South Quarter Corner of said Section 2, from whence the West Sixteenth Corner on the South line of Section 2 bears N89°55’23”W a distance of 1315.72 feet for a Basis of Bearings, all bearings herein related thereto; thence N69°21’17”W a distance of 142.32 feet to a point on the Southerly line of the General Common Element for Lucky Me Condominiums of the Mesa County Records, said point being the Point of Beginning; thence S0°28'17”E a distance of 3.33 feet; thence N89°22'29”W a distance of 1.65 feet; thence N0°28'17”W a distance of 3.32 feet to a point on the aforementioned Southerly line; thence S89°55'23”E along said Southerly line a distance of 1.65 feet to the Point of Beginning.

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C. Relying on the information supplied by the Petitioner and contained in File No. SUB-2024-608 and RVP-2025-389 in the office of the City’s Community Development Department, the City Council has determined that such action would not at this time be detrimental to the inhabitants of the City of Grand Junction.

NOW, THEREFORE, IN ACCORDANCE WITH THE ACTION OF THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

There is hereby issued to the above-named Petitioners a Revocable Permit for the purpose aforedescribed and within the limits of the public right-of-way and City of Grand Junction property aforedescribed; provided, however, that the issuance of this Revocable Permit shall be conditioned upon the following terms and conditions:

1. The Petitioners' use and occupancy of the public right-of-way and City of Grand Junction property as authorized pursuant to this Permit shall be performed with due care or any other higher standard of care as may be required to avoid creating hazardous or dangerous situations and to avoid damaging public improvements and public utilities or any other facilities presently existing or which may in the future exist in said right-of-way and City of Grand Junction property.

2. The City hereby reserves and retains a perpetual right to utilize all or any portion of the aforedescribed public right-of-way and City of Grand Junction property for any purpose whatsoever. The City further reserves and retains the right to revoke this Permit at any time and for any reason.

3. The Petitioners, for themselves and for their successors, assigns and for all persons claiming through the Petitioner, agrees that it shall defend all efforts and claims to hold, or attempt to hold, the City of Grand Junction, its officers, employees and agents, liable for damages caused to any property of the Petitioner or any other party, as a result of the Petitioner's occupancy, possession or use of said public right-of-way and City of Grand Junction property or as a result of any City activity or use thereof or as a result of the installation, operation, maintenance, repair and replacement of public improvements.

4. The Petitioners agree that it shall at all times keep the above described public right-of-way and City of Grand Junction property in good condition and repair.

5. This Revocable Permit shall be issued only upon the concurrent execution by the Petitioner of an agreement that the Petitioner and the Petitioner's successors and assigns shall save and hold the City of Grand Junction, its officers, employees and agents harmless from, and indemnify the City, its officers, employees and agents, with respect to any claim or cause of action however stated arising out of, or in any way related to, the encroachment or use permitted, and that upon revocation of this Permit by the City the Petitioners shall, at the sole cost and expense of the Petitioners, within thirty (30) days of notice of revocation (which may occur by mailing a first class letter to the last known address), peaceably surrender said public right-of-way and, at its own expense, remove any encroachment so as to make the aforedescribed public right-of-way and City of Grand Junction property available for use by the City or the general public. The provisions concerning holding harmless and indemnity shall survive the expiration, revocation, termination or other ending of this Permit.

6. This Revocable Permit, the foregoing Resolution and the following Agreement shall be recorded by the Petitioners, at the Petitioners' expense, in the office of the Mesa County Clerk and Recorder.

Dated this _____ day of _____, 2025.

Attest:

The City of Grand Junction,
a Colorado home rule municipality

_____
Selestina Sandoval
City Clerk

_____
Mike Bennet
City Manager

Acceptance by the Petitioners:

_____
Alex Kompheak Vat
Manager, You & Me Property, LLC

If you need accommodation to access City services or files that meet your needs (e.g. mapping, construction/development plans, or to complete an application or other documentation), staff are available to assist you by calling 970-244-1430

Exhibit A
Legal Description

A tract of land situated in the Southeast Quarter of the Southwest Quarter of Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the South Quarter Corner of said Section 2, from whence the West Sixteenth Corner on the South line of Section 2 bears N89°55’23”W a distance of 1315.72 feet for a Basis of Bearings, all bearings herein related thereto; thence N69°21’17”W a distance of 142.32 feet to a point on the Southerly line of the General Common Element for Lucky Me Condominiums of the Mesa County Records, said point being the Point of Beginning; thence S0°28'17”E a distance of 3.33 feet; thence N89°22'29”W a distance of 1.65 feet; thence N0°28'17”W a distance of 3.32 feet to a point on the aforementioned Southerly line; thence S89°55'23”E along said Southerly line a distance of 1.65 feet to the Point of Beginning.

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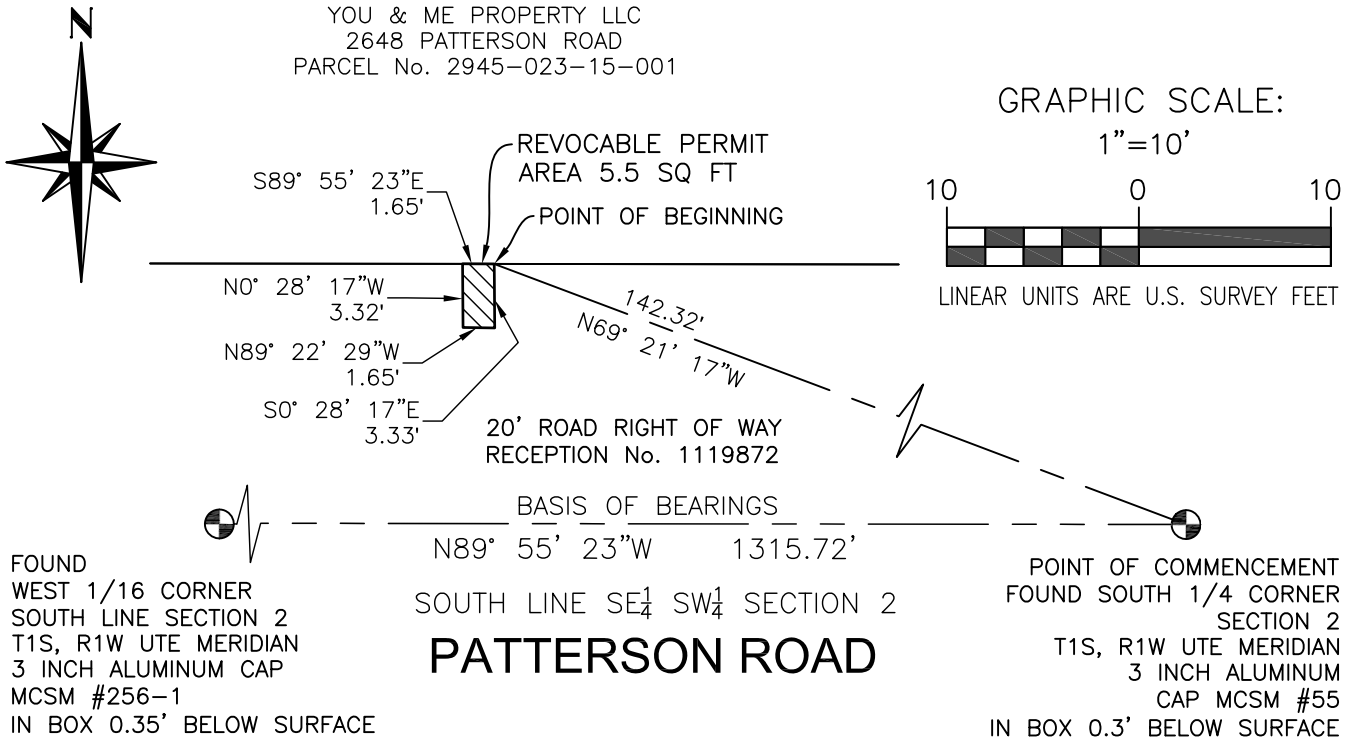
Legal description written by:
Patrick W. Click
Colorado licensed surveyor number 37904
3194 Mesa Ave #B
Grand Junction, CO 81504

Exhibit B
(Legal Sketch)

LEGAL SKETCH

ABBREVIATIONS:

N	NORTH
S	SOUTH
E	EAST
W	WEST
T	TOWNSHIP
R	RANGE
MCSM	MESA COUNTY SURVEY MARKER
ROW	RIGHT OF WAY
SIMS	SURVEY INFORMATION MANAGEMENT SYSTEM
PLS	PROFESSIONAL LAND SURVEYOR
No.	NUMBER
GPS	GLOBAL POSITIONING SYSTEM
ID	IDENTIFICATION
SQ	SQUARE
FT	FEET
AVE.	AVENUE
ST.	STREET
CT.	COURT
LN.	LANE
DR.	DRIVE
U.S.	UNITED STATES
L.C.E.	LIMITED COMMON ELEMENT
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
W.C.	WITNESS CORNER



LEGAL DESCRIPTION SKETCH

JOB: 2023-057 DATE: 4/9/2025

REVOCABLE PERMIT

YOU & ME PROPERTY LLC

2648 PATTERSON ROAD

GRAND JUNCTION, COLORADO

SE1/4 SW1/4 OF SECTION 2

T1S, R1W, UTE MERIDIAN

CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

POLARIS SURVEYING

PATRICK W. CLICK P.L.S.

3194 MESA AVE

GRAND JUNCTION, CO 81504

PHONE (970)434-7038

Grand Junction City Council

Regular Session

Item #5.c.

Meeting Date: July 16, 2025

Presented By: Randi Kim, Utilities Director

Department: Utilities

Submitted By: Kenneth Haley, Engineering Manager

Information

SUBJECT:

A Resolution Authorizing an Incurred Cost Contract with the Colorado Department of Transportation for I-70B Phase 7 Waterline Replacements

RECOMMENDATION:

Adopt a Resolution Authorizing the City Manager to sign an Incurred Cost Contract (Reimbursable) with the Colorado Department of Transportation (CDOT) for the construction of waterline replacements as part of the I-70B Phase 7 project.

EXECUTIVE SUMMARY:

The Colorado Department of Transportation (CDOT) is nearing construction on Phase 7 of the reconstruction of I-70B from 3rd Street to just west of 7th Street through Grand Junction. The underground waterlines within this phase of work have a history of waterline breaks and the City is interested in partnering with CDOT to replace the waterlines prior to completing surface improvements. This Incurred Cost Contract commits the City to reimburse CDOT for the costs of the waterline replacements up to a maximum amount of $1,248,903.56.

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. 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 project is scheduled to go to bid later this year with construction starting in 2026.

The City has waterline mains in Pitkin Avenue, Ute Avenue, and 5th Street within the limits of the CDOT project. These waterlines are a combination of High Density

Polyethelene (HDPE) and Asbestos Concrete (AC) pipe that have a history of waterline breaks. The City had a similar situation on the I-70B Phase 6 project and replaced the waterlines of concern prior to the road construction. For Phase 7, the City intends to partner with CDOT to perform the waterline replacements as part of the road project to minimize impacts on the traveling public and share in the costs of common expenses such as mobilization and traffic control.

A previous Intergovernmental Agreement was approved for the design of the Phase 7 waterline replacements and construction of improvements on 4th Street. This Incurred Cost Contract (ICC) is a separate agreement standard to CDOT with utility owners necessary for the construction of the waterline replacements. The ICC commits the City to reimburse CDOT for the costs of the waterline replacements requested by the City due to the age and/or condition of infrastructure up to a maximum amount of $1,248,903.56. All waterline utility relocations necessary due to conflicts with the proposed road improvements project will be paid for by CDOT.

FISCAL IMPACT:

The City's $1,248,903.56 contribution to the project for waterline replacements are included in the City's capital improvement plans and will be included in the recommended 2026 budget for the Water Fund.

SUGGESTED MOTION:

I move to adopt Resolution No.38-25, a resolution authorizing the City Manager to enter into an Incurred Cost Contract (Reimbursable) with the Colorado Department of Transportation (CDOT) for the construction of waterline replacements as part of the I-70B Phase 7 project.

Attachments

1. Incurred Cost Contract - CDOT I-70B Phase 7 Waterline Replacements
2. RES-CDOT Ute and Pitkin Waterline Replacement 20250703

COLORADO DEPARTMENT OF TRANSPORTATION **INCURRED COST CONTRACT (REIMBURSABLE)** **SAP MOU:** 351002211 **Routing No.:** 25-HA3-XE-00015	**Project Sub-Account:** 25637 **Project Number:** NHPP 070A-042 **SH:** I-70B at MP1 **Project Name:** I-70B Grand Junction East of 3rd St

THIS CONTRACT, made and entered into this day of April 07, 2025, is by and between the State of Colorado for the use and benefit of the Colorado Department of Transportation ("CDOT" or "the State") and City of Grand Junction ("Utility Owner").

WHEREAS:

The authority exists in the law and funds have been budgeted, appropriated and otherwise made available and a sufficient unencumbered balance thereof remains available for payment;

1. The required approval, clearance and coordination has been accomplished from and with all appropriate agencies;
2. The State anticipates performance of construction Project NHPP 070A-042, for waterline construction on Ute and Pitkin between 3rd and 6th Street and on 5th between Ute and Pitkin Avenues hereinafter referred to as "the highway project";
3. The highway project necessitates adjustment or relocation of Utility Owner's facilities, and/or affords the Utility Owner with the opportunity to construct improvements to its system, hereinafter referred to as the "Work", and is generally described in **Exhibit "A"**;
4. The **Utility Owner is responsible for the cost of the Work**, as more fully shown on the "Tabulation of Bids" attached hereto as **Exhibit "B"**;
5. The Utility Owner is willing to reimburse the State for all expenses incurred in performance of the Work;
6. The State's contractor can perform the Work in conjunction with construction of the highway project;
7. It is in the public interest for the State and the Utility Owner to consolidate their respective responsibilities and activities so as to lessen the impact of the construction upon the general public;
8. The State and the Utility Owner desire to consolidate performance of the Work with the construction of the highway project, and set forth their respective obligations and responsibilities with respect to the Work and funding thereof; and
9. This contract is executed by the State under the authority of §43-1-110 and §43-1-114, C.R.S as amended.

NOW THEREFORE, THE STATE AND THE UTILITY OWNER AGREE:

1. The State shall provide liaison with the Utility Owner through the State's Region Utilities Engineer (RUE), who is available at:
   Joe Carter, Region 3 Utility Engineering Program Manager
   222 S. 6th Street, Room 100
   Grand Junction, CO 81501
   Phone: 970-986-7328
   Email: joseph.carter@state.co.us
   and will coordinate all State activities under this contract.

2. The Work shall be depicted in detail in **Exhibit A**, "Highway Construction Plan Sheets" and **Exhibit B**, "Tabulation of Bids" and the costs associated therewith within, for the above-referenced project, copies of which are attached hereto and made a part hereof.
3. The bid documents shall be prepared by the State, and will include all bid items necessary for performance of the work, and shall be made a part of this contract by reference.
4. The State will award, or has already awarded, a construction contract for the highway project, including the Work, pursuant to the provisions of §24-92-101, C.R.S., et seq., as amended. The State shall be the sole authority for awarding said construction contract.
5. The Utility Owner shall give immediate written notification to the State if it desires any revision of the Work. The State shall then incorporate any mutually acceptable revisions into the Work, and the Utility Owner shall be responsible for all costs of the revised Work and shall pay such costs in accordance with the provisions of paragraph 8, below.
6. The State, through its construction contractor, shall perform and complete the Work in accordance with **Exhibit A**, **Exhibit B**, and the Highway Construction Plan Sheets. Both the State and the Utility Owner will jointly supervise the performance of the Work, which shall include, but not be limited to, field and office engineering, construction inspection and materials testing, and traffic control through the Work area.
7. The Utility Owner shall cooperate and coordinate with the State in the performance of the Work. During construction, a Utility Owner representative shall periodically observe the performance of the Work to ensure that the Utility Owner's interests with regard to the Work are being fulfilled. Upon completion of the Work, the utility Owner shall provide the State with final written approval and acceptance of the Work, which approval shall not be unreasonably withheld provided that performance of the Work has been completed in substantial conformance with **Exhibit A** and **Exhibit B**, and with the Highway Construction Plan Sheets. The Utility Owner's inspector shall communicate with the State's construction contractor only through the State's engineer and shall not be directly involved with the State's construction contractor.
8. The Utility Owner shall reimburse the State for the cost of the Work as set forth in **Exhibit A**. Total Work costs shall include and be expressed as physical construction costs, as derived from the estimated quantities at the State's construction contractor's contract unit prices.
9. **The Utility Owner's share of the Work costs is estimated to be $1,248,903.56,** as set forth in **Exhibit B**, and shall be the maximum amount of the Utility Owner's obligation unless such amount is increased by a written amendment to the contract.

10. The Utility Owner has appropriated sufficient funds to pay for the costs of the Work that will be completed within the Utility Owner's current fiscal year. For Work to be completed in subsequent fiscal years, if any, the Utility Owner shall make all necessary good faith efforts to effectuate the availability of sufficient funds. In the event funds are not so appropriated by the Utility Owner, the Utility Owner shall promptly notify the State of such fact so that the additional Work can be deleted from the project.
11. The State will invoice the Utility Owner for the total amount to be reimbursed upon substantial completion of the Work. The Utility Owner will promptly pay the invoiced amount to the State no later than 30 days after the invoice date.
12. Contractor payments will be paid from project funds until the State is reimbursed for the Work.
13. The State agrees to make all project records available to the Utility Owner up to three (3) years after the substantial completion of the highway construction project in the event the Utility Owner desires to audit the same for cost verification purposes.
14. The term of this contract shall begin on the date signed by the State Controller, and shall extend to the date which is three months after the date of the final payment or the final audit, whichever is pertinent to this contract, unless earlier terminated.
15. This contract shall inure to the benefit of and be binding upon the parties, their successors and assigns.
16. Either the State or the Utility Owner may terminate this contract at any time upon reasonable notice for cause, or convenience, or if funds become unavailable, provided that the Utility Owner shall reimburse the State for the incurred cost of actual Work performed for the benefit of the Utility Owner up to the termination date.
17. The Utility Owner represents and warrants that it has taken all necessary actions that are required by its procedures, bylaws, or applicable law, to legally authorize the undersigned signatory to execute this contract on behalf of the Utility Owner and to bind the Utility Owner to its terms.
18. If any signatory signs this agreement using a digital signature in accordance with the Colorado State Controller Contract, Grant and Purchase Order Policies regarding the use of digital signatures issued under the State Fiscal Rules, then any agreement or consent to use digital signatures within the electronic system through which that signatory signed shall be incorporated into this Contract by reference.
19. **COLORADO SPECIAL PROVISIONS (COLORADO FISCAL RULE 3-3)**

These Special Provisions apply to all contracts. Contractor refers to Utility Owner.

A. STATUTORY APPROVAL. §24-30-202(1), C.R.S.

This Contract shall not be valid until it has been approved by the Colorado State Controller or designee. If this Contract is for a Major Information Technology Project, as defined in §24-37.5-102(19), then this Contract shall not be valid until it has been approved by the State's Chief Information Officer or designee.

B. FUND AVAILABILITY. §24-30-202(5.5), C.R.S., applicable local agency, rule, law or regulation.

Financial obligations of the Parties payable after the current State Fiscal Year are contingent upon funds for that purpose being appropriated, budgeted, and otherwise made available.

C. GOVERNMENTAL IMMUNITY.

Liability for claims for injuries to persons or property arising from the negligence of the Parties, its departments, boards, commissions committees, bureaus, offices, employees and officials shall be controlled and limited by the provisions of the Colorado Governmental Immunity Act, §24-10-101, et seq., C.R.S.; the Federal Tort Claims Act, 28 U.S.C. Pt. VI, Ch. 171 and 28 U.S.C. 1346(b), and the State's risk management statutes, §§24-30-1501, et seq. C.R.S. No term or condition of this Contract shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protections, or other provisions, contained in these statutes.

D. INDEPENDENT CONTRACTOR

Contractor shall perform its duties hereunder as an independent contractor and not as an employee. Neither Contractor nor any agent or employee of Contractor shall be deemed to be an agent or employee of the State. Contractor shall not have authorization, express or implied, to bind the State to any agreement, liability or understanding, except as expressly set forth herein. **Contractor and its employees and agents are not entitled to unemployment insurance or workers compensation benefits through the State and the State shall not pay for or otherwise provide such coverage for Contractor or any of its agents or employees. Contractor shall pay when due all applicable employment taxes and income taxes and local head taxes incurred pursuant to this Contract. Contractor shall (i) provide and keep in force workers' compensation and unemployment compensation insurance in the amounts required by law, (ii) provide proof thereof when requested by the State, and (iii) be solely responsible for its acts and those of its employees and agents.**

E. COMPLIANCE WITH LAW.

Contractor shall comply with all applicable federal and State laws, rules, and regulations in effect or hereafter established, including, without limitation, laws applicable to discrimination and unfair employment practices.

F. CHOICE OF LAW, JURISDICTION, AND VENUE.

Colorado law, and rules and regulations issued pursuant thereto, shall be applied in the interpretation, execution, and enforcement of this Contract. Any provision included or incorporated herein by reference which conflicts with said laws, rules, and regulations shall be null and void. All suits or actions related to this Contract shall be filed and proceedings held in the State of Colorado and exclusive venue shall be in the City and County of Denver.

G. PROHIBITED TERMS.

Any term included in this Contract that requires the State to indemnify or hold Contractor harmless; requires the State to agree to binding arbitration; limits Contractor's liability for damages resulting from death, bodily injury, or damage to tangible property; or that conflicts with this provision in any way shall be void ab initio. Nothing in this Contract

shall be construed as a waiver of any provision of §24-106-109 C.R.S. Any term included in this Contract that limits Contractor's liability that is not void under this section shall apply only in excess of any insurance to be maintained under this Contract, and no insurance policy shall be interpreted as being subject to any limitations of liability of this Contract.

H. SOFTWARE PIRACY PROHIBITION.

State or other public funds payable under this Contract shall not be used for the acquisition, operation, or maintenance of computer software in violation of federal copyright laws or applicable licensing restrictions. Contractor hereby certifies and warrants that, during the term of this Contract and any extensions, Contractor has and shall maintain in place appropriate systems and controls to prevent such improper use of public funds. If the State determines that Contractor is in violation of this provision, the State may exercise any remedy available at law or in equity or under this Contract, including, without limitation, immediate termination of this Contract and any remedy consistent with federal copyright laws or applicable licensing restrictions.

I. EMPLOYEE FINANCIAL INTEREST/CONFLICT OF INTEREST. §§24-18-201 and 24-50-507, C.R.S.

The signatories aver that to their knowledge, no employee of the State has any personal or beneficial interest whatsoever in the service or property described in this Contract. Contractor has no interest and shall not acquire any interest, direct or indirect, that would conflict in any manner or degree with the performance of Contractor's services and Contractor shall not employ any person having such known interests.

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THE PARTIES HERETO HAVE EXECUTED THIS CONTRACT

*** Persons signing for the Utility Owner hereby swear and affirm that they are authorized to act on behalf of the Utility Owner and acknowledge that the State is relying on their representations to that effect and accept personal responsibility for any and all damages the State may incur for any errors in such representation.**

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed in triplicate by their respective officials thereto duly authorized.

UTILITY OWNER	**STATE OF COLORADO** **Jared S. Polis, GOVERNOR**
City of Grand Junction **By** Signature of Authorized Representative* **By:** Michael Bennet, City Manager	**By:** **Keith Stefanik, P.E., Chief Engineer** **Colorado Department of Transportation**

Exhibit A: Highway Construction Plan Sheets and SOW

Removal and replacement of the City of Grand Junction waterline along Ute and Pitkin Avenues between 3rd and 4th Street to the end of the project limits at 6th Street). The waterline on 5th Street between Ute and Pitkin Avenues where utility conflicts are not present is also included. The city will be responsible for actual construction costs and unit item bid pricing. Approximately, 1762 linear feet of 8” waterline, 100 linear feet of 12” waterline, and associated fittings will be removed and replaced.

Exhibit B:Tabulation of Bids

ESTIMATE OF PROBABLE COSTS (CITY WATERLINE EAST OF 3RD STREET TO 5TH STREET)						
ITEM NUMBER	**DESCRIPTION**	**QUANTITY**	**UNIT**	**UNIT COST**	**TOTAL COST**	**NOTES**
202-00032	Removal of Valve	14	EACH	$ 550	$ 7,700	
202-00035	Removal of Pipe	1671	LF	$ 38	$ 63,498	
250-00224	Hazardous Waste Disposal (Radioactive)	638	CY	$ 45	$ 28,710	Assumptions: 1) Existing pipe diameter is 6 inches. 2) Uranium mill tailings were used in backfill of all existing pipe.
619-00007	Connect To Existing Waterline	4	EACH	$ 2,800	$ 11,200	
619-10000	Temporary Waterline	1360	LF	$ 15	$ 20,400	Removal and replacement is completed all at once.
619-50640	8 Inch Plastic Pipe	1762	LF	$ 250	$ 440,500	Unit price includes pipe, flow-fill, and filter material.
619-50960	12 Inch Plastic Pipe	100	LF	$ 300	$ 30,000	Unit price includes pipe, flow-fill, and filter material.
619-75064	8 Inch Gate Valve	14	EACH	$ 3,000	$ 42,000	
619-77300	Corporation Stop	22	EACH	$ 2,000	$ 44,000	Abandoned service lines (2) excluded.
619-77208	8-Inch Restrained Coupling Adapter	61	EACH	$ 250	$ 15,250	
619-77212	12-Inch Restrained Coupling Adapter	10	EACH	$ 300	$ 3,000	
621-00430	Detour	650	SY	$ 60	$ 39,000	
				SUBTOTAL	$ 745,258	
				MOBILIZATION (13%)	$ 96,883.54	
				TRAFFIC CONTROL (6%)	$ 44,715.48	
				**MCR (10%)	$ 74,526	
				ESCALATION (4%)	$ 29,810.32	1 year of escalation
				CONSTRUCTION ENGINEERING & INDIRECTS (26%)	$ 257,710.22	
				CONSTRUCTION TOTAL	**$ 1,248,903.56**	

**Note: These amounts included above are for Minor Contract Revisions (MCR). The MCR consists of minor work authorized and approved by the CDOT Point of Contact identified in this Agreement, which is not included in the contract list of bid items, but necessary to accomplish the Scope of Work for this Agreement. Payment of MCR work will be made in accordance with Subsection 109.04 of CDOT's Standard Specifications Manual for Road and Bridge Construction.


25637 - I70B Ph 7
City of GJ Waterline Construction Location Map
Legend
Approximate Waterline Locations - See plan sheets for detailed locations
S 4th St
S 5th St
S 6th St
Ute Ave
Pitkin Ave
South Ave
S 2nd St
S 3rd St
70
50
Google Earth
800 ft
N

RESOLUTION NO. __-25

A RESOLUTION AUTHORIZING THE CITY MANAGER TO SIGN AN AGREEMENT TO REIMBURSE THE COLORADO DEPARTMENT OF TRANSPORTATION FOR CONSTRUCTION OF NEW WATERLINES IN UTE AND PITKIN AVENUES AS PART OF THE ____ PROJECT IN GRAND JUNCTION.

RECITALS:

The Colorado Department of Transportation (CDOT) is reconstructing Ute and Pitkin Avenues as part of its ___ project in Downtown Grand Junction (Project). AS a component of the Project CODT and the City have agreed that it is prudent to remove and replace City waterlines in and along Ute and Pitkin Avenues between 3rd and 4th Street to the end of the Project limits at 6th Street. The waterline on 5th Street between Ute and Pitkin Avenues where utility conflicts are not present is also included. Approximately1762 linear feet of 8" waterline and 100 linear feet of 12" waterline, and associated fittings will be removed and replaced. The City will be responsible for actual construction costs and by and with this Resolution the City Council authorizes and directs the City Manager to sign the agreement to replace the waterlines at an approximate cost of $1,248,903.56.

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

1. That in consideration of the Recitals and with the finding that the replacement and reconstruction of the aged waterline infrastructure with new waterlines is reasonable while the construction of the CDOT Project is occurring the City Council hereby authorizes the same as provided in the attached Agreement.

2. That the City Council has budgeted and appropriated funds for certain waterline construction projects and that the Project, and reimbursement for the waterline reconstruction as provided in the Agreement is a proper use of those funds.

3. That in consideration of the Recitals and with the finding that the expenditure is reasonable, necessary and desirable and supports and advances the public health, safety and welfare the City Council hereby authorizes the City Manager to execute the attached agreement and to effectuate the provisions of this Resolution, including, without limitation, the execution of documents and making payments as provided therein.

PASSED and ADOPTED this 16th day of July 2025.

_____
Cody Kennedy
President of the City Council

ATTEST:

_____
Selestina Sandoval
City Clerk

DRAFT

Grand Junction City Council

Regular Session

Item #5.d.

Meeting Date: July 16, 2025

Presented By: Jay Valentine, General Services Director

Department: Finance

Submitted By: Jay Valentine, Chief Financial Officer

Information

SUBJECT:

A Resolution for Reimbursement from Bond Proceeds for Capital Expenditures Related to Transportation Expansion Projects

RECOMMENDATION:

Staff recommends adopting the resolution permitting reimbursement from bond proceeds for capital expenditures related to transportation expansion projects.

EXECUTIVE SUMMARY:

The reimbursement resolution is required by the IRS declaring the City's official intent to reimburse the City for capital expenditures with proceeds from the debt issuance. This will allow the City to be reimbursed for project costs that were paid prior to the availability of proceeds from financing. This will also allow maximum flexibility to issue the bonds during the most favorable market conditions and coordinate with the certificate of participation issuance for the Material Recovery Facility.

BACKGROUND OR DETAILED INFORMATION:

In November 2019, voters authorized the City to issue $70 million in principal debt to fund the expansion of transportation infrastructure. Because of the complexity and significance of the projects, it was known that it would take several years to complete. Therefore, the funding plan was to issue debt in two tranches. In 2020, the City issued $50 million and has used those proceeds to construct several expansion projects. The upcoming $20 million debt issuance is planned for later in the year and will be used to complete the final projects by the end of 2026.

Under federal tax laws, an issuer of debt may reimburse project expenditures with proceeds of debt issuance for expenditures made up to 60 days prior to the date of the reimbursement resolution.

FISCAL IMPACT:

Eligible costs of the transportation expansion projects that are paid for by the City in advance of receiving the bond proceeds will be reimbursed when the proceeds are received, which is expected during the 4th quarter of 2025.

SUGGESTED MOTION:

I move to adopt Resolution No. 39-25, a resolution permitting reimbursement from bond proceeds for capital expenditures related to transportation expansion projects.

Attachments

1. RES-Bond Reimbursement TranspExp 070225

RESOLUTION NO. ___25

A RESOLUTION REGARDING AND DECLARING OFFICIAL INTENT TO REIMBURSE EXPENDITURES FROM PROCEEDS OF BORROWING

RECITALS:

With the voters' approval of Measure 2A in the 2019 Municipal election the City Council intends to undertake debt financing for the transportation expansion projects (Project).

The City Council expects to finance the Project on a long-term basis by issuing tax-exempt bonds/legally authorized and appropriate evidence of indebtedness. Because the debt will not be issued prior to commencement of expenditures in support of the Project construction, the City must provide interim financing to cover costs of the Project incurred prior to receipt of the proceeds of the debt.

Accordingly, it is necessary, desirable and in the best interests of the City to advance money from City funds on hand, on an interim basis, to pay the costs of the Project until the debt is issued.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Grand Junction that:

Section 1. Expenditure of Funds. The City shall make expenditures as needed from its funds on hand to pay the costs of the Project until debt proceeds become available.

Section 2. Declaration of Official Intent. By and with this Resolution the City Council declares its intent under Treasury Regs. Section 1.150-2 to reimburse said expenditures with proceeds of the Bonds, the principal amount of which is not expected to exceed $20,000,000.00.

Section 3. Unavailability of Long-Term Funds. No funds for payment of Project expenses from sources other than the Bonds are, or are reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set aside by the City other than pursuant to its budget or financial policies and applicable law.

PASSED AND ADOPTED this 16th day of July 2025.

DRAFT

_____
Cody Kennedy
President of the City Council

ATTEST:

_____
Selestina Sandoval
City Clerk

DRAFT

Grand Junction City Council

Regular Session

Item #6.a.i.

Meeting Date: July 16, 2025

Presented By: Keira Auld, Housing Specialist

Department: Community Development

Submitted By: Keira Auld, CDBG & Housing Programs Specialist

Information

SUBJECT:

A Resolution Adopting the 2025 Program Year Annual Action Plan as a Part of the City of Grand Junction 2021, Five-Year Consolidated Plan for the Grand Junction, Colorado Community Development Block Grant (CDBG) Program

RECOMMENDATION:

Staff Recommends adoption of the 2025 Annual Action Plan

EXECUTIVE SUMMARY:

City Council will conduct a public hearing and consider adoption of the Community Development Block Grant (CDBG) 2025 Annual Action Plan.

BACKGROUND OR DETAILED INFORMATION:

CDBG funds are a Department of Housing and Urban Development (HUD) entitlement grant to the City of Grand Junction, which became eligible for the funding in 1996. The City's 2025 Program Year will begin once the 2025 Annual Action Plan has been completed and funds have been released by the Department of Housing and Urban Development (HUD). The 2025 Program Year marks the City's 30th year of Eligibility. For each CDBG program year, a new Annual Action Plan is completed and adopted as part of the Five-Year Consolidated Plan. On June 4, 2025, City Council approved the 2025 CDBG funding requests totaling $411,100.22 for the four activities listed below.

CDBG Administration (Max Allowable - 20%) - $81,536.80
Parks & Recreation - Parks Equipment/Improvements - $50,000.00
Community Development (Housing) - Affordable Housing Incentive - Sewer & Water Tap Fees - $218,410.82
Community Development (Housing) - Homeless Services & Capital (Max Allowable - 15%) - $61,152.60

The full draft Annual Action Plan is attached.

FISCAL IMPACT:

The 2025 CDBG Congressional appropriation to the City of Grand Junction is $407,684.00 and the City has $3,416.22 of unexpended funds from a previous program year to be allocated with the 2025 funds for a total allocation of $411,100.22, which is included in the 2025 Amended Budget.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 44-25, a resolution adopting the 2025 Program Year Annual Action Plan as a part of the City of Grand Junction 2021 Five-Year Consolidated Plan for the Grand Junction Community Development Block Grant (CDBG) Program.

Attachments

1. DRAFT 2025 CDBG Annual Action Plan
2. RES-Adopting 2025 CDBG Annual Action Plan

DRAFT FOR PUBLIC REVIEW – MAY RECYCLE AFTER JULY 7, 2025

FIFTH YEAR ANNUAL ACTION PLAN



2025

City of Grand Junction, Colorado

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

The City of Grand Junction Community Development Block Grant (CDBG) 2025 Annual Action Plan was produced by the Grand Junction Community Development Department

For more information on the plan contact:

Para obtener más información sobre el plan ponerse en contacto:

Keira Auld
CDBG & Housing Programs Specialist
City of Grand Junction
Community Development Division
250 North 5th Street
Grand Junction, Colorado 81501

(970) 256-4114
keira.auld@gjcity.org

Written comments must be submitted to the City no later than July 7, 2025 at 5:00 pm

Los comentarios escritos deben ser presentados a la ciudad a más tardar el 7 de julio 2025 a las 5:00 pm

Executive Summary

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

1. Introduction

In 1996, the U.S. Department of Housing and Urban Development (HUD) designated Grand Junction as a community eligible to receive Community Development Block Grant (CDBG) funds. Every five years, the City prepares and adopts a new Five-Year Consolidated Plan. The current plan was adopted by the Grand Junction City Council in July 2021. Additionally, each year, the City prepares and adopts a Program Year Action Plan, which becomes part of the Five-Year Consolidated Plan.

Applications for CDBG funds are made available to all City departments in February, with a March deadline for each Program Year. Funded applications become part of the respective Program Year Action Plan. The 2025 Program Year Annual Action Plan outlines how the City of Grand Junction intends to spend CDBG funds from September 1, 2025, through August 31, 2026.

The objectives and proposed outcomes identified in the 2025 Annual Action Plan primarily address housing development and unhoused services and non-housing community development needs as requested by the Grand Junction City Council. Specific proposed outcomes and objectives for the 2025 Program Year, which reflect the City's Five-Year Consolidated Plan objectives, are discussed in the full Annual Action Plan report.

2. Summarize the objectives and outcomes identified in the Plan

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

The 2021 Five-Year Consolidated Plan integrates economic, physical, environmental, community, and human development activities in Grand Junction in a comprehensive and coordinated manner. This allows agencies, groups, and all citizens to work together to improve the quality of life for residents. The plan identifies specific needs and actions to address these needs over its duration. The objectives of the Consolidated Plan are:

<u>Create a Suitable Living Environment</u>
Address non-housing community development infrastructure
Develop neighborhood programs

Support special needs populations and other human services
Focus on youth services

Provide Decent Affordable Housing
Increase the inventory of affordable housing units
Address lead-based paint hazards
Prevent and reduce homelessness

Create Economic Opportunities
Provide childcare services
Promote economic development
Proposed objectives and outcomes within the 2025 Program Year include the activities listed in section AP-35, as summarized by the goals below.

• CDBG Program Administration and Furthering Fair Housing
Administer the CDBG program, including staff salaries, subrecipient monitoring, reporting, public participation, training, and fair housing activities.
• Suitable Living Environment - Non-Housing
Public Parks Equipment/Improvements
• Suitable Living Environment – Homeless
Unhoused Services & Capital
• Suitable Living Environment – Services
Unhoused Services & Capital
• Decent Affordable Housing
Affordable Housing Incentive Program

3. Evaluation of past performance

The past performance of the City of Grand Junction and its CDBG subrecipients has been thorough and timely. Many low- and moderate-income individuals have benefited from housing activities, human services, and community facilities construction. Below is a summary of the CDBG activities for the previous program year, along with their progress status:

2024 Program Year – All Activities Under Way

Program Administration

- Ella Street Safe Route to School
- Hermosa Avenue Safe Neighborhood Route
- West Lake Park Improvements
- Columbine Park Improvements

All Consolidated Plan objectives are monitored and reported to the U.S. Department of Housing and Urban Development (HUD) by their outcomes. This outcome and performance-based measurement includes:

1. Availability/Accessibility
2. Affordability
3. Sustainability

These measurements aim to promote livable and viable communities. Despite the increased competition for CDBG funds and the decline in annual allocations, the City will continue to balance the disbursement of these funds among the various needs of the community throughout the Five-Year Consolidated Plan.

4. Summary of Citizen Participation Process and consultation process

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

Public Hearings and Review Periods:

June 4, 2025: A public hearing before City Council was held to solicit input, discuss projects, and determine funding for the 2025 Program Year.

July 16, 2025: City Council will conduct a public hearing to seek public comments and consider the adoption of the 2025 Annual Action Plan. The City will provide appropriate aids and services, upon request, for effective communication to qualified persons with disabilities to participate in these meetings.

A 30-day public review period will occur from June 6 to July 7, 2025. The Annual Action Plan will be made available at the City Community Development Department, the City Clerk’s office, on the City’s website, and at the Mesa County Central Library. A note in Spanish will be included on the cover page, instructing individuals to contact the Community Development Department if they needed the document in Spanish. Phone translation services are also available upon request, and the document was provided in an ADA-compliant format.

Legal Notices:

Legal notices for public meetings were placed in the local newspaper in both English and Spanish. Additionally, the legal notice for the Annual Action Plan public hearing included a statement about the accessibility of City Hall for people with disabilities. The notice stated:

"The City of Grand Junction will, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities to participate in City Council meetings. If you are planning to attend the public meeting and require special assistance, please notify the City Clerk's office at 970-244-1509 at least one day in advance of the meeting. TDD access is available through Colorado Relay at 711."

Accessibility Compliance:

The City utilizes an Accessibility Tracker for its website and regularly updates any concerns. In compliance with Colorado HB 21-1110, all government agencies must bring web content into accessibility compliance. The City has created a plan that met Web Content Accessibility Guidelines (WCAG) Level AA compliance. This major undertaking involved collaboration between IT and Communications and Engagement departments.

5. Summary of public comments

The opportunities for public input described above comply with the City's CDBG Citizen Participation Plan. There were no members of the public that addressed City Council at its June 4, 2025 hearing. The plan will be updated if public comments are received at the July 16, 2025 City Council hearing.

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

There were no comments received at the June 4, 2025 hearing that were not accepted. The plan will be updated if public comments are received and not accepted at the July 16, 2025 City Council hearing.

7. Summary

Refer to Section 4 for a detailed discussion regarding the summary of citizen participation. The City continues to engage its citizens in the planning process to ensure that the needs of the community are effectively met.

PR-05 Lead & Responsible Agencies – 91.200(b)

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

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

Table 1 – Responsible Agencies

Narrative (optional)

The City of Grand Junction is the lead agency administering the development and implementation of this plan. Key stakeholders and decision-makers include the Grand Junction Housing Authority, Housing Resources of Western Colorado, the Mesa County Departments of Health and Human Services, and many local nonprofit and faith-based organizations.

Consolidated Plan Public Contact Information

City of Grand Junction Community Development Department
Keira Auld CDBG & Housing Programs Specialist

250 North 5th Street Grand Junction Colorado 81501
970-256-4114 keira.auld@gjcity.org

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

1. Introduction

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

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

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

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

The Continuum of Care is a local system designed to assist people experiencing or at imminent risk of homelessness by providing housing and services tailored to a range of community needs. The most recent preliminary numbers from the 2025 point-in-time survey, conducted in January 2025, estimated that there are 338 unhoused citizens in shelters or transitional housing options in Grand Junction, and 387 unsheltered citizens.

Key Components and Service Providers

Shelter Services:
HomewardBound of the Grand Valley
Grand Valley Catholic Outreach (GVCO)

The Joseph Center
The Latimer House

Food and Day Services:
GVCO Day Center and Soup Kitchen
HomewardBound/United Way of Mesa County Resource Center
District 51 REACH
KidsAid Program
Salvation Army Day Center
Food Banks

Housing Services:
Grand Junction Housing Authority (GJHA) Next Step Program
The Phoenix Project
Pathways Village
GVCO Permanent Supportive Housing

Case Management:
Grand Valley Catholic Outreach (GVCO)
Grand Junction Housing Authority (GJHA)
HomewardBound
Hilltop Community Services

The City of Grand Junction, through its Housing Division, coordinates with all these agencies to provide comprehensive services to those in need. This collaboration ensures a robust support system for addressing homelessness and related issues within the community.

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

The City of Grand Junction does not receive ESG funds to be allocated but provides letters of support for those entities that seek funds for their respective operations.

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

Table 2 – Agencies, groups, organizations who participated

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

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Grand Junction Housing Authority participates in focus group and public meetings, provides data and reviews draft sections of the Plan. The agency was interviewed by the City's consultant for the Grand Valley Housing Needs Assessment (HNA). The information provided was used to develop the HNA and Analysis of Impediments to Fair Housing Choice which, in turn, helped guide the 2021-2025 Consolidated Plan and subsequent Annual Action Plans. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attend meetings. Discussions help identify the priority needs for the Consolidated Plan.
3	**Agency/Group/Organization**	Housing Resources of Western Colorado (1)
	Agency/Group/Organization Type	Housing Services - Housing Services-Education Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Veterans Anti-poverty Strategy Lead-based Paint Strategy

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

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Grand Valley Catholic Outreach participates in focus group and public meetings, provides data and reviews draft sections of the Plan. The agency was interviewed by the City's consultant for the Grand Valley Housing Needs Assessment (HNA). The information provided was used to develop the HNA and Analysis of Impediments to Fair Housing Choice which, in turn, helped guide the 2021-2025 Consolidated Plan and subsequent Annual Action Plans. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attend meetings. Discussions help identify the priority needs for the Consolidated Plan.
5	**Agency/Group/Organization**	MESA COUNTY
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Employment Health Agency Child Welfare Agency Government - County Major Employer
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Various departments Mesa County participates in focus group and public meetings, provides data and reviews draft sections of the Plan. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attend meetings. Discussions help identify the priority needs for the Consolidated Plan.
6	**Agency/Group/Organization**	STRiVE
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities Services-Health Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	STRiVE participates in focus group and public meetings, provides data and reviews draft sections of the Plan. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attend meetings. Discussions help identify the priority needs for the Consolidated Plan.

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

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

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

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Homeless Coalition	Goals regarding homeless activities in the Consolidated Plan overlap with the goals and priorities of the Continuum of Care plan and the Unhoused Strategy & Implementation Plan.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Analysis of Impediments to Fair Housing Choice	City of Grand Junction	Goals regarding the development of housing are consistent with findings of impediments and actions in the Analysis of Impediments to Fair Housing Choice.
Grand Valley Housing Needs Assessment	City of Grand Junction	Goals regarding the development of affordable housing, homelessness and special needs housing align with those identified in the Grand Valley Housing Needs Assessment completed in 2021 and a Housing Strategy developed in 2022 and updated in 2024.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

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

Citizen participation largely occurs through the various agencies whose board members consist of citizens, business leaders, and civic leaders. Goals are set within each organization regarding current operations, future expansion, new projects, or new programs and services. These organizational goals often directly translate into overall goals for the community's Five-Year Consolidated Plan.

These agencies and organizations play a crucial role in shaping the goals and objectives of the community's Annual Action Plan, ensuring that it addresses the diverse needs and priorities of Grand Junction residents.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Unhoused Representatives	June 4, 2025 Public Hearing, there were no persons attending the public hearing for this item.	There were no attendees at the hearing for this item. No persons spoke to answer questions from City Council.	There were no comments received that were not accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Unhoused Representatives	The Action Plan will be updated with information regarding the July 16, 2025 Public Hearing once it takes place.	The Action Plan will be updated with information regarding the July 16, 2025 Public Hearing once it takes place.	The Action Plan will be updated with information regarding the July 16, 2025 Public Hearing once it takes place.	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City of Grand Junction primarily relies on Community Development Block Grant (CDBG) funds as its main federal resource. However, other agencies and organizations in the community have access to a variety of funding sources, including:

Housing Choice Voucher Program
Low-Income Housing Tax Credits
Weatherization Program
Energy Assistance Programs
NeighborWorks
Small Business Grants (SBG)
Emergency Solutions Grants (ESG)

These additional funding sources enable agencies and organizations in the community to leverage resources effectively, supplementing CDBG

funds and expanding the scope of programs and services available to Grand Junction residents.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	407,684.00	0.00	3,416.22	411,100.22	0.00	2025 is the City of Grand Junction's final year under the current 5-Year Consolidated Plan.

Table 5 - Expected Resources – Priority Table

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

The City of Grand Junction aligns with HUD's goals of using CDBG funds to seed programs and projects that will eventually become financially self-sufficient and demonstrate growth in the provided services. While the City does not have matching requirements for CDBG funds, it assesses projects for their potential to leverage other funding sources, whether public or private, to complete proposed projects. In many cases, recipients have successfully leveraged other public and private funding sources by using CDBG dollars for the required local match.

Despite challenging economic circumstances in recent years, the funds provided by the City's CDBG program have leveraged a significant amount of other public and private resources. The amount of funds leveraged by subrecipients is reported in the Consolidated Annual Performance and Evaluation Report (CAPER) each Program Year. Typically, for every one CDBG dollar allocated, subrecipients can leverage approximately five times that amount from other public and/or private resources. This demonstrates the effectiveness of CDBG funds in catalyzing additional investment and maximizing community impact.

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

Non-housing community development activities will take place within City rights-of-way and on City-owned properties. This approach supports infrastructure and facility improvements—such as upgrades to parks and recreation areas—that benefit low- and moderate-income neighborhoods in Grand Junction. By focusing on areas under City control, these projects are designed to directly improve quality of life and support neighborhood revitalization.

On October 16, 2024, the City adopted Resolution 74-24, formally approving the City of Grand Junction Housing Strategy Update. This plan builds on three years of investment and progress, aligns with the recently completed Unhoused Strategy, and outlines eleven strategies to address the community's housing needs.

One initiative—Housing Strategy 3—focuses on using City-owned land or acquiring new sites to support affordable and mixed-income housing. The strategy calls for creating an inventory of publicly held land. The City has completed its own land inventory and identified viable parcels for housing. This effort has already led to the acquisition of a 21.78-acre site with plans to develop 324–550 affordable and attainable units. The project is backed by $2.2 million from the State of Colorado's Land Banking Program and a $1 million match from the City's General Fund.

Following the approval of Ballot Measure 2B in November 2023, the City now has the authority to lease public land for up to 99 years to support affordable housing development. It also contributed $750,000 to help the Grand Junction Housing Authority acquire a 15-acre site planned for approximately 300 affordable rental units, supplemented by $2.25 million in grant funding. Several other City-owned parcels are being evaluated for future housing projects aimed at serving low- to moderate-income households.

Discussion

No further discussion needed.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Decent Affordable Housing	2021	2025	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	City-Wide	Increase the Inventory of Affordable Housing Units		
2	Suitable Living Environment - Homeless	2021	2025	Homeless Non-Housing Community Development Special Needs Populations and Other Human Services				
3	Suitable Living Environment - Non-Housing	2021	2025	Non-Housing Community Development				

Table 6 – Goals Summary

Goal Descriptions

1	**Goal Name**	Decent Affordable Housing
	Goal Description	
2	**Goal Name**	Suitable Living Environment - Homeless
	Goal Description	
3	**Goal Name**	Suitable Living Environment - Non-Housing
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

The purpose of the Program Year Annual Action Plan is to outline one-year strategies for each of the objectives set in the Five-Year Consolidated Plan. These strategies are achieved by utilizing various resources, including the annual allocation of Community Development Block Grant (CDBG) funds. Each program year, a new one-year action plan is completed and adopted as part of the Five-Year Consolidated Plan.

On June 4, 2025, the Grand Junction City Council approved $411,100.22 in CDBG funding requests for four activities, which will be included in the 2025 Action Plan. This total amount is based on the City's allocation for the 2025 Program Year, supplemented by funds remaining from a previous year. These funded activities will contribute to the implementation of the city's objectives and initiatives outlined in the Consolidated Plan, ultimately working towards improving the quality of life for residents in Grand Junction.

Projects

#	Project Name
1	2025 CDBG Program Administration
2	Parks and Recreation Department Equipment and Improvements
3	Affordable Housing Incentive - Sewer and Water Tap Fees
4	Homeless Services and Capital

Table 7 - Project Information

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

All CDBG funds are expended within the City limits or directed towards services and public improvements for city residents. The City does not restrict the use of CDBG funds to any specific location within the City, nor does it limit the use of funds based on race, minority, or ethnic concentration. Instead, all funds are allocated to benefit persons with low to moderate incomes within the City limits.

CDBG allocation priorities are determined based on need, the income level of persons to be served, and whether a proposed activity meets one of the national objectives as well as the City’s objectives outlined in the Five-Year Consolidated Plan. All CDBG funds received from HUD during the 2021-2025 timeframe will be utilized to address at least one of the priority need categories outlined in the Five-Year

Consolidated Plan.

While investments must be within the City limits, they are directed, as applicable, to areas of low to moderate income, which are more prevalent in the central and east/southeast parts of the city. Additionally, areas of racial/minority concentration are more prevalent in the central and eastern parts of the city.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	2025 CDBG Program Administration
	Target Area	City-Wide
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: $81,536.00
	Description	General program administration funding for staff and consultant time, training, housing needs assessment update for purposes of upcoming 5-Year Consolidated Plan, fair housing activities, and annual reports to HUD.
	Target Date	9/1/2026
	Estimate the number and type of families that will benefit from the proposed activities	There are no families directly supported from the activities which are to be expended for Program Administration.
	Location Description	Not Applicable
	Planned Activities	General program administration funding for staff and consultant time, training, housing needs assessment update for purposes of upcoming 5-Year Consolidated Plan, fair housing activities, and annual reports to HUD.
2	**Project Name**	Parks and Recreation Department Equipment and Improvements
	Target Area	Census Tracts City-Wide
	Goals Supported	Suitable Living Environment - Non-Housing
	Needs Addressed	Non-Housing Infrastructure and Facilities
	Funding	CDBG: $50,000.00
	Description	Funding for landscaping, playgrounds, benches, and other amenities for identified parks located in CDBG-eligible census tracts in the City of Grand Junction.
	Target Date	9/1/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 3800 persons will benefit from this activity.

	Location Description	The location of this activity will be within City-owned public parks in CDBG-eligible census tracts in the City of Grand Junction.
	Planned Activities	Parks improvements such as landscaping, playgrounds, benches, and other amenities.
3	**Project Name**	Affordable Housing Incentive - Sewer and Water Tap Fees
	Target Area	City-Wide
	Goals Supported	Decent Affordable Housing
	Needs Addressed	Increase the Inventory of Affordable Housing Units
	Funding	CDBG: $218,410.82
	Description	Funding for water and sewer tap fees for affordable housing development as part of the City of Grand Junction's affordable housing incentive program. Would augment funding approximately 18-21 new housing units.
	Target Date	9/1/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 18 households will be supported by the proposed activities.
	Location Description	A low and moderate income housing development within the City of Grand Junction.
	Planned Activities	Payment of water and sewer tap fees to support new housing development.
4	**Project Name**	Homeless Services and Capital
	Target Area	City-Wide
	Goals Supported	Suitable Living Environment - Homeless
	Needs Addressed	Special Needs Populations and Other Human Services Homeless
	Funding	CDBG: $61,152.60
	Description	Funding may support projects selected through the City RFP process to cover key capital expenses such as fire sprinkler installation, alarms, emergency exit signage, transportation, or shelter furnishings and equipment as well as staffing and other program-related needs.
	Target Date	9/1/2026

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,900 homeless persons will benefit from the proposed activities.
	Location Description	Homeless shelters and day centers within the Grand Junction City limits.
	Planned Activities	Direct services and programming to the unhoused for homeless services and capital needs.

AP-50 Geographic Distribution – 91.220(f)

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

The City of Grand Junction encompasses a diverse range of geographic areas within its entitlement boundaries, including areas of low-income and minority concentration. Assistance provided through the Community Development Block Grant (CDBG) program is directed towards these areas, ensuring that all residents have access to necessary services and public improvements.

Except for funds expended for the administration of the CDBG program, all funds are utilized within the City limits or directed towards services and public improvements for city residents. The City does not restrict the use of CDBG funds to any specific geographical location within its boundaries, nor does it limit the use of funds based on race, minority, or ethnic concentration. Instead, all funds are utilized to serve persons with low to moderate income who reside within the Grand Junction city limits.

CDBG allocation priorities are determined based on need, the income level of persons to be served, and whether a proposed activity meets one of the national objectives as well as the City's objectives outlined in the Five-Year Consolidated Plan. Throughout the 2021-2025 timeframe, all CDBG funds received from the U.S. Department of Housing and Urban Development (HUD) will be dedicated to addressing at least one of the priority need categories outlined in the Five-Year Consolidated Plan. This approach ensures that resources are effectively utilized to address the most pressing needs within the community, promoting equitable development and enhancing the quality of life for all residents.

Geographic Distribution

Target Area	Percentage of Funds
Census Tracts	15
City-Wide	85

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The allocation of investments through the Community Development Block Grant (CDBG) program must adhere to specific criteria. Investments must be made within the City limits and, directed towards areas with low to moderate income households. These areas are predominantly found in the central and east/southeast parts of the city. Furthermore, areas with concentrations of racial/minority populations are more prevalent in the central and eastern parts of the city.

Discussion

No further discussion needed.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The housing landscape in the Grand Junction area continues to shift, marked by persistent challenges and ongoing change. Mesa County saw continued population growth through 2022, 2023, and 2024, according to Colorado State Demographer estimates.

As of the 2023 American Community Survey, the city's housing stock reached 29,431 units, up from 27,973 in 2019. Between 2021 and 2022, the poverty rate in Grand Junction held steady at 13%, while Mesa County saw a decrease from 12% to 11%. Median renter income kept pace with rising rents between 2021 and 2022, but affordability remains a concern. From 2020 to 2022, the market saw a loss of units priced below $800/month and a rise in units over $1,500. As of 2025, median market-rate rent in Grand Junction is $1,500—well above the $1,007 affordable to the median renter household (2022 data). Vacancy rates remain low (3.1%–3.8%), highlighting the need for more housing.

Renter cost burden—households paying over 30% of income on rent—declined from 47% in 2021 to 44% in 2022 but still affects roughly 4,500 households. The Grand Junction Housing Authority currently has over 2,500 unduplicated individuals on the housing choice voucher waitlist, with 94% earning less than 50% of AMI. A rental gaps analysis shows a shortfall of 1,211 units affordable to households earning under $25,000 annually (units priced under $625/month). This is an improvement from the 2019 gap of 2,168 units, largely due to rising renter incomes, though significant need remains.

Population growth continues to outpace affordable housing development, contributing to rising home prices. After peaking in 2006, housing production fell sharply but has been gradually recovering, with steady increases in annual permits. The housing stock remains older, with 72.6% of units built before 1970. In May 2025, the median sales price for an existing single-family home reached $450,000—a 12.5% increase over the prior year and a 48% jump since 2019. While home prices have stabilized after sharp increases through 2022, high interest rates continue to limit affordability. In 2021, 42% of homes sold were affordable to households earning 0–80% AMI; this fell to 14% in 2022, 11% in 2023, and 9% in 2024 (YTD). Investor cash purchases are increasingly common at entry-level price points, particularly those affordable to households at 50%–80% AMI. A for-sale gaps analysis shows a growing affordability mismatch, now affecting households earning up to $75,000 (or 120% AMI), compared to 80% AMI in 2019.

Economic conditions compound these pressures. Mesa County's unemployment rate rose to 5.0% in March 2025, up from 4.3% in 2023 and 3.1% in 2022.

In response, the City adopted a goal via Resolution 48-22 (and Prop 123-aligned Resolutions 64-23 and 65-23) to increase affordable housing stock by 3% per year. Based on the current baseline, this equates

to a 9% increase over three years—374 units by December 31, 2026, or approximately 125 units annually. The City formally committed to the Prop 123 production goal in August 2023.

In Year 1 (2023–2024), the City produced approximately 97 affordable housing units, a 177% increase from the historical average of 35 units/year. Although the City was on track to meet its 2024 goal, permitting delays pushed 54 units into January 2025. For Year 2 (2024–2025), projections estimate 80–155 additional affordable units will be permitted.

One Year Goals for the Number of Households to be Supported	
Homeless	1,900
Non-Homeless	0
Special-Needs	0
Total	1,900

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	18
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	18

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

Discussion

In the last two years, the City committed $19 million to housing and houseless needs. This funding encompassed capital projects, operational support for service providers, emergency assistance during COVID, funding for housing and homeless projects, matching and securing grants for housing initiatives, and actively expanding the City's role in addressing housing and houselessness issues. (However, limited General Funds and a lack of dedicated revenue makes future funding uncertain).

More specifically, the City's adopted Housing Strategy 2: Explore New Incentives For Affordable And/or Attainable Housing Development which is designed to utilize sewer and tap fees tied to a contractual commitment to produce an agreed-upon share of affordable units (can be rental or owner-occupied). As such, through the Affordable Housing Incentive Program, a portion of CDBG funds will be used to cover sewer and tap fees as incentives for developers of new affordable housing developments. Grand Junction already has a policy to pay impact fees (police, fire, parks, and transportation) on behalf of projects (contingent on funding) for affordable units and has created a fast-track review protocol for affordable developments in compliance with State Proposition 123.

AP-60 Public Housing – 91.220(h)

Introduction

While the City of Grand Junction does not maintain any public housing units, it remains committed to enacting housing policies and partnering with outside organizations that seek to increase affordable housing options, diversify housing choice, decrease the gap between need and housing inventory, and assist those without homes to access supportive and housing services. More specifically, it relies on community housing partners like the Grand Junction Housing Authority (GJHA) to develop public housing units and programs.

In the 2025 Program Year, the City will not allocate CDBG funds toward construction of public housing. However, a portion of funds will be used to cover sewer and tap fees for new affordable housing developments. Additionally, during the first three years of the current 5-year Consolidated Plan, CDBG funds have supported housing rehabilitation efforts led by Housing Resources of Western Colorado and the Grand Junction Housing Authority. Funds have also been used to facilitate homeownership opportunities through Habitat for Humanity and to support permanent supportive housing provided by Grand Valley Catholic Outreach. In 2024, CDBG funds were utilized to fund sewer and tap fees for 4 new units of housing for households earning less than 80% AMI for Habitat of Humanity. These efforts reflect the City's ongoing commitment to addressing diverse housing needs within the community.

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

Through fee deferrals, reductions, and grants, the City has committed $3,647,184 towards the development of 300 additional affordable housing units, with the first phase of 54 units expected to be completed by GJHA in 2026. Additionally, the City is anticipating a contribution of 3.6 acres of the 21.78 acres of the property to the GJHA in 2025, and is exploring additional contributions of land identified in the land inventory for future development projects. It is anticipated that the City will provide fee waivers in the estimated amount of an additional $750,000 the development of an additional 70 units of public housing. The City anticipates continued implementation of its Housing Strategies with a goal to increase public housing and housing for low- and moderate-income households.

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

Residents of all housing developments, including those in accessible units, owned and operated by the Grand Junction Housing Authority, are actively encouraged to participate in their respective housing communities. Participation typically involves volunteering to serve on a community board or committee, where residents collaborate with staff to discuss issues, concerns, and potential resolutions aimed at enhancing housing conditions and community well-being. This engagement fosters a sense of ownership and empowerment among residents, promoting a supportive and vibrant living environment within the

housing communities.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

While the Grand Junction Housing Authority (GJHA) is not designated as troubled, the City has actively participated in various GJHA activities, offering financial assistance when requested and as funds have allowed. For instance, the City allocated approximately 50% of its Community Development Block Grant - Coronavirus (CDBG-CV) funds to GJHA for emergency housing assistance. Additionally, in the 2020 Program Year, the City allocated funds to GJHA for the rehabilitation of 8 affordable housing units.

While the GJHA did not receive 2024 Community Development Block (CDBG) funds, over $3.6 million in recent years has been contributed from the City’s housing budget for their projects, underscoring the City's commitment to addressing housing needs and ensuring the well being of its residents.

Discussion

No further discussion needed.

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

Introduction

Homelessness continues to present a growing challenge in Grand Junction. A combination of factors, including low local wages, a rising unemployment rate, extremely low vacancy rates, and increasing housing costs, is making a larger share of the general population vulnerable to housing instability. These conditions make it even more difficult for individuals experiencing homelessness to regain stable housing. Compounding the issue, many individuals and families in the community lack access to health insurance, leaving them particularly vulnerable to housing loss in the event of a serious illness or medical emergency.

In 2023, the City of Grand Junction, in partnership with Mesa County and the Grand Junction Housing Authority (GJHA), completed the Unhoused Needs Assessment (UHNA). The assessment aimed to better understand the current and anticipated needs of people experiencing homelessness (PEH), as well as the housing and supportive service systems that serve them. Its goals included identifying service and housing gaps, evaluating system barriers, and assessing the overall capacity of the region's homeless response network. While the exact number of unhoused individuals is difficult to determine, the UHNA estimated approximately 2,300 people experiencing homelessness in Mesa County. As of May 2025, Mesa County Valley School District 51 reported 832 unhoused school-aged children. The 2025 Point-in-Time (PIT) Count preliminary numbers identified 338 individuals staying in shelters or transitional housing, up from 269 individuals in 2019, a 25.65% increase. Unsheltered homelessness continues to grow, rising from 92 individuals in 2019 to 387 in 2025 (a 320.65% increase), highlighting the ongoing gap in immediate shelter and outreach services. In total, 725 individuals were counted – a 100.83% increase since 2019. The increased use of shelter space, combined with housing market challenges delaying securing permanent housing, is causing people to stay in shelters longer. This, in turn, limits bed availability for newly unhoused individuals or those currently living unsheltered and is likely the driving force for the significant increase in unsheltered homelessness. Despite the challenges in accurately capturing the full extent of the issue, these data points highlight the urgent need for coordinated, data-informed strategies to support vulnerable individuals and families.

The UHNA informed the development of a strategic framework that includes actionable steps and timelines for addressing identified gaps. These strategies were compiled into a community-wide Unhoused Strategy and Implementation Plan, which was formally adopted by the Grand Junction City Council on July 3, 2024. The plan outlines seven core strategies, including expanding interim housing options such as shelter beds and transitional housing, improving access to hygiene services and basic needs, enhancing the Coordinated Entry system and overall system of care, increasing flexible funding through city and county sources, strengthening prevention, diversion, and housing navigation services, expanding access to mental health services, and improving transportation access for people experiencing homelessness.

To implement these priorities, the City, Mesa County, and local partners formed the Mesa County

Collaborative for the Unhoused (MCCUH), a multidisciplinary coalition focused on a regional response to homelessness. As part of this effort, nine implementation workgroups were launched in July 2024 to advance progress in key areas, including administrative integration, funding and resource stewardship, outreach and basic needs, access and mobility, housing stability, data analysis, policy and public engagement, community resilience and public health, and the creation of a People Experiencing Homelessness (PEH) advisory group.

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

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

The City will continue implementing its Unhoused Strategy and Implementation Plan, adopted on July 3, 2024. This community-wide initiative outlines seven strategies to address service gaps and meet the immediate needs of individuals experiencing homelessness, outlined above. To support implementation, City staff will continue meeting with nine implementation workgroups launched in July 2024. The workgroups include approximately 85 individuals representing services providers, community and business leaders, and government agencies. The City also continues partnership through the Mesa County Collaboration for the Unhoused (MCCUH) and the Grand Valley Homeless Coalition.

In 2023, the City launched the Neighbor to Neighbor (N2N) Referral Team in response to gaps observed during outreach to encampments. What started as supply distribution evolved into a real-time referral service supported by eight local providers. The team includes case managers, behavioral health professionals, housing navigators, and medical staff. A state grant secured by Homeward Bound expanded services and outreach.

By 2024, the N2N team grew to 18 trained members. Compared to 2023, visits increased from 40 to 121, referrals from 145 to 527, individuals engaged from 110 to 625, and housing assessments from 30 to 87. The team also distributed 1,381 resource brochures, up from 150. The City anticipates continued expansion in 2025.

The City will also continue supporting the Resource Center, jointly operated by Homeward Bound and United Way of Mesa County. Launched in 2023 based on the Unhoused Needs Assessment, the center serves as a hub where providers connect directly with people experiencing homelessness. Since opening, the center has facilitated over 97,000 interactions.

In 2025, the City will allocate its full 15% of allowable CDBG public services funding to Unhoused Services & Capital initiatives. These funds, distributed through the City's RFP process, may support fire safety upgrades, shelter furnishings, transportation, staffing, or other needs. This aligns with Housing

Strategy 5: continue or expand funding for existing housing and homelessness services.

In 2023, the City allocated $8.66 million (including CDBG and ARPA) to support unhoused services. This included funds for launching the Resource Center and acquiring two buildings for the Joseph Center, adding 15 beds for older women and 20 beds for families and pregnant women. In 2024, the City contributed approximately $2.7 million, including support for the Resource Center and shelters that served about 250 individuals nightly. In 2025, $812,985 is budgeted for unhoused services: $537,985 for the Resource Center (which will shift to two smaller sites) and $225,000 for shelters.

In May 2025, the City released an RFP and anticipates allocating an additional $500,000 annually, outside of CDBG, for projects that address affordable housing shortages, acute shelter needs, housing instability, access to services, and system coordination.

While CDBG resources remain limited, the City remains committed to supporting providers through general fund contributions, letters of support, and alignment with the Consolidated Plan.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Grand Valley Homeless Coalition and the Mesa County Collaborative for the Unhoused are committed to utilizing the Vulnerability Index – Service Prioritization Decision Assistance Tool (VI-SPDAT), the By Name List, and Coordinated Entry systems to address homelessness issues effectively. These tools help in identifying and prioritizing individuals in need of assistance and streamline the process of providing support.

In their Continuum of Care Plan, the Coalition has identified transitional housing, case management, and housing placement as priority needs. The objective is to establish a comprehensive housing and service network aimed at assisting individuals in permanently transitioning away from homelessness.

Currently, the City of Grand Junction is in the process of developing land and development codes to support transitional (interim) housing initiatives. This effort will enable service providers to establish sustainable options to address homelessness effectively. By facilitating the creation of transitional housing, the City aims to contribute to the broader goal of providing stable housing and support services to individuals experiencing homelessness in the community.

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

recently homeless from becoming homeless again

To support homeless individuals and families, especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth, the City of Grand Junction and its partners have implemented various initiatives aimed at facilitating the transition to permanent housing and independent living.

HomewardBound, in collaboration with numerous local agencies, coordinates services to assist homeless individuals and families in transitioning to permanent housing and achieving self-sustainability in housing and employment. The community homeless shelter has adopted a new strategy that focuses on serving as a starting point rather than an endpoint in the journey from homelessness to stable housing and employment.

The City has played a role in funding initiatives to address homelessness, such as providing financial assistance to HomewardBound for the construction of a new family center to offer comprehensive services. Additionally, CDBG funds have been utilized to rehabilitate and expand the Community Homeless Shelter and the Community Day Center operated by Grand Valley Catholic Outreach. Projects funded in collaboration with Grand Valley Catholic Outreach aim to provide housing for the most vulnerable adults currently experiencing homelessness.

Moreover, Mesa County participates in the Built for Zero initiative, and the Grand Junction Housing Authority partners with VA HUD-VASH, Grand Valley Catholic Outreach, and Volunteers of America to focus on ending homelessness for veterans and chronically homeless individuals. Regular conferences are held to review the By-Name list of homeless individuals, facilitating coordinated efforts to address their needs and provide appropriate support services.

Through these collaborative efforts and targeted interventions, the City of Grand Junction and its partners strive to shorten the duration of homelessness, increase access to affordable housing units, and prevent individuals and families from experiencing homelessness again, ultimately promoting stability and self-sufficiency.

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

To assist low-income individuals and families, especially extremely low-income individuals and families, and those at risk of homelessness due to discharge from publicly funded institutions and systems of care, the City of Grand Junction and its local agencies have implemented several strategies as listed

below.

1. **Shelter Accommodations**: Local agencies like HomewardBound of the Grand Valley have policies in place to accommodate individuals being discharged from publicly funded institutions, including correctional facilities, foster care, and health care facilities. Shelters provide viable alternatives to sleeping on the streets, ensuring that individuals have a safe place to stay upon discharge.

2. **Daytime Shelter Services**: The HomewardBound Resource Center, Joseph Center and the Grand Valley Catholic Outreach's Day Center provide daytime shelter options for individuals discharged from health care facilities who require follow-up care or rehabilitation, overnight shelters also offer limited daytime shelter during periods of recovery, providing a supportive environment and access to necessary resources.

3. **Transitional Housing Options**: Alternative housing options, such as sober living facilities, the Freedom Institute for formerly incarcerated persons, and Asset House for high utilizers of health care systems, provide pathways to stability for individuals transitioning from institutions back into the community.

4. **Community Development Needs**: The Consolidated Plan identified priority non-housing community development needs, including transportation, medical services, childcare, and youth-oriented activities. Funding has been allocated to support projects related to child education, daycare, youth programs, and other community services aimed at addressing these needs.

5. **Support for Agencies and Programs**: The City of Grand Junction supports various agencies and programs, such as the Joseph Center, Latimer House, Marillac Clinic, Riverside Education Center, Western Slope Center for Children, and HopeWest, which provide essential services to vulnerable populations. While specific projects may not have received funding through the 2024 CDBG program, many agencies receive support from the City's general funds to continue their activities.

Through these efforts, the City and its partners aim to prevent homelessness and support individuals and families in accessing the resources and services they need to achieve stability and self-sufficiency.

Discussion

No further discussion needed.

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

Introduction:

In 2024, the City completed a data refresh of the Grand Valley Housing Needs Assessment and an update to their Housing Strategy, the top needs identified were similar than in 2021:

- Affordable Rental Units specifically for those earning less than 30% AMI
- Starter homes and family homes priced at or below $250,000 with a shortage impacting higher income households and exacerbation by interest rates.
- Housing for special needs populations including residents with accessibility/mobility needs, older adults, people experiencing homelessness, and low -income households.
- Diverse housing options to accommodate evolving needs of residents and a wider array of market preferences and special needs.

To meet these needs, the City adopted the 2024 Housing Strategy Update, which provides a toolkit of eleven strategies to effectively address needs and respond to changing market and policy conditions. Strategies include key elements of providing funding to:

1. Fund - Generate resources for affordable housing development, preservation and services.
2. Create – support development of dedicated affordable housing, naturally occurring affordable housing, and diverse housing types to accommodate a broad spectrum of needs and preferences.
3. Preserve- Work to maintain existing dedicated and naturally occurring affordable housing.
4. Assist-increase access to resident housing services and programs through partnerships, funding, and tailored program development.

Housing Strategies:

1. Continue to implement land use code changes that facilitate attainable housing development and housing diversity.
2. Explore new incentives for affordable and/or attainable housing development.
3. Leverage city owned land and/or strategically acquire land for affordable and mixed-income housing.
4. Create a dedicated revenue source to address housing challenges.
5. Continue / expand funding for existing housing and homelessness services.
6. Support preservation of existing housing that serves low- and moderate-income households.
7. Evaluate inclusionary housing and/or a linkage fee ordinance.
8. Explore designation of Urban Renewal Areas and Tax Increment Financing for affordable housing.
9. Provide community engagement and education opportunities to address housing challenges and promote community participation.

10. Support legislative efforts at the state level to improve housing outcomes.
11. Monitor goal progress and housing program outcomes.

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

As mentioned, the City has adopted eleven strategies to address the negative effects of public policies that serve as barriers to affordable housing. The City remains committed to implementing these strategies. On December 20, 2023, the City adopted an update to the Zoning and Development Code with three primary goals: to align with the key principles and policies outlined in the 2020 One Grand Junction Comprehensive Plan—particularly around responsible and managed growth, strong neighborhoods, and housing choices; to achieve greater efficiency, consistency, and simplicity in development processes; and to identify constraints and opportunities for affordable and attainable housing in alignment with the Housing Strategies.

The zoning update introduced several key changes. These included clarification of procedures and allowances to provide more flexibility and predictability in zoning and land use; the removal or adjustment of dimensional standards that had previously limited development in certain zoning districts; and reductions in parking minimums, along with increased opportunities for alternative parking plans. The City is committed to continuing its review of zoning requirements to support housing development. In addition, in 2025, the City completed an Impact Fee Study and incorporated smaller unit sizes at reduced rates to create more opportunities for multifamily housing development.

Looking ahead, the City anticipates further zoning-related changes consistent with Housing Strategy 1. These include aligning and loosening accessory dwelling unit (ADU) requirements in accordance with Colorado State House Bill 24-1152 and seeking designation as an ADU Supportive Jurisdiction. The City also plans to develop an expedited review process that would reduce the approval timeline for affordable housing projects to less than 90 days.

To continue incentivizing affordable housing development under Housing Strategy 2, the City will fund the Affordable Housing Incentive Program, which offers fee waivers for qualifying projects. It is also exploring new tools such as non-cash incentives and density bonuses to encourage developer participation.

In support of Housing Strategies 5, 6, 7, and 11, the City aims to expand housing-related programming by increasing educational opportunities for both tenants and landlords. This includes offering tenant education on fair housing laws and tenant rights and responsibilities for low- and moderate-income households. Landlord education will also be expanded to cover fair housing and their legal responsibilities. Additionally, the City plans to grow its landlord incentive program to create more

opportunities for low-income tenants—particularly those who have completed the tenant education program—to successfully lease housing.

Lastly, in alignment with Housing Strategy 10, the City will continue to support legislative efforts aimed at improving housing outcomes across the community.

Discussion:

No further discussion needed.

AP-85 Other Actions – 91.220(k)

Introduction:

Many additional actions are slated for implementation during the 2025 Program Year, facilitated either by the City or local non-profit agencies. Given the breadth of services and facilities demanded by the community, the City heavily relies on collaboration with other agencies to meet these needs effectively.

Actions planned to address obstacles to meeting underserved needs

Obstacles to meeting underserved needs include, but are not limited to:
1. Decreased financial support available to local government and organizations.
2. Rising number of foreclosures within the community due to job loss and other factors, leading to increased demand for housing and other services.
3. Disparity between wage levels and housing costs, contributing to poverty, higher unemployment rates, and an aging population in need of more services.
To address these challenges, several actions are planned, many of which involve coordination and participation activities ongoing in the community, as outlined in the Consolidated Plan:
a) Support agencies and organizations in securing funding for priority projects, aiming to leverage maximum financial support.
b) Promote and support classes offered by local housing entities focusing on foreclosure prevention.
c) Sustain economic development efforts in collaboration with partners, while also supporting and coordinating with local housing agencies to provide affordable housing options. Additionally, endorse ongoing activities and services that foster family stabilization.

Actions planned to foster and maintain affordable housing

During the 2025 Program Year, a portion of the CDBG allocation will be used to offset water and sewer tap fees for affordable housing developments through the City of Grand Junction's Affordable Housing Incentive Program. This funding is expected to support the development of approximately 18 to 21 new housing units.

Actions planned to reduce lead-based paint hazards

The City of Grand Junction estimates that approximately 10,000 housing units constructed before 1978 may contain lead-based paint. While the exact number of these homes occupied by low- to moderate-income residents is unknown, it's recognized that older, more affordable housing units are often occupied by individuals in these income brackets.
All activities funded with CDBG dollars through the City of Grand Junction must adhere to federal regulations regarding lead-based paint. These regulations are integrated into all legal agreements between the City and grant subrecipients. Any residential units or facilities built before 1978 involved in a CDBG activity must undergo a lead-based paint evaluation conducted by a certified inspector.

Additionally, any CDBG-funded rehabilitation or demolition activities must comply with lead-safe regulations and mitigation practices.

Over recent decades, the number of child cases with elevated lead levels in their blood has notably decreased. The State of Colorado no longer maintains a statewide lead-based paint testing program, and the Mesa County Health Department does not conduct proactive testing unless there is a specific reason to suspect exposure to lead. Between 2010 and 2014, testing of physician-referred children yielded only three cases of abnormal results, none of which indicated acute levels of lead exposure.

Specific Lead-Based Paint Actions

1. Housing Resources of Western Colorado and the Grand Junction Housing Authority will persist in fulfilling the mandates of the Federal Rule.
2. The City of Grand Junction will explore, identify, coordinate, and/or endorse further initiatives to tackle this potential health hazard. This encompasses compliance with the Federal Rule regarding the allocation of CDBG funds to applicable 2025 activities.
3. The Grand Junction Housing Authority and other local entities will maintain efforts to inform residents about the potential dangers associated with lead-based paint.

Actions planned to reduce the number of poverty-level families

The Anti-Poverty Strategy aims to diminish the number of individuals earning low-to-moderate income wages and facing the risk of homelessness. This strategy delineates activities to achieve the following objectives:

- Gather demographic data on poverty levels to identify the issue and monitor its progression.
- Concentrate on a spectrum of preventive and intervention measures by age group to avert individuals from falling into poverty.
- Foster initiatives to enhance earned income levels and sustain a diversified economic foundation.
- Enhance the employability of beneficiaries of public assistance.
- Attract employers offering higher wages to Grand Junction.
- Improve access to employment by expanding the public transportation system and providing accessible and affordable childcare.
- Promote household stability through educational programs, substance abuse rehabilitation programs, and services for individuals with special needs.
- Uphold endeavors to mitigate the risk of catastrophic expenses by offering healthcare to the uninsured and facilitating public transportation to reduce costs for low-income individuals.
- Channel efforts towards developing affordable housing in proximity to employment hubs.

Specific Actions for Reducing Poverty Level

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

- Point in Time Homeless Survey

• Mesa County Human Services data
• School District 51 data including REACH unhoused student data
• Unhoused Needs Survey and Assessment

b) The Mesa County Collaboration for the Unhoused will work towards implementing the Unhoused Needs Strategies.

c) The Hunger Alliance will continue monitoring data trends, adapting strategies to address food insecurity.

Actions planned to develop institutional structure

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

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

The City of Grand Junction is committed to collaborating with both public and private housing and human service agencies to strengthen the implementation of the Five-Year Consolidated Plan and subsequent Annual Action Plans. Here are some actions the City will undertake:

• Facilitate meetings with community agencies and organizations to explore community needs, funding opportunities, and potential partnerships. This includes active participation in coordinating the Mesa County Collaborative for the Unhoused.
• Provide technical assistance to agencies, discussing available funding sources, application timelines, and optimal fund utilization.
• Extend technical support to potential developers and property owners considering new construction or refurbishment of existing housing.
• Conduct surveys of housing units to assess rehabilitation requirements aimed at preserving affordable housing.
• Issue letters of support for affordable housing project proposals or other funding requests from agencies seeking external funding.
• Foster collaborative efforts among agencies to support the low-income homeowner population.

Moreover, in line with the Strategic Plan outlined in the Five-Year Consolidated Plan, the Community Development Department will employ rigorous monitoring mechanisms to ensure compliance with

federal, state, and local regulations for programs funded by the CDBG. In the 2024 Program Year, staff will conduct desk monitoring, offer technical assistance, and perform on-site visits both before and after awarding funds. This may involve consultations with HUD CPD staff to ensure program adherence. Monitoring intensity will be tailored to the subrecipient's experience, performance, and project complexity. Furthermore, the City will ensure compliance throughout the setup, update, and closure phases of activity information in IDIS, a system tracking fund disbursements and ensuring project eligibility and compliance. Regular updates in IDIS will help verify timely expenditures and outcomes, enabling the City to identify subrecipient needs and offer additional support as required.

Discussion:

No further discussion needed.

Program Specific Requirements

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

Introduction:

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

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

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

Other CDBG Requirements

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

No further discussion needed.

2025 CDBG ACTIVITY LISTING

CDBG Grant Administration: CDBG 2025-01 (20%):

IDIS Activity ID TBD | GL #

This includes program administration funding for staff and consultant time, training, housing needs assessment update for purposes of upcoming 5-Year Consolidated Plan, fair housing activities, eligible planning, urban environmental design and policy-planning-management-capacity building activities, and annual reports to HUD.

Funding: $81,536.80
HUD Matrix: 20, 21A and 21D
CDBG Citation: 570.206, 570.205
Environmental: Exempt

Parks and Recreation Department Equipment and Improvements: CDBG 2025-02

IDIS Activity ID TBD | GL #

Funding for landscaping, playgrounds, benches, and other amenities for identified parks located in CDBG-eligible census tracts in the City of Grand Junction.

Funding: $50,000.00
Suitable Living Environment - Non-Housing
National Objective: Benefits low- and moderate-income persons
HUD Matrix: 03F
CDBG Citation: 570.201
Environmental: TBD

Affordable Housing Incentive - Sewer and Water Tap Fees: CDBG 2025-03

IDIS Activity ID TBD | GL #

Funding for water and sewer tap fees for affordable housing development as part of the City of Grand Junction's affordable housing incentive program. Would augment funding approximately 18-21 new housing units.

Funding: $218,410.82
Decent Affordable Housing
National Objective: Benefits low- and moderate-income persons
HUD Matrix: 01, 21A
CDBG Citation: 570.201
Environmental: Environmental Assessment

Homeless Services and Capital: CDBG 2025-04 (15%):

IDIS Activity ID TBD | GL #

Funding may support projects selected through the City's RFP process to cover key capital expenses such as fire sprinkler installation, alarms, emergency exit signage, transportation, or shelter furnishings and equipment, as well as direct services staffing and other program-related needs.

Funding: $61,152.60
Suitable Living Environment – Homeless

National Objective: Benefits low- and moderate-income persons
HUD Matrix: TBD
CDBG Citation: 570.201
Environmental: TBD

RESOLUTION NO. ____

RESOLUTION ADOPTING THE 2025 PROGRAM YEAR ANNUAL ACTION PLAN AS A PART OF THE CITY OF GRAND JUNCTION 2021 FIVE-YEAR CONSOLIDATED PLAN FOR THE GRAND JUNCTION, COLORADO COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

RECITALS.

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

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

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

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

WHEREAS, the planning process in developing the 2025 Program Year Annual Action Plan included citizen participation and interagency involvement; and,

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

WHEREAS, the 2021 Five-Year Consolidated Plan established a strategic plan that addresses the priority needs, goals and strategies identified by the community that will be undertaken in the next five years, including the activities included in the 2025 Annual Action Plan.

NOW THEREFORE BE IT RESOLVED that the Grand Junction City Council adopts the 2025 Program Year Annual Action Plan as a part of the City of Grand Junction 2021 Five-Year Consolidated Plan for the Grand Junction Community Development Block Grant (CDBG) program.

DRAFT

Done this 16th day of July 2025.

_____
Cody Kennedy
President of the City Council

Attest:

_____
Selestina Sandoval
City Clerk

DRAFT

Grand Junction City Council

Regular Session

Item #6.a.ii.

Meeting Date: July 16, 2025

Presented By: Niki Galehouse, Planning Manager, John Shaver, City Attorney

Department: Community Development

Submitted By: Niki Galehouse, Planning Manager

Information

SUBJECT:

An Ordinance Enacting a Moratorium With Findings, Intent, and Purpose to Suspend All Regulations Related to Group Living within Title 21 of the Grand Junction Zoning and Development Code; Providing that the Moratorium Shall be in Effect for a Period Which Shall Terminate at the Earliest of the City's Adoption of Further Amendment(s) to Title 21 of the Grand Junction Zoning and Development Code Regarding Group Living or the Expiration of 365 Days from the Effective Date of this Ordinance

RECOMMENDATION:

Staff recommends approval of the proposed ordinance.

EXECUTIVE SUMMARY:

In 2024 the State passed HB-24-1007 known as the HOME (Harmonizing Occupancy Measures Equitably) Act, with an effective date of July 1, 2024. The State has declared that the number of people living together in a single dwelling cannot be limited based on a familial relationship. The Act establishes that the matter is of “mixed concern” and, as such, the City shall not limit the number of people who may live together in a single dwelling based on familial relationship. The Act further provides that “Local governments retain the authority to implement residential occupancy limits based only on demonstrated health and safety standards…or affordable housing program guidelines.” (Emphasis added.) There remains some uncertainty around how the HOME Act may affect group living uses. To allow time for further evaluation, this ordinance establishing a moratorium on enforcement of the City’s group living regulations is being presented for City Council consideration.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

In 2024 the State passed HB-24-1007 known as the HOME (Harmonizing Occupancy

Measures Equitably) Act with an effective date of July 1, 2024. The State has declared that the number of people living together in a single dwelling cannot be limited based on a familial relationship. The Act establishes that the matter is of "mixed concern" and, as such, the City shall not limit the number of people who may live together in a single dwelling based on familial relationship. The Act further provides that "Local governments retain the authority to implement residential occupancy limits *based only on* demonstrated health and safety standards…or affordable housing program guidelines." (Emphasis added.) There remains some uncertainty around how the HOME Act may affect group living uses. To allow time for further evaluation, this ordinance establishing a moratorium on enforcement of the City's group living regulations is being presented for City Council consideration.

A temporary moratorium lifting implementation and enforcement of existing regulations on group living facilities allows the City to be in compliance with State law while evaluating the impacts of HB24-1007 on group living uses. During the time of the moratorium, staff will work with the State to determine if changes to the group living regulations are necessary, and if determined that they are, draft revisions accordingly. This could range from modification of the group living stratifications to a full repeal of all group living regulations, or land somewhere in the middle with establishment of a demonstrated health and safety standard for an occupancy ratio.

While the moratorium is in place, any proposed group living facilities would be able to locate within a single-unit or multi-unit dwelling, based on the structure type, without regard for occupancy limitations. The group living facility may be subject to any applicable building, fire, or State licensing codes or requirements they may need to comply with, but anything from the City's Zoning & Development Code would not apply.

This temporary moratorium is narrowly tailored and will further the health, safety, and welfare of the people of the City of Grand Junction.

FISCAL IMPACT:

There is no direct fiscal impact associated with this request.

SUGGESTED MOTION:

I move to (approve/deny) Ordinance No. 5266, an ordinance enacting a moratorium to suspend all regulation of group living as established in Title 21 of the Grand Junction Municipal Code on final passage and order final publication in pamphlet form.

Attachments

1. Arc US Housing Position Statement - Added per Mayor Kennedy's Request
2. ORD-Group Living Moratorium 20250607

The Arc

POSITION STATEMENTS

For more information on this and other topics, visit thearc.org

HOUSING

People with intellectual and/or developmental disabilities[1] (IDD), like all Americans, have a right to live in their own homes, in the community. Children and youth belong with families. Adults should control where and with whom they live, including having opportunities to rent or buy their own homes, and must have the freedom to choose their daily routines and activities.

ISSUE

People with IDD face a housing crisis with many contributing factors, such as a serious lack of safe, affordable, accessible and integrated housing, and significant housing-related discrimination. Outmoded public policy and programs which unnecessarily segregate people with IDD, as well as lack of coordination among funding systems, also pose major barriers.

Historically, families with a child with a disability had to either place their child in an institution, or manage without any supports or services at home. Institutions create an isolated, unnatural way of life that is inappropriate and unnecessary, while consuming a disproportionate share of limited public resources. As people with IDD have left institutions or their family homes, they frequently have been placed in group homes, often larger than family-sized, typically owned or leased by provider agencies. People in those settings may have little control over where and with whom they live, the services they receive, or the routines of daily life.

The recognition that people with IDD belong in the community has led to a growing demand for community-based housing. This demand is fueled by persons choosing to leave institutional settings, by young adults educated in inclusive schools, and by adults with IDD who live with elderly parents.

However, people with IDD are among the nation's poorest citizens. For many, Social Security and Supplemental Security Income benefits, which are often far lower than typical rents, are their primary or sole source of income; beneficiaries are generally priced out of rental markets across the country.

[1] Intellectual Disability (ID) is a lifelong condition where significant limitations in both intellectual functioning and adaptive behavior emerge during the developmental period (before adulthood).

Developmental Disabilities (DD), first defined in 1975 federal legislation now known as "The DD Act", are a group of lifelong conditions that emerge during the developmental period and result in some level of functional limitation in learning, language, communication, cognition, behavior, socialization, or mobility. The most common DD conditions are intellectual disability, Down syndrome, autism, cerebral palsy, spina bifida, fetal alcohol syndrome, and fragile X syndrome.

The acronym "IDD" is used to describe a group that includes either people with both ID and another DD or a group that includes people with ID or another DD. The supports that people with IDD need to meet their goals vary in intensity from intermittent to pervasive.

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Affordable housing programs are drastically underfunded, with long waiting lists. In addition, Medicaid, the principal source of funding for services and supports for people with IDD, typically does not allow funds to be used for rent or other community-based housing-related costs.

These factors pose major barriers to community living, making it difficult for people to move from segregated facilities into the community, and putting many people with IDD at risk of unnecessary institutionalization or homelessness.

POSITION

People with IDD have the right to live in safe, accessible, affordable housing in the community.

- People must have freedom, authority, and support to exercise control over their housing, including choice of where and with whom they live, privacy within their homes, access to flexible supports and services when and where they choose, choice in their daily routines and activities, freedom to come and go as they please, and housing that reflects their personal preferences and styles. Providers should honor individual choices and preferences.
- Housing should afford people with IDD the opportunity to interact with people without disabilities to the fullest extent possible.
- The health and safety of people with IDD must be safeguarded wherever they live, but should always be balanced with the right to take risks and exercise choice and control.
- To ensure that people with IDD can make informed decisions about where and with whom they live, they and their families must be given understandable information about the benefits of living in the community, have the chance to visit or have other experiences in community settings, have opportunities to meet other people with disabilities who are living in the community, and have any questions or concerns addressed.
- All children and youth need a home with a family that provides an atmosphere of love, security, and safety.
- Adults with IDD should receive the supports they need to transition out of the family home when they wish to do so.
- Housing for people with IDD must be coordinated with home and community-based support systems, including transportation services, and should ensure access to other typical public resources.
- There must be adequate funding of services to support people to live in the community. Funding must be stable and not subject to arbitrary limits or cuts. People with IDD must not be subjected to unnecessary institutionalization or removal from their homes and communities due to state budget cuts.
- Public policy should promote small, typical living situations for people with IDD. Information about innovative housing models that promote independence should be widely disseminated.
- Housing for people with disabilities should be scattered within typical neighborhoods and communities, and should reflect the natural proportion of people with disabilities in the general population.

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- Public funds must be shifted from restrictive institutional settings to community supports. Institutional settings and large congregate living arrangements are unnecessary and inappropriate for people with IDD, regardless of type or severity of disability.
- Affordable housing options must be available to people with IDD, including those with very low incomes. Affordable housing programs must be expanded and funded to eliminate long waiting lists. Public policies must ensure that people with IDD receive their fair share of all local, state, and national housing resources.
- Universal design and visitability[2] standards should be adopted for all new housing. New and significantly renovated multifamily housing should include fully accessible units in numbers that reflect the natural proportion of people with disabilities in the general population.
- People with IDD have the right to be free from housing discrimination, and there must be robust education, outreach, and enforcement of that right. People with IDD must have opportunities comparable to those of people without disabilities to rent or buy their own homes.

Rev'd 2017

Joint statement with the American Association on Intellectual and Developmental Disabilities (AAIDD).

[2] **Universal design** means buildings, products and environments that are inherently accessible to both people with and without disabilities. **Visitability** is a set of construction standards through which housing offers a few specific accessibility features making it possible for people with disabilities to visit friends, family and neighbors.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE ENACTING A MORATORIUM REGARDING COLORADO REVISED STATUTE 29-20-111 AND THE APPLICATION THEREOF TO GROUP LIVING OCCUPANCY REGULATIONS WITHIN THE CITY OF GRAND JUNCTION; PROVIDING THAT THE MORATORIUM SHALL SERVE TO SUSPEND ENFORCEMENT AND THAT APPLICATION MAY NOT BE FILED WITH THE CITY FOR A GROUP LIVING USE FOR A PERIOD WHICH MORATORIUM SHALL TERMINATE AT THE EARLIEST OF THE CITY'S ADOPTION OF AMENDMENT(S) TO CERTAIN PROVISIONS OF THE GRAND JUNCTION MUNICIPAL CODE INCLUDING BUT NOT NECESSARILY LIMITED TO 21.02.030, 21.02.040, 21.04.020, 21.04.030(b)(3), (4) AND (5), 21.08.010 AND 21.14.010 OR THE EXPIRATION OF 365 DAYS FROM THE EFFECTIVE DATE OF THIS ORDINANCE; PROVIDING FOR FINDINGS, INTENT AND PURPOSE

RECITALS:

On April 15, 2024, Governor Polis signed HB 24-1007. That bill known as the HOME (Harmonizing Occupancy Measures Equitably) Act is codified at C.R.S. 29-20-111. The first sentence of C.R.S. 29-20-111(3) provides that a local government may not limit the number of people that live together based on familial relationship and the second sentence provides that a local government may implement residential occupancy limits on condition. While the *may not do* sentence is clear, the *may do* sentence is not, particularly when considering group living arrangements.

The second sentence specifies that residential occupancy limits are proper if those limits are based only on (or because of) health and safety standards. Because the City's Group Living regulations are established on numbers of occupants[1] not health and safety standards the HOME Act is presumptively applicable; however, Group Living facilities may be required to have State licensure and/or oversight, and the relationship, if any, between such license(s) and/or City regulation needs to be determined in light of the HOME Act and, as necessary or required by the City Council to safeguard the Grand Junction Municipal Code (GJMC) properly protects the health, safety and welfare of the City.

[1] Group living facility means a type of group living characterized by the provision of training, treatment, supervision or other professional support or care and who receive care, training, treatment, supervision or other support from caregivers or staff on site. Tenancy is arranged on a monthly or longer basis, and the size of the group may be larger than a typical family. Uses where tenancy may be arranged for a shorter period are not considered residential; they are considered to be either a form of lodging facility. Generally, group living structures have a common eating area for residents, but a common eating area by itself, without other care, treatment, supervision or other professional or health support services being provided on site, does not indicate a group living facility (a multifamily residential facility, such as apartments, may, for example, have a common eating area).
Group living facility, small means a facility designed for and occupied by five to nine residents living together.
Group living facility, large means a facility designed for and occupied by 10 to 16 residents living together.
Group living facility, unlimited means a facility designed for and occupied by 17 or more residents living together.

Furthermore, Group Living facilities do not typically or exclusively develop in neighborhood contexts, but instead are often large, commercial type developments. In the instances when a Group Living use(s) and/or facility(ies) as presently defined and described in the GJMC is something other than a typical residence, public health, safety and welfare will be best protected/advanced by the GJMC including regulations that recognize the unique challenge(s) of a "one size fits all" approach as seems to be assumed by the HOME Act. During the moratorium the GJMC will be reviewed and revised for purposes of better processing new applications and/or enforcing the Code with respect to the HOME Act and other applicable legal standards and current land use development principles for group living uses and facilities.

A temporary moratorium suspending new applications and enforcement of the GJMC relating to Group Living is necessary and a proper exercise of the City's authority. A moratorium will allow time for the City Manager, by and through the Community Development Department in conjunction with the City Attorney to conduct a review of GJMC, will allow the City an opportunity to evaluate potential regulation, or not, of Group Living uses, and to explore other avenues, including seeking amendment of the HOME Act to better regulate the impact of Group Living uses and facilities have on the community.

This temporary moratorium is narrowly tailored and will further the health, safety, and welfare of the people of the City of Grand Junction.

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

1. The foregoing Recitals are incorporated by reference and serve as findings of the City Council and state the City Council's intent and purpose for this Ordinance.

2. In consideration of the finding, intent and purpose the City Council does hereby and herewith impose a moratorium on a) any new application(s) for a Group Living use as presently defined and described in Title 21 of the Grand Junction Municipal Code and b) the enforcement of Title 21 of the Grand Junction Municipal Code relating to Group Living use(s) as presently defined and described in Title 21 of the Grand Junction Municipal Code.

3. The moratorium hereby declared on all new application(s) for a Group Living use(s)/for uses not in existence as of [DATE (THE EFFECTIVE DATE OF THIS ORDINANCE) shall be from the effective date of this Ordinance, [DATE] for the period of three hundred sixty five (365) days to [DATE] (inclusive), or until further action of the City Council ending, modifying or extending this moratorium, whichever occurs first. Such further action shall be taken accordingly by ordinance of the City Council. No application(s) pertaining to Group Living uses(s), including but not limited to, development permit and/or building permit shall be accepted for review by the City for the moratorium period as defined herein.

4. The moratorium hereby declared on all enforcement of Title 21 of the Grand Junction Municipal Code regarding Group Living use(s) in existence as of [DATE (THE EFFECTIVE DATE OF THIS ORDINANCE) shall be from the effective date of this Ordinance, [DATE] for

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the period of three hundred sixty five (365) days to [DATE] (inclusive), or until further action of the City Council ending, modifying or extending this moratorium, whichever occurs first. Such further action shall be taken accordingly by ordinance of the City Council. No application(s) pertaining to Group Living uses(s), including but not limited to, development permit and/or building permit shall be accepted for review by the City for the moratorium period as defined herein.

5. The moratorium does not suspend the enforcement of any other section(s) of the GJMC or other applicable law and all other provisions of the GJMC remain in full force and effect.

Introduced on first reading the __ day of June 2025 and ordered published in pamphlet form.

Adopted on second reading the ___ day of ___ 2025 and ordered published in pamphlet form.

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Grand Junction City Council

Regular Session

Item #6.a.iii.

Meeting Date: July 16, 2025

Presented By: Niki Galehouse, Planning Manager

Department: Community Development

Submitted By: Niki Galehouse, Planning Manager

Information

SUBJECT:

An Ordinance Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Definitions and Regulations Related to Household Occupancy Limits and Group Living Facilities

RECOMMENDATION:

Planning Commission heard this request at its June 10, 2025 meeting and voted (6-1) to recommend approval of the request.

EXECUTIVE SUMMARY:

In 2024, the State passed HB-24-1007, known as the HOME (Harmonizing Occupancy Measures Equitably) Act with an effective date of July 1, 2024. The State has declared that the number of people living together in a single dwelling cannot be limited based on a familial relationship. The Act establishes that the matter is of “mixed concern” and, as such, the City shall not limit the number of people who may live together in a single dwelling based on familial relationships. The Act further provides that “Local governments retain the authority to implement residential occupancy limits based only on demonstrated health and safety standards…or affordable housing program guidelines.”

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

In 2024 the State passed HB-24-1007 known as the HOME (Harmonizing Occupancy Measures Equitably) Act with an effective date of July 1, 2024. The State has declared the number of people living together in a single dwelling cannot be limited based on a familial relationship. The Act establishes that the matter is of “mixed concern” and, as such, the City shall not limit the number of people who may live together in a single dwelling based on familial relationship. The Act further provides that “Local

governments retain the authority to implement residential occupancy limits *based only on* demonstrated health and safety standards…or affordable housing program guidelines." (Emphasis added.)

While the City has not been enforcing these standards, this Ordinance brings the City's Zoning & Development Code into compliance with State law. Specifically, the proposed amendments remove the definition of "family" and revise related terminology throughout the Code. This includes renaming "single-family" and "multifamily" dwellings to "single-unit" and "multi-unit" dwellings, respectively, with corresponding updates made throughout Title 21.

There remains some uncertainty around how the HOME Act may affect group living uses. To allow time for further evaluation, a separate ordinance establishing a moratorium on enforcement of the City's group living regulations will be brought forward for City Council consideration.

NOTIFICATION REQUIREMENTS
Notice was completed as required by Section 21.02.030(g). Notice of the public hearing was published on May 31, 2025, in the Grand Junction Daily Sentinel. An online opportunity for public comment was held between June 3 and June 9, 2025, through the GJSpeaks platform.

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 ordinance to remove the cap on household occupancy, as required by state law, is consistent with the City's comprehensive plan and supports several of its key strategies. This change allows for greater flexibility in how people live together and helps support a wider range of housing options for different household types, without changing underlying zoning or development standards. It's particularly relevant in areas like Downtown and near the University, where there's already a mix of residents—students, professionals, retirees, and others—with varying housing needs. The ordinance also aligns with the City's broader goals around housing diversity, neighborhood preservation, and creating a more inclusive and equitable community, while still respecting the character of existing neighborhoods. It has many goals which speak to this, including:

- Plan Principle 4, Goal 1, Strategy c.: "HOUSING OPTIONS. Encourage a variety of housing options at a range of price points to support a more

diversified workforce and composition of residents in Downtown and University areas including professionals, service workers, entrepreneurs, students, and retirees, among others."

- Plan Principle 5, Goal 1, Strategy b.: "b. GEOGRAPHIC DIVERSITY. Ensure that the Land Use Plan accommodates a mixture of housing types and sizes in all areas of the city, including single-family and multi-family home types at varying densities, sizes, and price points."
- Plan Principle 5, Goal 3, Strategy c.: "PRESERVING HISTORIC HOMES AND CHARACTER. Encourage the preservation of the city's historic homes and neighborhoods."
- Plan Principle 10, Goal 3, Strategy a: "CULTURAL COMPETENCY. Engage with the community to identify opportunities to create a more inclusive, equitable, and safe community that celebrates the city's diverse population."
- Plan Principle 11, Goal 4, Strategy d.: "STATE LEGISLATION. Engage with state representatives and advocate for legislation that is consistent with the City's goals."

Staff finds 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 2023 Zoning & 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. Staff finds this criterion has been met.

(C) Specific Reasons

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

The proposed amendments to the 2023 Zoning and Development Code (ZDC) all meet specific reasons identified in this criterion for review. Each amendment is identified with its appropriate reason below.

a. To address trends in development or regulatory practices;
   This text amendment **addresses trends in regulatory practices** enacted by the Colorado State Legislature by removing noncompliant language that defined a family as four or fewer people and outlined use types using this capacity measure. As a result, there is no limitation to the number of persons who may reside in a single-unit dwelling.

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.

Staff finds this criterion has been met.

RECOMMENDATION AND FINDING OF FACT

After reviewing the proposed amendments, the following finding of fact have 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.

The Planning Commission heard this request at its June 10, 2025, meeting and voted (6-1) to recommend approval of the request.

FISCAL IMPACT:

There is no direct fiscal impact associated with this request.

SUGGESTED MOTION:

I move to adopt Ordinance No. 5267, an ordinance amending Title 21 Zoning and Development Code of the Grand Junction Municipal Code on final passage and order final publication in pamphlet form.

Attachments

1. Planning Commission Minutes - 2025 - June 10 - DRAFT
2. Household Definition Draft Ordinance_CLEAN

GRAND JUNCTION PLANNING COMMISSION
June 10, 2025, 5:30 PM
MINUTES

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

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

Also present were Jamie Beard (Assistant City Attorney), Niki Galehouse (Planning Manager), Thomas Lloyd (Senior Planner), Madeline Robinson (Planning Technician), and Jacob Kaplan (Planning Technician).

There were 2 members of the public in attendance, and 0 virtually.

CONSENT AGENDA

1. **Approval of Minutes**
   Minutes of Previous Meeting(s) from May 27, 2025.
2. **Grand West Utility Easement Vacation**
   Consider a request to vacate drainage, landscape, and utility easements on a 17.54-acre parcel located at 2980 Highway 50 including all of the following: Drainage, Utility & Landscape Easement shown on the plat of Orchard Mesa Properties-Phase I, Reception Number 1264371, all of the Drainage Utility & Landscape Easements on Lot 2 of Orchard Mesa Properties Phase II, and all of the Drainage, Utility & Landscape Easement shown on Lot 1 of the plat of Orchard Mesa Properties Phase 3, Reception Number 1952685.

   Commissioner Teske recused himself from voting on the Consent Agenda.

   Commissioner Moore moved to approve the Consent Agenda.

   Commissioner Weckerly seconded; motion passed 6-0.

REGULAR AGENDA

1. **Zoning Code Amendment - Household Size, Occupancy, & Group Living ZCA-2025-307**
   Consider an Ordinance Amending Sections Of The Zoning And Development Code (Title 21 Of The Grand Junction Municipal Code) Regarding Definitions And Regulations Related To Household Size, Occupancy Limits, And Group Living Facilities.

   Staff Presentation
   Niki Galehouse, Planning Manager, introduced exhibits into the record and provided a presentation regarding the request.

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Questions for Staff
Commissioner Weckerly asked for clarification on if the group living moratorium was for the code language or the use in general. She asked about amendments to the Residential Attached and Multifamily Design Standards (21.05.050). She asked how Group Living facilities were addressed under current code and what enforcement action is taken.

Commissioner Secrest asked Jamie Beard about the legal implications of approving this ordinance and questioned whether the occupancy changes aligned with the City's goals.

Commissioner Zyvan asked about the timeline for the Group Living moratorium.

Commissioner Moore speculated on compliance with occupancy standards and group living if the moratorium were to be lifted.

Vice Chair Quintero asked how other municipalities were handling HB-24-1007.

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, June 3, 2025, via www.GJSpeaks.org.

Lincoln Folkers with the Ark of Mesa County spoke in opposition of the moratorium on Group Living.

Cody Kennedy spoke in opposition of the moratorium on Group Living.

The public comment period was closed at 6:14 p.m. on June 10, 2025.

Niki Galehouse clarified the intent of the proposed moratorium on Group Living.

Commissioner Weckerly asked if the moratorium made it easier to open a Group Home. She noted that the moratorium pertained to the zoning code text about group living and was not a moratorium on the use itself.

Commissioner Moore asked what impact the moratorium might have on existing and future group living facilities.

Commissioner Zyvan asked how the text changes affected the implementation of Group Living as a use.

Commissioner Teske asked about the language in HB24-1007 regarding the current definition of family and its connection to occupancy and group living. He asked if there are any building/fire code provisions or health and safety standards that limited occupancy for a given space.

The Public Hearing was closed at 6:22 p.m. on June 10, 2025.

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Discussion
Discussion ensued about occupancy limits, the definition of family, and HB24-1007.

Motion and Vote
Commissioner Moore made the following motion “Mr. Chairman, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2024-702, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact listed in the staff report.”

Commissioner Thomas seconded; motion passed 6-1 with Commissioner Secrest dissenting.

OTHER BUSINESS

Niki Galehouse noted that the Planning Commission Workshop on June 19 was cancelled for the holiday and there were no items for the hearing on June 24, so it was also cancelled. She encouraged watching the recording of the workshop from June 5. She indicated that there were a few upcoming vacancies for the commission.

ADJOURNMENT

Commissioner Weckerly moved to adjourn the meeting.
The vote to adjourn was 7-0.

The meeting adjourned at 6:53 p.m.

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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 DEFINITIONS AND REGULATIONS RELATED TO HOUSEHOLD OCCUPANCY LIMITS AND GROUP LIVING FACILITIES

Recitals

In 2024 Governor Polis signed HB-24-1007 (Harmonizing Occupancy Measures Equitably) ("Act") with an effective date of July 1, 2024. The Act establishes that the City of Grand Junction ("City") shall not limit the number of people living together in a single dwelling based on a familial relationship. The Act establishes that the matter is of "mixed concern" and, as such, the City shall not limit the number of people who may live together in a single dwelling based on familial relationship. The Act further provides that "Local governments retain the authority to implement residential occupancy limits *based only on* demonstrated health and safety standards…or affordable housing program guidelines." (Emphasis added.)

After public notice and public hearing as required by the Grand Junction Zoning and Development Code ("Code"), the Grand Junction Planning Commission recommended approval of the amendments to the Code regarding the Act.

After public notice and public hearing, the Grand Junction City Council finds that the amendments to the Zoning & Development Code implement the amendments required by the Act.

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):

21.02.070 DEVELOPMENT FEES

(a) Development Impact Fees.

...

(5) Development Impact Fees to Be Imposed.

(i) Fee Obligation, Payment, and Deposit.

...

(G) Time of Submittal. For nonresidential and multi~~family~~-unit development [excluding townhomes, duplexes, and condominium residence(s)] the fee shall be calculated as of the submission of a complete application and construction commences within two years of approval. Should construction fail to commence within two years, the applicant shall pay those fees in place at the time of issuance of a Planning Clearance.

...

(ii) Exemptions.

...

(G) Complete Development Application Approved Prior to Effective Date of Chapter. For development for which a complete application for a Planning Clearance was approved prior to January 1, 2020; and for nonresidential and multi~~family~~-unit development for which a complete application was submitted prior to January 1, 2020, so long as construction commences by January 1, 2022, the required fees shall be those in effect at time of submittal.

Table 21.02-8: Impact Fee Schedule (2023) Fire, Police, Parks and Recreation & Transportation

		Fire	Police	Parks & Recreation	Transportation
Single-~~Family~~unit					
...					
Multi-~~family~~unit	Dwelling	$494	$212	$897	$2,881
...					

...

(b) School Land Dedication Fee.

(1) Standard for School Land Dedication....

...

(ii) Payment, Prepayment, Exemption, Credit, and Refund of SLD Fee.

(A) No building permit shall be issued for a building ~~dwelling, multiple-family dwelling or multifamily dwelling~~ which ~~is or~~ contains one or more dwelling units until and unless the SLD fee for such dwelling unit in effect at the time such permit is applied for has been paid as required by this section.

(B) Nothing in GJMC § 21.02.070(b)(1)(i) shall preclude a holder of a development permit for a residential development or mixed-use development containing a residential development component from prepaying the SLD fees to become due under this section ~~for one or more dwellings, multiple-family dwellings or multifamily dwellings to be constructed in such development~~. Such prepayment shall be made upon the filing of a Final Plat for residential development, at the SLD fee rate then in effect and in the amount which would have been due had a building permit application for such dwelling been pending at the time of prepayment. A subsequent building permit for a dwelling~~, multiple-family dwelling or multifamily dwelling which is or contains one or more dwelling units~~ for which the SLD fees have been prepaid shall be issued without payment of any additional SLD fees. However, if such permit would allow additional dwelling units for which SLD fees have not been prepaid, such permit shall not be issued until the SLD fees for such additional dwelling units have been paid at the rate per dwelling unit in effect at the time the building permit application was made.

21.03.040 DIMENSIONAL STANDARDS GENERAL RULES AND EXCEPTIONS

...

(e) Setback Exceptions

...

(5) Special Setbacks. The following special setbacks shall apply where noted:

...

(i) On corner lots, in areas where an existing parkway strip exceeds 10 feet in width between a sidewalk and the curb, the front yard setback on a side street may be varied by the Director under the conditions and restrictions listed below. A side street shall be considered that street corresponding to the side yard of the majority of the structures on a block. In unusual or conflicting circumstances, the Director shall designate which street is the side street.

...

(B) A variance may be approved only for a single-~~family~~unit residential use.

...

21.03.050 Residential Districts.

...

(c) Standards Applicable to All Residential Zone Districts

...

(1) Setbacks

...

(ii) Attached single-~~family~~unit dwellings that front onto a private drive, shared drive, parking lot, or other private access way shall be set back a minimum of 15 feet from the edge of the access way, with front loading garages set back a minimum of 20 feet from any vehicular or pedestrian access way.

(d) Residential Rural (R-R).

(1) Intent. To provide areas for low intensity agricultural operations and large lot single-~~family~~unit detached dwelling uses in a rural setting. This district is appropriate for the Rural Residential future land use designation or where terrain and/or lack of public facilities and services require low intensity development, as indicated in Table 21.03-2: Comprehensive Plan Implementation.

...

(e) Residential Estate Retired (R-ER).

(1) Intent. The Residential Estate zone district has been retired from future use. Property that is zoned R-E as of the Effective Date shall be permitted to continue as conforming to this Code but rezoning any additional areas to R-E is prohibited. The intent of the R-ER zone district is to provide areas for low density, estate-type single-~~family~~unit residential detached dwelling development on lots of at least one acre in size.

...

(g) Residential 2 Retired (R-2R).

(1) Intent. The Residential 2 zone district has been retired from future use. Property that is zoned R-2 as of the Effective Date shall be permitted to continue as conforming to this Code but rezoning any additional areas to R-2 is prohibited. The intent of the R-2R district is to provide areas for single-~~family~~unit ~~and two-family residential~~ and duplex uses where adequate public facilities and services exist.

...

(h) Residential Low 4 (RL-4).

(1) Intent. To provide for single-~~family~~unit ~~and two-family~~ residential and duplex 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, as indicated in Table 21.03-2: Comprehensive Plan Implementation, and may be used as a transition between Rural Residential more intense RL-5 for RM-8 zone districts.

...

Lot Standards	Building Standards
Dimensions (min, length ft or area sf)	Setbacks: Principal Structure (min, ft)

Lot Standards	
Lot Area	
Single-unit Detached, Duplex	7,000/structure
Single-~~Family~~unit Attached	2,500/unit
Multi~~family~~-unit	Not allowed
Civic and Institutional	20,000/structure
Lot Width Lot area measured by structure	70
Lot area measured by unit	25
Lot Frontage	20
Cluster allowed per **Error! Reference source not found.**	Yes
Density (units/acre)	
Minimum | Maximum	2 | 4
Cluster allowed per **Error! Reference source not found.**	Yes
Lot Coverage (max, %)	
Lot Coverage	50
Maximum Number of Dwelling Units	
Single-~~Family~~unit Attached	4
All Other Residential Uses	As allowed by density

Building Standards		
A	Front	15
B	Street Side	15
C	Side	7
D	Rear	25
Setbacks: Accessory Structure (min, ft)		
	Front	25
	Street Side	20
	Side	3
	Rear	5
Height (max, ft)		
E	Height	40

Notes: See **Error! Reference source not found.** for setback adjustments

(i) Residential Low 5 (RL-5).

(1) Intent. To provide for a low-density development pattern that may include detached and attached dwellings along with small-scale multi~~family~~-unit structures in the Residential Low future land use designation, as indicated in Table 21.03-2: Comprehensive Plan Implementation.

...

Lot Standards	
Dimensions (min, length ft or area sf)	
Lot Area	

Building Standards		
Setbacks: Principal Structure (min, ft)		
A	Front	15

Single-unit Detached, Duplex	4,000/structure
Single-~~Family~~unit Attached	2,000/unit
Multi~~family~~-unit	No min
Civic and Institutional	20,000
Lot Width Lot area measured by structure	40
Lot area measured by unit	20
Lot Frontage	20
Cluster allowed per **Error! Reference source not found.**	Yes
Density (units/acre)	
Minimum | Maximum	3 | 5.5
Lot Coverage (max, %)	
Lot Coverage	60
Maximum Number of Dwelling Units	
Multi~~family~~-unit	4
All Other Residential Uses	As allowed by density

B	Street Side	15
C	Side	5
D	Rear	15
Setbacks: Accessory Structure (min, ft)		
	Front	25
	Street Side	20
	Side	3
	Rear	5
Height (max, ft)		
E	Height	40

Notes: See **Error! Reference source not found.** for setback adjustments

(j) Residential Medium 8 (RM-8).

(1) Intent. To provide for medium density detached dwellings, ~~two-family~~ duplex and other attached single-~~family~~unit dwellings, and medium-sized multi~~family~~-unit structures. RM-8 is appropriate for the creation of neighborhoods with a mix of housing types or as a transitional district between low density zone districts such as RL-4 and higher density multi~~family~~-unit or Mixed-Use districts. RM-8 is appropriate as indicated in Table 21.03-2: Comprehensive Plan Implementation.

...

Lot Standards	
Dimensions (min, length ft or area sf)	
Lot Area	
Single-unit Detached, Duplex	3,000/structure
Single-~~Family~~unit Attached	1,200/unit
Multi~~family~~-unit	No min
Civic and Institutional	20,000

Building Standards		
Setbacks: Structure (min)		
A	Front [1]	15
B	Street Side	15
C	Side	5
D	Rear	10
Setbacks: Accessory Structure (min)		

Lot Standards	
Lot Width	
Lot Area Set by Structure	40 per lot
Lot Area Set by Unit	16 per unit
Lot Frontage	20 per lot
Density (units/acre)	
Minimum | Maximum	5.5 | 8
Lot Coverage (max, %)	
Lot coverage	75

Building Standards		
	Front	25
	Street Side	20
	Side	3
	Rear	5
Height (max, ft)		
E	Height	50

Notes: [1] Vehicle storage, including a garage, required front setback is 20 ft.

See **Error! Reference source not found.** for setback adjustments

(k) Residential Medium 12 (RM-12)

...

Lot Standards	
Dimensions (min, length ft or area sf)	
Lot Area, any type of unit	No min
Lot Width	30 per lot
Triplex, Fourplex, Townhome	16 per unit
Lot Frontage	20
Density (units/acre) GJMC Error! Reference source not found.	
Minimum | Maximum	8 | 12
Lot Coverage (max, %)	
Lot coverage	75

Notes: [1] Single-~~family~~unit attached vehicle storage, including a garage, required front setback is 20 ft.

See **Error! Reference source not found.** for setback adjustments

Building Standards		
Setbacks: Principal Structure (min)		
A	Front [1]	15
B	Street Side	15
C	Side	5
D	Rear	10
Setbacks: Accessory Structure (min)		
	Front	25
	Street Side	20
	Side	3
	Rear	5
Height (max, ft)		
E	Multi~~family~~-unit	65
	Single-~~Family~~unit Attached	50

(l) Residential High 16 (RH-16).

(1) Intent. To provide for high density residential use. This district allows multi~~family~~-unit development within specified densities. This district is intended to allow high density residential unit types and densities to provide a balance of housing opportunities in the community. RH-16 may also serve as a transitional district between Residential Medium and Mixed-Use or Commercial future land use designations and zone districts. RH-16 is appropriate as indicated in Table 21.03-2: Comprehensive Plan Implementation.

...

Lot Standards	
Dimensions (min, length ft or area sf)	
Lot Area any type of unit	No min
Lot Width	30 per lot
Triplex, Fourplex, Townhome	16 per unit
Lot Frontage	20
Density (units/acre)	
Minimum | Maximum	12 | 16
Density measurement GJMC ***Error! Reference source not found.***	
Lot Coverage (max, %)	
Lot coverage	75
Notes: [1] Single-~~family~~unit attached vehicle storage, including a garage, required front setback is 20 ft. See **Error! Reference source not found.** for setback adjustments	

Building Standards		
Setbacks: Principal Structure (min)		
A	Front [1]	15
B	Street Side	15
C	Side	5
D	Rear	10
Setbacks: Accessory Structure (min)		
	Front	25
	Street Side	20
	Side	3
	Rear	5
Height (max, ft)		
E	Multi~~family~~-unit	60
	Single-~~Family~~unit Attached	50

(m) Residential High 24 (RH-24).

(1) Intent. To provide for high density residential use. RH-24 allows multi~~family~~-unit development within specified densities. This district is intended to allow high density residential unit types and densities to provide a balance of housing opportunities in the community. RH-24 may also serve as a transitional district between Residential Medium and Mixed-Use or Commercial future land use designations and zone districts. RH-24 is appropriate as indicated in Table 21.03-2: Comprehensive Plan Implementation.

...

Lot Standards	
Dimensions (min, length ft or area sf)	
Lot Area, all unit types	No min
Lot Width	30 per lot

Building Standards		
Setbacks: Principal Structure (min)		
A	Front [1]	15
B	Street Side	15

Lot Standards	
Triplex, Fourplex, Townhome	16 per unit
Lot Frontage	20
Density (units/acre)	
Minimum | Maximum	16 | N/A
Density measurement GJMC ***Error! Reference source not found.***	
Lot Coverage (max, %)	
Lot coverage	80
Notes: [1] Single-~~family~~-unit attached vehicle storage, including a garage, required front setback is 20 ft. See **Error! Reference source not found.** for setback adjustments	

Building Standards		
C	Side	5
D	Rear	10
Setbacks: Accessory Structure (min)		
	Front	25
	Street Side	20
	Side	3
	Rear	5
Height (max, ft)		
E	Multi~~family~~-unit	100
Single-~~Family~~unit Attached	Single-unit Attached	50

21.03.060 Mixed-use districts.

...

(d) Mixed-Use Light Commercial (MU-2).

(1) Intent. The MU-2 district is intended to accommodate commercial, employment, multi~~family~~-unit, and other uses along transportation corridors to promote development that is comfortably accessible via all modes of transportation, including motor vehicles, bicycles, and walking. Commercial uses in the MU-2 district may be somewhat larger in scale and more flexible than the MU-1 district, including more auto-oriented uses such as gas stations. While ground stories along streets are intended for commercial uses, the upper stories are appropriate for residential and/or office uses. MU-2 is appropriate as indicated in Table 21.03-2: Comprehensive Plan Implementation.

...

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

...

(4) District Specific Standards

...

(ii) Open Space. Applications for multi~~family~~-unit or mixed-use developments in an MU-3 zone district shall be required to pay the in-lieu fee, as determined in GJMC § 21.05.030(a), rather than provide a land dedication.

21.04.020 PRINCIPAL USE TABLE

...

(c) Abbreviations Used in the Table. This except from Table 21.04-1 is included to illustrate the use table abbreviations. Current use allocations are provided in Table 21.04-1; this excerpt is not regulatory.

Zone Districts	R-R	R-ER	R-1R	R-2R	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	MU-2
Residential Uses												
Household Living												
Dwelling, single-~~family~~unit attached	A	A	A	A	A	A	A				A	

...

(e) Use Table

Zone Districts	R-R	R-ER	R-1R	R-2R	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	...
Residential Uses												

Household Living												
...												
Dwelling, single-~~family~~unit detached	A	A	A	A	A	A	A					
Dwelling, single-~~family~~unit attached			A		A	A	A	A	A	A	A	A
...												
Dwelling, multi~~family~~-unit						A	A	A	A	A	A	A
...												
Telecommunications												
...												
Base station with concealed attached antennas	A Except NOT allowed on structures the principal use of which is a single-~~family~~unit detached or attached dwelling, tiny home dwelling, duplex, group living (all), day care center, and multi~~family~~-unit dwellings of fewer than three stories.											
Base station with non-concealed attached antennas	C Except NOT allowed on structures the principal use of which is a single-~~family~~unit detached or attached dwelling, tiny home dwelling, duplex, group living (all), day care center, and multi~~family~~-unit dwellings of fewer than three stories.											
Tower, concealed	C	C Except NOT allowed on any site or lot where the principal use is a single-~~family~~unit detached or attached, tiny home, or duplex dwelling.						C	C	C	C	
...												

...

(b) Residential Uses and Structures.

(1) Cottage Court Dwelling.

...

(ii) Design Standards.

...

(E) Multi~~family~~-unit dwellings landscaping requirements apply per GJMC Chapter 21.07 and may count toward up to 30% of the required private common open space.

...

(5) Group Living Facility.

(i) Standards.

...

(C) Density and Minimum Lot Area.

...

b. The site must contain at least 500 square feet per resident, except where a multi~~family~~-unit structure is being converted to a group living facility, in which case the minimum adequate lot area shall be in accordance with the requirements of the zone district.

(e) Industrial Uses.

...

(5) Telecommunications Facilities.

...

(xiii) New Base Stations – Concealed and Nonconcealed.

(A) Antennas and equipment may be mounted onto a structure that is not primarily constructed for telecommunications purposes in accordance with Table 21.04-1: Principal Use Table. A permit is required for base station antennas and equipment mounted onto such an alternative structure. In Residential zone districts, the following structures shall not be used as base stations or to support PWSF or commercial antenna(s): single-~~family~~unit detached dwelling, single-~~family~~unit attached dwelling, duplex dwelling, multi~~family~~-unit dwelling of fewer than three stories in height, any use categorized as group living in Table 21.04-1: Principal Use Table, or adult or child day care center.

...

(xvii) Concealed and Nonconcealed Telecommunications Towers (Not Including DAS or Broadcast Tower).

...

(B) Development Standards

h. Visibility.

1. Concealed.

...

iii. In Residential zone districts and in Mixed-Use zone districts that include residential uses, new concealed towers shall not be permitted on lots where the principal use or principal structure is single-~~family~~unit detached dwelling, single-~~family~~unit attached dwelling, duplex dwelling, multi~~family~~-unit dwelling of fewer than three stories in height, any use categorized as group living in Table 21.04-1: Principal Use Table, or adult or child day care center of fewer than three stories. Examples of land uses/structure types in residential areas where the site may include a concealed tower are: school, religious assembly, fire station, stadium tower or stand, or other similar institutional/civic uses/structures.

...

(xviii) Broadcast Towers...

...

(a) Setbacks. New broadcast facilities and anchors shall be set back a minimum of 500 feet from any single-~~family~~unit detached dwelling ~~unit~~ on the same zone lot; and a minimum of one-foot for every one-foot of tower height from all adjacent lots of record.

...

21.04.040 ACCESSORY USES AND STRUCTURES

...

(e) Accessory Use-Specific Standards.

...

(1) Residential Uses.

(i) Accessory Dwelling Unit. An accessory dwelling unit (ADU) is allowed only in conjunction with a single-~~family~~unit attached dwelling, a single-~~family~~unit detached dwelling, or a duplex dwelling. Any restrictions in an ODP or PD ordinance regarding accessory dwelling units that are more restrictive than the Code shall not be enforced[1]. ADUs are not allowed in conjunction with cottage court dwellings. ADUs shall not be included in density calculations. A Planning Clearance is required for any ADU and an ADU must demonstrate compliance with the following:

(A) Maximum Number of ADUs.

a. A lot with one single-~~family~~unit detached dwelling or a single-~~family~~unit attached dwelling with two units in the structure may have two ADUs if at least one of the ADUs is attached to the principal dwelling unit (e.g., attic, basement, carriage house, etc.).

...

(3) Industrial Uses.

...

---

11 [1] Pending adoption of Ordinance ____, being heard by City Council on June 18, 2025.

(ii) Outdoor Storage, Accessory.

...

(B) Additional Standards for Residential Zone Districts.

...

b. Dumpsters and refuse containers for new multi~~family~~-unit dwellings, commercial and industrial uses shall be enclosed in a solid, opaque enclosure constructed of brick, masonry, stucco, or wood at least six feet tall.

21.05.020 REQUIRED IMPROVEMENTS

...

(e) Multi-Modal Transportation System.

...

(5) Shared Driveway (Autocourt).

(iii) Access.

(A) No more than five single-~~family~~unit lots shall abut or touch any portion of the shared driveway and no more than five single-~~family~~unit dwellings ~~units~~ may utilize a single shared driveway.

...

(7) Bicycle Circulation.

(i) Required Bicycle Access.

(A) All new development, except individual lot development of a single-~~family~~unit detached or duplex dwelling, shall include reasonably direct connections to Active Transportation Corridors to the maximum extent practicable.

...

(ii) Bike Lane Right-of-Way Required.

(A) All new development except individual lot development of a single-~~family~~unit detached or duplex dwelling (including subdivisions for such dwellings) shall provide right-of-way for bike lanes along the frontage of the development site with an existing street where bike lanes are called for by the Comprehensive Plan or other City-adopted plans addressing transportation (unless an existing bike lane meeting City standards is already in place). The Director and/or the City Engineer may allow alternatives to this requirement where compliance is impractical.

...

(8) Pedestrian Circulation.

(i) Required Pedestrian Access.

(A) Each development with one or more buildings, except individual lot development of a single-~~family~~unit detached or duplex dwelling, shall provide reasonably direct paved pedestrian sidewalk connections from the front of principal building main entrances to abutting public streets, between all principal buildings, between

buildings and outlying parking areas, between buildings and transit facilities, and between the development and any abutting Active Transportation Corridor.

21.05.030 Parks, Open Space, and Trails.

...

(a) Open Space Dedication or Payment of Fee In-Lieu.

...

(1) Applicability.

...

(ii) Private open space and/or a private recreational area(s) in any development, or an outdoor living area(s) required in a multi~~family~~-unit development, shall not satisfy this open space dedication requirement.

21.05.040 Residential Compatibility Standards

...

(b) Applicability.

(1) The residential compatibility standards in this subsection apply when single-~~family~~unit attached of three units or more, multi~~family~~-unit residential, mixed-use development, or nonresidential development is proposed adjacent to structures in an R-R, R-ER, R-1R, R-2R, RL-4, or RL-5 zone district (protected residential districts).

...

(3) Conformity with the design requirements in this section shall be the responsibility of the multi~~family~~-unit, mixed-use, or nonresidential development applicant and shall be located on the property subject to the development application.

21.05.050 Residential Attached and Multi~~family~~-Unit Design Standards

...

(b) Applicability.

...

(1) New Development.

This section applies to all new attached residential with three or more units, and all multi~~family~~-unit development. This section does not apply to single-~~family~~unit detached or duplex units, or to multi~~family~~-unit uses composed of multiple individual dwelling units in separate buildings on the same lot.

...

(c) General Standards for All Residential Attached and Multi~~family~~-Unit Development.

(1) Mix of Housing Types. Developments should promote a diverse community through the provision of a variety of housing types, such as a combination of duplex, tri-plex, four-plex, townhomes, apartments, and single-~~family~~unit dwellings ~~units~~ in a range of sizes.

Developments are encouraged that are not dominated by a single type of home or dwelling unit.

...

(d) Development with Three or More Principal Structures. In addition to GJMC § 21.05.050(c), these standards apply to all attached single-~~family~~unit or multi~~family~~-unit developments with three or more principal structures. For example, this would include a development with three rows of townhomes or three apartment buildings. These standards are applicable whether the units are designed for individual lots or not.

...

(3) Circulation and Parking

...

(iii) Parking areas and freestanding parking structures (detached garages or carports) shall not occupy more than 30% of each perimeter public street frontage of a multi~~family~~-unit development.

...

21.06.010 ENVIRONMENTAL AND SENSITIVE LAND REGULATIONS

...

(b) Applicability. The provisions of this section, in addition to any other applicable regulation(s), shall apply to a Planned Development Outline Development plan, Preliminary Subdivision Plat or ~~Simple~~ Minor [2]Subdivision for environmental and sensitive lands. This section shall not apply to the following:

(1) Development of a single-~~family~~unit detached dwelling on any lot or parcel in existence as of the Effective Date;

...

21.08.010 OFF-STREET PARKING AND LOADING

...

Table 21.08-1: Minimum Off-Street Vehicle Parking Requirements
GFA = Gross Floor Area

	Minimum Vehicle Parking
Residential Uses	
Household Living	
Dwelling, Single-~~Family~~unit Detached	2 per unit
Dwelling, Single-~~Family~~unit Attached	1 per unit
...	

[2] Pending adoption of Ordinance ____, being heard by City Council on June 18, 2025.

Table 21.08-1: Minimum Off-Street Vehicle Parking Requirements GFA = Gross Floor Area	
	Minimum Vehicle Parking
Dwelling, Multi~~family~~-unit	1 bedroom: 1 per unit 2 bedroom: 1.5 per unit 3+ bedroom: 2 per unit Affordable Housing: 0.75 per unit
…	

(d) Parking Credits and Adjustments.

(1) Parking Reductions. The minimum parking requirements in Table 21.04-1 may be adjusted as described in this section. The following reductions do not require the submittal of an alternative parking plan.

…

(ii) Shared Parking Facility Reduction.

(A) Calculation.

a. Where two or more uses listed in Table 21.04-1 share a parking lot or structure, the total off-street parking requirement for those uses may be reduced by the factors shown in the table below.

Table 21.08-2: Shared Parking Reduction					
Property Use	**Multi~~family~~-unit Dwellings**	**Public, Institutional, and Civic**	**Food and Beverage, Indoor Recreation, or Lodging**	**Retail Sales**	**Other Commercial or Industrial**
Multi~~family~~-unit Dwellings	1.0				
…					

b. To calculate the shared parking reduction, add the requirements for each use category and then divide the sum by the factor shown for that combination of use categories in Table 21.08-3. For example, a development with 5,000 square feet of small retail space (three per 1,000 square feet gross floor area) and 20, two-bedroom multi~~family~~-unit dwelling units (1.5 per dwelling unit) would take the total spaces required and divide by 1.2.

(15) + (30) = 45

45/1.2 = 37.5

The shared parking requirement is 38 spaces.

…

(e) Vehicle Parking Location and Design.

(1) Location.

...

(ii) Parking spaces in Residential zone districts shall not be in a front yard setback, except for parking in driveways for detached single-~~family~~unit detached or duplex dwelling structures. In no case shall parking be allowed in parkway strips (the area between the sidewalk and curb or edge of pavement).

...

(4) Pedestrian Crossings.

...

(iv) To the maximum extent practicable, parking lots for multi~~family~~-unit, mixed-use, and nonresidential development shall be designed to allow for cross-access to adjacent properties to encourage shared parking and access points on public or private streets. This may be established by one or more of the following:

...

21.08.020 Bicycle Parking and Storage

(a) Amount Required.

(1) Each nonresidential principal structure shall provide the following, depending on the category of the use as shown in Table 21.04-1: Principal Use Table:

Table 21.08-3: Minimum Bicycle Parking Spaces Required		
Use or Use Category	**Short-Term Spaces**	**Long-Term Spaces**
Multi~~family~~-unit Dwelling	2 plus .05 per bedroom	2 plus .05 per bedroom
...		

21.08.030 Electric Vehicle Charging Facilities

Where a permanent parking lot or structure is required for new development or the redevelopment of multi~~family~~-unit dwellings or nonresidential uses, the lot or structure shall be provided with electric vehicle power transfer infrastructure in compliance with the Colorado Model Electric Ready and Solar Ready Code. For the purpose of this section, redevelopment shall include the replacement or addition of dwellings units or redevelopment or expansion that results in a 65% or greater increase of the gross square footage of an existing structure.

...

21.09.050 Access, Circulation, and Connectivity

...

(b) Access to Public Streets.

...

(3) Single-~~family~~unit attached dwellings and/or multi~~family~~-unit dwellings with no street frontage or limited street frontage may be allowed by the Director provided access is reasonably and readily available for each dwelling unit through the use of private streets, shared drives, parking lots, and/or other specifically identified limited common elements.

(4) Single-~~family~~unit residential lots may be located on a loop lane providing access to a public street, provided the loop lane complies with standards in GJMC § 21.05.020(e)(6).

...

21.10.080 SIGN STANDARDS BY ZONE DISTRICT

...

(b) Residential Zone Districts. One permanent sign per residential lot not exceeding six square feet in area is allowed, subject to the standards below.

...

(1) One permanent monument sign up to 32 square feet in area is allowed at a multi~~family~~-unit apartment/condominium building/complex and on each common area parcel that abuts a public right-of-way; for purposes of this subsection, "common area parcel" means a parcel that is owned by a homeowners' association for the benefit of all lot owners in a planned community, common interest community or condominium.

...

21.12.010 NONCONFORMITIES IN GENERAL

...

(d) Abandonment

...

(2) Residential Nonconformities

(i) A nonconforming residential use, other than a single-~~family~~unit dwelling, that has not been occupied for a continuous period of 12 months, for whatever reason, shall be considered to be abandoned and shall not be reoccupied except in conformance with all applicable provisions of this Code.

(ii) A nonconforming single-~~family~~unit dwelling that has not been occupied for a continuous period of 12 months or longer shall not be considered to be abandoned and may be reoccupied at any time provided the structure has not been changed, legally or illegally, to a nonresidential use or multiple-unit residential use.

...

21.14.010 MEASUREMENTS

...

(c) Lot and Site Measurements

...

(5) Setbacks.

...

(i) Measurement

...

(B) There is no internal side setback for attached single-~~family~~unit dwellings or the common wall of ~~two-family~~ duplex dwellings. Side setbacks shall be measured at the external wall of attached dwellings.

...

(e) Household Occupancy.

(1) The number of occupants in a dwelling unit shall not exceed the maximum allowed by health and safety standards (if and when any are found or adopted) and/or by any applicable state or federal law or regulation, and/or by applicable affordable housing standards, if any.

...

21.14.020 DEFINITIONS

Campsite means any defined area which is used for overnight stays by an individual, a ~~single camping family,~~ group, or other similar entity.

...

Development Impact Fee-Related Definitions. For purposes of GJMC § 21.02.070, the following terms shall have the following meanings:

...

Commencement of impact-generating development. Commencement of impact-generating development occurs upon either:

1. The submittal of a complete application for the development of a nonresidential development or multi~~family~~-unit for-rent development for which construction commences on or before two years from the date of complete application submittal; or
2. Planning Clearance for residential uses intended for fee simple ownership such as single-~~family~~unit homes, townhomes, or condominiums.

...

Dwelling unit means a building or portion thereof that provides complete, independent living facilities for a ~~single family~~ one or more individuals maintaining a household, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

...

Dwelling, co-housing means a community of private dwelling units that includes shared spaces, such as a community room, or shared facilities, such as a kitchen for community use. Each private unit must include sleeping and sanitary facilities. Where community spaces or facilities are provided, they need not be provided in individual units. Dormitories, rooming/boarding houses, and fraternities or sororities are not considered co-housing. Co-housing may be designed as either a multi~~family~~-unit structure or cottage court development.

Dwelling, cottage court means a residential development, including co-housing developments, that combines a group of small individually owned or rented single-~~family~~ unit dwellings~~ units~~, including tiny homes, on a single parcel of land that are oriented around a shared open space for communal use by the residents of the development and may include a shared parking area and/or a shared community building.

Dwelling, duplex means a single residential building on a single lot containing two dwelling units, each designed for use and occupancy by no more than one ~~family~~ household. The two units must be able to function as dwelling units independently of each other, but may be located side-by-side, in front and behind, or above and below each other.

Dwelling, multi~~family~~-unit means a building(s) arranged, designed, and intended to be used for occupancy by three or more ~~families~~ households living independently of each other and containing three or more dwelling units on the same or separate lots.

Dwelling, single-~~family~~unit detached means a residential building designed for use and occupancy by no more than one ~~family~~ household and is not attached to any other dwelling or building by any means (except an approved accessory dwelling unit), on a single lot. Manufactured homes and tiny homes shall be considered single-~~family~~unit detached dwellings.

Dwelling, single-~~family~~unit attached means two or more attached single-~~family~~unit dwellings ~~units~~ attached side by side under one roof that share a common vertical side or rear wall reaching from the building foundation to the roof structure, each of which is located on its own separate lot. This use is also referred to as a townhome.

Dwelling, tiny home means a structure that:
(1) Is permanently constructed on a vehicle chassis;
(2) Is designed for long-term residency;
(3) Includes electrical, mechanical, or plumbing services that are fabricated, formed, or assembled at a location other than the site of the completed home;
(4) Is not self-propelled; and
(5) Has a square footage of not more than 400 square feet.

In order to meet this definition, a tiny home must be built to the International Residential Code as adopted by the Building Codes & Standards program within the Division of Housing. Colorado tiny homes will receive a metal plate insignia that certifies the tiny home is built to the codes and standards of the program. This use does not include manufactured homes, recreational park trailers, or recreational vehicles.

A tiny home may be a single-~~family~~unit detached dwelling unit or an accessory dwelling unit.

...

~~*Family* means any number of related persons living together within a single dwelling unit as a single housekeeping unit, but not more than four persons who are unrelated by blood, marriage, guardianship, or adoption.~~

...

Group living (Use Category). Uses in this category are characterized by residential occupancy of a structure by a group of people who do not meet "the definition of "household living." Tenancy is arranged on a month-to-month or longer basis ~~and the size of the group may be larger than a family~~. Group living usually includes common eating areas for residents, and residents may receive care, training, or treatment. Caregivers often reside at the site. Accessory uses commonly include recreational facilities, personal storage buildings, gardens, and parking.

Group living facility means a type of group living characterized by the provision of training, treatment, supervision or other professional support or care and who receive care, training, treatment, supervision or other support from caregivers or staff on site. Tenancy is arranged on a monthly or longer basis~~, and the size of the group may be larger than a typical family~~. Uses where tenancy may be arranged for a shorter period are not considered residential; they are considered to be either a form of lodging facility. Generally, group living structures have a common eating area for residents, but a common eating area by itself, without other care, treatment, supervision or other professional or health support services being provided on site, does not indicate a group living facility (a multi~~family~~-unit residential facility, such as apartments, may, for example, have a common eating area).

Group living facility, small means a facility designed for and occupied by five to nine residents living together.

Group living facility, large means a facility designed for and occupied by 10 to 16 residents living together.

Group living facility, unlimited means a facility designed for and occupied by 17 or more residents living together.

...

Home occupation means a business activity or occupation carried on within a dwelling by members of the ~~family~~ household occupying the dwelling.

...

Household means ~~a family,~~ an individual~~,~~ or a group of individuals ~~of not more than four unrelated persons~~ living together in a single dwelling unit, with common access to and common use of all living and eating areas and all areas and facilities for the preparation and serving of food within the dwelling unit.

...

Manufactured home or housing means factory-built, single-~~family~~unit structures that meet the National Manufactured Home Construction and Safety Standards Act (42 U.S.C. Section 5401 et seq.), commonly known as the HUD Code (U.S. Department of Housing and Urban Development).

...

Mobile home means a single-~~family~~unit dwelling, factory-built and factory-assembled residence which does not comply with the National Manufactured Homes Construction Safety and Standards Act. (42 U.S.C. Section 5401 et seq., 1978, as amended).

INTRODUCED on first reading this 18th day of June 2025 and ordered published in pamphlet form.

ADOPTED on second reading this 2nd day of July 2025 and ordered published in pamphlet form.

ATTEST:

_____

Cody Kennedy
President of the City Council

_____

Selestina Sandoval
City Clerk

Grand Junction City Council

Regular Session

Item #6.a.iv.

Meeting Date: July 16, 2025

Presented By: John Shaver, City Attorney, Darrell Bay

Department: City Attorney

Submitted By: Jamie B. Beard

Information

SUBJECT:

An Ordinance to Adopt and Amend the 2024 Editions of the International Building Code, the International Existing Building Code, the International Mechanical Code, the International Residential Code, the International Plumbing and Fuel Gas Code as adopted by the State of Colorado, the National Electric Code as adopted by the State of Colorado, The Model Electric Ready and Solar Ready Code as adopted by the State of Colorado, and the 2021 International Energy Conservation Code with Certain Amendments; and Repealing All Other Ordinances and Parts of Ordinances in Conflict Therewith

RECOMMENDATION:

Adopt an Ordinance and Amend the 2024 Editions of the International Building Code, the International Existing Building Code, the International Mechanical Code, the International Residential Code, the International Plumbing and Fuel Gas Code as adopted by the State of Colorado, the National Electric Code as adopted by the State of Colorado, The Model Electric Ready and Solar Ready Code as adopted by the State of Colorado, and the 2021 International Energy Conservation Code with Certain Amendments; and Repealing all Other Ordinances and Parts of Ordinances in Conflict Therewith

EXECUTIVE SUMMARY:

The proposed Ordinance will adopt the 2024 International Code Editions of the Building, Mechanical, Existing Building, Residential and the 2021 Edition of the International Energy Conservation Code, all with amendments thereto, along with the 2024 Editions of the International Plumbing Code, the International Fuel Gas Code as adopted by the State of Colorado as The Colorado Plumbing and Fuel Gas Code with amendments, the National Electric Code as adopted by the State of Colorado with amendments, and the Model Electric Ready and Solar Ready Code. Adoption of these

more current editions is necessary to keep up with more modern construction methods, materials, techniques and state requirements.

BACKGROUND OR DETAILED INFORMATION:

The codes under consideration are: The 2024 Code Editions of the International Building, Residential, Mechanical, Existing Building and 2021 Energy Conservation. Also under consideration are the National Electric Code as adopted by the State of Colorado, the International Plumbing and Fuel Gas Code as adopted by the State of Colorado(referred to as the Colorado Plumbing and Fuel Gas Code), and the Model Electric Ready and Solar Ready Code, also adopted by the State of Colorado ("Building Codes"). The City contracts with Mesa County to administer the Building Codes, including licensing, permitting, and inspection. The contract terms require the City to adopt the same code versions with the same amendments that the County has in place. The County adopted the proposed codes in February 2025 with an effective date to begin enforcement of September 1, 2025.

FISCAL IMPACT:

Nominal costs for some printed materials

SUGGESTED MOTION:

I move to (approve/deny) Ordinance No. 5268, an ordinance adopting and amending the 2024 Editions of the International Building Code, the International Existing Building Code, the International Mechanical Code, the International Residential Code, the International Plumbing and Fuel Gas Code as adopted by the State of Colorado, the National Electric Code as adopted by the State of Colorado, the Model Electric Ready and Solar Ready Code as adopted by the State of Colorado, and the 2021 International Energy Conservation Code with certain amendments; and repealing all other ordinances and parts of ordinances in conflict therewith on final passage and order final publication in pamphlet form.

Attachments

1. 2024 Adoption Summary (1) (3)
2. 2024 International Code Ordinance 06152025

MESA COUNTY ORDINANCE
NO. 008(D) REVISIONS
ADOPTION OF THE 2024 INTERNATIONAL CODES

The following illustrates the proposed changes/revisions to Ordinance No 008(C)
Adopting codes in Mesa County
The additional differences between the 2018 and the 2024 Ordinances is for clarification and consistency only.

2018 Ordinance	Proposed 2024 Changes	Narrative
2018 IBC had no appendix for sleeping lofts available or adopted.	The 2024 International Building Code (IBC) added Appendix P and we propose adopting it to address these use cases.	Adding Appendix P provides allowances for, and limitations in R occupancies to be used as sleeping lofts, in habitable space regulated under this code. We currently have not seen these in commercial occupancies, but we have seen them in one- and two-family residences. This provides clear direction for utilizing in these spaces.
2018 IBC Section 105.1 was adopted with no amendments.	Part 4, Section 2, 105 is amended by adding the sentence “Each separate building, structure, pool, retaining wall, etc. shall require a separate permit.	This is how the permitting process is currently being done. Placing it in the ordinance will make it clear to everyone that this is how it is being enforced for consistency and record tracking.
2018 IBC Section 105.2 “Work exempt from permit” with amendments was adopted.	Part 4, Section 2, 105.2 is amended by adding swings and other playground equipment, located outside, for all occupancies covered by this code, shade fabric structures 400 square feet or less, and storage containers on active construction sites for short-term utilization, subject to annual review. are being added to the exceptions.	Mesa County has historically not required permits for work that does not pose a significant risk to the residents. The IBC has a list of these instances broken down by trade type, but we are proposing adding to the list with these items. Outdoor playground equipment, this equipment isn’t designed to meet code. To modify it so it to meet code would be extremely difficult, costly, and negate the purpose of the equipment (fun) and in some cases make it less safe.

		400 sq. ft or less fabric shade structures. These are typically small in size and trying to make them comply with the snow and wind loads has proven to be costly and difficult. They typically cover playground equipment or picnic area that is used in the summer. We feel that the risk of these two items is minimal with the limitations included. Storage containers, typically shipping containers, are often used on commercial construction sites and we have not required a permit for them. This addition just clarifies this and adds a stipulation of an annual review to verify they are utilizing them on the jobsite safely.
2018 IBC Section 310.5, R-4 was adopted with the amendment, "or shall comply with the International Residential Code (IRC)."	Part 4, Section 2, 310.6 was added, with a new Residential Group classification (R-5), to address congregate living facilities (nontransient) with 16 or fewer occupants, for whom supervision is provided on a 24-hour basis within the building, structure, or portion thereof.	The code adoption in 2018 allowed this unique scenario to also include alcohol and drug centers, assisted living, halfway houses, etc. The intent of this change is to limit the usage of this scenario to the groups and uses that it was originally intended. It requires staff supervision on a 24-hour basis and that all persons residing within be capable of responding to an emergency situation to complete building evacuation, without any assistance. It also requires that the structure comply with the IRC for smoke detectors, carbon monoxide detectors, emergency egress, etc.
Adoption of the 2018 International Plumbing Code (IPC) and the International Fuel Gas Code (IFGC)	Combining and adopting the Colorado Plumbing and Fuel Gas Code and applicable chapters of the IRC.	Under Title 12, Article 15 Colorado Revised Statutes (CRS), the State of Colorado Plumbing Board adopts and amends the plumbing and fuel gas code for the State of Colorado. This references the adoption to this state code with it's amendments rather than its model codes the IPC, IFGC and IRC. We are required by the State to adopt this code within one year of the

		State adoption.
Multiple IRC sections were adopted as written in reference to flood hazard areas	Flood hazard areas have been revised in the 2024 IRC adoption to reference the local jurisdiction floodplain administrator.	This amendment is meant to remove the duplicate review of these elements by the floodplain administrator and the building department. The floodplain provisions are reviewed by the floodplain administrator. After communicating with these entities, we feel that this will remove the chance for these requirements to be in conflict with one another. The building department will now receive an approval from the jurisdiction floodplain administrator prior to issuance of the permit.
2018 IRC Section R105.1 was adopted with no amendments.	Part 8, Section 2, R105 is amended by adding the sentence “Each separate building, structure, pool, retaining wall, etc. shall require a separate permit.	This is how the permitting process is currently being done. Placing it in the ordinance will make it clear to everyone that this is how it is being enforced for consistency and record tracking.
2018 IRC Section R105.2 “Work exempt from permit” was adopted with amendments	Part 8, Section 2, R105.2 is amended by adding temporary prefabricated swimming pools installed for a maximum of 180 days per year is being added to the list.	The code only allowed a temporary prefabricated less than 24 inches deep. This change will allow temporary prefabricated that are up for 180 days or less without a permit.
2018 IRC Section R302.3 “Two-family dwellings was adopted with no amendments.	Part 8, Section 2, R302.3 is amended by adding the sentence “Two-family dwelling does not include buildings that are used, intended, or designed to be separated as individually owned properties. See definition of townhouse.”	Based on the 2018 IRC, these individually owned properties (single-family attached) were required to have a two-hour separation based on proximity to a property line. Under the 2024 wording, this would be allowed to be dropped to a one-hour separation based on there being only two dwelling units. This is in conflict with the setback requirements of the code, which requires that each wall within 3’ of the property line is required to be one hour rated (combined to two hours). By allowing this in a non-property line property, future ability to separate units into individually owned properties is extremely difficult and expensive. Code has

		switched from a two-hour to a one-hour and vice versa several times in recent history. We are attempting to alleviate future limitations and changes by sticking with how we have enforced it for the past couple of code cycles.

2018 IRC Section R309.1 “Townhouse automatic sprinkler system” was amended out of the adoption.	Part 8, Section 2, R309.1 is being implemented with the requirement modified to more than four units in a single townhouse structure.	The general code requirement is that all residential units must be sprinklered. We are looking to implement a sprinkler requirement for more than four units within the same structure, due to the higher level of hazard associated. There are very few developments that have more than four units currently and this will help limit the increased hazard associated with these attached units.
2018 IRC Section R319.1 “Emergency escape and rescue openings required” was adopted with the amendment of floors above grade plane requiring an emergency escape and rescue opening.	Part 8, Section 2, R319.1 is being amended with an additional exception for storage rooms located above a garage and accessed only through the garage.	The amendment had the unintended effect of requiring an emergency escape and rescue opening on these storages only (non-habitable) spaces. This exception is intended to remove this requirement, but limit it to spaces that can not be classified as habitable space.
2018 IRC Section R322 was adopted with no amendments.	Part 8, Section 2, R322.1 is being removed from the proposed adoption.	CRS2023 Title 9 Article 5 sets a State standard for accessible housing and is different than the IRC standard. To remove this conflict and provide for consistency, we are removing the IRC provisions and enforcing the State law only. This state law is less restrictive than the IRC provision.
2018 IRC Section R323 was adopted with no amendments.	Part 8, Section 2, R323 is being removed from the proposed adoption.	This section of the IRC references an ASME standard (Elevators) that is not published by the IRC and would require additional certification from an external entity. We see very few of these in one- and two-family construction.

Section R328 was added to address Wildland-Urban Interface (Wildfire hazard areas)	Part 8, Section 2, R333 is being amended to match the changes to Class 3 ignition resistant construction specified in the International Wildland-Urban Interface Code. We will be adopting a new Wildland Fire Code before the end of the year.	This is not a change from what we had adopted before, but is addressing the changes to the Wildland-Urban Interface Code for this Class 3 construction. The two changes are enclosing underfloor spaces (stilt construction) to prevent fire entry and installing screens on vents to prevent the entry of flames or embers. Colorado will be adopting a State wildfire resiliency code this year that we will be required to adopt.
2018 IECC was adopted with amendments	2021 IECC with amendments along with the Colorado Model Electric Ready and Solar Ready Code is being proposed.	In 2022, the Colorado General Assembly passed HB22-1362. This requires local jurisdictions to adopt an energy code that is equivalent to or stronger than the 2021 IECC and the Colorado Model Electric Ready and Solar Ready Code upon updating or adopting any other building code between July 1, 2023 and June 30, 2026. We have made some amendments to try and combat the increased cost of this code implementation, while maintaining our compliance with this law.
Exhibit A:	Exhibit A:	
Inspections outside of normal business hours $50	Inspections outside of normal business hours (2-hour min.) - $60	This increase proposal is to help cover overtime wages and vehicle cost
Inspections or plan review for which no fee is specifically indicated - $45	Inspections or plan review for which no fee is specifically indicated - $50	We propose changing all of the minimum fees that have been $35 to $45 for the last 30 years. This is to help cover cost of administrative staff, plans examiners and field inspectors.
Minimum permit fee $35	Minimum permit fee $50	Move on houses, First reactivation of expired permit, Additional reactivation or release of non-compliance per trade, Decks, Patio Covers, Storage Sheds & Open Carports

		Less than 400 sq. ft. in area and accessory to residences, Intermodal Shipping Container Shed/Storage with No Utilities or Attached Construction
Manufactured home permit fee - $100 Manufactured home on required permanent foundation permit fee - $150 International Residential Code certified home permit fee - $150	Manufactured home permit fee - $150 Manufactured home on required permanent foundation permit fee - $200 International Residential Code certified home permit fee - $200 IRC certified homes with On-Site Construction inspections to be verified by Mesa County Building Department – Table 2 (based on sq. ft valuation same as regular construction)	Manufactured homes now require us to send two inspectors to verify electrical and building elements, a plan examiner to review and the support services to complete the permit process. IRC manufactured homes are now reviewed by the State and contain elements (On-Site Construction) for the local jurisdiction to review and inspect (ex. completion of the thermal envelope, installation of heating/cooling equipment, verification of Manual J & S, etc.) that was not historical practice.
None	Residential Submittal Fee: Applies to residential projects that hold a risk of non-issuance after staff intake and review, as determined by the Building Official – Maximum of $250 non-refundable fee, to be applied to the permit fee at the time of issuance.	The residential submittal fee is to address projects that hold a risk of non-issuance after staff intake and review. It has been used recently on residential solar permits, due to the practice of applying for a permit when a job was bid. We completed many reviews for the permits to not be issued and withdrawn. This was a drain on our staff's time and we received no compensation for the time. The charge is not an additional fee, as it is structured to apply to the permit fee at issuance. If the application expires we have to send an inspector out to verify that the work wasn't done.

None	Work commencing before permit issuance (at Building Official discretion) – 2x permit fee	Work prior to permit issuance has been a repeat problem over the past few years. Last year we issued over 100 stop work notices in our normal course of business. The vast majority of these occurrences were re-roofs and window replacements being completed without a permit. We are looking to implement a double permit fee (which both the IRC and IBC currently have written into them) to potentially curtail this trend.

CITY OF GRAND JUNCTION

ORDINANCE NO. 5268

AN ORDINANCE ADOPTING AND AMENDING THE 2024 EDITIONS, OF THE INTERNATIONAL BUILDING CODE, THE INTERNATIONAL EXISTING BUILDING CODE, THE INTERNATIONAL MECHANICAL CODE, THE INTERNATIONAL RESIDENTIAL CODE, THE INTERNATIONAL PLUMBING AND FUEL GAS CODE AS ADOPTED BY THE STATE OF COLORADO, THE NATIONAL ELECTRIC CODE AS ADOPTED BY THE STATE OF COLORADO, THE MODEL ELECTRIC READY AND SOLAR READY CODE AS ADOPTED BY THE STATE OF COLORADO, AND THE 2021 INTERNATIONAL ENERGY CONSERVATION CODE WITH CERTAIN AMENDMENTS; AND REPEALING ALL OTHER ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH

RECITALS:

Pursuant to the constitutional, statutory and Charter authority of the City Council of the City of Grand Junction to adopt ordinances for the protection of the health, safety, and general welfare of the population of the City the following ordinance is proposed.

After full hearing and consideration of the ordinance and upon recommendation by the City staff the Council finds that adoption of the ordinance is necessary to preserve the health, safety, and general welfare of the people of the City of Grand Junction. The International Codes, which are hereby adopted, are the state of the art. The Codes are mutually adopted by the City and Mesa County, which provides for efficient building and enforcement practices. Also, the International Codes are increasingly common in many communities, which further increase the benefits of standardization. This ordinance and the codes which it adopts regulate the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings or structures in the City of Grand Junction.

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

Title 15 of the Municipal Code of Ordinances of the City of Grand Junction is hereby amended as follows:

15.12.010 Adoption of International Building Code and Standards.

(a) The International Building Code, 2024 Edition, promulgated by the International Code Council, Inc., together with amendments set forth below (hereafter “IBC” or “International Building Code”) is hereby adopted to provide minimum standards to safeguard life and limb, health, property and the public welfare by regulating and controlling various matters including, but not limited to, the

design, construction, quality of materials, use and occupancy, location and maintenance of all buildings, and structures within the jurisdiction.

(b) The following chapters of the Appendix of the International Building Code, 2024 Edition, are adopted:

(1) Chapter C, Group U – Agricultural Building

(2) Chapter I, Patio Covers

(3) Chapter P, Sleeping Lofts

No other chapters of the IBC Appendix are adopted.

15.12.020 Amendments to International Building Code.

The building code adopted in GJMC 15.12.010 is hereby amended as follows:

(a) Section 101: **101.4.4 Property maintenance** is deleted in its entirety.

(b) Section 105:

105.1 Required is amended by the addition of the sentence: "Each separate building, structure, pool, retaining wall, etc. shall require a separate permit.

105.2 Work exempt from permit is amended to read:

6. Sidewalks, driveways, and platforms not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.

11. Swings and other playground equipment, located outside, of all occupancies covered by this code.

14. Plastic covered crop production shelters where access to public is prohibited.

15. Shade fabric structures 400 square feet or less.

16. Storage containers on active construction sites for short-term utilization, subject to annual review.

105.6 Suspension or revocation is amended by the additional sentence:

The Building Official may suspend or revoke a permit when a Stop Work Notice is issued in writing by another governing federal, state or local authorities in violation of any ordinance or regulation under their authority.

(c) Section 109: **109.2 Schedule of permit fees** is amended by adding the following language:

Permit fees shall be determined by City Council and set forth in a Resolution.

109.6 Refunds is amended by adding the following language:

Building permit fees may be refunded at the rate of 85% of the building permit fee provided the project for which the permit was issued has not commenced and/or inspections have not been conducted. No refunds will be made after work has commenced or after 180 days of issuance.

109.7 Fees for agriculture buildings is added to read as follows:

No fees shall be required for a building permit obtained for Agricultural Buildings defined as "buildings or structures used for the sole purpose of providing shelter for agricultural implements, farm products, livestock or poultry, that is not a place of employment or open to the public." This agricultural building fee exemption does not include fees for electrical, mechanical, and plumbing permits for said structures.

(d) Section 110: **110.7 Inspections for agricultural buildings** is added to read as follows:

No inspection shall be required for a building permit obtained for agricultural buildings as defined above. This exemption is not an exception of the minimum building standards set forth in the International Building Code, or to the other requirements for inspections for electrical, mechanical, and plumbing.

(e) Section 111:

111.2 Certificate issued is amended by deletion of the following: "or other laws that are enforced by the department" and replaced with "or other codes adopted in this Title 15."

111.3 Temporary occupancy is amended by addition of the following: "Such temporary occupancy shall be limited to the provisions of this code or any other code included in Title 15.

(f) Section 113: **113 Board of appeals** is amended by deleting and replacing with the following:

The Board of Appeals established in GJMC 15.08.010 shall serve as the Board of Appeals.

(g) Section 114: **114.4 Violation penalties** is deleted as written and replaced with the following:

Any person who violates a provision of this code or fails to comply with any of the requirements thereof shall be subject to penalties as prescribed in GJMC 15.08.050.

(h) Section 116: **116.1 Unsafe Conditions** is amended with the additional paragraph:

The building official may cause the premises to be closed up and secured through any available public agency or contractor arrangement by private persons and the cost thereof shall be charged against the real property upon which the structure is located and shall be a lien upon such real property and may be collected by all legal means. The building official may condemn unsafe structures.

(l) Section 305: **305.2.3 Five or fewer children in a dwelling unit** is amended by deleting "Five" and replacing with "Twelve".

(j) Section 308: **308.2.4 Five or fewer persons receiving custodial care** is amended by deleting "provided an automatic sprinkler system is installed in accordance with section 903.3.1.3 or with section P2904 of the International Residential Code."

(k) Section 310:

310.4.1 Care facilities within a dwelling is amended by deleting "provided an automatic sprinkler system is installed in accordance with section 903.3.1.3 or with section P2904 of the International Residential Code"

310.6 Residential Group R-5 is added and reads as follows:

Residential Group R-5 occupancy shall include buildings, structures or portions thereof for more than five but not more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment. This occupancy requires that all persons residing within shall, without any assistance, be capable of responding to an emergency situation to complete building evacuation. Such occupancy shall comply with the International Residential Code. This group shall include, but not be limited to, the following:

> Congregate living facilities (nontransient) with 16 or fewer occupants, for whom supervision is provided on a 24-hour basis within the building, structure or portion thereof.

(m) Section 1004: **Table 1004.5 Maximum floor area allowances per occupant** is amended to change the maximum floor area allowance per occupant of Agricultural Building from "300 gross" to "500 gross."

(n) Chapter 30: **Chapter 30 Elevators and conveying systems** is amended by the addition of the following four sections:

SECTION 3010
PERMITS & CERTIFICATES OF INSPECTION

3010.1 Permits Required. It shall be unlawful to install any new elevator, moving walk, escalator or dumbwaiter or to make alterations to any existing elevator, dumbwaiter,

escalator or moving walk, as defined in ASME A17.1, without first having obtained a permit for such installations from the building official. Permits shall not be required for maintenance or minor alterations.

3010.2 Certificates of Inspection Required. It shall be unlawful to operate any elevator, dumbwaiter, escalator or moving walk without a current certificate of inspection issued by an approved inspection agency. Such certificates shall be issued upon payment of prescribed fees and a valid inspection report indicating that the conveyance is safe and that the inspection and tests have been performed in accordance with ASME A17.1. Certificates shall not be issued when the conveyance is posted as unsafe pursuant to Section 3013.

3010.3 Applications for Permits. Applications for a permit to install shall be made on forms provided by the building official, and the permit shall be issued to an owner or the owner's representative, upon payment of the permit fees specified in this section.

3010.4 Applications for Certificates of Inspection. Applications for an inspection and certificates of inspection shall be made to an approved inspection agency by the owner of an elevator, dumbwaiter, escalator or moving walk. Fees for inspections and certificates of inspection shall be determined by the approved inspection agency.

3010.5 Fees. A fee for each permit shall be paid to the building official as determined by City Council and set forth in a Resolution.

SECTION 3011 DESIGN

3011.1 Detailed requirements. For detailed design, construction and installation requirements see Chapter 16 and the appropriate requirements for ASME A17.1.

SECTION 3012 REQUIREMENTS FOR OPERATION AND MAINTENANCE

3012.1 General. The owner shall be responsible for the safe operation and maintenance of each elevator, dumbwaiter, escalator and moving walk installation and shall cause periodic inspections to be made on such conveyances as required by this section.

3012.2 Periodic Inspection and Tests. Routine and periodic inspections and tests shall be made as required by ASME A17.1.

3012.3 Alterations, Repairs and Maintenance. Alterations, repairs and maintenance shall be made as required by ASME A17.1.

3012.4 Inspection Costs. All costs of such inspections shall be paid by the owner.

SECTION 3013 UNSAFE CONDITIONS

3013.1 Unsafe Conditions. When an inspection reveals an unsafe condition of an elevator, escalator, moving walk or dumbwaiter, the inspector shall immediately file with the owner and the building official a full and true report of inspection and unsafe condition. If the building official finds that the unsafe condition endangers human life, the building official shall cause to be placed on such conveyance, in a conspicuous place, a notice stating that such conveyance is unsafe. The owner shall see to it that such notice of unsafe condition is legibly maintained where placed by the building official. The building official shall also issue an order in writing to the owner requiring the repairs or alterations to be made to such conveyance that are necessary to render it safe and may order the operation thereof discontinued until the repairs or alterations are made or the unsafe conditions are removed. A posted notice of unsafe conditions shall be removed by the building official when satisfied that the unsafe conditions have been corrected.

(o) Section 3109: **3109.1 General** is deleted and replaced with the following:

Swimming pools, spas, and hot tub barriers shall comply with section 305 of the International Swimming Pool and Spa Code, 2024 Edition.

15.16.010 Adoption of National Electrical Code.

The National Electrical Code published by the National Fire Protection Association as amended and adopted by the State of Colorado Electrical Board pursuant to Title 12, Article 115, C.R.S., (hereafter “NEC” or “National Electrical Code”) is hereby adopted to regulate the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use and maintenance of electrical systems within the jurisdiction.

15.16.020 Amendments to the National Electrical Code.

The National Electrical Code adopted in GJMC 15.16.010 is amended to include:

Applicants shall pay for each electrical permit at the time of issuance, a fee for electrical permits and inspections as determined by City Council and set forth in a resolution.

Chapter 15.20 Plumbing Code is deleted as written and replaced with the following:

Chapter 15.20 Colorado Plumbing and Fuel Gas Code

15.20.010 Adoption of the Colorado Plumbing and Fuel Gas Code

The International Plumbing Code, International Fuel Gas Code, and applicable chapters of the International Residential Code Colorado published by the International Code Council as amended and adopted by the State of Colorado Plumbing Board pursuant to Title 12, Article 155

C.R.S., and as it may be amended together with amendments set forth below (hereafter "CPFGC" or "Colorado Plumbing and Fuel Gas Code") is adopted to regulate the design, construction, quality of materials, erection, installation, alteration, location, relocation, replacement, addition to, use and maintenance of plumbing systems within the jurisdiction.

15.20.020 Amendments to the Colorado Plumbing and Fuel Gas Code.

The code adopted in GJMC 15.20.010 is hereby amended as follows:

(a) **Fee schedule** is amended by the addition of the following: A fee for each permit shall be determined by City Council and set forth in a Resolution.

(b) **Fee refunds** is deleted as written and replaced with the following:

Building permit fees may be refunded at the rate of 85% of the building permit fee provided the project for which the permit was issued has not commenced and/or inspections have not been conducted. No refunds will be made after work has commenced or after 180 days of issuance.

(c) **Means of appeal** is amended by deleting as written and replacing with the following:

The Colorado State Plumbing Board serves as the Board of Appeals for the International Plumbing Code.

15.24.010 Adoption of International Mechanical Code.

(a) The International Mechanical Code, 2024 Edition, promulgated by the International Code Council, Inc., together with amendments set forth below (hereafter "IMC" or "International Mechanical Code") is hereby adopted to regulate the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use and maintenance of mechanical systems within the jurisdiction.

15.24.020 Amendments to International Mechanical Code.

The mechanical code adopted in GJMC 15.24.010 is hereby amended as follows:

(a) Section 108: **108.2 Schedule of Permit Fees** is amended by deleting as written and replacing with the following:

Fees shall be as determined by City Council and set forth in a Resolution.

(b) Section 108: **108.6 Refunds** is amended by deleting as written and replacing with the following:

Building permit fees may be refunded at the rate of 85% of the building permit fee provided the project for which the permit was issued has not commenced and/or inspections have not been conducted. No refunds will be made after work has commenced or after 180 days of issuance.

(c) Section 112: **112 Means of appeal** is amended by deleting as written and replacing with the following:

The Board of Appeals established in GJMC 15.08.010 shall serve as the Board of Appeals.

(d) Section 114: **114.4 Violation penalties** is amended by deleting as written and replacing with the following:

Any person who violates a provision of this code or fails to comply with any of the requirements thereof shall be subject to penalties as prescribed in GJMC 15.08.050.

Chapter 15.28 Fuel Gas Code is deleted in its entirety.

15.30.010 Adoption of International Existing Building Code.

The International Existing Building Code, 2024 Edition, as published by the International Code Council, Inc., together with amendments set forth below (hereafter "IEBC" or "International Existing Building Code") is hereby adopted to regulate the design, construction, quality of materials, erection, installation, alteration, repairs, location, relocation, replacement, addition to, use and maintenance of existing buildings.

15.30.020 Amendments to the International Existing Building Code.

The existing building code adopted in GJMC 15.30.010 is hereby amended as follows:

(a) Section 108:

108.2 Schedule of permit fees by deleting as written and replacing with the following: A fee for each permit shall be as determined by City Council and set forth in a Resolution.

108.6 Refunds is deleted as written and replaced with the following:

Building permit fees may be refunded at the rate of 85% of the building permit fee provided the project for which the permit was issued has not commenced and/or inspections have not been conducted. No refunds will be made after work has commenced or after 180 days of issuance.

(b) Section 112: **112 Board of appeals** is amended by deleting as written and replacing with the following:

The Board of Appeals established in GJMC 15.08.010 shall serve as the Board of Appeals.

(c) Section 113: **113.4 Violations** is amended by deleting as written and replacing with the following: Any person who violates a provision of this code or fails to comply with any of the requirements thereof shall be subject to penalties as prescribed in GJMC 15.08.050.

(d) Section R115: R**115 Unsafe buildings and equipment** is amended by deleting as written and replacing with:

As amended in section 116 of the 2024 International Building Code.

15.36.010 Adoption of International Residential Code.

(a) The International Residential Code, 2024 Edition, promulgated by the International Code Council, Inc., together with amendments set forth below (hereafter "IRC" or "International Residential Code") is hereby adopted for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use and maintenance of one- and two-family dwellings and townhouses not more than three stories in height within the jurisdiction.

(b) The following chapters of the Appendix of the International Residential Code, 2024 Edition, are adopted:

(1) Appendix BB, Tiny Houses

(2) Appendix BF, Patio Covers

(3) Appendix BO, Existing Buildings and Structures

(4) Appendix CB, Sizing of Vent Systems Serving Appliances Equipped With Draft Hoods, Category 1 Appliances, and Appliances Listed For Use With Type B Vents

(5) Appendix CC, Recommended Procedures for Safety Inspections of Existing Appliance Installation.

No other chapters of the Appendix are adopted.

15.36.020 Amendments to International Residential Code.

The residential code adopted in GJMC 15.36.010 is hereby amended as follows:

(a) Section R101: **R101.2 Scope** is amended by moving "Owner-occupied lodging houses with five or fewer guestrooms" and "A care facility with five or fewer persons receiving custodial care within a dwelling unit" from exception to Scope. In addition, the following is added under scope:

Child Care Facilities as permitted under HB 21-1222, but not to exceed 12 Children And Residential Group R-5, as defined in the IBC as adopted in Chapter 15.12.

(b) Section R102: **R102.6 Existing Structures** is amended by deleting "International Property Maintenance Code."

(c) Section R104:

(d) **R104.2.3.1 Flood hazard areas** is amended by deleting as written and replaced with the following:

No permit shall be issued without review and approval from the local jurisdiction floodplain administrator.

(e) **R104.3.1 Determination of substantially improved or substantially damaged existing buildings in flood hazard** areas is amended by the deletion of this section in its entirety and replaced with the following:

No permit will be issued without review and approval from the jurisdiction floodplain administrator.

(f) Section R105:

R 105.1 Required is amended by the addition of the following sentence:

Each separate building, structure, pool, retaining wall, etc. shall require a separate permit.

(g) **R105.2 Work exempt from permit** is amended to read:

5.Sidewalks, driveways and platforms not more than 30 inches above adjacent grade and not over any basement or story below.

7. Temporary (removable) prefabricated swimming pools installed for a maximum of 180 days per year.

8. Swings, playhouses, and other playground equipment.

10. Decks that are not more than 30 inches above grade at any point.

11. Re-siding of buildings regulated by this code.

Roof recover of buildings regulated by this code that do not exceed the limits of Sections R908.4 and 908.4.1.

Plastic covered crop production shelters where access to the public is prohibited.

(h) Section R106:

R106.1.4 Buildings in flood hazard areas is amended with deleting and replacing with the following:

The floodplain administrator shall be responsible for adherence to applicable regulations under their authority. A final verification and approval from the floodplain administrator is required prior to issuance of a Certificate of Occupancy.

R106.3.1 Construction documents is amended by deleting the second sentence of the first paragraph.

R106.5 Retention of construction documents is deleted in its entirety.

(i) Section R108:

R108.2 Schedule of permit fees is deleted and replaced with the following:

Fees shall be as determined by City Council and set forth in a Resolution.

R108.5 Refunds is amended by the deletion of this section in its entirety and replaced with the following:

Building permit fees may be refunded at the rate of 85% of the building permit fee provided the project for which the permit was issued has not commenced and/or inspections have not been conducted. No refunds shall be made after work has commenced or after 180 days of issuance.

R108.7 Fees for agriculture buildings is added to read:

No fees shall be required for a building permit obtained for Agriculture Buildings defined as buildings or structures used for the sole purpose of providing shelter for agricultural implements, farm products, livestock or poultry, that is not a place of employment or open to the public. This agriculture building fee exemption does not include fees for electrical, mechanical and plumbing permits for said structures.

(j) Section R109: **R109.5 Inspections for agriculture buildings** is added to read as follows:

No inspections shall be required for a building permit obtained for Agriculture Buildings defined as buildings or structures used for the sole purpose of providing shelter for agricultural implements, farm products, livestock or poultry, that is not a place of employment or open to the public. However, this exemption is not an exception of the minimum building standards set forth in the International Building Code, or to the other requirements for inspections for electrical, mechanical and plumbing.

(k) Section R110:

R110.2 Certificate issued is amended by deletion of: “or other laws that are enforced by the department” and replaced with: “or other codes referenced in this Title 15.”

R110.3 Temporary occupancy is amended by addition of the following:

Such temporary occupancy shall be limited to the provisions of this code or the other codes in Title 15.

(l) Section R112: **R112 Board of Appeals** is deleted as written and replaced with the following:

The Board of Appeals established in GJMC 15.08.010 shall serve as the Board of Appeals.

(m) Section R113: **R113.4 Violation penalties** is amended by deleting as written and replacing with the following:

Any person who violates a provision of this code or fails to comply with any of the requirements thereof shall be subject to penalties as prescribed in GJMC 15.08.050.

(n) Section R115: **R115 Unsafe structures and equipment** is amended to read:

As amended in section 116 of the 2024 International Building Code.

(o) Section R202: **R202 Definitions** is amended to include the following:

DWELLING. Any building that contains one or two dwelling units used, intended, or designed to be built, used, rented, leased, let or hired out to be occupied, or that are occupied for living purposes. Dwelling is not defined as a building that is used, intended, or designed to be separated as individually owned properties. See definition of townhouse.

TOWNHOUSE. A building that contains two or more attached townhouse units.

(p) Table R302.1: **Table R302.1(1) Exterior Walls**, is amended by changing the following:

Walls (not fire resistance rated) Minimum Fire Separation Distance = 3 feet

Projections (not fire resistance rated) Minimum Fire Separation Distance = 2 feet

Openings (unlimited) Minimum Fire Separation Distance = 3 feet

Openings, deleted 25% Maximum Wall Area/0 Hours/3 feet

Penetrations (all) Minimum Fire Separation Distance < 3 feet, compliance with Section R302.4 and at 3 feet or greater, no requirements.

(q) Section R302:

R302.2 Townhouses is amended to include the following:

For the purpose of this section, “townhouse” shall include two (2) or more attached units as defined in Section R202.

R302.3 Two-family dwellings is amended to read:

Two-family dwelling does not include buildings that are used, intended, or designed to be separated as individually owned properties. See definition of townhouse.

(r) Section R306: **R306 Flood-resistant construction** is amended by deleting as written and replacing with the following:

The floodplain administrator shall be the delegating authority.

(s) Section R309:

R309.1 Townhouse automatic sprinkler systems is amended by deleting and replacing with the following:

An automatic sprinkler system shall be installed in townhouses that contain more than four townhouse units. Exception: An automatic sprinkler system shall not be required where additions or alterations are made to existing townhouses that do not have an automatic sprinkler system installed.

R309.2 Automatic fire sprinkler systems is amended by the deletion of “shall be installed” and replaced with “may be installed”.

(t) Section R317:

R317.1 Floor surface is amended by the deleting the second paragraph.

R317.5 Fire sprinklers is deleted in its entirety.

(u) Section R319: **R319.1 Emergency escape and rescue openings required** first sentence is amended to read: Basements, floors above grade plane, habitable attics, the room to which a sleeping loft is open and every sleeping room shall have not less than one operable emergency escape and rescue opening.

(v) The following exception is added:

5. Storage rooms located above a garage and accessed only through the garage.

(w) Section R322: **R322.1 Dwelling units or sleeping units** is deleted in its entirety.

(x) Section R323: **R323 Elevators and Platform Lifts** is deleted in its entirety.

(y) Section R325: **R325.1.2 Natural ventilation** Exception 3 is deleted and replaced with the following:

Required ventilation openings shall be permitted to open into a thermally isolated sunroom or roofed porch, deck, or patio where the space has adequate openings to the outside.

(z) Section R328: **R328.1 Swimming pools, spas and hot tubs** is deleted in its entirety.

(aa) Section R333: **R333 Wildfire hazard areas** is amended by adding **R333 Requirements in Wildlife Hazard Areas** with the following:

R333.1 Wildfire Hazards defined. Areas that have wildfire hazard rating of medium or above (as shown on the Mesa County Wildfire Hazard Map).

R333.2 Roof coverings for new buildings or structures or additions thereto or roof covering utilized for re-roofing, shall be Class A or B, tested in accordance with ASME E108 or UL790 or an approved noncombustible roof covering. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be fire stopped to preclude entry of flames or embers or have one layer of 72-pound (32.4 kg) mineral-surfaced, nonperforated cap sheet complying with ASTM D3909 installed over the combustible decking.

R333.3 Roof Valleys where provided, the valley flashings shall be not less than 0.019-inch (0.44 mm) (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide (914 mm) underlayment consisting of one layer of 72-pound (32.4 kg) mineral-surfaced, nonperforated cap sheet complying with ASTM D3909 running the full length of the valley.

R333.4 Underfloor Enclosure. Buildings or structures shall have underfloor areas with habitable space located above enclosed to the ground with exterior walls.

Exception: Complete enclosure shall not be required where the underside of exposed floors and exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction, fire-retardant-treated wood or heavy timber construction. Fire-retardant-treated wood shall be labeled for exterior use and meet the requirements of Section 2303.2 of the International Building Code.

R333.5 Vents. Where provided, attic ventilation openings, foundation or underfloor vents, or ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches (0.0929 m2) each. Such vents shall be covered with noncombustible corrosion-resistant mesh with openings not to exceed 1/8 inch (3.2 mm) or shall be designed and approved to prevent flame or ember penetration into the structure.

R333.6 Moved Buildings. Any building or structure moved within or into any Wildfire Hazard Area shall be made to comply with all the requirements for new buildings in the Wildfire Area.

R333.7 Replacement or repairs to buildings or structures in existence prior to the adoption of this code that are replaced or have 25 percent or more replaced in a 12-month period shall meet the requirements of this section for new construction.

(bb) Chapter 11: **Chapter 11 Energy efficiency** is deleted in its entirety and replaced with the following:

See 2021 International Energy Conservation Code as adopted for energy code requirements.

15.40.010 Adoption of International Energy Conservation Code.

The International Energy Conservation Code, 2021 Edition, promulgated by the International Code Council, Inc., (hereafter "IECC" or "International Energy Conservation Code") is hereby adopted as the code for the City of Grand Junction regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use and maintenance of the building envelope, mechanical, lighting and power systems in the jurisdiction.

15.40.020 Amendments to International Energy Conservation Code.

The energy conservation code adopted in GJMC 15.40.010 is hereby amended as follows:

(a) Section 103: **R103.5 Retention of construction documents** is hereby deleted in its entirety.

(b) Section C104 & R104: **C104.2 and R104.2 Schedule of permit fees** is amended by deleting as written and replacing with the following:

Fees shall be as determined by City Council and set forth in a Resolution.

(c) **C104.5 and R104.5 Refunds** is amended by deleting as written and replacing with the following:

Building permit fees may be refunded at the rate of 85% of the building permit fee provided the project for which the permit was issued has not commenced and/or inspections have not been conducted. No refunds will be made after work has commenced or after 180 days of issuance.

(d) Section C110 & Section R110: **Section C110 & Section R110 Board of appeals** are amended by deleting as written and replacing with:

The Board of Appeals established in Part 13 of the Ordinance, shall serve as the Board of Appeals.

(e) Section C111 & Section R111: **Section C111 & Section R111 Duties of the code official** are hereby amended by the addition of these sections:

The code official is hereby authorized and directed to enforce the provisions of this code. The code official shall have the authority to render interpretations of this code and to adopt policies and procedures to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

(f) Section R402:

Table R402.1.3 Insulation minimum R-values and fenestration requirements by component is amended by changing to the following values from the 2024 International Energy Conservation Code:

5 and Marine 4	0.30[i]	0.55	NR	49 or 30ci[j]	30 or 20&5ci[h] or 13&10ci[h] or 0&20ci[h]	13/17	30 or 19&7.5ci or 15ci	15ci or 19 or 13&5ci	10ci, 4 ft[k]	15ci or 19 or 13&5ci

Table R402.1.3 Insulation minimum R-values and fenestration requirements by component is amended by adding the following footnotes:

(1) j. Insulation entirely above roof deck.

(2) k. Slab insulation shall be installed in accordance with Section R402.2.9.1.

Section R402.2.9.1 Slab-on-grade floor insulation installation is amended by deleting the second sentence and replacing it with the following:

Insulation located below grade shall be extended the distance provided in Table R402.1.3 but need not exceed the footing depth in accordance with Section R403.1.4 of the International Residential Code.

(g) Section R404: **Section R404.2 Interior lighting controls** is deleted.

(h) Section R408: **Section R408.2 Additional efficiency package options** is amended by the addition of the following sentence at the end of the section:

As an alternative, additional efficiency measures and credits complying with section R408 of the 2024 International Energy Conservation Code, shall be deemed equivalent.

Chapter 15.42 THE MODEL ELECTRIC READY AND SOLAR READY CODE

15.42.010: Adoption of the Model Electric and Solar Ready Code.

The Model Electric Ready and Solar Ready code language developed for adoption by the Energy Code Board, pursuant to Section 24-38.5-401(5), C.R.S. as required by HB22-1362, is adopted as written at the time of this code adoption to regulate the design, construction, quality of materials, erection, installations, alterations, repair, location, relocation, replacement, additions to, use and maintenance of the building envelope, mechanical, lighting and power systems within the jurisdiction.

Miscellaneous provision:

All sections of the referenced Codes in this ordinance not specifically amended by this Ordnance are adopted as published.

The remaining chapters in Title 15 not specifically set forth herein or in conflict herewith shall remain in full force and effect. All other resolutions and/or ordinances in conflict herewith are hereby repealed except as otherwise provided herein.

This ordinance shall be effective as of September 1, 1025.

PUBLIC HEARING:

A public hearing on the adoption by reference thereto of the 2024 editions, of the International Building Code, the International Existing Building Code, the International Mechanical Code, the International Residential Code, the International Plumbing and Fuel Gas Code as adopted by the State of Colorado, the National Electric Code as adopted by the State of Colorado, the Model Electric Ready and Solar Ready Code as adopted by the State of Colorado, and the 2021 International Energy Conservation Code with certain amendments; and repealing all other ordinances and parts of ordinances in conflict therewith is scheduled in the City Council Chambers at 250 N. 5th Street, Grand Junction Colorado on July 16, 2025 at 5:30 P.M. and the City Clerk is hereby directed to publish Notice of said public hearing in the manner and style and pursuant to the schedule of such publication prescribed in C.R.S. 31-16-201 *et. seq.*

At least one copy of the Codes, as described herein together with certain amendments thereto all certified to be true copies, shall be on file in the office of the City Clerk of the City of Grand Junction, Colorado. At least one copy of each Code including the appendices thereto, together with certain amendments, all certified to be true and correct, shall be on file as aforesaid in the

office of the City Clerk at least fifteen (15) days preceding said hearing and may be inspected by any interested person between the hours of 8:00 A.M. and 5:00 P.M., Monday through Friday, holidays excepted.

Introduced the 18th day of June 2025.

Passed on second reading the 16th day of July 2025.

_____

Cody Kennedy
President of the Council

Attest:

_____

City Clerk

Grand Junction City Council

Regular Session

Item #6.a.v.

Meeting Date: July 16, 2025

Presented By: Steve Kollar, Fire Marshal, Gus Hendricks, Deputy Chief/Emergency Manager, John Shaver, City Attorney

Department: City Attorney

Submitted By: Jamie B. Beard

Information

SUBJECT:

An Ordinance for the 2024 International Fire Code and Amendments Thereto, Repealing All Other Resolutions, Ordinances, and Parts of Ordinances in Conflict Therewith

RECOMMENDATION:

Adopt the Ordinance for the 2024 International Fire Code and Amendments thereto, repealing all other ordinances and parts of ordinances, and/or resolutions in conflict therewith.

EXECUTIVE SUMMARY:

The 2024 edition of the International Fire Code (“IFC 2024”) is the updated version of the 2018 edition of the International Fire Code, which is presently part of the Grand Junction Municipal Code ("GJMC") found in Chapter 15.44. The IFC 2024 is part of the 2024 International Code set currently being considered for adoption by the City.

BACKGROUND OR DETAILED INFORMATION:

Prior to 2000, there were three major codes used in the United States - the BOCA, Southern, and Uniform codes. In 1999, the three code organizations merged to form one family of codes, which are known as the International Codes, to be used throughout the country. City Council adopted the 2000 edition of the International Codes in December 2000; the 2006 edition was adopted by City Council, replacing the 2000 edition in January 2007; the 2012 edition was adopted by City Council in February 2012, replacing the 2006 Edition; the 2012 edition was adopted by City Council in February 2012, replacing the 2006 Edition; the 2018 edition has been revised and updated by the International Code Council ("ICC") with the proposed 2024 edition.

The ICC develops construction and public safety codes through a transparent and inclusive governmental consensus process. The code development process, a nearly three-year endeavor, consists of three distinct stages:

- Code Development Committee and Code Change Review
- Code Committee Action Hearings and Public Comment/Testimony
- Government Consensus Votes, Validation Committee Review and ICC Board Confirmation

A broad cross-section of stakeholders participates in each of the code development processes, including, but not limited to, the fire service, building officials, building owners, designers, insurance companies, private inspection agencies, academics, contractors, manufacturers, and distributors. Anyone can submit a code change proposal to ICC for consideration. ICC develops and publishes codes on a three-year code cycle. The City and the County typically adopt these codes every other code cycle. This means the City is adopting no less than three years' worth of prescriptive code changes and, in some instances, as much as six years' worth.

The IFC 2024 has been reviewed by staff. The IFC 2024 has made changes for clarification and has been reorganized for ease of use. There are additions and changes recommended by staff to the IFC 2024.

FISCAL IMPACT:

Nominal cost for printing.

SUGGESTED MOTION:

I move to approve Ordinance No. 5269, an ordinance adopting the 2024 Edition of the International Fire Code prescribing regulations governing conditions hazardous to life and property from fire or explosion; amending certain provisions in the adopted code; amending Chapter 15.44 of the Municipal Code and repealing all ordinances or parts thereof in conflict or inconsistent herewith on final passage and order final publication in pamphlet form.

Attachments

1. IFC Highlights and Amendments of Interest
2. IFC Matrix
3. City Ordinance_2024 IFC Adoption

IFC Highlights and Amendments of Interest.

Outdoor Burning Regulations. No changes are proposed given the broader public policy implications reserving this important topic for community leaders. IFC Section 307, as previously amended, governs open burning, recreational fires, fire pits, portable outdoor fireplaces (chimineas, burn bowls, etc.) and permanent fire pits and fireplace. Regulations reflect those that became effective via City Ordinance No. 4733 (2017) as a direct result of City Council's public policy efforts and outreach. The regulations were subsequently re-adopted locally in the International Fire Code (2018 ed.) in February of 2019 and remain intact for the 2024 adoption process.

Chapter 11 (Construction Requirements for Existing Buildings). Significant amendments are not proposed for Chapter 11 which maintains prescriptive retroactive code requirements for existing buildings in the jurisdiction. Municipalities and Fire Districts across Colorado, to include Grand Junction, have addressed this chapter in a myriad of ways from keeping it intact, deleting it or modifying it to reflect local needs in the past, however peer organizations now have seemingly embraced the prescriptive retroactive safety requirements as 2021 and 2024 versions of the IFC have been adopted.

Chapter 11 applies to existing buildings constructed prior to the adoption of the code (2024 ed.) and is intended to provide a minimum degree of fire and life safety to persons and emergency responders occupying such buildings by necessitating alterations that comply with the minimum requirements of the International Building Code. It differs from most retroactive code applications in that it does not require construction work to be completed prior to its implementation. Essentially, the ICC code committee and subsequently Chapter 11 recognized that many conditions allowed under previous codes present conditions with serious consequences/distinct hazards to fire and life safety affecting citizens and emergency responders alike, and as such they must be mitigated.

The provisions pertain to emergency responder radio coverage, automatic smoke detection systems, manual fire alarm systems, fire sprinkler systems, single station smoke alarms, carbon monoxide alarms, elevators, vertical openings, means of egress, energy storage systems, etc. Portions of this chapter pertaining to structural matters have been amended to require a decision-making partnership with the Building Official prior to enforcement action commencing.

It is difficult to conclude how many occupancies would be affected given the number of qualifying construction factors and exceptions included, however it is likely that it would involve the review of structures built in the 1980s or earlier. Implementation would entail

careful research and deliberation as well as thoughtful processes and patient timelines to bring occupancies into compliance in collaboration with building owners.

Several sections of Chapter 11 are notable and potentially more challenging than others. They include fire sprinklers for Highrise buildings, fire sprinklers for restaurant/bars serving alcohol with an occupant load greater than 300 (Group A-2), automatic smoke detection in Hotel/Motels with interior corridors, manual fire alarm installations in Hotel/Motels (Group R-1) with more than one story or 20 sleeping units, and manual fire alarm installations in Apartments/Dorms that exceed three stories or exceed 16 dwellings (Group R-2).

The chapter for construction requirements for existing buildings first appeared in the IFC (2009 ed.) as Chapter 46 and brought many retroactive requirements scattered throughout previous editions into one consolidated location (plus additional requirements). It became Chapter 11 in the IFC (2012 ed.). Iterations of sections related to Fire Alarm Systems for Group R-1 (Hotel/Motels) and R-2 (Apartments) have been in the code at a minimum since 2009 while fire sprinklers for Group A-2 (Restaurant, Tavern, Nightclub) that serve alcohol/over 300 occ load was added in 2018 and fire sprinklers for Highrise buildings was added in 2021. Other chapter topics include but are not limited to means of egress, elevators, vertical openings, energy storage systems, etc.

Fire Department Access. Chapter 5 and Appendix D address matters related to fire department apparatus roads (i.e. fire lanes). Minor amendments have been proposed to Loop Lane and Shared Driveway requirements to align with recent changes to the City's Land Development and Zoning Code and Transpiration Engineering Design Standard (TEDS), specifically removing the limitation concerning the number of units that may utilize shared access driveways. The amendments adopted in the IFC (2018 ed.) to better facilitate a balance of fire department needs with urban planning principles have been retained in the proposed IFC (2024 ed.) Most of those minor amendments recognized the use of fire sprinkler systems in structures thereby providing exceptions and/or development flexibility when it comes to code required fire apparatus turnaround locations and aerial apparatus road widths.

Chapter 61 (Liquefied Petroleum Gases LP-G). Proposed code sections and language have been added to Chapter 61 clarifying minimum permit thresholds of 120-gallon (water capacity), minimum plan review submittal documents, and clarifies the adherence to manufacturer specifications and product listings. Amendments also prohibit ancillary installations (i.e., cascading) unless designed and reviewed by a registered design professional. Additionally, LP-Gas tank/gas installations under certain circumstances would not be allowed to be connected in lieu of connecting to permanent utilities (i.e. natural gas) to augment existing land development and zoning code regulations.

New Chapters and/or Sections. The national ICC code committees have added several new chapters and sections (IFC 2024 ed.). Information has been either created, added new information or consolidated previous information into single chapters or sections. Notable new chapters or sections include, but are not limited to Powered Micromobility Devices, Energy Storage Systems in Group R-3 and R-4 Occupancies (Single Family, Residential Care), and Valet Trash and Recycling in Group R-2 Occupancies (Apartments).

City of Grand Junction - International Fire Code (2024 ed.) - Amendment Package Summary				
Legend				
Existing	2018 amendment is being carried forward into 2024 amendment package (Minor editorial/clerical may exist, but do not have material regulatory effect)			
Revised	A modified version of the 2018 amendment is being carried forward in the 2024 amendment package which may be significant enough to impact regulatory effect.			
Deleted	2018 amendment is not being caried forward into the 2024 amendment package.			
New	This is a new amendment in the 2024 amendment package.			
2024 IFC Code Section	**2018 IFC Code Section**	**Title/Subject**	**Comments/Justification/Description**	**Change Type**
			Chapter 1: Scope and Administration	
105.1.7	105.1.7	Permit Fees	Establishes fees as adopted by city council; Additional fees to accommodate new permits.	Revised
105.5	105.6	Required Operational Permits	Added additional operational permits (i.e. Additive Manufacturing, Aviation Facilities, Combustible Dust Operations, Combustible Fibers, energy storage systems, hazardous production materials, indoor plant cultivation, lithium batteries, lumber yards/woodworking plants)	New
105.5.30	105.6.27	LP-gas	Clarified operational permits are required for individual and aggregate of multiple containers/vessels exceeding threshold of 120-gallon (water capacity) for storage.	New
105.5.34	105.6.30	Mobile Food Preparation Trucks	Deleted obsolete sentence that delayed 2020 implementation of food truck regulations	Deleted
105.5.51	105.5.47	Temporary Membrane Structures & Tents	Increased operational permit threshold to 2400 s.f.	Existing
105.6.16	105.7.16	LP-gas	Clarified operational permits are required for individual and aggregate of multiple containers/vessels exceeding threshold of 120-gallon (water capacity) for storage and use.	New
105.6.25	105.7.25	Temporary Membrane Structures & Tents	Increased construction permit threshold to 2400 s.f.	Existing
112.1	109.1	Board of Appeals	Establishes board of appeals process	Existing
			Chapter 2: Definitions	
202	202	R-3 Care Facilities	R-3 care facilities within a dwelling (five or fewer) are permitted to comply with IRC. Language is no longer applicable and obsolete. Matter is addressed in the Building Code.	Deleted
202	202	Residential Group R-4	Group R-4 residential may be constructed and comply with IRC. Language is no longer applicable and obsolete. Matter is addressed in the Building Code.	Deleted
202	202	General Definitions	Outdoor burning definitions established by City Council's efforts in Ord. 4733 (2017) and 2018 IFC	Existing
202	202	General Definitions	Defined mobile stage	New
203.9.5	N/A	Residential Group R-5 Occupancy	Added new occupancy to be consistent with new addition to the Building Code as amended locally.	New
			Chapter 3: General Requirements	
304.1.3	304.1.2	Vegetation	Exceptions established for residential one- and two-family dwellings and townhomes	Existing
307	307	Outdoor Burning	Outdoor burning regulations established by City Council's efforts in Ord. 4733 (2017) and 2018 IFC	Existing
307.7	307.7	Cost Recovery Fee	Allows for the City to recover costs of emergency response as a result of burning violations	Existing
308.1.4.1	308.1.4.1	Egress from Buildings	Prohibits storage and use of charcoal, LPG and Open Flame Cooking devises in exits and stairwells	Existing
308.1.7	308.1.6.3	Sky Lanterns	Prohibits the release of tethered or untethered sky lantern	Existing
311.1.1	311.2.2	Abandoned Premises	Provides procedures for City to address and abate abandoned, unsafe buildings by demolition or rehabilitation with IBC.	Existing
311.3.1-3.5	311.3.1-3.5	Waste and Hazardous Materials Enforcement	Provides procedures for City to address and abate combustible waste, hazardous materials, etc. from vacant abandoned buildings.	Existing
319	319	Mobile Food Preparation Trucks	Deleted obsolete sentence that delayed 2020 implementation of food truck regulations	Deleted

Chapter 4: Emergency Planning and Preparedness				
401.2	401.2	Approved	Clarifies that emergency plans do not need to be submitted to the fire code official for approval but must be completed, kept on site and made available upon request by the fire code official. This removes burden to FD resources and staffing levels while still maintaining authority to review to ensure compliance.	New
Chapter 5: Fire Service Features				
503.1	503.1	Where required (Fire Apparatus Roads)	Prescribes where fire apparatus roads are required and allows fire code official ability to utilize transportation engineering design standards (TEDS) for alternative street designs.	Existing
503.2.3.1	503.2.3.1	Type of Surface	Prescribes the types of road surfaces that must be used to support fire department apparatus.	Existing
503.2.4	503.2.4	Computer Modeling	Authorizes the fire code official to require the use of computer modelling to determine fire apparatus turn radius and maneuverability throughout a development.	Existing
503.2.5	503.2.5	Dead-End Fire Apparatus Turnarounds	Added exception allowing dead-end road to be extended from 150 feet to 300 feet without a turnaround when structures contain an approved fire sprinkler system.	Existing
503.2.9	503.2.9	Loop Lanes	Amended to be in line with newly revised GJ land development and TEDS regulations	Revised
503.2.10	503.2.10	Shared Driveways	Amended to be in line with newly revised GJ land development and TEDS regulations	Revised
511.1	511.1	RV Parks, Manufactured Home Parks, etc.	Added information providing clarification related to fire hydrant distance requirements for these unique developments.	Revised
Chapter 9: Fire Protection and Life Safety Systems				
901.3.1	901.3.1	Modifications to Fire Sprinkler & Fire Alarms	Allows for an expedited small job/scope of work plan review for minor alternations and modifications to fire sprinkler and fire alarm systems.	Existing
903.1.1.4	903.1.1.3	Shell Design Buildings	Requires shell buildings, other than specified office buildings to design fire sprinkler systems to a minimum NFPA 13 Ordinary hazard Group II when occupancy classifications have not established.	Existing
903.3.1.3	903.3.1.3	13D Fire Sprinkler System	Requires all NFPA 13D fire sprinkler systems be connected to the public water system. Revision removes a redundant sentence that discussed adequate water supply needs.	Revised
903.4.3	903.4.2	Alarms	Provides clarifying requirements for audio and visual notification devices connected to the fire alarm to be activated upon fire sprinkler water flow.	Existing
907.6.6.4-6.6.4.4	907.6.6.4-6.6.3.4	False Alarms	Provides City procedures and enforcement to address excessive fire alarm false activations reducing calls for service and burden to fire crews.	Existing
Chapter 11: Construction Requirements for Existing Buildings				
1101.1	1101.1	Scope	Removes local 2018 IFC amendments returning to prescriptive provisions for retroactive requirements for existing buildings as published by ICC. This brings the local jurisdiction in line with foundational safety requirements and peer municipalities/fire districts. Chapter 11, first appearing in 2009 IFC as Chapter 46, consolidated many retroactive requirements scattered throughout previous code editions. The chapter requires retroactive installations and modifications to emergency egress, construction elements and fire protection systems. New 2024 retroactive safety features include energy storage systems and fire sprinklers for unsprinklered highrise buildings.	Deleted
1103.1	1103.1	Required Construction	Revision introduces language that specifies the Fire Code Official must consult the Chief Building Official and both must agree that the enforcement of specific sections involving construction elements such as elevators, vertical openings, egress and Group I-2 occupancies improves upon significant unsafe or hazardous conditions for the occupants and/or emergency responders before the provisions can be enforced. Fire protection system provisions remain under the jurisdiction of the Fire Code Official and Fire Chief.	Revised
Chapter 31: Tents, Temporary Event Structures and Other Membrane Structures				
3103.2	3103.2	Approval Required	Added exception for mobile stages.	New

Chapter 34: Tire Rebuilding and Tire Storage				
3405-3405.8	3405-3405.8	Outdoor Storage	Prescribes requirements for outdoor tire storage.	Existing
Chapter 61: Liquefied Petroleum Gases				
6101.2	6101.2	Permits	Adds clarifying language to prescriptive code that requires permit prior to installation of containers/vessels (individual or aggregate) exceeding 120-gallon (w.c.)	New
6101.3	6101.3	Construction Documents	Adds Clarifying concerning the types of submittal documents that are required for permit review.	New
6101.4	N/A	Prohibition	Established distance parameters when LP-gas installations would be allowed in lieu of connecting to permanent utilities (i.e. natural gas) in an effort to augment land development code regulations . Amendment also prohibits ancillary installations (i.e. container or vessel attached to another) unless designed or reviewed by a registered design professional.	New
6105.1	6105.1	Nonapproved equipment	Adds additional language to prescriptive code indicating installations must be installed in accordance with manufacturers instructions and listings.	New
Chapter 80: Referenced Standards				
N/A	N/A	NFPA 855 (2023)	The standard for installation of stationary energy storage systems. Typo/publication issue. The referenced standards chapter lists the 2020 edition in Chapter 80 while referencing the appropriate 2023 edition throughout earlier chapters. NFPA regional represetative suggests listing 2023 edition to remain current with technology.	New
Appendix B: Fire-Flow Requirements for Budlings				
B103.4	B103.4	Alternative Methods	In areas that are mostly developed where not more than two buildable lots are created and existing water lines and fire flow is inadequate, the Fire Chief may allow a residential structure to be built with a fire sprinkler system.	Existing
Appendix C: Fire Hydrants Locations and Distributions				
C102.2-.3	C102.2-.3	Water supply lines	Provides regulations and exceptions related to the installation of fire hydrants and water supply distribution.	Existing
Appendix D: Fire Apparatus Access Roads				
D102.1	D102.1	Required Access	Provides requirements related to surface materials on fire apparatus roads as well as engineered alternative systems.	Existing
D102.2	D102.2	Private Driveway	Provides requirements for private driveways to residential dwellings to allow for emergency services access	Existing
D103.1	D103.1	Dead Ends and Turnarounds	Construction designs of fire apparatus turnarounds must be in compliance with Appendix D (IFC) and GJ Traffic Engineering Design Standards (TEDS).	Existing
Figure D103.1	Figure D103.1	Fire Apparatus Turnarounds	Figures and Illustrations are deleted and replaced with illustrations with accepted dimensions capable of accommodating local fire apparatus.	Existing
D103.2	D103.2	Grade	Provides requirements for specific grades on fire apparatus roads accommodating for large apparatus.	Existing
D103.4	D103.4	Add New Table	Adds a revised Table D103.4.1 that provides information when a building has a fire sprinkler system installed.	Existing
D103.4.2	D104.4.2	Intermediate Fire Apparatus Turnarounds	Authorizes the fire code official to require intermediate apparatus turnarounds when a single point of access exceeds 500 feet or when alternative street designs are utilized.	Existing
D103.6-6.4	D103.6-6.4	Signs	Identifies when no parking signs are required based on width of access road to allow for fire apparatus maneuverability to include apparatus turnarounds and cul-de-sacs.	Existing
D105.1	D105.1	Aerial Apparatus Width	Allows for an exception to the aerial apparatus width of 26 feet when a qualifying structure installs a full NFPA 13 fire sprinkler system and when approved by the fire code official.	Existing

D107.1	D107.1	Secondary Access	Provides for an exception allowing up to 60 dwelling units on a single access if the home are installed with a fire sprinkler system. This is applied when City TEDS allowance of 100 lot maximum on a single access cannot or has not been utilized.	Existing
D107.2	D107.2	Secondary Access	Secondary access, when required, must be made available to the public and cannot be designated to the sole use of emergency responders unless approved by the fire code official.	Existing
Appendix O: Valet Trash and Recycling Collection in Group R-2 Occupancies				
O103.4	O103.4	Sprinklers Required	Valet trash service is only allowed in buildings equipped with an automatic fire sprinkler systems.	New

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5269

AN ORDINANCE ADOPTING THE 2024 EDITION OF THE INTERNATIONAL FIRE CODE PRESCRIBING REGULATIONS GOVERNING CONDITIONS HAZARDOUS TO LIFE AND PROPERTY FROM FIRE OR EXPLOSION; AMENDING CERTAIN PROVISIONS IN THE ADOPTED CODE; AMENDING CHAPTER 15.44 OF THE MUNICIPAL CODE AND REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT OR INCONSISTENT HEREWITH

RECITALS:

Pursuant to the constitutional, statutory and Charter authority of the City Council of the City of Grand Junction to adopt ordinances for the protection of the health, safety, and general welfare of the population of the City the following ordinance is proposed.

After full hearing and consideration of the ordinance and upon recommendation by the City staff the Council finds that adoption of the ordinance is necessary to preserve the health, safety and general welfare of the people of the City of Grand Junction. The 2024 International Fire Code (Code), which is hereby adopted, is state of the art. The Code is common in many communities, which further increase the benefits of standardization.

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

Chapter 15.44 of the Municipal Code of Ordinances of the City of Grand Junction is hereby amended as follows:

15.44.010 Adoption of the International Fire Code.

For the purposes of prescribing regulations governing conditions hazardous to life and property from fire, explosion, and chemical release, the International Fire Code (hereinafter "International Code" or "International Fire Code" or "IFC"), promulgated by the international Code Council, **including Appendices Chapters B, C, D, E, F, G, H, I, N, and O 2024 Edition,** except such portions as are hereinafter deleted, modified or amended by GJMC 15.44.040 are hereby adopted. Not less than one copy of the international Fire Code is filed in the office of the City Clerk. From the date on which this chapter shall take effect, the provisions of the International Code shall be controlling within the limits of the City of Grand Junction, Colorado.

15.44.020 Establishment and duties of fire prevention.

(a) The International Code shall be enforced by the Division of Fire Prevention in the Fire Department of the City of Grand Junction which has been previously established and which shall be operated under the supervision of the Chief of said Fire Department.

(b) The Fire Marshal in charge of the Division of Fire Prevention in the Fire Department of the City of Grand Junction shall be appointed by the Chief of the Fire Department.

(c) The Chief of the Fire Department may detail such members of the Fire Department as inspectors as he shall from time to time deem necessary. The Chief of the Fire Department shall recommend to the City Manager the employment of technical inspectors as necessary.

15.44.030 Definitions.

(a) Wherever the word "jurisdiction" is used in the International Fire Code, it shall be held to mean the City of Grand Junction, Colorado.

(b) Wherever the term "corporation counsel" is used in the International Fire Code, it shall be held to mean the City Attorney for the City.

(c) Wherever the term "City Manager" is used, it shall mean the City Manager or any employee of the City designated by the City Manager, such as but not limited to the Fire Chief, the Fire Marshal or the Chief Financial Officer of the City.

(d) Wherever an officer of the City, such as "City Manager" or "Fire Chief," is mentioned or designated herein, such officer may delegate, informally or in writing, the duties and responsibilities to a designee who shall have the full power and authority of the named or designated officer.

15.44.040 Amendments to the International Fire Code.

The International Fire Code is amended and changed in the following respects:

Chapter 1
Administration

Section 105.1.7. Add a new Section 105.1.7 to read as follows:

105.1.7 Permit Fees. Permit rates and fees shall be as adopted by City Council by resolution.

105.5 Required operational permits. Delete Section 105.5 including all subsections in its entirety with the exception of 105.5.1 (Additive manufacturing),105.5.3 (Special amusement areas), 105.5.4 (Aviation facilities),105.5.5 (Carnivals and fairs), 105.5.7 (Combustible Dust-Producing Operations), 105.5.8 (Combustible fibers), 105.5.9 (Compressed gases), 105.5.11 (Cryogenic fluids), 105.5.14 (Energy storage systems), 105.5.15 (Exhibits and trade shows), 105.5.16 (Explosives), 105.5.18 (Flammable and combustible liquids),105.5.22 (Hazardous materials), 105.5.23 (HPM facilities – hazardous production materials), 105.5.24 (High-piled storage), 105.5.26 (Indoor plant cultivation), 105.5.29 (Lithium batteries) 105.5.30 (LP-gas), 105.5.31 Lumber yards and woodworking plants,105.5,32 (Magnesium), 105.5.39 (Mobile food preparation vehicles), 105.5.36 (Open Burning), 105.5.39 (Organic coatings), 105.5.40 (Outdoor

assembly event), 105.5.42 (plant extraction system), 105.5.43 (Private fire hydrants), 105.5.44 (Pyrotechnic special effects material), 105.5.45 (Pyroxylin plastics), 105.5.49 (Spraying or dipping), 105.5.51 (Temporary membrane structures and tents).

The absence of a required Operational Permit does not absolve any person(s) or processes from adherence to other provisions as stated in this code. The fire code official is authorized to utilize other City of Grand Junction administrative review processes such as Temporary Use Permits, Special Event Permits, etc. to evaluate IFC compliance.

Section 105.5.51. Amend Section 105.5.51 to read as follows:

105.5.51 Temporary membrane structures, special event structures and tents. An operational permit is required to operate an air-supported temporary membrane structure, a temporary special event structure, or a tent having an individual or contiguous area in excess of 2400 square feet.

Exception 1: Tents used exclusively for recreational camping purposes.

Exception 2: Funeral tents and curtains, or extensions attached thereto, when used for funeral services.

Exception 3: Temporary membrane structures, temporary special event structures and tents utilized for the purposes of retail fireworks sales, special amusement buildings or outdoor assembly events such as a circus, carnival, theater, dance hall or other similar use shall require an operational permit when the area exceeds 400 square feet.

Exception 4: Mobile stages

Section 105.6.22. Amend Section 105.6.22 to add exception:

Exception: Mobile stages

Section 105.6.25. Amend Section 105.6.25 to read as follows:

105.6.25 Temporary membrane structures, special event structures and tents. A construction permit is required to operate an air-supported temporary membrane structure, a temporary stage canopy, or a tent having an individual or contiguous area in excess of 2400 square feet.

Exception 1: Tents used exclusively for recreational camping purposes.

Exception 2: Funeral tents and curtains, or extensions attached thereto, when used for funeral services.

Exception 3: Temporary membrane structures, temporary special event structures and tents utilized for the purposes of retail fireworks sales, special amusement buildings or outdoor assembly events such as a circus, carnival, theater, dance hall or other similar use shall require an operational permit when the area exceeds 400

square feet.

Exception 4: Mobile stages

Section 105.5.30 LP-gas. Replace and amend Section 105.5.30 to read as follows:

105.5.30 LP-gas. An operational permit is required for:

1. Storage and use of LP-gas where an individual container exceeds 120-gallons (water capacity (w.c.) or multiple container systems exceed an aggregate quantity of 120-gallons w.c. [aka 420 lbs. propane, 96-gallon propane capacity at 80% full)

   Exception: A permit is not required for individual containers with a 500-gallon (1893 L) water capacity or less or multiple container systems having an aggregate quantity not exceeding 500 gallons (1893 L), serving occupancies in Group R-3.

2. Operation of cargo tankers that transport LP-gas.

Section 105.6.16 LP-gas. Delete Section 105.6.16 and replace with:

105.6.16 LP-gas. A construction permit is required for installation of or modification to a LP-gas system where an individual container exceeds 120-gallon water capacity (w.c.) or multiple container systems exceed an aggregate quantity of 120-gallon w.c. [aka 420 lbs. propane, 96-gallon propane at 80% full].

Section 105.5.18 Flammable and combustible liquids. Add exception to No. 3.

Exception: Outdoor storage of Class II and IIA liquids used as fuel for integrated base tank generators that have double wall containment and are UL listed per the International Fire Code.

Section 112.1. Amend Section 112.1 to read as follows:

Section 112.1 Board of appeals established. In order to hear and decide appeals of orders, decisions or determinations made by the fire code official relating to the application and interpretation of this code, there shall be and is hereby created a board of appeals to be known as the Fire Board of Appeals. The Board of Appeals established in GJMC 15.08.010 shall serve as the Fire Board of Appeals.

Chapter 2
Definitions

Section 202 General Definitions. The following definitions shall be amended to read as follows and/or adopted to be included in as a definition:

Mobile Stage. A portable platform that is used for outdoor performances that is no

greater than 700 square feet in size, self-supported without the use of guy wires that anchor to the earth, permanently attached to a trailer that has a current registration with the Department of Motor vehicle and is certified by a qualified engineer as deemed acceptable by the authority having jurisdiction.

Bonfire. An outdoor fire utilized for ceremonial purposes which is limited to a solid wood fuel size of 8 feet in diameter and 4 feet high and conducted by non-profit organizations, religious institutions, school districts, or governments.

Fire Pit (Non-portable, wood burning). A depression dug into the ground and/or an enclosure made from stones, masonry, etc. for keeping a fire used for cooking or warmth. Non-portable wood burning fire pits are regulated as recreational fires in accordance with the International Fire Code.

Household Waste. Any waste including garbage and trash, derived from households including single and multiple residences, hotels and motels, and other places used for temporary or permanent human habitation.

Nonattainment Area. An area which has been designated under the Clean Air Act as nonattainment for one or more of the national ambient air quality standards by the federal environmental protection agency.

Open burning. Any manner of burning, typically vegetative material, whether caused, suffered or allowed, not in a device or chamber designed to achieve combustion, where the products of combustion are emitted, directly or indirectly, into the open air; open burning does not include the detonation of manufactured explosives. The burning of materials wherein products of combustion are emitted directly into the ambient air without passing through a stack or chimney from an enclosed chamber. Open burning does not include road flares, smudge pots and similar devices associated with safety or occupational uses typically considered open flames, recreational fires, portable outdoor fireplaces, fire pits (non-portable wood burning), and permanent fire pits and fireplaces. For the purposes of this definition, a chamber shall be regarded as enclosed when, during the time combustion occurs, only apertures, ducts, stacks, flues or chimneys necessary to provide combustion air and permit the escape of exhaust gas are open. Open burning must be conducted at least 50 feet from any structure (including combustible fences), occupied dwelling(s), workplace (s), or any other place(s) where people congregate, which is on property owned by or under possessory control of, another person.

Permanent Fire Pit or Fireplace. A permanent outdoor, wood burning or gas fire pit or fireplace is constructed of steel, iron, concrete, clay, masonry or other noncombustible material(s). A permanent outdoor fire pit or fireplace is aboveground and purchased or constructed in a manner that attaches the component to a deck, patio or ground such that it is not portable. A permanent outdoor fire pit or fireplace may be open in design or may be equipped with a chimney and/or a hearth. Permanent outdoor fire pits or fireplaces burning gas or wood shall not be operated within five feet of a structure or combustible material unless otherwise approved in accordance with the International Residential Code or International Building Code.

Recreational Fire. A wood burning outdoor fire, typically in a homemade enclosure of rocks or bricks or other materials the fire code official deems safe for the purpose. Recreational fires are not portable and burn materials other than rubbish or household waste and the wood being burned is not contained in an incinerator, portable outdoor fireplace, barbeque grill, barbeque pit, or permanent outdoor fire pit or fireplace and has a fuel area of 3 feet (914 mm) or less in diameter and 2 feet (610 mm) or less in height for pleasure, religious, ceremonial, cooking, warmth or similar purpose (i.e. fire pits as defined herein, fire rings or campfires).

Salvage Operation. Any operation to salvage or reclaim any material for use or sale, such as reprocessing used motor oils, metals, wire, chemicals, shipping containers, or drums, and specifically including automobile graveyards and junkyards.

Vegetative Material. Plant material including bushes, shrubs and clippings from bushes and shrubs resulting from maintenance of yards or other private or public lands. Nothing larger than one inch in diameter;

Field stubble, grass (not in piles), weeds in fields, and vegetation along fences, ditches/ditch banks; and

Wood waste, including chipped tree stumps, tree limbs, bark, small piles of dried leaves (not to exceed 3 cubic feet) that are well aeriated and do not smolder when burned and scraps resulting from maintenance or trees. Nothing shall be larger than one inch in diameter and shall not have been treated with any compound(s) containing chromium, copper, arsenic, pentachlorophenol, creosote, tar or paint.

Section 203.9.5 Residential Group R-5. Add new Section 203.9.5 to read as follows:

Section 203.9.5 Residential Group R-5. Residential Group R-5 shall include buildings, structures, or portions thereof for more than five but not more than sixteen persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment. This occupancy requires that all persons residing within shall, without any assistance, be capable of responding to an emergency situation to complete building evacuation. Such occupancy shall comply with the International Residential Code. This group shall include, but not limited to, the following: Congregate living facilities (non-transient) with 16 or fewer occupants, for whom supervision is provided on a 24-hour basis within the building, structure or portion thereof.

Chapter 3
General Requirements

Section 304.1.3. Amend Section 304.1.3 to read and add exception:

Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises.

Exceptions: Vegetation located at one- and two-family dwellings, and multiple single-family dwellings (townhouses), Nothing in this exception shall preclude laws governed by federal, state, and the county that implement additional enforcement requirements.

Section 307. Amend Section 307 to read as follows:

SECTION 307
Outdoor Burning

Section 307.1 General. A person shall not kindle or maintain or authorize to be kindled or maintained any outdoor burning or open burning unless conducted and approved in accordance with Sections 307.1.1 through 307.7.

Any open burning not expressly allowed, not expressly prohibited, or not otherwise specifically addressed under section 307 or 8.08.010 (NUISANCES) shall be conducted only pursuant to GJMC Chapter 15.44 and pursuant to and in accordance with a permit issued by the Grand Junction Fire Department (GJFD) or its designee. Instructions and stipulations of the permit shall be adhered to.

Open burning as allowed or prohibited in Section 307 is not considered a stationary source for purposes of applicability of other air quality regulations.

Open burning regulations do not extend to indoor burning practices which are subject to the requirements stated in the most recently adopted version of the International Fire Code (IFC) and/or by City ordinance.

Requirements that are essential for the public safety of an existing or proposed burning activity which are not specifically provided for by Section 307 or by the most recently adopted version of the International Fire Code (IFC) shall be determined by the Fire Code Official.

Section 307.1.1 Prohibited open burning.

Section 307.1.1.1. Open burning, bonfires, recreational fires, portable outdoor fireplaces, fire pits (non-portable wood burning), and permanent fire pits and fireplaces shall be prohibited when atmospheric conditions or local circumstances make such fires hazardous. Burning is not permitted when sustained winds exist or when a red flag warning or a fire weather watch condition has been issued by the National Weather Service.

Exception:

1. Permanent fire pits and fireplaces or portable outdoor fireplaces operated with LP-gas containers.
2. Prescribed burning for the purposes of reducing the impact of wildland fire when authorized by the fire code official.

Section 307.1.1.2. The burning of household waste or rubbish is prohibited including, but not limited to:

(a) Natural or synthetic rubber products, including tire(s);
(b) Waste oil and/or used oil filters and waste automotive, machine fluid or lubricant, pesticide, herbicide and/or any other chemical, process fluid or the constituents thereof;
(c) Insulated wire;
(d) Plastic, including polyvinyle chloride ("PVC") pipe, tubing, and connectors;

(e) Tar, asphalt, asphalt shingles, or tar paper;
(f) Railroad ties;
(g) Wood, wood waste, or lumber which has been painted, stained or which has been treated with preservatives containing arsenic, chromium, pentachlorophenol, or creosote;
(h) Batteries;
(i) Motor vehicle bodies;
U) Pathogenic wastes;
(k) Asbestos or asbestos containing materials.

Section 307.1.1.3. Open burning as a part of any salvage operation is prohibited.

307.1.2 Location of burning. No person shall burn upon the land of another without permission of the owner thereof.

307.1.3 Burn restrictions and burn bans. The Fire Chief or his designee is authorized to issue burn restrictions and/or burn bans as deemed necessary when local conditions make open burning, bonfires, recreational fires, permanent fire pits or fireplaces, portable outdoor fireplaces, fireworks, other open flames or similar activities hazardous or objectionable. Violations of burn restrictions or burn bans shall be punishable in accordance with GJMC 1.04.090.

307.2 Permit required. A permit shall be obtained from the fire code official in accordance with Section 105.6 prior to kindling a fire for all outdoor burning, opening burning, and ceremonial bonfires when fires are subject to and in accordance with regulatory, process and safety provisions stated in the permit issued by the GJFD or its designee in accordance with the Grand Junction Municipal Code (GJMC) and the most recently adopted version of the International Fire Code as amended. Recreational fires, portable outdoor fireplaces, fire pits (non-portable wood burning), and permanent fire pits or fireplaces do not require a permit but must adhere to all requirements listed in the GJMC and most recently adopted version of the IFC.

Application of such approval shall only be presented by and permits issued to the owner of the land on which the fire is to be kindled.

307.2.1 Authorization. Where required by state and local law or regulations, open burning shall only be permitted with prior approval from state or local air and water quality management authority, provided that all conditions specified in the authorization are followed.

307.3 Extinguishment authority. When open burning or other types of burning creates, or adds to a hazardous situation; or when parameters set forth in this section 307, GJMC 15.44, and the most recently adopted version of the IFC have not been followed or a required permit for the open burning or other burning activities has not been obtained, the Fire Code Official is authorized to order the extinguishment of the open burning or other burning activities. Extinguishment may be by the permit holder, another competent person or Fire Department personnel.

Section 307.4 Specific Requirements.

307.4.1 Bonfires. A bonfire shall not be conducted within 50 feet (15 240 mm) of a structure, property line, or combustible material (including combustible fences). Conditions which could cause a fire to spread within 50 feet (15 240 mm) surrounding the bonfire shall be eliminated prior to ignition. The total fuel area of a bonfire shall not be greater than 8 feet (2440 mm) in diameter and 4 feet (1220 mm) in height unless approved by the fire code official.

307.4.2 Recreational fires. Recreational fires shall not be conducted within 25 feet (7620 mm) of structure, property line, or combustible material (including combustible fences). Conditions which could cause a fire to spread within 25 feet (7620 mm) of a structure, property line or combustible material (including combustible fence) shall be eliminated prior to ignition. The total fuel area of a recreational fire shall not be greater than 3 feet (914 mm) or less in diameter and 2 feet (610 mm) or less in height.

307.4.3 Portable outdoor fireplaces. Portable outdoor fireplaces burning gas or wood shall not be used within 15 feet (3048 mm) of structure, property line, or combustible material (including combustible fences). Conditions which could cause a fire to spread within 15 feet (3048 mm) of a structure, property line or combustible material (including combustible fence) shall be eliminated prior to ignition.

307.4.4 Fire Pit, Non-Portable Wood Burning. Fire Pit (non-portable wood burning) shall be regulated as recreational fires and shall not be conducted within 25 feet (7620 mm) of a structure, property line, or combustible material (including combustible fences). Conditions which could cause a fire to spread within 25 feet (7620 mm) of a structure, property line or combustible material (including combustible fence) shall be eliminated prior to ignition. The total fuel area of a fire pit (non-portable wood burning) shall not be greater than 3 feet (914 mm) or less in diameter and 2 feet (610 mm) or less in height.

307.4.5 Permanent Fire Pit or Fireplace. Permanent fire pit or fireplaces burning gas or wood shall not be operated within 5 feet of a structure, property line, or combustible material (including combustible fences). Conditions which could cause a fire to spread within 5 feet of a structure, property line or combustible material (including combustible fence) shall be eliminated prior to ignition.

307.4.6 General and Agricultural Open Burning. When burning vegetative materials as defined by this code, a permit is required, and the activities shall maintain strict adherence to the permit issued by the Grand Junction Fire Department or their designee in accordance with the Grand Junction Municipal Code and the most recently adopted version of the International Fire Code as amended.

1. Open burning of vegetative material for the purposes of disposal of such material that originated on the property, provided that burning of areas with non-piled vegetative material occurs on a parcel of land 1 acre or greater (or if less than 1 acre the burning is only to maintain irrigation or drainage ditches/laterals) and that the burning by the owner/agent does not exceed ten (10) acres per day, or burning of piled vegetative material does not exceed 250 cubic feet of pile volume per day. In determining acreage, daily burn area and daily burn pile volume, property, areas or piles that are within three hundred feet of each other shall be considered to constitute a single burn if the burning occurs on the same day and on a property under ownership or possessory control of

the same person. Burning in excess of these daily limits shall be presumed to constitute a nuisance and be subject to GJMC 8.08.010 (NUISANCE).

2. Burning of vegetative material shall be allowed during a two-month window in the spring and a one-month window in the fall as determined by the Fire Chief and stated on the annual burn permit.

3. Burning of vegetative material shall be conducted at least 50 feet from any structure (including combustible fences), occupied dwelling(s), workplace (s), or any other place(s) where people congregate, which is on property owned by or under possessory control of, another person.

4. Burning of vegetative material shall begin no earlier than one hour after sunrise and shall be extinguished no later than one hour before sunset.

5. Burning shall at all times be attended by a competent person until fully extinguished and the person shall be in immediate possession of a valid burn permit.

6. The attendant to the burning shall have an adequate extinguishing source available for immediate use sufficient for the type and size of the fire as determined in the sole discretion of the fire code official or his designee.

7. The owner or agent shall notify the Grand Junction Fire Department or its designee prior to burning by obtaining a valid open burn permit for the time period in which the burning is taking place.

8. The burning of vegetative material in excess of 1-inch in diameter is prohibited.

9. The burning of tree stumps, grass clippings and leaves (volume of leaves must not exceed 3 cubic feet) is prohibited.

10. No person shall burn upon the land of another without permission of the owner thereof.

11. The vegetative material to be burned shall be as dry as practical.

12. Burning of vegetative material is prohibited in the event of the State and/or Mesa County imposing ozone, PM 10, 2.5 or other nonattainment area(s) restrictions or otherwise declaring a "no burn" day on a "high pollution day" as defined by GJMC 8.20.030 or the imposition of any other general or specific air quality controls.

307.4.7 Prescribed burns. Prescribed burns kindled for fire fuels management, as back fires to prevent or control wildfire, recognized silvicultural or range or wildlife management practices, and prevention or control of disease or pests or for other fires similar in nature may be allowed by the fire code official on a case-by-case basis when the prescribed burn or burning is i) permitted in advance and ii) the permitee does not deviate from the activity specific permit requirements required by the fire code official.

307.5 Attendance. Open burning, bonfires, recreational fires, portable outdoor fireplaces, fire pits (non-portable wood burning) and permanent fire pits and fireplaces shall be constantly attended by a competent person (adult) until the fire is extinguished. Not fewer than one portable fire extinguisher complying with Section 906 with a minimum 4- A rating or other approved on-site fire extinguishing equipment, such as dirt, sand, water barrel, garden hose or water truck, shall be available for immediate utilization. The extinguishing source must be sufficient for the type and size of fire.

307.6 Unrestricted fires. Permit(s) not required:

1. Maintenance of canals, irrigation and drainage ditches owned and/or operated by a Drainage District or Canal and/or Irrigation Company or District. Such burning shall be regulated as General or Agricultural Open Burning.

2. Agricultural Burns as permitted by Mesa County and State of Colorado regulations. Agricultural burns shall be for management, control or eradication of pestilence, plague and/or other disease, insects, vermin or other agricultural emergency(ies). The owner of the property on which the burn is to occur shall make notification to the fire department when an agricultural burn permit has issued and when the burning is to take place. The parameters set forth in the permit shall be adhered to.

3. Cooking fires:

    a. Open-flame cooking devices in the form of LP-gas or charcoal burner grills that are subject to regulatory and safety provisions stated in the most recently adopted IFC.

    b. Solid-wood fueled cooking fires utilized in outdoor kitchens (permanent masonry fireplaces/pizza ovens), barbecue (also BBQ) smoke houses, BBQ smokers and in-ground cooking pits or devices.

4. Propane or natural gas burning permanent or portable fireplaces and fire pits shall be used in accordance with manufacturers specifications.

5. Recreational fires as defined herein.

6. Portable outdoor fireplaces as defined herein.

7. Fire pits (non-portable wood burning) as defined herein.

8. Permanent fire pits and fireplaces as defined herein.

9. Recreational fires located in developed municipal, county, or state approved picnic or campground areas contained in portable or non-portable fire pits or fire grates furnished at the picnic or campground area.

10. Other liquid-fueled or gas fueled open-flame devices in the form of heaters and

decorative devices such as tiki-torches, lanterns, candles or similar items that are subject to regulatory and safety provisions stated in the most recently adopted IFC.

11. Burning (flaring) of natural gas at the sewer treatment plant and when performed in conjunction with drilling, completion and workover operations of oil and gas wells and when flaring operation of wells is reasonably necessary in the opinion of the well operator to avoid serious hazard to safety.

12. Fire suppression or GJFD training activities.

307.7 Cost Recovery Fee. Any person in violation of this Section 307 for a fire that is determined to be out of control which requires fire suppression activities by the GJFD and/or its designee shall pay a cost recovery fee as determined and established by the City of Grand Junction. The charges shall be the City's actual costs for labor, Equipment and materials, plus an administrative penalty to be determined by City Council by Resolution. The City Manager may set a minimum labor, equipment, and material charge. The cost recovery fee shall be paid within 20 days of the notice of assessment. Any amounts not paid by the 20th day may result in the imposition of a late fee, a 20 percent charge to defray the cost of collection, and interest at a rate of eight percent per annum on all unpaid amounts. Upon failure to pay the full assessment, the matter may be referred to the City Attorney for collection and the City Manager shall, pursuant to §31- 20-105, C.R.S., certify the same to the Treasurer of Mesa County to be collected and paid over by the Treasurer of the County in the same manner as taxes are collected. Any action or other process provided by law may be maintained by the City Attorney to recover or collect any amounts owing.

Section 308.1.4.1. Add a new Section 308.1.4.1 to read as follows:

308.1.4.1 Egress from buildings. Charcoal burners, open flame cooking devices and LP-gas cooking devises shall not be used or stored in or near stairwells, corridors or other areas that are intended to be used as a means of egress or considered an interior living space.

Section 308.1.6.3. Amend Section 308.1.6.3 to read as follows:

308.1.6.3 Sky lanterns. A person shall not release or cause to be released a tethered or untethered sky lantern.

Section 311.1.1. Delete Section 311.1.1 and replace with the following:

311.1.1 Abandoned premises. Buildings, structures and premises for which an owner cannot be identified or located by dispatch of a certificate of mailing to the last known or registered address, which persistently or repeatedly become unprotected or unsecured, which have been occupied by unauthorized persons or for illegal purposes, or which present a danger of structural collapse or fire spread to adjacent properties shall be considered abandoned, declared unsafe and abated by demolition or rehabilitation in accordance with the International Building Code.

Section 311.3. Add a new Section 311.3.1, 311.3.2, 311.3.3 and 311.3.4 to read as follows:

311.3.1 Enforcement. In case of failure of any owner or lessee of such building(s) to remove all accumulations of hazardous materials, abate said building, and secure the premises, in a manner approved by the Fire Chief, and upon the election by the Fire Chief to remove said waste or rubbish and/or to secure or remove/install barricading of building(s), the Fire Chief is authorized to give notice by certified mail addressed to the last known address of the owner of such building, which shall require the removal of such waste or rubbish, or otherwise require the securing of said building(s) or removal of the problem causing the public nuisance, within sixty (60) days of the date of the notice. In the event such work is not done within the sixty (60) days, the City Manager may then proceed to have the work done as soon as practicable. The costs of such work shall be collected by the City Manager. The charge shall be the actual costs for labor, equipment, and materials plus ten (10) percent for administration, supervision and inspection. The Fire Chief may cause any building to be barricaded or secured immediately after a fire has been extinguished. Any and all barricading or securing shall be at the owner's expense.

311.3.2 Notice. The City Manager, as soon as may be practicable after such charge is made, shall send by mail, addressed to the last known address of the owner of such property, a notice of such assessment. The notice shall contain a description of the lots or parcels of land, the name of the owner or owners, and the amount of the assessment, together with a brief description of said assessment.

311.3.3 Assessment. It shall be the duty of the owner to pay such assessment within twenty (20) days after the mailing of such notice, and in case of his failure to do so, he shall be liable personally for the amount of the assessment and the same shall be a lien upon the respective lots or parcels of land from the time of such assessment. In case the owner shall fail to pay such assessment within twenty (20) days after notice has been mailed to him, as provided by this chapter, then it shall be the duty of the City Manager to certify the amount of the assessment to the County Treasurer or other officer of the County having custody of the tax list, for the current year, to be collected in the same manner as other taxes are collected, with ten (10) percent penalty thereon to defray the cost of collection. All the laws of the State of Colorado for the assessment and collection of general taxes, including the laws for the sale of property for taxes and the redemption thereof, shall apply to and have full effect for the collection of all such assessments.

311.3.4 Municipal Code Provisions. The fact that assessments have been made against property as provided in this chapter for removal of waste and rubbish, abatement and/or barricading or securing of said building(s) shall not prevent the owner, agent or lessee from being punished by fine or imprisonment under the provisions of GJMC 1.04.090, but such fine or penalty may be imposed on those found guilty of violating any provision hereof in all cases, whether an assessment has or has not been made in accordance with the provisions hereof.

Section 311.5. Amend Section 311.5 to read as follows:

Section 311.5 Placards. The fire code official is authorized, when executive permission from the Fire Chief is granted, to require placarding in accordance with Sections 311.5.1 through 311.5.5 when any vacant or abandoned buildings or structures are determined to be unsafe pursuant to Section 111 of this code relating to structural or interior hazards.

Section 322.1.1.1 Add a new Section 322.1.1.1 to read as follows:

Section 322.1.1.1 Egress from Buildings. Powered micromobility devices shall not be charged or stored in or near stairwells, corridors or other areas that are intended to be used as a means of egress.

Chapter 4
Emergency Planning and Preparedness

Section 401.2. Amend Section 401.2 to read as follows:

Section 401.2 Approved. Where required by this code, fire safety plans, emergency procedures and employee training programs shall be developed and maintained. Such plans shall be maintained on site and subject to review and approval by the fire code official upon request.

Chapter 5
Fire Service Features

Section 503.1. Amend Section 503.1 to read as follows:

Section 503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3. The Fire Chief or his designee is authorized to utilize the TEDS and Appendix D of this code for more detailed fire apparatus road and alternative street designs.

Section 503.2.3.1. Add a new Section 503.2.3.1 to read as follows:

Section 503.2.3.1. Type of Surface. All fire apparatus access roads shall be finished by application of all-weather driving surface of hot mix asphaltic concrete or concrete pavement over a flexible base capable of supporting a design wheel load of 18,000 pounds (GVW 80,000 pounds minimum; H-20 loading). The roadway must be prepared and certified by an engineer registered in the State of Colorado. All access roadways must be properly maintained and kept clear for emergency use at all times. Any alternatives to these specifications must be reviewed and approved by the fire code official prior to construction.

Section 503.2.4 Add sentence to Section 503.2.4 to read as follows:

The fire code official is authorized to require the use of computer modeling to determine that fire apparatus turning radius and maneuverability is in compliance with local fire apparatus specifications and with this code as amended.

Section 503.2.5. Add new exception to read as follows:

Exceptions:

1. When all buildings are equipped throughout with approved automatic sprinkler systems installed in accordance with NFPA 13, NFPA 13R or NFPA 13D/IRC

P2904 the fire code official is authorized to allow a dead-end fire apparatus road to extend to 300 feet before a turnaround is required.

Section 503.2.9 Add a new Section 503.2.9 to read as follows:

Section 503.2.9 Loop Lanes. Loop lanes as defined and regulated by the Grand Junction Zoning and Development Code, are considered an alternative street design that provides a turnaround in place of a cul-de-sac. Loop lanes shall comply with the following standards:

1. The loop lane shall be a minimum sixteen feet (16') wide from flow line to flow line and shall consist of an all-weather driving surface capable of supporting fire apparatus equipment as determined by the fire code official. The flow line is the area between the curbs or the equivalent if curbs are not present.

2. No curve on any portion of the flow line of the loop lane shall have an inside radius of less than thirty-three feet (33') and an outside radius of less than forty- eight feet (48'). The entire design must demonstrate that the department's fire apparatus design vehicle can successfully navigate the turn-radius.

3. No portion of the loop lane shall extend more than 250 feet from the abutting street right-of-way.

4. A minimum separation of sixty-six feet (66') is required between the right-of-way on each side of the loop.

5. The loop lane shall be dedicated to and maintained by the City.

6. No parking signs shall be installed and maintained so that no parking is allowed between the curbs on any travelled portion of the loop lane.

7. Two-way traffic is allowed on the loop lane.

8. No gateways, locked entries or other access constraints are allowed across the loop lane.

9. Loop lanes are considered fire apparatus roads and shall be developed in accordance with Chapter 5 and Appendix B, Appendix C and Appendix D as determined by the fire code official.

10. Individual driveways located off loop lanes shall be developed in accordance with Chapter 5 and Appendix B, Appendix C and Appendix D when the residential structure is located in excess of 150 feet from the loop lane as determined by the fire code official.

Section 503.2.10 Add a new Section 503.2.10 to read as follows:

Section 503.2.10 Shared Driveways. Shared driveways shall comply with the following

standards in addition to those set forth in Zoning and Development Code:

1. No gateways, locked entries or other restrictive access constraints are allowed across a shared driveway.

2. A shared driveway shall be a minimum sixteen feet (16') wide flow line to flow line and a maximum of one hundred and fifty feet (150') in length.

3. Parking on a shared driveway is prohibited. No parking signs shall be required as determined by the fire code official.

4. Each lot abutting a shared driveway must provide four (4) on-site parking spaces. For homes on shared driveways that access a cul-de-sac, five on-site parking spaces shall be provided. These additional parking spaces may be provided on the shared driveway if it is widened to accommodate such parking and is approved by the fire code official.

5. Each lot abutting a shared driveway must access off the shared driveway unless approved otherwise at the time of subdivision.

6. A shared driveway may be used only where it intersects a street with on street parking.

7. Shared driveways are considered fire apparatus roads and shall be developed in accordance with Chapter 5 and Appendix B, Appendix C and Appendix D as determined by the fire code official.

8. Individual driveways located off the shared driveway shall be developed in accordance with Chapter 5 and Appendix B, Appendix C and Appendix D when the residential structure is located in excess of 150 feet from the shared driveway as determined by the fire code official.

Section 511. Add a new Section 511 Recreational Vehicle, Mobile Home, and Manufactured Housing Parks, Sales Lots, and Storage Lots.

Section 511.1. Add a new Section 511.1 to read as follows:

Recreational vehicle, mobile home, and manufactured housing parks, sales lots and storage lots shall provide and maintain fire hydrants and access roads in accordance with Section 503, Section 507, Appendix B, Appendix C, Appendix D as amended. At a minimum, all recreational vehicle locations, mobile homes, manufactured homes, storage facilities and similar developments shall be located within 400 feet of a fire hydrant. The fire code official is authorized to reduce the measurement below 400 feet when a distinct hazard has been identified such as, but not limited to difficult topography, limited access roads, limited water supply, etc.

Chapter 9
Fire Protection and Life Safety Systems

Section 901.3.1. Add a new Section 901.3.1 to read as follows:

901.3.1 Relocations and additions to fire sprinkler and fire alarm systems in existing facilities. Any additions or remodeling to existing commercial fire sprinkler systems that involve 20 sprinkler heads or less, or fire alarm systems that involve 5 devices or less, will not require a permit when approved by the fire code official via a scope of work letter review process. The review letter process shall comply with the guidance documents established and provided by the GJFD.

Section 903.3.1.1.4. Add a new Section 903.3.1.1.4 to read as follows:

903.3.1.1.4 Shell building design. Fire sprinkler systems in shell buildings, other than specified office buildings, shall be designed according to the requirements set forth in NFPA 13 for Ordinary Hazard Group II criteria.

Section 903.3.1.3. Amend Section 903.3.1.3 by the addition of the following:

Where domestic water is provided by a public water system, any required 13D system must be supplied by the public water system.

Section 903.3.7. Amend Section 903.3.7 by the addition of the following:

Fire department connections must be located within 150 feet of the nearest fire hydrant.

Section 903.4.3. Amend Section 903.4.3 to read as follows:

903.4.3 Alarms. An approved audible and visual device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler water flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system and cause fire alarm notification as set forth in Section 907.5. When buildings have multiple tenant spaces, notification appliances shall be installed in accordance with Section 907.5 in each tenant space.

Section 907.6.6. Add a new Sections 907.6.6.4, 907.6.6.4.1, 907.6.6.4.2, 907.6.6.4.3, and 907.6.6.4.4 to read as follows:

970.6.6.4 False Alarms. Whenever the activation of any fire alarm is due to a malfunction of the alarm or alarm system and that alarm or alarm system has had a multifunction within the same calendar year quarter, or more than six (6) times during any calendar year, the owner and/or operator of the alarm or alarm system shall pay a false alarm fee to offset some of the costs involved in the dispatching and responding of the equipment to the location of the alarm.

907.6.6.4.1 It is the responsibility of the owner or operator of an alarm system to prevent

the improper use of the system, such as intentional activating of a false alarm or the intentional activation of a smoke or heat detector to produce a false alarm. After three (3) such activations within the same quarter of a calendar year, or more than six (6) during any calendar year, from the same alarm system, the fee schedule for false alarms shall become effective.

907.6.6.4.2 Whenever the Fire Chief cannot determine how a false alarm was activated and three (3) such unexplained alarms occur within a calendar year quarter, or alarm(s) exceeding six (6) during a calendar year, the fee schedule for false alarms shall become effective with the fourth and seventh and subsequent alarm(s) respectively.

907.6.6.4.3 A fee, in accordance with the fee schedule established by resolution of the City Council and on file with the City Clerk, shall be charged for false alarms.

907.6.6.4.4 A new alarm system shall be allowed thirty (30) days to become stabilized before charges will accrue for false alarms.

Chapter 11
Construction Requirements for Existing Buildings

Section 1103.1 Required construction. Add exception 3:

Exception 3: Sections 1103.3 (Existing elevators), 1103.4 (Vertical openings), 1104 (Means of egress for existing buildings), and 1105 (Construction requirements for existing Group I-2) may only be initiated when the Fire Code Official has consulted the City's Chief Building Official and both representatives believe a significant unsafe and/or hazardous situation exists to safety that would suggest improvements must be made in order to preserve or improve the health, safety and welfare of the occupants and/or emergency responders.

Chapter 31
Tents, Temporary Special Event Structures, and Other Membrane Structures

Section 3103.2. Amend Section 3103.2 to read as follows:

3103.2 Approval Required. Tents and membrane structures having an area in excess of 2400 square feet shall not be erected, operated or maintained for any purpose without first obtaining a permit and approval from the fire code official. Emergency egress and fire safety provisions contained therein apply to all tents and membrane structures regardless of size and is the responsibility of the owner and/or event coordinator.

Exception 1: Tents used exclusively for recreational camping purposes.

Exception 2: Funeral tents and curtains, or extensions attached thereto, when used for funeral services.

Exception 3: Temporary membrane structures, temporary special event

structures and tents utilized for the purposes of retail fireworks sales, special amusement buildings or outdoor assembly events such as a circus, carnival, theater, dance hall or other similar use shall require an operational permit when the area exceeds 400 square feet.

Exception 4: Mobile Stages.

Chapter 34
Tire Rebuilding and Tire Storage

Section 3405 Outdoor Storage. Delete Section 3405.1 through 3405.7 and replace to read as follows:

Section 3405.1. No person shall store more than 500 tires on any parcel, tract, or lot of land.

Section 3405.2. Tires shall be arranged as required in Sections 3405.3 through 3405.8.

Section 3405.3. Maximum pile or stack height shall not exceed six (6) feet.

Section 3405.4. Pile or stack width and length shall not exceed eight (8) feet.

Section 3405.5. Twenty (20) feet of clearance shall be maintained between piles or stacks.

Section 3405.6. Piles or stacks shall not be placed closer than twenty (20) feet from any structure or property lot line.

Section 3405.7. Piles or stacks shall be stored so as to provide ready access by the Fire Department in the event of a fire.

Section 3405.8. Piles or stacks shall not be located under bridges, elevated trestles, elevated roadways, or elevated railroads.

Chapter 61
Liquefied Petroleum Gases

Section 6101.2 Permits. Delete Section 6101.2 and replace to read as follows:

6101.2 Permits. Permits shall be required as set forth in Section 105.5 and 105.6. Distributors shall not install or fill an LP-gas container for which a permit is required unless a permit for installation has been issued for that location by the fire code official.

A permit application for the installation of all tanks and LP-gas equipment systems shall include but are not limited to, a scaled site plan depicting proposed location on the property and all

rights-of-way, structures, proposed piping specifications, material/tank specification documents, required application form(s), and demonstration of the applicable code requirements of IFC 2024 and NFPA 58.

Section 6101.3 Construction Documents. Delete Section 6101.3 and replace to read as follows:

Section 6101.3 Construction documents. Where a single LP-gas container is more than 120-gallons (454 L) in water capacity or the aggregate water capacity of LP-gas containers is more than 120-gallons w.c., the installer shall submit *construction documents* for such installation.

Section 6101.4 Prohibition. Add new Section 6101.4 Prohibition to read as follows:

Section 6101.4 Prohibition.
The installation of LP-gas containers and use of LP-gas is prohibited where a source of natural gas is within 300 feet of the nearest property line.

> **Exception 1:** LP-gas containers used in accordance with this Section, NFPA 58, and the applicable provisions of IFC Chapters 3, 6, 31, 33, 39, 41 and 61.
>
> **Exception 2**: Dispensing installations and operations in accordance with this Section, NFPA 58 and the applicable provisions of Chapter 23.

Ancillary (subordinate, subsidiary, secondary, supplemental, or additional) LP-gas equipment systems and container installations are prohibited for storage and use.

> **Exception:** Where an LP-gas system is designed or reviewed by a registered design professional or other professional approved by the fire code official. The registered design professional shall review and consider any information provided by the system's designer or equipment/appliance manufacturer. LP-gas systems and equipment shall be approved for the specific equipment use and per manufacturer installation instructions. A technical report shall be prepared and submitted to the fire code official for review and approval prior to the equipment

Section 6105.1 Nonapproved equipment. Add text to read as follows:

Section 6105.1 Nonapproved equipment. LP-gas shall not be used for the purpose of operating devices or equipment unless such device or equipment is *approved* for use with LP-gas and is in accordance with the manufacturer instructions and listings.

Chapter 80 Referenced Standards

NFPA

855-20 Standard for the Installation of Stationary Energy Storage Systems 1201.1 is

amended by deleting and replacing with the following:

855-23 Standard for the Installation of Stationary Energy Storage Systems 1201.1

Appendix B
Fire-Flow Requirements for Buildings

Section B103.4. Add New Section B103.4 to read as follows:

B103.4 Alternative Methods. In areas which are mostly developed where not more than two buildable lots are created (at the same time) after the effective date hereof, and the existing water lines and fire flow are inadequate in the area, the Fire Chief may allow a residential structure to be built if equipped with an approved fire sprinkler system and if he determined that water upgrades would be impractical. In such event, the Fire Chief shall record a memorandum indicating the fire protection measure used and the facts concerning the inadequate water lines.

Appendix C
Fire Hydrant Locations and Distribution

Section C102.2. Add New Section C102.2 to read as follows:

C102.2 Water supply lines. Hydrants shall be on a looped (receiving water from more than one direction) water supply line of at least six inches (6") in diameter.

Exceptions:

1. One or two-family residential developments may have hydrants supplied by a dead-end water line where there are 30 or fewer dwelling units. Up to 60 dwelling units may have hydrants supplied by a dead-end water line when all units are protected by an approved residential fire sprinkler system. In any case, the Fire Chief may require such developments provide for water line connections to adjacent properties to ensure the overall water distribution system meets recognized standards.

2. Multiple-family residential developments having up to 100 dwelling units may be protected by fire hydrants supplied by a dead-end water line. Up to 200 dwelling units may be protected by fire hydrants supplied by a dead-end water line when all units are protected by an approved residential fire sprinkler system. In no case shall such developments be supplied by a dead-end line exceeding 1,000 feet in length. The Fire Chief may require such developments provide for water line connections to adjacent properties to ensure the overall water distribution system meets recognized standards.

3. For commercial and industrial developments, any building not exceeding three stories or 30 feet in height may be protected by fire hydrants supplied by a dead-end water line.

4. For commercial and industrial developments, buildings or facilities having a gross building area up to 62,000 square feet may be protected by fire hydrants

supplied by a dead-end water line. The gross building area may be increased to 124,000 square feet without a looped water line when all buildings are equipped with an approved automatic fire sprinkler system. In no case shall such developments be supplied by a dead-end line exceeding 1,000 feet in length. The Fire Chief may require such developments to provide for water line connections to adjacent properties to ensure the overall water distribution system meets recognized standards.

5. The Fire Chief may allow a new development that would otherwise be required to provide a looped water line for required fire hydrants, to have a dead-end line as long as the development provides a means to connect to a looped system as future development occurs. The time period and conditions under which this exception is allowed shall be as determined by the Chief.

6. The Fire Chief may allow fire hydrants to be supplied by other than a looped water line when the permittee can demonstrate, to the satisfaction of the Fire Chief, that a looped system is not practicable. In such event, the Fire Chief shall make his findings in writing and shall copy such findings to the Engineering and Transportation Director as well as the Community Development Director. In such cases, additional fire protection may be required as determined by the Fire Chief.

C102.3 Fire Hydrant Installation. The distance from the center of the fire hydrant pumper connection to the finished grade shall not be less than 22 inches. Pumper connections shall face the access road or as directed by the fire code official.

Appendix D
Fire Apparatus Access Roads

Section D102.1. Amend Section D102.1 to read as follows:

Section D102.1 Required Access. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with asphalt, concrete or other approved drivable surface capable of supporting the imposed load of fire apparatus weighing up to GVW 80,000 pounds minimum; H-20 loading. The use of alternative drivable surfaces known as engineered alternative fire apparatus road systems to include, but not limited to surfaces commonly known as gravel, pavers, grass pave, or grasscrete require review and approval of the fire code official.

Section D102.2. Add new Section D102.2 to read as follows:

Section D102.2 Private Driveway. A private driveway is defined as a driveway that is 12-foot-wide minimum and intended for the use of occupants of no more than two single-family dwelling units, or one two-family dwelling unit. If the most remote area of the dwelling unit's exterior is located more than 150 feet from an approved fire apparatus access road, then the private driveway must meet minimum design standards of this code related to fire department access to

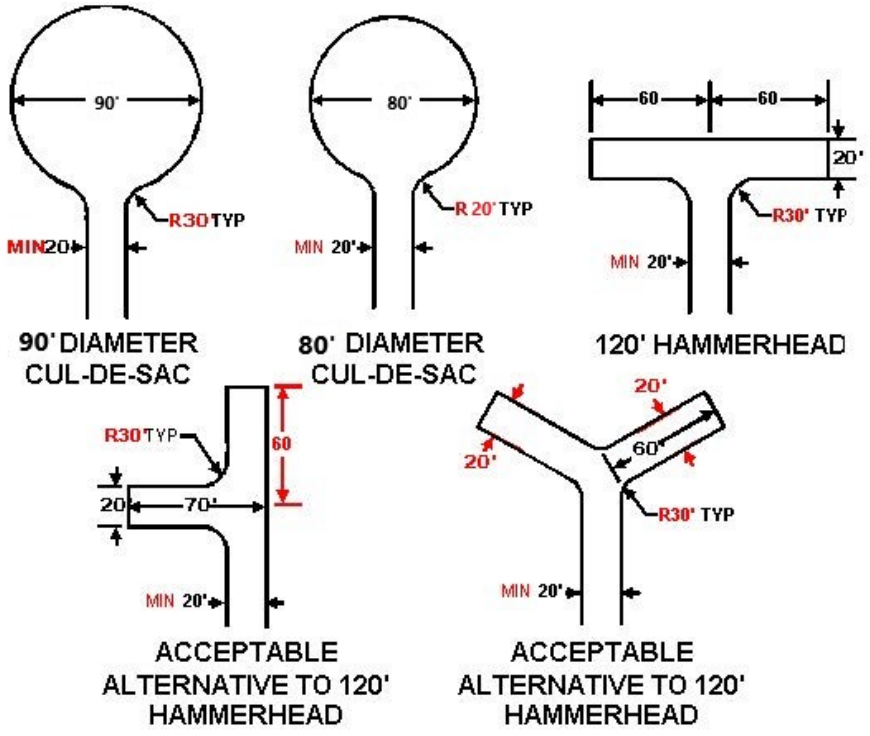
include, but not limited to surface, weight support, grade, apparatus turnarounds, etc. as determined by the fire code official. The fire code official is authorized to increase the minimum width requirement where sharp curves and grades are factors.

Section D103.1. Delete Section D103.1 and replace with the following:

Section D103.1 Dead-end fire apparatus access road turnarounds. Dead end fire apparatus road turnarounds shall be designed and constructed utilizing Figure D103.1 and City of Grand Junction's Transportation Engineering Design Standards (TEDS). Specifically, all residential and commercial/industrial court Cul-De-Sac designs shall adhere to TEDS. All designs must be approved by the fire code official.

Figure D103.1 Dead-End Fire Apparatus Access Road Turnaround is Deleted in its entirety.

Figure D103.1. Add New Figure D103.1 to read as follows:



Section D103.2. Amend Section D103.2 to read as follows:

D103.2 Grade. Fire apparatus access roads shall not exceed 8% in grade and comply with City design standards for both Public and Private Street Access routes. Grades on fire department turnaround shall not exceed 4%.

Exception:

1. Grades steeper than 10 percent as approved by the fire code official.

Section D103.4. Add New Table D103.4.1 to read as follows:

TABLE D103.4.1
REQUIREMENTS FOR DEAD-END
FIRE APPARATUS ACCESS ROADS
FIRE SPRINKLER PROVISION EXCEPTION

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-300	20	None Required
301-500	20	120-foot Hammerhead,60-foot" Y" or 90-foot diameter cul-de-sac in accordance with Figure D 103.1
501-750	20	120-foot Hammerhead, 60-foot" Y" or 90-foot diameter cul-de-sac in accordance with Figure D 103.1
Over 750		Special Approval Required

For SI: 1 foot= 304.8 mm

Section D103.4.2. Add new Section D103.4.2 to read as follows:

D103.4.2 Intermediate Fire Apparatus Turnarounds. The fire code official is authorized to require an intermediate fire apparatus turnaround where a single point of access exceeds 500 feet or when development projects utilize an alternative streets design in accordance with the TEDS. All designs must accommodate for fire apparatus turn radius requirements and be approved by the fire code official.

Section D103.6. Amend Section D103.6 to read as follows:

D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING - FIRE LANE signs complying with Figure D103.6 or TEDS. Sign locations must be approved by the fire code official.

Section D103.6.1 Amend Section D103.6.1 to read as follows:

D103.6.1 Roads between 16 to 22 feet in width. NO PARKING- FIRE LANE signs shall be posted along both sides of the access route.

Section D103.6.2 Amend Section D103.6.2 to read as follows:

D103.6.2 Roads between 22 to 28 feet in width. NO PARKING - FIRE LANE signs shall be posted along one side of the access route.

Section D103.6.3 Add New Section D103.6.3 to read as follows:

D103.6.3 Fire Department Access Road Turnarounds. NO PARKING - FIRE LANE signs shall be posted along both sides of the turnaround areas.

Section D103.6.4 Add New Section D103.6.4 to read as follows:

D103.6.4 Cul-de-sacs. NO PARKING - FIRE LANE signs shall be posted along the outside of the turnaround area when required by the fire code official.

Section D105.1 Add new exception to read as follows:

Exceptions:

1. Buildings equipped throughout with an approved NFPA 13 automatic sprinkler system installed in accordance with Section 903.3.1.1 and when approved by the fire code official.

Section D107.1 Delete and replace exception 1 to read as follows:

Exceptions:

1. Where there are 60 or fewer dwelling units on a single public or private access way and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2, 903.3.1.3, or P2904 (International Residential Code), access from two directions shall not be required.

Section D107.2. Add new sentences to Section D107.2 to read as follows:

The second access road must be made available to the public and cannot be designated for sole use by emergency responders unless otherwise approved by the fire code official.

Appendix O
Valet Trash and Recycling Collection in Group R-2 Occupancies

Section O103.4 is Added to read as follows:

Section O103.4 Sprinklers required. Valet trash service is only allowed in buildings equipped with an automatic fire sprinkler system.

15.44.050 New materials, processes or occupancies which may require permits.

The Fire Chief and the Fire Marshal shall determine and specify, after giving affected persons an opportunity to be heard, any new materials, processes or occupancies for which permits are required in addition to those now enumerated in the International Fire Code. The Fire Marshal shall post such list in a conspicuous place in the Fire Marshal's office, and distribute copies thereof to interested persons.

15.44.060 Zones in which storage of flammable or combustible liquids in outside aboveground tanks is permitted.

(a) Section 5704 of the International Fire Code limits the storage of flammable or combustible liquids in outside aboveground tanks. Storage of flammable or combustible liquids is permitted as follows:

On lands within the City that are zoned in the categories of CG (heavy commercial), 1-1 (light industrial) and 1-2 (heavy industrial). The Fire Chief may permit storage of flammable or combustible liquids in aboveground tanks on lands within the jurisdiction which are zoned MU-2 (light commercial) when it can be demonstrated to the Fire Chief or his designee that such use may be safely undertaken in the particular location.

(b) Section 5706.4 of the International Fire Code limits the siting of bulk plants for flammable or combustible liquids. New bulk plants or terminals for flammable or combustible liquids are permitted as follows:

On lands within the City that are zoned in the categories of CG (heavy commercial), 1-1 (light industrial) and 1-2 (heavy industrial). The Fire Chief may permit such use in MU-2 (light commercial) when it can be demonstrated to the satisfaction of the Fire Chief or his designee that such use may be safely undertaken in the particular location.

15.44.070 Zones in which storage of liquefied petroleum gases is restricted.

Section 6104 of the International Fire Code restricts the storage of liquefied petroleum gas. Liquefied petroleum gas may be stored as follows:

On lands within the City that are zoned in the categories of CG (heavy commercial), 1-1 (light industrial) and 1-2 (heavy industrial). The Fire Chief may permit such use in MU-2 (light commercial) when it can be demonstrated to the satisfaction of the Fire Chief or his designee that such use may be safely undertaken in the particular location.

15.44.080 Zones in which storage of explosives and blasting agents is prohibited.

Storage of explosives and blasting agents, within the limits of the City, is prohibited. This restriction shall not prohibit such use where the storage is made by an individual or company under proper safeguards as may be prescribed by the Fire Chief or his designee.

15.44.90 Appeals.

Whenever the Fire Chief disapproves an application or refuses to grant a permit applied for, or when it is claimed that the provisions of the International Fire Code do not apply or that the true intent and meaning of the International Fire Code have been misconstrued or wrongly interpreted, the applicant may appeal from the decision of the Fire Chief to the Board of Appeals created by Section 109 of the International Fire Code, by filing with the Fire Chief a written appeal along with a fee as established by resolution of the City Council and on file in the City Clerk's office, within 30 days from the date of the decision appealed.

15.44.100 Penalty provision.

GJMC 1.04.090 shall apply as though fully set forth in each code and provision adopted in this chapter.

MISCELLANEOUS PROVISION:

All sections of the 2024 IFC not specifically amended by this Ordnance are adopted as published.

All other resolutions and/or ordinances or portions of an ordinance in conflict herewith are hereby repealed except as otherwise provided herein.

The adopted ordinance shall be effective as of September 1, 2025.

PUBLIC HEARING:

A public hearing on the adoption by reference thereto of the 2024 International Fire Code with certain amendments is scheduled in the City Council Chambers at 250 N. 5th Street, Grand Junction, Colorado on July 16, 2025, at 5:30 PM. and the City Clerk is hereby directed to publish Notice of said public hearing in the manner and style and pursuant to the schedule of such publication prescribed in 31-16-201 *et. seq.* C.R.S.

At least one copy of the 2024 IFC, as described herein together with certain amendments thereto certified to be a true copy, shall be on file in the office of the City Clerk of the City of Grand Junction, Colorado.

At least one copy of the 2024 IFC including the appendices thereto, together with certain

amendments, certified to be true and correct, shall be on file as aforesaid in the office of the City Clerk at least fifteen (15) days preceding said hearing and may be inspected by any interested person between the hours of 8:00 A.M. and 5:00 P.M., Monday through Friday, holidays excepted.

Introduced the 18th day of June 2025.

Passed on second reading the 16th day of July 2025.

_____
Cody Kennedy
President of the Council

Attest

_____
City Clerk

Grand Junction City Council

Regular Session

Item #7.a.

Meeting Date: July 16, 2025

Presented By: John Shaver, City Attorney, Darrell Bay, Mesa County Building Official

Department: City Attorney

Submitted By: Jamie B. Beard, Assistant City Attorney

Information

SUBJECT:

A Resolution Amending Building Code Fees for the 2024 Editions, of the International Building Code, the International Existing Building Code, the International Mechanical Code, the International Residential Code, the International Plumbing and Fuel Gas Code as Adopted by the State of Colorado, the National Electric Code as Adopted by the State of Colorado, the Model Electric Ready and Solar Ready Code as Adopted by the State of Colorado, and the 2021 International Energy Conservation Code

RECOMMENDATION:

Staff recommends approval of the Resolution for Amending the Building Code Fees for the 2024 Editions, of the International Building Code, the International Existing Building Code, the International Mechanical Code, the International Residential Code, the International Plumbing and Fuel Gas Code as Adopted by the State of Colorado, the National Electric Code as Adopted by the State of Colorado, the Model Electric Ready and Solar Ready Code as Adopted by the State of Colorado, and the 2021 International Energy Conservation Code with an effective date of September 1, 2025.

EXECUTIVE SUMMARY:

The City of Grand Junction ("City") contracts with Mesa County Building Department ("Mesa County") for building permitting, inspection, and contractor licensing services. The contract terms indicate that Mesa County shall retain all fees collected as compensation for services rendered. Mesa County, as the contractor, is entitled to set the current standard fees. A new fee schedule was adopted with the County's Ordinance adopting the new Building Code set. The fee schedule is attached as Exhibit "A."

BACKGROUND OR DETAILED INFORMATION:

The City contracts with Mesa County for building permitting, inspection, and contractor licensing services. The contract terms indicate that Mesa County shall retain all fees collected as compensation for services rendered. Mesa County, as the contractor, is entitled to set the current standard fees. A new fee schedule was adopted with the County's Ordinance adopting the new Building Code set. The fee schedule is attached as Exhibit "A."

The City last adopted building code fees in 2017. In 2016, Mesa County did a major overhaul of the standard fee schedule after much review and deliberation with the building industry in the valley. In general, the building industry supported an increase in fees so long as the total revenue covered but did not exceed the cost to staff and equip the Building Department to meet current needs. The limited changes to the fee schedule have been included to account for the increase in costs.

FISCAL IMPACT:

This action has no fiscal impact as the fees are retained 100% by the Mesa County Building Department as compensation for services rendered on behalf of projects within the City.

SUGGESTED MOTION:

I move to adopt Resolution 43-25, amending the standard Building Code fees for the newly adopted 2024 Editions, of the International Building Code, the International Existing Building Code, the International Mechanical Code, the International Residential Code, the International Plumbing and Fuel Gas Code as Adopted by the State of Colorado, the National Electric Code as Adopted by the State of Colorado, the Model Electric Ready and Solar Ready Code as Adopted by the State of Colorado, and the 2021 International Energy Conservation Code to be effective September 1, 2025.

Attachments

1. 2024 Adoption Summary (1) (3)
2. EXHIBIT A- Mesa County Building Department Fee Schedule 2024 07072025
3. RES-43-25 20250709

MESA COUNTY ORDINANCE
NO. 008(D) REVISIONS
ADOPTION OF THE 2024 INTERNATIONAL CODES

The following illustrates the proposed changes/revisions to Ordinance No 008(C)
Adopting codes in Mesa County
The additional differences between the 2018 and the 2024 Ordinances is for clarification and consistency only.

2018 Ordinance	Proposed 2024 Changes	Narrative
2018 IBC had no appendix for sleeping lofts available or adopted.	The 2024 International Building Code (IBC) added Appendix P and we propose adopting it to address these use cases.	Adding Appendix P provides allowances for, and limitations in R occupancies to be used as sleeping lofts, in habitable space regulated under this code. We currently have not seen these in commercial occupancies, but we have seen them in one- and two-family residences. This provides clear direction for utilizing in these spaces.
2018 IBC Section 105.1 was adopted with no amendments.	Part 4, Section 2, 105 is amended by adding the sentence “Each separate building, structure, pool, retaining wall, etc. shall require a separate permit.	This is how the permitting process is currently being done. Placing it in the ordinance will make it clear to everyone that this is how it is being enforced for consistency and record tracking.
2018 IBC Section 105.2 “Work exempt from permit” with amendments was adopted.	Part 4, Section 2, 105.2 is amended by adding swings and other playground equipment, located outside, for all occupancies covered by this code, shade fabric structures 400 square feet or less, and storage containers on active construction sites for short-term utilization, subject to annual review. are being added to the exceptions.	Mesa County has historically not required permits for work that does not pose a significant risk to the residents. The IBC has a list of these instances broken down by trade type, but we are proposing adding to the list with these items. Outdoor playground equipment, this equipment isn’t designed to meet code. To modify it so it to meet code would be extremely difficult, costly, and negate the purpose of the equipment (fun) and in some cases make it less safe.

		400 sq. ft or less fabric shade structures. These are typically small in size and trying to make them comply with the snow and wind loads has proven to be costly and difficult. They typically cover playground equipment or picnic area that is used in the summer. We feel that the risk of these two items is minimal with the limitations included. Storage containers, typically shipping containers, are often used on commercial construction sites and we have not required a permit for them. This addition just clarifies this and adds a stipulation of an annual review to verify they are utilizing them on the jobsite safely.
2018 IBC Section 310.5, R-4 was adopted with the amendment, "or shall comply with the International Residential Code (IRC)."	Part 4, Section 2, 310.6 was added, with a new Residential Group classification (R-5), to address congregate living facilities (nontransient) with 16 or fewer occupants, for whom supervision is provided on a 24-hour basis within the building, structure, or portion thereof.	The code adoption in 2018 allowed this unique scenario to also include alcohol and drug centers, assisted living, halfway houses, etc. The intent of this change is to limit the usage of this scenario to the groups and uses that it was originally intended. It requires staff supervision on a 24-hour basis and that all persons residing within be capable of responding to an emergency situation to complete building evacuation, without any assistance. It also requires that the structure comply with the IRC for smoke detectors, carbon monoxide detectors, emergency egress, etc.
Adoption of the 2018 International Plumbing Code (IPC) and the International Fuel Gas Code (IFGC)	Combining and adopting the Colorado Plumbing and Fuel Gas Code and applicable chapters of the IRC.	Under Title 12, Article 15 Colorado Revised Statutes (CRS), the State of Colorado Plumbing Board adopts and amends the plumbing and fuel gas code for the State of Colorado. This references the adoption to this state code with it's amendments rather than its model codes the IPC, IFGC and IRC. We are required by the State to adopt this code within one year of the

		State adoption.
Multiple IRC sections were adopted as written in reference to flood hazard areas	Flood hazard areas have been revised in the 2024 IRC adoption to reference the local jurisdiction floodplain administrator.	This amendment is meant to remove the duplicate review of these elements by the floodplain administrator and the building department. The floodplain provisions are reviewed by the floodplain administrator. After communicating with these entities, we feel that this will remove the chance for these requirements to be in conflict with one another. The building department will now receive an approval from the jurisdiction floodplain administrator prior to issuance of the permit.
2018 IRC Section R105.1 was adopted with no amendments.	Part 8, Section 2, R105 is amended by adding the sentence “Each separate building, structure, pool, retaining wall, etc. shall require a separate permit.	This is how the permitting process is currently being done. Placing it in the ordinance will make it clear to everyone that this is how it is being enforced for consistency and record tracking.
2018 IRC Section R105.2 “Work exempt from permit” was adopted with amendments	Part 8, Section 2, R105.2 is amended by adding temporary prefabricated swimming pools installed for a maximum of 180 days per year is being added to the list.	The code only allowed a temporary prefabricated less than 24 inches deep. This change will allow temporary prefabricated that are up for 180 days or less without a permit.
2018 IRC Section R302.3 “Two-family dwellings was adopted with no amendments.	Part 8, Section 2, R302.3 is amended by adding the sentence “Two-family dwelling does not include buildings that are used, intended, or designed to be separated as individually owned properties. See definition of townhouse.”	Based on the 2018 IRC, these individually owned properties (single-family attached) were required to have a two-hour separation based on proximity to a property line. Under the 2024 wording, this would be allowed to be dropped to a one-hour separation based on there being only two dwelling units. This is in conflict with the setback requirements of the code, which requires that each wall within 3’ of the property line is required to be one hour rated (combined to two hours). By allowing this in a non-property line property, future ability to separate units into individually owned properties is extremely difficult and expensive. Code has

		switched from a two-hour to a one-hour and vice versa several times in recent history. We are attempting to alleviate future limitations and changes by sticking with how we have enforced it for the past couple of code cycles.

2018 IRC Section R309.1 “Townhouse automatic sprinkler system” was amended out of the adoption.	Part 8, Section 2, R309.1 is being implemented with the requirement modified to more than four units in a single townhouse structure.	The general code requirement is that all residential units must be sprinklered. We are looking to implement a sprinkler requirement for more than four units within the same structure, due to the higher level of hazard associated. There are very few developments that have more than four units currently and this will help limit the increased hazard associated with these attached units.
2018 IRC Section R319.1 “Emergency escape and rescue openings required” was adopted with the amendment of floors above grade plane requiring an emergency escape and rescue opening.	Part 8, Section 2, R319.1 is being amended with an additional exception for storage rooms located above a garage and accessed only through the garage.	The amendment had the unintended effect of requiring an emergency escape and rescue opening on these storages only (non-habitable) spaces. This exception is intended to remove this requirement, but limit it to spaces that can not be classified as habitable space.
2018 IRC Section R322 was adopted with no amendments.	Part 8, Section 2, R322.1 is being removed from the proposed adoption.	CRS2023 Title 9 Article 5 sets a State standard for accessible housing and is different than the IRC standard. To remove this conflict and provide for consistency, we are removing the IRC provisions and enforcing the State law only. This state law is less restrictive than the IRC provision.
2018 IRC Section R323 was adopted with no amendments.	Part 8, Section 2, R323 is being removed from the proposed adoption.	This section of the IRC references an ASME standard (Elevators) that is not published by the IRC and would require additional certification from an external entity. We see very few of these in one- and two-family construction.

Section R328 was added to address Wildland-Urban Interface (Wildfire hazard areas)	Part 8, Section 2, R333 is being amended to match the changes to Class 3 ignition resistant construction specified in the International Wildland-Urban Interface Code. We will be adopting a new Wildland Fire Code before the end of the year.	This is not a change from what we had adopted before, but is addressing the changes to the Wildland-Urban Interface Code for this Class 3 construction. The two changes are enclosing underfloor spaces (stilt construction) to prevent fire entry and installing screens on vents to prevent the entry of flames or embers. Colorado will be adopting a State wildfire resiliency code this year that we will be required to adopt.
2018 IECC was adopted with amendments	2021 IECC with amendments along with the Colorado Model Electric Ready and Solar Ready Code is being proposed.	In 2022, the Colorado General Assembly passed HB22-1362. This requires local jurisdictions to adopt an energy code that is equivalent to or stronger than the 2021 IECC and the Colorado Model Electric Ready and Solar Ready Code upon updating or adopting any other building code between July 1, 2023 and June 30, 2026. We have made some amendments to try and combat the increased cost of this code implementation, while maintaining our compliance with this law.
Exhibit A:	Exhibit A:	
Inspections outside of normal business hours $50	Inspections outside of normal business hours (2-hour min.) - $60	This increase proposal is to help cover overtime wages and vehicle cost
Inspections or plan review for which no fee is specifically indicated - $45	Inspections or plan review for which no fee is specifically indicated - $50	We propose changing all of the minimum fees that have been $35 to $45 for the last 30 years. This is to help cover cost of administrative staff, plans examiners and field inspectors.
Minimum permit fee $35	Minimum permit fee $50	Move on houses, First reactivation of expired permit, Additional reactivation or release of non-compliance per trade, Decks, Patio Covers, Storage Sheds & Open Carports

		Less than 400 sq. ft. in area and accessory to residences, Intermodal Shipping Container Shed/Storage with No Utilities or Attached Construction
Manufactured home permit fee - $100 Manufactured home on required permanent foundation permit fee - $150 International Residential Code certified home permit fee - $150	Manufactured home permit fee - $150 Manufactured home on required permanent foundation permit fee - $200 International Residential Code certified home permit fee - $200 IRC certified homes with On-Site Construction inspections to be verified by Mesa County Building Department – Table 2 (based on sq. ft valuation same as regular construction)	Manufactured homes now require us to send two inspectors to verify electrical and building elements, a plan examiner to review and the support services to complete the permit process. IRC manufactured homes are now reviewed by the State and contain elements (On-Site Construction) for the local jurisdiction to review and inspect (ex. completion of the thermal envelope, installation of heating/cooling equipment, verification of Manual J & S, etc.) that was not historical practice.
None	Residential Submittal Fee: Applies to residential projects that hold a risk of non-issuance after staff intake and review, as determined by the Building Official – Maximum of $250 non-refundable fee, to be applied to the permit fee at the time of issuance.	The residential submittal fee is to address projects that hold a risk of non-issuance after staff intake and review. It has been used recently on residential solar permits, due to the practice of applying for a permit when a job was bid. We completed many reviews for the permits to not be issued and withdrawn. This was a drain on our staff's time and we received no compensation for the time. The charge is not an additional fee, as it is structured to apply to the permit fee at issuance. If the application expires we have to send an inspector out to verify that the work wasn't done.

None	Work commencing before permit issuance (at Building Official discretion) – 2x permit fee	Work prior to permit issuance has been a repeat problem over the past few years. Last year we issued over 100 stop work notices in our normal course of business. The vast majority of these occurrences were re-roofs and window replacements being completed without a permit. We are looking to implement a double permit fee (which both the IRC and IBC currently have written into them) to potentially curtail this trend.

EXHIBIT "A"

Table 1A- Mesa County Building Department Fees

Fee #	Fee Description	Fee Value
	Applies to any project subject to the "Group" and "Type of Construction" identified by the 2003 International Building Code. The fee associated with any project type separately listed in this table will supersede this Permit Fee. Permit Fees generally include the permit and the inspections to support a project. Re-inspection and additional plan review fees may also apply.	Table 2
	Plan Review Fees in addition to the Permit Fee: New Commercial Construction, Addition, or Alteration to Commercial Building	Maximum 50% of the Value of the Calculated Permit Fee as determined to be appropriate by the Building Department
1	**New One- and Two-Family residences and Townhouses (R-3):** Applies to new one and two family and townhouse projects. The Building Department has the discretion to apply this fee or a portion thereof.	Maximum 15% of the Value of the Calculated Permit Fee as determined to be appropriate by the Building Department
	Residential Submittal Fee: Applies to residential projects that hold a risk of non-issuance after staff intake and review, as determined by the Building Official.	Maximum of $250 non-refundable fee, to be applied to the permit fee at the time of issuance
	Third Party Plan Review: The Building Department may require certain projects to have plan reviews completed by a third party. Any costs between the applicant and the third party reviewer are negotiated and charged directly between the parties. The Building Department may assess an additional fee associated for the Building Department's additional review.	Maximum 20% of the Value of the Calculated Permit Fee as determined to be appropriate by the Building Department

Table 1B- Fees Related to Administration/Inspections

Fee #	Fee Description	Fee Value
2	Inspections outside of normal business hours (2 hour minimum)	$60.00 per hour per person
3	Inspections or plan review for which no fee is specifically indicated	$50.00 per hour per person
4	Re-inspection Fee	$50.00 first re-inspection $100.00 for addition re-inspection on same violation
5	Same day inspection if staff is available	$100.00 in addition to required Re-inspection fee (4)
6	When inspections are required after Temporary Certificate of Occupancy expires Extensions before TCO expires	$250.00 $100.00
7	Administrative functions not covered in other fees (i.e. condemnations, oversight of unsafe conditions, etc.)	$75.00 per hour per person

Project Specific Permit Fees

Fee #	Fee Description	Fee Value
7	Demolition Permit	$50.00
8	Move on Houses Permit Fee	Table 2 (2)
9	Signs Illuminated and Non Illuminated Permit Fee	Table 2 (1)
10	Mechanical, Electrical, Plumbing, Hot Tubs, Pools & Spas Permit Fee	Table 2 (1)
11	Manufactured Home (HUD) Permit Fee (Utilities Only)	$150.00
12	Manufactured Home (HUD) on required Permanent Foundation Permit Fee	$200.00
13	International Residential Code (IRC) Certified Homes Permit Fee on required Permanent Foundation and Utilities only IRC Certified Homes with On-Site Construction Inspections Verified by Mesa County Building Department	$200.00 Table 2 (1)
14	Office/ Construction Trailer Permit Fee	$150.00 per section
15	Change in Use/ Occupation Valuation Permit Fee Under $2,000 Valuation Over $2,000 Valuation	$50.00 Table 2 (1)
16	First reactivation of expired permit	$50.00
17	Additional reactivation or release of non-compliance	$50.00 per trade included

Project Specific Permit Fees (continued)

16	Decks, Patio Covers, Storage Sheds & Open Carports Permit Fee Less than 400 sq. ft. in area and accessory to residences Plumbing, Electrical & Mechanical Over 400 sq. ft. in area: Valuation Calculated at $15.00 per sq. ft.	 $50.00 Table 2 (1) Table 2
	Intermodal Shipping Container Shed/Storage with No Utilities or Attached Construction	$50.00
	Work Commencing before Permit Issuance (at Building Official discretion)	2x Permit Fee

(1) "Total Valuation" is the actual coast of project labor and materials.

(2) "Total Valuation" is determined by Table 3A and 3B.

Table 2- Permit Fee Schedule

Total Valuation	Permit Fee (All Permit Fees Rounded up to the next dollar)
Up to $1200.00	$50.00
$1200.01 to $2,000	$50.00 for the first $1200.00 plus $2.20 for each additional $100.00 or fraction thereof, to and including $2,000
$2,000.01 to $25,000	$68.00 for the first $2,000.00 plus $9.90 for each additional $1,000.00 or fraction thereof, to and including $25,000
$25,000.01 to $50,000	$295.70 for the first $25,000.00 plus $7.20 for each additional $1,000.00 or fraction thereof, to and including $50,000
$50,000.01 to $100,000	$475.70 for the first $50,000.00 plus $5.00 for each additional $1,000.00 or fraction thereof, to and including $100,000
$100,000.01 to $500,000	$725.70 for the first $100,000.00 plus $3.90 for each additional $1,000.00 or fraction thereof, to and including $500,000
$500,00.01 to $1,000,000	$2,285.70 for the first $500,000.00 plus $3.30 for each additional $1,000.00 or fraction thereof, to and including $1,000,000
$1,000,000.01 And up	$3,935.70 for the first $1,000,000.00 plus $2.20 for each additional $1,000.00 or fraction thereof

Notes:

1. To determine the Total Valuation for new construction or additions, select the applicable Square Foot Construction Cost multiplier in Table 3A and 3B- Building Valuation Data. The product of the identified multiplier and the area, in square feet, of the outside dimension of the proposed construction project is the Total Valuation.

2. The Total Valuation for remodels is the actual labor and material cost of the project

3. Table 3A- Building Valuation Data

Group	Type of Construction								
	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, Theaters, with stage	160.69	153.29	149.76	143.55	133.59	132.90	138.98	123.75	119.25
A-1 Assembly, Theaters, without stage	148.41	141.02	137.48	131.28	121.31	120.63	126.71	111.47	106.98
A-2 Assembly nightclubs	118.34	115.03	112.14	107.94	100.98	99.751	104.00	91.98	88.94
A-2 Assembly, restaurants, bars, banquet halls	117.34	114.03	110.14	106.94	98.98	98.75	103.00	89.98	87.94
A-3 Assembly, churches	149.66	142.27	138.73	132.52	122.51	121.82	127.96	112.67	108.17
A-3 Assembly, general, community halls, libraries, museums	119.71	111.78	107.24	102.03	91.08	91.39	97.46	81.24	77.74
A-4 Assembly, arenas	117.34	114.03	110.14	106.94	98.98	98.75	103.00	89.98	87.94
B Business	119.85	115.54	111.79	106.56	95.15	94.65	102.31	84.79	81.61
E Educational	128.37	124.05	120.50	115.17	106.24	103.73	111.36	94.92	91.38
F-1 Factory and industrial, moderate hazard	74.13	70.68	66.42	64.36	55.62	56.61	61.75	47.42	45.06
F-2 Factory and industrial, low hazard	73.13	69.68	66.42	63.36	55.62	55.61	60.75	47.42	44.06
H-1 High Hazard, explosives	69.75	66.29	63.04	59.97	52.43	52.42	57.36	44.23	NP
H234 High Hazard	69.75	66.29	63.04	59.97	52.43	52.42	57.36	44.23	40.88
H-5 HPM	119.85	115.54	111.79	106.56	95.15	94.65	102.31	84.79	81.61
I-1 Institutional, supervised environment	119.19	115.10	112.01	107.47	98.61	98.56	104.22	90.64	87.06
I-2 Institutional incapacitated	200.36	196.04	192.30	187.07	175.32	NP	182.81	164.96	NP
I-3 Institutional, restrained	137.99	133.67	129.93	124.70	114.47	112.98	120.44	104.12	98.94

Table 3A- Building Valuation Data (continued)

Group	Type of Construction								
	IA	**IB**	**IIA**	**IIB**	**IIIA**	**IIIB**	**IV**	**VA**	**VB**
1-4 Institutional, day care facilities	119.19	115.10	112.01	107.47	98.61	98.56	104.22	90.64	87.06
M Mercantile	88.15	84.83	80.95	71.74	70.26	70.02	73.81	61.26	59.22
R-1 Residential, hotels	120.33	116.24	113.15	108.61	99.80	99.75	105.41	91.83	88.25
R-2 Residential, multi-family	100.33	96.24	93.15	88.61	79.95	79.90	85.56	71.98	68.40
R-3 Residential, one and two-family	96.19	93.52	91.22	88.71	84.51	84.36	87.22	80.46	74.68
R-4 Residential, care/ assisted living facilities	119.19	115.10	112.01	107.47	98.61	98.56	104.22	90.64	87.06
S-1 Storage, moderate hazard	68.75	65.29	61.04	58.97	50.43	51.42	56.36	42.23	39.88
S-2 Storage, low hazard	67.75	64.29	61.04	57.97	50.43	50.42	55.36	42.23	38.88
U Utility, miscellaneous	52.28	49.43	46.49	44.17	38.31	38.31	41.69	31.50	29.99

Notes:

1. Private Garages use Utility, miscellaneous Group
2. Unfinished basements (all use groups) = $15.$\underline{00}$ per sq. ft.
3. For shell only buildings, deduct 20 percent
4. N.P. = Not Permitted
5. Complete unfinished residential basements $40.$\underline{00}$ per sq. ft.
6. The values in this table are from the 2003 International Building Code (IBC). This reference to the 2003 IBC is intended to only apply to the values listed in this Table. For all other requirements of the Mesa County Building Code, including the definition of any Group or Construction Type, the version of the IBC that applies is the one adopted by the Building Department.

RESOLUTION NO. 43-25

A RESOLUTION AMENDING BUILDING CODE FEES FOR THE 2024 EDITIONS, OF THE INTERNATIONAL BUILDING CODE, THE INTERNATIONAL EXISTING BUILDING CODE, THE INTERNATIONAL MECHANICAL CODE, THE INTERNATIONAL RESIDENTIAL CODE, THE INTERNATIONAL PLUMBING AND FUEL GAS CODE AS ADOPTED BY THE STATE OF COLORADO, THE NATIONAL ELECTRIC CODE AS ADOPTED BY THE STATE OF COLORADO, THE MODEL ELECTRIC READY AND SOLAR READY CODE AS ADOPTED BY THE STATE OF COLORADO, AND THE 2021 INTERNATIONAL ENERGY CONSERVATION IN THE CITY OF GRAND JUNCTION, COLORADO

Recitals:

On August 16, 2017, City Council last approved changes to the standard fees for the imposition of certain fees and charges for inspection, permitting, services and other expenses of the administration of the adopted Building Codes. Those fees were set by Resolution No. 48-17. After review and much deliberation with the building industry of the valley, in general, the building industry supported the increase in fees so long as the total revenue covered but did not exceed the cost to staff and equip the Building Department to meet current needs. The limited proposed changes to the fee schedule have been included to account for the increase in costs since 2017.

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

As concerns the 2024 Editions, of the International Building Code, the International Existing Building Code, the International Mechanical Code, the International Residential Code, the International Plumbing and Fuel Gas Code as Adopted by the State of Colorado, the National Electric Code as Adopted by the State of Colorado, the Model Electric Ready and Solar Ready Code as Adopted by the State of Colorado, and the 2021 International Energy Conservation Code International Building Code ("Building Codes") adopted by Ordinance ___, Resolution No. 48-17 is hereby repealed and replaced with this Resolution and the attached Exhibit "A" consisting of Table 1A, Table 1B including Project Specific Permit Fees, Table 2, and Table 3A which are all incorporated herein. Those fees shall constitute the fees and charges applicable in the City of Grand Junction under the adopted Building Codes as adopted and becoming of September 1, 2025, unless otherwise established by separate ordinance or other resolution.

DRAFT

Any fees set by prior resolution in conflict with those adopted herein are hereby repealed as of the effective date hereof, September 1, 2025, and all other fees not in conflict or specifically modified herein shall remain in full force and effect.

PASSED AND ADOPTED this 16th day of July 2025.

_____

Cody Kennedy
President of the City Council

ATTEST:

_____

Selestina Sandoval
City Clerk

DRAFT

Grand Junction City Council

Regular Session

Item #7.b.

Meeting Date: July 16, 2025

Presented By: Steve Kollar, Fire Marshal, Gus Hendricks, Deputy Chief/Emergency Manager, John Shaver, City Attorney

Department: Fire

Submitted By: Jamie B. Beard, Assistant City Attorney

Information

SUBJECT:

Resolution Adopting Fire Prevention Fees in Relation to Services Provided in Accordance with the 2024 International Fire Code and Repealing Any Prior Fire Prevention Fees in Conflict Therewith

RECOMMENDATION:

Staff recommends approval of the Resolution Adopting Fire Prevention Fees in Relation to Services Provided in Accordance with the 2024 International Fire Code and Repealing Any Prior Fire Prevention Fees in Conflict Therewith and making the resolution effective as of September 1, 2025.

EXECUTIVE SUMMARY:

The 2024 edition of the International Fire Code (“IFC 2024”) is the updated version of the 2018 edition of the International Fire Code, which is presently part of the Grand Junction Municipal Code ("GJMC") found in Chapter 15.44. The IFC 2024 is part of the 2024 International Code set currently being considered for adoption by the City of Grand Junction ("City"). Additional services and permits will be provided by the Grand Junction Fire Department, with some of the changes in the IFC 2024.

BACKGROUND OR DETAILED INFORMATION:

The 2024 edition of the International Fire Code (“IFC 2024”) is the updated version of the 2018 edition of the International Fire Code, which is presently part of the Grand Junction Municipal Code ("GJMC") found in Chapter 15.44. The IFC 2024 is part of the 2024 International Code set currently being considered for adoption by the City of Grand Junction ("City"). Additional services and nine new permits will be provided by the Grand Junction Fire Department ("GJFC") with some of the changes in the IFC 2024.

The fees set forth in the proposed resolution, see the attached Exhibit "A," do not increase any of the permit fees. Instead, there are nine additional permits that may be issued by GJMC, and the fees for those permits and inspections related to those permits are set the same as the various other permits and inspection fees previously approved within Exhibit "A." The new permits are the last nine permits indicated on Exhibit "A," beginning with Additive Manufacturing and ending with Lumber Yard/Woodworking Plants.

In addition, permits and services previously treated as a miscellaneous permit or a special permit are now set forth in the fee schedule as a specific permit, e.g. HVAC Installation. Again, no fees have increased and in some instances there is a reduction. Designating the specific permits provides clarity for those needing to comply with the IFC 2024.

FISCAL IMPACT:

Minimal impact as the change allows for fees for the additional permits that may be issued, but overall not anticipated to significantly increase the total number of permits issued for the year as accounted for in the present budget.

SUGGESTED MOTION:

I move to adopt Resolution 42-25, a resolution adopting Fire Prevention Fees in Relation to Services Provided in Accordance with the 2024 International Fire Code and Repealing Any Prior Fire Prevention Fees in Conflict Therewith and making the resolution effective as of September 1, 2025.

Attachments

1. Exhibit A Fire Prevention Fees 2024 v2
2. RES-42-25 20250709

Fire Prevention Services	2024
New Building Review Fee	
1-5,000 square feet	$150 flat fee/$50 each inspection
>5,000 square feet	$150 plus $.04 per square feet >5,000/$50 each inspection
Tenant Finish Plan Review Fee	
1-200 square fee	$25 flat fee (includes inspections)
201-500 square feet	$50 flat fee/$50 each inspection
501-5,000 square feet	$100 flat fee/$50 each inspection
>5,000 square feet	$150 plus $.04 per square feet >5,000/$50 each inspection
Fire Alarm Plan Review Fee	
System modification	$50 flat fee = < 5 devices/$50 each inspection
Fire alarm system	$150 plus $2.00 per device/$50 each inspection
Fire Sprinkler System Plan Review Fee	
System modification	$50 flat fee (= < 20 heads)/$50 each inspection
Fire Sprinkler System	$150 plus $2.00 per device/$50 each inspection
Miscellaneous Permits	
Misc./Special/Extra Inspections	$100 per trip/Paid prior to inspection
Fire Flow	$75 witness test
Hood extinguishing system	$100 flat fee per hood/$50 each inspection
Spray booth	$200 flat fee/$50 each inspection
Install above-ground tanks	$100 per tank/$50 each inspection
Install underground tanks	$200 per tank/$50 each inspection
Remove above-ground tanks	$100 per tank/$50 each inspection
Remove underground tanks	$200 flat fee/$50 each inspection
LP gas installation	$200 flat fee/$50 each inspection
Explosives of blasting agents	$250 per permit
High-piled storage	$100 per permit
Alternative Automatic Extinguishing System	$200 per permit
Spray finishing	$200 per permit
Tents/air-supported structures	$100 per permit
Fireworks sales	$150 per permit
Fireworks public displays	$200 per permit
Work performed without obtaining a permit	Double regular fee
Bonfire permit - ceremonial/non-profit	$25 per permit
Underground Fire Line	$200.00
Indoor Pyrotechnic/Flame Effects	$200.00
CO2 Permit	$50.00
Emergency Responder Radio Communication	$200.00
Plans which require more than 2 reviews	1.5 X original plan review fee
Burn permit	$25 per year
Mobile Food Preparation Vechicles	$50 per permit (annually)
Medical Gas/**Compressed Gas** System	$200 flat fee/$50 each inspection
Special Amusement Building/Temporary Haunted Ho	$100 per permit
Special Request/Licensure Fire Inspection	$50 per permit
Exhibits and Trade Show	$100 per permit
Carnival and Fairs	$100 per permit
High-Piled Combustible Storage	$100 per permit
Special /Outdoor Assembly Event	$100 per permit
Temporary Special Event Structures	$100 per permit
Alternative Materials, Designs & Methods Review	$120.00 /hour
LP Gas Tank Exchange/Cage	$100 per permit
Hazardous Materials Plan Review & Permit	$300 flat fee/$50 each inspection
Processing & Extraction Facilities	$300 flat fee/$50 each inspection
HVAC Installation	$50 flat fee/$50 each inspection
Additive Manufacturing	$300 flat fee/$50 each inspection
Aviation Facilities	$300 flat fee/$50 each inspection
Combustible Dust Operations	$300 flat fee/$50 each inspection
Combustible Fibers	$300 flat fee/$50 each inspection
Energy Storage/Solar PVP Systems	$300 flat fee/$50 each inspection
Hazardous Production Materials	$300 flat fee/$50 each inspection
Indoor Plant Cultivation	$300 flat fee/$50 each inspection
Lithium Battery	$300 flat fee/$50 each inspection
Lumber yard/Woodworking Plants	$300 flat fee/$50 each inspection

RESOLUTION NO. 42-25

RESOLUTION ADOPTING FIRE PREVENTION FEES IN RELATION TO SERVICES PROVIDED IN ACCORDANCE WITH THE 2024 INTERNATIONAL FIRE CODE AND REPEALING ANY PRIOR FIRE PREVENTION FEES IN CONFLICT THEREWITH

Recitals:

The 2024 edition of the International Fire Code ("2024 IFC) provides for imposition of certain fees and charges for inspection, permitting, services and other expenses of the administration of the codes. The 2018 edition of the International Fire Code allowed for the same. The Fire Prevention Fees set forth in the attached Exhibit "A" includes those fees previously approved for the services and permits administered by the Grand Junction Fire Department under the 2018 edition. The 2024 IFC includes those permits and services within the 2018 edition along with nine new additional permits including: 1) Additive Manufacturing, 2) Aviation Facilities, 3) Combustible Dust Operations, 4) Combustible Fibers, 5) Energy Storage/Solar PVP Systems, 6) Hazardous Production Material, 7) Indoor Plant Cultivation, 8) Lithium Battery, and 9) Lumber Yard/Woodworking Plants.

The charge for each of the new permits and the inspections associated with each are set forth in the same amount as the various other permits previously approved by the City Council in the amount $300 flat fee per permit and $50 for each inspection related to the permit.

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

As concerns the 2024 Edition of the International Fire Code adopted by Ordinance _____(2024 IFC), the Fire Prevention Services fees shall be as set forth in the attached Exhibit "A" which is incorporated herein. Those fees shall constitute the fees and charges applicable under the 2024 IFC as adopted and becoming effective September 1, 2025, unless otherwise established by separate ordinance or other resolution.

Any fees established by prior resolution in conflict with those adopted herein are hereby repealed as of the effective date hereof, September 1, 2025, and all other fees not in conflict or specifically modified herein shall remain in full force and effect.

PASSED AND ADOPTED this 16th day of July 2025.

DRAFT

_____

Cody Kennedy
President of the City Council

ATTEST:

_____

Selestina Sandoval
City Clerk

DRAFT

Grand Junction City Council

Regular Session

Item #7.c.

Meeting Date: July 16, 2025

Presented By: Ashley Chambers, Housing Manager

Department: Community Development

Submitted By: Ashley Chambers, Housing Manager

Information

SUBJECT:

A Resolution Delegating to the Colorado Housing And Finance Authority (CHFA) the Authority to Issue Bonds and Authorizing a Delegation Agreement Using 2023 and 2024 Private Activity Bond Volume Cap in Support of the Ascent Project, an Affordable Housing Development

RECOMMENDATION:

Staff recommends approval of this item.

EXECUTIVE SUMMARY:

Brikwell (Developer) has requested that the City assign its 2023, 2024, and 2025 Private Activity Bond (PAB) allocations to CHFA to support the financing of Ascent at Salt Flats, a 144-unit affordable housing project serving households between 30%–70% AMI, with an average income of 58% AMI. If approved, this allocation will be used by CHFA to finance a portion of the project with tax-exempt bonds, a key tool to access 4% Low Income Housing Tax Credits (LIHTC) funding. This project aligns with the City's housing strategies and Prop 123 goals.

BACKGROUND OR DETAILED INFORMATION:

Brikwell (developer) has requested that the City of Grand Junction assign the 2023, 2024, and 2025 Private Activity Bond (PAB) allocations to the Colorado Housing and Finance Authority (CHFA) in support of "Ascent at Salt Flats," a proposed 144-unit affordable housing development located within the Salt Flats Master Plan. If approved, this allocation will be used by CHFA to help finance the project through the issuance of tax-exempt bonds.

Each year, the State of Colorado allocates the authority to issue tax-exempt Private Activity Bonds (PABs) directly to local governments whose population warrants an

allocation of $1 million or more. These bonds are not considered a debt of the City and do not create a financial obligation for the City once assigned. PABs can be issued by the City for eligible projects or assigned to entities such as CHFA or housing authorities to support qualified developments. If unused or unassigned, the PAB allocation reverts to the State.

In recent years, the City has prioritized the development of affordable rental housing by carrying forward its Private Activity Bond (PAB) allocations in alignment with the City's adopted Housing Strategies. In 2023, City Council adopted an administrative policy to carry forward annual allocations to preserve local access to this critical financing tool, as it often takes multiple years—and/or contributions from multiple jurisdictions—to meet the full financing needs of such developments. As such, the City's 2023 allocation of $4,031,651 and 2024 allocation of $4,253,193 were carried forward for future use on a qualifying rental project. The 2025 PAB allocation, in the amount of $4,465,271, has also been requested for this project, will be considered under a separate resolution.

Ascent at the Salt Flats is a family-oriented, mixed-income housing development that will offer a broad range of unit types (studio to four-bedroom), serving households earning between 30% and 70% of Area Median Income (AMI), with a project-wide average of 58% AMI. The project also includes an onsite Early Childhood Education Center and a range of amenities designed to support resident stability, economic mobility, and long-term community integration.

The project is located on an approximate 4-acre parcel within the 21.78-acre Salt Flats master planned community, which is a transformative, mixed-income affordable and attainable housing initiative supported by the City of Grand Junction and multiple state-level housing grants. Ascent is expected to break ground in Spring of 2026, pending final PAB allocation approvals, and will provide urgently needed affordable housing units in a high-growth, high-opportunity area of Grand Junction.The parcel is currently being surveyed, and we are awaiting the final legal descriptions. Due to timing challenges related to the Private Activity Bond (PAB) allocation requirements, different components of the project are moving forward at varying paces. As a result, the lease agreement for the parcel is anticipated to to come to City Council in the coming weeks.

The use of Private Activity Bonds (PABs) for the Ascent at Salt Flats affordable housing project supports Housing Strategy 4—creating a dedicated funding source to address housing challenges—by providing a critical financing tool to leverage tax-exempt bonds and access 4% Low Income Housing Tax Credits (LIHTC), both of which are essential to the project's financial feasibility. This approach aligns with the City's long-term goal of expanding equitable, accessible, and inclusive housing opportunities and directly advances progress toward meeting the affordable housing unit production targets established under Proposition 123.

FISCAL IMPACT:

Private Activity Bonds are an authorization by the State of Colorado that allows the City to issue tax exempt bonds on behalf of a qualified project or assign the allocation; therefore assignment of the City's bond allocation does not have a direct fiscal impact.

SUGGESTED MOTION:

I move to adopt Resolution No. 40-25, a resolution delegating to the Colorado Housing and Finance Authority (CHFA) the authority to issue bonds and authorizing a delegation agreement using 2023 and 2024 Private Activity Bond Volume Cap in support of the Ascent Project, an Affordable Housing Development.

Attachments

1. DEL-City of Grand Junction to CHFA Delegation Agreement (2023 and 2024 Carryforward)
2. RES-City of Grand Junction delegation resolution (GJ to CHFA - 2023 and 2024 carryforward)7.8.25

DELEGATION AGREEMENT

This Delegation Agreement is made and entered as of July 16, 2025 between the CITY OF GRAND JUNCTION, COLORADO ("Grand Junction"), a public body corporate and politic of the State of Colorado (the "State"), and the COLORADO HOUSING AND FINANCE AUTHORITY ("CHFA"), a body corporate and a political subdivision of the State.

1. Preliminary Statement. Among the matters of mutual inducement which have resulted in the execution of this Delegation Agreement are the following:

(a) Grand Junction and CHFA are authorized by law to assist in the financing of housing facilities for low- and middle-income families and persons, and to issue bonds for such purpose.

(b) Section 18 of Article XIV of the Colorado Constitution and Part 2 of Article 1 of Title 29, Colorado Revised Statutes, authorize Grand Junction to delegate to CHFA the authority to act as Grand Junction's agent to issue bonds for such purpose.

(c) For purposes of Section 146 of the Internal Revenue Code of 1986, as amended (the "Tax Code"), Grand Junction has remaining available (i) for use in 2025 and 2026 private activity bond volume cap remaining from 2023 in the amount of at least $4,031,651, and (ii) for use in 2025, 2026 and 2027 private activity bond volume cap remaining from 2024 in the amount of at least $4,253,193, all of which Grand Junction elected to carry forward pursuant to Section 146(f) of the Internal Revenue Code of 1986, as amended, for "qualified residential rental projects" (the "Carryforward Allocation"), all of which remains unused.

(d) Grand Junction desires to delegate to CHFA its powers to issue one or more series of revenue bonds, notes or other obligations (the "Bonds") using up to $8,284,844 of such Carryforward Allocation (consisting of $4,031,651 remaining from 2023 and $4,253,193 remaining from 2024) (the "Delegated Cap") to be used to finance qualified residential rental projects.

(e) CHFA desires to accept such delegation.

(f) Neither the execution and delivery of this Delegation Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the terms and conditions of this Delegation Agreement conflicts with or results in a breach of any of the terms, conditions or provisions of any legal restriction or any agreement or instrument to which Grand Junction or CHFA is now a party or by which Grand Junction or CHFA is bound, or constitutes a default under any of the foregoing.

2. Delegation by Grand Junction.

(a) Grand Junction hereby delegates to CHFA all authority of Grand Junction with respect to the issuance of the Bonds. Grand Junction acknowledges that, for federal income tax purposes, it will be the "issuer" of the Bonds, and authorizes CHFA to act as its agent and representative in effecting the issuance of the Bonds and to take all necessary or desirable action towards accomplishing that purpose, including without limitation completing, executing and filing any IRS Form 8038s required. Grand Junction acknowledges that the proceeds of the Bonds may be used anywhere in the State, not solely within the jurisdictional limits of Grand Junction.

(b) Grand Junction agrees that it will take such further action and adopt such further proceedings as may be required to implement the terms of this Delegation Agreement. Such further action will include, but is not necessarily limited to, the execution of a Federal Tax Exemption Certificate in connection with the issuance of the Bonds. In executing each such Certificate, Grand Junction will be entitled to review and exclusively rely upon the corresponding Federal Tax Exemption Certificate of CHFA.

3. Acceptance of Delegation by CHFA.

(a) CHFA hereby accepts the delegation granted to it by Grand Junction, subject to the terms and conditions herein contained.

(b) CHFA agrees that it will take such further action and adopt such further proceedings as may be required to implement the terms of this Delegation Agreement.

4. General Provisions.

(a) This Delegation Agreement is hereby declared irrevocable during the terms of any agreements to be entered into by CHFA for the purpose of providing for the issuance of the Bonds, and this Delegation Agreement shall terminate upon the termination of all of such agreements.

(b) This Delegation Agreement shall not constitute the debt or indebtedness of CHFA or Grand Junction within the meaning of the Constitution or laws of the State, nor give rise to a pecuniary liability or a charge against the general credit or taxing powers of CHFA or Grand Junction.

(c) This Delegation Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument. To the fullest extent permitted by applicable law, facsimile, PDF or electronically transmitted signatures shall be treated as original signatures for all purposes hereunder.

(Signature page follows)

(Signature page to Delegation Agreement)

IN WITNESS WHEREOF, the parties hereto have entered into this Delegation Agreement as of the day and year first above written.

THE CITY OF GRAND JUNCTION, COLORADO

By: _____
Cody Kennedy
President, City Council

COLORADO HOUSING AND FINANCE AUTHORITY

By: _____
Steve Johnson
Chief Operating Officer

RESOLUTION NO. 40-25

A RESOLUTION DECLARING THE INTENT OF THE CITY OF GRAND JUNCTION, COLORADO TO DELEGATE TO THE COLORADO HOUSING AND FINANCE AUTHORITY THE AUTHORITY TO ISSUE BONDS USING 2023 AND 2024 PRIVATE ACTIVITY BOND VOLUME CAP IN SUPPORT OF THE ASCENT AT THE SALT FLATS PROJECT; AND AUTHORIZING A DELEGATION AGREEMENT IN CONNECTION THEREWITH.

WHEREAS, pursuant to the Private Activity Bond Ceiling Act, constituting Title 24, Article 32, Part 17, Colorado Revised Statutes (the "Allocation Act"), Grand Junction, Colorado (the "City") has available (i) for use in 2025 and 2026 private activity bond volume cap in the amount of $4,031,651 from 2023, and (ii) for use in 2025, 2026 and 2027 private activity volume cap remaining from in the amount of $4,253,193 from 2024, all of which it elected to carry forward pursuant to Section 146(f) of the Internal Revenue Code of 1986, as amended (the "Tax Code"), for "qualified residential rental projects" (the "Carryforward Allocation"); and

WHEREAS, all of the Carryforward Allocation remains unused and is available for use in 2026 and 2025, and 2025, 2026 and 2027, respectively; and

WHEREAS, the Colorado Housing and Finance Authority ("CHFA") has requested that the City delegate to CHFA its powers to issue revenue bonds using the Carryforward Allocation to finance housing facilities for low- and middle-income families and persons; and

WHEREAS, for purposes of Section 146 of the Tax Code, the City has agreed to delegate to CHFA its powers to issue revenue bonds using up to $8,284,844 (consisting of all of up to $4,031,651 from 2023 and $4,253,193 from 2024) of the Carryforward Allocation to finance housing facilities for low- and middle-income families; and has determined that it is necessary or desirable to provide for the utilization of all or a portion of the Carryforward Allocation for the use of Brikwell Developers for the purpose of financing the Ascent at the Salt Flats Project in Grand Junction, CO ("Project".)

WHEREAS, CHFA and the City are both authorized by law to assist in the financing of housing facilities for low- and middle-income families and persons to the end that decent, safe and sanitary dwelling accommodations for such families and persons may be provided, and to issue bonds evidencing such; and Section 18 of Article XIV of the Colorado Constitution and Part 2 of Article 1 of Title 29, Colorado Revised Statutes, authorize the County to delegate to CHFA the authority to act as the County's agent to issue bonds for such purpose; and

WHEREAS, it is necessary to authorize the execution by the City of a Delegation Agreement between CHFA and the City (the "Delegation Agreement").

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

Section 1. The City hereby authorizes the delegation of authority to CHFA to utilize up to $8,284,844 of the City's Carryforward Allocation for the Project. If the Project does not

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proceed, these funds may be used for another similar project, to be determined by CHFA, with a preference for projects located in Grand Junction, Colorado.

Section 2. The form, terms and provisions of the Delegation Agreement hereby are approved and the Council President and City Manager and City Attorney of the City hereby are authorized and directed to execute (via manual or electronic signature) deliver the Delegation Agreement, with such changes therein as are approved by the Council President or other appropriate officers of the City executing the Delegation Agreement. The execution of the Delegation Agreement shall be conclusive evidence of the approval by the City of such document in accordance with the terms hereof.

Section 3. The City Manager is authorized to execute and deliver the final form of the Assignment of Allocation on behalf of the City and to take such other steps or actions necessary or reasonably required to carry out the terms and intent of this Resolution and the Delegation Agreement, including any amendments to the Delegation Agreement not inconsistent with this Resolution.

Section 4. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

Section 5. All action not inconsistent with the provisions of this Resolution heretofore taken by the Board and the officers of the City directed toward the Carryforward Allocation and the authorization of the Delegation Agreement hereby are ratified, approved and confirmed.

Section 6. This Resolution shall be in full force and effect upon its passage and adoption.

(Remainder of page intentionally left blank)

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PASSED, ADOPTED AND APPROVED this, July 16, 2025.

CITY COUNCIL OF THE CITY OF GRAND JUNCTION

_____
Cody Kennedy
President of the Council

ATTEST:

_____
Selestina Sandoval
City Clerk

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Grand Junction City Council

Regular Session

Item #7.d.

Meeting Date: July 16, 2025

Presented By: Ashley Chambers, Housing Manager

Department: Community Development

Submitted By: Ashley Chambers, Housing Manager

Information

SUBJECT:

A Resolution Assigning the 2025 Private Activity Bond Volume Cap to the Colorado Housing and Finance Authority (CHFA) in Support of the Ascent Project, an Affordable Housing Development

RECOMMENDATION:

Staff recommends approval of this item.

EXECUTIVE SUMMARY:

Brikwell (Developer) has requested that the City assign its 2023, 2024, and 2025 Private Activity Bond (PAB) allocations to CHFA to support the financing of Ascent at Salt Flats, a 144-unit affordable housing project serving households between 30%–70% AMI, with an average income of 58% AMI. If approved, this allocation will be used by CHFA to finance a portion of the project with tax-exempt bonds, a key tool to access 4% Low Income Housing Tax Credits (LIHTC) funding. This project aligns with the City's housing strategies and Prop 123 goals.

BACKGROUND OR DETAILED INFORMATION:

Brikwell (developer) has requested that the City of Grand Junction assign the 2023, 2024, and 2025 Private Activity Bond (PAB) allocations to the Colorado Housing and Finance Authority (CHFA) in support of "Ascent at Salt Flats," a proposed 144-unit affordable housing development located within the Salt Flats Master Plan. If approved, this allocation will be used by CHFA to help finance the project through the issuance of tax-exempt bonds.

Each year, the State of Colorado allocates the authority to issue tax-exempt Private Activity Bonds (PABs) directly to local governments whose population warrants an allocation of $1 million or more. These bonds are not considered a debt of the City and

do not create a financial obligation for the City once assigned. PABs can be issued by the City for eligible projects or assigned to entities such as CHFA or housing authorities to support qualified developments. If unused or unassigned, the PAB allocation reverts to the State.

In recent years, the City has prioritized the development of affordable rental housing by carrying forward its Private Activity Bond (PAB) allocations in alignment with the City's adopted Housing Strategies. In 2023, City Council adopted an administrative policy to carry forward annual allocations to preserve local access to this critical financing tool, as it often takes multiple years—and/or contributions from multiple jurisdictions—to meet the full financing needs of such developments. As such, the City's 2023 allocation of $4,031,651 and 2024 allocation of $4,253,193 were carried forward for future use on a qualifying rental project, and were requested under a separate resolution. The 2025 PAB allocation, in the amount of $4,465,271, has also been requested for this project.

Ascent at the Salt Flats is a family-oriented, mixed-income housing development that will offer a broad range of unit types (studio to four-bedroom), serving households earning between 30% and 70% of Area Median Income (AMI), with a project-wide average of 58% AMI. The project also includes an onsite Early Childhood Education Center and a range of amenities designed to support resident stability, economic mobility, and long-term community integration.

The project is located on an approximate 4-acre parcel within the 21.78-acre Salt Flats master planned community, which is a transformative, mixed-income, affordable, and attainable housing initiative supported by the City of Grand Junction and multiple state-level housing grants. Ascent is expected to break ground in the spring of 2026, pending final PAB allocation approvals, and will provide urgently needed affordable housing units in a high-growth, high-opportunity area of Grand Junction. Due to timing challenges related to the Private Activity Bond (PAB) allocation requirements and the pending survey, different components of the project are moving forward at varying paces. As a result, the lease agreement for the parcel is anticipated to be presented to City Council at the August 2 meeting.

The use of Private Activity Bonds (PABs) for the Ascent at Salt Flats affordable housing project supports Housing Strategy 4—creating a dedicated funding source to address housing challenges—by providing a critical financing tool to leverage tax-exempt bonds and access 4% Low Income Housing Tax Credits (LIHTC), both of which are essential to the project's financial feasibility. This approach aligns with the City's long-term goal of expanding equitable, accessible, and inclusive housing opportunities and directly advances progress toward meeting the affordable housing unit production targets established under Proposition 123.

FISCAL IMPACT:

Private Activity Bonds are an authorization by the State of Colorado that allows the City to issue tax exempt bonds on behalf of a qualified project or assign the allocation; therefore assignment of the City's bond allocation does not have a direct fiscal impact.

SUGGESTED MOTION:

I move to adopt Resolution 41-25, a resolution assigning the 2025 Private Activity Bond Volume Cap to the Colorado Housing and Finance Authority (CHFA) in support of the Ascent Project, an Affordable Housing Development.

Attachments

1. 2025 Assignment of Allocation-City
2. RES-PAB Allocation 20250708

assignment of allocation - city

Multifamily Housing Facility Bonds/Single Family Mortgage Revenue Bonds

This Assignment of Allocation (the "Assignment"), dated this 16th day of July, 2025, is between the City of Grand Junction, Colorado (the "Assignor" or the "Jurisdiction") and Colorado Housing and Finance Authority (the "Assignee").

WITNESSETH:

WHEREAS, the Assignor and the Assignee are authorized and empowered under the laws of the State of Colorado (the "State") to issue revenue bonds for the purpose of providing single- family mortgage loans to low- and moderate-income persons and families; and

WHEREAS, the Internal Revenue Code of 1986, as amended (the "Code"), restricts the amount of tax-exempt bonds ("Private Activity Bonds") which may be issued in the State to finance such projects and for certain other purposes (the "State Ceiling"); and

WHEREAS, pursuant to the Code, the Colorado legislature adopted the Colorado Private Activity Bond Ceiling Allocation Act, Part 17 of Article 32 of Title 24, Colorado Revised Statutes (the "Allocation Act"), providing for the allocation of the State Ceiling among the Assignee and other governmental units in the State, and further providing for the assignment of allocations from such other governmental units to the Assignee; and

WHEREAS, pursuant to an allocation under Section 24-32-1706 of the Allocation Act, the Assignor has an allocation of the 2025 State Ceiling for the issuance of a specified principal amount of Private Activity Bonds prior to September 15, 2025, (the "2025 Allocation"); and

WHEREAS, the Assignor has determined that, in order to increase the availability of adequate affordable housing for low- and moderate-income persons and families within the Jurisdiction, Colorado and elsewhere in the State, it is necessary or desirable to provide for the utilization of all or a portion of the 2025 Allocation; and

WHEREAS, the Assignor has determined that the 2025 Allocation, or a portion thereof, can be utilized most efficiently by assigning it to the Assignee to issue Private Activity Bonds for the purpose of financing one or more multifamily rental housing projects for low- and moderate-income persons and families or to issue Private Activity Bonds for the purpose of providing single-family mortgage loans to low- and moderate-income persons and families ("Revenue Bonds"), and the Assignee has expressed its willingness to attempt to issue Revenue Bonds with respect to the 2025 Allocation assigned herein; and

WHEREAS, the City Council of the Assignor has determined to assign to the Assignee all or a portion of its 2025 Allocation, and the Assignee has agreed to accept such assignment, which is to be evidenced by this Assignment.

NOW, THEREFORE, in consideration of the premises and the mutual promises hereinafter set forth, the parties hereto agree as follows:

1. The Assignor hereby assigns to the Assignee $_____of its 2025 Allocation (the "Assigned Allocation"), subject to the terms and conditions contained herein. The Assignor represents that it has received no monetary consideration for said assignment.

2. The Assignee hereby accepts the assignment to it by the Assignor of the Assigned Allocation, subject to the terms and conditions contained herein. The Assignee agrees to use its best efforts to issue and sell Revenue Bonds in an aggregate principal amount equal to or greater than the Assigned Allocation, in one or more series, and to make proceeds of such Revenue Bonds available from time to time for a period of one (1) year from the date of this Assignment to finance multi-family rental housing projects located in the Jurisdiction, or to issue Revenue Bonds for the purpose of providing single-family mortgage loans to low- and moderate income persons and families in the Jurisdiction.

3. The Assignor hereby consents to the election by the Assignee, if the Assignee in its discretion so decides, to treat all or any portion of the Assigned Allocation as an allocation for a project with a carryforward purpose or to make a mortgage credit certificate election, in lieu of issuing Revenue Bonds.

4. The Assignor and Assignee each agree that it will take such further action and adopt such further proceedings as may be required to implement the terms of this Assignment.

5. Nothing contained in this Assignment shall obligate the Assignee to finance any particular multi-family rental housing project located in the Jurisdiction or elsewhere or to finance single-family mortgage loans in any particular amount or at any particular interest rate or to use any particular percentage of the proceeds of its Revenue Bonds to provide mortgage loans or mortgage credit certificates to finance single-family housing facilities in the Jurisdiction, provided that any Revenue Bond proceeds attributable to the Assigned Allocation shall be subject to paragraph 2 above.

6. This Assignment is effective upon execution and is irrevocable.

7. Counterparts. This Assignment may be executed in one or more counterparts, each of which will be deemed an original, but all of which together will constitute one and the same instrument. Delivery of an executed counterpart of a signature page of this Assignment by electronic image scan transmission will be effective as delivery of a manually executed counterpart of the Assignment.

IN WITNESS WHEREOF, the parties hereto have duly executed this Assignment on the date first written above.

City of Grand Junction, Colorado

By: _____

Name: Mike Bennett

Title: City Manager

COLORADO HOUSING AND FINANCE AUTHORITY

By: _____

Name: _____

Title: _____

RESOLUTION NO.41-25

AUTHORIZING ASSIGNMENT TO THE COLORADO HOUSING AND FINANCE AUTHORITY OF A PRIVATE ACTIVITY BOND ALLOCATION OF GRAND JUNCTION, COLORADO IN SUPPORT OF THE ASCENT AT THE SALT FLATS PROJECT, PURSUANT TO THE COLORADO PRIVATE ACTIVITY BOND ACT

RECITALS:

The City of Grand Junction, Colorado (“City”) is authorized and empowered under the laws of the State of Colorado ("State") to issue revenue bonds for the purpose of financing qualified residential rental projects for low- and moderate-income persons and families. The City is also authorized and empowered to issue revenue bonds for the purpose of providing single-family mortgage loans to low and moderate-income persons and families.

The Internal Revenue Code of 1986, as amended ("Code") restricts the amount of tax-exempt bonds ("Private Activity Bonds") which may be issued in the State to provide such mortgage loans and for certain other purposes and pursuant to the Code, the State adopted the Colorado Private Activity Bond Ceiling Allocation Act, C.R.S. 24-32-1701 *et. seq*. (the "Allocation Act") providing for the allocation of the ceiling among the Colorado Housing and Finance Authority ("Authority") and other governmental units in the State and further providing for the assignment of such allocations from such other governmental units to the Authority.

Pursuant to an allocation under §24-32-1706 of the Allocation Act the City has an allocation of the 2025 Ceiling for the issuance of a specified principal amount of Private Activity Bonds prior to September 15, 2025 (the "2025 Allocation.") The City has determined that, in order to increase the availability of adequate affordable housing for low- and moderate-income persons and families it is necessary or desirable to provide for the utilization of all or a portion of the 2025 Allocation for the use of the Brikwell Development for the purpose of financing the Ascent at the Salt Flats in Grand Junction, Colorado (“Project.”)

With the Resolution the City has determined that the 2025 Allocation can be utilized most efficiently by assigning it to the Authority to issue Private Activity Bonds for the purpose of financing the Project which will provide housing for low- and moderate-income persons and families.

In the event the Project is not developed the City assigns its Private Activity Bonds for the purpose of providing financing for one or more multifamily rental housing projects for low-and moderate-income persons and/or families or to issue Private Activity Bonds for single-family mortgage loans to low and moderate-income persons and families ("Revenue Bonds") or for the issuance of mortgage credit certificates.

By, through and with this Resolution the City Council of the City of Grand Junction, Colorado has determined to assign $4,465,271 of its 2025 Allocation to the Authority for the purposes of the Project, which assignment is to be evidenced by an Assignment of Allocation between the City and the Authority (the "Assignment of Allocation").

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The assignment to the Authority of $4,465,271 of the City's 2025 Allocation is hereby approved for the Project or in the event the Project does not come to fruition one or more multifamily rental housing projects for low-and moderate-income persons and/or families or for use in CHFA's single family homeownership program for homebuyers in Grand Junction, Colorado.

2. The form and substance of the Assignment of Allocation are hereby approved; provided, however, that the City Manager and City Attorney are authorized to make such technical variations, additions or deletions in or to such Assignment of Allocation as they shall deem necessary or appropriate and not inconsistent with the approval thereof by this resolution.

3. The City Manager is authorized to execute and deliver the final form of the Assignment of Allocation on behalf of the City and to take such other steps or actions as may be necessary, useful or convenient to effect the aforesaid assignment in accordance with the intent of this resolution.

4. If any section, paragraph, clause, or provision of this resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this resolution.

5. This resolution shall be in full force and effect upon its passage and approval.

PASSED, ADOPTED AND APPROVED the 16th day of July 2025.

CITY COUNCIL OF THE CITY OF GRAND JUNCTION

_____
Cody Kennedy
President of the City Council

ATTEST:

_____

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Selestina Sandoval
City Clerk

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