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**CITY COUNCIL AGENDA
WEDNESDAY, AUGUST 6, 2025
250 NORTH 5TH STREET - AUDITORIUM
5:30 PM – REGULAR MEETING**

Call to Order, Pledge of Allegiance, Moment of Silence

Appointments

To the One Riverfront Committee

Public Comments

Individuals may comment during this time on any item except those listed under Public Hearings on this agenda.

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, August 6, 2025 or 4) submitting comments [online](#) until noon on Wednesday, August 6, 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 July 14, 2025, Workshop
- b. Minutes of the July 16, 2025, Regular Meeting

2. Set Public Hearings

- a. Legislative
 - i. Introduction of an Ordinance Amending Grand Junction Municipal Code Pertaining to Liquor License Occupational Tax and Setting a Public Hearing for August 20, 2025
 - ii. Introduction of an Ordinance to Lease approximately 4.38 acres of City-Owned Property to Brikwell for Affordable Housing and Authorizing the City Manager to Sign and Setting a Public Hearing for August 20, 2025

3. Resolutions

- a. A Resolution Authorizing an Application to Colorado Parks and Wildlife (CPW) State Trails Program for Completing the Riverfront Trail

4. Other Action Items

- a. Authorize the Mayor to sign a Letter of Support for Liberty Apartments

REGULAR AGENDA

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

5. Public Hearings

- a. Quasi-judicial
 - i. An Ordinance Rezoning a 4.33 Acre Property Located at 2426 G Road to RM-12 (Residential Medium 12)
 - ii. An Ordinance Vacating Approximately 0.09 Acres of an Alley Right-of-way, Located Between Riverside Parkway and West Main Street
 - iii. 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 Avenue
 - iv. 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

6. Resolutions (not a public hearing)

- a. A Resolution Appointing Members to a Housing Affordability Code Task Force

7. 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.

8. Other Business

9. Adjournment



Grand Junction City Council

Regular Session

Item #

Meeting Date: August 6, 2025
Presented By: Selestina Sandoval, City Clerk
Department: City Clerk
Submitted By: Kerry Graves

Information

SUBJECT:

To the One Riverfront Committee

RECOMMENDATION:

To appoint the interview committee's recommendation to the One Riverfront Committee.

EXECUTIVE SUMMARY:

There is a resignation on the One Riverfront Committee.

BACKGROUND OR DETAILED INFORMATION:

Alyssa Jones resigned effective July 17th with a term expiration of July 31, 2026. Tom Freimann was selected as a back-up in case of a mid-year vacancy in the May 20th interviews.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I move to (appoint/not appoint) the interview committee's recommendation to the One Riverfront Committee.

Attachments

None

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY

June 14, 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 (virtual), Ben Van Dyke, and Mayor Cody Kennedy. Councilmember Anna Stout was absent.

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, Deputy City Clerk Misty Williams, and City Clerk Selestina Sandoval.

1. Discussion Topics

a. Affordable Housing Fee Waivers and Exemption Policy

This item discussed the City's current approach to development-related fee exemptions and waivers for affordable housing. Under Colorado law, housing authorities are exempt from local development-related fees, and municipalities may waive impact fees for low- and moderate-income housing. Staff presented proposed changes to improve clarity, reduce long-term fiscal impacts, and align with Housing Strategy 2 and the City's Proposition 123 production goals.

Key points included:

- Staff recommended repealing Resolution No. 44-24 (previous fee waiver policy).
- No Backfilling: End the general fund backfill of impact fees for affordable housing.
- Tiered Incentives:
 - Rental Units: 100% fee waiver for units at 60% AMI or below; scaled incentives up to 90% AMI.
 - For-Sale Units: Fee waivers up to 120% AMI, with lower incentives between 100–120% AMI.
- Apply Incentives: To six projects comprising 450 proposed affordable units.
 - If the proposed changes are adopted, the City's outlay would drop from ~\$4.1M to ~\$1.87M.
- Annual Cap: Recommendation to set an annual budget cap for affordable housing incentives.
- Administrative Consistency: Retain the 30-year affordability requirement and annual application process.

Council Discussion & Direction:

- Broad support for ending backfilling and moving to tiered fee waivers.

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

- Encouragement to test whether higher AMI incentives (100–120%) attract more housing supply.
- Interest in modeling long-term fiscal impacts, including potential sales tax benefits.
- Consensus to move forward with proposed changes and budget accordingly.

b. Member Selection of the Housing Affordable Code Task Force

The City 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. The council discussed the formation of this task force at their June 30th workshop and directed staff to make a broad call to housing developers for participation in the task force. Interested participants were asked to submit their name and basic information about their role and work in housing development to the city by the end of the day on July 10, 2025. This information was provided to the city council prior to this workshop. The council selected Mayor Kennedy, Mayor Councilmember Cole, and Councilmember Nguyen to join the task force discussions.

Key points included:

- Council received 40+ applications to serve on the industry-led, staff-supported task force.
- Goal: Include diverse representation (e.g., builders, developers, planners, architects).
- Task force will consist of 15 members selected from applicants (including 1-2 Planning Commissioners).
- Council members will submit ranked choices individually to staff (avoiding open meeting conflicts).
- The committee will elect its own chair/vice-chair.
- Concern was raised about ensuring balanced public perception and limiting conflict of interest.

c. Discussion of HB 24-1007 and Possible Moratorium on Application of Group Living Regulations

In 2024, the State passed HB24-1007 Home (Harmonizing Occupancy Measures Equitably) Act with an effective date of July 1, 2024. The Act is codified at C.R.S. 29-20-111. The law provides that "a local government shall not limit the number of people who may live together in a single dwelling based on a familial relationship. Local governments retain authority to implement residential occupancy limits based only on (a) demonstrated health and safety standards such as international building code standards, fire code regulations, or Colorado Department of Public Health and Environment wastewater and water quality standards; or local, state, federal or political subdivision affordable housing program guidelines." Presently, the Grand Junction Municipal Code ("GJMC") contains no demonstrated health and safety standards, and as such, to be in compliance, there has been discussion of the City 1) repealing or suspending or 2) modifying the GJMC concerning group living.

Mayor Kennedy recused himself and left the room. Mayor Pro Tem Cole led this portion of the workshop.

Key points included:

- **Staff Recommendation:**
 - Adopt a temporary moratorium on enforcing current group living regulations.
 - Use time to review and revise the municipal code and possibly redefine group living facilities as non-residential to maintain zoning discretion.
- **Research Findings:**
 - Staff reviewed policies in Fort Collins, Montrose, Avon, Lyons, and Milliken.
 - Most use 8-person occupancy as a threshold, derived from existing state statutes for group homes.
- **Council Direction:**
 - General agreement to proceed with the moratorium while also exploring local regulatory options.

2. Council Communication

- Request to engage with Mesa County Valley School District and Ute Water on future affordable housing collaborations.
- Wildfire preparedness update provided by the Interim Fire Chief, including potential move to Stage 2 fire restrictions.
- Discussion on the agenda-setting process, where staff bring recommended topics to Council and Council has the opportunity to suggest topics during this portion (Council Communication) of the workshops.
- Discussion on improving public clarity of meeting calendars and events.
- Timeline for strategic planning.

3. Next Workshop Topics

- Staff will bring projected costs for 4th and 5th Streets based on the last direction received back to Council on August 4th.

4. Other Business

There was none.

5. Adjournment

There being no further business, the workshop adjourned at 8:22 p.m.

Grand Junction City Council
Minutes of the Regular Meeting
July 16, 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 16th day of July, at 5:30 p.m. Those present were Councilmembers Robert Ballard, Scott Beilfuss, Laurel Cole, Jason Nguyen (virtual), Anna Stout, Ben Van Dyke, and Council President Cody Kennedy.

Also present were City Manager Mike Bennett, City Attorney John Shaver, Housing Programs & CDBG Specialist Keira Auld, Housing Supervisor Ashley Chambers, Planning Manager Niki Galehouse, Interim Fire Chief Gus Hendricks, Fire Marshall Steve Kollar, Mesa County Building Official Darrell Bay, Parks and Recreation Director Ken Sherbenou, 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.

Proclamations

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

Councilmember Anna Stout read the proclamation.

Parks and Recreation Director Ken Sherbenou accepted the proclamation, as well as introduced the Parks and Recreation Events staff.

Presentations

Recognition of Jody Kole, Grand Junction Housing Authority

Council President Kennedy gave a brief presentation of Ms. Kole's service and numerous accomplishments over the years with the Grand Junction Housing Authority and then presented her with a token of gratitude from the City of Grand Junction. Ms. Kole spoke about her experiences and expressed her gratitude to Council and the City for their partnership during her tenure.

Redlands 360 Development - Updates from Developer

Developer Cody Humphery provided Council with an update on the progress of the Redlands 360 Development. He shared an updated phasing plan, photos of the progress, and timelines of recent filings. Comments were heard from Council President Kennedy and Councilmember Stout.

Public Comments

Public comments were heard from Andrea Barber, Page Goodall, and Thomas Copp.

City Manager Report

City Manager Mike Bennett requested that Council consider some letters of support during the *Other Business* section of the agenda.

Boards and Commission Liaison Reports

Councilmember Beilfuss reported on a meeting with individuals from Fruita who inquired about the different services offered to the unhoused in the City of Grand Junction. He attended a meeting with Mesa County Valley School District's Chronic Absenteeism Group and met with school board members to discuss housing issues within the district.

Councilmember Ballard reported on the meeting that he attended for the Parks Improvement Advisory Board. He went on to explain a special project that was just completed, in cooperation with Valor, a local veteran group. The project, a bench referred to as the "Chair of Honor", was placed at Suplizio Field, to honor prisoners of war and those missing in action, symbolizing that they will never be forgotten and that seat will always be kept open for them.

Councilmember Van Dyke reported on the Downtown Development Authority (DDA) refresh ideas, the DDA retreat, and the Council Strategic Planning retreat.

Councilmember Cole reported on the Grand Junction Housing Authority meeting and the Visit Grand Junction programs that are offered to the community.

Councilmember Stout reported on Colorado Municipal League (CML) State Conference, and the CML Executive Board retreat.

Council President Kennedy reported on the Colorado Municipal League (CML) State Conference, Grand Junction Economic Partnership (GJEP) meeting, and happenings at the Museums of the West.

CONSENT AGENDA

1. Approval of Minutes

- a. Summary of June 16, 2025, Workshop
- b. Minutes of June 18, 2025, Regular Meeting
- c. Summary of June 30, 2025, Workshop

2. Set Public Hearings

- a. Quasi-judicial
 - i. 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
 - ii. 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
 - iii. 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
 - 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 Street 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 Maximum 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 Approving the Issuance of a Revocable Permit Within 5.5 Square Feet of Patterson Road Right-of-Way for Signage Adjacent to 2648 Patterson Road
- c. A Resolution Authorizing an 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

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

REGULAR AGENDA

6.a.i. 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

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, the City Council approved the 2025 CDBG funding requests totaling \$411,100.22 for the following four activities:

- 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 of the Annual Action Plan was included in the meeting's packet, for the Council's review. Housing Programs & CDBG Specialist Keira Auld presented this item and was available to answer any questions from the Council.

Comments were heard from Councilmember Stout.

The public hearing was opened at 6:33 pm.

There were no public comments.

The public hearing was closed at 6:33 pm.

Councilmember Van Dyke moved, and Councilmember Stout seconded to adopt 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. The motion carried by a unanimous voice vote.

6.a.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 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

Council President Kennedy recused himself from the discussion of this item and left the auditorium. Council President Pro Tem Cole assumed leadership of the meeting.

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.” 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.

Planning Manager Niki Galehouse presented this item and was available to answer any questions from the Council. City Attorney John Shaver was also available to provide clarification.

The public hearing was opened at 6:37 pm.

There were no public comments.

The public hearing was closed at 6:37 pm.

Comments were heard from Councilmembers Stout and Beilfuss.

Councilmember Ballard moved, and Councilmember Van Dyke seconded to adopt 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 ordered final publication in pamphlet form. The motion carried 6-0 (with one vote abstained) by roll call vote.

Council took a short break at 6:48 p.m.

The meeting resumed at 6:59 p.m.

6.a.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

Council President Kennedy remained recused from the discussion of this item, and the meeting continued to be led by Council President Pro Tem Cole.

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.”

While the City has not been enforcing these standards, Ordinance No. 5267 will bring the City's Zoning & Development Code into compliance with State law. 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.

Planning Manager Niki Galehouse presented this item and was available to answer any questions from the Council. City Attorney John Shaver was also available to provide clarification.

The public hearing was opened at 6:46 p.m.

There were no public comments.

The public hearing was closed at 6:46 p.m.

Councilmember Van Dyke moved, and Councilmember Stout seconded to adopt Ordinance No. 5267, an ordinance amending Title 21 Zoning and Development Code of the Grand Junction Municipal Code regarding definitions and regulations related to household occupancy limits and group living facilities on final passage and ordered final publication in pamphlet form. The motion carried 6-0 (with one vote abstained) by roll call vote.

Council President Kennedy returned to the meeting.

6.a.iv. 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

This Ordinance would 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.

City Attorney John Shaver presented this item and was available to answer any questions from the Council.

Comments were heard from Councilmember Ballard.

The public hearing was opened at 7:04 p.m.

There were no public comments.

The public hearing was closed at 7:04 p.m.

Councilmember Van Dyke moved, and Councilmember Cole seconded to approve 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 ordered final publication in pamphlet form. The motion carried 7-0 by roll call vote.

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

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 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.

Comments were heard from Councilmember Ballard.

The public hearing was opened at 7:09 p.m.

There were no public comments.

The public hearing was closed at 7:09 p.m.

Councilmember Van Dyke moved, and Councilmember Cole seconded 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 ordered final publication in pamphlet form. The motion carried 6-0 (Councilmember Ballard abstained) by roll call vote.

7.a. 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

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 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.

City Attorney John Shaver presented the resolution and was available to answer questions from Council.

Councilmember Van Dyke moved, and Councilmember Nguyen seconded 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. The motion carried by a unanimous voice vote.

7.b. 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

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 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 in 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. Designating the specific permits provides clarity for those needing to comply with the IFC 2024.

City Attorney John Shaver presented the resolution and was available to answer questions from Council.

Councilmember Van Dyke moved, and Councilmember Stout seconded 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. The motion carried by a unanimous voice vote.

7.c. 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

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.

Housing Supervisor Ashley Chambers presented this resolution to Council. Tyler Elick, CDO for Brikwell gave a brief update on the Ascent Salt Flats project. Both were available to answer questions from Council.

Comments were heard from Councilmembers Stout, Cole, and Beilfuss.

Councilmember Stout moved, and Councilmember Cole seconded 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 at the Salt Flats Project, an Affordable Housing Development. The motion carried by a unanimous voice vote.

7.d. 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

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.

Housing Supervisor Ashley Chambers presented this resolution to Council and was available to answer questions from Council.

Councilmember Stout moved, and Councilmember Nguyen seconded 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 at the Salt Flats Project, an Affordable Housing Development. The motion carried by a unanimous voice vote.

8. Non-Scheduled Comments

There were none.

9. Other Business

City Manager Bennett reviewed the requested letters of support that have been received. Letters requested are for the Liberty Apartments for CHFA funding, the Mesa County Enterprise Zone continuation, and Bruin Waste in relation to Regulation 31, which impacts landfill fees and additional costs.

Councilmember Beilfuss asked for information regarding clean energy/solar at the Community Recreation Center.

10. Adjournment

The meeting adjourned at 7:54 p.m.

Selestina Sandoval, MMC
City Clerk





Grand Junction City Council

Regular Session

Item #2.a.i.

Meeting Date: August 6, 2025
Presented By: Selestina Sandoval, City Clerk
Department: City Clerk
Submitted By: Selestina Sandoval

Information

SUBJECT:

Introduction of an Ordinance Amending Grand Junction Municipal Code Pertaining to Liquor License Occupational Tax and Setting a Public Hearing for August 20, 2025

RECOMMENDATION:

Staff recommends approval of the ordinance.

EXECUTIVE SUMMARY:

Any establishment that holds a liquor license in the City pays Occupational Tax annually on January 1st and is valid for the calendar year. The purpose of this ordinance is to streamline the collection of the annual liquor license occupational tax by aligning its payment due date with the liquor license renewal date, rather than a fixed calendar date of January 1st. This change is intended to minimize confusion among licensees and reduce staff time previously spent issuing separate occupational tax notices and managing off-cycle payments.

BACKGROUND OR DETAILED INFORMATION:

Since the adoption of Ordinance 750 in 1947, the City has imposed an occupational tax on businesses engaged in the sale of fermented malt beverages or malt, vinous, or spirituous liquors. This tax is codified in Chapter 4, Title 3 of the Grand Junction Municipal Code. The amount of the tax remains unchanged, ranging from \$150 to \$500, based on license type. Historically, the tax has been due annually on January 1st, regardless of a licensee's individual renewal schedule.

This ordinance amends Section 3.04.040 of the GJMC to:

- Require that the occupational tax be paid at the time of license renewal instead of January 1st.

- Introduce proration for licenses renewing on or after October 1, 2025, ensuring licensees pay only for the remaining portion of the year.
- Continue to require full payment at the time of the subsequent renewal, returning to the regular annual cycle.

The benefits of adopting this ordinance include:

- Licensee Clarity: Reduces confusion by eliminating a separate due date for tax payment, simplifying the renewal process.
- Operational Efficiency: Saves significant staff time previously devoted to creating, mailing, and processing separate occupational tax notices.
- Improved Compliance: By combining the tax with the renewal process, licensees are less likely to miss or delay payment.

FISCAL IMPACT:

There is no change in revenue as the tax amounts remain consistent. The proration process will ensure fairness without reducing annual totals.

SUGGESTED MOTION:

I move to introduce and pass for publication in pamphlet form an ordinance amending the Grand Junction Municipal Code pertaining to Liquor License Occupational Tax and set a public hearing for August 20, 2025.

Attachments

1. ORD-Occupational Tax 20250701

ORDINANCE NO. _____

An Ordinance Amending the Grand Junction Municipal Code Pertaining To Liquor License Occupational Tax

RECITALS:

In 1947 with Ordinance 750 the City Council imposed an occupational tax on liquor licenses in the City. That tax is been codified in Chapter 4 of Title 3 of the Grand Junction Municipal Code ("GJMC" or "Code") and has been imposed and collected annually since then with the Code being amended in 2020 to reflect certain license definition/classification changes made in State law.

The occupational tax is payable annually on January 1st; however, because of the number of licenses in the City and that each licensee must separately renew its license often at times other than January 1st, the City Council does by and with this Ordinance amend the Code to provide that the annual occupational tax shall be paid annually at the time the license renewal is filed rather than January 1st. There is no change in the amount of the occupational tax assessed against any licensee; the tax ranges from \$150 - \$500 depending on the classification of the license.

The City Council finds that by and with the adoption of the Ordinance the administrative burden on licensees and the City will be reduced.

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

Chapter 4 of Title 3 Section 040 shall be revised as follows (additions are shown in **bold print** and deletions marked with ~~strike-through~~ notations):

3.04.040 Tax levied.

There is hereby levied and assessed for the year 1977 and for each year thereafter an annual occupation tax **payable with the liquor license renewal application. For licenses renewing on or after October 1, 2025, the tax required shall be prorated on a monthly basis for the remaining portion of the year until the next renewal, at which time the full tax shall be paid concurrent with the renewal. All prorated taxes provided for in this section shall be due and payable as a condition of license renewal. The occupational tax is levied and assessed** upon the business selling fermented malt beverages or malt, vinous or spirituous liquors, except medicinal liquors, in the City, as such occupation has been classified in this chapter (...)

ALL OTHER PROVISIONS OF TITLE 3 CHAPTER 4 SHALL REMAIN IN FULL FORCE AND EFFECT. THIS ORDINANCE SHALL AMEND PRIOR ORDINANCES AND AS NECESSARY REPEAL ANY PART INCONSISTENT THEREWITH.

Introduced on first reading the _____ day of _____, 2025 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____ 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 #2.a.ii.

Meeting Date: August 6, 2025

Presented By: Ashley Chambers, Housing Manager

Department: Community Development

Submitted By: Ashley Chambers, Housing Manager

Information

SUBJECT:

Introduction of an Ordinance to Lease approximately 4.38 acres of City-Owned Property to Brikwell for Affordable Housing and Authorizing the City Manager to Sign and Setting a Public Hearing for August 20, 2025

RECOMMENDATION:

Staff recommends introduction of the ordinance on first reading, passing the ordinance for publication and setting a hearing for August 20, 2025, for consideration of authorization of a lease of City-owned property as described all in accordance with and pursuant to the terms stated in the lease.

EXECUTIVE SUMMARY:

Brikwell (Developer) seeks to lease approximately 4.38 acres of the 21.48- acre property known as "The Salt Flats" for the development of approximately 144 rental housing units. The Ascent at Salt Flats, a 144-unit affordable housing project will serve households between 30%–70% AMI, with an anticipated average income of 58% AMI. If approved, following a successful application for non-competitive 4% Low Income Housing Tax Credits (LIHTC) funding, completion of this project is anticipated by Winter 2027. This project aligns with the City's housing strategies and Prop 123 goals.

BACKGROUND OR DETAILED INFORMATION:

Brikwell, an affordable and market-rate multifamily housing developer, has proposed to develop "The Ascent at Salt Flats," a 144-unit affordable housing development on 4.38 acres within the 21.78-acre Salt Flats Master Plan. The project will be developed under a 99-year ground lease from the City and submitted to the Colorado Housing and Finance Authority (CHFA) for Low-Income Housing Tax Credit (LIHTC) financing.

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 will include an on-site Early Childhood Education Center and a range of amenities designed to support resident stability, economic mobility, and long-term community integration. The project is expected to break ground in the spring of 2026, with anticipated completion in the winter of 2027. The City's 2023, 2024, and 2025 Private Activity Bond allocations were approved for the project on July 18, 2025.

This ordinance supports the execution of the long-term lease necessary to demonstrate site control for the LIHTC application. To meet the shortened timeline for the application, a draft lease and site sketch are included for the first reading; a full legal description will be finalized for the inclusion of the second reading at the August 20, 2025, City Council meeting.

Salt Flats Project

The Ascent is proposed to be the second site in the development of the full 21.48-acre Salt Flats site located at 450 28 Rd. The Salt Flats property was acquired by the City in January 2025 for \$3.2 million, with a \$2.2 million Proposition 123 Land Banking Grant from CHFA (awarded in January 2024) and a \$1 million city match. Additionally, the City was awarded a \$2 million More Housing Now grant (November 2024) through the Colorado Department of Local Affairs (DOLA), with an \$800,000 city match, to fund infrastructure improvements for the development.

The City, utilizing a landbank model, issued an RFP for development proposals for the 21.48-acre Salt Flats site in January 2025. In addition to Brikwell, the City selected Volunteers of America (in partnership with MGL Partners and the Grand Junction Housing Authority), Vertikal, and Rural Homes to develop the Salt Flats property, with Brikwell serving as the Master Planner. Together, the selected partners are expected to deliver between 324 and 475 units of mixed-income housing. These developments will include a range of housing types: affordable rental units for seniors, veterans, and families at or below 60% of the Area Median Income (AMI); for-sale homeownership opportunities for households at or below 100% AMI; attainable for-sale housing at or below 120% AMI (including some market-rate units); and additional affordable rental units serving incomes between 60–120% AMI, with an average income target of 90% AMI. The site will ensure that 70% of all units developed on the site meet the City and State of Colorado affordability definitions. Future development, lease, and sale agreements for these partners are anticipated to come forward in the coming months.

The Salt Flats acquisition and planned development align with the City's 2024 Updated Housing Strategy, which builds on the City's accomplishments and investments over the past 3 years, and is tailored to address identified needs to reflect eleven other key strategies. More specifically, the project aligns with Housing Strategy 3: Leverage City-Owned Land (And/Or Strategically Acquire Properties) for Affordable and Mixed-Income Housing, recognizing the critical role public land and infrastructure play in reducing

affordable housing development barriers. Additionally, with the passing of the referred ballot question 2B in November 2023, the City can now lease City-owned property for 99 years for affordable and attainable housing.

The property's central location along the 28 Road corridor places it near major employers, retail services, parks, healthcare, and Colorado Mesa University, making it well-suited for a range of income-qualified residents.

This ordinance represents a key step in implementing the first phase of development at Salt Flats and reflects the City's commitment to increasing the supply of affordable housing through strategic public-private partnerships and state-supported financing tools.

FISCAL IMPACT:

In accordance with the minimum lease amount provisions established by CHFA, the annual lease amount for this 4.38 acres will be \$100 annum.

SUGGESTED MOTION:

I move to introduce an Ordinance authorizing the City Manager to Sign a Lease Agreement for approximately 4.38 acres of City-Owned Property for Brikwell for the development of affordable housing on first reading, direct publication in pamphlet form and set a public hearing for August 20, 2025.

Attachments

1. Brikwell lease draft
2. Ascent at Salt Flats Narrative
3. ORD-Salt Flats Brikwell 7.29.25

LEASE AGREEMENT

THIS LEASE AGREEMENT (“Agreement” or “Lease”) is hereby made and entered into this 20th day of August, 2025, by and between the City of Grand Junction, a Colorado home rule municipality (“City”), and Brikwell (“Lessee”) or any successor to Lessee, whose legal address is _____ (hereinafter collectively referred to as the “Parties”).

RECITALS

A. The City is the owner of that certain real property located in the City of Grand Junction, County of Mesa, State of Colorado, described as follows:

[insert legal description] (“Property”)

The Property consists of an approximately xx-acre portion of a larger parcel of property (“the Larger Parcel”). The Larger Parcel is described as follows:

LOT 4, GRAND VIEW COMMONS SUBDIVISION, AS PER PLAT RECORDED SEPTEMBER 24, 2024 UNDER RECEPTION NO. 3105054, COUNTY OF MESA, STATE OF COLORADO.

The City acquired the Larger Parcel by warranty deed dated January 9, 2025, Mesa County reception no. 3114329. The City intends to use the Larger Parcel, including the Property, to facilitate the development of affordable housing.

B. Lessee desires to lease the Property from the City with the intention of developing affordable rental housing on the Property (the “Project”). To facilitate development of the Project, Lessee will be applying for tax credits administered through the Colorado Housing and Finance Authority (“CHFA”). CHFA imposes certain requirements (“Ground Lease Requirements”) upon any ground lease in which it will have a security interest.

C. By and through that Declaration of Restrictive Covenants recorded January 9, 2025 under reception no. 3114330, County of Mesa, State of Colorado (the “Declaration”), the City as Declarant subjected the Larger Parcel to certain restrictive covenants for the benefit of CHFA.

D. The City applied for a grant (the “Program Grant”) from CHFA in its capacity as the Program Administrator for the Affordable Housing Financing Fund (the “Fund”), managed by the Colorado Office of Economic Development and International Trade (“OEDIT”) through the Fund’s Land Banking Program (the “Program”) to fund acquisition and development of the Larger Parcel. Accordingly, the City has certain commitments relevant to the Project, as articulated in the Amended and Restated Grant Commitment between the City and CHFA, dated November 24, 2024.

E. The City agrees to lease, as allowed by voter approval for a term of 99 years, the Property to the Lessee and any authorized successor(s) as specified in this Agreement.

F. Following execution of the lease, the lessee could seek to purchase the Property, and make the request through a formal Letter of Interest (“LOI”) and proceed with the platting of the property/completion of the Subdivision Process, the legal description of which will be determined by and with a future, lawful subdivision in accordance with the laws, rules and regulations of the City. The lessee would proceed to negotiate a mutually acceptable Purchase and Sale (“PSA”) related to the Property. Upon

completion of the platting of the Property/the Subdivision Process, the Parties may enter into the PSA subject to agreement by the Parties as to all terms and conditions. In addition, to the terms and conditions set forth in the LOI, the PSA shall contain other terms and conditions customarily included in Colorado commercial, vacant land real estate contracts. The PSA once drafted to the satisfaction of the Parties to the LOI will be subject to review and ratification, if accepted at a regular noticed meeting of the City Council. Ratification shall be in the form of a City Council resolution.

NOW, THEREFORE, for and in consideration of the payment of rent and the performance of the promises, covenants, conditions, restrictions, duties, and obligations set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Grant and Acceptance of Lease. The City hereby leases the Property to the Lessee, as more particularly described in **Exhibit A and depicted in Exhibit B (to be added once legal description is completed)**, which are attached to this Lease and incorporated by this reference. Lessee hereby accepts and leases the Property from the City, for the Term (defined in Section 2 below).

2. Term. The term of this Lease shall commence upon its execution by the Parties ("Term Commencement Date") and shall continue for ninety-nine (99) years ("Term"), at which time this Lease shall expire, if not extended by voter approval. In the event that Lessee fails to secure an award of tax credits from CHFA, site plan approval, or sufficient funding for the construction of the Project prior to the 5th anniversary of the date of this Lease, Lessee may terminate this Lease by notice to the City, and thereafter all obligations of Lessee will cease except those specifically stated to survive the expiration of this Lease.

3. Rent. Rent for the Property specified in **Exhibit A** during the Term shall be paid in accordance with the following schedule:

\$100 per annum

Rent shall be due and payable, without the City's demand, on or before each anniversary of the Term Commencement Date, until the termination of the Term without proration for the number of days and/or months remaining in such calendar year during which the Lease becomes effective. Should payment of Rent not be received by the City on or before such date, Lessee hereby agrees to pay the City a late charge of **\$75.00**, which amount shall be added to the amount of Rent(s) due.

4. Use and Condition of the Property.

4.1 Lessee agrees that its use and occupancy of the Property and development of the Project shall be subject to all applicable laws, rules, regulations, codes, rulings, and ordinances of any governmental authority, either now in effect or hereafter enacted, having jurisdiction over the Property and Lessee's use, occupancy, and operations thereon. Lessee agrees that it shall not use nor permit the Property to be used for any other purpose or in any other fashion or manner contrary to the provisions of this Lease or the laws, ordinances, codes, or regulations of any governmental unit or agency exercising jurisdiction over the Property or any use thereon.

4.2 Lessee agrees to construct the Project and maintain, clean, and repair all aspects of the Property at Lessee's sole cost and expense, including, but not limited to, driveways, fences, parking spaces, lights, or gates located or hereafter constructed by Lessee on the Property, and to not cause damage to the Property. Lessee agrees that the City shall not be obligated or required to repair damages to any portion or aspect of the Property.

4.3 Lessee has inspected the Property, the rights, and privileges appurtenant thereto, and the laws, rules, regulations, codes, and ordinances governing Lessee's use, occupancy and operations thereon. Lessee agrees that the condition of the Property and such rights, privileges, rules, regulations, codes, and ordinances are sufficient for the Lessee's purposes. The City makes no warranties, promises, or representations, express or implied, oral, or written, that the Property is sufficient for the purposes of the Lessee. If the Property is damaged due to fire, flood, or other casualty, or if the Property or any aspect thereof is damaged or deteriorates to the extent that it is no longer functional for the purposes of the Lessee, the City shall have no obligation to repair the Property or to otherwise make the Property usable or occupiable, and damages shall be at Lessee's own risk.

4.4 Lessee agrees to make a reasonable effort to keep the Property free from noxious weeds. Lessee further agrees that it shall not commit waste nor permit waste, damage, or injury to the Property.

4.5 The Property, as a portion of the Larger Parcel, is subject to all terms, conditions, restrictions, and covenants of the Declaration. To the extent that any provision of this Lease Agreement is more restrictive than the terms of the Declaration, the more restrictive terms of this Lease Agreement shall govern the Property.

4.6 All improvements currently existing on the Property or constructed on the Property by Lessee as permitted by this Lease shall be owned by Lessee for income tax purposes until expiration of the Term or sooner termination of this Lease. Lessee alone will be entitled to all of the tax attributes of such ownership including, without limitation, the right to claim depreciation or cost recovery deductions, and the right to claim Federal low income housing tax credits, and Lessee shall have the right to amortize capital costs and to claim any other Federal or state tax benefits attributable to the ownership of all improvements and renovations constructed on the Property.

4.7 All improvements on or to the Property (other than signs and personal property of Lessee located on the Property) shall become the City's property, free and clear of all encumbrances placed by or through Lessee, at the expiration of the Term or sooner termination of this Lease. No additional compensation shall be due Lessee from the City, with any value for such having been included in the Lease consideration.

4.8 The City will cooperate with Lessee to the extent that City's consent or signature is required to join in applications or agreements required by any governmental authority or the utilities serving the Project, and all documents, agreements, applications, and related documents required for the platting, construction, development, and operation of the Project, including any land use restriction agreements, provided that such actions by the City shall be at no cost or liability to the City.

5. Non-Liability of the City for Damage. The City shall not be liable for damage claims for injury to persons or property, from any cause relating to the occupancy and use of the Property by Lessee or any person or interest claiming by or through the Lessee or any successor(s) thereto, including those arising out of damages or losses occurring on areas adjacent to the Property or easements used for the benefit of the Property during the Lease Term or any extension thereof, nor for any injury or damage to any property of the Lessee or any other party, from any cause whatsoever. Lessee and any successor(s) thereto agree to indemnify the City, its officers, employees, and agents, and hold the same harmless from all liability, loss, or other damage claims or obligations resulting from any injuries, including death, or losses of any nature except as results from the gross negligence or willful misconduct of the City.

Furthermore, the City shall not be liable to Lessee for any damages, or any loss of profits or loss of opportunities claimed by Lessee or any successor(s) thereto or for interruption of Lessee's or any successor's(s') business or operations resulting from the environmental condition of the Property, fire, the elements, or casualty, of any kind.

6. Hazardous Substances.

6.1 The term "Hazardous Substances" as used in this Agreement, shall mean any substance which is defined as a hazardous substance, hazardous material, hazardous waste, pollutant or contaminant under any Environmental Law enacted by any federal, state and local governmental agency or other governmental authority; a petroleum hydrocarbon, including, but not limited to, crude oil or any fraction thereof; hazardous, toxic or reproductive toxicant; regulated pursuant to any law; any pesticide or herbicide regulated under state or federal law, but excluding any substance in quantities consistent with residential household usage.

The term "Environmental Law", as used in this Lease Agreement, shall mean each and every federal, state and local law, statute, ordinance, regulation, rule, judicial or administrative order or decree, permit, license, approval, authorization or similar requirement of each and every federal, state and local governmental agency or other governmental authority, pertaining to the protection of human health and safety of the environment, either now in force or hereafter enacted.

6.2 Lessee shall not cause or permit to occur by Lessee or Lessee's agents, guests, invitees, contractors, licensees, or employees the following:

(a) Any violation of any Environmental Law on, under or about the Property or arising from Lessee's use and occupancy of the Property, including, but not limited to, air, soil and groundwater conditions; or

(b) the use, generation, accidental or uncontrolled release, manufacture, refining, production, processing, storage, or disposal of any Hazardous Substance on, under or about the Property, or the transportation to or from the Property of any Hazardous Substance in any case in violation of any federal state or local law, ordinance or regulation either now in force or hereafter enacted.

7. Environmental Clean-Up.

7.1 The following provisions shall be applicable to Lessee and to Lessee's agents, guests, invitees, contractors, licensees, and employees:

(a) Lessee shall, at Lessee's sole cost and expense, comply with all Environmental Laws and laws regulating the use, generation, storage, transportation, or disposal of Hazardous Substances;

(b) Lessee shall, at Lessee's sole cost and expense, make all submissions and provide all information required by and/or to comply with all requirements of all governmental authorities (the "Authorities") under Environmental Laws and other applicable laws,

(c) Should any Authority or the City demand that a clean-up plan be prepared and that a clean-up plan be undertaken because of any deposit, spill, discharge or other release of Hazardous Substances on, under or about the Property occurring during the Term and arising from Lessee's, its agents', guests', invitees', contractors', licensees' or employees' use of the Property, Lessee shall, at Lessee's sole cost and expense, prepare and submit the required plan(s) and all related bonds and other financial

assurances, and Lessee shall carry out all such clean-up plan(s) in compliance with the Authorities and all Environmental Laws and other applicable laws.

(d) Lessee shall promptly provide all information regarding the use, generation, storage, transportation, or disposal of Hazardous Substances requested by any Authority. If Lessee falls to fulfill any duty imposed hereunder within a reasonable time, the City may do so on Lessee's behalf and, in such case, Lessee shall cooperate with the City in the preparation of all documents the City or any Authority deems necessary or appropriate to determine the applicability of Environmental Laws to the Property and Lessee's use thereof, and for compliance therewith. Lessee shall execute all of the aforementioned documents promptly upon the City's request. No such action by the City and no attempt made by the City to mitigate damages under any Environmental Law or other applicable law shall constitute a waiver of any of Lessee's obligations hereunder.

(e) Lessee's obligations and liabilities hereunder shall survive the expiration or termination of this Lease Agreement.

7.2 Lessee shall indemnify, defend and hold the City, its officers, employees and agents harmless from all fines, suits, procedures, claims and actions of every kind, and all costs associated therewith (including the costs and fees of attorneys, consultants and experts) arising out of or in any way connected with any deposit, spill, discharge or other release of Hazardous Substances and the violation of any Environmental Law and other applicable law by Lessee and/or Lessee's agents, guests, invitees, contractors, licensees and employees that occur during the term of this Lease or any extension thereof, or from Lessee's failure to provide all information, make all submissions, and take all actions required by all Authorities under the Environmental Laws and other applicable laws. Lessee's obligations and liabilities hereunder shall survive the expiration or termination of this Lease Agreement.

8. Lessee's Obligation to Produce Affordable Housing Units

8.1 As a condition of the Program Grant, the City is subject to certain milestones that must be met for development of 324 affordable-housing units on the Larger Parcel. To enable the City to meet those milestones, Lessee's development of the Property shall be subject to certain conditions.

8.2 Lessee shall produce on the Property rental housing units, are restricted to households with annual incomes between thirty (30)-eight (80) percent AMI. At least 107 of the total 144 units (approximately seventy-four percent (74%)) must meet affordability requirements, defined at 60% AMI or below, with a project-wide income average at or below sixty percent (60%) of Area Median Income ("AMI), under the following timetable: 144 units shall be developed within 5 years of January 9, 2025, the day the City purchased the Larger Parcel. Development of the 144 units shall be considered complete under this Lease Agreement if and only if the Project has been fully funded, and fully permitted by the City.

8.3 AMI, as well as the maximum rental rates that can be charged to tenants of the Project, shall be determined periodically as set by the United States Department of Housing and Urban Development (HUD) and/or CHFA.

8.4 Failure by the Lessee to adhere to the timetable of section 8.2 shall be deemed a default under the terms of this Lease Agreement entitling the City to terminate this Lease as to any undeveloped portion of the Property and reversion of that portion of the Property to the City, at the City's sole discretion and as its sole remedy.

8.5 Lessee may request in writing, and the City may grant in its commercially reasonable discretion, a single, one-year extension on the timetable identified in section 8.1 above.

9. Reporting Obligations

9.1 As a condition of the Program Grant, the City is obligated to adhere to certain quarterly reporting requirements. In order for the City to meet those requirements, Lessee is obligated to report the necessary information to the City.

9.2 Reports from Lessee to the City shall be due on the 15th day of the month immediately following the conclusion of each quarter, with the first report being due on or before October 15, 2025. Reporting requirements are enumerated in the attached **Exhibit C**, which is incorporated into this Lease by this reference.

9.3 The City may also request additional reporting to ensure compliance with Proposition 123 and may conduct periodic audits in its discretion and as deemed necessary to ensure compliance with the terms of this Lease. Agreement.

10. CHFA Ground Lease Requirements

10.1 The requirements imposed by CHFA upon Lessee and City referenced in Recital B above are enumerated in the attached **Exhibit D**, which is incorporated into this Lease Agreement by this reference. Such provisions will be binding on Lessee and the City and the rights of CHFA included therein will run to the benefit of CHFA or any other construction or permanent lender selected by Lessee. To the extent there is a conflict between the terms of Exhibit D and this Lease, the terms of Exhibit D will control. [ATTACH THE EXHIBIT E, GROUND LEASE REQUIREMENTS, PROVIDED TO US BY COUNSEL FOR BRIKWELL]

11. Environmental Sustainability Standards

11.1 Pursuant to the terms of the Program Grant, the City must ensure that the Project meets certain Environmental Sustainability Standards (the "Standards"). Accordingly, Lessee is required under the terms of this Lease to meet these Standards.

11.2 To meet these Standards, the Project must achieve certification from one of the following:

- 2020 Enterprise Green Communities (EGC)
- Leadership in Energy and Environmental Design LEED v.4.1 (LEED)
- National Green Building Standards NGBS ICC-700-2020 (NGBS)
- Zero Energy Ready Homes standard (US DOE)

11.3 Additionally, buildings in the Project must be all-electric, using high efficiency electric appliances such as heat pumps and heat pump water heaters, or a mixed-fuel building that includes pre-wiring for efficient electric heating and appliances and includes pre-wiring to enable future installation of EV charging station(s) of at least 10% of parking spots.

11.4 Finally, buildings in the Project must utilize water-efficient design inside and outside. Full guidance can be found at coloradowaterwise.org.

12. Default; Sublet; Termination; Assignment.

12.1 Should Lessee: (a) default in the performance of its agreements or obligations herein and any such default continue for a period of ninety (90) days after written notice thereof is given

by the City to Lessee; or (b) abandon or vacate the Property; or (c) be declared bankrupt, insolvent, make an assignment for the benefit of creditors, or if a receiver is appointed; the City, at the City's option, may cancel and annul this Lease at once and immediately enter and take possession of the Property without any previous notice of intention to reenter, and such reentry shall not operate as a waiver or satisfaction in whole or in part of any claim or demand arising out of or connected with any breach or violation by Lessee of any covenant or agreement to be performed by Lessee. Upon reentry the City may remove the personal property and personnel of Lessee and store Lessee's personal property in a warehouse or at a place selected by the City, at the expense of Lessee and without liability to the City. Any such reentry shall not work a forfeiture of nor shall it terminate the rent(s) to be paid or the covenants and agreements to be performed by Lessee for the full term of this Lease; and, upon such reentry, the City may thereafter lease or sublease the Property for such rent as the City may reasonably obtain, crediting Lessee with the rent so obtained after deducting the cost reasonably incurred in such reentry, leasing or subleasing, including the costs of necessary repairs, alterations and modifications to the Property. Nothing herein shall prejudice or be to the exclusion of any other rights or remedies which the City may have against Lessee, including, but not limited to, the right of the City to obtain injunctive relief based on the irreparable harm caused to the City's reversionary rights.

12.2 If Lessee is in default in the performance of any term or condition of this Lease Agreement, the City may, at its option, terminate this Lease upon giving thirty (30) days written notice. If Lessee fails within any such thirty (30) day period to remedy each and every default specified in the City's notice, this Lease shall terminate. Notwithstanding the foregoing, City agrees not to exercise this right as to any portion of the Property that has been awarded tax credits during any "compliance period" (as defined under Section 42 of the Internal Revenue Code of 1986, as amended).

12.3 Lessee shall not assign or sublease the Property, or any right or privilege connected therewith, or allow any other person, except officers, employees, agents, and clientele of Lessee, to occupy the Property or any part thereof without first obtaining the written consent of the City, which consent must be approved and ratified by the City Council of the City, and the written consent of CHFA. Any attempt to sublet, assign or transfer without the prior written consent of the City and CHFA shall be void *ab initio*. In the event an assignment of this Lease or a sublease is authorized by the City and CHFA, Lessee shall not be released from Lessee's obligations and duties under this Lease and this Lease shall remain in full force and effect. Any consent by the City and CHFA shall not be a consent to a subsequent assignment, sublease, or occupation by any other party. Any unauthorized assignment, sublease, or permission to occupy by Lessee shall be void and shall, at the option of the City and CHFA, provide reasonable cause for the City to terminate this Lease. The interest of Lessee in this Lease is not assignable by operation of law without the formal approval and ratification by the City Council of the City and written approval by CHFA.

12.4 Notwithstanding Section 12.3, Lessee may at any time, and from time to time, enter into dwelling leases with residential tenants and subject the leasehold estate, and any or all of Lessee's improvements situated on the Property, to one or more mortgages, deeds of trust, security agreements, or financing statements as security for a loan or loans or other obligation of Lessee (each a "Leasehold Mortgage"), provided that Lessee shall give Landlord notice of such Leasehold Mortgage. Notwithstanding anything to the contrary, the parties hereto agree that the City's consent shall not be required for (a) the removal and replacement of Lessee's general partner by any Lessee investor limited partner, or (b) the transfer by Lessee's investor limited partner of its interest in Lessee.

12.5 Lessee shall not engage or allow any contractor, material man or supplier to perform any work or supply any materials or other goods or services on any portion of the Property which could be the subject of a mechanic's lien.

13. Lessee hereby authorizes CHFA, OEDIT, and the City to use information regarding or relating to the Project to publicize and/or report on their financing activities in any manner of

communication or media including, but not limited to, in press releases, websites, social media, flyers, advertisement, community reports, etc., without further authorization or the consent of Lessee, provided that confidential or other proprietary information is not shared. Lessee agrees to obtain prior written approval from CHFA, OEDIT and/or the City prior to using the name or logo of CHFA, OEDIT and/or the City in any press release, media events, website, social media or any other public communication.

14. Fees or Commissions. The parties to this Lease warrant that no person or selling agency has been employed or retained to solicit or secure this Lease upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee. The City and Lessee agree to defend, indemnify and hold the other harmless from any claim for real estate brokerage commissions or finder's fees asserted by any other party claiming to be entitled to brokerage commissions or finder's fees arising out of this Lease.

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

To the City:
City of Grand Junction
Attn: City Manager
250 N. 5th Street
Grand Junction, CO 81501
Email: citymanager@gjcity.org

With Copies to:
City of Grand Junction
Attn: City Attorney
250 North 5th Street
Grand Junction, CO 81501
Email: cityattorney@gjcity.org

To the Lessee:
c/o [_____]
Address: [_____]
Attn:[_____]
Email: [_____]

With Copies to:

All notices shall be deemed given: (1) if sent by mail, when deposited in the mail; (2) if delivered by hand or courier service, when delivered or attempted delivery is made; or (3) if sent via email, when transmitted. The parties may, by notice as provided above, designate a different address to which notice shall be given.

14. Not a Partnership.

14.1 The City, by entering into this Lease Agreement, does not part with its entire possession of the Property, but only so far as it is necessary to enable Lessee to use the Property and carry out the terms and provisions of this Lease. It is expressly agreed between the Parties that this Agreement is one of lease and not of partnership and that the City shall not be or become responsible for any debts contracted or incurred by Lessee. Lessee shall save, indemnify and hold the City, its officers, employees and agents harmless against all liability and loss, and against all claims or actions based upon or arising out of any claim, lien, damage or injury (including death), to persons or property caused by Lessee or sustained in connection with Lessee's performance of the terms and conditions of this Agreement or the conditions created thereby, or based upon any violation of any statute, ordinance, code or regulation, either now in force or hereinafter enacted, and the defense of any such claims or actions, including the costs and fees of attorneys, consultants and experts. Lessee shall also save, indemnify, and hold the City, its officers, employees and agents harmless from and against all liability and loss in connection with, and shall assume full responsibility for the payment of, all federal, state and local taxes, fees or contributions imposed or

required under unemployment insurance, social security and income tax laws with respect to employees engaged by Lessee.

14.2 The City hereby reserves the right to at all times have its officers, employees and agents enter into and upon the Property and to do such acts and things as may be deemed necessary for protection of the City's interests therein, provided that City may not enter into any residential unit in the Project without prior notice to the tenant of such unit (except in the event of emergency).

15. Enforcement; Partial Invalidity; Governing Law.

15.1 If the Parties are required to commence or prosecute any legal action to determine the rights, duties, and obligations hereunder or to otherwise enforce this Agreement, then the prevailing party shall be entitled to the payment of their reasonable attorneys' fees and court costs, including those incurred for any successful appeal.

15.2 In case any one or more of the terms or provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other term or provision of this Agreement, and this Agreement shall be construed and given effect as if such invalid or illegal or unenforceable term or provision had never been contained herein. Upon such determination that any term or provision is invalid, illegal or unenforceable, the court or other tribunal making such determination is authorized and instructed to sever the invalid, illegal or unenforceable term or provision and modify this Agreement so as to give effect to the original intent of the Parties as closely as possible so that the transactions, agreements, covenants and obligations contemplated herein are consummated as originally intended to the fullest extent possible.

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

16. Surrender; Holding Over. Lessee shall, upon the expiration or termination of this Lease, surrender the Property to the City in good order, condition and state of repair, reasonable wear and use excepted. In the event Lessee fails, for whatever reason, to vacate and surrender the Property upon the expiration or termination of this Lease and the parties have not reached an agreement which would allow Lessee to continue to occupy any portion of the Property, Lessee agrees that Lessee shall pay to the City the sum of **\$100.00** per day for each and every day thereafter until Lessee has effectively vacated and surrendered the Property. The parties agree that it would be difficult to establish the actual damages to the City in the event Lessee fails to vacate and surrender the Property upon the expiration or termination of this Lease, and that said **\$100.00** daily fee is an appropriate liquidated damages amount.

17. Total Agreement; Applicable to Successors. This Lease contains the entire agreement between the parties and, except for automatic expiration or termination, cannot be changed or modified except by a written instrument subsequently executed by the parties hereto. This Lease and the terms and conditions hereof apply to and are binding upon the successors and authorized assigns of both parties. The parties hereto have each executed and entered into this Lease Agreement as of the day and year first above written.

18. Execution in Counterparts. This Agreement may be executed in one or more counterparts including scanned and emailed counterparts each counterpart to be considered an original portion of this Agreement, and all of which together shall constitute a single instrument. A photocopy of this Agreement may be used in lieu of an original in any action or proceeding brought to enforce or construe this Agreement.

19. Headings Not Part of Agreement. The headings contained in this Agreement are for convenience only, do not constitute part of this Agreement, and shall not limit, affect the interpretation of, or otherwise affect in any way the provisions of this Agreement.

20. Interpretation of the Agreement. This Agreement was drafted jointly by the Parties and shall not construed against any party hereto.

21. Further Assurances. The Parties shall execute such further documents and do any and all such further things as may be necessary to implement and carry out the intent of this Agreement.

22. Short Form. The City and Lessee will record a Short Form of this Lease in the public records of Mesa County.

IN WITNESS WHEREOF, the Parties have caused for the execution and made this Lease effective as of the date first set forth above.

**THE CITY OF GRAND JUNCTION,
a Colorado Home Rule Municipality:**

Attest:

By: _____
Mike Bennett, City Manager

By: _____
Selestina Sandoval, City Clerk

LESSEE:

[_____]

By: Tyler Elick
Its: Partner

EXHIBIT A

Added once legal description is finalized

EXHIBIT B

Added once legal description is finalized

DRAFT

EXHIBIT C
CHFA Agreement



denver

1981 Blake Street
Denver, CO 80202

303.297.chfa (2432)
800.877.chfa (2432)

PO Box 60
Denver, CO 80201

800.659.2656 tdd
www.chfainfo.com

western slope

348 Main Street
Grand Junction, CO 81501

970.241.2341
800.877.8450

AFFORDABLE HOUSING FINANCING FUND LAND BANKING PROGRAM

AMENDED AND RESTATED GRANT COMMITMENT

November 26, 2024

Via Email Only

City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501
Attention: Ashley Chambers
Email: ashleyc@gjcity.org

Re: Grant in the amount of \$2,200,000

Dear Ms. Chambers:

Colorado Housing and Finance Authority (“**Authority**”) has been retained by the Colorado Office of Economic Development and International Trade (“**OEDIT**”) as the administrator of the Affordable Housing Financing Fund (“**Fund**”). The Fund was created by the Affordable Housing Statute (CRS 29-32-101 et seq) (“**Statute**”) which was voted on and approved by Colorado voters in a November 2022 ballot measure commonly known as Proposition 123. The Land Banking Program (“**Program**”), as part of Proposition 123, provides funding for the acquisition and preservation of land for the development of affordable rental housing, affordable homeownership, and/or mixed commercial use (if the predominate use is affordable housing).

The Authority hereby notifies you of its approval of your request for a grant (“**Grant**”) for the Project (as hereinafter defined) under the Program. As used herein, the “**Project**” shall refer to the acquisition of land for, and the development of at least three hundred twenty-four (324) units as part of, the Salt Flats Project, which is Grand View Commons Subdivision, Lot 4, an approximate 21.45 acres of the SW4NW4 SEC 18 1S 1E EXC E 25FT FOR RD EXC PORTION ON S END LYING IN HWY 6 + 24, Common address: 450 28 RD. The Project must comply with the terms and conditions provided herein, the Program Guidelines (as defined below), and the Statute, as applicable.

This grant commitment (“**Commitment**”) is subject to the terms and conditions of the Land Banking Program Guidelines issued September 18, 2023 (“Program Guidelines”), and to the terms and conditions contained herein.

1. Grantee. City of Grand Junction, Colorado.

Amended and Restated Grant Commitment
City of Grand Junction
December 2, 2024

2. Grant. The grant shall be in an amount not to exceed Two Million Two Hundred Thousand and no/100 Dollars (\$2,200,000), provided that the final grant amount shall be determined after the Authority reviews a satisfactory appraisal of the land being acquired in connection with the Project (21.45 acres) (in accordance with the Authority's appraisal guidelines, to be ordered by the Grantee at Grantee's expense). The final grant amount may be lower than the amount set forth above based on the Authority's review of such appraisal.
3. Milestones. As a condition of the Grant, Grantee must meet the following milestones:
 - a. Initial Milestones. Within five (5) years of the Grant closing ("**Initial Deadline**"), the Project must be properly zoned for the proposed Project use, and a development plan (per the Development Plan Appendix published in the Land Banking Program Guidelines August 21, 2024) contemplating the construction of at least three hundred twenty-four (324) units in connection with the Project must be submitted to and approved by the Authority (collectively, "**Initial Milestones**"); and
 - b. Final Milestones. Within ten (10) years of the Grant closing ("**Final Deadline**"), the Project must obtain all necessary permits, and the Grantee must close and receive funding for one or more construction loans, grants or other financing sources in an amount needed to complete at least three hundred twenty-four (324) units in connection with the Project on or before the expiration of ten (10) years from the Grant closing date (collectively, the "**Final Milestones**"). The Initial Milestones and Final Milestones are collectively referred to herein as the "**Milestones**".

Failure to meet the Initial Milestones or Final Milestones could impact future award(s) under the Program.
4. Grant Repayment. Grantee must repay the Grant in full if the Authority determines that Grantee failed to timely and properly meet each of the Milestones. If the Initial Milestones are not timely or properly met, then repayment is due within six (6) months of the Initial Deadline. If the Final Milestones are not timely or properly met, then repayment is due within six (6) months of the Final Deadline. If the Grant is repaid in full prior to the Final Deadline, the Restrictive Covenant (defined below) will be released and the Program's restrictions on the Project's use will terminate.
5. Grant Fees. The Grantee shall pay any and all of the Authority's and OEDIT's third-party costs, including but not limited to, attorneys fees and costs, title company premiums and closing fees, environmental search charges, recording costs, and UCC search charges, as applicable ("**Closing Costs**").
6. Commitment Expiration. May 31, 2025.

Amended and Restated Grant Commitment
City of Grand Junction
December 2, 2024

7. Program Requirements. Grantee must meet all Program requirements including, but not limited to the following:
 - a. Reporting. Grantee must comply with the Program reporting requirements described on Exhibit B.
 - b. Grantee Eligibility. Grantee must be either a local or tribal government.
 - c. Project Eligibility. The Project must be developed as affordable rental housing, affordable for sale housing, or commercial mixed use with a residential component. The Predominate Use (as hereinafter defined) of the total site must be affordable housing consistent with the income requirements set forth in paragraph 8.b. of this Commitment, though commercial uses, market rate or non-restricted housing or rent restricted housing above 60% area median income (“**AMI**”) may be included in the remaining space. “**Predominate Use**” as used herein means at least 70% of the improved square footage or units on the 21.45 acres comprising the Project, unless otherwise agreed to in writing by the Authority. The commercial use of a mixed-use project must be compatible with the affordable housing use and must be approved by the Authority in advance in the Authority’s sole discretion.
 - d. Environmental Sustainability Requirements. The Project must meet environmental sustainability requirements as more fully set forth in Paragraph 10.b.
 - e. Restrictive Covenant. A restrictive covenant as set forth in Paragraph 8 (“**Restrictive Covenant**”) shall be recorded against the Project at the closing of the Grant.
8. Restrictive Covenant. A Restrictive Covenant shall be recorded against the Project in the official records of the county where the Project is located at the closing of the Grant. All covenants and payment liens shall be subordinate to the Authority’s Restrictive Covenant. The Restrictive Covenant shall include, but not be limited to, the following provisions:
 - a. Affordability Term.
 - (i) The Restrictive Covenant will be required to remain of record so long as the Grant remains outstanding. The Restrictive Covenant may be released if the Grant is repaid.
 - (ii) If the Project as developed includes rental units, the Restrictive Covenant shall restrict the affordability of such rental housing units as set forth in paragraph 8.b below for at least 40 years after the final improvements are constructed and have received a permanent certificate of occupancy, unless otherwise agreed to by the Authority.

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City of Grand Junction
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- (iii) If the Project as developed includes homeowner units, the Restrictive Covenant will restrict the homeowner units to remain affordable as set forth in paragraph 8.b below for at least 40 years after the final improvements are constructed and have received a permanent certificate of occupancy, through a ground lease or similar structure each as approved by the Authority, unless otherwise agreed to by the Authority.
 - (iv) The Project may request a reduction to the term of the Covenant as stated in 8.a.(ii) and/or 8.a.(iii) to twenty (20) years by providing a market analysis that supports such reduction. The Authority may grant or deny this request in the Authority's sole discretion.
 - b. AMI. If the Project includes rental units, then the annual income of such households to meet the Affordability requirements may not exceed 60% AMI. If the Project includes homeowner units, then the annual income of such households to meet the Affordability requirements may not exceed 100% AMI.
 - c. Other Conditions. The Restrictive Covenant shall include the requirements set forth in paragraph 7.c. of this Commitment.
9. Documents. The Authority will prepare the closing documents and coordinate the closing with Grantee as set forth herein. Exhibit A to this commitment lists certain documents that: (i) must be provided by the Grantee to the Authority prior to closing ("**Pre-closing Documents**"); and (ii) must be signed and delivered by the Grantee to the Authority at closing ("**Closing Documents**"). The Pre-Closing Documents must be delivered to the Authority by the Grantee in form satisfactory to the Authority.

When the Pre-Closing Documents have been received and approved by the Authority, the Authority will prepare the Closing Documents for review by the Grantee and schedule a closing date, which will be no sooner than ten (10) business days after receipt of complete and satisfactory Pre-Closing Documents and satisfaction of all closing conditions to be completed prior to Closing.

10. Closing; Source of Funds and Condition of Funding. As a condition precedent to the closing of the Grant, all conditions hereunder shall have been met, each of the Pre-Closing Documents shall be received, reviewed and approved by the Authority, and each of the Closing Documents listed in Exhibit A, in form and substance satisfactory to the Authority, in its sole discretion, shall be executed and delivered to the Authority. In addition, at the Closing, the Grantee shall pay Closing Costs by wire transfer. The Authority reserves the right at all times to decline to close the Grant if the Authority determines, in its sole judgment, that the Grantee or the Grant does not strictly conform to the requirements of this Commitment, the Program, the Program Guidelines, any related requirements of OEDIT or the Authority and any and all other applicable legal and regulatory requirements

Amended and Restated Grant Commitment
City of Grand Junction
December 2, 2024

relating to Proposition 123 or otherwise (“Regulations”). Further, the Grant will be funded with Program funds. If all or a portion of the Program funds allocated for the Grant (“Funds”) are withheld or revoked prior to Closing, the Authority would not be willing to provide the Grant to the Grantee at the terms set forth herein; therefore, the Authority reserves the right, at all times, to decline to close and fund the Grant if the Authority has not received all or a portion of the Funds, or if all or a portion of the Funds have been revoked.

The Closing Documents may include, without limitation the following provisions:

- a. The following uses and activities shall not be conducted in or on the Project: (i) activities which are illegal under federal, state or local laws; (ii) selling, producing, or displaying sexually oriented material (e.g., adult book stores, adult video stores, adult theaters, etc.); (iii) non-medical massage services; (iv) a business generating greater than twenty-five percent (25%) of its revenues from the sale of alcoholic beverages not manufactured on-site or from selling alcoholic beverages for consumption off premises; (v) a business or organization that discriminates in its membership or facility usage on the basis of race, color, national origin, religion, gender, age, disability, citizenship status, marital status, sexual orientation, or any other status protected by law; (vi) gambling activities (not including sale of state sanctioned lottery tickets); (vii) selling or dispensing products illegal under federal, state or local laws; (ix) religious services, instruction or overtly sectarian activities; (x) pawn brokering; (xi) making “payday” or short term loans by an entity that is not a bank, credit union, savings and loan or other banking institution; and (xii) escort services.
- b. Each of the following is required to meet the Environmental Sustainability Standards for the Project and the Project shall be designed to meet the requirements as follows:
 - (i) Certification from one of the following*:
 1. 2020 Enterprise Green Communities (EGC)
 2. Leadership in Energy and Environmental Design LEED v.4.1 (LEED)
 3. National Green Building Standards NGBS ICC-700-2020 (NGBS)
 4. Zero Energy Ready Homes standard (US DOE)
 - (ii) All-electric building using high efficiency electric appliances such as heat pumps and heat pump water heaters, or a mixed-fuel building that includes pre-wiring for efficient electric heating and appliances and includes pre-

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wiring to enable future installation of EV charging station(s) for at least 10% of parking spots or greater if required under local codes.

*Developments that achieve all-electric construction with high-efficiency electric appliances may opt-out of a formal green building certification.

- (iii) Utilize water-efficient design inside and outside. Full guidance can be found at coloradowaterwise.org.
- (iv) Developments must be located within a half-mile of existing or planned transit corridors. The Authority acknowledges and agrees that the location of the Project satisfies this requirement.

11. Conditions. This Commitment and closing of the Grant shall be subject to the provisions of the Guidelines, the Regulations, the Statute and to the following conditions:

- a. A satisfactory appraisal of the Project (in accordance with the Authority's appraisal guidelines, to be ordered by the Grantee at Grantee's expense).
- b. Evidence satisfactory to the Authority that the Grantee and the Project are and will be in compliance with applicable environmental laws, regulations, permits, orders or other environmental requirements and that the real and personal property, if any, comprising the Project do not contain hazardous waste(s) or other adverse environmental conditions. Such evidence shall include a Phase 1 ordered by the Grantee to assist the Authority in making a determination of environmental risks in connection with this Project. The Phase 1 will combine information compiled internally by the Authority and information obtained from Grantee and other independent sources.
- c. All representations made by or on behalf of Grantee to the Authority in connection with its application for the Grant and in connection with the closing shall be true and correct as of the date of funding of the Grant.
- d. No litigation shall be pending or threatened calling into question or which, if adversely determined, would affect (i) the creation, organization or existence of the Grantee; (ii) the validity of the Grant documents; or (iii) the authority of the Grantee to enter into the Restrictive Covenant against the Project's real property or to otherwise make or perform the Grant documents. No proceedings shall be pending or threatened against or affecting the Grantee which involve the possibility of materially and adversely affecting the properties, business, prospects, or financial condition of the Grantee, nor shall the Grantee be in default with respect to any

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December 2, 2024

order of any court, governmental authority or arbitration board or tribunal or any prior grant or loan made to it by the Authority.

- e. Such other conditions as the Authority may deem necessary or prudent to assure repayment of the Grant or compliance with the Statute, the Regulations or the Guidelines.

12. Grantee Representations, Warranties and Covenants. This Commitment is issued on the basis of certain information and materials provided to the Authority by Grantee, including, without limitation, the Grant application, financial information, all representations, information, exhibits, data and other materials. Any intentional misinformation or withholding of material information incident thereto shall, at the option of the Authority and without limitation to any other right or remedy of the Authority, void all of the Authority's obligations hereunder. Furthermore, Grantee represents, warrants and covenants that:

- a. Grantee is a local government located in Colorado and has the necessary power, authority and licenses to operate its properties and transact business including in Colorado.
- b. Grantee has the full power and authority to accept the Grant and to undertake the obligations as contemplated by this Commitment, to execute and deliver the Grant Documents, and to perform Grantee's obligations under this Commitment and the Grant Documents. The execution and delivery of the Grant Documents will be duly authorized by all necessary action on the part of Grantee, its officers, and/or directors, as applicable, and the Grant Documents will be valid, binding and enforceable obligations of Grantee.
- c. There is no action, suit or proceeding at law or in equity, or by or before any governmental instrumentality or agency, or to the knowledge of Grantee, threatened against or affecting it, which, if adversely determined, would materially impair its right or ability to carry on business substantially as now conducted, or as contemplated to be conducted under this Commitment, or that would materially adversely affect Grantee's financial condition.
- d. To the best of Grantee's current knowledge, the transactions contemplated herein will not cause a default under any other agreement and will not conflict with or violate any organizational document or agreement to which Grantee is a party or by which Grantee is bound.
- e. To the best of Grantee's current knowledge, Grantee has not executed and will not execute any agreement(s) with provisions contradictory or in opposition to, the provisions of this Commitment.

Amended and Restated Grant Commitment
City of Grand Junction
December 2, 2024

- f. All information given to the Authority is accurate and Grantee has not omitted any material facts.
 - g. Grantee will comply with the provisions of any federal, state, or local law prohibiting discrimination on the grounds of race, color, religion or creed, sex, marital status, national origin, familial status or disability, sexual or gender preference, political opinion or affiliation, in all Grantee operations and shall provide prompt written notice to the Authority of the filing of any complaints of discrimination with respect to any Grantee operations.
 - h. Grantee will certify at closing of the Grant that the Project is located in a jurisdiction that has filed a commitment to increase affordable housing and opted into Proposition 123 funding. Failure of the Project to be in a jurisdiction that has filed a commitment to increase affordable housing and opted into Proposition 123 will be considered an immediate event of default. In addition to a certification, the Authority may require, in the Authority's sole discretion, an attorney opinion that the Project is located in jurisdiction that has opted into Proposition 123 funding.
13. Assignment. This Commitment shall not be assignable or transferable without the prior written consent of the Authority.
14. Reliance by Grantee and Third Parties. This Commitment is not intended to benefit any person or entity other than the Grantee and no other person or entity may rely on the terms hereof. Further, the Grantee acknowledges and agrees that (a) any report, inspection, review, acceptance or other due diligence activity regarding the Project, Grantee or other matters performed by or at the direction of the Authority, its legal counsel or consultants shall be solely for the purpose of satisfying the Authority's investment criteria and may not be relied on by the Grantee or any other party in making decisions regarding the Project or for any other reason; and (b) the Authority, its legal counsel and consultants shall have no responsibility or liability for the sufficiency, accuracy completeness of the items or information so inspected, reviewed or accepted or for the environmental condition or structural soundness of the Project.
15. Advice to Seek Legal Counsel. The Authority has advised the Grantee to obtain legal counsel in connection with the Grant.
16. Governing Law. This Commitment and all matters of performance relating thereto shall be governed by and construed and interpreted in accordance with the laws of the State of Colorado. All suits or actions related to this Commitment shall be filed and proceedings held in the State of Colorado and exclusive venue shall be in the City and County of Denver.

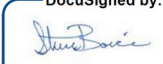
Amended and Restated Grant Commitment
City of Grand Junction
December 2, 2024

17. Time is of the Essence. Time is of the essence hereof. Grantee shall provide requested documentation and information in a timely manner. To the extent that documentation and information is not provided by the Grantee in a timely manner, the Authority is not obligated to extend the initial term of the Commitment if Closing has not occurred.
18. Modification. Modification or amendment of this Commitment is effective only if made in writing and signed by the parties hereto.
19. Publications. Grantee hereby authorizes OEDIT and the Authority to use information regarding or relating to the Project to publicize and/or report on their financing activities in any manner of communication or media including, but not limited to, in press releases, websites, social media, flyers, advertisements, community reports, etc. without further authorization or the consent of the Grantee, *provided* that confidential or other proprietary information is not shared. Grantee agrees to obtain prior written approval from OEDIT and the Authority before using the name or logo of OEDIT or the Authority in any press release, media events, website, social media or any other public communication.
20. Counterparts. This Commitment may be executed in counterpart and all signatures when taken together shall constitute one and the same instrument.
21. Entire Agreement. This Agreement constitutes the entire agreement of the parties concerning the subject matter hereof and all prior or contemporaneous understandings, oral representations or agreements among the parties with respect to the subject matter hereof, including that certain Grant Commitment dated May 31, 2024, are superseded by this Agreement.
22. Electronic Signatures. The electronic signatures of the parties included in this Commitment, in any form, are intended to authenticate this writing, bind the parties hereto, and to otherwise have the same force and effect as manual signatures. Delivery of a copy of this Commitment bearing an original or electronic signature by electronic mail in portable document format (.pdf) form, or by any other electronic means intended to preserve the original form of the document, will have the same effect as physical delivery of the paper document bearing an original or electronic signature.
23. Effectiveness of Commitment. This Commitment shall not become effective unless a duplicate copy hereof is returned to the Authority within ten (10) business days of the date hereof with acceptance endorsed on said copy by the signature of an authorized representative of the Grantee.

**COLORADO HOUSING AND FINANCE AUTHORITY, a
body corporate and political subdivision of the State of
Colorado, solely in its capacity as the Program Administrator
for the AFFORDABLE HOUSING FINANCING FUND,**

Amended and Restated Grant Commitment
City of Grand Junction
December 2, 2024


**managed by the Colorado Office of Economic Development and
International Trade, a Colorado state agency**

By: 
646C2D83B82C4BA
Steve Boice, Manager of Business Finance
Colorado Housing and Finance Authority

Amended and Restated Grant Commitment
City of Grand Junction
December 2, 2024

ACCEPTED:

CITY OF GRAND JUNCTION, COLORADO

By: 
Andrea Phillips, Interim City Manager

Date: 11/26/2024

EXHIBIT D

Amended and Restated Grant Commitment
City of Grand Junction
December 2, 2024

EXHIBIT D

Program Reporting Requirements

Quarterly Reports are due the end of the first month after the end of each quarter, with the first report due on or before April 30, 2025.

The quarterly report will include:

1. Project-level details for each funding award:

a. Grantee/Recipient Name

b. The following Property Information, to the extent applicable:

- i. Project name (At the time of application & upon completion, if changed)
- ii. Project Street Address
- iii. City and county location
- iv. Housing type (homeownership and/or rental)
- v. Unit count and bedroom count for deed-restricted units. Unit count will be used to determine anticipated or actual households served.
- vi. Unit count and bedroom count for market-rate units.
- vii. Proposed units in each AMI Level and average AMI of the project.
Land Banking projects - indicate the proposed percentage of mixed-use.
- viii. Mixed-use properties provide a category of non-residential uses.
- ix. Environmental Sustainability Certification
- x. Electrification Level
- xi. Meets the transit-oriented development (TOD) definition (0.5 miles from public transit).
- xii. Meets the walkable neighborhood definition (0.5 miles from public transit).

2. Additional Project Details:

Confirm the following statutory priorities are satisfied by the Project: high density, mixed-income, and environmentally sustainable.

- high-density-informed by local density definitions and maximum allowable density based on local conditions
- mixed-income-commitment to serving a broad range of income levels within the development (70% of units must be affordable housing)
- environmental sustainability-environmental sustainability standard met

3. Project Status Details:

Confirm status of Project development and construction and inform the Authority of any update to number of planned affordable units. Once available, submit copy of complete development plan.

DEVELOPMENT NARRATIVE



INTRODUCTION

The City of Grand Junction (COGJ) and Brikwell (BW) are pleased to present Ascent at Salt Flats, a proposed 144-unit affordable housing development for individuals and families in Grand Junction. The project will offer a mix of studio, one-, two-, three-, and four-bedroom units to accommodate a variety of household sizes and income levels, with a community average AMI of 58%.

Ascent at Salt Flats (ASF) will be a groundbreaking affordable housing development, distinguished by its focus on family-oriented units for households earning below 60% of AMI and inclusion of an Early Childhood Education (ECE) center. It will also serve an unmet need in a high-growth area on the East side of downtown Grand Junction.

Situated on 4.35 acres, the development will feature a thoughtfully designed three-story, garden-style community and a range of onsite community amenities and services to enhance residents' quality of life.



LOCATION

Ascent at Salt Flats is located on a 4.35 acre site on the East side of the Salt Flats Master Plan a 22 acre master planned affordable and attainable housing community, which spans 28 Road to 28 ¼ Road and Gunnison Avenue to Grand Avenue in Grand Junction, CO 81501. The site is currently vacant and zoned RH-24, allowing for multifamily use with no rezoning necessary. The surrounding area is a diverse mix of residential, commercial, and recreational uses, providing residents with convenient access to a variety of walkable and proximate amenities and services.

The Salt Flats master plan is a unique vision for broad spectrum affordable and attainable housing. In total, the master plan comprises 477 housing units that include: affordable studio to four-bedroom rental apartments for individuals, families, seniors and veterans; complemented by two- and three-bedroom attached and detached for-sale housing. The vision for the Salt Flats is driven by shared values of: Inclusivity, Livability, Community, Stability, Viability and Sustainability.

Salt Flats is the first Affordable and attainable master plan of this scale in Grand Junction and presents an immense opportunity to better serve Grand Junction residents through its diverse and inclusive offering. It has been awarded OEDIT/CHFA Prop 123 land banking funds and a DOLA EIAF "More Housing Now" grant exhibiting the support for a broad-spectrum, master plan that promotes access and equity for the community.

Salt Flats is the ideal suburban-infill location with exceptional access to transportation, employment, services, recreation, healthcare, schools, and civic facilities making it ideal for families and individuals seeking convenience and connectivity.

TRANSPORTATION

Residents will find public transportation at the East edge of the site on 28 Rd, as COGJ and Brikwel are working closely with Grand Valley Transit (GVT) on the creation of two new bus stop that ties into the Route 9 network and provides residents easy access to the adjacent Veterans Administration (VA) hospital, employment, parks and the vibrant downtown (8 min bus ride).

EMPLOYMENT

Ascent at Salt Flats' proximity to major job and retail centers, diverse healthcare facilities, and Colorado Mesa University provide a spectrum of roles from customer service and medical support to educational and administrative positions. The area's robust Grand Valley Transit system further extends access to numerous other employers across the city, making it an ideal location for those seeking convenient access to work. ensuring that residents have ample employment opportunities that support the economic mobility of residents.



SERVICES

Within a mile of Ascent at Salt Flats, residents benefit from convenient access to a wide array of neighborhood services and retail. The prominent North Avenue corridor, a short walk away, hosts major retailers like Walmart and City Market for groceries, alongside various restaurants, gas stations, and smaller service businesses. This prime location also offers easy access to local clinics, financial institutions, and community resources, ensuring daily needs are readily met without extensive travel.

RECREATION

As part of the Salt Flats master plan, onsite parks are planned to promote recreation and social activity for Salt Flats residents and the greater Grand Junction community. Ascent at Salt Flats is also located a short walk (1/4 mi) from Lincoln Park, which features a golf course, public pool, lake, playground, walking trails, sports fields, and pickleball / tennis courts. Lincoln Park provides residents with convenient access to recreational, social and healthy activities with ample green space. Also worth noting, Colorado Mesa University's Hamilton Recreation Center (~2mi) providing a comprehensive array of facilities, including gyms, pools, and group fitness classes open to the community.

HEALTHCARE

Within a two-mile radius of Ascent at Salt Flats, residents have access to a comprehensive array of healthcare facilities. This includes major acute care hospitals such as Community Hospital and the Grand Junction VA Medical Center, offering emergency services, various specialties, and inpatient care. Beyond hospitals, the area is rich with specialized clinics providing services like primary care, women's health, behavioral health (e.g., Mind Springs Health, Community Hospital Behavioral Health), and physical therapy, ensuring a wide range of medical needs can be met conveniently.

SCHOOLS / EARLY CHILDHOOD EDUCATION

Families residing at Ascent at Salt Flats benefit from an educational landscape, offering diverse options for students of all ages. For elementary students, Nisley Elementary School is remarkably close, practically in the neighborhood, while Orchard Avenue Elementary School also provides a convenient option for younger learners. Older students have access to comprehensive K-12 education at Grand River Academy and Caprock Academy, a tuition-free public charter school, alongside R-5 High School for secondary education, ensuring a variety of learning environments close to home.

CIVIC FACILITIES

For intellectual and community engagement, the Mesa County Libraries Central Library is conveniently located around 1.9 miles from the address, providing a vast collection of books, media, and community programs. Furthermore, the Tomlinson Library at Colorado Mesa University, also within 2 miles, offers extensive academic resources and services accessible to students and often to the public.

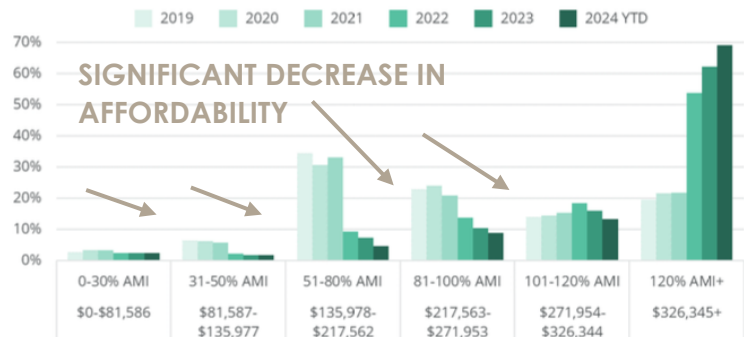


NEIGHBORHOOD PROFILE & TRENDS

Grand Junction is a rapidly growing community with a diverse population and a lack of affordable housing options. The neighborhood is experiencing a shortage of affordable housing, with a 5,700+ residents being cost burdened (paying 30%+ of their income), making this project a timely and necessary addition to the community.

Home Price Increases and Growing Rental Cost Burden

The median home sales price in Mesa County increased by 53% from \$256,450 in 2019 to \$391,500 in 2024 YTD. Forty-two percent of homes sold in 2021 were affordable to households earning 0-80% AMI; this decreased to 14% in 2022, 11% in 2023, and 9% in 2024 YTD.



Cost burden among renters in the Grand Valley has increased since 2010. In Grand Junction and Mesa County overall, **the share of cost burdened renters increased by 5 percentage points—going from 48% to 53% in Grand**. In Grand Junction **more than 5,700 renter households, are cost burdened**, spending 30% or more of their income on housing costs. Of these, **over 2,800 households are severely cost burdened**, paying more than 50% of their income on housing costs.

Population Growth, Change and In-Migration

According to population estimates from the Colorado State Demography Office, Mesa County's population as of 2019 was 154,933, representing an increase of 5% (7,778 new residents) since 2010. **Grand Junction's population was 64,941, representing an increase of 8% (4,695 new residents) since 2010.**

Jurisdiction	2010	2019	Change		Share of County	
			Number	Percent	2010	2019
Grand Junction	60,246	64,941	4,695	8%	41%	42%
Clifton	19,499	20,748	1,249	6%	13%	13%
Fruita	12,695	13,567	872	7%	9%	9%
Palisade	2,726	2,787	61	2%	2%	2%
Mesa County	147,155	154,933	7,778	5%	100%	100%

Source: DOLA, Colorado State Demography Office, and Root Policy Research. ACS 2019 5-year estimates used for Clifton.



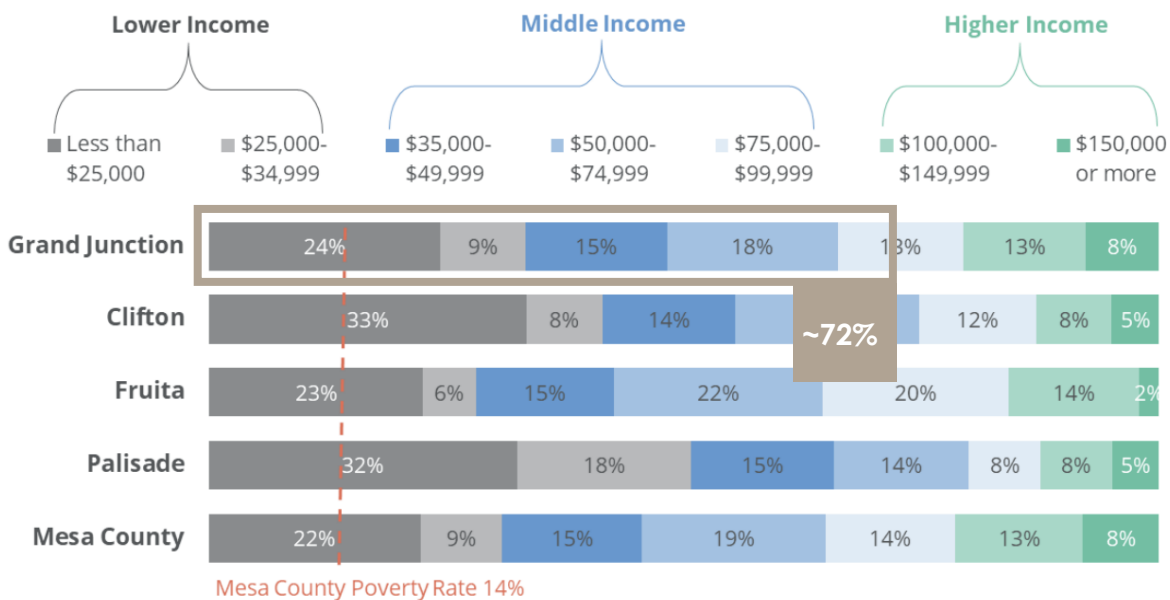
The Colorado State Demography Office provides population projections for Mesa County over the next 30 years. As shown in Figure I-8, in 2050, the county is projected to have over 238,000 people, which represents **an increase in population of 50% compared to 2020. The number of households is expected to increase from around 61,000 to over 96,000.**

Mesa County has experienced positive net migration of around 1,500 residents per year since 2015. In migrants tend to be younger than current residents. Partly driven by the Colorado Mesa University student population, **persons moving to the Grand Valley are around twice as likely to be college aged adults (20 to 24). In migrants are also around one and a half times more likely to be between 25 to 34 years old and around 1.3 times more likely to be between 5 and 19 years old. 89% of in-migrant population will be served by Ascent at Salt Flats.**

Age Cohort	Current Distribution	In-migrant Distribution
Under 5 years	6%	3%
5 to 19 years	19%	25%
20 to 24 years	6%	14%
25 to 34 years	13%	20%
35 to 44 years	12%	6%
45 to 64 years	25%	21%
65 years and older	19%	11%

89%

Ascent at Salt Flats will provide a broad spectrum of affordable housing options ranging from 30% AMI Studios (\$21,420 1 Person 2025 Income Limit) to 70% AMI four-bedroom units (\$82,880 for 6 Person Income Limit). With a wide range of unit types and income levels served, **Ascent will serve approximately 72% of household incomes in Grand Junction.**



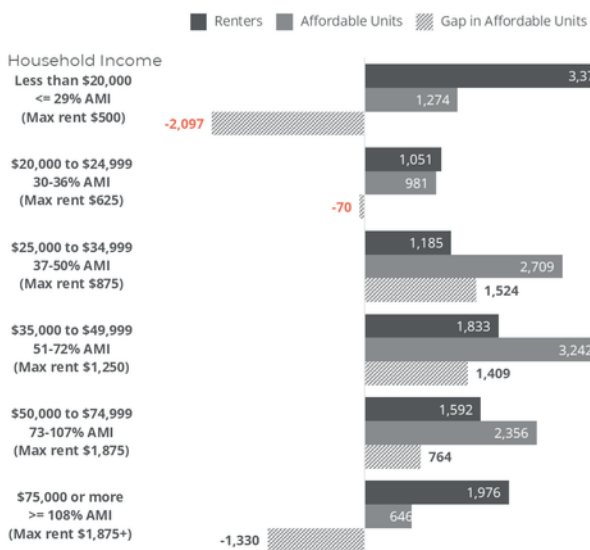
Source: 2019 5-year ACS, and Root Policy Research.



According to GJHA, there are currently 2,973 households (5,999 individuals) on the waitlist to receive a housing voucher—clearly demonstrating that need for affordable housing far exceeds the available supports. Of the households on the waitlist, **39% are households with children, 71% are female headed households, and 37% have a household member with some type of disability.**

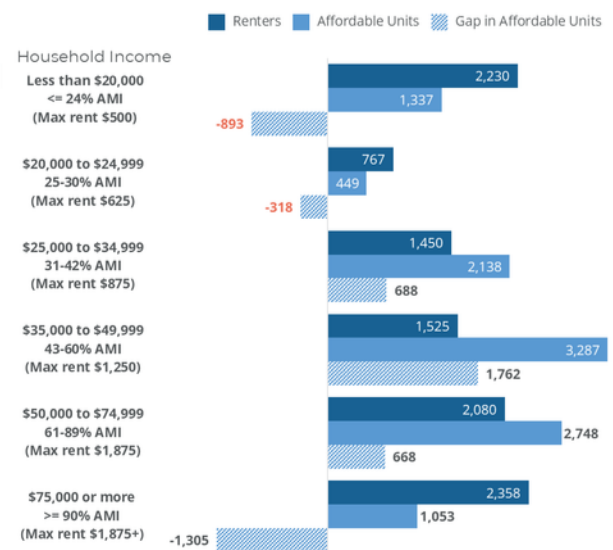
Rental affordability gaps remain high in Grand Junction with the greatest gap in affordable rental units **between ~40% and ~80% of AMI.**

Rental Affordability Gaps, 2019



Note: AMI ranges presented are based on 4-person 2019 HUD AMI limits.
Source: 5-year ACS and Root Policy Research.

Rental Affordability Gaps, 2022



Note: AMI ranges presented are based on 4-person 2022 HUD AMI limits.
Source: 5-year ACS and Root Policy Research.

SERVING COMMUNITY NEED

Salt Flats is strategically located on the east side of downtown Grand Junction adjacent to major thoroughfares (I-70 Business Loop, North Ave (Hwy 6), and 28 Rd), which makes it attractive to employers, commuters and those seeking convenient local and regional connectivity.

As Grand Junction housing prices rise, people are pushed further out of the urban core, seeking more affordable options in surrounding areas and cities. This increased demand and continued new development has driven up property values and rents, as home prices have increased 55%+ in the past decade in Grand Junction. Grand Junction has experienced immense growth creating vulnerability to gentrification, making it difficult for existing residents, particularly those with lower incomes, to remain in the downtown area.



Altogether, there are 1,838 designated affordable units in Mesa County, most of which are deeply subsidized units wherein tenants pay 30% of their income in rent. **The vast majority of affordable units in Mesa County (82%) have one or two bedrooms; 17% have three bedrooms; and 1% have four bedrooms. Larger families likely struggle to find affordable units large enough to accommodate them.**

Designated Affordable Units by Type and Bedrooms, Mesa County, 2024

	Total Units	0 Studios		18% 3BR/4BR		% Other
		% 1 BR	% 2 BR	% 3 BR	% 4 BR	
Deeply Subsidized Units Tenants pay 30% of their income for rent	1,162	50%	35%	14%	1%	0%
Tax Credit Units Tenants pay a fixed rent based on a percentage of AMI from 30% to 60%	607	40%	36%	24%	0%	0%
Other Affordable Units Generally below market rent	69	19%	58%	10%	0%	13%
Total Affordable Units	1,838	45%	36%	17%	1%	1%

Ascent at Salt Flats will help to address this need by providing high-quality, affordable housing for families in the community. The development will offer a vast range of unit sizes **from studios to four-bedroom units** and rental rates to accommodate a variety of household incomes, with a focus on serving families at or below 60% of the Area Median Income (AMI). The above table outlines the unit mix highlighting our goals below.

UNIT TYPE	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	TOTAL	%
Studio	2	2	9	20	11	0	44	30.6%
1BR / 1 BA	2	2	9	20	11	0	44	30.6%
2 BR / 2 BA	1	2	5	8	4	0	20	13.9%
3 BR / 2 BA	1	1	4	10	8	0	24	16.7%
4 BR / 2 BA	1	1	2	5	3	0	12	8.3%
TOTAL	7	8	29	63	37	0	144	100.0%

36 units (25%) are three- and four-bedroom to accommodate larger families, addressing a growing, unmet need in affordable housing.

44 units (31%) studio units to provide an entry point for individuals and small families looking to establish their household, as historically affordable LIHTC housing in Grand Junction has been offered as only one- and two-bedroom units.

80 units (55%+) are studio, 3br, and 4br which have been historically undersupplied as affordable housing in Grand Junction.

107 units (74%) units serve income levels **at or below 60% AMI** to serve all income levels with a focus on those most in need.



DESIGN

Ascent at Salt Flats will be a three-story garden-style apartment community with interior corridors for improved resident experience. The four buildings are distributed throughout the site to create a neighborhood community feel for residents and are situated at the perimeter to provide ease of access to the adjacent walkable amenities (parks, rec center, services). The design team has thoughtfully considered construction, amenities, units and sustainability, prioritizing equity, economic mobility and resident quality of life.

CONSTRUCTION

Ascent at Salt Flats will be constructed with wood framing (type V-A) over an on-grade spread-footing foundation, with surface parking. This construction type is the most cost-effective per unit, to maximize the units per resource and maintain quality in finishes and amenities. Buildings will feature pitched asphalt shingle roofs as well as secured access points. Buildings are separated throughout the site maximizing daylighting and providing opportunity for pocket parks and onsite exterior amenities. Exterior skin comprises fields of exterior windows, stucco, louvered panels and siding, creating a modern, high-desert color palette similar to current design trends in hospitality and multifamily.

AMENITIES

The primary entrance from 28th Road will greet residents with an amenity building featuring a community room with a kitchen and games, a reception/welcome desk, on-site management offices, fitness center, mail/package room, and resident business center / co-working / computer lab. The 3,000 SF Early Childhood Education center with adjacent 2,800 SF adjacent playground will provide onsite services to residents with children.

Exterior amenities will include a dog run, playground, community garden and picnic area with BBQ grills. Its security features will include electronic access entries, security cameras, and courtesy patrol. Indoor and outdoor amenities are intended to be both convenient



and healthy (fitness, bike storage) as well as foster personal growth, friendship, and community growth through social interaction (BBQ/social gathering area, community room, business center).

UNITS

Unit finishes at Ascent at Salt Flats are envisioned to have a modern level of quality that give residents a sense of home and dignity. Units will have central heat & air-conditioning, Energy Star rated stainless-steel appliances (refrigerator, stove/oven, dishwasher, microwave) garbage disposal, luxury-vinyl-plank flooring, granite countertops, blinds, high-speed internet connection, and in-unit washer & dryer. All units in the development will meet or exceed applicable accessibility standards. Units will be all-electric, utilizing with temperature control in living rooms and bedrooms. Conditioned air will be supplied by per unit VTAC units, utilizing energy efficient VRP heat pumps.

ENVIRONMENTAL SUSTAINABILITY

Ascent at Salt Flats will be designed and constructed to meet high standards of environmental sustainability and certification (NGBS). In addition to the all-electric building systems, appliances will be Energy Star rated, lighting will be LED, and fixtures will be water efficient. At a site level, landscaping will utilize water-wise best practices with EV-ready parking stalls.

The development team will also work to minimize the project's environmental impact during construction and operation, utilizing panelized construction and minimizing waste. The Ascent at Salt Flats team is well-experienced and enthusiastic in prioritizing environmental sustainability by weaving resource stewardship, sustainability and green development practices at every level.

TIMELINE & READINESS TO PROCEED

The site is currently vacant and zoned RH-24, allowing for multifamily use with no rezoning necessary. Site planning will be administrative per City of Grand Junction regulations, which could be expedited with the support of the Community Housing department.

Ascent at Salt Flats will require \$23M in Private Activity Bonds (PAB) to support an issuance of non-competitive 4% LIHTC credits. The City of Grand Junction and Brikwell are in the process of finalizing PAB commitments/resolutions, and in combining Grand Junctions 2023-2025 PAB with Gunnison County 2025 PAB and Mesa County 2025 PAB, Ascent at Salt Flats will have ~\$19.8M (\$86%) of \$23M in PAB committed, leaving \$3.2M in additional PAB requests from CHFA and DOLA.

With a PAB top-off and allocation of state LIHTC in 2025, construction of **Ascent at Salt Flats is expected to begin in Q2 of 2026 and be completed in the Q4 of 2027.**



PROJECT FINANCING

Ascent at Salt Flats will use tax-exempt Private Activity Bonds, as well as equity from the sale of tax credits including Federal Low Income Housing Tax Credits (LIHTCs), energy tax credits (Solar ITC, 45L), Transit-Oriented Community Credits (TOCs) and Colorado Affordable Housing Tax Credits (AHTCs). The development can be viably financed non-competitively by utilizing \$23M in PAB and \$700k/yr in State non-competitive LIHTC funds (2025 QAP). Additional soft funds will fill the gap through the City of Grand Junction's investment, Colorado Division of Housing (CDOH) Rental Gap Financing, deferred development fee, and grants/soft funds from impact capital and state sources (CHFA/DOLA).

Due to the efficient construction type and location in a designated DDA, the total development cost maximizes financing resources and is estimated to be \$45.8 million.

SOURCES & USES

USES	TOTAL	\$ / UNIT	\$ / SF	%
Land & Acquisition Costs	\$ 2.6 M	\$ 17.8K	\$ 21	5.6%
Hard Costs	32.0 M	222.2K	256	69.8%
Development Fee	4.5 M	31.5K	36	9.9%
Soft Costs	2.5 M	17.5K	20	5.5%
Financing Costs	4.2 M	29.1K	34	9.1%
Operating Shortfall / Reserve	0.0 M	0.1K	0	0.0%
TOTAL	\$ 45.8 M	\$ 318.3K	\$ 367	100.0%

CONSTRUCTION SOURCES	TOTAL	\$ / UNIT	\$ / SF	%
Construction Loan	\$ 31.9 M	\$ 221.7K	\$ 256	69.6%
Tax Credit Equity	3.4 M	23.9K	28	7.5%
State Tax Credit	0.6 M	4.2K	5	1.3%
Soft Funds	8.1 M	56.6K	65	17.8%
Deferred Development Fees	1.7 M	11.9K	14	3.7%
Gap Equity (Cash Need)	-	-	-	0.0%
TOTAL	\$ 45.8 M	\$ 318.3K	\$ 367	100.0%

PERMANENT SOURCES	TOTAL	\$ / UNIT	\$ / SF	%
Permanent Tax Exempt Debt	\$ 15.7 M	\$ 109.1K	\$ 126	34.3%
Tax Credit Equity	\$0.82 17.2 M	119.7K	138	37.6%
State Tax Credit	\$0.72 3.0 M	21.0K	24	6.6%
Soft Funding	8.1 M	56.6K	65	17.8%
Deferred Development Fees	1.7 M	11.9K	14	3.7%
Gap Equity (Cash Need)	-	-	-	0.0%
TOTAL	\$ 45.8 M	\$ 318.3K	\$ 367	100.0%

SOFT FUNDING DETAIL	TOTAL	\$ / UNIT	\$ / SF	%
City of Grand Junction Equity Investment	\$ 2.5 M	\$ 17.5K	\$ 20	30.9%
CDOH Soft Funds	4.0 M	28.0K	32	49.5%
Other Soft Funding (Impact, Grant, CHFA CMF)	1.4 M	10.0K	12	17.7%
Solar Tax Credit	\$0.82 0.1 M	0.7K	1	1.2%
45L	\$0.82 0.1 M	0.4K	0	0.7%
TOTAL	\$ 8.1 M	\$ 56.6K	\$ 65	100.0%



TEAM

Ascent at Salt Flats is being developed by the City of Grand Junction and Brikwell. Brikwell, a mission-driven real estate development firm with a proven track record of success in developing, owning and operating affordable housing. Brikwell is partnering with the COGJ, as a CO-GP well beyond the typical SLP structure. COGJ will provide input at every level of development by utilizing their experience and resources to enhance the services offered, community integration, design, and construction of Ascent. This JV structure fosters strong alignment between COGJ and BW, allowing both partners to leverage their complementary strengths, resources, and capabilities in pursuit of shared values and development goals.

CONCLUSION

Ascent at Salt Flats is poised to be a transformative development, directly addressing several key priorities of the public stewards for the residents of Grand Junction, including the City of Grand Junction's holistic departments (Housing, Planning, Engineering, Transportation, Parks & Rec).

The focus on scarce unit types (\$, 3BR, 4BR) and those at or below 60% AMI ensures that the project caters to a diverse range of families, with an emphasis on those most in need and housing options lacking in this community.

Furthermore, Ascent at Salt Flats' commitment to resident well-being extends beyond housing. The thoughtful design, incorporating amenities and a greater master plan that foster community interaction and personal growth, coupled with convenient access to essential services, will contribute to an enhanced quality of life and resiliency for residents.

In conclusion, Ascent at Salt Flats represents a significant step towards creating a more equitable and vibrant community in Grand Junction, as part of an even greater Salt Flats community master plan. By providing high-quality, affordable housing and prioritizing the needs of its residents, this development embodies the shared vision of the City of Grand Junction for a community where everyone has a place to proudly call home.



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. ____

AN ORDINANCE LEASING +/-4.38 ACRES OF CITY PROPERTY TO BRIKWELL LOCATED AT 450 28 RD GRAND JUNCTION, COLORADO PURSUANT TO VOTER APPROVAL

RECITALS:

In 2024, the City acquired property known as the Salt Flats (Property) for the development of affordable housing. Pursuant to this Ordinance and the lease approved hereby and herewith a portion of the Property, +/-4.38 acres is leased ("Property Lease 1") to Brikwell for the development of 144 units of affordable rental units to households earning between 30-70% AMI, with an anticipated average income of 58% AMI.

In November 2023, City voters approved an amendment to the City Charter which allowed the City to lease property by and with adoption of an ordinance for affordable housing and/or workforce housing, as those terms are defined by the City Council for a term not to exceed ninety-nine years. The City Council having been duly advised in the premises does find that that development that will be facilitated with Property Lease 1 is for affordable and/or workforce housing as defined by the Council.

The City Council, by and with approval of this Ordinance does confirm and ratify the actions heretofore taken and more particularly described in Property Lease 1, and specifically finds, determines, and affirms that the lease is for and advances public purposes and advances community interests, all of which are in furtherance of the development/redevelopment of the Property for the purposes for which it was acquired, the purposes authorized by the voters, and in turn for the general community well-being.

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

Incorporating the foregoing Recitals, the City Council does confirm and ratify the actions heretofore taken and more particularly described in the lease agreement by and between Brikwell and the City of Grand Junction (Property Lease 1), a copy of which is attached and incorporated by this reference as if fully set forth, leasing the property therein described.

AND FURTHERMORE, BE IT ORDAINED, that this Ordinance, together with Property Lease 1, is deemed by the City Council to discharge the City Charter, as amended, and the laws and ordinances of the City of Grand Junction, Colorado and overall support and advance the public health, safety, and welfare.

Introduced on first reading this 6th day of August 2025 and ordered to be published in pamphlet form.

Adopted on second reading the 20th day of August 2025 and ordered published in pamphlet form.

Cody Kennedy
President of the City Council

ATTEST:

Selestina Sandoval
City Clerk



Grand Junction City Council

Regular Session

Item #3.a.

Meeting Date: August 6, 2025
Presented By: Ken Sherbenou, Parks and Recreation Director
Department: Parks and Recreation
Submitted By: Ken Sherbenou

Information

SUBJECT:

A Resolution Authorizing an Application to Colorado Parks and Wildlife (CPW) State Trails Program for Completing the Riverfront Trail

RECOMMENDATION:

Staff recommends approval of the resolution.

EXECUTIVE SUMMARY:

This resolution authorizes the application to the State Trails Program with Colorado Parks and Wildlife (CPW) for the completion of the riverfront trail within City limits. This agenda item approves the application to the Colorado Parks and Wildlife (CPW) Non-Motorized Trails Grant, due October 1, 2025. This application represents a collaborative effort between One Riverfront, the City of Grand Junction, Mesa County, and Colorado Parks and Wildlife (CPW) to complete the last remaining trail segment of the Riverfront trail.

One Riverfront and the Riverfront Foundation envisioned a string of pearls along the Colorado River. The string, or trail, has been steadily developed over the decades to provide the backbone of the regional trail system. Over the past three decades, more than \$17 million has been invested by Great Outdoors Colorado (GOCO) into the development of the Riverfront Trail and adjacent projects throughout the Grand Junction area. This does not include any partner, applicant, or other grant contributions to these improvements. This long-standing collaboration, which includes One Riverfront, the Riverfront Foundation, the City of Fruita, the Town of Palisade, Mesa County, CPW, and the City of Grand Junction, has worked steadily toward a continuous trail connection from Palisade to Fruita. With all acquisitions and easements in place, and design and engineering complete, the riverfront trail within City limits is on the verge of completion.

BACKGROUND OR DETAILED INFORMATION:

The only remaining gap within Grand Junction City limits is a 1.5-mile segment between 27.5 Road and 29 Road, commonly referred to as the C ½ Road gap. This segment represents the final unconnected portion within the city limits of the broader Palisade-to-Fruita trail corridor. Until recently, property acquisition challenges prevented progress. However, in July 2024, the final parcel (the Skinner Property) was successfully acquired through a joint effort by the City, Mesa County, and CPW.

With this final acquisition in place and construction documents nearing completion, which was funded through a previous CPW grant, the project is now ready for the next phase: construction. Numerous acquisitions have come together to enable the ideal trail alignment. In 2022, the trail segment from Las Colonias to the Eagle Rim Bridge was constructed along the Eddy with an easement dedicated to the City. At that same time, the City completed river restoration work along the Eddy. There are five CPW-owned properties along the alignment, including the first acquisition to support this alignment that occurred in 1991. There is a short section of City right of way and three easements that are all secured: Foster, Heinecke, and M & D. The final piece of property needed was secured in 2024: the Skinner property was acquired at a cost of \$1,665,000. This was split three ways between the City, Mesa County, and CPW.

See enclosed documents for additional detail on the project:

1. A map showing GOCO grants within the river corridor that total over \$17M to all the partners in the riverfront trail: City of Grand Junction, CPW, Mesa County, town of Palisade, City of Fruita since 1994
2. A map showing the C 1/2 road gap in the Riverfront trail
3. A map showing the ideal trail alignment and the acquisitions or easements that are secured
4. An excerpt from the construction documents
5. The project funding plan and timeline

With the first in funding secured from One Riverfront, the potential first in grant funding from CPW, the City, and partners will be well-positioned to seek the largest portion of the funding from GOCO in mid-2026. This legacy project that has now spanned over 30 years would finally be complete.

FISCAL IMPACT:

The total project cost is estimated at \$3.6 million. On July 24, 2024, the Riverfront Foundation pledged \$100,000 towards the project, which is the first in funding. The City and partners are seeking \$250,000 through this CPW Non-Motorized Trails Grant as an initial grant funding source. In addition, the City's plan to request \$2,000,000 from Great Outdoors Colorado (GOCO) in July 2026. The remaining \$1.25 million will be jointly funded by Mesa County and the City of Grand Junction, with each contributing \$625,000. This is planned to be requested in the 2027 budget.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 46-25, a resolution supporting the application for a State Trails Grant from Colorado Parks and Wildlife (CPW) to complete the Riverfront Trail within City limits.

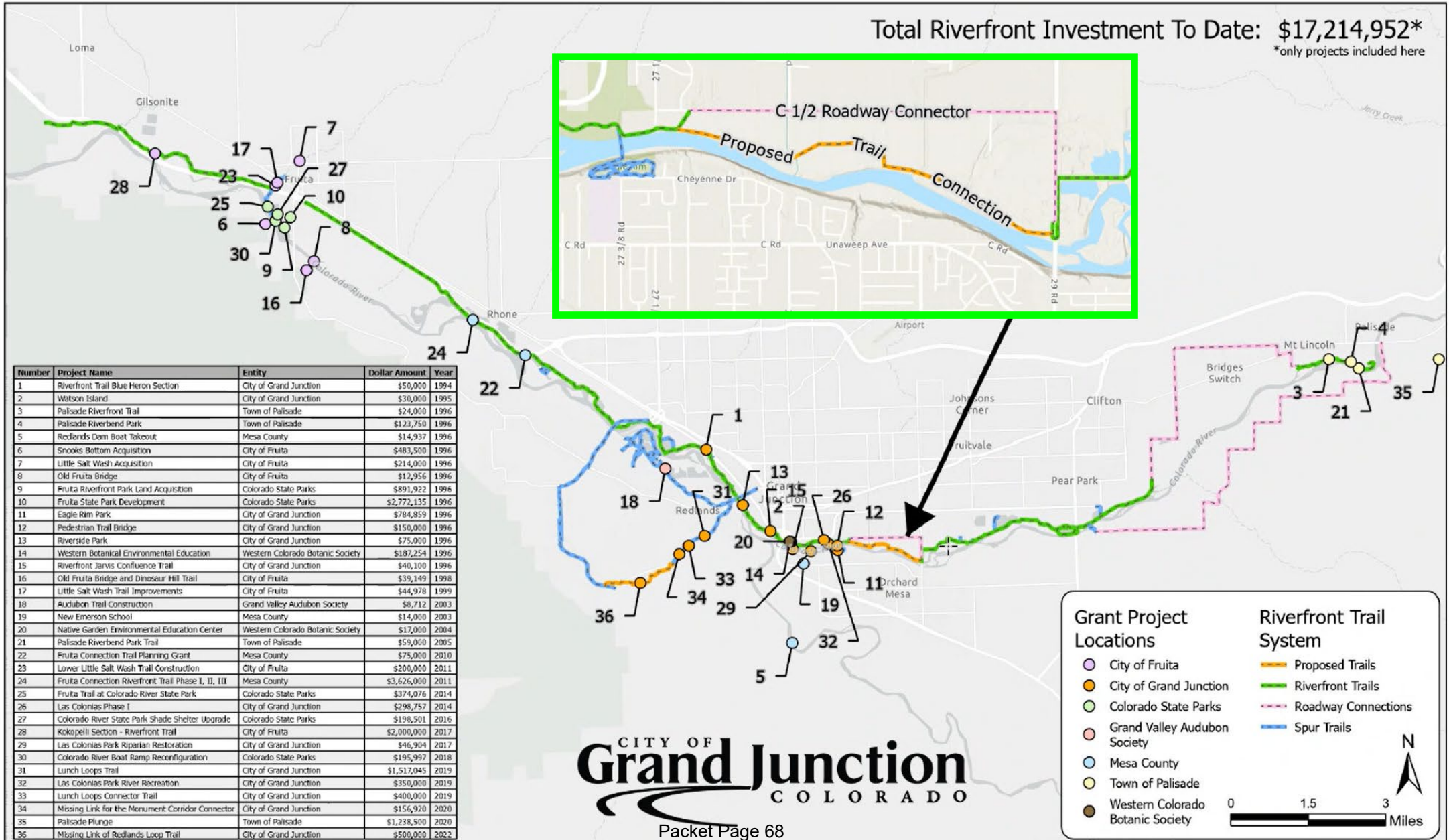
Attachments

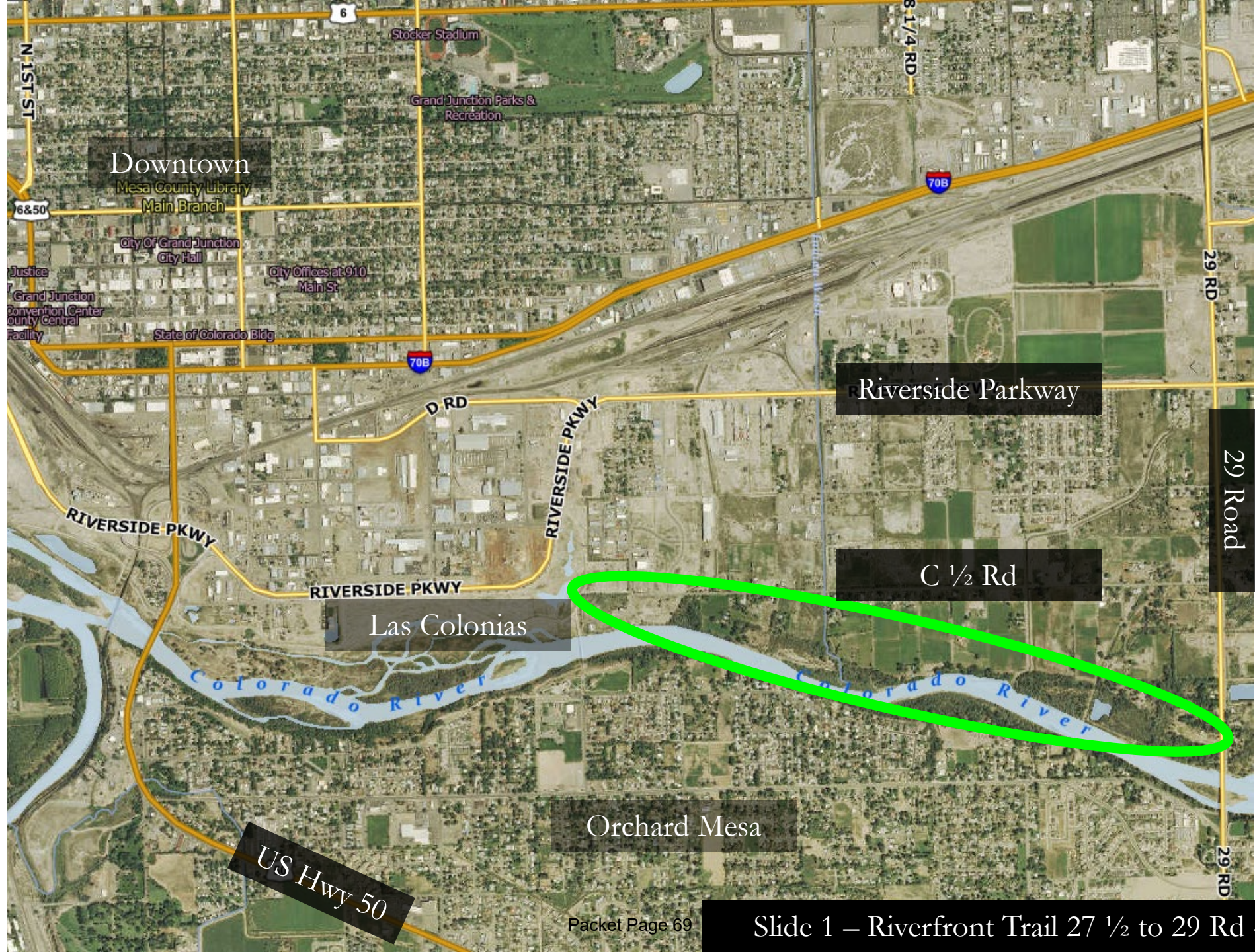
1. CRT-27.5 to 29 Rd GOCO - cpw fall 2025
2. RES-CPW State Trails Riverfront Trail Completion 20250731

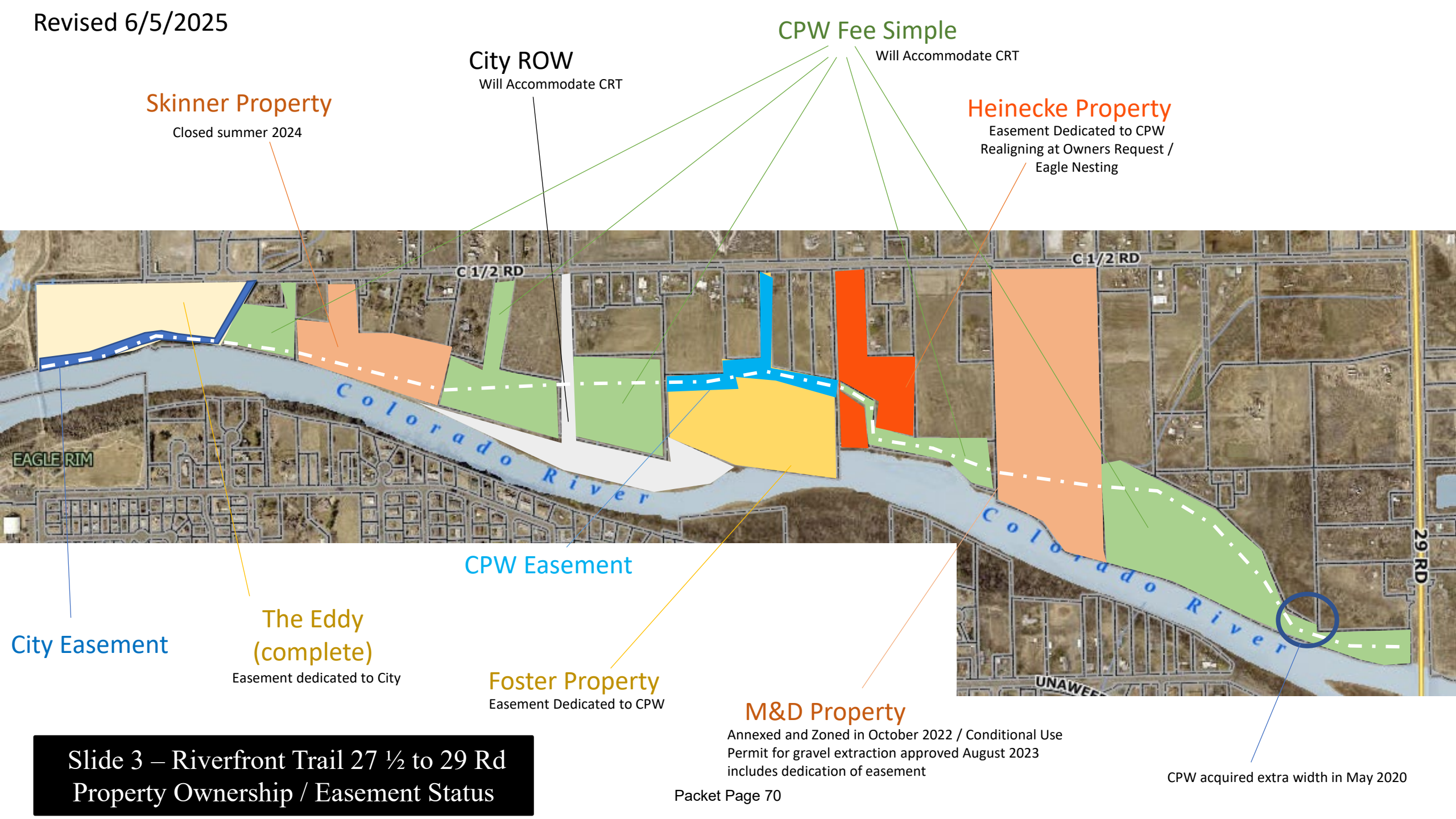
Riverfront Trail System Investments

Total Riverfront Investment To Date: \$17,214,952*

*only projects included here







Skinner Property

Closed summer 2024

City ROW

Will Accommodate CRT

CPW Fee Simple

Will Accommodate CRT

Heinecke Property

Easement Dedicated to CPW
Realigning at Owners Request /
Eagle Nesting

C 1/2 RD

C 1/2 RD

CPW Easement

City Easement

The Eddy
(complete)

Easement dedicated to City

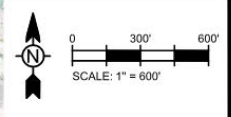
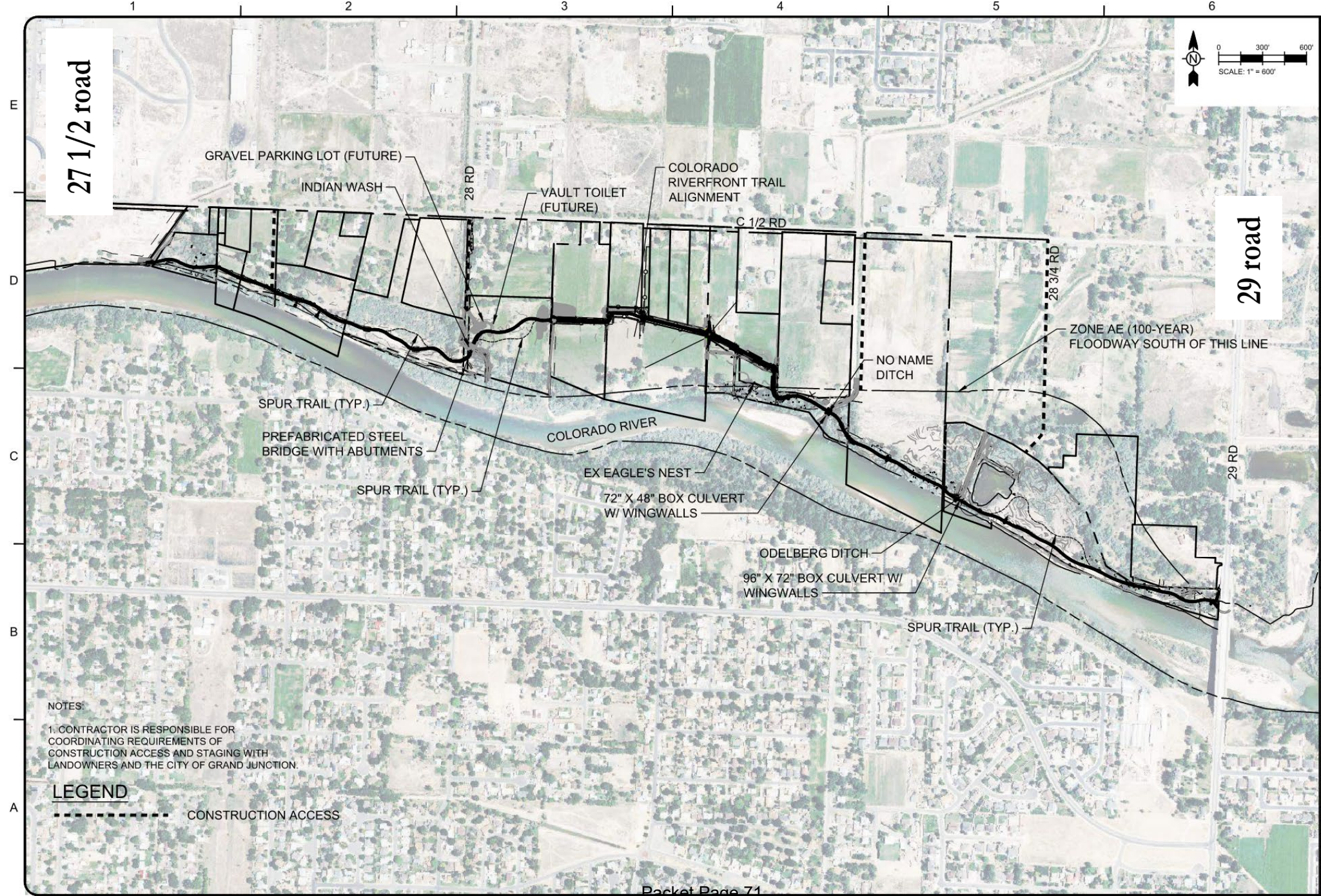
Foster Property

Easement Dedicated to CPW

M&D Property

Annexed and Zoned in October 2022 / Conditional Use
Permit for gravel extraction approved August 2023
includes dedication of easement

9/26/2024 6:23:07 PM - O:\PROJECTS\BRECKENRIDGE\23362\200-23362-24001\CAD\SHEETFILES\C-104 OVERALL SITE PLAN.DWG - KONDO, ETHAN



NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR COORDINATING REQUIREMENTS OF CONSTRUCTION ACCESS AND STAGING WITH LANDOWNERS AND THE CITY OF GRAND JUNCTION.

LEGEND
- - - - - CONSTRUCTION ACCESS



www.tetrattech.com
710 F TEN MILE DRIVE | PO BOX 1906
FRISCO, CO 80443
970.423.3420

MARK	DATE	DESCRIPTION	BY

COLORADO PARKS AND WILDLIFE
COLORADO RIVERFRONT TRAIL
27 1/2 ROAD TO 29 ROAD
**OVERALL CIVIL
SITE PLAN**

PROJ: 200-23362-24001
DESN: KJC
DRWN: JRM
CHKD: CDD

C-114

Copyright: Tetra Tech

Project Funding Plan

2022: \$700k Eddy trail connection and restoration (secured)

2024: \$1.665M Skinner Acquisition, split by the City, CPW and Mesa County (secured)

2024: \$350k CPW grant for full design (secured)

July 24, 2025 - One Riverfront Foundation Request (pending)

October 2025 - State Trails Grant (CPW) (pending)
Awards March 2026

July 2026 – GOCO Concept Paper (pending)
Awards December 2026

Spring 2027 – Construction starts


Spring 2028 – Construction complete

\$3.6M Project Budget

- \$250k State Trails Grant
- \$100k One Riverfront Foundation
- \$2M GOCO
- \$625k Mesa County
- \$625k City of Grand Junction

COLORADO PARKS AND WILDLIFE
COLORADO RIVERFRONT TRAIL
27 1/2 ROAD TO 29 ROAD

719F TEN MILE DRIVE, PO BOX 1906
FRISCO, CO 80443
970.423.3420
www.tetratech.com


TETRA TECH

SHEET INDEX	
SHEET NO.	TITLE
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G-101	GENERAL NOTES
G-102	EROSION CONTROL NOTES
G-103	LEGEND AND ABBREVIATIONS
G-104 TO G-106	EARTHWORK TABULATION
G-107	M&S STANDARDS PLAN LIST
C-100 TO C-106	EXISTING CONDITIONS PLAN
C-107 TO C-113	DEMOLITION PLAN
C-114	OVERALL CIVIL SITE PLAN
C-115 TO C-121	GRADING AND DRAINAGE PLAN
C-201 TO C-215	TRAIL PLAN AND PROFILE
C-216 TO C-218	TRAIL CENTERLINE ALIGNMENT TABLE
C-220 TO C-225	CULVERT PLAN AND PROFILE
C-226	CULVERT CENTERLINE ALIGNMENT TABLES
C-300 TO C-306	INITIAL STORMWATER MANAGEMENT PLAN
C-307 TO C-313	INTERIM STORMWATER MANAGEMENT PLAN
C-500	CIVIL DETAILS
C-600 TO C-610	COLORADO RIVERFRONT TRAIL CROSS SECTIONS
SA101	INDIAN WASH PEDESTRIAN BRIDGE GENERAL NOTES
SA102	INDIAN WASH PEDESTRIAN BRIDGE GENERAL LAYOUT
SA103	INDIAN WASH PEDESTRIAN BRIDGE TYPICAL SECTION
SA104	INDIAN WASH PEDESTRIAN BRIDGE BRIDGE HYDRAULIC PLAN
SA105	INDIAN WASH PEDESTRIAN BRIDGE ABUTMENT DETAILS
SB101	NO NAME DITCH BOX CULVERT GENERAL NOTES
SB102	NO NAME DITCH BOX CULVERT GENERAL LAYOUT
SB103	NO NAME DITCH BOX CULVERT CULVERT HYDRAULIC PLAN
SC101	ODELBERG DITCH BOX CULVERT GENERAL NOTES
SC102	ODELBERG DITCH BOX CULVERT GENERAL LAYOUT
SC103	ODELBERG DITCH BOX CULVERT CULVERT HYDRAULIC PLAN
L100 TO L107	LANDSCAPE PLANS
L201 TO L205	LANDSCAPE DETAILS

PROJECT CONTACT INFORMATION

COLORADO PARKS AND WILDLIFE
NORTHWEST REGION PROJECT MANAGER
CONTACT: ERIC BLAKE
PHONE: (970) 255-6190
EMAIL: ERIC.BLAKE@STATE.CO.US

CITY OF GRAND JUNCTION
DIRECTOR OF PARKS AND RECREATION
CONTACT: KEN SHERBENOU
PHONE: (970) 254-3881
EMAIL: KENSH@GJCITY.ORG

GEOTECHNICAL ENGINEER
CONTACT: STEVEN PAWLAK
PHONE: (970) 945-7988
EMAIL: SPAWLAK@KUMARUSA.COM


XCEL ENERGY
CONTACT: SARAH CARRICAU
PHONE: (970) 244-2656

CITY OF GRAND JUNCTION
DIRECTOR OF ENGINEERING
AND TRANSPORTATION
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PHONE: (970) 256-4047
EMAIL: TRENTONP@GJCITY.ORG

GRAND VALLEY DRAINAGE DISTRICT
CONTACT: TIM RYAN
PHONE: (970) 242-4343 (EXT. 1001)
EMAIL: TIM.ADMIN@GVDD.ORG

CENTURY LINK
CONTACT: CHRIS JOHNSON
PHONE: (970) 244-4311

TETRA TECH ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



Utility Notification
Center of Colorado

Administrative Office 303-232-1991
16361 Table Mountain Parkway Golden, CO 80403

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

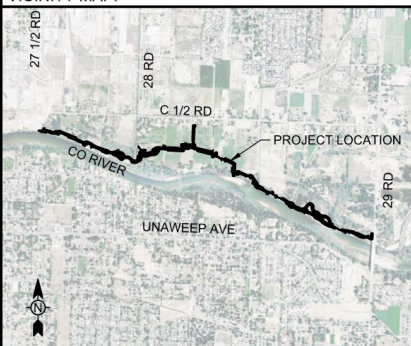
PROJECT LOCATION:
MESA COUNTY, CO

Tt PROJECT No.:
200-23362-24001

PROJECT DESCRIPTION / NOTES:

ISSUED:
90% CONSTRUCTION DOCUMENTS SEPTEMBER 26, 2024

VICINITY MAP:



CLIENT INFORMATION:
COLORADO PARKS AND WILDLIFE
6060 BROADWAY
DENVER, CO 80216

CLIENT PROJECT No.:

Packet Page 72

RESOLUTION NO. xx-25

A RESOLUTION SUPPORTING AN APPLICATION FOR A COLORADO PARKS AND WILDLIFE (CPW) STATE TRAILS GRANT TO ASSIST WITH FUNDING THE COMPLETION OF THE RIVERFRONT TRAIL

Recitals:

Grand Junction's Riverfront Trail is a key component of the community's infrastructure. As a result of decades of effort from a wide variety of community leaders and organizations, the Riverfront Trail has steadily developed providing an array of amenities along the Trail for a variety of recreational and traveling users. The visionaries of One Riverfront foresaw *a string of pearls along the River*. That string anticipated a complete trail connecting Fruita, Grand Junction and Palisade with multiple *pearls* being developed along the Trail.

Within the City limits there is one gap in the Trail; that gap is between 27 ½ and 29 Roads near C ½ Road. In 2024, in a joint effort to close the gap the City, Mesa County and Colorado Parks and Wildlife (CPW) purchased the final piece of property known as the Skinner property. With the acquisition and preparation of construction documents, which were grant funded in part by CPW, the Skinner property project is ready for construction.

The Riverfront Trail in general and the Skinner property project in particular demonstrate the importance of "long view" planning; because of effort of those dedicated to the Riverfront Trail numerous acquisitions have come together to complete the project with the ideal alignment. Specifically, in 2022, the trail segment from Las Colonias at the Eagle Rim Bridge was constructed along the Eddy with an easement dedicated to the City. At the same time, the City completed River restoration work along the Eddy property. There are five CPW owned properties along the alignment including the first acquisition to support this alignment that occurred in 1991. There is a short section of City right-of-way and three easements - Foster, Heinecke, and M & D – which have all been secured. The Skinner property acquired at a cost of \$1,665,000 which cost was shared by the City, Mesa County and CPW evidences the continuing commitment to completion of the Trail and once constructed the *string of pearls* in the City will be complete.

After due consideration, the Grand Junction City Council by and with the Resolution expresses its continuing support for the Riverfront Trail project and desires the City to submit a grant application to CPW for construction funding for the Skinner property trail project, and if the grant is awarded, to enter into such further agreements as are necessary and proper to complete that project.

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

1. The Recitals are incorporated herein with the City Council strongly expressing its support for the application to Colorado Parks and Wildlife to obtain funds needed to complete the Skinner property trail construction project.
2. The City Manager is authorized and directed, as provided in this Resolution to work to finalize and timely submit such grant application.

3. If a grant is awarded, the City Council strongly supports the completion of the project and authorizes the City Manager to sign a grant agreement in a form acceptable to the City Attorney as grantee of Colorado Parks and Wildlife funding.

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

Passed and adopted this 6th day of July 2025.

Cody Kennedy
President of the Grand Junction City Council

ATTEST:

Selestina Sandoval
City Clerk



Grand Junction City Council

Regular Session

Item #4.a.

Meeting Date: August 6, 2025

Presented By: Tamra Allen, Community Development Director

Department: City Manager's Office

Submitted By: Johnny McFarland, Assistant to the City Manager

Information

SUBJECT:

Authorize the Mayor to sign a Letter of Support for Liberty Apartments

RECOMMENDATION:

Staff recommends approval of this item.

EXECUTIVE SUMMARY:

Approval of this item will authorize the Mayor to sign a Letter of Support (LOS) for Liberty Apartments to be sent to the Colorado Housing and Finance Authority (CHFA) in support of their application for Proposition 123 funding.

BACKGROUND OR DETAILED INFORMATION:

Aspire Residential, represented by John Gargas, has requested a letter of support for its application to CHFA for Proposition 123 Equity funding for its 192-unit apartment complex, Liberty Apartments, located at 2651 Stacy Drive. Aspire is seeking community support via a LOS from the City as it prepares its application to CHFA.

Project Background - Phase one of the project will result in the construction of 72 units. The project offers a mix of 60%, 80%, and 100% area median income (AMI) rent-restricted units with an average combined affordability across all units at 90%. On November 20, 2024, the Council approved resolution 83-24, committing \$885,531 in funding to Phase 1 (72 units) of the project. These funds offset the cost of infrastructure, impact fees, and property costs.

If Aspire successfully secures funding for the project using competitive Prop. 123 Equity funding, the units will count towards the City's Prop. 123 commitment so long as they are permitted prior to December 31, 2026. The City's Proposition 123 commitment includes creating 375 affordable units for the 3-year period.

FISCAL IMPACT:

There is no resulting fiscal impact to the City for approval of this item.

SUGGESTED MOTION:

I move to (authorize/not authorize) the Mayor to sign and submit a letter of support for the Liberty Apartments Project

Attachments

1. Letter of support - Liberty 07.21.2025_rev1



August 4, 2025

Colorado Housing and Finance Authority (CHFA)
Proposition 123 Equity Program
1981 Blake Street
Denver, CO 80202

RE: Letter of Support – Liberty Apartments Phase I | Aspire Residential

To Whom It May Concern:

On behalf of the City of Grand Junction, I am writing to express our enthusiastic support for the Liberty Apartments Phase I project, being developed by Aspire Residential at 2651 Stacy Drive. This high-quality, net-zero, 72-unit multifamily development will provide much-needed, attainable housing for middle-income households in our community.

Liberty Apartments aligns closely with the goals of the Proposition 123 Equity Program and addresses one of the most pressing challenges facing our region — the significant shortage of housing for working families. Mesa County currently faces an estimated housing deficit of 3,500 to 7,000 units, and the Grand Junction Housing Authority maintains a waitlist of over 2,400 households seeking affordable housing. Construction of this project will be necessary for the city to meet its Proposition 123 commitment for new development of 374 housing units over 3 years.

Importantly, this project supports a diverse range of incomes with a mix of units affordable at 60%, 80%, and 100% AMI, averaging to 90% AMI affordability across all units. Liberty Apartments brings real, shovel-ready solutions to the table. As of the date of this letter, the project is under review by the city but is nearing approvals; the applicant has diligently advanced its application through the entitlement process.

The project also stands out for its exemplary energy efficiency and sustainability. Designed to Passive House standards, Liberty Apartments will provide fully net-zero housing with rooftop solar systems, significantly reducing energy use and utility costs for residents. This commitment to energy efficiency also aligns with the city's goals as articulated in the city's Comprehensive Plan and adopted Sustainability and Adaptation Plan. These units will be quieter, healthier, and more resilient than traditional construction — offering true long-term value to the community.

The City of Grand Junction is proud to have committed \$885,531 in local support for this project to assist with infrastructure, impact fees, and land-related costs. This significant fiscal contribution is a testament to the importance of this project — as the city has no dedicated revenue source this contribution comes from its general fund that competes with the city's ability to provide other essential services. The City of Grand Junction sees Aspire Residential as a vital partner in developing creative solutions and strategic investments to tackle our community's

affordable housing challenges. The collaboration between these partners is essential to this mission, and we strongly support their application for the Prop 123-Equity Program.

In summary, the Liberty Apartments project is not only ready to build — it is well-designed, community-oriented, energy-efficient, and responsive to urgent regional housing needs. We respectfully urge CHFA to give strong consideration to this exceptional development for Proposition 123 Equity funding in the upcoming round.

Thank you for your consideration and your continued investment in housing solutions for communities across Colorado.

Sincerely,

Cody Kennedy
President of the Council



Grand Junction City Council

Regular Session

Item #5.a.i.

Meeting Date: August 6, 2025
Presented By: Daniella Acosta, Senior Planner
Department: Community Development
Submitted By: Daniella Acosta Stine, Principal Planner

Information

SUBJECT:

An Ordinance Rezoning a 4.33 Acre Property Located at 2426 G Road to RM-12 (Residential Medium 12)

RECOMMENDATION:

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

EXECUTIVE SUMMARY:

2426 G Road LLC, (Applicant) is requesting its approximately 4.33 acres be rezoned from RL-4 (Residential Low 4) to RM-12 (Residential Medium 12) to support the future development of medium-density residential housing. The 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 RECOMMENDATION

After reviewing the 2426 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 recommended approval.

FISCAL IMPACT:

There is no fiscal impact associated with this request.

SUGGESTED MOTION:

I move to adopt Ordinance No. 5270, an ordinance rezoning a total of 4.33 acres from RL-4 (Residential Low 4) to RM-12 (Residential Medium 12) located at 2426 G Road on final passage and order final publication in pamphlet form.

Attachments

1. Development Application
2. Neighborhood Meeting Documentation
3. Planning Commission Minutes - 2025 - July 8
4. ORD-2426 G Road zoning 20250730

Development Application

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

Petition For:

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

Existing Land Use Designation

Existing Zoning

Proposed Land Use Designation

Proposed Zoning

Property Information

Site Location:

Site Acreage:

Site Tax No(s):

Site Zoning:

Project Description:

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

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

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

Signature of Person Completing the Application

Tracy States

Digitally signed by Tracy States
Date: 2025.02.13 12:24:52 -07'00'

Date

Signature of Legal Property Owner

Jason Fish

Digitally signed by Jason Fish
Date: 2025.02.18 16:01:06 -07'00'

Date

- 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 River City 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.*

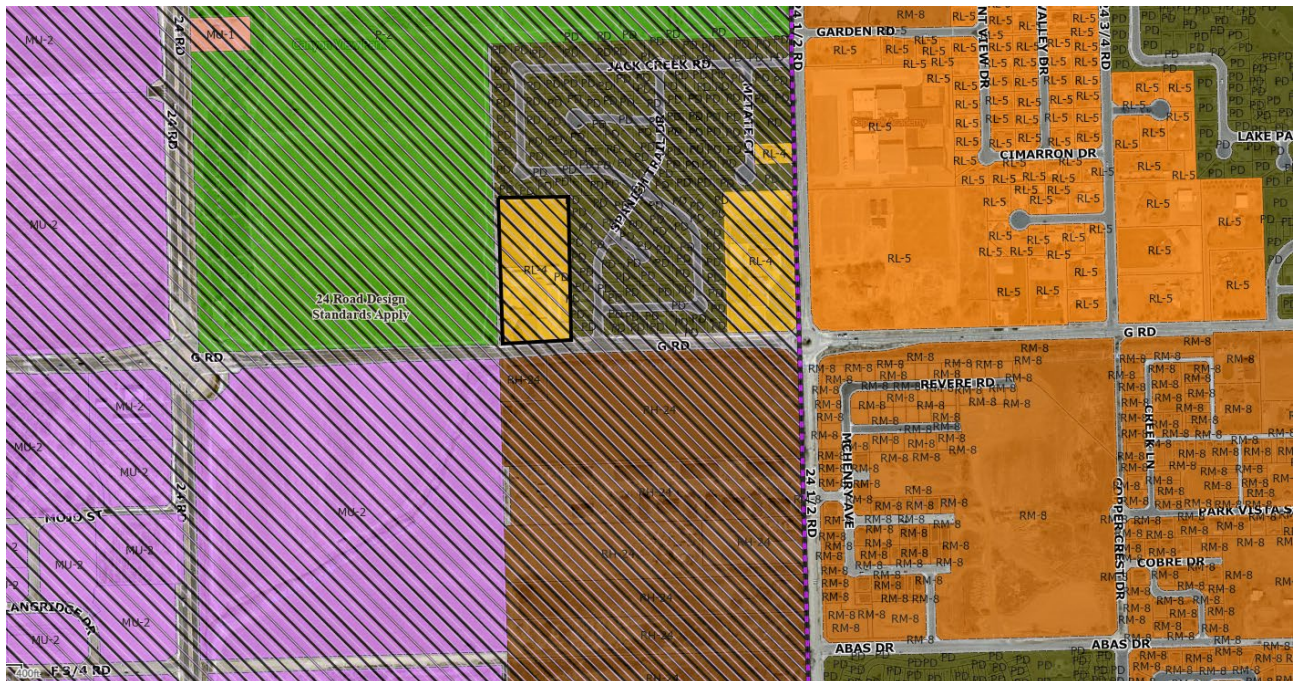
B. Development Patterns. The proposed zoning will result in logical and orderly development pattern(s).

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

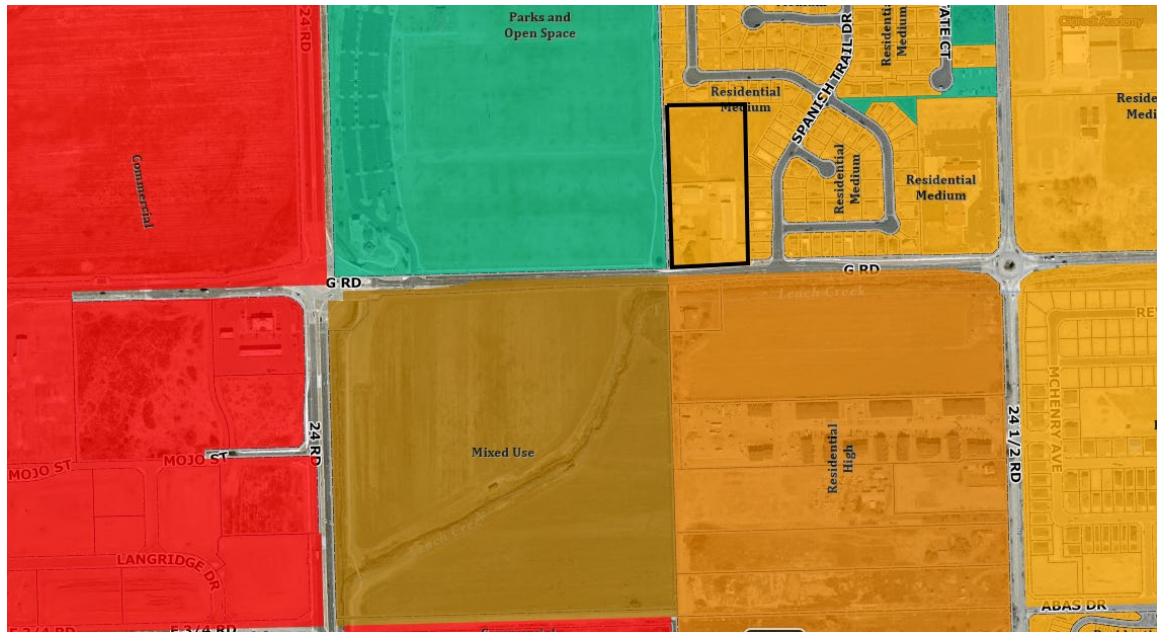
This project, if approved, will benefit the community as it will increase the acreage of land in the northwest Grand Junction area that is zoned RM-12 for multifamily housing. The housing shortage and lack of housing choices, particularly single-family attached product, is well documented in our community 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)

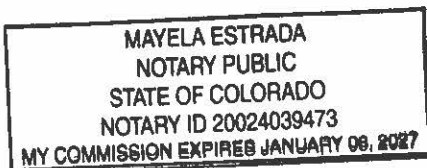
County of Eagle) ss.

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




Notary Public Signature



FNTC

Doc Fee: \$122.50

Order No.: 200-F15615-24

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

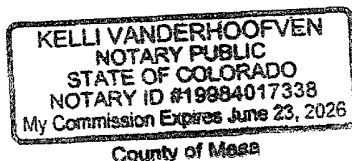
COUNTY OF Mesa

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

[Signature]
Notary Public

My Commission Expires 6/23/2026

(SEAL)





STATEMENT OF AUTHORITY

Order No.: 200-F15615-24-KV

1. This Statement of Authority relates to an entity' 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:

<input checked="" type="checkbox"/> Corporation	<input type="checkbox"/> Registered Limited Liability Partnership
<input type="checkbox"/> Nonprofit Corporation	<input type="checkbox"/> Registered Limited Liability Limited Partnership
<input type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Limited Partnership Association
<input type="checkbox"/> General Partnership	<input type="checkbox"/> Government or Governmental Subdivision or Agency
<input type="checkbox"/> Limited Partnership	<input type="checkbox"/> Trust
<input type="checkbox"/> _____	
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. ²The 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

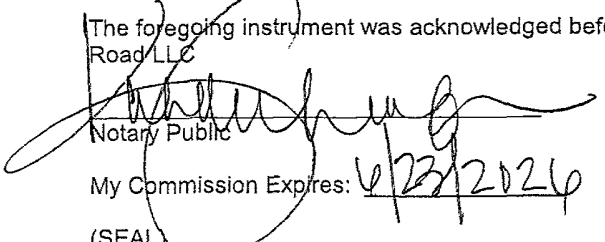
Greenfish Investments Seasons LLC

BY: 
Jason Fish, Manager

STATE OF COLORADO

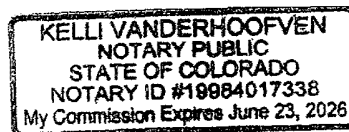
COUNTY OF Mesa

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)



County of Mesa

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

STATE OF COLORADO
COUNTY OF Denver

}ss:

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.

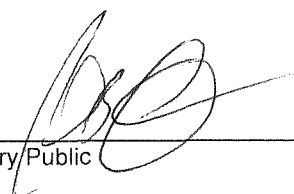
Further Affiant sayeth not.

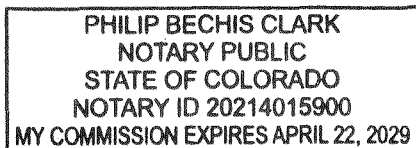

Joe Belongia

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





**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 DEEVER 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 WILLOW 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

SHAFAER MICHAEL N
SHAFAER 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

VIALI 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.



Northwest Corner
SE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 33
T1N, R1W, Ute Meridian
3.25" ALC, PLS 38263

Southwest Corner
Spanish Trails Subdivision
Phase 3

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

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

10.00' Utility Esmt. Rec. No. 1972635
20.00' Irrigation, Drainage & Utility Easement
Reception No. 1892763

15.00'
S89°55'57"E

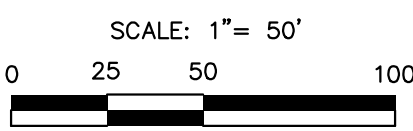
EXHIBIT B

ROW Parcel



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



24 $\frac{1}{4}$ Road
N00°00'17"W 629.67'
Right-of-Way Parcel 0.22 Acres \pm
S00°00'17"E 629.66'

Basis of Bearings N00°00'17"W 1319.43'
West Line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$

30.00' ROW Rec. No. 12485

15.00'
N89°56'51"W

Southwest Corner
SE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 33
T1N, R1W, Ute Meridian
MCSM No. 545-2
3.25" ALC, PLS 38146

G Road
30.00' Right-of-Way
Reception No. 12485
S89°56'51"E 1320.69'
South Line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$

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

10.00' Utility Easement
Reception No. 2998883

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

Southeast Corner
SE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 33
T1N, R1W, Ute Meridian
MCSM No. 544-2
3.25" ALC, PLS 18478

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

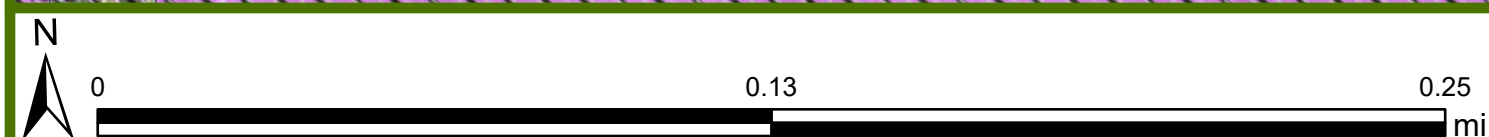
PROJ. NO. 25-02	Surveyed	Drawn	APP'D	SHEET	OF
DATE: Feb., 2025	BO/SG	BE	-	1	1

Location Map



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

Zoning Map




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

2020 Comprehensive Plan Map

Packet Page 111



**811**
UNCC
800.922.1987
www.uncc.org
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

Know what's below. Call before you dig.

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: xxxxx.xx
Datum Source: MGLCS 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\Cowles, 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
Fax: 970.241.8841
www.rccwest.com

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

2426 G Road

TITLE1

SHEET

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

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

Those present were Planning Commissioners; Andrew Teske, Shanon Secrest, Robert Quintero, Sandra Weckerly, Orin Zyvan, and Ian Moore.

Also present were Jamie Beard (Assistant City Attorney), Niki Galehouse (Planning Manager), Daniella Acosta Stine (Principal Planner), Thomas Lloyd (Senior Planner), and Madeline Robinson (Planning Technician).

There were 21 members of the public in attendance, and 1 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from June 10, 2025.

Commissioner Secrest moved to approve the Consent Agenda.

Commissioner Zyvan seconded; motion passed 7-0.

REGULAR AGENDA

1. Dual Immersion Academy ROW Vacation **VAC-2025-203**

Consider a request by the City of Grand Junction to vacate 4,000 square feet of a 20-foot-wide alley right-of-way between Riverside Parkway and West Main Street while reserving the westernmost 190.00 feet as a utility easement and the easternmost 10.00 feet as a multipurpose easement.

Staff Presentation

Daniella Acosta Stine, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

No questions from commissioners to staff.

Public Hearing

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

There were no comments from the public either in attendance or online.

The public comment period was closed at 5:39 p.m. on July 8, 2025.

The Public Hearing was closed at 5:40 p.m. on July 8, 2025.

Discussion

No discussion occurred.

Motion and Vote

Commissioner Quintero made the following motion “Mr. Chairman, on the request to vacate 4,000 square feet of a 20-foot-wide alley public right-of-way – while retaining a utility easement over the westernmost 190.00 feet and a multipurpose easement over the easternmost 10.00 feet of the vacated areas as set forth in the attached description and sketch, City file number VAC-2025-203, located near the Dual Immersion Academy between Riverside Parkway and West Main Street – I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact and conditions as listed in the staff report.”

Commissioner Secrest seconded; motion passed 7-0.

2. East Middle School Rezone **RZN-2025-246**

Consider a request by Mesa County Valley School District 51, Property Owner, to rezone a total of 3 acres from RM-8 (Residential Medium 8) to P-2 (Public, Civic, and Institutional Campus), located at 830 Gunnison Avenue.

Staff Presentation

Thomas Lloyd, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Weckerly asked about the maximum density in the P-2 zone district. Staff responded with there is no maximum density in the P-2 zone district. Weckerly continued that if MU-1 zoning had been requested it would impact the area more than with the requested zone district of P-2.

Commissioner Moore asked about the set plans for the applicant, and that the petition is more about opening their options for the future for the property. Staff responded that the set plans would not be a part of the rezoning process but would be addressed later at a site plan review process.

Mark Austin went to the public podium as the representative for the School District and explained that the School District is trying to conduct more office and administrative type uses, which currently is not allowed at this location with its existing zone district of RM-8.

Commissioner Quintero asked about the status of the building and remodels that could occur to the building. Austin replied that there are some interior remodels occurring and some access points may change, as well as some adjacent street improvements.

Public Hearing

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

There were no comments from the public in attendance. The online attendee left the webinar.

The public comment period was closed at 6:07 p.m. on July 8, 2025.

The Public Hearing was closed at 6:09 p.m. on July 8, 2025.

Discussion

Discussion ensued about which other zone districts could have been chosen, instead of the P-2 by Commissioner Zyvan. Commissioner Secrest made comment about the school district doing a service to the community by utilizing the property more and is in favor of petition.

Motion and Vote

Commissioner Secrest made the following motion "Mr. Chairman, on the Rezone request for the property located at 830 Gunnison Avenue, City file number RZN-2025-246, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact as listed in the staff report."

Commissioner Quintero seconded; motion passed 7-0.

3. East Middle School Alley Vacation **VAC-2025-245**

Consider a request by Mesa County Valley District 51 to vacate 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.

Staff Presentation

Thomas Lloyd, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Teske asked about clarification on the first condition referencing the vacation would not affect the public sewer line. Staff confirmed that a sanitary sewer easement would be granted to the City to help with the maintenance of the sewer line. Representative Mark Austin made himself available for any questions Commissioners may have.

Public Hearing

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

There were no comments from the public.

The public comment period was closed at 6:18 p.m. on July 8, 2025.

The Public Hearing was closed at 6:19 p.m. on July 8, 2025.

Discussion

Discussion ensued questioning the two conditions that were included in the proposed motion by Commissioner Zyvan. Planning Manager Niki Galehouse answered that there was language in the motion that included those items.

Motion and Vote

Commissioner Quintero made the following motion “Mr. Chairman, on the request to vacate 7,772 square feet of a 20-foot-wide alley public right-of-way, City file number VAC-2025-245, located at 830 Gunnison Avenue – I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact and conditions as listed in the staff report.”

Commissioner Secrest seconded; motion passed 7-0.

4. 2426 G Road Rezone **RZN-2025-138**

Consider a request by 2426 G Road LLC, property owner, to rezone approximately 4.33 acres from RL-4 (Residential Low 4) to RM-12 (Residential Medium 12), located at 2426 G Road.

Staff Presentation

Daniella Acosta Stine, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Weckerly asked about the surrounding PD zone district and what underlying zone district was used for its implementation. Staff advised they could not find the underlying zone district and its associated ordinance. More research needed to be done. Weckerly continued her comments that it looked like the PD was developed with RM-8 zone district standards.

Applicant Brooks Cowles III made a small presentation about his company and overall goal for the property.

Public Hearing

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

Kasey Watts made a comment about the underlying zone district that was used for the PD zone district of Spanish Trails needs to be confirmed. Also made concerns about traffic congestion on G Road and limited parking for Canyon View Park. Further felt that the property values of Spanish Trails will decline with this new development.

Kay Yeager agreed with previous comments made. Further elaborated on the roads not being able to handle the proposed traffic that will incur. Also stated that the current homeowners' views will be obstructed. Felt low residential and single-family homes would be encouraged and embraced for development, but not multi-family.

Deena Daniels (sp) commented that with events at Canyon View Park, when Caprock Academy is in session, and when the Church has services, the traffic is chaotic on G Road. She is not for this development.

Kimberly Carroll is in agreeance with previous comments made and not for this development. The developer knew the zoning of the property was RL-4 when they bought it.

Sydney Swaim is also in agreement with previous comments made referencing traffic. She has concerns about what other access points this property would have other than G Road.

Kay Yeager came back to the podium and made further comments that there is a small representation of her neighborhood present tonight, but more of her neighbors are opposed to this development and the rezoning of it.

Ivan Geer, applicant's representative with River City Consultants, made comments on how the traffic will be addressed with the development. Clarified that apartments would not be built but attached townhomes. Commissioner Secrest asked Geer about the height restriction that would be implemented. Geer responded that it would be restricted by the zone district.

The public comment period was closed at 7:03 p.m. on July 8, 2025.

The Public Hearing was closed at 7:07 p.m. on July 8, 2025.

Discussion

Discussion ensued about the public's concerns by Commissioner Quintero, saying that he had the same concerns that have been stated by members of the public when his neighborhood was seeing more development, but a lot of those concerns have not come to fruition.

Commissioner Moore thanked the public for attending tonight's meeting, but the Planning Commission deals more with the development of the valley and how it meets the Grand Junction's plan and its utilities. A traffic study would probably need to be conducted for the traffic concern.

Commissioner Weckerly made comments that it is not their decision to automatically agree with the developer. Looking at the surrounding neighborhood, it looks to be RM-8 and the proposed attached townhomes are a good product but also had concerns for the congested traffic seen on G Road.

Trent Prall, Engineering and Transportation Director, made comment about the concerns with G Road and the public parking that occurs within the Spanish Trail Subdivision. An estimated 400

trips a day would be added to G Road with this development, an increase of about 4-5%. The city also has further plans to improve surrounding roads to this development.

Commissioner Weckerly asked an additional question referring to the ingress and egress to the property. Staff commented that the decision made about the ingress and egress would be made during the site plan review, not at the rezone stage.

Commissioner Secrest asked staffed about any additional drainage requirements. Staff responded that the decision would also need to be met at the site plan review stage.

Commissioner Scissors also thanked the public for attending tonight's meeting and expressing their concerns. The traffic concerns though would be addressed at a different stage in this development; tonight's decision is addressing the rezoning of the property and meeting the Comprehensive Plan requirements.

Commissioner Weckerly made a comment that the height restriction in RL-4 is 40 feet and that with RM-8 the height restriction is 50 feet. More than likely the proposed development would be around 50 feet.

Commissioner Secrest stated that as a developer many of the public's concerns are thought about when a development occurs, and as a planning commissioner they look at other aspects of the development meeting the code and comprehensive plan the city has put in place.

Commissioner Zyvan made a comment that with this development would help with multi-modal modes of transportation.

Motion and Vote

Commissioner Secrest made the following motion "Mr. Chairman, on the Rezone request for the property located at 2426 G Road, City file number RZN-2025-138, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report."

Commissioner Zyvan seconded; motion passed 6-0.

OTHER BUSINESS

Niki Galehouse requested that the Commissioners elect two members to serve on a 'Housing Affordability Code Task Force' that is being created.

Commissioner Weckerly and Commissioner Quintero volunteered to fill these roles.

ADJOURNMENT

Commissioner Quintero made a motion to adjourn the meeting.

The vote to adjourn was 7-0.

The meeting adjourned at 7:40 p.m.

ORDINANCE NO.

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

Recitals:

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

After public notice and public hearing as required by the Grand Junction Zoning and Development Code (“Code”), the Grand Junction Planning Commission recommended zoning property RM-12 from RL-4 finding that the change is consistent with the One Grand Junction Land Use Map (“Plan”) designation of Residential Medium and the Plan’s goals and policies, and that RM-12 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 the property from RL-4 (Residential Low – 4) to RM-12 (Residential Medium – 12) 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 criteria of Section 21.02.050(m)(3)(ii) of the 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.

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 #5.a.ii.

Meeting Date: August 6, 2025
Presented By: Daniella Acosta, Senior Planner
Department: Community Development
Submitted By: Daniella Acosta Stine, Principal Planner

Information

SUBJECT:

An Ordinance Vacating Approximately 0.09 Acres of an Alley Right-of-way, Located Between Riverside Parkway and West Main Street

RECOMMENDATION:

Planning Commission heard this item at its July 8, 2025, meeting and voted (7-0) to recommend approval of the vacation of right of way 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 estimated fiscal impact of vacating the 4,000-square-foot alley is approximately \$20,000, based on an average land value of \$5.00 per square foot derived from comparable residential parcel sales in the area. This estimate is based on nearby improved residential parcels and may not reflect the market value of undevelopable right-of-way. Due to limited comparable data, it should be considered a general indicator only.

SUGGESTED MOTION:

I move to adopt Ordinance No. 5271, an Ordinance vacating 0.09 acres of a 20-foot-wide alley right-of-way located between Riverside Parkway and West Main Street on final passage and order final publication in pamphlet form.

Attachments

1. Alley Vacation Legal Description and Sketch
2. Neighborhood Comment Meeting Summary
3. General Project Report
4. Planning Commission Minutes - 2025 - July 8
5. 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 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 BEGINNING; 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'

POINT OF
BEGINNING

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

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

N89°54'32"W 363.72'

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'



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.

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

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

Those present were Planning Commissioners; Andrew Teske, Shanon Secrest, Robert Quintero, Sandra Weckerly, Orin Zyvan, and Ian Moore.

Also present were Jamie Beard (Assistant City Attorney), Niki Galehouse (Planning Manager), Daniella Acosta Stine (Principal Planner), Thomas Lloyd (Senior Planner), and Madeline Robinson (Planning Technician).

There were 21 members of the public in attendance, and 1 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from June 10, 2025.

Commissioner Secrest moved to approve the Consent Agenda.

Commissioner Zyvan seconded; motion passed 7-0.

REGULAR AGENDA

1. Dual Immersion Academy ROW Vacation

VAC-2025-203

Consider a request by the City of Grand Junction to vacate 4,000 square feet of a 20-foot-wide alley right-of-way between Riverside Parkway and West Main Street while reserving the westernmost 190.00 feet as a utility easement and the easternmost 10.00 feet as a multipurpose easement.

Staff Presentation

Daniella Acosta Stine, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

No questions from commissioners to staff.

Public Hearing

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

There were no comments from the public either in attendance or online.

The public comment period was closed at 5:39 p.m. on July 8, 2025.

The Public Hearing was closed at 5:40 p.m. on July 8, 2025.

Discussion

No discussion occurred.

Motion and Vote

Commissioner Quintero made the following motion “Mr. Chairman, on the request to vacate 4,000 square feet of a 20-foot-wide alley public right-of-way – while retaining a utility easement over the westernmost 190.00 feet and a multipurpose easement over the easternmost 10.00 feet of the vacated areas as set forth in the attached description and sketch, City file number VAC-2025-203, located near the Dual Immersion Academy between Riverside Parkway and West Main Street – I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact and conditions as listed in the staff report.”

Commissioner Secrest seconded; motion passed 7-0.

2. East Middle School Rezone **RZN-2025-246**

Consider a request by Mesa County Valley School District 51, Property Owner, to rezone a total of 3 acres from RM-8 (Residential Medium 8) to P-2 (Public, Civic, and Institutional Campus), located at 830 Gunnison Avenue.

Staff Presentation

Thomas Lloyd, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Weckerly asked about the maximum density in the P-2 zone district. Staff responded with there is no maximum density in the P-2 zone district. Weckerly continued that if MU-1 zoning had been requested it would impact the area more than with the requested zone district of P-2.

Commissioner Moore asked about the set plans for the applicant, and that the petition is more about opening their options for the future for the property. Staff responded that the set plans would not be a part of the rezoning process but would be addressed later at a site plan review process.

Mark Austin went to the public podium as the representative for the School District and explained that the School District is trying to conduct more office and administrative type uses, which currently is not allowed at this location with its existing zone district of RM-8.

Commissioner Quintero asked about the status of the building and remodels that could occur to the building. Austin replied that there are some interior remodels occurring and some access points may change, as well as some adjacent street improvements.

Public Hearing

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

There were no comments from the public in attendance. The online attendee left the webinar.

The public comment period was closed at 6:07 p.m. on July 8, 2025.

The Public Hearing was closed at 6:09 p.m. on July 8, 2025.

Discussion

Discussion ensued about which other zone districts could have been chosen, instead of the P-2 by Commissioner Zyvan. Commissioner Secrest made comment about the school district doing a service to the community by utilizing the property more and is in favor of petition.

Motion and Vote

Commissioner Secrest made the following motion "Mr. Chairman, on the Rezone request for the property located at 830 Gunnison Avenue, City file number RZN-2025-246, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact as listed in the staff report."

Commissioner Quintero seconded; motion passed 7-0.

3. East Middle School Alley Vacation **VAC-2025-245**

Consider a request by Mesa County Valley District 51 to vacate 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.

Staff Presentation

Thomas Lloyd, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Teske asked about clarification on the first condition referencing the vacation would not affect the public sewer line. Staff confirmed that a sanitary sewer easement would be granted to the City to help with the maintenance of the sewer line. Representative Mark Austin made himself available for any questions Commissioners may have.

Public Hearing

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

There were no comments from the public.

The public comment period was closed at 6:18 p.m. on July 8, 2025.

The Public Hearing was closed at 6:19 p.m. on July 8, 2025.

Discussion

Discussion ensued questioning the two conditions that were included in the proposed motion by Commissioner Zyvan. Planning Manager Niki Galehouse answered that there was language in the motion that included those items.

Motion and Vote

Commissioner Quintero made the following motion “Mr. Chairman, on the request to vacate 7,772 square feet of a 20-foot-wide alley public right-of-way, City file number VAC-2025-245, located at 830 Gunnison Avenue – I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact and conditions as listed in the staff report.”

Commissioner Secrest seconded; motion passed 7-0.

4. 2426 G Road Rezone **RZN-2025-138**

Consider a request by 2426 G Road LLC, property owner, to rezone approximately 4.33 acres from RL-4 (Residential Low 4) to RM-12 (Residential Medium 12), located at 2426 G Road.

Staff Presentation

Daniella Acosta Stine, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Weckerly asked about the surrounding PD zone district and what underlying zone district was used for its implementation. Staff advised they could not find the underlying zone district and its associated ordinance. More research needed to be done. Weckerly continued her comments that it looked like the PD was developed with RM-8 zone district standards.

Applicant Brooks Cowles III made a small presentation about his company and overall goal for the property.

Public Hearing

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

Kasey Watts made a comment about the underlying zone district that was used for the PD zone district of Spanish Trails needs to be confirmed. Also made concerns about traffic congestion on G Road and limited parking for Canyon View Park. Further felt that the property values of Spanish Trails will decline with this new development.

Kay Yeager agreed with previous comments made. Further elaborated on the roads not being able to handle the proposed traffic that will incur. Also stated that the current homeowners' views will be obstructed. Felt low residential and single-family homes would be encouraged and embraced for development, but not multi-family.

Deena Daniels (sp) commented that with events at Canyon View Park, when Caprock Academy is in session, and when the Church has services, the traffic is chaotic on G Road. She is not for this development.

Kimberly Carroll is in agreeance with previous comments made and not for this development. The developer knew the zoning of the property was RL-4 when they bought it.

Sydney Swaim is also in agreement with previous comments made referencing traffic. She has concerns about what other access points this property would have other than G Road.

Kay Yeager came back to the podium and made further comments that there is a small representation of her neighborhood present tonight, but more of her neighbors are opposed to this development and the rezoning of it.

Ivan Geer, applicant's representative with River City Consultants, made comments on how the traffic will be addressed with the development. Clarified that apartments would not be built but attached townhomes. Commissioner Secrest asked Geer about the height restriction that would be implemented. Geer responded that it would be restricted by the zone district.

The public comment period was closed at 7:03 p.m. on July 8, 2025.

The Public Hearing was closed at 7:07 p.m. on July 8, 2025.

Discussion

Discussion ensued about the public's concerns by Commissioner Quintero, saying that he had the same concerns that have been stated by members of the public when his neighborhood was seeing more development, but a lot of those concerns have not come to fruition.

Commissioner Moore thanked the public for attending tonight's meeting, but the Planning Commission deals more with the development of the valley and how it meets the Grand Junction's plan and its utilities. A traffic study would probably need to be conducted for the traffic concern.

Commissioner Weckerly made comments that it is not their decision to automatically agree with the developer. Looking at the surrounding neighborhood, it looks to be RM-8 and the proposed attached townhomes are a good product but also had concerns for the congested traffic seen on G Road.

Trent Prall, Engineering and Transportation Director, made comment about the concerns with G Road and the public parking that occurs within the Spanish Trail Subdivision. An estimated 400

trips a day would be added to G Road with this development, an increase of about 4-5%. The city also has further plans to improve surrounding roads to this development.

Commissioner Weckerly asked an additional question referring to the ingress and egress to the property. Staff commented that the decision made about the ingress and egress would be made during the site plan review, not at the rezone stage.

Commissioner Secrest asked staffed about any additional drainage requirements. Staff responded that the decision would also need to be met at the site plan review stage.

Commissioner Scissors also thanked the public for attending tonight's meeting and expressing their concerns. The traffic concerns though would be addressed at a different stage in this development; tonight's decision is addressing the rezoning of the property and meeting the Comprehensive Plan requirements.

Commissioner Weckerly made a comment that the height restriction in RL-4 is 40 feet and that with RM-8 the height restriction is 50 feet. More than likely the proposed development would be around 50 feet.

Commissioner Secrest stated that as a developer many of the public's concerns are thought about when a development occurs, and as a planning commissioner they look at other aspects of the development meeting the code and comprehensive plan the city has put in place.

Commissioner Zyvan made a comment that with this development would help with multi-modal modes of transportation.

Motion and Vote

Commissioner Secrest made the following motion "Mr. Chairman, on the Rezone request for the property located at 2426 G Road, City file number RZN-2025-138, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report."

Commissioner Zyvan seconded; motion passed 6-0.

OTHER BUSINESS

Niki Galehouse requested that the Commissioners elect two members to serve on a 'Housing Affordability Code Task Force' that is being created.

Commissioner Weckerly and Commissioner Quintero volunteered to fill these roles.

ADJOURNMENT

Commissioner Quintero made a motion to adjourn the meeting.

The vote to adjourn was 7-0.

The meeting adjourned at 7:40 p.m.

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 (NW $\frac{1}{4}$ SE $\frac{1}{4}$) 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 BEGINNING; 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.

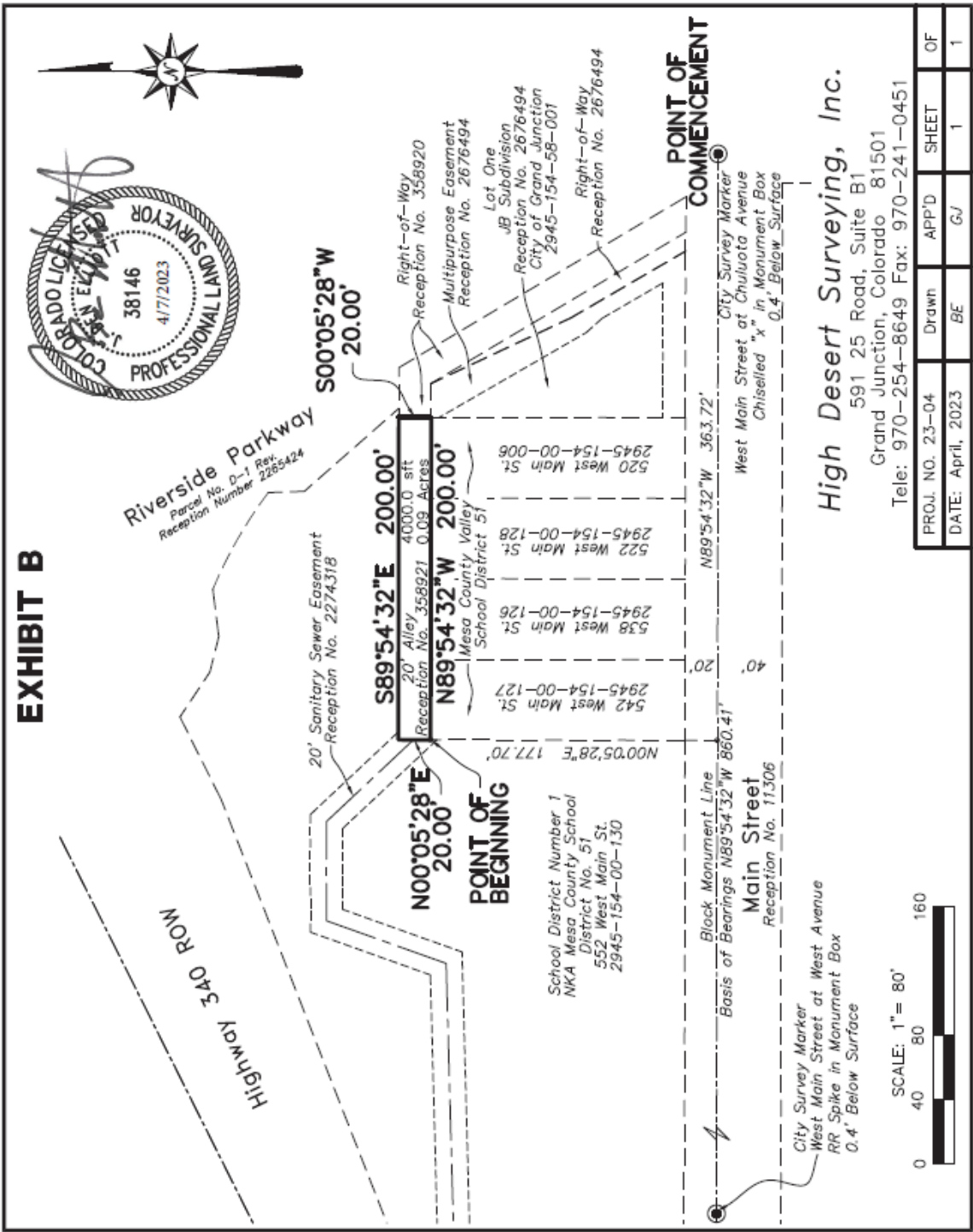
Adopted on second reading this 6th day of August 2025 and ordered published in pamphlet form.

ATTEST:

Selestina Sandoval
City Clerk

Cody Kennedy
City Council President

EXHIBIT B





Grand Junction City Council

Regular Session

Item #5.a.iii.

Meeting Date: August 6, 2025
Presented By: Thomas Lloyd, Senior Planner
Department: Community Development
Submitted By: Thomas Lloyd, Senior Planner

Information

SUBJECT:

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 Avenue

RECOMMENDATION:

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

EXECUTIVE SUMMARY:

Mesa County Valley School District 51, as the 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 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.

Therefore, the Planning Commission recommended approval of the request (7-0).

FISCAL IMPACT:

There is no direct fiscal impact associated with this request.

SUGGESTED MOTION:

I move to adopt and approve Ordinance No. 5272, an Ordinance rezoning 3 acres of land from RM-8 (Residential Medium 8) to P-2 (Public, Civic, and Institutional Campus), located at 830 Gunnison Avenue on final passage and order final publication in pamphlet form.

Attachments

1. Development Application
2. Site Maps
3. Legal Description
4. Planning Commission Minutes - 2025 - July 8
5. ORD-East Middle RZN-2025-246

Development Application

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

Petition For:

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

Existing Land Use Designation

Existing Zoning

Proposed Land Use Designation

Proposed Zoning

Property Information

Site Location:

Site Acreage:

Site Tax No(s):

Site Zoning:

Project Description:

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

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

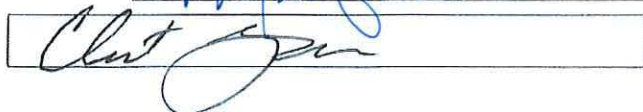
We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application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

Signature of Person Completing the Application



Date

Signature of Legal Property Owner



Date

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.



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

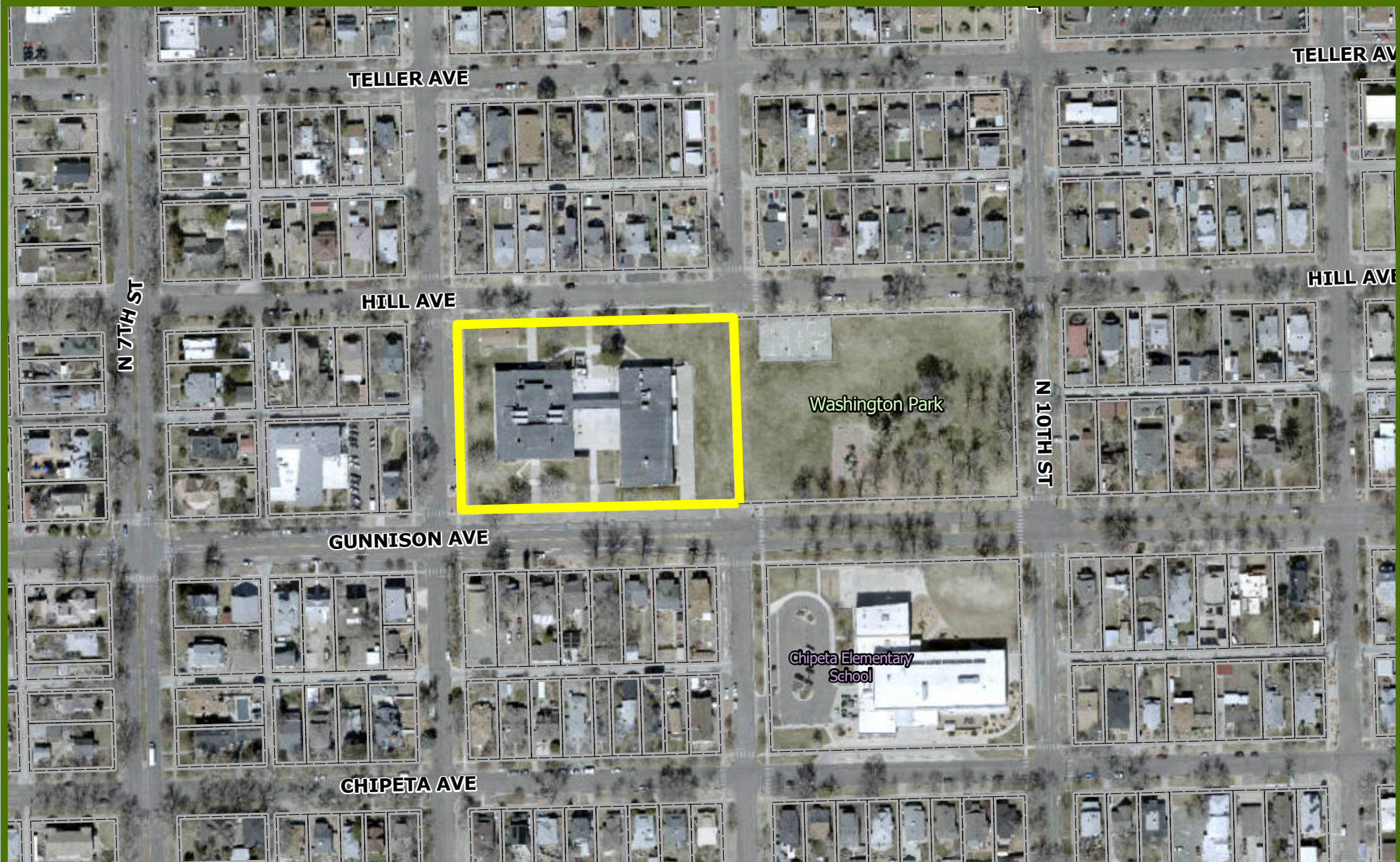
The neighborhood meeting will be conducted in the East Middle School building located at 830 Gunnison Avenue. Please enter the building on the south side (along Gunnison Avenue). Signs will be provided to direct you to the meeting room.

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.

East Middle School Property - Aerial



0

0.07

0.15

mi

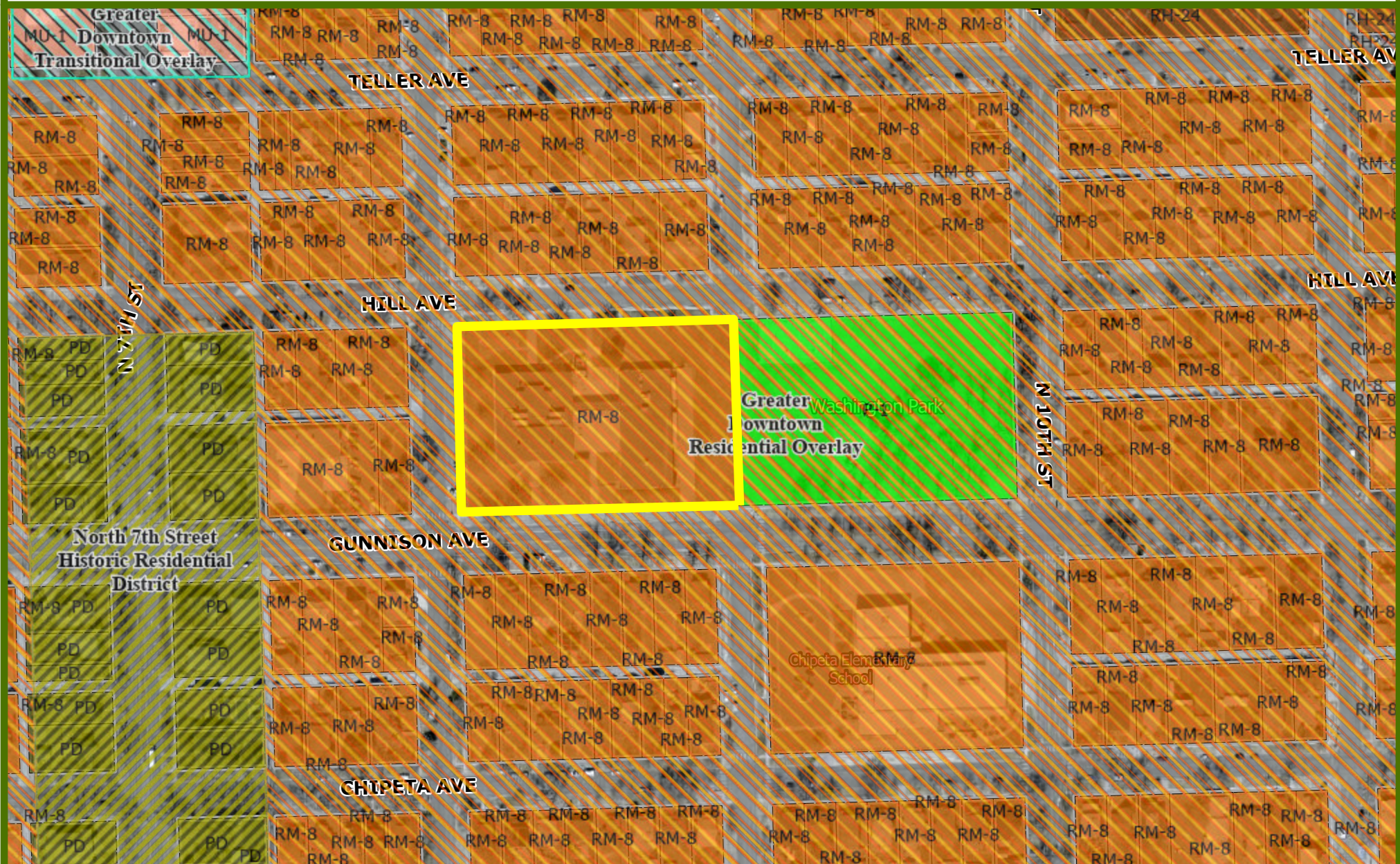
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Scale: 1:2,536

Packet Page 154

East Middle School Property - Zoning



0

0.07

0.15

mi

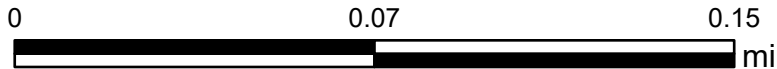
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1 inch equals 0 miles

Scale: 1:2,536

Packet Page 155

East Middle School Property - Land Use



Printed: 6/25/2025
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Scale: 1:2,536
Packet Page 156

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

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

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

Those present were Planning Commissioners; Andrew Teske, Shanon Secrest, Robert Quintero, Sandra Weckerly, Orin Zyvan, and Ian Moore.

Also present were Jamie Beard (Assistant City Attorney), Niki Galehouse (Planning Manager), Daniella Acosta Stine (Principal Planner), Thomas Lloyd (Senior Planner), and Madeline Robinson (Planning Technician).

There were 21 members of the public in attendance, and 1 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from June 10, 2025.

Commissioner Secrest moved to approve the Consent Agenda.

Commissioner Zyvan seconded; motion passed 7-0.

REGULAR AGENDA

1. Dual Immersion Academy ROW Vacation

VAC-2025-203

Consider a request by the City of Grand Junction to vacate 4,000 square feet of a 20-foot-wide alley right-of-way between Riverside Parkway and West Main Street while reserving the westernmost 190.00 feet as a utility easement and the easternmost 10.00 feet as a multipurpose easement.

Staff Presentation

Daniella Acosta Stine, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

No questions from commissioners to staff.

Public Hearing

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

There were no comments from the public either in attendance or online.

The public comment period was closed at 5:39 p.m. on July 8, 2025.

The Public Hearing was closed at 5:40 p.m. on July 8, 2025.

Discussion

No discussion occurred.

Motion and Vote

Commissioner Quintero made the following motion “Mr. Chairman, on the request to vacate 4,000 square feet of a 20-foot-wide alley public right-of-way – while retaining a utility easement over the westernmost 190.00 feet and a multipurpose easement over the easternmost 10.00 feet of the vacated areas as set forth in the attached description and sketch, City file number VAC-2025-203, located near the Dual Immersion Academy between Riverside Parkway and West Main Street – I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact and conditions as listed in the staff report.”

Commissioner Secest seconded; motion passed 7-0.

2. East Middle School Rezone **RZN-2025-246**

Consider a request by Mesa County Valley School District 51, Property Owner, to rezone a total of 3 acres from RM-8 (Residential Medium 8) to P-2 (Public, Civic, and Institutional Campus), located at 830 Gunnison Avenue.

Staff Presentation

Thomas Lloyd, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Weckerly asked about the maximum density in the P-2 zone district. Staff responded with there is no maximum density in the P-2 zone district. Weckerly continued that if MU-1 zoning had been requested it would impact the area more than with the requested zone district of P-2.

Commissioner Moore asked about the set plans for the applicant, and that the petition is more about opening their options for the future for the property. Staff responded that the set plans would not be apart of the rezoning process but would be addressed later at a site plan review process.

Mark Austin went to the public podium as the representative for the School District and explained that the School District is trying to conduct more office and administrative type uses, which currently is not allowed at this location with its existing zone district of RM-8.

Commissioner Quintero asked about the status of the building and remodels that could occur to the building. Austin replied that there are some interior remodels occurring and some access points may change, as well as some adjacent street improvements.

Public Hearing

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

There were no comments from the public in attendance. The online attendee left the webinar.

The public comment period was closed at 6:07 p.m. on July 8, 2025.

The Public Hearing was closed at 6:09 p.m. on July 8, 2025.

Discussion

Discussion ensued about which other zone districts could have been chosen, instead of the P-2 by Commissioner Zyvan. Commissioner Secrest made comment about the school district doing a service to the community by utilizing the property more and is in favor of petition.

Motion and Vote

Commissioner Secrest made the following motion "Mr. Chairman, on the Rezone request for the property located at 830 Gunnison Avenue, City file number RZN-2025-246, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact as listed in the staff report."

Commissioner Quintero seconded; motion passed 7-0.

3. East Middle School Alley Vacation **VAC-2025-245**

Consider a request by Mesa County Valley District 51 to vacate 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.

Staff Presentation

Thomas Lloyd, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Teske asked about clarification on the first condition referencing the vacation would not affect the public sewer line. Staff confirmed that a sanitary sewer easement would be granted to the City to help with the maintenance of the sewer line. Representative Mark Austin made himself available for any questions Commissioners may have.

Public Hearing

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

There were no comments from the public.

The public comment period was closed at 6:18 p.m. on July 8, 2025.

The Public Hearing was closed at 6:19 p.m. on July 8, 2025.

Discussion

Discussion ensued about questioning the two conditions that were included in the proposed motion by Commissioner Zyvan. Planning Manager Niki Galehouse answered that there was language in the motion that included those items.

Motion and Vote

Commissioner Quintero made the following motion “Mr. Chairman, on the request to vacate 7,772 square feet of a 20-foot-wide alley public right-of-way, City file number VAC-2025-245, located at 830 Gunnison Avenue – I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact and conditions as listed in the staff report.”

Commissioner Secrest seconded; motion passed 7-0.

4. 2426 G Road Rezone **RZN-2025-138**

Consider a request by 2426 G Road LLC, property owner, to rezone approximately 4.33 acres from RL-4 (Residential Low 4) to RM-12 (Residential Medium 12), located at 2426 G Road.

Staff Presentation

Daniella Acosta Stine, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Weckerly asked about the surrounding PD zone district and what underlying zone district was used for its implementation. Staff advised they could not find the underlying zone district and its associated ordinance. More research needed to be done. Weckerly continued her comments that it looked like the PD was developed with RM-8 zone district standards.

Applicant Brooks Cowles III made a small presentation about his company and overall goal for the property.

Public Hearing

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

Kasey Watts made a comment about the underlying zone district that was used for the PD zone district of Spanish Trails needs to be confirmed. Also made concerns about traffic congestion on G Road and limited parking for Canyon View Park. Further felt that the property values of Spanish Trails will decline with this new development.

Kay Yeager agreed with previous comments made. Further elaborated on the roads not being able to handle the proposed traffic that will incur. Also stated that the current homeowners' views will be obstructed. Felt low residential and single-family homes would be encouraged and embraced for development, but not multi-family.

Deena Daniels (sp) commented that with events at Canyon View Park, when Caprock Academy is in session, and when the Church has services, the traffic is chaotic on G Road. She is not for this development.

Kimberly Carroll is in agreeance with previous comments made and not for this development. The developer knew the zoning of the property was RL-4 when they bought it.

Sydney Swaim is also in agreement with previous comments made referencing traffic. She has concerns about what other access points this property would have other than G Road.

Kay Yeager came back to the podium and made further comments that there is a small representation of her neighborhood present tonight, but more of her neighbors are opposed to this development and the rezoning of it.

Ivan Geer, applicant's representative with River City Consultants, made comments on how the traffic will be addressed with the development. Clarified that apartments would not be built but attached townhomes. Commissioner Secrest asked Geer about the height restriction that would be implemented. Geer responded that it would be restricted by the zone district.

The public comment period was closed at 7:03 p.m. on July 8, 2025.

The Public Hearing was closed at 7:07 p.m. on July 8, 2025.

Discussion

Discussion ensued about the public's concerns by Commissioner Quintero, saying that he had the same concerns that have been stated by members of the public when his neighborhood was seeing more development, but a lot of those concerns have not come to fruition.

Commissioner Moore thanked the public for attending tonight's meeting, but the Planning Commission deals more with the development of the valley and how it meets the Grand Junction's plan and its utilities. A traffic study would probably need to be conducted for the traffic concern.

Commissioner Weckerly made comments that it is not their decision to automatically agree with the developer. Looking at the surrounding neighborhood, it looks to be RM-8 and the proposed attached townhomes are a good product but also had concerns for the congested traffic seen on G Road.

Trent Prall, Engineering and Transportation Director, made comment about the concerns with G Road and the public parking that occurs within the Spanish Trail Subdivision. An estimated 400

trips a day would be added to G Road with this development, an increase of about 4-5%. The city also has further plans to improve surrounding roads to this development.

Commissioner Weckerly asked an additional question referring to the ingress and egress to the property. Staff commented that the decision made about the ingress and egress would be made during the site plan review, not at the rezone stage.

Commissioner Secrest asked staffed about any additional drainage requirements. Staff responded that the decision would also need to be met at the site plan review stage.

Commissioner Scissors also thanked the public for attending tonight's meeting and expressing their concerns. The traffic concerns though would be addressed at a different stage in this development; tonight's decision is addressing the rezoning of the property and meeting the Comprehensive Plan requirements.

Commissioner Weckerly made a comment that the height restriction in RL-4 is 40 feet and that with RM-8 the height restriction is 50 feet. More than likely the proposed development would be around 50 feet.

Commissioner Secrest stated that as a developer many of the public's concerns are thought about when a development occurs, and as a planning commissioner they look at other aspects of the development meeting the code and comprehensive plan the city has put in place.

Commissioner Zyvan made a comment that with this development would help with multi-modal modes of transportation.

Motion and Vote

Commissioner Secrest made the following motion "Mr. Chairman, on the Rezone request for the property located at 2426 G Road, City file number RZN-2025-138, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report."

Commissioner Zyvan seconded; motion passed 6-0.

OTHER BUSINESS

Niki Galehouse requested that the Commissioners elect two members to serve on a 'Housing Affordability Code Task Force' that is being created.

Commissioner Weckerly and Commissioner Quintero volunteered to fill these roles.

ADJOURNMENT

Commissioner Quintero made a motion to adjourn the meeting.

The vote to adjourn was 7-0.

The meeting adjourned at 7:40 p.m.

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

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 #5.a.iv.

Meeting Date: August 6, 2025
Presented By: Thomas Lloyd, Senior Planner
Department: Community Development
Submitted By: Thomas Lloyd, Senior Planner

Information

SUBJECT:

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

RECOMMENDATION:

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

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 estimated fiscal impact of vacating the 7,772-square-foot alley is approximately \$73,289.96, based on an average land value of \$9.43 per square foot derived from comparable residential parcel sales in the area. This estimate is based on nearby improved residential parcels and may not reflect the market value of undevelopable right-of-way. Due to limited comparable data, it should be considered a general indicator only.

SUGGESTED MOTION:

I move to adopt Ordinance No. 5273, 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 on final passage and order final publication in pamphlet form.

Attachments

1. Development Application
2. Site Map

3. Legal Description and Exhibit
4. ORD East Middle VAC-2025-245



Development Application

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

Petition For:

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

Existing Land Use Designation

Existing Zoning

Proposed Land Use Designation

Proposed Zoning

Property Information

Site Location:

Site Acreage:

Site Tax No(s):

Site Zoning:

Project Description:

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

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

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

Signature of Person Completing the Application

Date

4.11.25

Signature of Legal Property Owner

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.

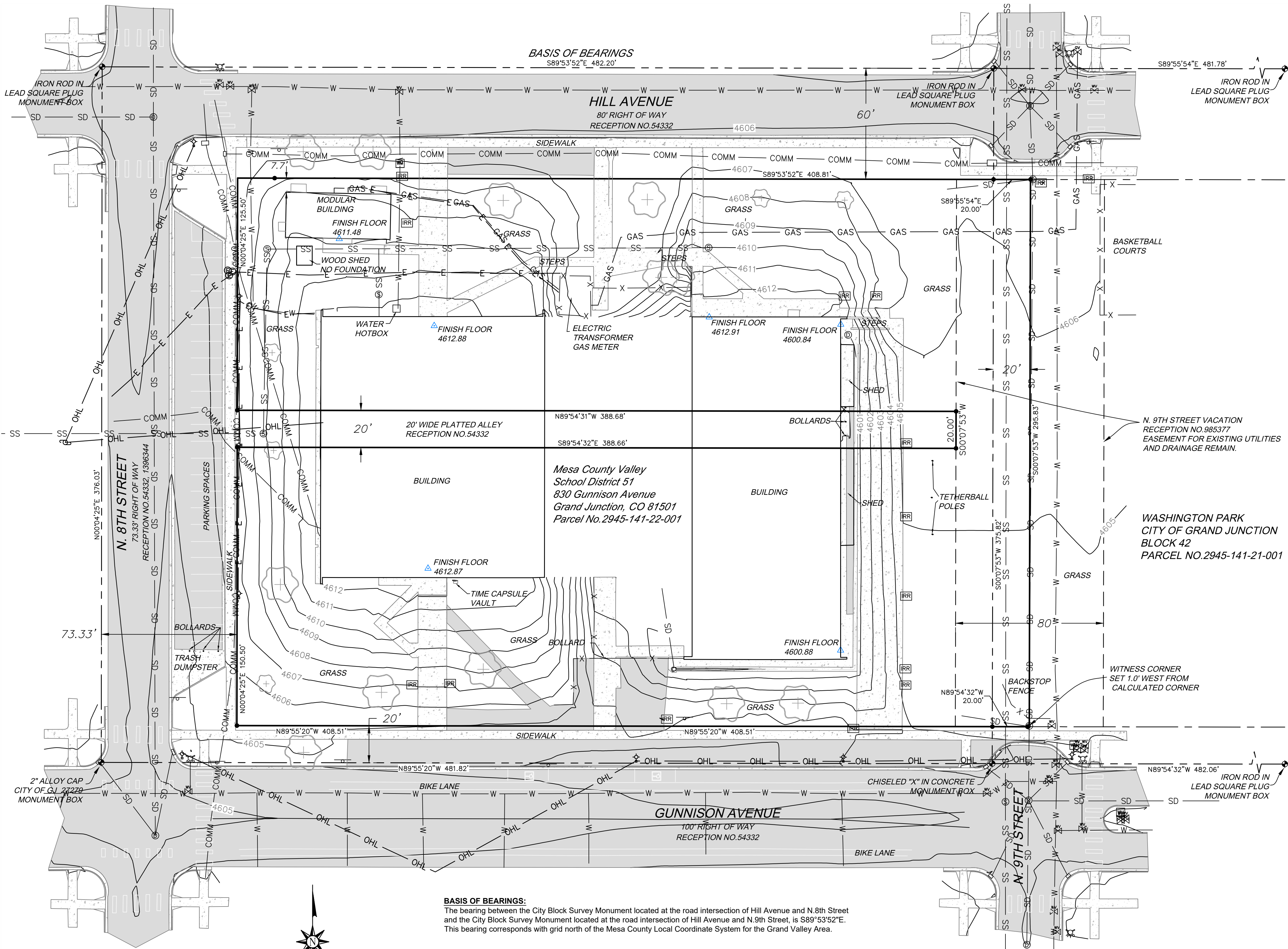
Response: The proposed vacation will not hinder public or city functions. The easement has never been used and is no longer needed because a building has been located over the area for the past fifty-five years.

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:**
- 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.
 - 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.
 - 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.
 - 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

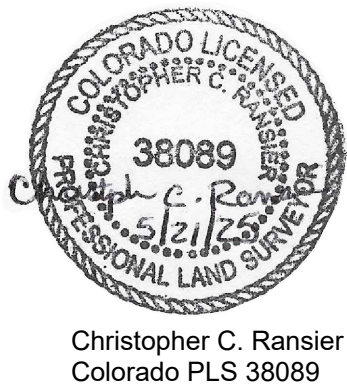
LEGEND:

- 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

IMPROVEMENT SURVEY PLAT

NE 1/4 of Section 14,
Township 1 South, Range 1 West, Ute Meridian,
City of Grand Junction, Mesa County, Colorado

LAND SURVEY DEPOSITS		Align Surveying, LLC	
Mesa County Surveyor's Office		717 Centauri Drive	
Date:		Grand Junction, CO 81506	
Drawn by:	CCR	970.623.1001 chris.ransier@gmail.com	
Job No:	1056924		
Date:	May 21, 2025		



Christopher C. Ransier
Colorado PLS 38089



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.

Mr. Thomas Llyod
April 5, 2025
Page 4 of 4

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,



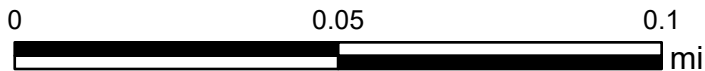
Austin Civil Group, Inc.
Mark Austin, P.E.
President

Attachments: Sign In Sheet

830 GUNNISON AVE NEIGHBORHOOD MEETING

	NAME	ADDRESS	EMAIL
	VIRGINIA ROBERT FERRIDAY	747 HILL AVENUE	
	MARILYN ROBINSON	710 HILL AVENUE	mqr6010@gmail.com
	DOBBY EPC	731 Teller	
	SHARON FINE	826 N 7th Street	
	Ronald Southland	750 N 7th St	
	D Punkett & John Sisco	1102 Gunnison Ave	
	DOROARK	1012 GUNNISON AVE	
	K. BACHT	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 Bruegger	1715 White Ave	retta.bruegger@gmail.com
	SANDRA TINSMAN	827 GUNNISON	STINSMAN@GMAIL.COM
	BEN HERMAN	" "	BH65559@gmail.com
	Megan Wilson Shubow	919 Chipeta	megan.she-benow@gmail.com
	Ernie Rau	840 Chipeta	etainerau@gmail.com
	George Rau	840 Chipeta	Georgerau40@hotmail.com
20	Teresa Abeyta	861 Gunnison	teresa.abeyta@gmail.com
	Heri Higgin	861 Gunnison	johnh.craig81@gmail.com
	John Craig & Lily Cain	950 Hill Ave	
	Richard & Martie Edwards	817 Gunnison	richedwards@live.com
	Abram Herman	825 White	abram.herman@gmail.com
	Josefa DC Stephan	1103 GUNNISON AVE.	josefastephan@gmail.com
	Sheila Hurd	1030 Gunnison Ave	hurd.sheila@gmail.com
	Kate Holmes	1045 Gunnison Ave	kateholmes@gmail.com
	Kevin Her-	1025 GUNNISON Ave	KIKCUGT@ICLOUD.COM
	Chris Smith	760 Teller Ave	Costasand1283@yahoo
30	Jenny Nitzky	1620 Grand Ave	ahnaadair
	Anna Adair	855 Gunnison Ave	ahnaadair@gmail.com
	Jonathan Hinkle	625 N. 11th St.	email.hinkle@gmail.com
	Henry Brun	1620 Grand Ave	henryb94@gmail.com
	Althea Zyvan	somewhere	Somthing@somthing
	FLORENCE ZYVAN	somewhere	Somthing@ed something
	Orin Zyvan	559 Hill Ave	Orin@zyvan.net
38	Stina Siga	1030 Chipeta Ave	stina.work@gmail.com
	Luke Runyon	623 N 8th St.	luke.runyon@gmail.com

Site Map



Printed: 6/30/2025
 1 inch equals 0 miles
 Scale: 1:1,880
 Packet Page 181

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:

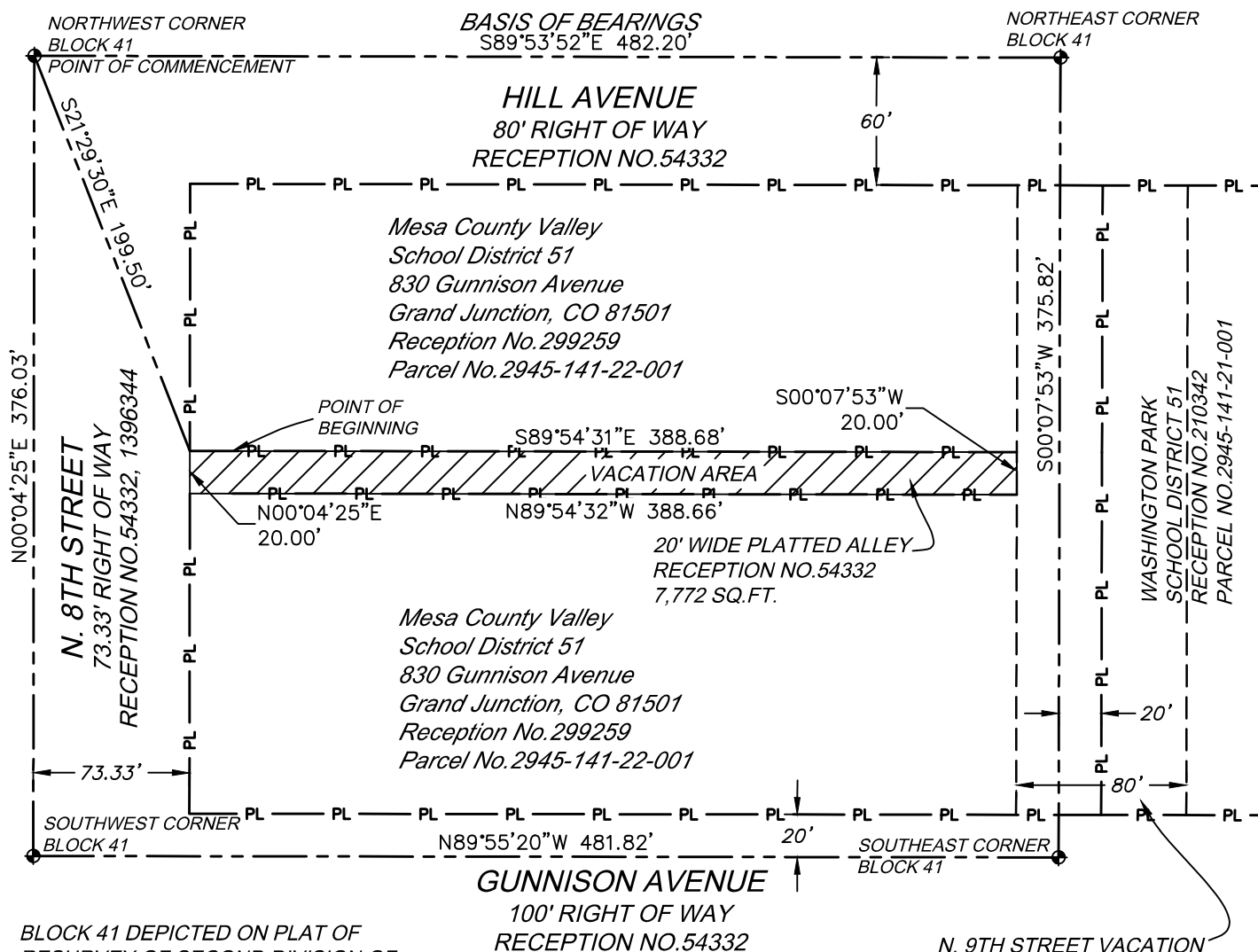
Commencing at the Northwest corner of Block 41 of said Plat of Resurvey, whence the Northeast corner of Block 41 of said Plat of Resurvey bears S89°53'52"E with all bearings contained herein being relative thereto;
thence S21°29'30"E, a distance of 199.50 feet to the Point of Beginning;
thence S89°54'431"E, 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.

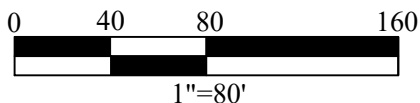


Christopher C. Ransier
Colorado PLS 38089
Align Surveying, LLC
717 Centauri Drive,
Grand Junction, CO 81506
970-623-1001

EXHIBIT B ALLEY VACATION



BLOCK 41 DEPICTED ON PLAT OF
RESURVEY OF SECOND DIVISION OF
CITY OF GRAND JUNCTION
RECORDED AT RECEPTION NO.54332



Linear units are U.S. Survey Foot

LEGEND:

- — — — — SURVEY CONTROL LINE
- PL — PL — — — — — 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

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.

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

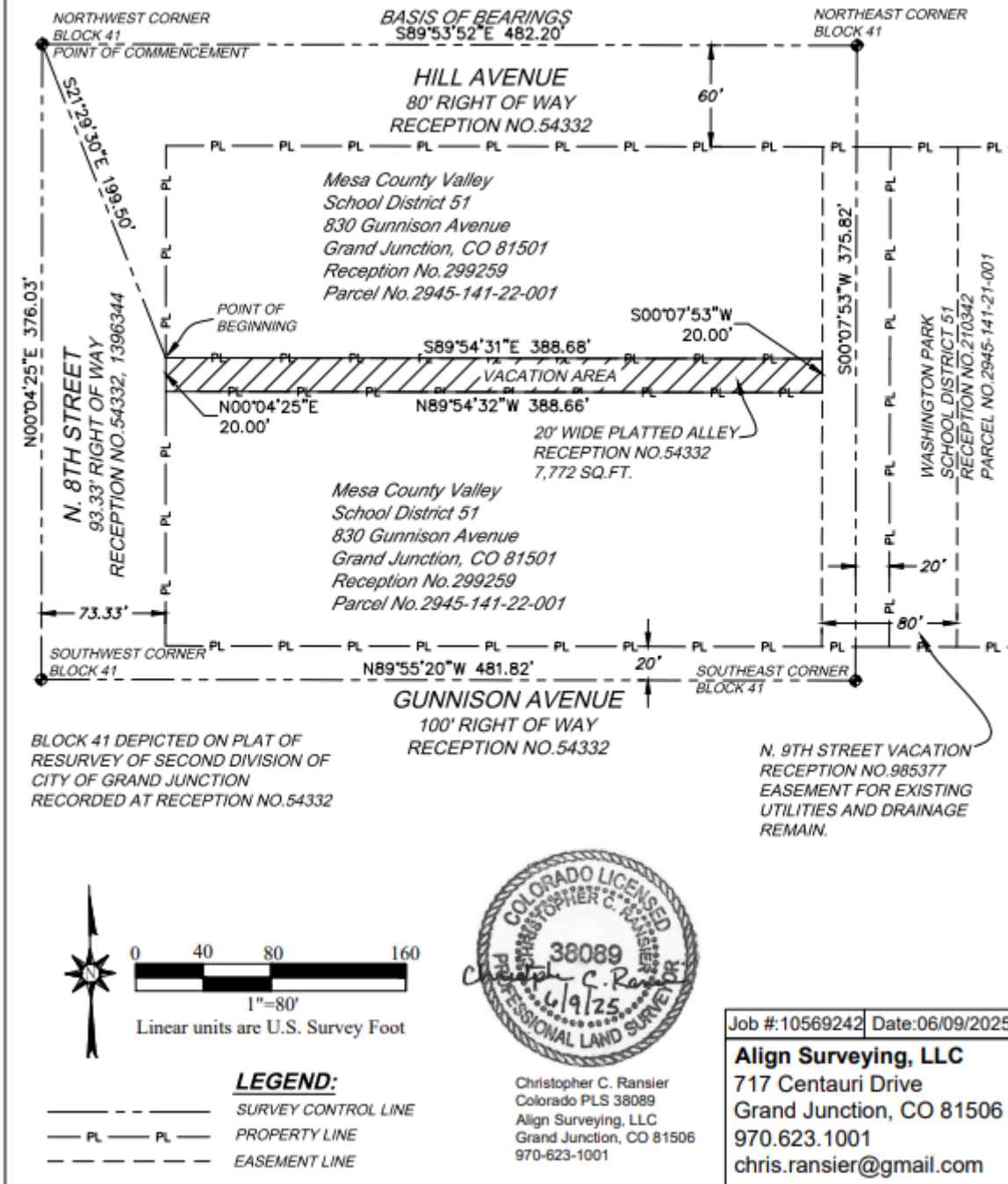
Adopted on second reading this 6th day of August 2025 and ordered published in pamphlet form.

ATTEST:

Selestina Sandoval
City Clerk

Cody Kennedy
City Council President

EXHIBIT B ALLEY VACATION





Grand Junction City Council

Regular Session

Item #6.a.

Meeting Date: August 6, 2025

Presented By: Mike Bennett, City Manager, Johnny McFarland, Assistant to the City Manager

Department: City Manager's Office

Submitted By: Johnny McFarland, Assistant to the City Manager

Information

SUBJECT:

A Resolution Appointing Members to a Housing Affordability Code Task Force

RECOMMENDATION:

Staff recommends approval of this item.

EXECUTIVE SUMMARY:

This item is to consider the adoption of a resolution appointing members to a Housing Affordability Code Task Force. Based on City Council direction at the June 30, 2025, Workshop, staff collected individual rankings of all 42 applicants and ranked them using a combined average of scores. The Council expressed interest in appointing 15 members to the HAC, including at least on Planning Commissioner. Accordingly, of the 42 applicants, the top 15 applicants are recommended for appointment.

BACKGROUND OR DETAILED INFORMATION:

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. In response, staff developed a recommendation to establish a committee focused on reducing regulatory barriers to increase housing affordability, which was presented to City Council at the June 30, 2025, Council Workshop.

The attached resolution outlines the key responsibilities of the task force, including developing recommendations based on feedback from the home building and subdivision development industry. The task force will be tasked with developing metrics that track meaningful outcomes, and the committee will provide recommendations that seek to solve the issues that directly impact and will increase housing affordability. The

staff's role in the task force is to be in a supportive role. Staff will assist with administrative tasks and logistics, while the task force will be tasked with issue and solution identification.

Based on each individual City Council member's average ranking of the 42 applicants, the following individuals are recommended to the task force.

- Kevin Bray
- Ron Abeloe
- Jane Quimby
- Emilee Powell
- Keith Ehlers
- Mark Austin
- Sandra Weckerly (Planning Commissioner)
- Kim Kerk
- Kelly Maves
- Ivan Geer
- John Gargas
- Christi Reece
- Michael Foster
- Dillon Foster
- Charlie Gechter

The total list of rankings for all applicants is included as an attachment to this staff report. In addition, the city received one withdrawal letter from Darah Galvin; the email is attached.

FISCAL IMPACT:

This item has no direct fiscal impact resulting from Council approval.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 47-25, A Resolution Appointing Members to a Housing Affordability Code Task Force

Attachments

1. RES-HAC 2025.07.31
2. Applicant Rankings
3. Darah Galvin Withdrawal Email

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. __-25

A RESOLUTION APPOINTING AND ASSIGNING COMMUNITY MEMBERS TO HOUSING AFFORDABILITY CODE TASK FORCE

Recitals:

Housing affordability is a problem in Grand Junction.

Beginning in 2019 the Grand Valley Housing Needs Assessment was completed.

In 2021, City staff and local stakeholders drafted the City's first Housing Strategy. That strategy originally included 12 strategies, with a 13th added in late 2022. The 13th strategy, Community Engagement and Outreach, is the subject of this resolution.

In furtherance of that strategy in particular and the Housing Strategy in general, in July 2024 local housing stakeholders, including non-profit service providers, market-rate and affordable housing developers, and real estate professionals were surveyed. Nearly 100 stakeholders responded. Insights from those surveys were used to develop preliminary recommendations for refining the housing strategy.

In September 2024, the City Council reviewed housing data and refined the City's Housing Strategy.

By and with Resolution 74-24 the City Council adopted the 2024 Housing Strategy which provides an integrated approach to generate resources for affordable housing development, seeks to preserve existing units, and increase access to resident services through partnerships, funding, and program development and support development of new affordable and attainable housing units. Resolution 74-24 is incorporated by this reference as if fully set forth

In June 2025 in the spirit of the 13th strategy the Home Builders Association of Western Colorado (HBA) approached the City Council and offered to convene a committee comprised of persons engaged in residential building and development to provide recommendations to the city to reduce the regulatory burden of developing new affordable and workforce housing which would result in reducing housing costs. By and with this Resolution the City Council names the persons that will serve on the Housing Affordability Code Task Force

It is the expectation of the City Council that the Housing Affordability Code Task Force will gather and incorporate into its recommendations feedback from persons in the single-unit and multi-unit home building and residential subdivision industry including others not named to the Committee. It is further the expectation of City Council that the Task Force will first establish metrics for which success can and should be measured from the outcomes of their work including but not limited to those changes that will directly and demonstrably result in housing becoming more affordable.

The City Council thanks the many persons that applied and encourages them to provide feedback into the process and through those represented on the Task Force.

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

In consideration of the Recitals the City Council appoints and assigns the following persons to serve as the Housing Affordability Code Task Force.

[insert list of names]

PASSED AND ADOPTED THIS 6th day of August 2025.

Cody Kennedy
President of the City Council

ATTEST:

Selestina Sandoval
City Clerk

Applicant Name	Average Combined Score	Sum of Total Scores
Kevin Bray	4.3	30
Ron Abeloe	5.1	36
Jane Quimby	6.6	46
Emilee Powell	7.1	50
Keith Ehlers	12	84
Mark Austin	12.3	86
Sandra Weckerly	12.9	90
Kim Kerk	13.1	92
Kelly Maves	14.4	101
Ivan Geer	14.4	101
John Gargas	14.9	104
Christi Reece	15.1	106
Michael Foster	15.1	106
Dillon Foster	16.7	117
Charlie Gechter	17.9	125
Tim Foster	20.0	140
Garrett, Davis	20.3	142
Stephanie Copeland	20.3	142
Joel cohen	20.6	144
Ed Lenhart	21	147
Micah Adams	21	147
Ted Ciavonne	21.1	148
Terry Lawrence	21.6	151
Swindell, Stephen	22.7	159
Candace Carnahan	24.0	168
Merritt Sixbey	25.1	176
Jason Fish	25.4	178
Brian Rusche	25.6	179
Paul Major	26.9	188
Tom Logue	26.9	188
Robert Quintero	27.3	191
Darah Galvin	28.4	199
Mark Wingerter	29.14285714	204
Caleb Blair	29.6	207
Jacob, Victor	30.4	213
Kelly Milan	30.4	213
Tyler Elick	31.6	221
Christian Pritchett	32	224
Curtis Englehart	32.3	226
Nina Anderson	32.7	229
Steve	32.9	230
Kurt Basford	70.6	494

From: [Darah Galvin](#)
To: [Johnny McFarland](#)
Subject: RE: Housing Affordability Code Task Force Contact Information
Date: Monday, July 28, 2025 10:24:24 AM
Attachments: [image007.png](#)
[image008.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[image016.png](#)

EXTERNAL SENDER

Only open links and attachments from known senders. DO NOT provide sensitive information.

Good morning Johnny,

At this time I realized that I don't think I would be a good fit for the Code Task Force, could I please withdraw my application?

Best,

Darah Galvin
Real Estate Analyst



Office: 970.242.3647 Ext. 227
Cell: 970.210.7289
E: darah@brayandco.com
A: 1015 N 7th Street
Grand Junction, CO 81501

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