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**CITY COUNCIL AGENDA
WEDNESDAY, SEPTEMBER 3, 2025
250 NORTH 5TH STREET - AUDITORIUM
5:30 PM – REGULAR MEETING**

Call to Order, Pledge of Allegiance, Moment of Silence

Proclamations

Proclaiming September 17-23, 2025, as Constitution Week in the City of Grand Junction

Proclaiming September 2-7, 2025, as Grand Junction PRIDE Week

Proclaiming September 2025, as Competitive Cycling and Tour of the Moon Month

Appointments

To the Grand Junction Housing Authority Board

To the Planning Commission Zoning Board of Appeals

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, September 3, 2025 or 4) submitting comments [online](#) until noon on Wednesday, September 3, 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 August 18, 2025, Workshop
- b. Minutes of the August 20, 2025, Regular Meeting

2. Set Public Hearings

- a. Quasi-judicial
 - i. A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, Exercising Land Use Control, and Introducing Proposed Annexation Ordinance for the Messick-Dangler Annexation of 27.2 Acres, Located at 378 30 Road, and Setting a Public Hearing for October 15, 2025

REGULAR AGENDA

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

3. Public Hearings

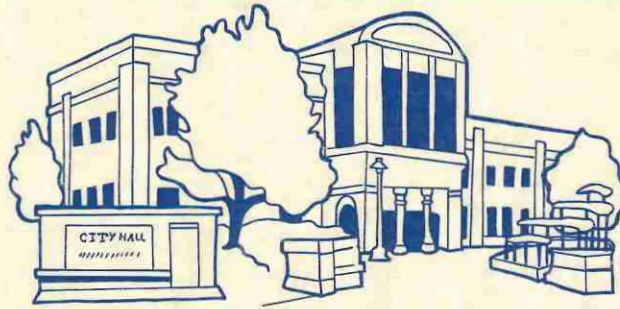
- a. Legislative
 - i. An Ordinance Authorizing the Land Exchange Between the City of Grand Junction and Camelback Gardens, LLC and Upland Homes, Inc

4. 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.

5. Other Business

6. Adjournment



City of Grand Junction, State of Colorado

Proclamation

Whereas, our Founding Fathers, in order to secure the blessings of liberty for themselves and their posterity, did ordain and establish a Constitution for the United States of America; and

Whereas, it is of the greatest importance that all citizens fully understand the provisions and principles contained in the Constitution in order to support, preserve, and defend it against all enemies; and

Whereas, signing of the Constitution provides an historic opportunity for all Americans to realize the achievements of the Framers of the Constitution and the rights, privileges, and responsibilities it affords; and

Whereas, the independence guaranteed to American citizens, whether by birth or naturalization, should be celebrated by appropriate ceremonies and activities during Constitution Week, September 17 through 23, as designated by proclamation of the President of the United States of America in accordance with Public Law 915.

NOW, THEREFORE, on behalf of the Grand Junction City Council and the citizens of Grand Junction, we recognize September 17 - 23, 2025 as

"Constitution Week"

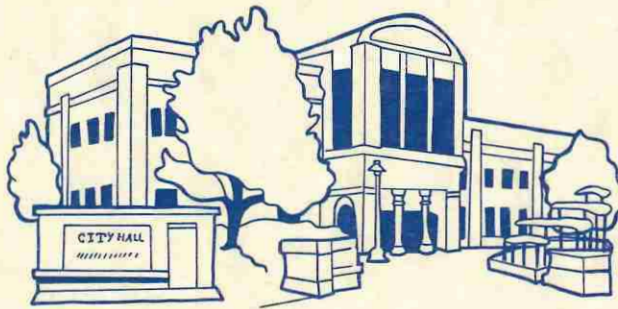
in the City of Grand Junction and urge all our residents to reflect during that week on the many benefits of our Federal Constitution and American citizenship.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 3rd day of September 2025.



Cody Kennedy

Mayor



City of Grand Junction, State of Colorado

Proclamation

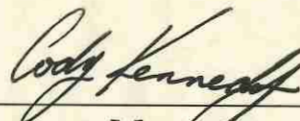
- Whereas,** Colorado West Pride was established thirteen years ago and is dedicated to the creation of an inclusive community in Grand Junction through events, outreach, and education; and
- Whereas,** the Colorado West Pride Board is a diverse group which represent the depth and breadth of the local LGBTQIA+ community, that is to say the Lesbian, Gay, Bisexual, Transgender, Queer, Intersex, Asexual, and all other identities not encompassed within this acronym; and
- Whereas,** Colorado West Pride works tirelessly to help create equality by working to make sure the community is well informed and the LGBTQIA+ community has a voice to make a difference; and
- Whereas,** Colorado West Pride is sponsoring various activities and events September 2nd through September 7th to promote and build a positive environment and relationships; and
- Whereas,** on September 6th and 7th Colorado West Pride will host the signature event of the Annual Grand Junction Pride Festival which will include food, fun entertainment, and a host of vendors to visit in the parking area of Hilltop Community Resources' new downtown location at 302 North Colorado Avenue beginning at 12 pm on both days.

NOW, THEREFORE, I, Cody Kennedy, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim September 2-7, 2025, as

"Grand Junction Pride Week"

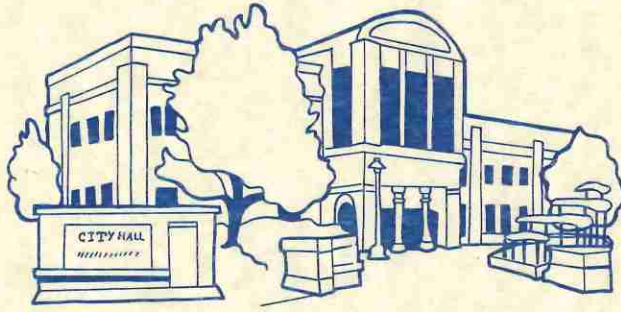
in the City of Grand Junction and urge all citizens to learn about and help create a positive environment for the LGBTQIA+ community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 3rd day of September 2025.



Mayor





City of Grand Junction, State of Colorado

Proclamation

- Whereas,** Competitive cycling has been an important part of the economy and culture of Grand Junction for over 40 years; and
- Whereas,** The Coors International Bicycle Classic stage on the Colorado National Monument dubbed the “Tour of the Moon” in Grand Junction has become famous to cycling fans around the world.
- Whereas,** Competitive road and mountain bike racing in Grand Junction has been an economic engine since the 1980s, boosting the sales of local bike shops, restaurants, breweries, and motels/hotels, and related businesses; and
- Whereas,** The Colorado Mesa University Mavericks cycling teams, men and women's, road and mountain bike, are collectively the number one cycling program in the country, earning numerous championships and generating world-class competitors from Grand Junction; and
- Whereas,** The City of Grand Junction recognizes the cultural value that competitive cycling has brought to Grand Junction and the health benefits and enjoyment of riding a bicycle for competition, utility, and recreation.
- Whereas,** On this 40th anniversary year of the release of the feature film American Flyers, showing scenes of the Colorado National Monument prominently in the film, the City recognizes the importance of competitive cycling to local arts and culture.

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

“Competitive Cycling and Tour of the Moon Month”

in the City of Grand Junction. The City proclaims the value of competitive cycling to area culture and business and suggests that everyone get out and RIDE A BIKE this month.



IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 3rd day of September 2025.

Cody Kennedy

Mayor



Grand Junction City Council

Regular Session

Item #

Meeting Date: September 3, 2025
Presented By: Selestina Sandoval, City Clerk
Department: City Clerk
Submitted By: Kerry Graves

Information

SUBJECT:

To the Grand Junction Housing Authority Board

RECOMMENDATION:

To appoint the interview committee's recommendation to the Grand Junction Housing Authority Board.

EXECUTIVE SUMMARY:

There are two full-term vacancies on the Grand Junction Housing Authority Board.

BACKGROUND OR DETAILED INFORMATION:

John Howe and Rich Krohn have terms expiring October 31, 2025. John Howe is term limited. Applications were received from Jay Taylor, Robin Levine, Reginald Wall, Brad Krebill, Elyse Parker, Rich Krohn, Julie Firl, Sheryl Violet, and Tisha Petelo.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I move to (appoint/not appoint) the interview committee's recommendation to the Grand Junction Housing Authority.

Attachments

None



Grand Junction City Council

Regular Session

Item #

Meeting Date: September 3, 2025
Presented By: Selestina Sandoval, City Clerk
Department: City Clerk
Submitted By: Kerry Graves

Information

SUBJECT:

To the Planning Commission Zoning Board of Appeals

RECOMMENDATION:

To appoint the interview committee's recommendation to the Planning Commission Zoning Board of Appeals.

EXECUTIVE SUMMARY:

There are three full-term vacancies and one partial-term vacancy.

BACKGROUND OR DETAILED INFORMATION:

Kim Herek resigned on March 25th, and Robert Quintero, 1st Alternate, moved to her seat. Ian Thomas moved to the 1st Alternate position with an expiration date of October 31, 2026, leaving the 2nd Alternate position vacant. Kenneth Scissors, Andrew Teske and Shanon Secrest have terms expiring October 31, 2025, and Andrew Teske is term-limited. Ian Thomas, 1st Alternate, will move to Andrew's vacated seat, leaving Shanon and Kenneth's seats, and the 1st and 2nd Alternate positions vacant.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I move to (appoint/not appoint) the interview committee's recommendation to the Planning Commission Zoning Board of Appeals.

Attachments

None

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY

August 18, 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, Ben Van Dyke, and Mayor Cody Kennedy. Councilmember Anna Stout attended virtually.

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, Chief Financial Officer Jay Valentine, Deputy City Clerk Misty Williams, and City Clerk Selestina Sandoval.

1. Discussion Topics

a. Grand Valley Connects Overview

Grand Valley Connects is a Mesa County Public Health program that helps residents access essential resources and support services. It has become a critical resource for hundreds of community members as they work to improve their well-being. Xavier Crockett (Executive Director, Mesa County Public Health) and Michelle Trujillo (Health Promotion Division Director) of Grand Valley Connects presented to provide an overview of this program and the resources it provides.

Key points included:

- Program Purpose: Enhanced resource navigation to assist residents facing complex challenges by actively helping them access services (e.g., housing, mental health, public assistance).
- Locally funded, flexible, and unrestricted by state/federal grant deliverables.
- Serves all populations regardless of income or need type.
- 88.3% of individuals served in 2025 have been successfully connected to at least one resource.
- Top Needs Addressed: Mental health, financial assistance, housing.
- Return on Investment Examples:
 - Reduced ER use by connecting individuals to primary care.
 - Economic productivity through employment support.
 - Housing support reducing social costs (estimated \$30K–\$40K savings per person).
- Ask to Council:
 - Attend Connecting Council meetings.
 - Consider integrating Grand Valley Connects into city programs.

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

b. Salt Flats Project Update

Community Development Director Tamra Allen introduced this item, which was presented by Housing Manager Ashley Chambers.

Key points included:

- Project Purpose: Develop ~21.8 acres in central Grand Junction to address the affordable housing shortage.
- Funded via \$2.2M state grant (Prop 123 land banking) + \$1M city match.
- Additional \$2M state grant for infrastructure with \$800K city match and \$1M seller contribution.
- Affordable Housing Need:
 - 44% increase in rent since 2019.
 - Median rent: \$1,500; median home price: \$420,000.
 - 2,200-unit deficit for those below 60% AMI.
- Project Goals:
 - Build 400–550 housing units over 10 years; 70% must be affordable (60% AMI for rentals, 100% AMI for ownership).
 - Include housing for seniors, veterans, and working families.
 - Promote housing diversity: multifamily, townhomes, ADUs.
- Development Partners:
 - Brickwell: Master developer (Phase 1: 144 units via 4% LIHTC targeting 58% AMI; Phase 2: 120 units mixed income).
 - Rural Homes: Affordable modular homeownership (under 100% AMI).
 - Vertical: Homeownership (mixed AMI).
 - Volunteers of America: Already approved 2-phase veteran housing with Housing Authority.
- Pending Council Items (for Aug 20):
 - Lease of 4.2 acres to Brickwell.
 - Letter of Intent to explore the possibility of a partnership and land contribution (~11% equity stake for the city).
 - Letter of Intent for a sale of 4.2 acres to Brickwell.
- Council Discussion Highlights:
 - Questions on lease contingencies, deliverables, and developer qualifications.
 - Concern over the city's perceived role as co-developer and tax implications.
 - Clarification that the project remains subject to zoning, environmental standards, and affordability covenants.

c. Budget Process Overview

Presented by: City Manager Mike Bennett and Chief Financial Officer Jay Valentine

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

Key points included:

- Two workshops in October and potentially a third in November to review the 2026 budget.
- Budget presentations will be organized by the strategic plan pillars rather than by department.
- Focus on aligning spending with council priorities and core services.
- Changes Considered:
 - Economic partner updates may be moved to regular meeting slots.
 - Reduced departmental presentations for more strategic discussions.

d. Urban Trails Committee Letter

Council discussion led by Mayor Cody Kennedy regarding concerns over the Urban Trails Committee (UTC) operating beyond its intended advisory scope.

Key points included:

- Mayor's Proposal:
 - Temporarily pause UTC operations.
 - Have staff review and potentially revise the committee's scope and bylaws to align with its original purpose (focused on trail planning, design feedback, and public input).
- Council Discussion:
 - Some supported the pause, citing overreach and concerns about tone and appropriateness of advocacy efforts.
 - Others defended the committee's work, noting their contributions to trail connectivity, bike/ped safety, and insights on mobility challenges faced by non-drivers.
 - Some members emphasized the value of community input on active transportation and suggested the committee remain within its advisory role.
- City Attorney's Clarification:
 - The UTC is advisory only.
 - Cannot create policy or apply for grants.
- Staff will compose a letter to be approved by Council, giving the UTC direction of their role as an advisory committee to Council.
- Council asked that the UTC meetings be recorded for transparency, and there was a general consensus that staff should research options for all boards and commissions to record their meetings in the future.

2. Council Communication

There was a discussion on Council potentially interacting with homeless advocate groups.

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

3. Next Workshop Topics

City Manager Mike Bennett outlined future workshop topics.

4. Other Business

Interview Committee Volunteers for Forestry Board (Councilmember Beilfuss), Historic Preservation (Councilmember Nguyen) and Visit Grand Junction (Mayor Kennedy).

Council approved the issuance of two proclamations: Competitive Cycling and Tour of the Moon, and Grand Mesa Baseball Senior Baseball Day

5. Adjournment

There being no further business, the workshop adjourned at 8:49 p.m.

Grand Junction City Council
Minutes of the Regular Meeting
August 20, 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 20th day of August, at 5:30 p.m. Those present were Councilmembers Scott Beilfuss, Laurel Cole, Jason Nguyen, Ben Van Dyke, Robert Ballard, and Council President Cody Kennedy. Councilmember Anna Stout was present virtually.

Also present were City Manager Mike Bennett, City Attorney John Shaver, Community Development Director Tamra Allen, Director of Engineering and Transportation Trent Prall, City Clerk Selestina Sandoval, and Deputy City Clerk Misty Williams.

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

Presentations

Presentation Regarding the River Corridor Initiative Master Plan

The River Corridor Initiative (RCI) is embarking on the development of a River Corridor Master Plan for the Grand Valley in partnership with local jurisdictions and the broader community. RiversEdge West, the fiscal sponsor, was awarded a Colorado Water Conservation Board grant to support this project. The City of Grand Junction and the two other Grand Valley municipalities have all pledged cash and in-kind support for the project, including the involvement of their planning and natural resources staff to help steer the plan. RCI will present the project schedule, discuss potential outcomes of the project, and the role of the City of Grand Junction in the project. River Corridor Initiative representative Joel Sholtes gave a brief presentation to Council on the RCI Master Plan.

Public Comments

Public comments were heard from Karen Fehringer, Ruth Kinnett, and Paul Brennan.

City Manager Report

City Manager Mike Bennett did not have a report.

Boards and Commission Liaison Reports

Councilmember Beilfuss reported on the Homeless Coalition, Grand Valley Transit (GVT), the Energy Summit, and the Home Builders Association (HBA) home tour.

Councilmember Ballard reported on the Forestry Board and the Parks Improvement Advisory Board (PIAB).

Councilmember Van Dyke did not have a report.

Councilmember Cole reported on the Grand Junction Housing Authority, the D51 Absenteeism Committee, and the tour of River Run.

Councilmember Nguyen reported on the Urban Trails Committee.

Councilmember Stout reported on activity with the Colorado Municipal League (CML).

Mayor Kennedy reported on the Chamber of Commerce roundtable, the Energy Summit, the HBA home tour, Grand Junction Economic Partnership (GJEP), the Confluence Center tour, and the Grand Junction Regional Airport Authority (GJRAA).

CONSENT AGENDA

1. Approval of Minutes

- a. Summary of August 4, 2025, Workshop
- b. Minutes of August 6, 2025, Regular Meeting

2. Set Public Hearings

- a. Legislative
 - i. Introduction of an Ordinance to Repeal and Replace a Land Exchange Between the City of Grand Junction and Robert M. Stubbs and Upland Homes, Inc., and Setting a Public Hearing for September 3, 2025

3. Procurements

- a. Authorize the Contract to Complete Fabrication and Installation of the Community Recreation Center Indoor Climbing Wall

4. Resolutions

- a. A Resolution to Repeal Resolution 44-24 and Replace with a Production Incentive for Affordable and Attainable Housing Units in the City of Grand Junction, CO
- b. A Resolution Authorizing Lease of Click Ranch Property to Dennis, Lora and Brienna Wynn
- c. A Resolution Authorizing the City Manager to Submit a Grant Application for the Accessory Dwelling Unit (ADU) Grant Program
- d. A Resolution Authorizing the City to Approve a Grant Offer in the Amount of \$11,593,096 as a Co-sponsor with the Grand Junction Regional Airport Authority for the Runway 12/30 Construction Pavement Subbase Project
- e. A Resolution Authorizing the City to Approve a Grant Offer in the Amount of \$675,458 as a Co-sponsor with the Grand Junction Regional Airport Authority for the Runway 12/30 95% Runway Design Grant Offer
- f. A Resolution Authorizing the City to Approve a Grant Offer in the Amount of \$187,920 as a Co-sponsor with the Grand Junction Regional Airport Authority for the Runway 12/30 NAVAID Design RA project
- g. A Resolution Authorizing the GJRAA to Accept FAA AIP Grants Consistent with the Language in the AIP 85, 86, and 87 Grant Agreements as Co-sponsor with the Grand Junction Regional Airport Authority and to Execute the Co-Sponsorship Agreement when Received

5. Other Action Items

- a. Authorize the Mayor to Sign a Letter of Support for Inclusion of Shoshone Water Rights into the State's Instream Flow Program

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

REGULAR AGENDA

***Item 7.c.- A Resolution Directing Certain Actions Regarding the Design and Construction of Improvements to 4th and 5th Streets and Ratifying Actions in Connection Therewith**

was moved to the beginning of the Regular Agenda to allow for Public Comment. On May 29, 2025, Council voted 7-0 to move forward with a two-lane plus bike-lane option for the continuation of the 4th-5th Street Pilot project. In order to provide the additional asphalt width required for improvements into the existing infrastructure, concrete/landscape revisions were necessary at 4th Street & Main Street as well as at 5th Street & Main Street. At the August 4th City Council work session, Council reviewed the necessary concrete/landscaping revisions, project costs, and schedule and requested staff bring back for formal council authorization to revert both corridors between Grand and Ute Ave to the pre-pilot conditions. City traffic staff will complete the striping revisions along both corridors between Grand Ave and Ute Ave in September. Parking meters will be restored as well, as soon as the parking spaces are available. City Manager Mike Bennett introduced the item.

Comments were heard from Councilmembers Nguyen, Councilmember Van Dyke, and Mayor Kennedy. Trent Prall, Director of Engineering and Transportation and Chief of Police Matt Smith were available to answer questions from Council.

A public comment period was opened at 6:26 p.m.

Comments were heard from David Haughman, Carrie Scholties, Amber Martinez, Niki Hunn, Alexandria Specs, Sara Fletcher, Bill Sant, John Leary, Carol Rathbun, Helen Westbrook, Jim Hargis, Lee Chalat, Jack Byron, Brendon Green, Julia Wildman, Debbie Buchele, Raquel Scianna, Ben Herman, Loren Eahins, Brian Oliver, Molly Hickman, Matt Speth, and Connie McDowell.

Council took a short break at 7:29 p.m.

The meeting resumed at 7:39 p.m.

Comments were heard from Karthik Vishwamitra, Craig Droskin, Jenny Nitzkey, Diana Rooney, Ruth Kinnett, Ted Clavonne, Danny Buhr, Donald Hunger, David Lehmann, and Abram Herman.

Once the remainder of the public comments were heard, discussion was continued by Council. Comments were heard from Councilmembers Nguyen, Stout, Beilfuss, Ballard, Cole, and Mayor Kennedy.

Councilmember Van Dyke moved, and Councilmember Ballard seconded to adopt Resolution 53-25, a resolution directing the City Manager to take certain actions regarding the design and construction of improvements to 4th and 5th Streets and ratifying actions in connection therewith. The motion carried by a roll call vote, with 4 votes in favor and 3 votes opposing.

Council took a short break at 8:31 p.m.

The meeting resumed at 8:42 p.m.

**6.a.i. An Ordinance Amending Grand Junction Municipal Code
Pertaining to Liquor License Occupational Tax**

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 1. 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. City Clerk Selestina Sandoval presented this item and was available to answer questions from Council.

The public hearing was opened at 8:47 p.m.

There were no public comments.

The public hearing was closed at 8:47 p.m.

Councilmember Ballard moved, and Councilmember Van Dyke seconded to adopt Ordinance No. 5274, an ordinance amending the Grand Junction Municipal Code pertaining to Liquor License Occupational Tax on final passage and ordered final publication in pamphlet form. The motion carried 7-0 by roll call vote.

**6.a.ii. An Ordinance Leasing 4.42 acres of City-Owned Property to
Brikwell, LLC located at 450 28 Rd Grand Junction, Colorado
Pursuant to Voter Approval**

Brikwell (Developer) seeks to lease approximately 4.42 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.

Community Development Director Tamra Allen presented this item and was available to answer questions from Council.

Comments were heard from Councilmembers Cole, Van Dyke, Beilfuss, and Mayor Kennedy.

Brikwell, LLC representative Tyler Elick was available to answer questions from Council.

The public hearing was opened at 9:17 p.m.

There were no public comments.

The public hearing was closed at 9:17 p.m.

Councilmember Van Dyke moved, and Councilmember Stout seconded to adopt Ordinance No. 5275, an ordinance authorizing the City Manager to sign a lease agreement for 4.42 acres of City-Owned property to Brikwell for the development of affordable housing on final passage and ordered final publication in pamphlet form. The motion carried 7-0 by roll call vote.

7.a. A Resolution Authorizing the City Manager to Sign a Letter of Intent to Enter into a Partnership with Brikwell LLC for the Ascent Project located at 450 28 Road

A Letter of Intent (LOI) has been prepared with Brikwell for the development of The Ascent at Salt Flats, a 144-unit mixed-income housing project on 4.42 acres within the City-owned 21.78-acre Salt Flats property. The LOI outlines that the City's equity contribution will be the value of the land based on a per-unit basis of—\$2.52 million—provided as an in-kind asset rather than a cash outlay. In exchange, the City may hold an ownership interest in the project. Brikwell will be responsible for all aspects of the project development, such as securing all project financing, including Low-Income Housing Tax Credits (LIHTC), private debt, and other funding sources, and will assume responsibility for construction and operational risks. Community Development Director Tamra Allen presented this item and was available to answer questions from Council.

Councilmember Ballard moved, and Councilmember Stout seconded to adopt Resolution 51-25 a resolution authorizing the City Manager to sign a Letter of Intent to enter into a joint venture relationship with Brikwell LLC contingent upon Brikwell's receipt of Low-Income Housing Tax Credit (LIHTC) financing, and to take further action consistent with the terms of the Letter of Intent. The motion carried by a unanimous voice vote.

7.b. A Resolution Authorizing the City Manager to Sign a Letter of Intent for Brikwell, LLC to Purchase Lot TBD of Approximately 4.42 acres of property at 450 28 Road for Affordable Housing Development

A Letter of Intent (LOI) has been prepared with Brikwell for the conveyance of approximately 4.42 acres within the City-owned 21.78-acre Salt Flats property for the development of The Ascent at Salt Flats, a 144-unit mixed-income housing project. This LOI represents Step 2 in the process and outlines the City's commitment—contingent on the subdivision of the lot and Brikwell receiving Low-Income Housing Tax Credit (LIHTC) financing—to contribute the land value, estimated at \$2.52 million on a per-unit basis, as an in-kind equity investment rather than a cash contribution. In return, the City may receive an ownership interest in the development. Community Development Director Tamra Allen presented this item and was available to answer questions from Council.

Councilmember Beilfuss moved, and Councilmember Ballard seconded to adopt Resolution 52-25, a resolution authorizing the City Manager to sign a Letter of Intent with Brikwell, LLC for a purchase and sale agreement for the conveyance of Lot TBD of approximately 4.42 acres within the Salt Flats property as an in-kind equity contribution, contingent upon Brikwell's receipt of Low-Income Housing Tax Credit (LIHTC) financing, and to take further action consistent with the terms of the Letter of Intent. The motion carried by a unanimous voice vote.

8. Non-Scheduled Comments

There were none.

9. Other Business

There was none.

10. Adjournment

The meeting adjourned at 9:23 p.m.

Selestina Sandoval, MMC
City Clerk





Grand Junction City Council

Regular Session

Item #2.a.i.

Meeting Date: September 3, 2025
Presented By: Tim Lehrbach, Principal Planner
Department: Community Development
Submitted By: Tim Lehrbach, Principal Planner

Information

SUBJECT:

A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, Exercising Land Use Control, and Introducing Proposed Annexation Ordinance for the Messick-Dangler Annexation of 27.2 Acres, Located at 378 30 Road, and Setting a Public Hearing for October 15, 2025

RECOMMENDATION:

Staff recommends adoption of a resolution referring the petition for the Messick-Dangler Annexation, introducing the proposed annexation Ordinance, and setting a hearing for October 15, 2025.

EXECUTIVE SUMMARY:

The Applicants, Carrie Messick, Cory Messick, and Sharon Valarie Dangler, are requesting annexation of approximately 27.2 acres at 378 30 Road. The subject property is occupied by a single-unit residence and wedding venue. The property is Annexable Development per the Persigo Agreement. Annexation is requested to continue the wedding venue use. The request for zoning will be considered separately by City Council, but concurrently with the annexation request, and will be heard in a future Council action.

BACKGROUND OR DETAILED INFORMATION:

Annexation Request

The Applicants, Carrie Messick, Cory Messick, and Sharon Valarie Dangler, are requesting annexation of approximately 27.2 acres at 378 30 Road. The subject property is occupied by a single-unit residence and wedding venue. The property is Annexable Development per the Persigo Agreement. Annexation is requested to continue the wedding venue use. The request for zoning will be considered separately

by City Council, but concurrently with the annexation request and will be heard in a future Council action.

The schedule for the annexation and zoning is as follows:

- Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use – September 3, 2025
- Planning Commission considers Zone of Annexation – September 23, 2025
- Introduction of a Proposed Ordinance on Zoning by City Council – October 1, 2025
- Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council – October 15, 2025
- Effective date of Annexation and Zoning – November 17, 2025

A Neighborhood Meeting regarding the proposed Annexation and Zoning was held at Bookcliff Middle School on January 29, 2025. The applicants and their representative, City staff, and four members of the public attended.

Findings of Fact

Staff finds, based on review of the petition and knowledge of applicable state law, including the Municipal Annexation Act Pursuant to C.R.S. 31-12-104 et seq., that the Messick-Dangler Annexation is eligible to be annexed because of compliance with the following:

a) A proper petition has been signed by more than 50% of the owners and more than 50 percent of the property described.

The petition has been signed by the owners of the one property subject to this annexation request, or 100 percent of the owners, and includes 100 percent of the property described. Please note that the annexation petition was prepared by City staff.

b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City Limits.

The annexation meets the 1/6 contiguity requirements for annexation by its adjacency to City limits to the north and west.

c) A community of interest exists between the area to be annexed and the City.

This is so in part because the Central Grand Valley is essentially a single demographic and economic unit. Occupants of the area can be expected to, and regularly do, use City streets, parks, and other urban facilities.

d) The area is or will be urbanized in the near future.

The property is developed with a single-unit residence and wedding venue. The property has existing urban utilities and services near and available to the property. Areas to the west and northwest are developed with residential uses.

e) The area is capable of being integrated with the City.

The proposed annexation area is adjacent to the city limits along 30 Road on the west and has direct access to 30 Road. Urban services are available to and presently serving the subject property.

f) No land held in identical ownership is being divided by the proposed annexation.

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

g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owner's consent.

The petitioners have granted consent to the City to annex the property.

FISCAL IMPACT:

Annexation affects City revenues, services, and expenditures. A fiscal impact statement will be provided with the staff report for the second reading and public hearing for the annexation ordinance.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 57-25, a resolution referring a petition to the City Council for the annexation of lands to the City of Grand Junction, Colorado, setting a hearing on such annexation, and exercising land use control over the Messick-Dangler Annexation, approximately 27.2 acres, located at 378 30 Road, as well as introduce a proposed ordinance annexing territory to the City of Grand Junction, Colorado, Messick-Dangler Annexation, approximately 27.2 acres, located at 378 30 Road, and set a public hearing for October 15, 2025.

Attachments

1. Exhibit 1. Development Application
2. Exhibit 2. Annexation Plat
3. Exhibit 3. Schedule and Summary Table
4. Exhibit 4. Site Maps
5. Exhibit 5. Resolution - Petition Referral (Land Use Control)
6. ORD-30 Road ANX 20250828



Development Application

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

Petition For: Annexation/Zone of Annexation

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

Existing Land Use Designation: _____

Existing Zoning: _____

Proposed Land Use Designation: _____

Proposed Zoning: _____

Property Information

Site Location: 378 30 Road, Grand Junction, CO 81504

Site Acreage: 27.20 +/-

Site Tax No(s): 2943-212-00-068

Site Zoning: RSF-R

Project Description: Annexation into Grand Junction city limits.

Property Owner Information

Name: Carrie & Cory Messick &
S. Valarie Dangler

Street Address: PO Box 4282

City/State/Zip: Grand Junction, CO 81504

Business Phone #: 970-433-8484

E-Mail: grandvalleyperformance@outlook.com

Fax #: _____

Contact Person: Carrie Messick

Contact Phone #: 970-433-8484

Applicant Information

Name: Carrie & Cory Messick & S.
Valarie Dangler

Street Address: 378 30 Rd.

City/State/Zip: Grand Junction, CO 81504

Business Phone #: 970-433-8484

E-Mail: grandvalleyperformance@outlook.com

Fax #: _____

Contact Person: Carrie Messick

Contact Phone #: 970-433-8484

Representative Information

Name: Kim Kerk Land Consulting &
Development

Street Address: 342 North Ave

City/State/Zip: Grand Junction, CO
81501

Business Phone #: 970-640-6913

E-Mail: kimk355@outlook.com

Fax #: _____

Contact Person: Kim Kerk

Contact Phone #: 970-640-6913

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

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

Signature of Person Completing the Application: _____

Kim Kerk
Please print and sign

Date: 11/14/2024

Signature of Legal Property Owner: _____

Valarie Dangler
Please print and sign

Date: 2-7-25



OWNERSHIP STATEMENT - NATURAL PERSON

Print Form

I, (a) Carrie Messick, Cory Messick & Sharon Valarie Dangler, am the owner of the following real property:

(b) 378 30 Rd, Grand Junction, CO 81504

A copy of the deed evidencing my interest in the property is attached. All documents, if any, conveying any interest in the property to someone else by the owner, are also attached.

☒ I am the sole owner of the property.

☐ I own the property with other(s). The other owners of the property are (c):

I have reviewed the application for the (d) Annexation pertaining to the property.

I have the following knowledge and evidence concerning possible boundary conflicts between my property and the abutting property(ies): (e) N/A

I understand that I have a continuing duty to inform the City planner of any changes in interest, including ownership, easement, right-of-way, encroachment, lienholder and any other interest in the property.

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

Owner signature as it appears on deed:

Sharon Valarie Dangler, Carrie Messick, Cory L. Messick

Printed name of owner: Sharon Valarie Dangler, Carrie Messick, Cory L. Messick

State of Colorado

County of Mesa

) ss.

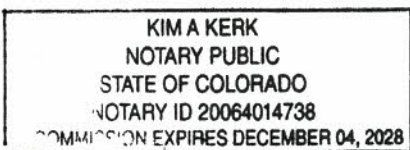
Subscribed and sworn to before me on this 4th day of June, 20 25

by Carrie Messick, Cory Messick & Sharon Valarie Dangler

Witness my hand and seal.

My Notary Commission expires on

12/04/2028



Kim A. Kerk
Notary Public Signature



Prepared by:

CARRIE MESSICK, CORY L MESSICK

378 30 rd, 378 30 rd

Parcel ID:

2943-212-00-068

Quitclaim Deed

THIS DEED is dated December 3, 2022, between:

CARRIE MESSICK, married, of 378 30 rd, and CORY
L MESSICK, married, of 378 30 rd, (collectively the
"Grantor")

AND

CARRIE MESSICK, married, of 378 30 RD, CORY
MESSICK, married, of 378 30 RD, and SHARON
VALARIE DANGLER, not married, of 378 30 RD,
(collectively the "Grantee")

AS: Joint Tenants

WITNESS, that the Grantor, for and in consideration of the sum of \$10.00, the receipt and sufficiency of which is hereby acknowledged, have remised, released, and sold, as well as quitclaim, unto the Grantees, their heirs and assigns forever all the right, title, interest, claim and demand which the Grantor has in the real property, together with improvements, if any, situate, lying and in the County of MESA of the State of Colorado, described as follows:

PARCEL 2 HITCHCOCK MAJOR BOUNDARY LINE ADJUSTMENT SEC 21 1S 1E - 27.17AC

according to the recorded plat in the Office of the County Clerk and Recorder filed August 28, 2022.

This property is also known by street number as 378 30 rd.

Assessor's schedule or parcel number: 2943-212-00-068.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges belonging on the property, or in anywise appertaining to the property, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the only proper use and benefit of the Grantee, and the Grantee's heirs and assigns forever.

IN WITNESS WHEREOF the Grantor has executed this deed on the day and year above written.

Signed in the presence of:

Signature

Name

Carrie Messick

CARRIE MESSICK

Cory L Messick

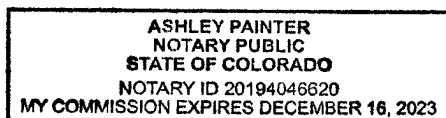
CORY L MESSICK

State of Colorado, County of Mesa

Signed before me on this 3rd day

of Dec. 2022 by Carrie Cory Messick

Notary Public Ashley Painter





**Messick/ Dangler Annexation
378 30 Road
Grand Junction, Colorado 81504**

**General Project Report
City of Grand Junction Annexation Request**

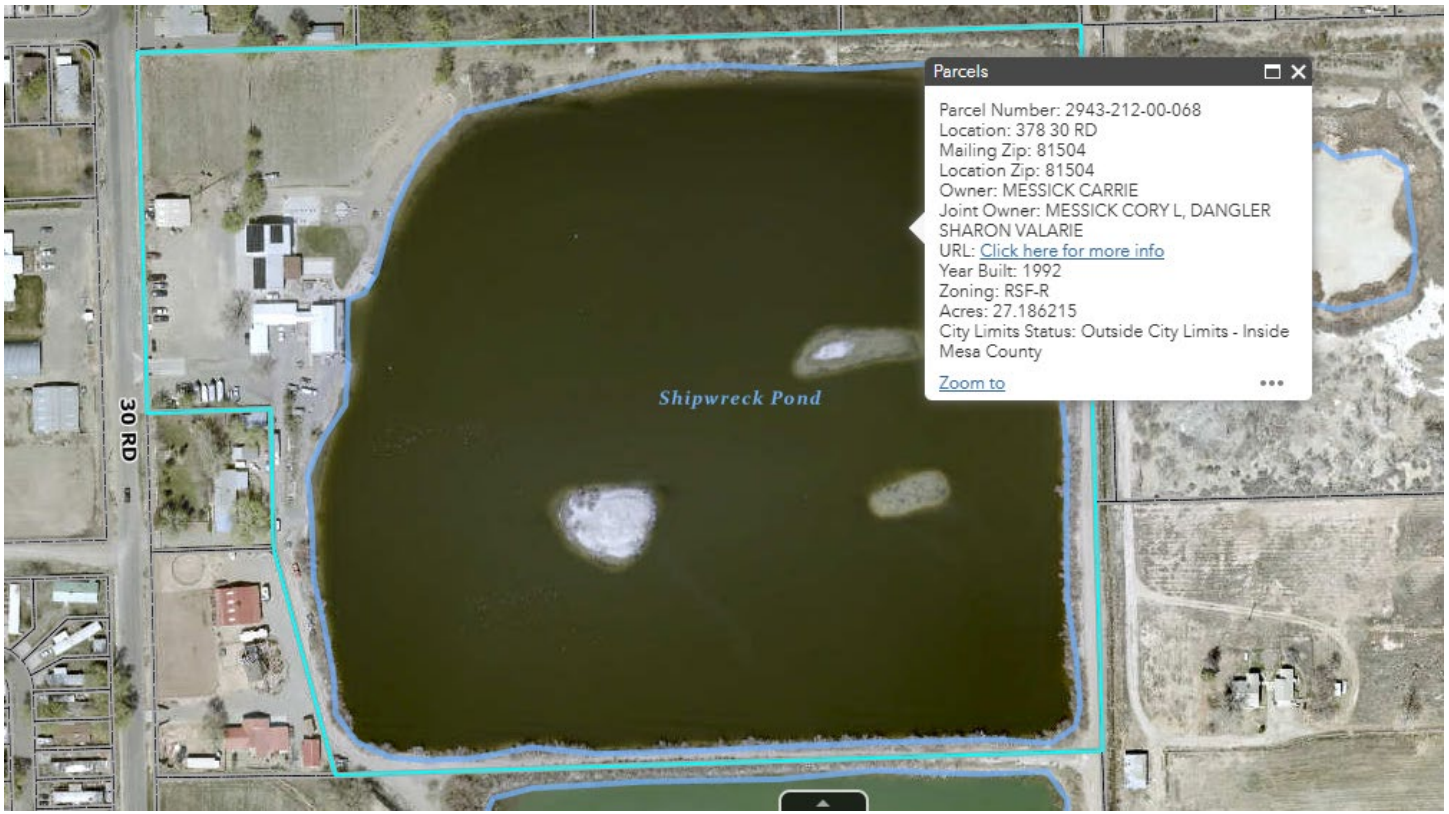
Date: February 02, 2025
Prepared by: Kim Kerk, Project Manager

Submitted to: City of Grand Junction- Community Development
250 N. 5th Street Grand Junction, CO 81504
Attn: Tim Lehrbach

Project: 378 30 Rd. Annexation
Property Address: 378 30 Road, Grand Junction, CO 81504
Tax Parcel Numbers: 2943-212-00-068

Site Location

2024 City/County Air Photos



378 30 Road

Project Description & Introduction:

Kim Kerk Land Consulting & Development is representing the property owners, Cory and Carrie Messick and Val Dangler, to request annexation of the subject property into the City of Grand Junction. Currently, the property has 1 residential home and 1 metal building. A portion of the property has been developed into a wedding venue, known as Sky Lake Events LLC. The parcel is currently zoned RSF-R in Mesa County. RSF-R requires a Conditional Use Permit for this business operation. The application for the Conditional Use Permit, along with its location within the Persigo 201 Boundary, prompted the annexation request. If the request is approved, the zone will be designated as P-2 (Public, Civic, and Institutional Campus).

P-2 Intent

The P-2 district is intended to allow the creation of mixed-use civic and institutional campuses where housing is provided in support of the other uses on the campus. P-2 is appropriate as indicated in Table 21.03-2: Comprehensive Plan Implementation, which allows the operation of a wedding venue.

Property Location:

This parcel of land is 27.20+/- acres, the tax parcel number for 378 30 Road is 2943-212-00-068, and is described as follows:

SITUATED IN THE NW¹/₄ NW¹/₄ AND THE SW¹/₄ NW¹/₄ SECTION 21 TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN AND BEING A PART OF HITCHCOCK MAJOR BOUNDARY-LINE ADJUSTMENT COUNTY OF MESA, STATE OF COLORADO.

Neighborhood Meeting

The required neighborhood meeting was held on January 29, 2025, at Bookcliff Middle School. See attached list for attendees and topics discussed.

Land use in the surrounding area

Existing land use:

North – Residential lots (Mesa County zoning – RSF-4 & RSF-R) (City of Grand Junction – zoning - RM-8)

East – 31 1/4 Road alignment, residential lots (Mesa County zoning – RSF R & PUD)

South – Residential lots (Mesa County zoning – RSF-R)

West – Residential lots (Mesa County zoning – RSF R & PUD)

Site access

Current site access is off 30 Road, once annexation is complete, access will continue as pre-existing.

Approval Criteria: Annexation

The application shall meet all applicable statutory and City administrative requirements. The City Council shall use the following criteria when evaluating a request for annexation. Annexation is, however, a discretionary, legislative act. The City shall never be compelled to annex, unless otherwise required by state law, even if all these review criteria have been satisfied.

(i) The annexation complies with the Municipal Annexation Act of 1965, as amended (**§ 31-12-101 C.R.S., et seq.**). Contiguity is presumed to satisfy the eligibility requirement of **§ 31-12-104 C.R.S.**. **This annexation request complies with the requirements of Municipal Annexation Act of 1965, as amended (§ 31-12-101 C.R.S., et seq).**

(ii) The proposed zoning is appropriate, based upon consideration of the following factors:

(A) The proposed zoning is consistent with the Comprehensive Plan designation of the property; and

The proposed zoning is consistent with the Comprehensive Plan designation of P-2.

(B) The proposed land uses are consistent with the purpose and intent of the proposed zone district.

The proposed wedding venue use is an allowed use in the requested zone of P-2.

(iii) The annexation will not limit the ability to integrate surrounding land into the City or cause variances or exceptions to be granted if the adjacent land is annexed or developed.

Annexation of this property will not affect or limit the ability of surrounding properties, nor will it cause the neighboring properties to need a variance or exception in order to annex or develop.

(iv) The landowner has waived in writing any preexisting vested property rights as a condition of such annexation.

The landowner understands and has waived the pre-existing vested property rights as required to annex the property into the city limits.

Conclusion:

The applicant respectfully submits this application for City of Grand Junction Annexation, in accordance with the City of Grand Junction Community Development Code requirements.

Thank you.



Wedding Venue-378 30 Rd. Neighborhood Meeting – 1/29/2025

The meeting was held at Bookcliff Middle School and started at 6pm. In attendance were 4 neighbors, City of Grand Junction Planner Timothy Lehrbach, Project Manager Kim Kerk and Owners Cory & Carrie Messick (see attached sign-in sheet).

Kim Kerk, Project Manager (PM) is the representative working with the team to coordinate the project. All comments will be submitted to the City of Grand Junction for the submittal process. The annexation of a Wedding Venue on 27.20 acres in the County currently RSF-R. Annex & Rezone into City limits requires Rezone to P-2.

Kim & Tim explained P-2 zoning information.

Questions and discussion points are as follows: Noise and parking.

Q) Will there be a noise ordinance?

A) Yes, there will be a noise ordinance. Music will be shut down at 10pm. And there won't be any fireworks.

Q) Will I have to annex too?

A) No.

Q) Why are they getting a variance?

a) It is not a variance; it is a rezone/annexation in GJ City limits. FLU is already designated P-2.

A neighbor called Kim 2/4/2025, she missed the meeting. She expressed the same concerns, noise, parking & fireworks.

The meeting adjourned at 6:23 pm.

Both Timothy Lehrbach and Kim Kerk expressed that they are available at any time by phone or email and will update them on any changes with the project going forward.



☐ **MESSICK-DANGLER ANNEXATION**
PETITION FOR ANNEXATION

WE THE UNDERSIGNED do hereby petition the City Council of the City of Grand Junction, State of Colorado, to annex the following described parcels to the said City:

GENERAL LOCATION: 378 30 Road, Mesa County, CO 81504
TAX ID #: 2943-212-00-068

SITUATED IN THE NW¼ NW¼ AND THE SW¼ NW¼ SECTION 21 TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN AND BEING PARCEL 2 OF HITCHCOCK MAJOR BOUNDARY-LINE ADJUSTMENT COUNTY OF MESA, STATE OF COLORADO

This foregoing description describes the parcel; the perimeter boundary description, for purposes of the Annexation Act, is shown on the attached "Perimeter Boundary Legal Description, Messick-Dangler Annexation."

As grounds therefore, the petitioner respectfully state that annexation to the City of Grand Junction, Colorado is both necessary and desirable and that the said territory is eligible for annexation in that the provisions of the Municipal Annexation Act of 1965, Sections 31-12-104 and 31-12-105 CRS 1973 have been met.

This petition is accompanied by four copies of a map or plat of the said territory, showing its boundary and its relation to established city limit lines, and said map is prepared upon a material suitable for filing.

Your petitioners further state that they are the owners of more than fifty percent of the area of such territory to be annexed, exclusive of streets and alleys; that the mailing address of the signer and the date of signature are set forth hereafter opposite the name of the signer, and that the legal description of the property owned by the signer of said petition is attached hereto.

WHEREFORE, these petitioners pray that this petition be accepted and that the said annexation be approved and accepted by ordinance. These petitioners by his/her/their signature(s) acknowledge, understand and agree that if any development application concerning the property which is the subject hereof is denied, discontinued or disapproved, in whole or in part, that the annexation of the property to the City of Grand Junction shall proceed.

Cory Messick

378 30 Rd. Grand Junction, CO 81504

NAME

ADDRESS

SIGNATURE

DATE

Cory Messick

2-7-25

Carrie Messick

378 30 Rd. Grand Junction, CO 81504

NAME

ADDRESS

SIGNATURE
Carrie Messick

DATE



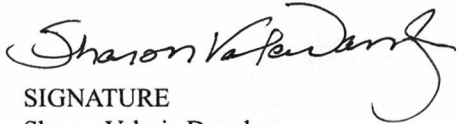
2-7-25

Sharon Valarie Dangler

378 30 Rd. Grand Junction, CO 81504

NAME

ADDRESS



SIGNATURE
Sharon Valarie Dangler

DATE

2-7-25

(Messick-Dangler Annexation Petition)

STATE OF COLORADO

SS

AFFIDAVIT

COUNTY OF MESA

S. Valarie Dangler, Corzy Lee Messick and Carru Ellen Messick, of lawful age, being first duly sworn, upon oath, deposes and says:

That (s)he is the circulator of the forgoing petition:

That each signature on the said petition is the signature of the person whose name it purports to be.

Subscribed and sworn to before me this 7 day of February, 2025.

Witness my hand and official seal.



Notary Public

342 North Ave.

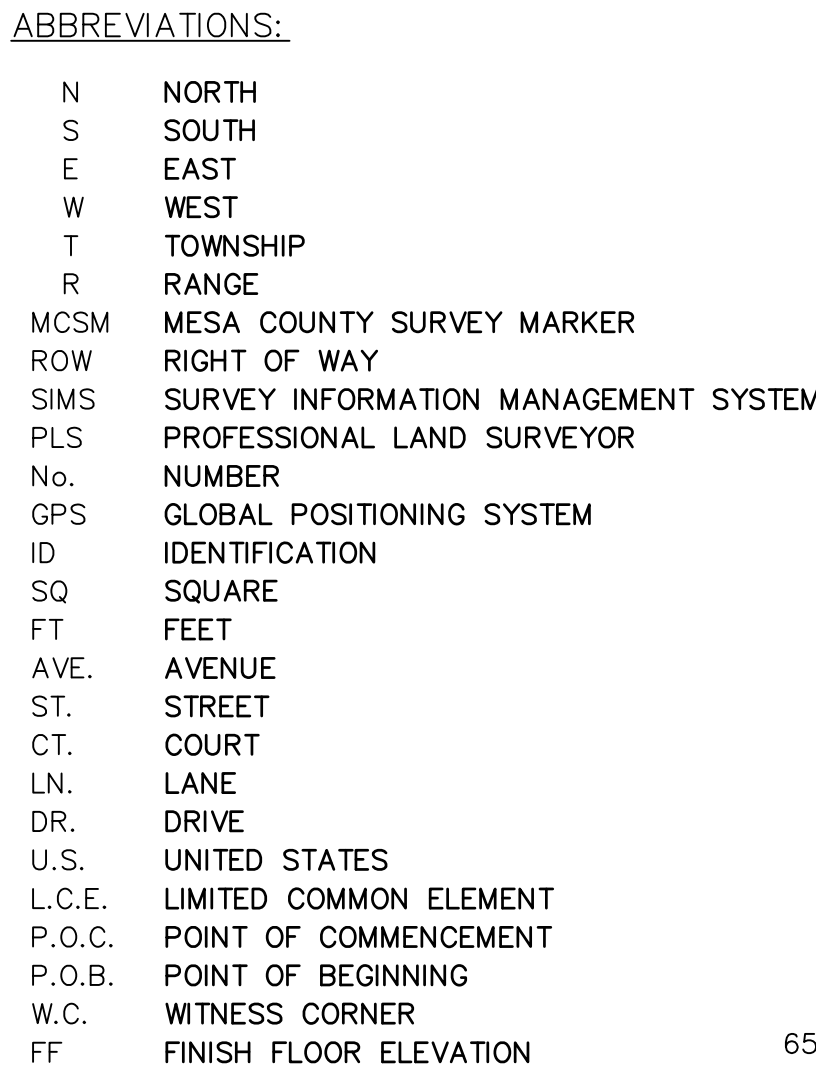
Grand Junction, CO 81501

Address

My commission expires: 1-9-2028

CERINA LYNN GEARHART
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20044007103
MY COMMISSION EXPIRES JANUARY 9, 2028

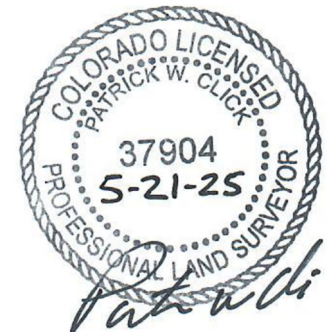
SITUATED IN THE NW¼ NW¼ AND THE SW¼ NW¼ SECTION 21
TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN
AND BEING A PART OF HITCHCOCK MAJOR BOUNDARY-LINE ADJUSTMENT
COUNTY OF MESA, STATE OF COLORADO

[illegible]

LAND SURVEY DEPOSIT
MESA COUNTY SURVEYORS OFFICE
DATE _____
DEPOSIT No. _____

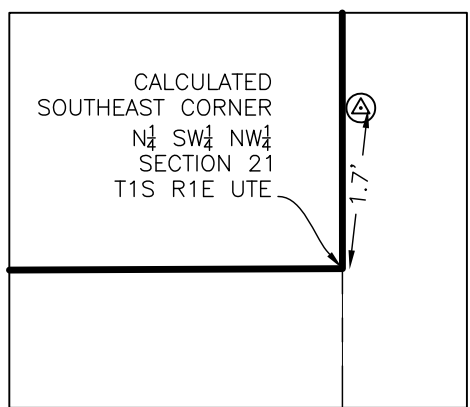
1. OWNERSHIP, RECORDED RIGHTS-OF-WAY, AND EASEMENT INFORMATION WAS DONE WITHOUT USING A CURRENT TITLE POLICY.
2. BEARINGS ARE BASED ON THE WEST LINE OF NW¼ NW¼ SECTION 21, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN. THE VALUE USED N00°03'00"W. WAS CALCULATED USING THE MESA COUNTY LOCAL COORDINATE SYSTEM. MESA COUNTY SURVEY MARKERS WERE FOUND AT THE NORTH AND SOUTH ENDS OF SAID LINE AS SHOWN HEREON.
3. 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.
4. THIS IMPROVEMENT SURVEY IS BASED ON THE DEED AS RECORDED AT RECEPTION NUMBER 3053415 (AND 1423870, SEE NOTE 5), OF THE MESA COUNTY RECORDS.
5. THE DEED REFERRED TO IN THE DEDICATION OF HITCHCOCK MAJOR BOUNDARY-LINE ADJUSTMENT (BOOK 1592 PAGE 256 AND RECEPTION NUMBER 1423870) INDICATES THAT THE NORTH LINE OF SAID PARCEL 2 SHOULD FOLLOW THE NORTH LINE OF THE S½ NW¼ NW¼ OF SAID SECTION 21. SAID DEED ALSO SHOWS THAT THE SOUTH LINE OF PARCEL 2 SHOULD FOLLOW THE SOUTH LINE OF THE N½ SW¼ NW¼ OF SECTION 21. NEIGHBORING DEEDS ARE IN HARMONY WITH THESE BOUNDARIES. SEE DEEDS NORTH OF THE SUBJECT PROPERTY AS SHOWN HEREON FOR ADJOINING PARCELS. SEE ALSO OLDER DEED FOR NEIGHBORING PROPERTY TO THE SOUTH (RECEPTION NUMBER 640114). PLAT VS CALCULATED LABELS ARE SHOWN HEREON TO HIGHLIGHT THESE DIFFERENCES. A DETAIL IS ALSO PROVIDED TO SHOW WHERE THE PREVIOUSLY SET SOUTHEAST CORNER OF PARCEL 2 COMPARES WITH THE CALCULATED POSITION. NO PREVIOUSLY SET MONUMENT WAS FOUND AT THE NORTHEAST CORNER OF PARCEL 2.

I, Patrick W. Click, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this Plat represents a field survey completed by me and / or under my direct supervision and responsible charge. Both conform to the standards of practice, statutes and laws of the State of Colorado to the best of my knowledge and belief. This statement is not a guaranty or warranty, either expressed or implied.



COLORADO REGISTERED LAND SURVEYOR PLS #37904

3194 MESA AVE. #B
GRAND JUNCTION, CO 81504
PHONE (970)434-7038





Legal Description-378 30 Rd.-Wedding Venue (Parcel #2943-212-00-068):

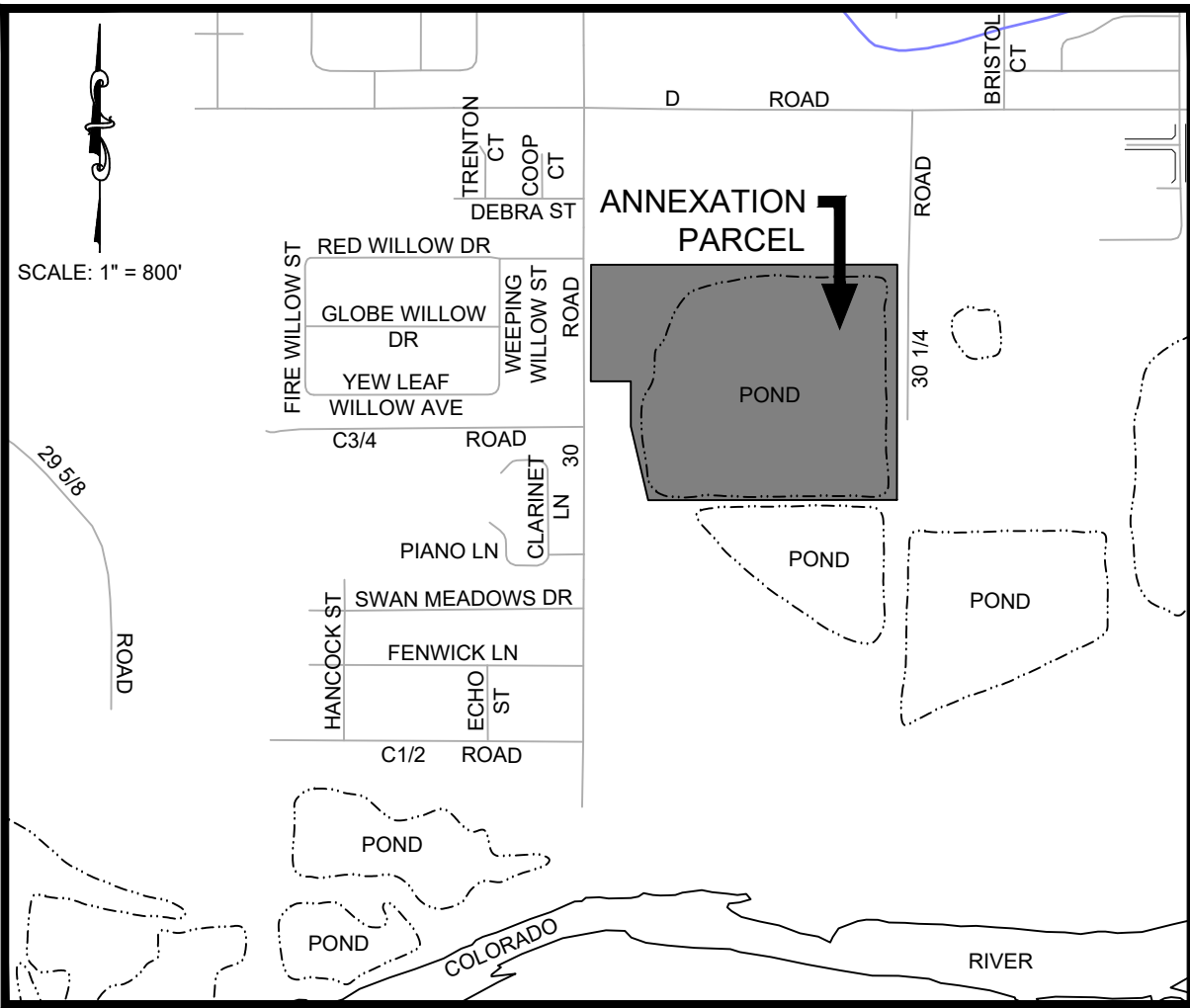
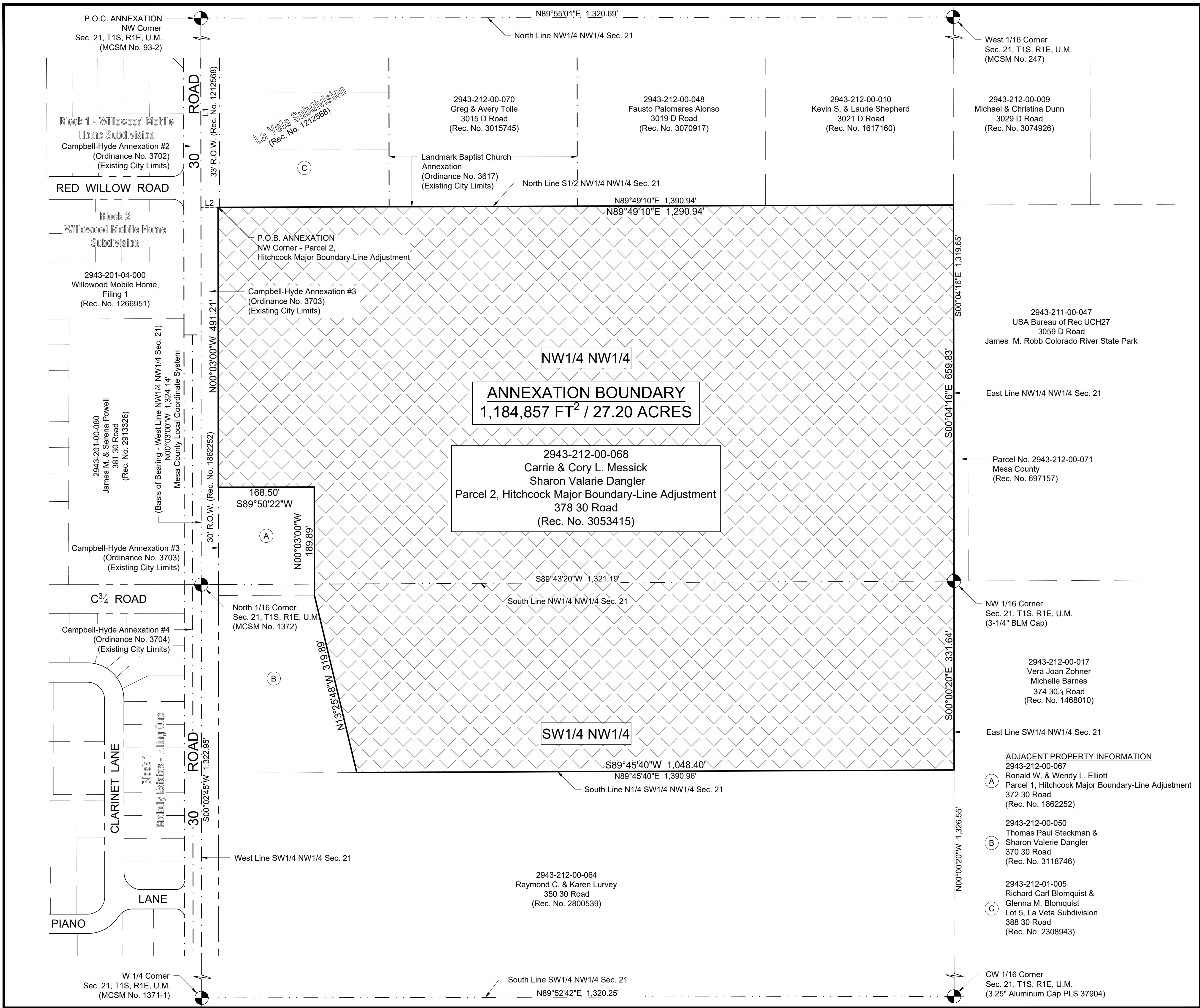
SITUATED IN THE NW¹/₄ NW¹/₄ AND THE SW¹/₄ NW¹/₄ SECTION 21
TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN
AND BEING A PART OF HITCHCOCK MAJOR BOUNDARY-LINE ADJUSTMENT
COUNTY OF MESA, STATE OF COLORADO

PARCEL 2 HITCHCOCK
MAJOR BOUNDARY LINE ADJUSTMENT
COUNTY OF MESA, STATE OF COLORADO. Soid parcel contains 27.20 ACRES.

MESSICK - DANGLER ANNEXATION

Located in the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) & the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section 21, & being a part of the Hitchcock Major Boundary - Line Adjustment (Rec. No. 1862252) Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S00°03'00"E	662.00'
L2	N89°57'00"E	30.00'



SITE LOCATION MAP

LEGAL DESCRIPTION

A parcel of land as recorded at Reception Number 3053415, located in the northwest quarter of the northwest quarter (NW1/4 NW1/4) and the southwest quarter of the northwest quarter (SW1/4 NW1/4) of Section 21, being Parcel 2 of the Hitchcock Major Boundary-Line Adjustment, Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado more particularly described as follows:

Commencing at the northwest corner (NW) of said Section 21 on the west line of the northwest quarter of the northwest quarter (NW1/4 NW1/4) of said Section 21, whence the north sixteenth corner on the west line of said Section 21 bears S00°03'00"E, a distance of 1,324.14 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto;

thence from said Point of Commencement, S00°03'00"E, a distance of 662.00 feet along said west line; thence N89°57'00"E, a distance of 30.00 feet to the northwest corner of Parcel 2 of Hitchcock Boundary-Line Adjustment recorded at Reception Number 1862252, being a point on the boundary of the Campbell-Hyde Annexation No. 3, and the Point of Beginning;

- thence the following eight (8) courses around the perimeter of said Parcel 2:
- 1) N89°49'10"E, a distance of 1,290.94 feet to the northeast corner of said Parcel 2, a portion of which runs along the Campbell-Hyde Annexation No. 3 (3.00 feet) and a portion of which runs along the south line of the Landmark Baptist Church Annexation (330.29 feet)
 - 2) S00°04'16"E, a distance of 659.83 feet to the NW1/16 corner of said Section 21
 - 3) S00°00'20"E, a distance of 331.64 feet to the southeast corner of said Parcel 2
 - 4) S89°45'40"W, a distance of 1,048.40 feet
 - 5) N13°25'48"W, a distance of 319.89 feet to the southeast corner of Parcel 1 of said Hitchcock Boundary-Line Adjustment
 - 6) N00°03'00"W, a distance of 189.89 feet to the northeast corner of said Parcel 1
 - 7) S89°50'22"W, a distance of 168.50 feet to the northwest corner of said Parcel 1 and being a point on the boundary of the Campbell-Hyde Annexation No. 3
 - 8) N00°03'00"W, a distance of 491.21 feet to the Point of Beginning.

Said parcel of land CONTAINING 1,184,867 Square Feet or 27.20 Acres, more or less.

AREAS OF ANNEXATION

ANNEXATION PERIMETER	4,500.29 FT.
CONTIGUOUS PERIMETER	821.50 FT.
AREA IN SQUARE FEET	1,184,857 FT ²
AREA IN ACRES	27.20 AC.
AREA WITHIN R.O.W.	0.000.0 FT ²
	0.000 AC.
AREA WITHIN DEEDED R.O.W.	0.000.0 FT ²
	0.000 AC.

LEGEND

ANNEXATION BOUNDARY	
ANNEXATION AREA	
EXISTING CITY LIMITS	
SECTION LINE	
RIGHT-OF-WAY	
ADJOINER	

SURVEY ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT	FT ²	SQUARE FEET
P.O.B.	POINT OF BEGINNING	MCSM	MESA CO. SURVEY MONUMENT
R.O.W.	RIGHT OF WAY	U.M.	UTE MERIDIAN
SEC.	SECTION	NO.	NUMBER
T	TOWNSHIP	REC.	RECEPTION
R	RANGE		

ORDINANCE NO.
0000

EFFECTIVE DATE
00/00/2025

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

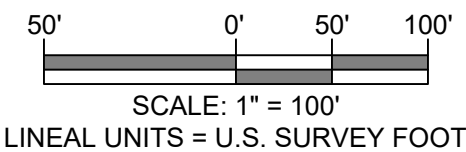
ALEXANDRE B. LHERITIER
STATE OF COLORADO - P.L.S. NO. 38464
FOR THE CITY OF GRAND JUNCTION
244 NORTH 7TH STREET
GRAND JUNCTION, CO 81501

THIS IS NOT A BOUNDARY SURVEY

G:\Data\SURVEY\Annexations\2025\Messick-Dangler Annexation\Messick-Dangler Annexation.dwg - PLOTTED 2025-08-07

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

DRAWN BY: NCW DATE: 07/29/2025
REVIEWED BY: ABL DATE: 08/07/2025
CHECKED BY: RBP DATE: 08/06/2025
APPROVED BY: ABL DATE: _____



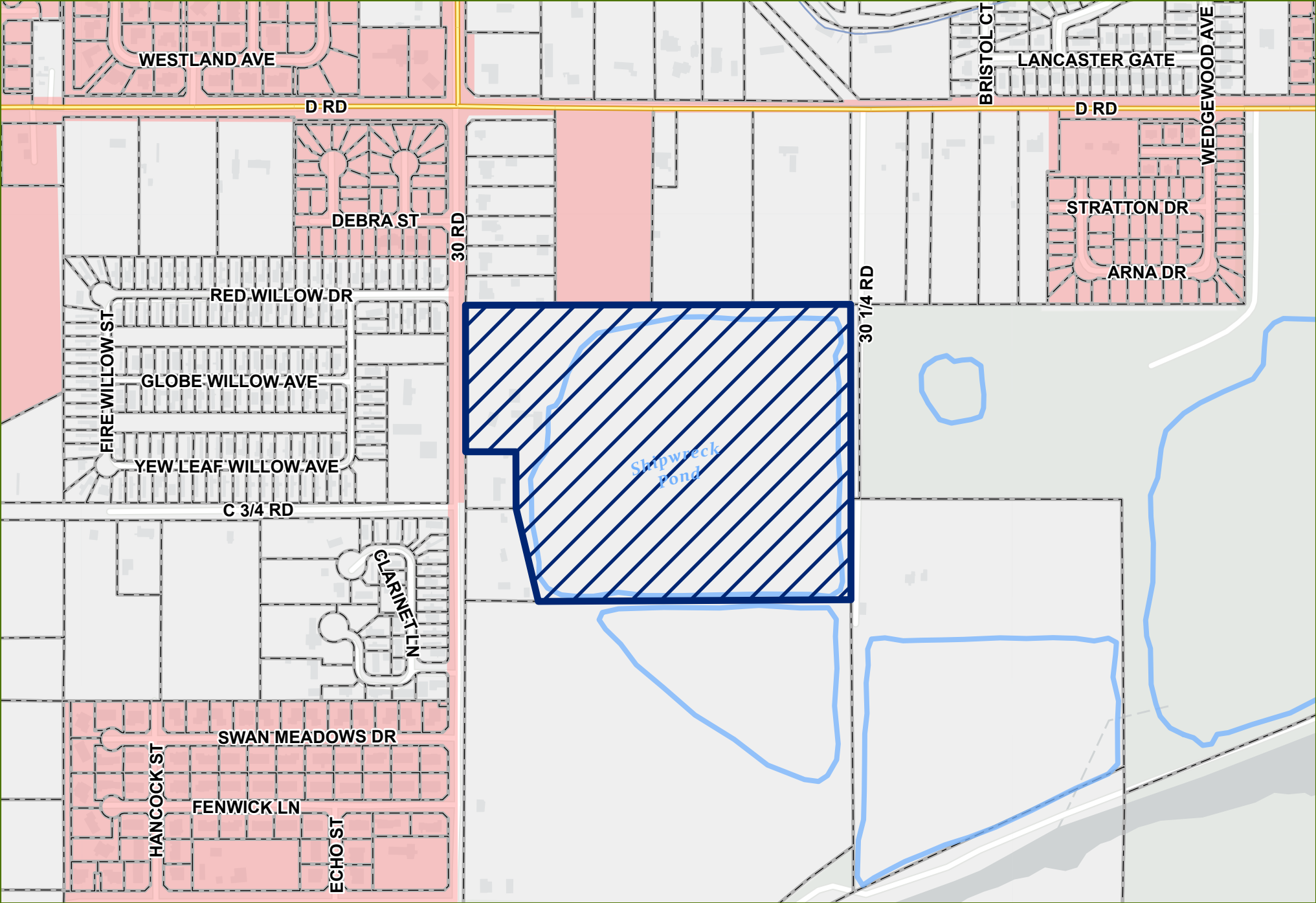
Engineering & Transportation
Department
244 North 7th Street - Grand Junction, CO. 81501

MESSICK - DANGLER ANNEXATION
Located in the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) & the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section 21, & being a part of the Hitchcock Major Boundary - Line Adjustment (Rec. No. 1862252) Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado

1 OF 1

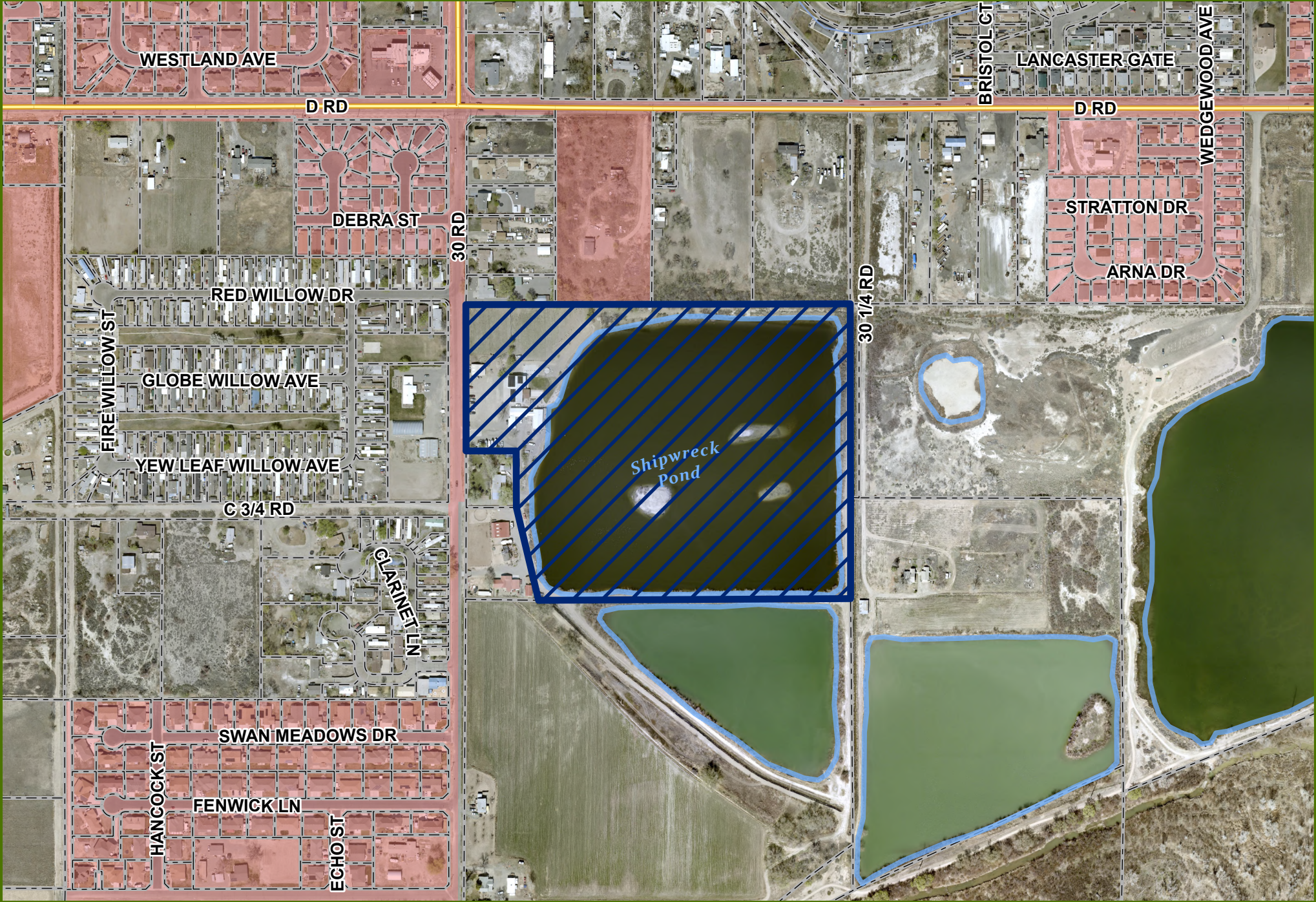
MESSICK-DANGLER ANNEXATION SCHEDULE				
September 3, 2025		Referral of Petition, Intro Proposed Ordinance, Exercise Land Use		
September 23, 2025		Planning Commission Considers Zone of Annexation		
October 1, 2025		City Council Intro Proposed Zoning Ordinance		
October 15, 2025		City Council Accept Petition/Annex and Zoning Public Hearing		
November 17, 2025		Effective date of Annexation and Zoning		
ANNEXATION SUMMARY				
File Number		ANX-2025-116		
Location(s)		378 30 Road		
Tax ID Number(s)		2943-212-00-068		
Number of Parcel(s)		1		
Existing Population		5		
Number of existing Dwelling Units		1		
Acres Land Annexed		27.2		
Developable Acres Remaining		27.2		
Right-of-way in Annexation		0		
Previous County Zoning		RSF-R		
Proposed City Zoning		P-2		
Surrounding Zoning:	North:	RSF-4, RSF-R (County) / RM-8 (City)		
	South:	RSF-R		
	East:	PUD		
	West:	PUD		
Current Land Use		Wedding Venue		
Proposed Land Use		Wedding Venue		
Surrounding Land Use:	North:	Residential		
	South:	Agricultural		
	East:	Government		
	West:	Residential		
Comprehensive Plan Designation:		Residential Medium		
Retailers within Annexation boundary		Yes:		No: X
If yes, provide Name/Address/Phone Number				
Values:	Assessed	\$461,090.00		
	Actual	\$461,090.00		
Address Ranges		378 20 Road		
Special Districts:	Water	Clifton		
	Sewer	Persigo		
	Fire	Grand Junction Rural		
	Irrigation/Drainage	Grand Valley Drainage District		
	School	School District 51		
	Pest	Grand River Mosquito Control District		

Messick-Dangler Annexation



 Annexation Site  City Limits

Messick-Dangler Annexation



0 125 250 500 Feet

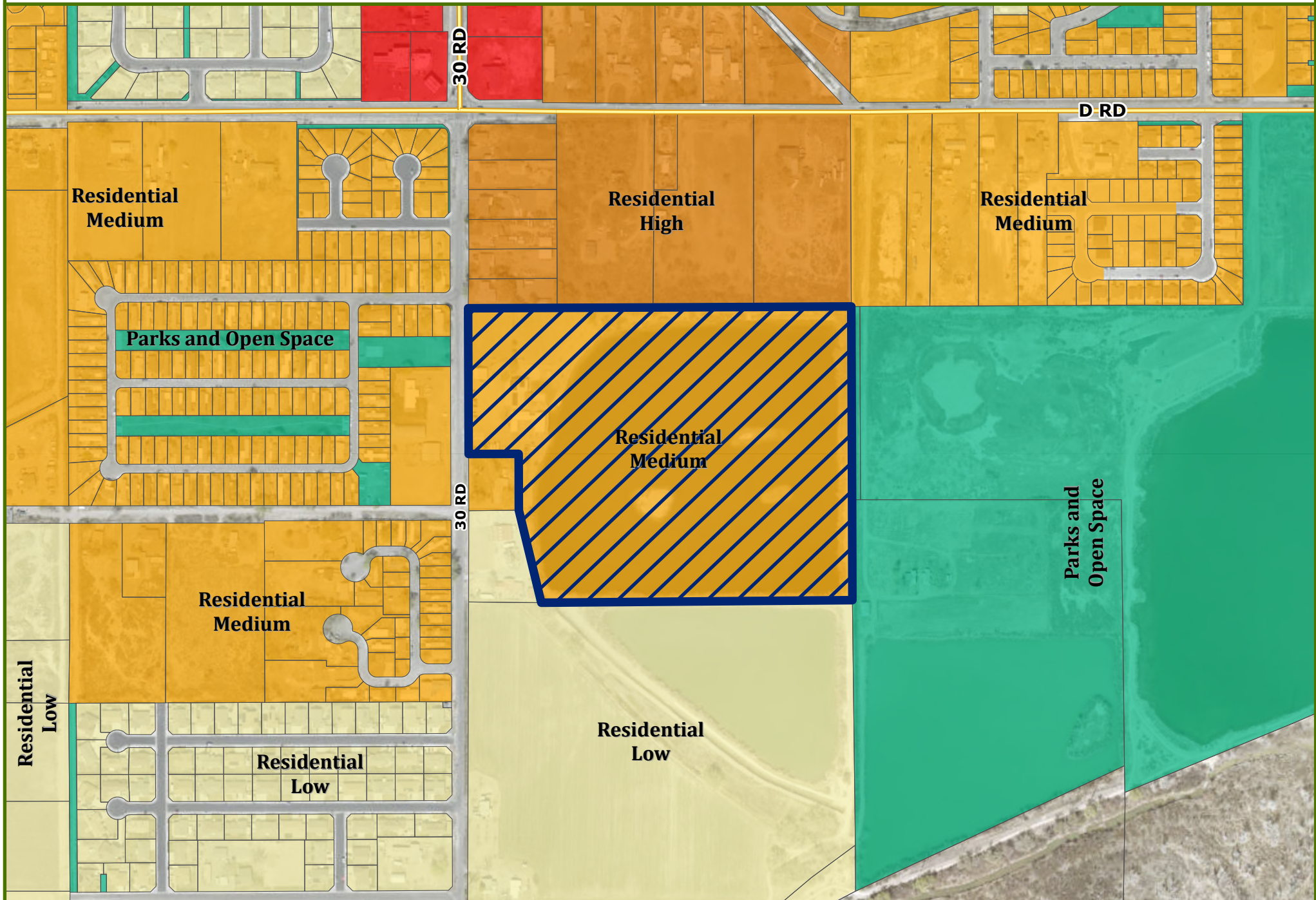


Annexation Site



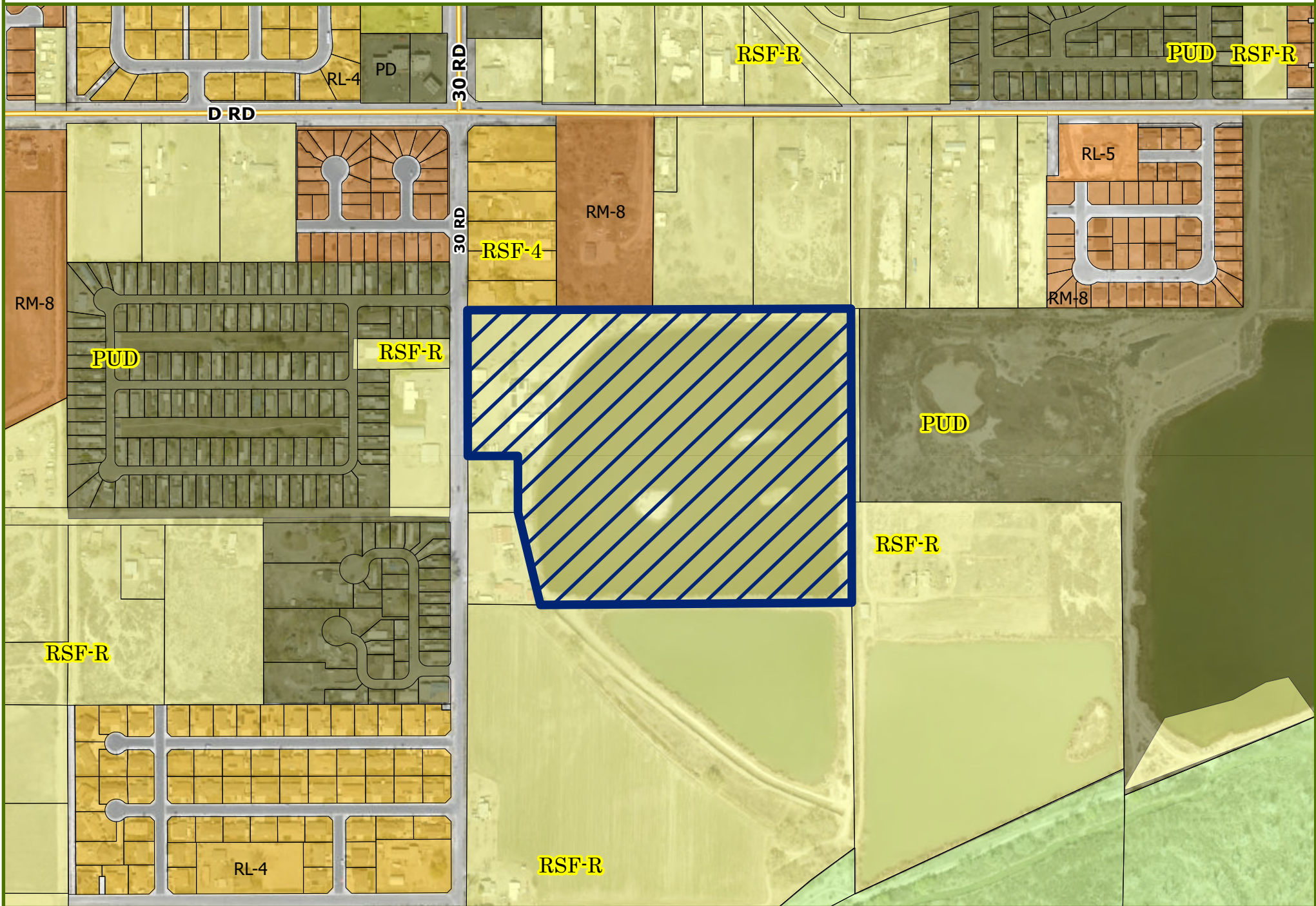
City Limits

Messick-Dangler Annexation - Land Use



0 125 250 500 Feet

Messick-Dangler Annexation - Zoning



0 125 250 500 Feet



Annexation

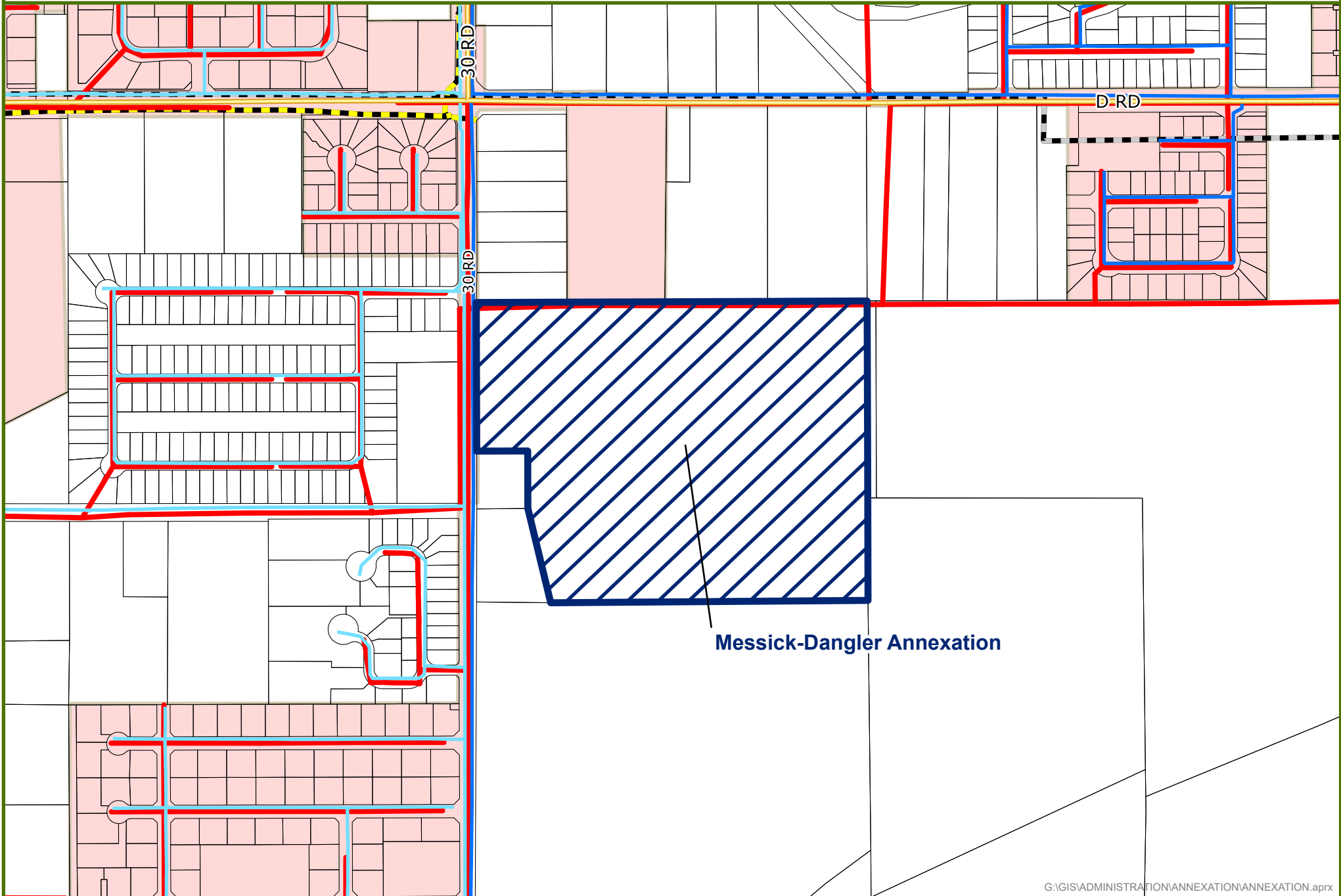
City Zoning

County Zoning

Date Created: 7/23/2025



Messick-Dangler Annexation - Utilities



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



0 0.05 0.1 Miles

- UTE WATER
- CLIFTON WATER
- SEWER
- CITY FIBER
- NON-CITY FIBER

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

NOTICE IS HEREBY GIVEN that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 3rd day of September, 2025, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. XX-25

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

**MESSICK-DANGLER
ANNEXATION**

**APPROXIMATELY 27.20
ACRES
LOCATED AT 378 30 ROAD**

WHEREAS, on the 3rd day of September, 2025, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situated in Mesa County, Colorado, and described as follows:

MESSICK-DANGLER ANNEXATION

A parcel of land as recorded at Reception Number 3053415, located in the northwest quarter of the northwest quarter (NW1/4 NW1/4) and the southwest quarter of the northwest quarter (SW1/4 NW1/4) of Section 21, being Parcel 2 of the Hitchcock Major Boundary - Line Adjustment, Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado more particularly described as follows:

Commencing at the northwest corner (NW) of said Section 21 on the west line of the northwest quarter of the northwest quarter (NW1/4 NW1/4) of said Section 21, whence the north sixteenth corner on the west line of said Section 21 bears S00°03'00"E, a distance of 1,324.14 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto;

thence from said Point of Commencement, S00°03'00"E, a distance of 662.00 feet along said west line; thence N89°57'00"E, a distance of 30.00 feet to the northwest corner of Parcel 2 of Hitchcock Boundary - Line Adjustment recorded at Reception Number 1862252, being a point on the boundary of the Campbell-Hyde Annexation No. 3, and the Point of Beginning;

thence the following eight (8) courses around the perimeter of said Parcel 2;

1. N89°49'10"E, a distance of 1,290.94 feet to the northeast corner of said Parcel 2, a

portion of which runs along the Campbell-Hyde Annexation No. 3 (3.00 feet) and a portion of which runs along the south line of the Landmark Baptist Church Annexation (330.29 feet)

2. S00°04'16"E, a distance of 659.83 feet to the NW1/16 corner of said Section 21
3. S00°00'20"E, a distance of 331.64 feet to the southeast corner of said Parcel 2
4. S89°45'40"W, a distance of 1,048.40 feet
5. N13°25'48"W, a distance of 319.89 feet to the southeast corner of Parcel 1 of said Hitchcock Boundary - Line Adjustment
6. N00°03'00"W, a distance of 189.89 feet to the northeast corner of said Parcel 1
7. S89°50'22"W, a distance of 168.50 feet to the northwest corner of said Parcel 1 and being a point on the boundary of the Campbell-Hyde Annexation No. 3
8. N00°03'00"W, a distance of 491.21 feet to the Point of Beginning.

Said parcel of land containing 1,184,867 Square Feet or 27.20 Acres, more or less.

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

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

1. That a hearing will be held on the 15th day of October, 2025, in the City Hall auditorium, located at 250 North 5th Street, City of Grand Junction, Colorado, at 5:30 PM to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community of interest exists between the territory and the city; whether the territory proposed to be annexed is urban or will be urbanized in the near future; whether the territory is integrated or is capable of being integrated with said City; whether any land in single ownership has been divided by the proposed annexation without the consent of the landowner; whether any land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; whether any of the land is now subject to other annexation proceedings; and whether an election is required under the Municipal Annexation Act of 1965.
2. Pursuant to the State's Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Community Development Department of the City.

ADOPTED the 3rd day of September, 2025.

President of the Council

Attest:

City Clerk

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

City Clerk

<i>DATES PUBLISHED</i>
September 6th, 2025
September 13th, 2025
September 20th, 2025
September 27th, 2025

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. XXXX

**AN ORDINANCE ANNEXING TO THE CITY OF GRAND JUNCTION,
COLORADO APPROXIMATELY 27.20 ACRES OF LAND LOCATED AT 378
30 ROAD KNOWN AS THE MESSICK-DANGLER ANNEXATION**

WHEREAS, on September 3, 2025, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on October 15, 2025; and

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

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

That a parcel of land situated in Mesa County, Colorado, and described to wit ("Property")

as recorded at Reception Number 3053415, located in the northwest quarter of the northwest quarter (NW1/4 NW1/4) and the southwest quarter of the northwest quarter (SW1/4 NW1/4) of Section 21, being Parcel 2 of the Hitchcock Major Boundary - Line Adjustment, Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado more particularly described as follows:

Commencing at the northwest corner (NW) of said Section 21 on the west line of the northwest quarter of the northwest quarter (NW1/4 NW1/4) of said Section 21, whence the north sixteenth corner on the west line of said Section 21 bears S00°03'00"E, a distance of 1,324.14 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto;

thence from said Point of Commencement, S00°03'00"E, a distance of 662.00 feet along said west line; thence N89°57'00"E, a distance of 30.00 feet to the northwest corner of Parcel 2 of Hitchcock Boundary - Line Adjustment recorded at Reception Number 1862252, being a point on the boundary of the Campbell-Hyde Annexation No. 3, and the Point of Beginning;

thence the following eight (8) courses around the perimeter of said Parcel 2;

1. N89°49'10"E, a distance of 1,290.94 feet to the northeast corner of said Parcel 2, a portion of which runs along the Campbell-Hyde Annexation No. 3 (3.00 feet) and a portion of which runs along the south line of the Landmark Baptist Church Annexation (330.29 feet)
2. S00°04'16"E, a distance of 659.83 feet to the NW1/16 corner of said Section 21
3. S00°00'20"E, a distance of 331.64 feet to the southeast corner of said Parcel 2
4. S89°45'40"W, a distance of 1,048.40 feet
5. N13°25'48"W, a distance of 319.89 feet to the southeast corner of Parcel 1 of said Hitchcock Boundary - Line Adjustment
6. N00°03'00"W, a distance of 189.89 feet to the northeast corner of said Parcel 1
7. S89°50'22"W, a distance of 168.50 feet to the northwest corner of said Parcel 1 and being a point on the boundary of the Campbell-Hyde Annexation No. 3
8. N00°03'00"W, a distance of 491.21 feet to the Point of Beginning.

Said Property being comprised of 1,184,867 Square Feet or 27.20 acres, more or less. and depicted in Exhibit A is and shall be duly and lawfully annexed to the City limits of the City of Grand Junction, Colorado.

INTRODUCED on first reading on the 3rd day of September 2025 and ordered published in pamphlet form.

ADOPTED on second reading the 15th day of October 2025 and ordered published in pamphlet form.

Cody Kennedy
President of the City Council

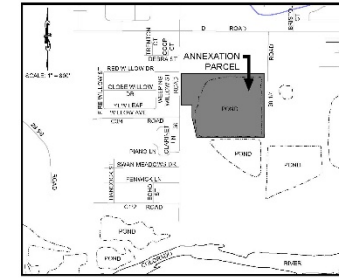
Attest:

Selestina Sandoval
City Clerk

EXHIBIT A

MESSICK - DANGLER ANNEXATION

Located in the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) & the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section 21, & being a part of the Hitchcock Major Boundary - Line Adjustment (Rec. No. 1862252) Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado



SITE LOCATION MAP

LEGAL DESCRIPTION
A parcel of land as described in Recession Number 1862252, located in the northwest corner of the northwest quarter (NW1/4 NW1/4) and the southwest quarter of the northwest quarter (SW1/4 NW1/4) of Section 21, being Parcel 2 of the Hitchcock Major Boundary - Line Adjustment (Rec. No. 1862252), Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado, more particularly described as follows:

Cornering at the northwest corner (NW1/4 NW1/4) on the west line of the northwest quarter of the northwest quarter (NW1/4 NW1/4) of said Section 21, where the south adjacent corner on the west line of said Section 21 bears S00°00'00"E a distance of 1,324.14 feet using the Mesa County Local Coordinate System to the all other corners contained herein, being relative thereto;

Thence from said first or Commencement, S89°49'10"E a distance of 652.00 feet along said west line, thence S89°49'10"E a distance of 70.20 feet to the northeast corner of Parcel 2 of said Hitchcock Major Boundary - Line Adjustment, thence S00°00'00"E along the east line of Parcel 2 to the boundary of the Camp Verde Annexation No. 3, and the South of Regrouping;

- Thence the following right of way easement around the perimeter of said Parcel 2:
1. S89°49'10"E a distance of 1,285.84 feet to the northeast corner of said Parcel 2, a portion of which runs along the Hitchcock Major Boundary - Line Adjustment No. 3 (3.00 feet) and a portion of which runs along the south line of the Lander's South Church Annexation (200.00 feet);
 2. S00°00'00"E a distance of 652.00 feet to the NW1/4 NW1/4 corner of said Section 21;
 3. S00°00'00"E a distance of 59.14 feet to the southeast corner of said Parcel 2;
 4. S89°49'10"E a distance of 1,048.60 feet;
 5. N15°10'00"W a distance of 19.40 feet to the southeast corner of Parcel 1 of said Hitchcock Major Boundary - Line Adjustment;
 6. S00°00'00"E a distance of 188.10 feet to the northeast corner of said Parcel 1 and being a part of the boundary of the Camp Verde Annexation No. 3;
 7. S00°00'00"E a distance of 481.70 feet to the South of Regrouping;

Said parcel of land CONTAINS 1,184.857 Square Feet or 27.20 Acres, more or less.

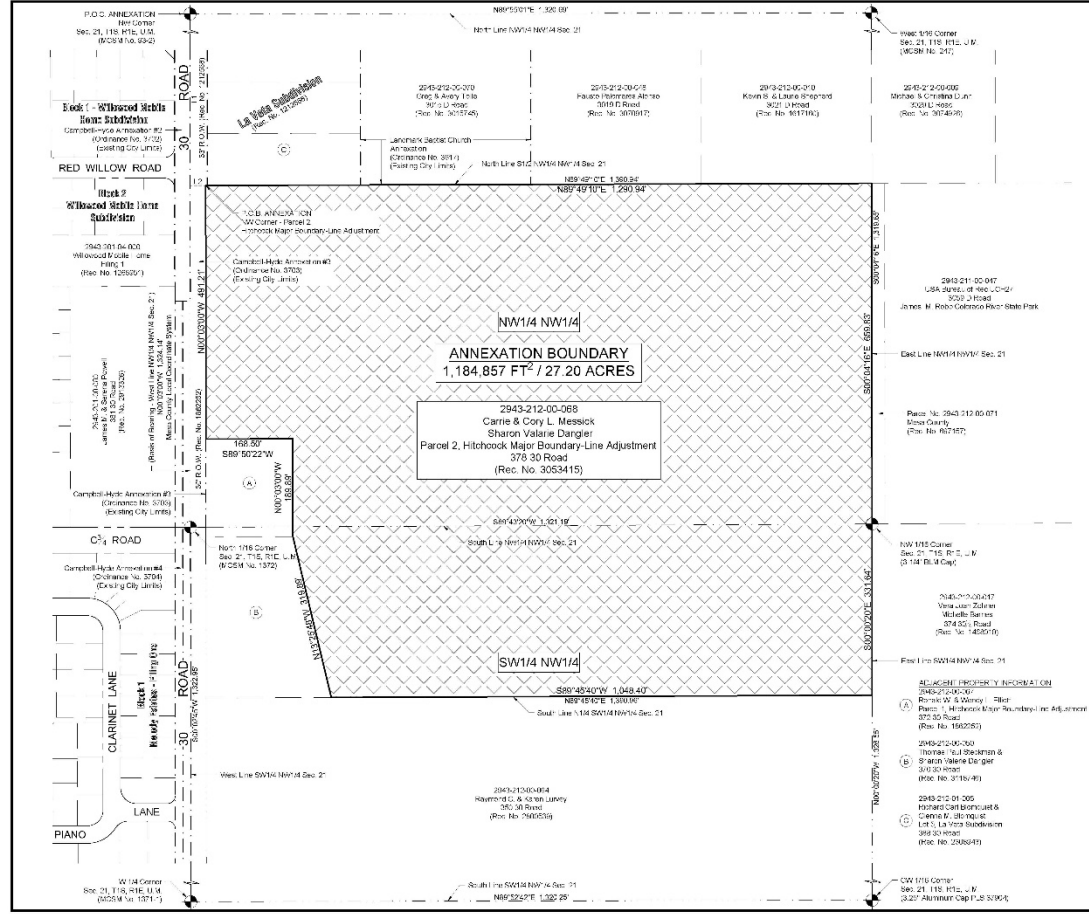
AREAS OF ANNEXATION		LEGEND	
ANNEXATION PERIMETER	4,500.00 FT	ANNEXATION BOUNDARY	
CONTRIBUTOR'S AREA IN SQUARE FEET	1,184.857	ANNEXATION AREA	
AREA WITHIN C.O.W.	27.20 AC	EXISTING 20' WIDE SECTION LINE	
AREA WITHIN EXCEEDING C.O.W.	0.000 AC	RIGHT-OF-WAY	
	0.000 AC	ADJ. WAY	

S. V. P. APPROPRIATIONS			
P.C.D.	POINT OF COMMENCEMENT	FT ²	SQUARE FEET
P.O.B.	POINT OF BEGINNING	AC	ACRES
C.O.W.	RIGHT-OF-WAY	NO.	NUMBER
SEC.	SECTION	NO.	NUMBER
TOWNSHIP	TOWNSHIP	NO.	NUMBER
RANGE	RANGE	NO.	NUMBER

ORDINANCE NO.	EFFECTIVE DATE
0000	00/00/2025

NOTE: THE S. V. P. APPROPRIATIONS HEREIN HAVE BEEN DETERMINED BY THE SURVEYOR IN HIS DISCRETION AND ARE SUBJECT TO THE REVIEW OF THE BOARD OF COUNTY COMMISSIONERS. THE S. V. P. APPROPRIATIONS DO NOT CONSTITUTE A LEGAL BOUNDARY SURVEY AND ARE NOT INTENDED TO BE USED AS A MEANS OF ESTABLISHING OR VERIFYING PROPERTY BOUNDARIES.

ALEXANDRE B. LHERITIER
STATE OF COLORADO - P.L.S. No. 38-161
FOR THE CITY OF GRAND JUNCTION
241 NORTH 7th STREET
GRAND JUNCTION, CO 81501



THIS IS NOT A BOUNDARY SURVEY

NOTES: APPROVED TO COLORADO LAW AND LEGAL ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY. ALL COORDINATES AND DISTANCES ARE BASED ON THE BOUNDARY OF THIS JURISDICTION. IN NO EVENT MAY ANY ACTION BE TAKEN AGAINST THE SURVEYOR IN THIS SURVEY OR AGAINST ANY OTHER PARTY FROM THE DATE OF THE CERTIFICATE'S SIGNATURE.			
DESIGNED BY	NEW	DATE: 05/09/2025	
REVIEWED BY	ASL	DATE: 05/09/2025	
CHECKED BY	RDP	DATE: 05/09/2025	
APPROVED BY	AA	DATE:	



Engineering & Transportation Department
241 North 7th Street - Grand Junction, CO 81501

MESSICK - DANGLER ANNEXATION
Located in the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) & the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section 21, & being a part of the Hitchcock Major Boundary - Line Adjustment (Rec. No. 1862252) Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado



Grand Junction City Council

Regular Session

Item #3.a.i.

Meeting Date: September 3, 2025
Presented By: Daniella Acosta, Principal Planner
Department: Community Development
Submitted By: Daniella Acosta Stine, Principal Planner

Information

SUBJECT:

An Ordinance Authorizing the Land Exchange Between the City of Grand Junction and Camelback Gardens, LLC and Upland Homes, Inc.

RECOMMENDATION:

Staff recommends approval.

EXECUTIVE SUMMARY:

The Camelback Gardens Planned Development is a proposed residential development in the Ridges to be located at 381 and 409 High Desert Road. The development site is surrounded by approximately 14 acres of City Open Space.

A land exchange ordinance for this project was previously approved by City Council on March 15, 2023. This repeal and replace ordinance is necessary for two primary reasons:

1. **Updated Ownership Disclosure:** When the exchange was first considered, it was not disclosed that 381 High Desert Road was under the ownership of Upland Homes, Inc. As such, the transaction was not solely between Robert M. Stubbs (now Camelback Gardens, LLC) and the City, but also included Upland Homes, Inc. as a party to the exchange.
2. **Correction to Exchange Acreage:** The land exchange involves a greater square footage than was presented at the first hearing. This updated ordinance reflects the correct amounts and corresponding exhibits provided by the applicant.

Under the revised exchange, the City will convey a total of approximately 12,782 square feet of existing City-owned Ridges Open Space in two locations (Parcels

T58/T59 and E14) to the applicant. In return, the applicant will dedicate and improve approximately 15,079 square feet of public park and trail corridor land (Tracts MM, NN, and Tract 1) within the Camelback Gardens subdivision. The new park will be landscaped and maintained by the Camelback Gardens Homeowners Association, and the trail corridors will provide improved public connectivity to the Ridges open space system.

The updated proposal continues to meet the City's 1976 Resolution policy for disposal of City-owned real estate, ensuring that the land received is of equal or greater value—both actual and potential—to the public and the City.

BACKGROUND OR DETAILED INFORMATION:

Original Action: On March 15, 2023, City Council approved an ordinance authorizing a land swap between the City and Robert M. Stubbs. The transaction was presented as involving only Mr. Stubbs' ownership (now Camelback Gardens, LLC).

Ownership Update: It has since come to the City's attention that Upland Homes, Inc. owned 381 High Desert Road at the time of the hearing, making them an additional party to the exchange.

Square Footage Revision: The original ordinance understated the square footage of the land to be conveyed and received. The updated figures, based on the applicant's petition and exhibits, are:

- **City Conveyance:** ~ Total 12,782 SF – Tract 1 Exhibit B (Future Lots T58/T59) – 5,211 SF; Tract 4 Exhibit B (Future Lot E14) – 7,125 SF; plus two minor segments (Tracts 3 and 2) totaling 446 SF for future right-of-way dedication.
- **City Acquisition:** ~Total 15,079 SF – Tract MM – 9,482 SF park; Tract NN – 4,047 SF trail connection; Tract 1 Exhibit A – 1,550 SF trail connection)

Benefits:

- Creates improved and more predictable open space boundaries
- Formalizes and expands public trail connections
- Provides a new landscaped public park without additional maintenance burden on the City
- Maintains compliance with City land disposal policy and furthers Comprehensive Plan goals for open space access and connectivity

Parks and Recreation staff have reviewed the updated petition and concluded that the proposed exchange will have no negative impact on the City's open space system. The Parks and Recreation Advisory Board (PRAB) previously recommended approval.

FISCAL IMPACT:

There is no direct fiscal impact from this action. Future costs associated with maintenance of the park and trail connections will be budgeted accordingly.

SUGGESTED MOTION:

I move to adopt Ordinance No. 5276, an ordinance repealing and replacing ordinance 5134, an ordinance authorizing and confirming the exchange of real property located at 381 High Desert Road and for property located at 409 High Desert Road in the City of Grand Junction, Colorado, on final passage and order final publication in pamphlet form.

Attachments

1. Exhibit 1. Transfer to City
2. Exhibit 2. Transfer from City
3. Exhibit 3. PRAB Minutes 2023 - February 2
4. Exhibit 4. 1976 Resolution - City Council Policy on Disposal of City-Owned Real Estate
5. Exhibit 5. Parks and Recreation Staff Opinion
6. Exhibit 6. Land Exchange Petition
7. ORD-Ridges Exchange Camelback 20250805

TRANSFER PROPERTY TO CITY

CAMELBACK GARDENS BOUNDARY LINE ADJUSTMENT

409 HIGH DESERT ROAD

PARCEL No. 2945-174-53-002

PARCEL No. 2945-202-06-041

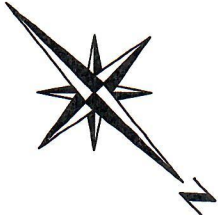
PARCEL No. 2945-174-30-079

CAMELBACK GARDENS SUBDIVISION RECEPTION No. 2978317

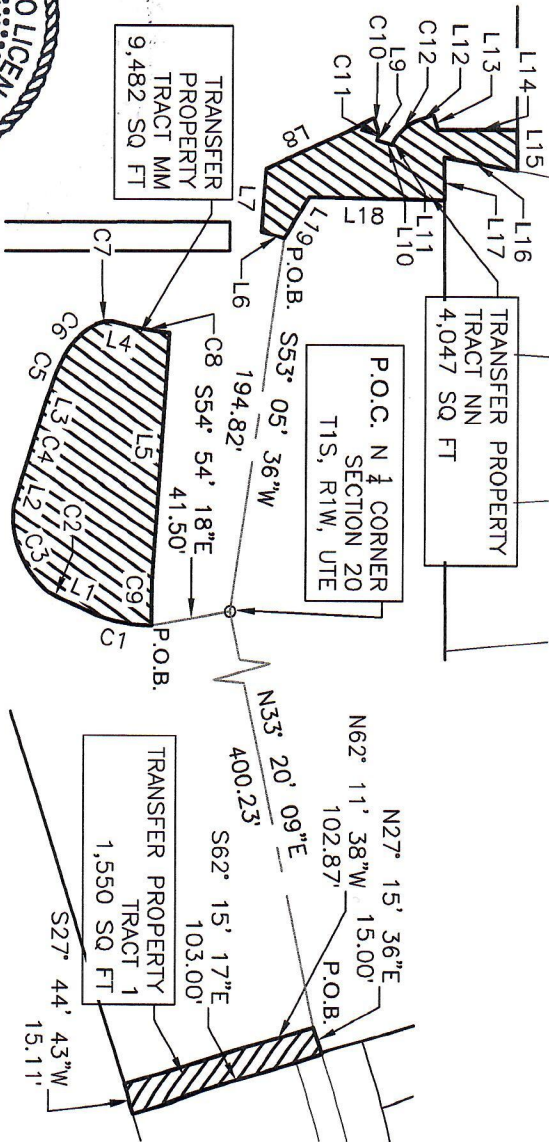
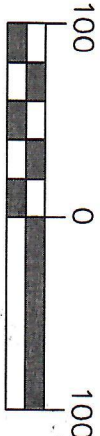
RIDGES FILING No. SIX RECEPTION No. 1259706

DATE: 8/5/25

JOB #: 2022-045



GRAPHIC SCALE:
1"=100'



BEARINGS ARE BASED ON THE NORTH LINE OF THE NW¼ NE¼ OF SECTION 20, T1S, R1W OF THE UTE MERIDIAN. THE VALUE USED 889°46'16"E, WAS CALCULATED USING THE MESA COUNTY LOCAL COORDINATE SYSTEM. SURVEY MARKERS WERE FOUND AT THE EAST AND WEST ENDS OF SAID LINE.

POLARIS SURVEYING

PATRICK W. CLICK P.L.S.

3194 MESA AVE

GRAND JUNCTION, CO 81504

PHONE (970)434-7038

Curve Table				
Curve #	Radius	Length	Delta	Chord Length Chord Bearing
C1	80.00'	33.97'	024° 19' 49"	33.72' S33° 20' 13"E
C2	80.00'	7.72'	005° 31' 54"	7.72' S18° 24' 21"E
C3	50.00'	50.95'	058° 23' 10"	48.78' S23° 12' 29"W
C4	1100.00'	34.21'	001° 46' 55"	34.21' S61° 57' 41"W
C5	150.00'	18.14'	006° 55' 40"	18.13' S66° 18' 59"W
C6	40.00'	26.47'	037° 54' 34"	25.99' S88° 44' 06"W
C7	15.00'	10.81'	041° 18' 07"	10.58' N51° 39' 33"W
C8	136.00'	21.07'	008° 52' 43"	21.05' N35° 27' 52"W
C9	372.00'	33.28'	005° 07' 32"	33.27' N46° 18' 34"E
C10	30.00'	5.91'	011° 17' 15"	5.90' N24° 59' 02"E
C11	10.00'	5.62'	032° 10' 59"	5.54' N46° 43' 09"E
C12	20.00'	15.09'	043° 13' 04"	14.73' N86° 14' 42"W

Line Table		
Line #	Direction	Length
L1	S21° 10' 18"E	15.26'
L2	S61° 04' 13"W	13.31'
L3	S62° 51' 09"W	12.71'
L4	N31° 00' 30"W	7.55'
L5	N48° 52' 20"E	117.93'
L6	S28° 13' 34"E	12.44'
L7	S48° 52' 20"W	32.71'
L8	N70° 39' 35"W	62.12'
L9	N62° 48' 38"E	0.38'
L10	N28° 28' 11"W	8.05'

Line Table		
Line #	Direction	Length
L11	S72° 08' 46"W	2.85'
L12	N64° 38' 10"W	9.93'
L13	N27° 39' 59"E	7.66'
L14	N45° 19' 07"W	41.46'
L15	N44° 40' 53"E	22.22'
L16	S34° 29' 17"E	38.70'
L17	N44° 40' 53"E	22.48'
L18	S43° 58' 50"E	70.47'
L19	N76° 04' 24"E	25.10'

Tract NN:

A tract of land situated in Section 20, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, said tract of land being a part of Camelback Gardens Subdivision as shown at Reception No. 2978317 of the Mesa County Records, being more particularly described as follows:

Commencing at the North Quarter Corner of said Section 20 from whence the East Sixteenth Corner on the North Line of said Section 20 bears S89°46'16"E a distance of 1318.50 feet for a basis of bearings all bearings hereon related thereto, thence S53°05'36"W a distance of 194.82 feet to the Point of Beginning; thence S28°13'34"E a distance of 12.44 feet; thence S48°52'20"W a distance of 32.71 feet; thence N70°39'35"W a distance of 62.12 feet to the start of a non-tangent curve to the right; thence 5.91 feet along said curve to the right with a radius of 30.00 feet and a central angle of 11°17'15" whose chord bears N24°59'02"E a distance of 5.90 feet to the start a compound curve; thence 5.62 feet along said compound curve with a radius of 10.00 feet and a central angle of 32°10'59" whose chord bears N46°43'09"E a distance of 5.54 feet; thence N62°48'38"E a distance of 0.38 feet; thence N28°28'11"W a distance of 8.05 feet; thence S72°08'46"W a distance of 2.85 feet to the start of a curve to the right; thence 15.09 feet along said curve to the right with a radius of 20.00 feet and a central angle of 43°13'04" whose chord bears N86°14'42"W a distance of 14.73 feet; thence N64°38'10"W a distance of 9.93 feet; thence N27°39'59"E a distance of 7.66 feet; thence N45°19'07"W a distance of 41.46 feet to the Westerly Line of said Camelback Gardens Subdivision; thence along said Westerly Line the following three (3) courses and distances;

1. N44°40'53"E a distance of 22.22 feet;
2. S34°29'17"E a distance of 38.70 feet;
3. N44°40'53"E a distance of 22.48 feet;

Thence S43°58'50"E a distance of 70.47 feet; thence N76°04'24"E a distance of 25.10 feet to the Point of Beginning.

Said Tract NN contains 4,047 square feet as described.

Tract MM:

A tract of land situated in Section 20, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, said tract of land being a part of Camelback Gardens Subdivision as shown at Reception No. 2978317 of the Mesa County Records, being more particularly described as follows:

Commencing at the North Quarter Corner of said Section 20 from whence the East Sixteenth Corner on the North Line of said Section 20 bears S89°46'16"E a distance of 1318.50 feet for a basis of bearings all bearings hereon related thereto, thence S54°54'18"E a distance of 41.50 feet to the start of a non-tangent curve to the right and the Point of Beginning; thence 33.97 feet along said curve to the right with a radius of 80.00 feet and a central angle of 24°19'49" whose chord bears S33°20'13"E a distance of 33.72 feet; thence S21°10'18"E a distance of 15.26 feet to the start of a curve to the right; thence 7.72 feet along said curve to the right with a radius of 80.00 feet and a central angle of 5°31'54" whose chord bears S18°24'21"E a distance of 7.72 feet to the start of a compound curve; thence 50.95 feet along said compound curve with a radius of 50.00 and a central angle of 58°23'10" whose chord bears S23°12'29"W a distance of 48.78 feet; thence S61°04'13"W a distance of 13.31 feet to the start of a curve to the right; thence 34.21 feet along said curve to the right with a radius of 1100.00 feet and a central angle of 1°46'55" whose chord bears S61°57'41"W a distance of 34.21 feet; thence S62°51'09"W a distance of 12.71 feet to the start of a curve to the right; thence 18.14 feet along said curve to the right with a radius of 150.00 feet and a central angle of 6°55'40" whose chord bears S66°18'59"W a distance of 18.13 feet to the start of a compound curve; thence 26.47 feet along said compound curve with a radius of 40.00 feet and a central angle of 37°54'34" whose chord bears S88°44'06"W a distance of 25.99 feet to the start of a compound curve; thence 10.81 feet along said compound curve with a radius of 15.00 feet and a central angle of 41°18'07" whose chord bears N51°39'33"W a distance of 10.58 feet; thence N31°00'30"W a distance of 7.55 feet to the start of a curve to the left; thence 21.07 feet along said curve to the left with a radius of 136.00 feet and a central angle of 8°52'43" whose chord bears N35°27'52"W a distance of 21.05 feet; thence N48°52'20"E a distance of 117.93 feet to the start of a curve to the left; thence 33.28 feet along said curve to the left with a radius of 372.00 feet and a central angle of 5°07'32" whose chord bears N46°18'34"E a distance of 33.27 feet to the Point of Beginning.

Said Tract MM contains 9,482 feet as described.

Tract 1:

A tract of land situated in Section 17, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, said tract of land being a part of Camelback Gardens Subdivision as shown at Reception No. 2978317 of the Mesa County Records, being more particularly described as follows:

Commencing at the North Quarter Corner of said Section 20 from whence the East Sixteenth Corner on the North Line of said Section 20 bears S89°46'16"E a distance of 1318.50 feet for a

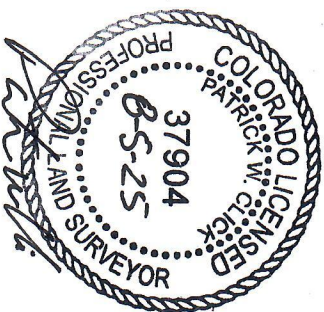
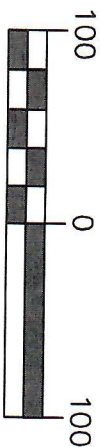
basis of bearings all bearings hereon related thereto, thence N33°20'09"E a distance of 400.23 feet to the Point of Beginning; thence N27°15'36"E a distance of 15.00 feet to the Northerly Line of said Camelback Gardens Subdivision; thence S62°15'17"E along said Northerly Line a distance of 103.00 feet; thence S27°44'43"W along the Easterly Line of said Camelback Gardens Subdivision a distance of 15.11 feet; thence N62°11'38"W a distance of 102.87 feet to the Point of Beginning.

Said Tract 1 contains 1,550 feet as described.

EXHIBIT B

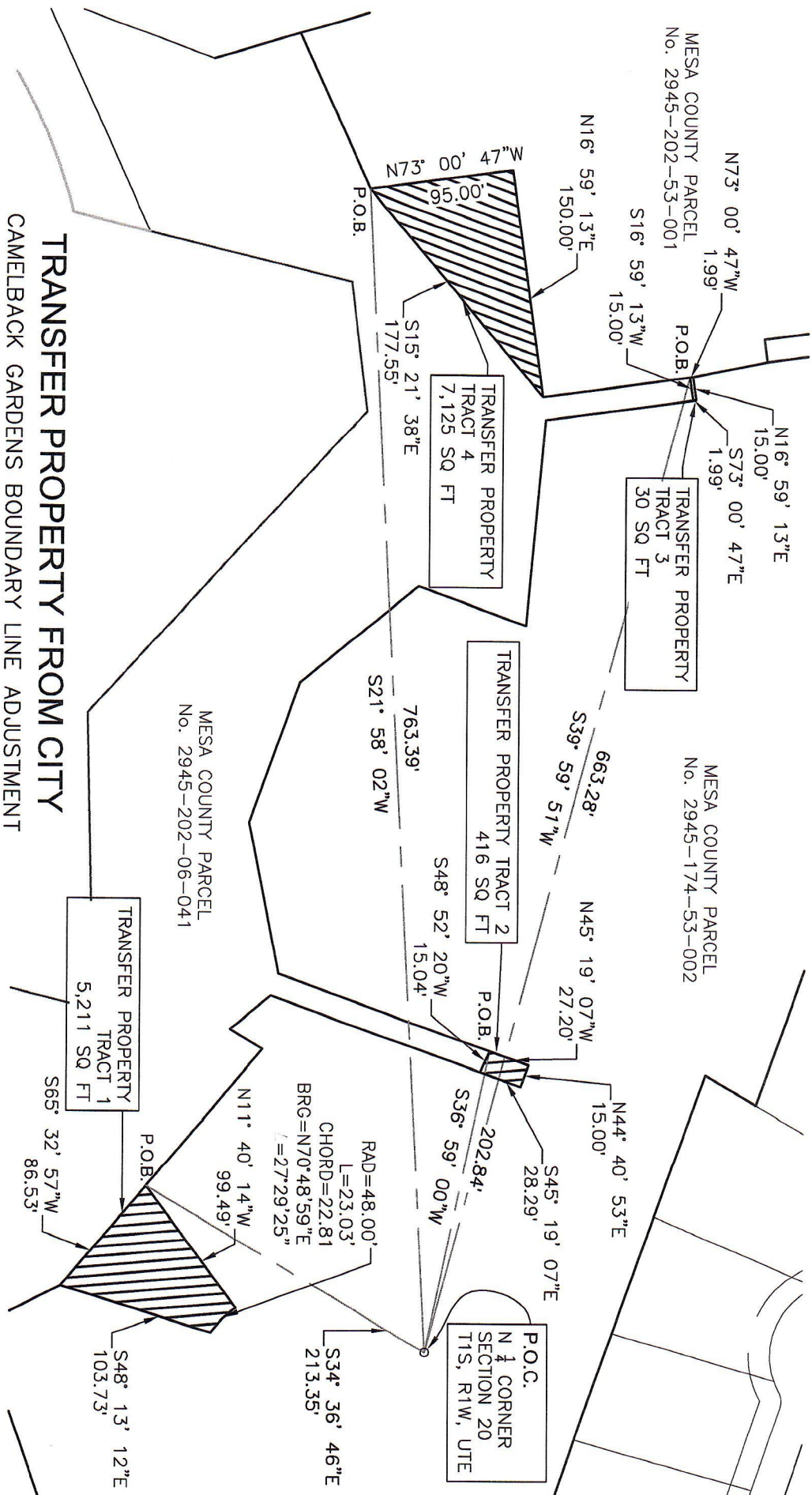


GRAPHIC SCALE:
1"=100'



DATE: 8/5/25
JOB #: 2022-045

POLARIS SURVEYING
PATRICK W. CLICK P.L.S.
3194 MESA AVE
GRAND JUNCTION, CO 81504
PHONE (970)434-7038



TRANSFER PROPERTY FROM CITY
CAMELBACK GARDENS BOUNDARY LINE ADJUSTMENT
381 & 409 HIGH DESERT ROAD
PARCEL No. 2945-202-53-001
PARCEL No. 2945-174-53-002
PARCEL No. 2945-202-06-041
CAMELBACK GARDENS SUBDIVISION RECEPTION LINE No. 2978317
RIDGES FILING No. SIX RECEPTION No. 1259706

BEARINGS ARE BASED ON THE NORTH
LINE OF THE NW $\frac{1}{4}$ NE $\frac{1}{4}$ OF SECTION
20, T1S, R1W OF THE UTE MERIDIAN.
THE VALUE USED S89°46'16"E, WAS
CALCULATED USING THE MESA COUNTY
LOCAL COORDINATE SYSTEM. SURVEY
MARKERS WERE FOUND AT THE EAST
AND WEST ENDS OF SAID LINE.

Tract 1:

A tract of land situated in Section 20, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, said tract of land being a part of District Open Space, The Ridges Filing NO. Six as shown at Reception No. 1259706 of the Mesa County Records, being more particularly described as follows:

Commencing at the North Quarter Corner of said Section 20 from whence the East Sixteenth Corner on the North Line of said Section 20 bears S89°46'16"E a distance of 1318.50 feet for a basis of bearings all bearings hereon related thereto, thence S34°36'46"E a distance of 213.35 feet to a point on the Westerly Line of said District Open Space and the Point of Beginning; thence along said Westerly Line the following three (3) courses and distances;

1. N11°40'14"W a distance 99.49 feet to the start of a non-tangent curve to the left;
2. 23.03 feet along said curve to the left with a radius of 48.00 feet and a central angle of 27°29'25" whose chord bears N70°48'59"E a distance of 22.81 feet;
3. S48°13'12"E a distance of 103.73 feet;

thence S65°32'57"W a distance of 86.53 feet to the Point of Beginning.

Said Tract 1 contains 5,211 square feet as described.

Tract 2:

A tract of land situated in Section 20, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, said tract of land being a part of District Open Space, The Ridges Filing NO. Six as shown at Reception No. 1259706 of the Mesa County Records, being more particularly described as follows:

Commencing at the North Quarter Corner of said Section 20 from whence the East Sixteenth Corner on the North Line of said Section 20 bears S89°46'16"E a distance of 1318.50 feet for a basis of bearings all bearings hereon related thereto, thence S36°59'00"W a distance of 202.84 feet to a point on the Westerly Line of said District Open Space and the Point of Beginning; thence along said Westerly Line the following three (3) courses and distances;

1. thence N45°19'07"W a distance of 27.20 feet;
2. thence N44°40'53"E a distance of 15.00 feet;
3. thence S45°19'07"E a distance of 28.29 feet;

thence S48°52'20"W a distance of 15.04 feet to the Point of Beginning.

Said Tract 2 contains 416 square feet as described.

Tract 3:

A tract of land situated in Section 20, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, said tract of land being a part of District Open Space, The Ridges Filing NO. Six as shown at Reception No. 1259706 of the Mesa County Records, being more particularly described as follows:

Commencing at the North Quarter Corner of said Section 20 from whence the East Sixteenth Corner on the North Line of said Section 20 bears S89°46'16"E a distance of 1318.50 feet for a basis of bearings all bearings hereon related thereto, thence S39°59'51"W a distance of 663.28 feet to a point on the Westerly Line of said District Open Space and the Point of Beginning; thence along said Westerly Line the following three (3) courses and distances;

1. N73°00'47"W a distance of 1.99 feet;
2. N16°59'13"E a distance of 15.00 feet;
3. S73°00'47"E a distance of 1.99 feet;

Thence S16°59'13"W a distance of 15.00 feet to the Point of Beginning.

Said Tract 3 contains 30 square feet as described.

Tract 4:

A tract of land situated in Section 20, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, said tract of land being a part of District Open Space, The Ridges Filing NO. Six as shown at Reception No. 1259706 of the Mesa County Records, being more particularly described as follows:

Commencing at the North Quarter Corner of said Section 20 from whence the East Sixteenth Corner on the North Line of said Section 20 bears S89°46'16"E a distance of 1318.50 feet for a basis of bearings all bearings hereon related thereto, thence S21°58'02"W a distance of 763.39 feet to a point on the Westerly Line of said District Open Space and the Point of Beginning; thence along said Westerly Line the following two (2) courses and distances;

1. N73°00'47"W a distance of 95.00 feet;
2. N16°59'13"E a distance of 150.00 feet;

Thence S15°21'38"E a distance of 177.55 feet to the Point of Beginning.

Said Tract 4 contains 7,125 square feet as described.

Parks and Recreation Advisory Board Minutes Regular Meeting – February 2, 2023

Meeting Location: Hospitality Suite – Lincoln Park Stadium

Roll Call

Board Members Present: William Findlay
Kyle Gardner
Lilly Grisafi
Gary Schroen
Nancy Strippel
Lisa Whalin
Byron Wiehe

Board Members Absent: Cindy Enos-Martinez
Austin Solko
Phil Pe'a
Abe Herman

City Staff Present: Ken Sherbenou, Director of Parks and Recreation
Daniella Acosta, Senior Planner
Lance Gloss, Senior Planner
Rob Davis, City Forester, Supervisor - Open Space
Emily Krause, Recreation Superintendent
Allison Little, Administrative Specialist

Guests Present: Jeffrey Fleming – Colorado Land Advisor
Scott Preisendorf – Upland Homes

Meeting called to order by Lisa Whalin at 12:02 p.m.

The Board noted that Lilly Grisafi's name was misspelled throughout the January minutes. Lilly made a motion to approve the minutes with the correction. The motion was seconded by Byron Wiehe and carried unanimously.

Motion by the Parks and Recreation Advisory Board: Yes 6 No 0

Camelback Gardens

Jeffrey Fleming of Colorado Land Advisor talked with the board about the history of the project and the dedications that have preceded this discussion, some of which was deeded to the county and makes up some of what is known as the Ridges Open Space. This development will be marketed towards folks looking for smaller homes with less maintenance requirements freeing up time for hobbies or other activities. Because the dwellings will have limited yard space, the developer wants to ensure open space and common areas are a high quality amenity for the residents.

The proposal is to swap previously dedicated land for new dedications to accommodate the new development since the plan has changed since the previous design. Daniella Acosta shared with the board that the City Charter prohibits disposing of land, but allows exchanging of land as long as what is received is of higher value than what is given away. The developer would be giving 10,100 sq feet of developed parkland with trees grass and irrigation, a trail corridor in either a tract or easement 1650 and 4182 trail corridor as well as improve the trails around the project. City Staff have met with the developer and walked the property. The swap would ensure access and appropriately diverts traffic from private land to public open space areas. This would allow for formalization of trail connections and would include a neighborhood playground for immediate and surrounding residents. As well as residents of the development, folks in the Ridges would benefit as well as others who drive in to use the social trails. Ken Sherbenou shared with the Board that the pedestrian bicycle plan will help make sure all the trails flow and have connectivity as segments are added.

Board members wondered about the soil supporting a developed park. Developers have found some bentonite soil but not an overwhelming amount. Board members also wondered what would happen if the swap was not approved. The developers do have alternative designs that could still meet density and provide trail access (though it would be less access). Board members asked who would maintain the park. Option 1 would be HOA maintain with City Easement. Option 2 would be to dedicate to the City for maintenance. Option 3 would be to dedicate to the City for maintenance with a payment from the HOA to help with costs.

Gary Schroen made a motion to support the land swap as presented for Camelback Gardens with an eye to full trail connectivity, and recommends the HOA undertake the maintenance of the park. The motion was seconded by Kyle and carried unanimously.

Motion by the Parks and Recreation Advisory Board: Yes 7 No 0

Urban Forestry Management Plan

Ken introduced Lance Gloss, who is currently in North Carolina completing his Masters Degree, and is working on the Urban Forestry Management Plan. Lance shared that he has been working on this plan with Rob Davis and the Forestry Board. Lance has surveyed a wide range of plans from comparable communities, in terms of population, climate, size scale, etc. A public meeting is scheduled for February 23 to continue to gather community input. The plan aims to understand the resource as it exists, threats and limitations, understanding public input and stakeholders, canopy goals, and implementation items for those goals.

The survey was open through the month of January in English and Spanish. 529 responses. More than 5x the responses from Boulder's survey, and almost the same as Austin's response, even though their population is far greater. Though this is not statistically valid its still important response. Lance shared breakdowns on demographic data noting there was a good spread on

geography, but fewer responses from the northwest and Pear Park areas. Additionally, there were few renter responses, though a number of landlord responses. Shade was the most tangible benefit response, and priorities for management were identified as pests and disease, drought, and losing trees from lack of care. There was also support for sustaining trees during construction. Half respondents felt that tree canopy had declined in their neighborhoods over the last decade. Trees are being taken care of by individuals (not professional companies) and about half the respondents were unaware of any tree care regulations.

Lance shared with the board that American Forest sets tree canopy goals at 30% canopy cover, A 20% goal would require a doubling of existing trees (230,000 new trees). The Forestry board would like to implement an 18% canopy coverage average that takes into account a lower coverage goal where appropriate (airport, commercial/industrial areas, rural agricultural areas) and a higher goal in residential, parks and open space areas.

The Board thanked Lance for the presentation. Lance will forward a draft of the plan to the board at the end of March for their review and support as it moves forward for Council Adoption.

Painted Bowl

This item was tabled to a future meeting.

JUCO Food Vendor Selection Meeting Representation

Emily Krause advised the board that historically PRAB has had a representative on the JUCO Food Vendor Selection Committee. Lilly Grisafi will check her schedule and let Emily know.

For the Good of the Community

Board members wondered about the election timeline. Ken Sherbenou advised the board that Election day is April 4. The ballot includes eight city council candidates, the Community Recreation Center question, and extending the lease for CDA on the public land to 99 years.

Board members wondered about the Orchard Mesa Pool. Ken Sherbenou shared with the Board that City Council discussed the pool last night and gave direction for staff to resume work with the consultant working on a renovation plan for the pool. There is an operational agreement in place to 2026, which should give the community a lot more confidence in the continued operation and highlights the City's dedication to the OM Pool.

Adjourn

The board adjourned by acclamation at 1:39 p.m.

Next Meeting

The next regular meeting will be March 2, 2023.

Respectfully submitted,
Allison Little
Administrative Specialist

The following Resolution was presented and read:

RESOLUTION CONCERNING DISPOSITION OF CITY-OWNED REAL ESTATE

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

That it is the policy of the City Council to dispose of City-owned real estate in exchange for real estate that better suits the City's needs whenever possible.

PASSED AND ADOPTED this 21st day of July, 1976.

From: [Randy Coleman](#)
To: [Daniella Acosta](#)
Subject: Re: Camelback Gardens
Date: Thursday, February 16, 2023 12:04:35 PM
Attachments: [image001.png](#)
[Outlook-5r2mvusl.png](#)

Good Afternoon Dani,

I have visited the site and compared it to the site plan on many occasions, with and without the developer. After many questions and evaluation, we support the proposed land swap and believe there will be no impact on the City's Open Space. There is a perceived benefit to the development, our park users, and the citizens of Grand Junction.

If I can answer any other questions, please reach out.

Regards,
Randy Coleman

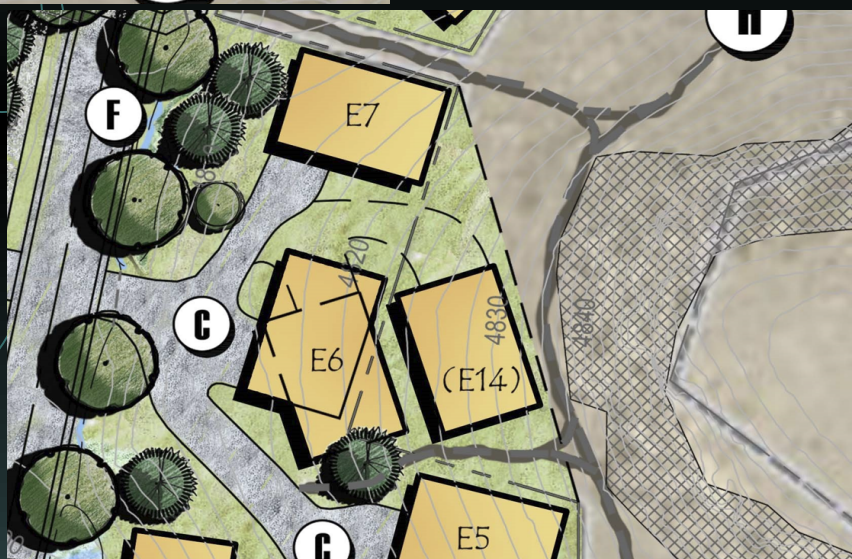
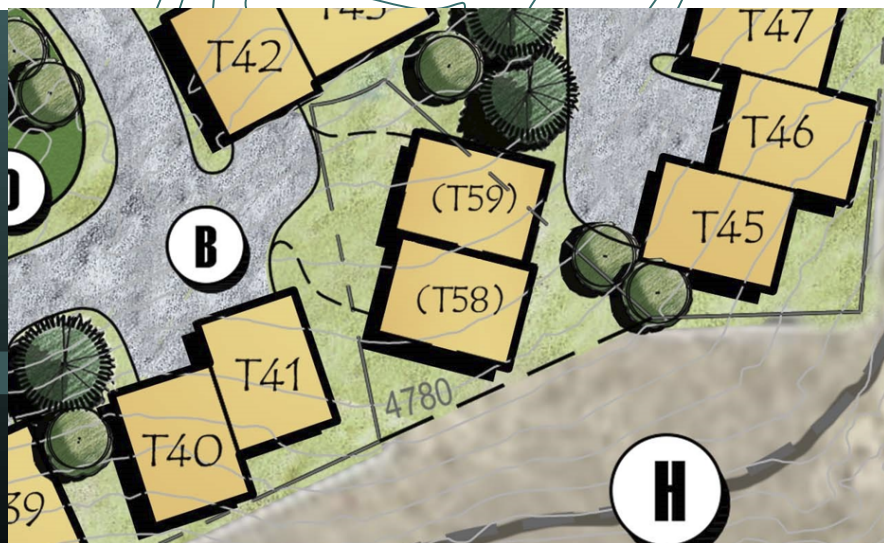
Randy Coleman

City of Grand Junction Parks and Recreation
Parks Superintendent
Phone: 970-254-3821 | randyc@gjcity.org
2529 High Country Court
Grand Junction, CO 81501



Petition for Land Exchange

-Update 19AUG25



Colorado Land Advisor, Ltd.



Planning + Design + Land Advisor + Stormwater Management
300 Main Street | Suite 302 | Grand Junction, CO. 81501 | 970.812.3288
Designing Colorado's Best PLACES | coloradolandadvisor.com

Executive Summary

Petition for Land Exchange Of Ridges Open Space

The City of Grand Junction is hereby petitioned to approve and execute an exchange of unimproved and unmaintained Ridges Open Space owned by the City for land owned by Camelback Gardens LLC and Upland Homes Inc. in the Camelback Gardens Subdivision (Camelback) to be designated as public park spaces and trail connections/spurs improved by the developer and maintained by the Camelback Gardens Home Owners Association.

Camelback Gardens LLC and Upland Homes Inc. are in the process of pursuing an ODP for the development of Camelback Gardens. The current boundaries of Camelback are very irregular and are the result of prior platting of the area and dedication of open space based on the original plat. The land was previously platted for residential lots from a parcel of approximately 25 acres. The original site plan and plat for the area utilized a number of cul-de-sacs. The dedication of approximately 15 acres of open space was the result of clustering of the residential lots. The original plat was vacated, however, the open space dedications remained in effect. Open Space access areas that were reserved under the prior plat will be maintained and improved. The Open Space areas proposed for exchange are those adjacent to prior cul-de-sacs and were not dedicated with the intent of providing access to or maintenance of open space but rather to keep the lot sizes uniform.

The planning concepts currently employed for developing the ODP for Camelback Gardens utilize a number of shared private drives with small lots/building envelopes and significant amounts of improved and maintained private open space. The small areas of Ridges open space proposed for this exchange provide for better planning and utilization of infrastructure. Please refer to the enclosed concept plan and project report for more detailed information.

This exchange would provide the City with an improved and maintained public park as well as facilitate other significant public improvements. The Camelback ODP will include development of a formalized and established trail network through existing open space in cooperation with the City. We feel the tangible benefits to the City as well as the intangible benefits of facilitating superior site planning easily justify the exchange proposed.

Introduction

- This is a request for a land exchange between Camelback Gardens LLC and Upland Homes, developers, and the City of Grand Junction. The exchange is of private land(s) owned by the developer with lands within The Ridges open space. The open space area under consideration consists of 12,782 square feet (sf). The open space land consists of property previously dedicated to The Ridges by the developer. A portion of the 12,782 sf would be transferred to the developer then, at a later date, be platted as High Desert Road right-of-way and dedicated back to the City. This area is in 2 locations and consists of 416 sf and 30 sf.

The land proposed for the exchange with the open space would consist of Tracts NN, MM, and OO which are to be newly developed park lands and 2 constructed trail connection corridors totaling 15,079 sf providing dedicated access to Ridges open space. This new park land and trail corridors would be located within the future Camelback Gardens development. This land exchange would create more public trails and open space access as well as a more predictable boundary between the public and private parcels. The approval of this request creates the potential for a more predictable boundary which would reduce user conflicts by creating a more fluid trail network. New trail connections would be more intuitive for users seeking to traverse the topography. The newly built trails would connect sensibly in locations which will enable users to continue on to preferred destinations around the Redlands. (see land exchange exhibits for further details)

- Approval of this request would allow for the development of open space trail connectivity prior to starting construction of Camelback Gardens. Public access would then be continuous and uninterrupted. An approval of this land exchange would create a pattern of development which would be improved through a more predictable boundary, resulting in a more enjoyable trail network. Many users of the Ridges open space access it across private land, land which will in the future be under construction as it is developed with new infrastructure. By creating a more fluid definition of the relationship between public open space and private lands user conflicts will be reduced.

Introduction

Approval of the exchange would create better connectivity in The Ridges trail network. There would be more constructed trails built and more connection points established with public access easements.

The adjacent open space area experiences moderate use even though no formal development plan for, or maintenance of, the area exists. The Camelback Gardens development will form a home owners association to manage all of it's common areas. Part of the proposal for the Camelback Gardens ODP will be to partner with the City Parks and Open Space department to formalize and develop the open space to a level which increases user satisfaction.

Adventure seekers are appreciative of the land that surrounds them. In areas around Camelback Gardens many braided trails exist which were apparently created by locals without any plan for sustainability in mind. Right now many of these trails lead down into private land, the future Camelback Gardens. By creating more predictability in the area trail users will likely increase their use of open space area on trails that connect to other areas, other trails thus, increasing the healthy lifestyle opportunities which exist in the Grand Valley. This also increases community engagement and satisfaction.

By making small exchanges the overall site will function better in relationship to The Ridges open space. This concept is noted as one of the benefits to consider in our future ODP application for the site. In the City's Code at 21.02.150 *Planned development (PD)*. (1) *More efficient infrastructure;* (3) *More usable public and/or private open space(.)* We will be striving to meet this criteria. This land exchange will allow us to further develop these community benefits.

The land exchange will enable a more sustainable plan in the layout of the future development. The development could achieve the same density without the land exchange. However, the exchange opens the opportunity for a mutually beneficial design enabling new park areas and further connectivity to area trails.

Introduction

Any such park lands to be dedicated would be maintained by the Camelback Gardens HOA so that no further burden for maintenance would fall upon the City.

One of the purposes of this request is to encourage the preservation of environmentally sensitive areas for open spaces, while encouraging the ability to develop the most suitable lands at a density range supported by the Comprehensive Plan. Those densities which are consistent with the property's zoning designation will be proposed with the future ODP application.

Some of the open space land to be exchanged would become building envelopes, driveways, and sidewalks while nearly half of the land would be conveyed to, owned, and maintained by, the Camelback Gardens HOA as open space for the development. If approved it would also allow 2 buildings (up to 4 units) to be built on the exchanged lands.

The newly created open space of Camelback Gardens will abut or provide easy access to Ridges open space. The public will benefit in numerous ways as open space design and developer constructed improvements will:

- (1) Be linked to existing and planned public open spaces, constructed areas, and trails as much as possible while reducing user conflicts with landowners; and
- (2) Maximize access and use by residents of Camelback Gardens, city residents, as well as general trail users; and
- (3) Provide trails, paths and walkways to recreation areas, and other public facilities such as Pine Ridge Park and Mesa County open space; and
- (4) Provide a greater quality and quantity of public and private open space; and
- (5) This open space will be integrated with the subdivision and adjacent property to create attractive areas for active and passive use. This request will reduce peripheral strips of land and isolated corners, thus reducing user conflicts; and
- (6) The future ODP layout will interconnect streets, open spaces, and existing trails through the proposed pedestrian and bicycle trails. This land exchange will further enable the future development to create better continuity.

Site Analysis for Land Exchange

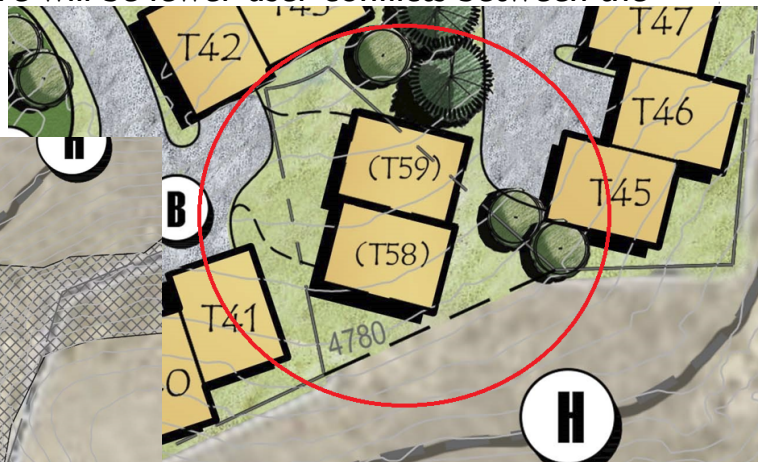
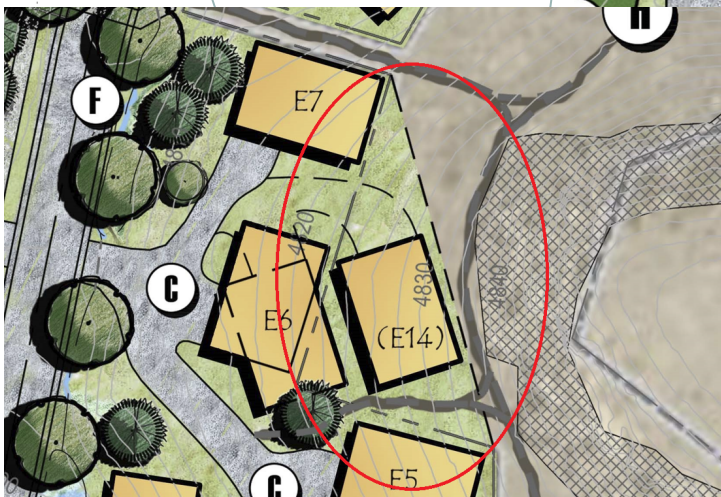
In identifying the physical and technical characteristics of the property for the Camelback Gardens land exchange in relationship to the surrounding area several factors were considered. Each areas assets and constraints were reviewed.

The private parcels are undeveloped vacant land. The Ridges open space parcel was previously held by the developer as private parcels. Current ground cover on all parcels is native plants with grasses, a few small trees, and numerous cactus. The open spaces surrounding the site has lots of topography with rock outcroppings with unconstructed T2 Wilderness trails (www.TrailTransect.com) running through it.

The sites under consideration consist of lands that are irregularly shaped with mild to moderate slopes similar to the adjacent land to be developed. In order to create a more natural shape to the project and increase the ultimate connectivity of utilities these two areas represent an opportunity to create a more rational property line while affording more opportunity for utility connections across the future Camelback Gardens HOA maintained open space.

By making the boundary more consistent and having natural connection points to the open space there will be fewer user conflicts between the HOA and area trail users.

Parcel 14 to be exchanged

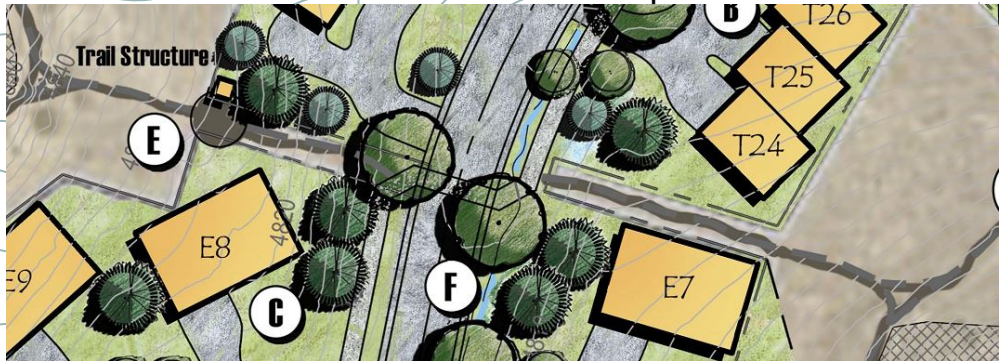


Parcel 58/59 to be exchanged
Please see the Replat Exhibits
For better context of the area

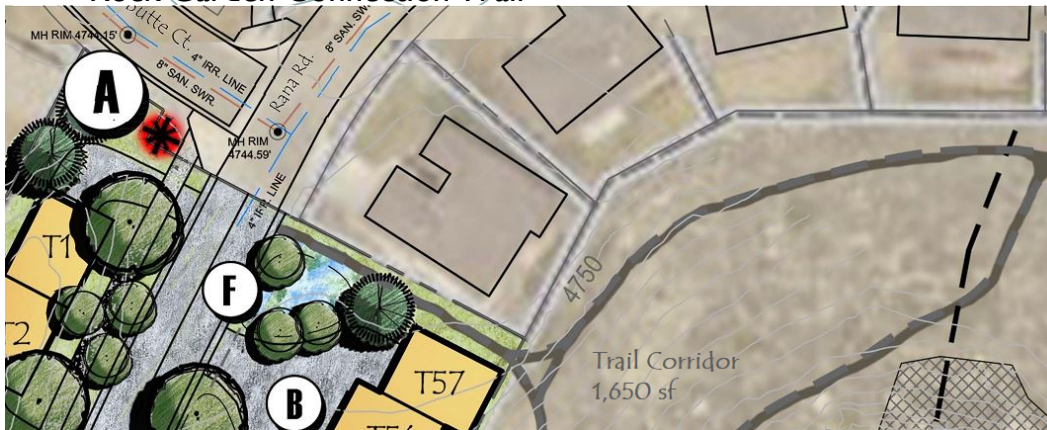
Private Lands for Land Exchange

The trail connection points shown here are currently undeveloped on vacant private land. This would be similar in character with the 'Lunch Loop' trails.

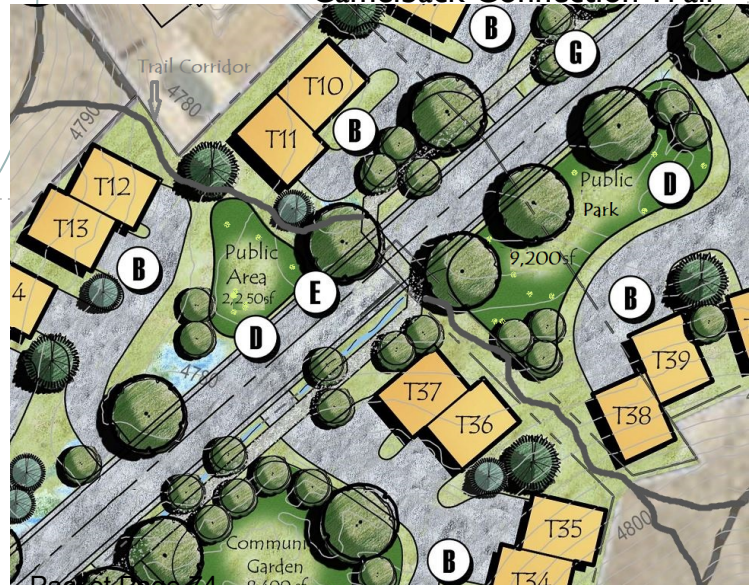
Watertower Loop Connection Trail



Rock Garden Connection Trail



Camelback Connection Trail



Private lands
trail corridors
to be considered
in the exchange

Note: This ODP map is not yet finalized
and is subject to change.

Trails to be realigned onto public lands or easements



Site Analysis

The two areas under consideration are uniquely shaped parcels which were formed by the previously platted subdivision boundary. The parcels were left undeveloped and left as open space due to the street layout of the previous plat. The two parcels are identified as T58/T59, consisting of 5211 square feet and E14, consisting of 7125 square feet.

Under the current ODP Camelback Gardens would create numerous connection points from the development into the open space. The proposed plan includes using the benefit of an approved Land Exchange to double the trail connections to at least 6 locations within The Ridges open space. These connections will allow connectivity through Camelback Gardens to and from popular recreational areas such as 'the watertower loop'. Currently all trail users are trespassing on this private land. This proposal creates a significant opportunity to at least double the existing connectivity to the trail system by funneling users to smart connection points as they travel in, out, and through the development via foot and bike.






As the project moves to the ODP phase an audit of the open space will be completed in order to make modifications to the site as needed to further improve upon human powered transportation in The Ridges and around Redlands Mesa, as well as the future Redlands 360 project. The development team has met with City Parks and Open Space staff a few times to walk the open space area around Camelback Gardens. General trail alignments have been discussed along with developing a general process for detailing the plan further. The open spaces surrounding the site has lots of topography with rock outcroppings with unconstructed T2 Wilderness trails running through it, a location which is more suitable for open space trails.

Approval of this request will have a net positive impact on the health of trail users. Through the creation of more trails, more interesting trails, users will have a more positive experience and this is more likely to reinforce their healthy behaviors.

Summary of Planning Concepts

In developing the concept plans for this project we have gone through numerous iterations in order to refine the plan and maximize the value for each of the future home sites. We have attached the townhome units on one or two sides in order to create some architectural distinction from the typical Grand Junction development. This makes the site more efficient as well. This creates some spacing between the multiple unit buildings that will be HOA open space. It is anticipated that future buyers will be outdoorsy people who will want to connect to the local trail system. Designing in more trail corridors and connection points will benefit the future development. It will also benefit all users of The Ridges open space as they will have more options, more trails to explore. It is possible to fit the same number of units without incorporating the proposed land exchange. In order to do that we have to move several units in order to maintain code separation. This closes the spacing which allows for several of the trail corridors. This is less desirable. We see a greater benefit to the future home owners as well as the public by spacing the units out and creating connection points to and from the existing trails in the area enabling adjacent homeowners to enjoy the interconnected trail system immediately outside their door, they will be able to 'Bike-In/Bike-Out'.TM

The ultimate public benefits are:

-  New 9,482 square feet of developed park land (Tract MM)
-  New 1,550 square foot Trail Corridor Easement (Tract I [one]) aka (Tract OO on ODP)
-  New 4,047 square foot Trail Corridor Easement (Tract NN)
-  Partnership with City Parks and Open Space to construct Trails in Ridges Open Space
-  Increase recreational opportunities within the Redlands area

Camelback Gardens Proposed Land Exchange

This report is the property of Colorado Land Advisor, Ltd.,
it's successors, and assigns.



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As an urban planner much experience and research has gone into compiling data for this report. Information was collected from various sources and every attempt has been made to acknowledge the contributing sources. Any errors or omissions are unintentional and should be brought to the attention of the author as soon as possible.

1 CITY OF GRAND JUNCTION, COLORADO

2 ORDINANCE NO. ____

3 AN ORDINANCE REPEALING AND REPLACING ORDINANCE 5134 AN ORDINANCE
4 AUTHORIZING AND CONFIRMING THE EXCHANGE OF REAL PROPERTY LOCATED AT 381
5 HIGH DESERT ROAD AND FOR PROPERTY LOCATED AT 409 HIGH DESERT ROAD IN THE CITY
6 OF GRAND JUNCTION, COLORADO

7 RECITALS:

8 On December 15, 2023, the City received a Petition for Land Exchange ("Petition") from
9 Robert M. Stubbs ("Petitioner") – now Camelback Gardens, LLC – for an exchange of
10 two parcels totaling 12,336 square feet of unimproved open space for 10,149 square
11 feet of improved open space together with 5,795 square feet of constructed trail
12 connections all located in the Ridges (collectively "Exchange" or "the Exchange").
13 That Petition failed to identify that the parcel located at 381 High Desert Road was
14 being sold to Upland Homes LLC. Because the Petition was defective this Ordinance
15 repeals and replaces Ordinance 5134. A corrected petition ("2025 Petition") which
16 properly accounts for the ownership and descriptions of the parcels of land involved in
17 this action is attached and incorporated as if fully set forth. In addition to the change in
18 ownership, the revised exchange adjusts the amounts of land to be conveyed: the City
19 will convey approximately 12,782 square feet to the applicant, and the applicant will
20 dedicate approximately 15,079 square feet to the City.

21 The Exchange proposed by the 2025 Petition would facilitate the construction of a
22 residential subdivision known as Camelback Gardens ("Development"), which is
23 pending City review and approval. The Petitioner asserts that the Exchange and the
24 Development which would be facilitated by and with the City Council approving the
25 Exchange will result in more beneficial public access and use of the Ridges open space
26 together with the Development having more utility. The 2025 Petition and the
27 Petitioner's testimony in support thereof is the principal evidence adduced in this
28 matter.

29 While the Petitioner bears both the burden of going forward and the burden of
30 persuasion with respect to the 2025 Petition, certain City Community Development and
31 Parks and Recreation Staff on December 9, 2022, inspected the property contemplated
32 for the Exchange and otherwise considered the proposed Exchange. Based on that
33 review the City Staff has determined the Exchange will have no impact on the City's
34 Open Space and accordingly formed an opinion that the Exchange has perceived
35 benefits to open space park users and citizens of Grand Junction and the City Staff has
36 recommended that the City Council favorably consider the 2025 Petition/the
37 Exchange.

38 The City as the successor to the Ridges Metropolitan District owns the Ridges Open
39 Space. While the Ridges Open Space has neither been used for governmental
40 purposes, or is a developed park, it is used for recreational purposes. The City Charter

provides that the City Council has the power to sell certain real estate by ordinance or resolution; however, if the real estate is used or held for park purposes before any sale thereof shall be made a question shall be submitted to and ratified by voters. While the Ridges Open Space is not a park per se it is the City Attorney's opinion that if the property proposed to be exchanged were being sold that the Charter restriction would apply and prior voter approval for a sale or permanent disposal of the property would be necessary; however, given that the 2025 Petition seeks a trade not a sale of the real estate and the Exchange may reasonably be found to be equivalent or better based on the City Staff review, the City Attorney has opined that it is within its discretion for the City Council to entertain the Exchange without submitting a question to the electorate.

Since adoption in 1976 of a City Council Resolution it has been City policy to "to dispose of City owned real estate in exchange for real estate that better suits the City's needs whenever possible". The Proposed Exchange is consistent with long-established City policy.

With this Ordinance the City Council repeals and replaces Ordinance 5134 and as with that Ordinance and but for the defect in the Petition, the City Council does determine that the real estate to be acquired in the Exchange, as described in the 2025 Petition and the exhibit attached hereto, will better serve the needs of the City in general and the users of the Ridges Open Space in particular.

Furthermore, with this Ordinance the City Council confirms the Exchange and settles certain matters related to the history of the property and ratifies that the Exchange as stated in the 2025 Petition, is approved with this Ordinance, and is found to be consistent with the City Charter.

With this Ordinance the City Council deems the Exchange proper as stated herein and additionally allows that the form of conveyance be executed, approved, and acknowledged by the proper process and officers of the City for the property shall be held as *prima facie* evidence of compliance with the Charter, the laws of the City and State and the acts hereby and herewith ordained.

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

1. The foregoing Recitals are incorporated and adopted, and in accordance with and pursuant to this Ordinance, the City Council of the City of Grand Junction hereby authorizes, confirms and ratifies the deeded exchange of 7,125 square feet from Lot 3 to Lot 1 and 5,657 square feet from Lot 3 to Lot 2 as identified on Exhibits A & B and on the terms stated in the 2025 Petition attached hereto, which terms include but are not limited to dedication and construction of public open space and public improvements and on-going HOA maintenance of said public open space and as fully provided in the 2025 Petition, together with any terms, understandings and conditions that are or may be applicable by, with and through the City review and approval of the Development.

2. All actions taken by the officers, employees and agents of the City relating to the Exchange described or referred to herein and which actions are consistent with the provisions hereof are hereby ratified, approved, and confirmed.

3. The officers, employees and agents of the City are hereby authorized and directed to take all actions necessary or appropriate to effectuate the provisions hereof, including, without limitation, the execution and delivery of such deed(s) and other document(s) as may be necessary or required to affect the intent and purposes hereof.

INTRODUCED ON FIRST READING, PASSED for publication in pamphlet form on this 20th day of August 2025 and setting a hearing for the 3rd day of September 2025.

Cody Kennedy
President of the City Council

Selestina Sandoval
City Clerk

HEARD, PASSED and ADOPTED ON SECOND READING and ordered published in pamphlet form this ____ day of ____ 2025.

Cody Kennedy
President of the City Council

Selestina Sandoval
City Clerk