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**CITY COUNCIL AGENDA
WEDNESDAY, FEBRUARY 4, 2026
250 NORTH 5TH STREET - AUDITORIUM
5:30 PM – REGULAR MEETING**

Call to Order, Pledge of Allegiance, Moment of Silence

Appointments

To the Grand Junction Housing Authority Board

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, February 4, 2026 or 4) submitting comments [online](#) until noon on Wednesday, February 4, 2026 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 January 26, 2026 Workshop
- b. Minutes of the January 21, 2026 Regular Meeting

2. Set Public Hearings

- a. Legislative
 - i. Introduction of an Ordinance Amending Section 21.08.020 of the Zoning and Development Code Regarding Bicycle Storage and Parking and Setting a Public Hearing for February 18, 2026
 - ii. Introduction of an Ordinance Amending Section 21.05.020 of the Zoning and Development Code Regarding Pedestrian Access and Setting a Public Hearing for February 18, 2026
- b. Quasi-judicial
 - i. Introduction of an Ordinance to Rezone a Total of 3.60 Acres from MU-1 (Mixed-Use Neighborhood) and RM-12 (Residential Medium 12) to MU-2 (Mixed -Use Light Commercial), Located at the Northeast Corner of the Intersection of Patterson Road and 29 Road and Setting a Public Hearing for February 18, 2026
 - ii. Introduction of an Ordinance Zoning the Ricciardella Annexation to RM-8 (Residential Medium 8), Located at 2716 B 1/4 Road, and Setting a Hearing for March 18, 2026
 - iii. A Resolution Amending Resolution 69-25 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 Ricciardella Annexation of 7.37 Acres, Located at 2716 B 1/4 Road, and Setting a Public Hearing for March 18, 2026

3. Agreements

- a. Pecos League User Agreement at Lincoln Park Stadium Summer 2026

4. Procurements

- a. Authorize a Sole Source Contract to Garney Construction to replace the 26-year-old Tow-Bro Circular Clarifier Assembly in Final Clarifier #4 at the Persigo Wastewater Treatment Plant
- b. Approval of the Sole Source Award to Taylor Fence to Replace the Lift Gates at the Public Safety Campus
- c. Authorize a Sole Source Contract to Garney Construction for replacing the suction and discharge piping on the large wastewater pumps in the Raw Sewage Pump Building at the Persigo Wastewater Treatment Plant

5. Resolutions

- a. A Resolution Issuing a Revocable Permit Within 263 Square Feet of the 20' Alley in Block 126 of the City of Grand Junction Plat for a Sky Bridge Airspace Encroachment at 230 S 5th St
- b. A Resolution Issuing a Revocable Permit Within 80 Square Feet of the 20' Alley in Block 126 of the City of Grand Junction Plat for a Sanitary Sewer Line at 230 S 5th St
- c. A Resolution Issuing a Revocable Permit Within 81 Square Feet of the 20' Alley in Block 126 of the City of Grand Junction Plat for a Storm Sewer Line at 230 S 5th St
- d. A Resolution Amending Resolution 69-25 to Correct a Clerical Error in the Property Address
- e. A Resolution of Support for Federal Legislation to Reauthorize Funding for the Department of Energy Grand Junction Uranium Disposal Site

REGULAR AGENDA

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

6. Public Hearings

- a. Legislative
 - i. An Ordinance Amending Sections of the Zoning and Development Code and 24 Road Corridor Design Standards (Title 21 and Title 25 of Grand Junction Municipal Code) Regarding Planned Development, Mixed-Use Downtown District Specific Standards, Short-Term Rentals, Accessory Uses and Structures, Shared Driveways, ROW Dedication, Multi-Unit Design Standards, Access to Public Streets, and Service and Storage Areas in the 24 Road Corridor
 - ii. An Ordinance to Extend the Prohibition on the Establishment of any New or Relocation of Existing Gaming Arcades or Gaming Uses within the City of Grand Junction
- b. Quasi-judicial

- i. An Ordinance Amending the Comprehensive Plan from Residential High to Mixed Use for 3.72 Acres Located at 377 29 Road and 379 29 Road
- ii. An Ordinance Rezoning 3.72 Acres from Residential Medium 12 (RM-12) to Mixed-Use Light Commercial (MU-2) located at 377 and 379 29 Road
- iii. An Ordinance Zoning the Morelli Annexation to Mixed-Use Light Commercial (MU-2), 2.56 Acres Located on Unaddressed Property Between 3105 E 1/2 Road and 3112 I-70B, Parcel Number 2943-103-00-101

7. Resolutions (not public hearings)

- a. A Resolution Authorizing City-Owned Land to be Incorporated into the Proposed Camelback Gardens Planned Development and Outline Development Plan
- b. A Resolution of the City Council of the City of Grand Junction, Colorado, Excusing Councilmember Ballard From Certain Absences During Military Deployment and Authorizing Remote Participation

8. 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.

9. Other Business

10. Adjournment



Grand Junction City Council

Regular Session

Item #

Meeting Date: February 4, 2026
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.

EXECUTIVE SUMMARY:

There is one partial vacancy on the Grand Junction Housing Authority.

BACKGROUND OR DETAILED INFORMATION:

Leora Ruzin resigned November 20th leaving a partial term.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

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

Attachments

None

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY

January 26, 2026

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 Lutz, Jason Nguyen, Anna Stout (virtual), Ben Van Dyke, and Mayor Cody Kennedy.

Staff present: City Manager Mike Bennett, Interim City Attorney Jeremiah Boies, Deputy City Manager Kimberly Bullen, Chief Financial Officer Jay Valentine, Assistant to the City Manager Johnny McFarland, Community Development Director Tamra Allen, Housing Manager Ashley Chambers, Parks and Recreation Director Ken Sherbenou, Communications and Engagement Manager Kelsy Coleman, Deputy City Clerk Krystle Koehler, and City Clerk Selestina Sandoval.

1. Discussion Topics

a. Housing Needs Assessment and Action Plan Update

This update was provided to inform City Council on the status and overall approach to the City's Housing Needs Assessment (HNA) and Housing Action Plan (HAP) work being undertaken in response to Colorado Senate Bill 24-174 and the City Council's Strategic Framework. The City is currently completing the required Housing Needs Assessment, followed by development of a Housing Action Plan to identify actionable strategies to improve housing affordability, availability, and stability. This effort is being coordinated with Mesa County through a joint regional assessment and is aligned with preparation of the City's 2026–2030 CDBG 5-Year Consolidated Plan, a required document for HUD entitlement communities. To improve efficiency and ensure consistency across local, state, and federal planning requirements, these efforts are being developed concurrently, with completion anticipated by Summer/Early Fall 2026.

- Community Development Director Tamra Allen and Housing Manager Ashley Chambers introduced this item, and consultant Mollie Fitzpatrick with Root Policy Research provided an update on the Housing Needs Assessment and the evolving Action Plan.
- Discussion focused on housing affordability, availability of multi-family units, and strategies to meet projected population growth.
- Councilmembers raised concerns about how to incentivize affordable housing developments while balancing neighborhood character.
- There was general support for pursuing zoning reform and public-private partnerships.

b. 2026 Communications and Engagement Overview

In the spirit of one of the City's core values, continuous improvement, and in alignment with the Strategic Plan pillar of Government Transparency and Accountability, staff presented an overview of the City's 2026 communications and engagement approach focused on improving clear, consistent communication with the community. This includes a reimagined City Update, updates to the Sales & Use Tax Report to improve clarity, the City Manager's 2026 Engagement Plan, and continued planning for Meet You There events to expand opportunities for public connection with City leadership.

- The Communications team outlined goals for increased community engagement in 2026.
- Plans include expanded digital outreach, improved feedback loops for public input, and targeted messaging for underserved populations.
- Council emphasized the importance of transparency and proactive outreach, especially regarding large capital projects and policy changes.

c. Stadium 2026 Summer Use Agreement with Pecos League

In the fall of 2025, news broke that the Grand Junction Jackalopes would not be returning to Suplezio Field at the Lincoln Park Sports Complex. Following that, several organizations contacted the City, indicating interest. To ensure a fair and transparent process, a Request for Proposals was released. Following interviews, the review committee opted to enter negotiations with the Pecos League. The terms offered are favorable to the City and provide activity during a time of year when most Stadiums of its kind are often dark. This item was for staff to update the City Council on the results of the recent Request for Proposals and next steps.

- Parks and Recreation Director Ken Sherbenou introduced the item and Andrew Dunn with Pecos League presented a draft summer use agreement with the Pecos League for the 2026 season.
- The proposal includes shared maintenance responsibilities, scheduling details, and revenue-sharing components.
- Councilmembers asked about long-term plans for stadium upgrades and community access during the season.
- General consensus supported moving forward with the agreement, with further legal and logistical review.

d. City Council Board and Commission Liaison Reports and Other Business During Regular City Council Meetings

This item was requested by Mayor Cody Kennedy to have a group discussion about how City Council utilizes the agenda items at regular City Council meetings for Boards and Commissions Liaison Reports and items discussed under Other Business.

- Council discussed the purpose and parameters of only providing updates of the City's Boards and Commissions during this time.

2. Council Communication

Open discussion by councilmembers included:

- A future workshop to discuss moving forward with recording Visit GJ Board meetings.
- Councilmember Stout provided a legislative update.
- The Mutual Aid Partners event is available to two councilmembers only.
- Possible workshop on second-hand tax consideration.

3. Next Workshop Topics

City Manager Bennett gave a summary of upcoming Workshop topics, which included: Orchard Mesa Pool Next Steps, Water Enterprise Loan to Fund Waterline Replacements, and Process for Hiring the City Attorney.

4. Other Business

There was none.

5. Adjournment

There being no further business, the workshop was adjourned at 7:47 p.m.

Grand Junction City Council
Minutes of the Regular Meeting

January 21, 2026

Call to Order, Pledge of Allegiance, Moment of Silence

The City Council of the City of Grand Junction convened into regular session on the 21st day of January, at 5:30 p.m. Those present were Councilmembers Robert Ballard, Scott Beilfuss, Jason Nguyen, Anna Stout (virtual), Ben Van Dyke, and Mayor Pro Tem Laurel Lutz, and Council President Cody Kennedy.

Also present were City Manager Mike Bennett, Assistant City Attorney Jeremiah Boies, Engineering Manager Ken Haley, Human Resources Director Shelley Caskey, Principal Planner Tim Lehrbach, Principal Planner Daniella Acosta Stine, City Clerk Selestina Sandoval, and Deputy City Clerk Krystle Koehler.

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

Proclamations

Proclaiming the Month of January 2026 as National Crime Stoppers Month in the City of Grand Junction

Council President Kennedy read the proclamation. Don Potter, Board Member for Crime Stoppers, accepted the proclamation.

Council took a short break at 5:33 p.m. due to an audio issue.

Council resumed at 5:41 p.m. there was still an audio issue preventing Councilmember Stout from participating, but Council President Kennedy proceeded.

Appointments

To the Planning Commission/Zoning Board of Appeals

Councilmember Van Dyke moved, and Councilmember Lutz seconded to appoint Caleb Abeloe as 1st alternate to the Planning Commission/Zoning Board of Appeals for a term expiring October 31, 2030, and to appoint Merritt Sixbey as 2nd alternate for a term expiring October 31, 2029. Motion carried 6-0 by a unanimous voice vote.

To the Commission on Arts & Culture

Councilmember Ballard moved and Councilmember Lutz seconded to reappoint Porcia Silverberg and Pamela Blythe to the Commission on Arts & Culture for full terms expiring February 28, 2029, and to appoint Gilberto Ramirez Macias and TJ Smith for full terms expiring February 28, 2029, and to appoint Bill Lebach for a partial term expiring February 28, 2028. Motion carried 6-0 by a unanimous voice vote.

Public Comments

Public comments were heard from Gabe Lord, Mary Shawcroft, Florence Irene Shields, and Paul Fox and Theresa Cambron.

City Manager Report

City Manager Mike Bennett invited community members to join him for his Books and Briefings event on Thursday, January 22, 2026, from 8:00 to 9:30 a.m. at the Barnes & Noble Café, located at 2451 Patterson Road.

The audio issue was resolved and Councilmember Stout was able to participate in the meeting.

Boards and Commission Liaison Reports

Councilmember Beilfuss reported on the Martin Luther King Jr. Day celebration, and the homeless coalition.

Councilmember Ballard gave an update on the Forestry Board.

Councilmember Van Dyke gave an update on the Downtown Development Authority.

Councilmember Lutz reported on Visit Grand Junction, and Grand Junction Housing Authority.

Councilmember Stout reported on the Colorado Municipal League (CML) and she attended her meeting for Parks and Recreation Advisory Board.

Council President Kennedy reported on the Colorado Municipal League (CML) Mayor Summit, Grand Junction Regional Airport Authority, and noted that no decision has been made regarding the Museums of Western Colorado meeting.

CONSENT AGENDA

1. Approval of Minutes

- a. Minutes of the January 7, 2026 Regular Meeting

2. Set Public Hearings

a. Legislative

- i. Introduction of an Ordinance Amending Sections of the Zoning and Development Code and 24 Road Corridor Design Standards (Title 21 and Title 25 of Grand Junction Municipal Code) Regarding Planned Development, Mixed-Use Downtown District Specific Standards, Short-Term Rentals, Accessory Uses and Structures, Shared Driveways, Multi-Unit Design Standards, Access to Public Streets, and Service and Storage Areas in the 24 Road Corridor and Setting a Public Hearing for February 4, 2026
- ii. Introduction of an Ordinance to Extend the Prohibition on the Establishment of any New or Relocation of Existing Gaming Arcades or Gaming Uses within the City of Grand Junction and Setting a Public Hearing for February 4, 2026

b. Quasi-judicial

- i. Introduction of an Ordinance to Amend the Comprehensive Plan from Residential High to Mixed Use for 3.72 Acres Located at 377 and 379 29 Road and Setting a Public Hearing for February 4, 2026
- ii. Introduction of an Ordinance to Rezone 3.72 Acres from Residential Medium 12 (RM-12) to Mixed-Use Light Commercial (MU-2) located at 377 and 379 29 Road and Setting a Public Hearing for February 4, 2026
- iii. Introduction of an Ordinance Zoning the Morelli Annexation to Mixed-Use Light Commercial (MU-2), 2.56 Acres Located on Unaddressed Property Between 3105 E 1/2 Road and 3112 I-70B, Parcel Number 2943-103-00-101, and Setting a Public Hearing for February 4, 2026

3. Agreements

- a. Parking Agreement for Terminal Project

4. Procurements

- a. Authorize Construction Contract for Patterson Sidewalk Project – **Moved to the Regular Agenda**

- b. 400 Block Main Street Improvements

5. Resolutions

- a. A Resolution Authorizing a Third Extension of up to Six-months of the Travel and Tourism Memorandum of Understanding Concerning the 2018 Voter Approved Three Percent Lodgers Tax Increase
- b. A Resolution Authorizing the Sale by the City of Real Property Located at 536 1/2 Willow Road to Marcos Antonio Orellana and Ratifying Actions Heretofore Taken in Connection Therewith
- c. A Resolution Amending Resolution No. 81-25 to the City Council concerning the Annexation of Lands to the City of Grand Junction, Colorado, Exercising Land Use Control, and Amending Proposed Annexation Ordinance for the Fox Grove Annexation of 4.75 acres, Located at 3071 E 1/2 Road

Councilmember Nguyen moved, and Councilmember Lutz seconded to adopt Consent Agenda Item #1-5, excluding item 4.a. Motion carried 7-0 by a unanimous voice vote.

REGULAR AGENDA

4.a. Authorize Construction Contract for Patterson Sidewalk Project

This item is to consider authorization of a construction contract for the sidewalk improvements along the south side of Patterson Road from 24 1/2 Road to 25 1/2 Road. The proposed improvements will include the installation of a 10-foot-wide detached sidewalk with pedestrian lighting and rock landscaping. The sidewalk will be located within an easement granted by the Grand Valley Irrigation Company, which also serves as a utility corridor for the Independent Ranchman's Ditch and other public utilities.

Engineering Manager Ken Haley and Chief Financial Officer Jay Valentine were available to answer questions from Council.

Comments were heard from Councilmember Nguyen.

Councilmember Nguyen moved, and Councilmember Ballard seconded to adopt Consent Agenda Item 4.a. Motion carried 7-0 by a unanimous voice vote.

6.a.i. An Ordinance Authorizing the Scheduled Increase in Employer Contributions to Police & Fire 401(a) Plans

On January 7, 2026, City Council introduced an ordinance authorizing a scheduled increase in the City's employer contributions to the Police and Fire 401(a) retirement plans and set a public hearing for January 21, 2026. The ordinance aligns the Police and Fire 401(a) employer contribution schedule with the employer contribution schedule required under the Fire and Police Pension Association (FPPA) Defined Benefit Plan.

Human Resources Director Shelley Caskey gave a brief overview and was available to answer questions from Council.

The public hearing opened at 6:29 p.m.

No comments were heard.

The public hearing closed at 6:29 p.m.

There were no further comments heard from Council.

Councilmember Nguyen moved, and Councilmember Lutz seconded to adopt Ordinance No. 5297, an ordinance authorizing a scheduled increase to the City's Police and Fire 401(a) employer contribution, aligning the contribution schedule with the FPPA employer contribution schedule, on final passage and ordered final publication in pamphlet form. The motion carried 7-0 by a unanimous roll call vote.

6.a.ii. An Ordinance Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Application Outreach Meetings and Accessible Parking

Two amendments were proposed in this item that are unrelated. A third amendment was originally published for the Planning Commission to consider; however, staff requested the Planning Commission not consider the issue pertaining to state law and irrigation easements and infrastructure, as staff was currently working on additional recommended revisions to this code text amendment with the Housing Affordability Committee Task Force. Because it had been published already, it remains in the materials for tonight, but Council did not act on this amendment at this time.

Amendment #1

Staff have identified two application types that presently require an application outreach meeting. In one case, an application for a Code Text Amendment, the requirement is impractical to implement and inconsistent with standard practice. In the other case, an application for Vacation of Easement, the requirement is disproportionate to the impact of the application type.

Amendment #2

Colorado House Bill 24-1173, signed into law in 2024, requires that local governments adopt the Colorado Electric Vehicle Charging Model Land Use Code, to adopt and/or maintain compliant definitions and standards for electric vehicle charging equipment, or to adopt a resolution or ordinance opting out of the requirements. The proposed amendment addresses requirements pertaining to accessible parking.

Principal Planner Tim Lehrbach gave a presentation and was available to answer questions from Council.

Comments were heard from Councilmember Beilfuss and Council President Kennedy.

The public hearing opened at 6:40 p.m.

No comments were heard.

The public hearing closed at 6:40 p.m.

Councilmember Van Dyke moved, and Councilmember Nguyen seconded to adopt Ordinance No. 5298, an ordinance amending Title 21 Zoning and Development Code, regarding Application Outreach Meetings and Accessible Parking, on final passage and ordered final publication in pamphlet form. The motion carried 7-0 by a unanimous roll call vote.

Council took a short break at 6:44 p.m.

Council resumed at 6:50 p.m.

6.a.iii. An Ordinance Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Pre-Application Outreach Meetings and General Meetings

The Housing Affordability Code Task Force is requesting to amend the Zoning and Development Code (ZDC) to eliminate the mandatory pre-application meeting requirement. Pre-application meetings were introduced with the 2023 ZDC and are currently required for major site plans, major subdivisions, and planned developments. While the requirement was intended to improve clarity, consistency, and the completeness of development applications early in the process, staff experience and applicant feedback indicate that the benefits of mandatory meetings have been inconsistent as there are variations in the submittal readiness and outcomes.

Staff supports this amendment and has recommended removing the mandatory requirement for pre-applications as well as removing all references to the optional general meeting that will allow staff to continue offering pre-application and general

meetings as optional services tailored to project complexity and applicant needs, rather than as a procedural prerequisite embedded in the code. Principal Planner Daniella Acosta Stine gave a presentation and was available to answer questions from Council.

Comments were heard from Councilmember Beilfuss.

The public hearing opened at 6:57 p.m.

Public comment was heard from Mark Austin.

The public hearing closed at 6:59 p.m.

Councilmember Lutz moved, and Councilmember Nguyen seconded to adopt Ordinance No. 5299, an ordinance amending Title 21 Zoning and Development Code, regarding Application Outreach Meetings and Accessible Parking, on final passage and order final publication in pamphlet form. The motion carried 7-0 by a unanimous roll call vote.

6.a.iv. An Ordinance Setting the Interim City Attorney Salary

On January 7, 2026, by and with Resolution 03-26 the City Council appointed Jeremiah Boies as Interim City Attorney. Pursuant to GJMC the salary of the City Attorney is to be set by ordinance.

City Manager Mike Bennett gave a presentation and was available to answer questions from Council.

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

The public hearing opened at 7:19 p.m.

Public comments were heard from Dennis Simpson and Jack Byrum.

The public hearing closed at 7:24 p.m.

Councilmember Nguyen moved, and Councilmember Stout seconded to adopt Ordinance No. 5300, an ordinance setting the Interim City Attorney's Salary on final passage and ordered final publication in pamphlet form. The motion carried 7-0 by a unanimous roll call vote.

6.b.i. A Resolution Accepting the Petition for the Annexation of 2.56 Acres of Land and an Ordinance Annexing the Morelli Annexation, Located

Between 3105 E 1/2 Road and 3112 I-70B – Parcel No. 2943-103-00-101

The Applicants, The Morelli Family Trust, U/A, and Carla A. Morelli, requested annexation of an approximately 2.56-acre parcel between 3105 E ½ Road and 3112 I-70B. The subject property is vacant. Annexation is requested to zone the property for mixed-use or commercial development. The property is Annexable Development per the Persigo Agreement. The request for zoning will be considered separately by the City Council and will be heard in a future Council action.

Principal Planner Tim Lehrbach gave a presentation and was available to answer questions from Council.

There were no comments heard from Council.

The public hearing opened at 7:35 p.m.

No comments were heard.

The public hearing closed at 7:35 p.m.

Councilmember Ballard moved, and Councilmember Van Dyke seconded to adopt Resolution No. 08-26, a resolution accepting a petition to the City Council for the annexation of lands to the City of Grand Junction, Colorado, the Morelli Annexation, approximately 2.56 acres, located between 3105 E ½ Road and 3112 I-70B, Parcel No. 2943-103-00-101. Motion carried 7-0 by a unanimous voice vote.

Councilmember Ballard moved, and Councilmember Van Dyke seconded to adopt Ordinance No. 5301, an ordinance annexing territory to the City of Grand Junction, Colorado, the Morelli Annexation, approximately 2.56 acres, located between 3105 E ½ Road and 3112 I-70B, Parcel No. 2943-103-00-101, on final passage and ordered final publication in pamphlet form. The motion carried 7-0 by a unanimous roll call vote.

6.b.ii. A Resolution Accepting the Petition for the Annexation of 4.75 Acres of Land and Ordinances Annexing and Zoning the Fox Grove Annexation to Residential Medium 8, Located at 3071 E ½ Road

The Applicant, Grand Junction Real Estate Investments LLC, requested annexation of approximately 4.75 acres at 3071 E ½ Road. The subject property is occupied by a single-unit residence and accessory structures. Annexation is requested to zone and subdivide the property for residential development. The property is Annexable Development per the Persigo Agreement. The request for annexation is being considered concurrently by the City Council with the zone of annexation request.

Principal Planner Daniella Acosta Stine gave a presentation and she and applicant Steve Voytilla were available to answer questions from Council.

There were no comments heard from Council.

The public hearing opened at 7:43 p.m.

No comments were heard.

The public hearing closed at 7:43 p.m.

Councilmember Van Dyke moved, and Councilmember Lutz seconded to adopt Resolution No. 09-26, a resolution accepting a petition to the City Council for the annexation of lands to the City of Grand Junction, Colorado, the Fox Grove Annexation, approximately 4.75 acres, located at 3071 E ½ Road. The motion carried 7-0 by a unanimous voice vote.

Councilmember Van Dyke moved, and Councilmember Nguyen seconded to adopt Ordinance No. 5302, an ordinance annexing territory to the City of Grand Junction, Colorado, the Fox Grove Annexation, approximately 4.75 acres, located at 3071 E ½ Road, on final passage and ordered final publication in pamphlet form. The motion carried 7-0 by a unanimous roll call vote.

Councilmember Van Dyke moved, and Councilmember Ballard seconded to adopt Ordinance No. 5303, an ordinance zoning the Fox Grove Annexation to Residential Medium 8 (RM-8) zone district, on final passage and ordered final publication in pamphlet form. The motion carried 7-0 by a unanimous roll call vote.

7. Non-Scheduled Comments

No comments were heard.

8. Other Business

Councilmember Ballard announced he will deploy with the National Guard to Egypt starting in April for one year and will continue to serve on Council remotely whenever possible.

9. Adjournment

The meeting adjourned at 7:49 p.m.

Selestina Sandoval, MMC
City Clerk





Grand Junction City Council

Regular Session

Item #2.a.i.

Meeting Date: February 4, 2026
Presented By: Daniella Acosta, Principal Planner
Department: Community Development
Submitted By: Daniella Acosta Stine, Principal Planner

Information

SUBJECT:

Introduction of an Ordinance Amending Section 21.08.020 of the Zoning and Development Code Regarding Bicycle Storage and Parking and Setting a Public Hearing for February 18, 2026

RECOMMENDATION:

The Planning Commission heard this request at a public hearing at its January 13, 2026, meeting. Following discussion, the Commission considered multiple motions related to the proposed amendments, including one motion to approve the staff-prepared alternative recommendations as presented, and another motion to approve the staff-prepared alternative with the long-term bicycle parking removed. All motions failed (3–2 and 3–2), and one motion did not receive a second. As a result, the Planning Commission does not forward a recommendation of approval or denial to the City Council.

EXECUTIVE SUMMARY:

The HACTF recommends amendments to §21.08.020 (Bicycle Parking and Storage) intended to reduce development costs and increase site design flexibility. The proposal would substantially reduce bicycle parking requirements and remove several location and design standards.

The HACTF recommendation would revise Table 21.08-5 to eliminate all long-term bicycle parking requirements and remove minimum bicycle parking requirements for multi-unit dwelling, industrial, and “all other nonresidential” uses. Short-term bicycle parking requirements would remain only for nonresidential categories, including food and beverage, recreation and entertainment, retail, and office uses. The proposal also removes multiple prescriptive bicycle parking standards, including requirements related to proximity to building entrances, access from the street, motor-vehicle protection, weather coverage, enclosure and security for long-term bicycle parking, cargo bicycle

accommodations, aisle widths, rack anchoring, and rack design specifications. Overall, the HACTF recommendation retains limited short-term bicycle parking requirements for certain higher activity uses while eliminating long-term bicycle parking requirements and significantly reducing bicycle parking standards for other development types.

Staff supports the goal of reducing unnecessary regulatory burden and agrees that certain bicycle parking requirements can be disproportionate for low-demand uses or constrained sites. However, staff finds that the HACTF recommendation, as proposed, would remove bicycle parking standards more broadly than necessary and eliminate baseline multimodal access expectations for residential and customer-facing development. As an alternative to the HACTF recommendation, staff proposes targeted amendments to Bicycle Parking and Storage that retain bicycle parking as a development standard while simplifying requirements and improving flexibility.

The staff-prepared amendment revises Table 21.08-5 to establish clear, proportional minimum bicycle parking requirements for residential and nonresidential development. The proposal retains both short-term and long-term bicycle parking requirements, scaled by unit counts for multi-unit residential uses and gross floor area for non-residential uses, including office uses where bicycle parking supports employee commuting and customer-facing uses where short-term bicycle access is most likely. Overall, the staff-prepared alternative balances the goal of reducing regulatory burden with the need to maintain baseline multimodal access standards, ensuring bicycle parking requirements remain clear, enforceable, and appropriately scaled to development intensity.

During final preparation of the staff alternative ordinance language for §21.08.020, staff identified an error in the long-term bicycle parking ratio that was carried forward into the draft. The ratio as written does not reflect staff's intended approach and would result in a higher long-term bicycle parking requirement than anticipated. Staff's intent with the staff alternative was not to increase long-term bicycle parking requirements beyond those produced under the existing bedroom-based standard, but to simplify the requirement into a clearer unit-based ratio while maintaining comparable outcomes. To verify the appropriate correction, staff conducted a case study (see Exhibit 4) using three recent multi-family developments to compare the number of long-term bicycle parking spaces required under:

- the existing Code requirement,
- the ratio incorrectly included in the draft, and
- the corrected staff alternative ratio.

This review confirmed that the draft ratio in the staff-alternative (.15 parking spaces per unit) would generate higher parking counts than the existing Code, which was not the intent. A ratio (.08 spaces per unit) produces results that are more consistent with

current requirements. Accordingly, staff is presenting this ratio as a correction to the Staff-Alternative for City Council consideration.

BACKGROUND OR DETAILED INFORMATION:

HACFT RECOMMENDATION

The HACFT recommended amendments to §21.08.020 as part of a broader effort to reduce regulatory barriers that may indirectly increase housing costs. The Task Force's recommendations are grounded in the Grand Junction Housing Strategy's definition of affordability, which includes reducing procedural and regulatory requirements that increase overall development costs borne by residents and businesses.

The HACFT proposal is described as focusing on reducing bicycle parking requirements and associated standards for uses that are not oriented toward the general public or where bicycle demand is expected to be low; however, the proposed code changes apply more broadly across multiple use categories. The Task Force identified industrial, commercial, and employment-oriented uses as areas where bicycle parking requirements and design standards may reduce usable building area, constrain site circulation, and limit operational efficiency without providing commensurate public benefit.

As proposed, the HACFT recommendation would revise Table 21.08-5 (Minimum Bicycle Parking Spaces Required) to eliminate all long-term bicycle parking requirements across all listed use categories. The proposal would also remove minimum bicycle parking requirements entirely for multi-unit dwelling, industrial, and "all other nonresidential" uses. Under the recommendation, short-term bicycle parking requirements would remain only for select nonresidential uses, including food and beverage service, recreation and entertainment, retail, and office uses.

In addition to modifying minimum bicycle parking quantities, the HACFT proposal would remove or substantially revise several bicycle parking location and design standards currently contained in §21.08.020. Specifically, the recommendation would eliminate the following requirements:

Location standards for short-term bicycle parking, including:

- The requirement that short-term bicycle parking spaces be located within 50 feet of the main entrance of the principal building; and
- The requirement that short-term bicycle racks be easily accessed from the street and protected from motor vehicle traffic, while retaining general visibility and non-interference provisions.

Weather protection requirements, including removal of the requirement that bicycle parking be covered to the maximum extent practicable where users are expected to leave bicycles for longer periods of time.

Long-term bicycle parking standards, including removal of:

- The requirement that long-term bicycle parking be enclosed and secured; and
- The illustrative list of acceptable enclosure types, such as secure fenced areas, secure rooms within buildings, enclosures within parking structures, or bicycle lockers.

Cargo bicycle and bicycle trailer accommodation requirements, including deletion of:

- The provision requiring a minimum percentage of bicycle parking spaces to be designed to accommodate cargo bicycles or bicycles with trailers when more than ten spaces are required; and
- Minimum dimensional standards for cargo bicycle and bicycle trailer parking spaces.

Design and circulation standards, including removal of:

- Minimum aisle width requirements between rows of bicycle parking spaces or between bicycle parking and obstructions; and
- Clearance requirements between bicycle racks and adjacent curbs, pavement, or walls.

Bicycle rack construction and installation standards, including removal of requirements that:

- Bicycle racks be located on improved, non-permeable surfaces and anchored to the ground; and
- Bicycle racks provide two points of contact with the bicycle frame and prohibit specific rack types, such as wave, schoolyard, wheel well, bollard, and spiral racks.

Collectively, these proposed changes would remove multiple bicycle parking location, design, and construction standards currently required by §21.08.020.

STAFF-PREPARED ALTERNATIVE

In response to the HACTF recommendation, staff prepared an alternative set of amendments to §21.08.020 that would retain bicycle parking as a development standard while modifying minimum requirements and preserving key safety and security provisions.

The staff-prepared alternative would retain existing bicycle parking requirements for residential and nonresidential development and revise Table 21.08-5 to modify minimum bicycle parking ratios as a measured adjustment between existing code requirements and the reductions proposed by the HACTF.

Under the staff-prepared alternative, minimum bicycle parking requirements would continue to apply by use category, including:

Multi-unit dwelling uses, with bicycle parking requirements based on unit counts, rather than bedroom counts:

- Short-term bicycle parking at a rate of 0.025 spaces per dwelling unit; and
- Long-term bicycle parking at a rate of 0.15 spaces per dwelling unit.

Nonresidential uses, with bicycle parking requirements scaled by gross floor area:

- Food and beverage service, recreation and entertainment, and retail uses, with short-term bicycle parking required at a rate of one space per 5,000 square feet of gross floor area;

Office uses, with:

- Short-term bicycle parking required at a rate of one space per 20,000 square feet of gross floor area; and
- Long-term bicycle parking required at a rate of one space per 10,000 square feet of gross floor area; and

All other non-residential uses, with short-term bicycle parking required at a rate of one space per 20,000 square feet of gross floor area.

Under the staff-prepared alternative, §21.08.020(b) *Location* would be revised to retain a limited set of bicycle parking location and installation requirements, while removing several prescriptive standards contained in the original code. Specifically, the staff-prepared alternative would retain the following location and installation requirements:

Bicycle parking areas must be designated for bicycle parking only;

Short-term bicycle racks must be:

- Easily accessed from the street;
- Clearly visible to passers-by for natural surveillance; and
- Protected from motor vehicle traffic;

Bicycle racks must be:

- Located on improved, non-permeable surfaces and anchored to the ground; and
- Designed to provide two points of contact with the bicycle frame, with wave, schoolyard, wheel well, bollard, and spiral rack types prohibited; and

Reductions: The quantity of required short-term bicycle parking spaces may be

administratively reduced when existing bicycle parking facilities are located within the public right-of-way and within 100 feet of the building's main entrance, provided that a minimum of two bicycle parking spaces is provided on site.

Under the staff-prepared alternative, the following location and design standards from the original code would be removed:

- The requirement that short-term bicycle parking be located within 50 feet of the main entrance of the principal building;
- The requirement that bicycle parking be covered to the maximum extent practicable;
- The requirement that long-term bicycle parking be enclosed and secured, including the illustrative list of acceptable enclosure types;
- The requirement that a minimum percentage of bicycle parking spaces be designed to accommodate cargo bicycles or bicycles with trailers;
- Minimum dimensional standards for cargo bicycle and bicycle trailer parking spaces;
- Minimum aisle width and clearance requirements between bicycle parking spaces and adjacent obstructions;
- Limitations on vertical bicycle parking configurations;
- Requirements that bicycle parking not reduce minimum sidewalk widths; and
- Requirements related to rack material quality, tamper resistance, and accommodation of varied bicycle styles.

In addition to modifying specific standards, the staff-prepared alternative would also reorganize §21.08.020 to simplify its structure and improve readability. The revisions consolidate remaining bicycle parking requirements into fewer subsections and remove cross-references to provisions that would no longer apply. Prescriptive design standards previously dispersed across multiple subsections are either removed or integrated into streamlined location and installation requirements, reducing redundancy and internal complexity.

The staff-prepared alternative would eliminate the standalone "Alternative Bicycle Parking" subsection and instead relocate the remaining reduction provision directly into the short-term bicycle parking standards as subsection (b)(1)(d). This relocation reflects how the provision has functionally operated under the existing code. While previously housed in a separate "Alternative Bicycle Parking" section, the reduction criteria applied in practice to short-term bicycle parking, as long-term bicycle parking is not typically located within the public right-of-way or proximate to building entrances. Integrating the provision into the short-term bicycle parking subsection clarifies its intended application, removes redundancy, and aligns the code's structure with how the standard is implemented.

Collectively, these revisions would substantially reduce the number of prescriptive location and design standards, clarify the application of remaining reduction provisions,

and improve the overall organization and usability of §21.08.020.

Clarification on Long-Term Parking Ratio

During final preparation of the staff alternative ordinance language for §21.08.020, staff identified an error in the long-term bicycle parking ratio that was carried forward into the draft. The ratio as written does not reflect staff’s intended approach and would result in a higher long-term bicycle parking requirement than anticipated.

Staff’s intent with the staff alternative is not to increase long-term bicycle parking requirements beyond those produced under the existing bedroom-based standard, but to simplify the requirement into a clearer unit-based ratio while maintaining comparable outcomes.

To verify the appropriate correction, staff conducted a case study using three recent multi-unit developments to compare the number of long-term bicycle parking spaces required under:

- the existing Code requirement,
- the ratio inadvertently included in the draft, and
- the corrected staff alternative ratio.

This review confirmed that the draft ratio would generate substantially higher parking counts than the existing Code, while the corrected ratio of 0.08 per unit produces results that are more consistent with current requirements. Accordingly, staff is presenting this correction to City Council for consideration to ensure the ordinance reflects the intended standard and avoids an unintended increase in long-term bicycle parking obligations

NOTIFICATION REQUIREMENTS

Notice was completed as required by Section 21.02.030(g). Notice of the public hearing was published on January 3, 2026, in the Grand Junction Daily Sentinel.

ANALYSIS

HACTF Recommendation Analysis

The following analysis evaluates the HACTF recommendation against the approval criteria set forth in Section 21.02.050(d) of the Zoning and Development Code. Pursuant to this section, the City may approve a text amendment to the Code if the applicant demonstrates, through substantial evidence, that each of the following criteria is satisfied:

(A) Consistency with Comprehensive Plan

The HACTF recommendation is intended to reduce regulatory barriers and development costs in support of housing affordability objectives. The Comprehensive Plan defines affordability broadly, including the reduction of indirect costs associated

with development and the efficient use of land and infrastructure.

At the same time, the Comprehensive Plan's Efficient and Connected Transportation policies recognize that managing growth-related transportation impacts is critical to maintaining quality of life, economic competitiveness, and long-term fiscal sustainability. Chapter 6 notes that while most residents continue to rely on automobiles for daily trips, Grand Junction's roadway network is increasingly experiencing capacity constraints, with traffic congestion, safety concerns, and infrastructure maintenance demands becoming more pronounced as growth continues. In response, the City has invested in roadway maintenance, targeted capacity improvements, expanded bicycle and pedestrian infrastructure, and transit partnerships to provide alternatives to driving and manage overall system demand.

The Comprehensive Plan further emphasizes that providing mobility choices, including bicycling, walking, and transit, is an essential strategy for maintaining short travel times and limiting the need for continual roadway expansion. Funding for transportation infrastructure is limited, and the Plan explicitly recognizes that available resources will not be sufficient to address all future needs, requiring careful prioritization and investment in strategies that make more efficient use of existing infrastructure. The HACTF recommendation would eliminate most bicycle parking requirements and associated standards across multiple use categories, including residential, employment, and customer-facing development. Removing these requirements reduces the City's ability to support non-motorized travel as part of new development and redevelopment, which the Comprehensive Plan identifies as necessary to help manage rising traffic levels and limit long-term pressure on roadway capacity and maintenance. Over time, increased reliance on single-occupant vehicle travel places greater demand on the roadway network and shifts long-term infrastructure costs to taxpayers and businesses through congestion, maintenance, and capacity expansion.

The Comprehensive Plan also directly links mobility choices to housing affordability, recognizing that transportation costs represent a significant portion of household expenses. Development patterns that require residents to rely primarily on automobiles increase the total cost of living through vehicle ownership, fuel, insurance, maintenance, and parking expenses. By contrast, incorporating basic bicycle infrastructure into new development supports travel options that can reduce household transportation costs while maintaining access to employment, services, and daily needs. Eliminating bicycle parking requirements shifts transportation costs from the development phase to households and the public sector over time.

Chapter 6 further identifies mobility as an increasing concern for older residents and others who may reduce or eliminate driving but still require reliable access to services and employment. Maintaining baseline bicycle parking standards in new development supports long-term accessibility and reduces the need for future public investment or retrofits as travel needs evolve.

The Comprehensive Plan includes policies directing the City to plan for and implement

parking options for both motorized and non-motorized travel modes and to continue requiring bicycle parking and related facilities as part of new development to encourage bicycling as a transportation option. The HACTF recommendation, as proposed, would remove bicycle parking integration as a standard component of development and is therefore inconsistent with these policies.

For these reasons, it does not align with the Comprehensive Plan's transportation policies related to efficient infrastructure use, mobility choice, long-term fiscal responsibility, and coordinated land use and transportation planning.

Staff finds this criterion has not been met.

(B) Consistency with Zoning and Development Code Standards

The Zoning and Development Code establishes a coordinated framework for transportation, access, and parking that is intended to function as an integrated multi-modal system. Bicycle parking requirements in §21.08.020 are not standalone provisions; they work in concert with other Code sections governing street design, bicycle access, circulation, and off-street parking to ensure that development supports multiple modes of travel in a safe, efficient, and cost-effective manner.

Title 21 requires new development to design and construct streets, sidewalks, trails, and Active Transportation Corridors in accordance with the City's Transportation Engineering Design Standards (TEDS) and the Grand Junction Circulation Plan. These provisions are premised on the assumption that bicycle and pedestrian infrastructure will be supported by complementary on-site facilities, including bicycle parking. Similarly, §21.05.020(e)(7) requires new development to provide reasonably direct bicycle connections to Active Transportation Corridors and directs that bicycle circulation be given equal consideration to motor vehicle traffic. Eliminating bicycle parking standards while retaining these access and circulation requirements creates an internal disconnect within the Code by requiring bicycle access to and through a site without providing standards for bicycle accommodation at the destination.

The HACTF recommendation would remove minimum bicycle parking requirements for multiple use categories and eliminate most remaining location and design standards without replacing them with alternative performance-based criteria. As proposed, this would weaken the functional relationship between bicycle access, circulation, and parking provisions and reduce the Code's ability to implement its multi-modal transportation requirements in a consistent and predictable manner.

In addition, the purpose statement for off-street parking in §21.08.010 explicitly directs the City to ensure parking areas are designed for vehicles, bicycles, and pedestrians, to provide sufficient parking without overburdening development with unnecessary cost, and to encourage parking reduction mechanisms and alternative parking approaches. Bicycle parking spaces are significantly less costly to construct and maintain than vehicular parking spaces and play an important role in reducing demand for automobile

parking. Removing bicycle parking requirements increases reliance on vehicular travel and parking, which can result in higher development costs and greater land consumption devoted to vehicle parking, outcomes that are inconsistent with the stated purposes of the parking regulations.

Finally, the removal of long-term bicycle parking standards and most design criteria would leave §21.08.020 internally fragmented by retaining references to bicycle parking in some contexts while eliminating the standards necessary to implement them in others. This reduces clarity, predictability, and enforceability, shifting implementation toward discretionary interpretation rather than codified standards.

For these reasons, the HACTF recommendation does not maintain consistency with the structure, purpose, or integrated multi-modal framework of the Zoning and Development Code.

Staff finds this criterion has not been met.

(C) Specific Reasons

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

The proposed revisions to the Zoning and Development Code (ZDC) do not meet any of the specific reasons identified in this criterion for review.

a. To address trends in development or regulatory practices;

Contemporary professional guidance from nationally recognized planning and transportation organizations consistently supports integrating bicycle parking into new development and redevelopment as a standard regulatory practice within multimodal transportation systems.

Organizations including the American Planning Association (APA), National Association of City Transportation Officials (NACTO), and the American Association of State Highway and Transportation Officials (AASHTO) all identify bicycle parking as a core, baseline component of land use and transportation coordination. Their guidance emphasizes that bicycle parking should be required, conveniently located, and scaled to development intensity to ensure that investments in active transportation infrastructure are functional and effective.

- APA guidance emphasizes that development regulations should reduce auto dependence and support mobility choice by incorporating bicycle parking as a low-cost, high-impact requirement in residential, employment, and mixed-use development.
- NACTO identifies destination bicycle parking as essential to the success of bicycle networks, noting that bikeways without adequate end-of-trip facilities limit real-world usability.

- AASHTO guidance treats bicycle parking at trip destinations as a fundamental element of bicycle accommodation and system connectivity.

In contrast, the HACTF recommendation reflected in the proposed redline revisions primarily reduces or eliminates minimum bicycle parking requirements across multiple nonresidential use categories, relaxes location and design standards, and removes several provisions intended to ensure visibility, usability, and security. These changes do not reflect an emerging regulatory trend; rather, they represent a departure from established national best practices, which increasingly treat bicycle parking as standard infrastructure rather than an optional or discretionary amenity.

Accordingly, while the proposed changes reduce regulatory obligations, they do not satisfy the criterion of addressing trends in development or regulatory practices, as they move in the opposite direction of contemporary professional guidance that supports stronger, clearer, and more consistent bicycle parking requirements in local development codes.

b. To expand, modify, or add requirements for development in general or to address specific development issues;

The HACTF identifies a development issue related to the functional efficiency of certain non-public-facing commercial and industrial uses, noting that prescriptive bicycle parking standards may constrain site circulation, reduce usable building area, and affect business operations in low-traffic settings. The recommendation further suggests that these constraints may indirectly influence employment growth and, overtime, housing affordability.

While this concern is articulated, the proposed code amendments do not demonstrate a direct or proportionate relationship between the identified development issue and the breadth of the changes proposed. The recommendation removes or weakens bicycle parking standards across multiple use categories, including residential, office, and customer-facing development – which are categorized as generating high-traffic usage – rather than narrowly targeting the specific use types and site conditions identified as problematic – namely low-traffic settings like industrial uses.

In addition, bicycle parking requirements generally represent a relatively small component of overall development cost when compared to other factors affecting development feasibility and housing affordability, including land costs, construction costs – including vehicle parking, financing conditions, and market absorption rates. The recommendation does not establish that bicycle parking standards materially contribute to housing cost outcomes — particularly as it relates to the removal of long-term parking for non-residential uses, nor that their removal would result in measurable improvements to housing production or affordability.

As a result, the proposed amendments do not function as a targeted modification to

address a clearly defined development issue but instead apply broadly to standards whose relationship to the stated issue is indirect and uncertain.

c. To add, modify or expand zone districts; or

Not applicable.

d. To clarify or modify procedures for processing development applications.

Not applicable.

Staff finds this criterion has not been met.

Staff-Prepared Alternative Analysis

The following analysis evaluates the staff-prepared alternative against the approval criteria set forth in Section 21.02.050(d) of the Zoning and Development Code. Pursuant to this section, the City may approve a text amendment to the Code if the applicant demonstrates, through substantial evidence, that each of the following criteria is satisfied:

(A) Consistency with Comprehensive Plan

The staff-prepared alternative is consistent with the Comprehensive Plan’s goals related to housing affordability, efficient infrastructure investment, and the development of a connected and reliable transportation system.

Chapter 6 of the Comprehensive Plan recognizes that Grand Junction’s transportation system is experiencing increasing pressure from growth, with rising traffic levels, safety concerns, and infrastructure maintenance demands as roadway capacities are reached. The Plan identifies the provision of mobility choices, including bicycling, walking, and transit, as an essential strategy for maintaining short travel times, managing congestion, and reducing the need for continual roadway expansion in an environment of limited transportation funding. The staff-prepared alternative responds to these objectives by retaining bicycle parking as a baseline development standard, ensuring that new residential, employment, and customer-oriented development continues to support non-motorized travel. At the same time, the alternative reduces minimum bicycle parking ratios and removes several prescriptive standards, representing a compromise approach that responds to concerns raised by the HACTF regarding site functionality and development efficiency for certain non-public-facing uses.

While this approach does not advance bicycle parking standards in line with emerging professional best practices or peer community trends, it maintains a minimum level of multimodal accommodation necessary to support the Comprehensive Plan’s transportation objectives.

The Comprehensive Plan also recognizes that transportation costs are a significant

component of household expenses and that providing alternatives to exclusive automobile reliance supports housing affordability. Retaining bicycle parking requirements supports lower-cost travel options for residents and employees while balancing near-term development concerns with longer-term system efficiency.

Staff finds this criterion has been met.

(B) Consistency with Zoning and Development Code Standards

The staff-prepared alternative is consistent with the structure, purpose, and implementation framework of the Zoning and Development Code.

Title 21 regulates development through integrated standards addressing access, circulation, parking, and site design. Bicycle parking requirements in §21.08.020 function as one component of this broader framework and are coordinated with provisions requiring multimodal street design, bicycle access, and off-street parking that balances functionality with cost efficiency.

The staff-prepared alternative retains bicycle parking as a development standard, maintaining consistency with Code provisions that require bicycle circulation to be given equal consideration to motor vehicle traffic and that direct development to support both motorized and non-motorized travel modes. At the same time, the alternative modifies minimum bicycle parking ratios and removes selected prescriptive design standards, reflecting a restrained adjustment to how the standard is applied rather than a removal of the standard itself.

Importantly, the staff-prepared alternative preserves the internal logic of §21.08.020 by maintaining minimum requirements, clarifying applicability, and reorganizing the section to better reflect how bicycle parking standards are implemented in practice. The relocation of the bicycle parking reduction provision into the short-term parking subsection clarifies its intended application and improves administrative consistency without introducing new discretionary authority.

The purpose statement for off-street parking in §21.08.010 directs the City to provide parking for vehicles, bicycles, and pedestrians while avoiding unnecessary cost burdens on development and encouraging flexible parking approaches. By retaining bicycle parking requirements at reduced levels, the staff-prepared alternative supports this purpose by enabling lower-cost travel options and helping to manage vehicle parking demand without imposing excessive or inflexible standards.

Staff finds this criterion has been met.

(C) Specific Reasons

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

The proposed revisions to the Zoning and Development Code (ZDC) all meet specific

reasons identified in this criterion for review. Each amendment is identified with its appropriate reason below.

a. To address trends in development or regulatory practices;

The staff-prepared alternative does not advance bicycle parking standards in response to emerging professional best practices or regulatory trends. Instead, the proposal represents a measured adjustment to existing standards in response to locally identified development concerns.

b. To expand, modify, or add requirements for development in general or to address specific development issues;

The amendment modifies existing bicycle parking requirements by reducing minimum ratios, removing selected prescriptive design standards, and clarifying how the remaining standards apply, while retaining bicycle parking as a development requirement for high traffic-generating uses. These changes directly respond to concerns regarding site functionality, circulation, and efficient use of space for certain non-public-facing uses, while maintaining baseline multimodal accommodation consistent with the Code's broader framework.

c. To add, modify or expand zone districts; or

Not applicable.

d. To clarify or modify procedures for processing development applications.

Not applicable.

Staff finds this criterion has been met.

Corrections to Staff-Prepared Alternative. The staff-prepared alternative revises Table 21.08-5 to establish clear, proportional minimum bicycle parking requirements for residential and nonresidential development. The proposal retains both short-term and long-term bicycle parking requirements, scaled by unit counts for multi-unit residential uses and gross floor area for non-residential uses, including office uses where bicycle parking supports employee commuting and customer-facing uses where short-term bicycle access is most likely. Overall, the staff-prepared alternative balances the goal of reducing regulatory burden with the need to maintain baseline multimodal access standards, ensuring bicycle parking requirements remain clear, enforceable, and appropriately scaled to development intensity.

During final preparation of the staff alternative ordinance language for §21.08.020, staff identified an error in the long-term bicycle parking ratio that was carried forward into the draft. The ratio as written does not reflect staff's intended approach and would result in a higher long-term bicycle parking requirement than anticipated. Staff's intent with the staff alternative was not to increase long-term bicycle parking requirements beyond

those produced under the existing bedroom-based standard, but to simplify the requirement into a clearer unit-based ratio while maintaining comparable outcomes. To verify the appropriate correction, staff conducted a case study (see attached) using three recent multi-family developments to compare the number of long-term bicycle parking spaces required under:

- the existing Code requirement,
- the ratio incorrectly included in the draft, and
- the corrected staff alternative ratio.

This review confirmed that the draft ratio in the staff-alternative (.15 parking spaces per unit) would generate higher parking counts than the existing Code, which was not the intent. A ratio (.08 spaces per unit) produces results that are more consistent with current requirements. Accordingly, staff is presenting this ratio as a correction to the Staff-Alternative for City Council consideration.

FINDING OF FACT AND RECOMMENDATION

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

HACTF Recommendation

In accordance with Section 21.02.050(d) of the Grand Junction Zoning and Development Code, the Housing Affordability Committee Task Force recommendation to amend bicycle parking requirements is not consistent with the Comprehensive Plan, is not consistent with the Zoning and Development Code standards, and does not meet at least one of the specific reasons required for approval of a Code Text Amendment.

Therefore, staff recommends denial.

Staff-Prepared Alternative

In accordance with Section 21.02.050(d) of the Grand Junction Zoning and Development Code, the staff-prepared alternative amendments to Title 21 are consistent with the Comprehensive Plan, are consistent with the Zoning and Development Code standards, and meet at least one of the specific reasons outlined for approval of a Code Text Amendment.

Therefore, staff recommends approval with the correction of the long-term bicycle parking ratio from .15 per unit to .08 per unit.

FISCAL IMPACT:

There is no direct fiscal impact from this request.

SUGGESTED MOTION:

I move to introduce an Ordinance amending Title 21 of the Zoning and Development Code of the Grand Junction Municipal Code regarding bicycle parking requirements (HACTF Recommendation/Staff Alternative with Correction) and setting a public hearing for February 18, 2026

Attachments

- 1. Exhibit 1. HACTF Recommendation No. 5 Bicycle Storage
- 2. Exhibit 2. Staff Proposed Alternative Ordinance
- 3. Exhibit 4. Long Term Bicycle Parking Case Studies
- 4. Exhibit 3. HACTF Ordinance

Connecting Commercial and Industrial Code Amendments to Housing Affordability

1. The Broader Definition of 'Affordability' in Grand Junction

The Grand Junction Housing Strategy (Resolution 74-24) defines affordability broadly—not just as reducing direct housing costs, but also as removing regulatory and procedural barriers, and fiscal cost shift that increase total development costs that are ultimately borne by home buyers and renters.

The strategy specifically encourages changes that reduce fiscal cost burden, improve land-use efficiency, streamline development approvals, and reduce indirect costs that affect the overall cost of housing. Therefore, even amendments to commercial or industrial codes can play a meaningful role in achieving housing affordability goals.

2. How Each Proposed Code Amendment Supports Housing Affordability

Drive-Through Standards (§21.04.040(E)(2))

In Grand Junction, sales and use taxes from retail development are the largest source of the City's operating revenues. Sales and use taxes are the primary source of the City's General Fund which supports the core city functions and capital improvement projects that underpin the development of housing.

Returning primary function to retail drive-through will maintain the sales tax revenue that is necessary to support public infrastructure and services that are necessary for cost effective housing. Allowing drive-through retail development to continue also underpins mixed-use projects that include both retail commercial and residential components where commercial components carry a greater proportionate share of the cost of the land and infrastructure that are necessary to support housing.

Talking point: "The City of Grand Junction is discouraging small retail development through overly burdensome drive through design criteria and by doing so more infrastructure and service cost burden will be shifted to housing. Amending the zoning code to allow retail drive-through development will contribute substantially to the financial feasibility of housing development in general and attainable housing in particular."

Required Pedestrian Access and Bicycle Parking in Industrial Zones (§21.08.020(A–C))

While it is important to consider safety for multimodal access and circulation in high traffic settings frequented by the general public it is also important to bike and ped requirements for property uses that are not oriented toward the general public where low traffic living and work functions require design forms that don't necessitate exclusive pedestrian and bicycle design criteria that negate other primary uses by reducing valuable indoor area and interrupting on site circulation. The proposed code changes are intended to recognize bike and pedestrian use without comprising other uses. Those that are using property should be

able to design them to serve the function of residential and non-residential tenants alike to derive the highest and best property use at the lowest possible cost.

The imposition of exclusive pedestrian access and specific indoor bike storage requirements on non-retail commercial and industrial zoned properties limits their functional efficiency and the resultant lack of usable space and hindered site circulation from these requirements ultimately reduces business expansion and the resultant wage growth that is a primary component of housing affordability.

In addition to maintaining employment growth, it is important to understand that residential builders and contractors, and their suppliers are primary users of commercial and industrial spaces and maintaining the design functionality of the spaces that builders and building material suppliers utilize ultimately reduces the construction costs that ripple into the housing market through higher material and labor prices.

Thus, it is important to recognize that the proposed zoning amendments support housing affordability both by increasing employment and maintaining the operating efficiency of housing providers.

Talking point: "Right-sizing exclusive pedestrian access and bike-parking requirements increases business expansion and wage growth to increase consumer funding for housing while improving builder and supplier operating efficiencies to reduce housing costs."

Non-Structural Change of Use (§21.02.040(C)(2)(i) B)

Amend §21.02.040(C)(2)(i)(B) to exempt non-structural change-of-use projects from Administrative Review when there are no exterior site or utility changes and the change-of-use is in the same General Use Category (Residential, Public, Commercial, Industrial) as the proceeding/historical use.

Currently a Change of Use Permit process is required whenever a property changes from a nonresidential use to a residential one, or between certain use categories—even if there are no structural modifications, site layout changes, or utility adjustments. This requirement adds time and cost to zoning compliant business expansions that could otherwise proceed under standard zoning guidelines. Just as importantly this process uses up staff resources that could be better utilized to process residential subdivision and site plan applications.

Talking point: "Reducing staff time spent reviewing zoning compliant change of uses in existing buildings will increase the pace and predictability of business expansion and resultant employment growth while allocating more staff time to expedite residential site plan subdivision applications. Expediting job and wage growth will improve consumer funds available for housing and allocating more staff time to residential projects will reduce entitlement delays to increase the rate of housing production."

3. Affordability Through Efficiency

The Task Force's mission is to identify and remove regulatory barriers that make housing more expensive. Commercial and industrial efficiencies directly support that mission by

21 08a 020 8 (a) (b) (c) – BIKE PARK STORE

§ 21.08.020. Bicycle parking and storage.

(a) **Amount Required.**

- (1) Each nonresidential principal structure shall provide the following, depending on the category of the use as shown in Table 21.04-1: Principal Use Table:

| Table 21.08-5: Minimum Bicycle Parking Spaces Required | | |
|--|---|---|
| Use or Use Category | Short-Term Spaces | Long-Term Spaces |
| Multi-unit dwelling | 2 plus .05 per bedroom <u>N/A</u> | 2 plus .05 per bedroom <u>N/A</u> |
| Food and beverage service, recreation and entertainment, and retail uses | 2 plus 1 per 520,000 square feet of gross floor area | 2 plus 1 per 12,000 square feet of gross floor area <u>N/A</u> |
| Office uses | 2 plus 1 per 20,000 square feet of gross floor area | 2 plus 1 per 10,000 square feet gross floor area <u>N/A</u> |
| Industrial uses* | 2 <u>N/A</u> | 2 plus 1 per 15,000 square feet internal gross floor area <u>N/A</u> |
| All other nonresidential uses | 2 plus 1 per 20,000 square feet of gross floor area <u>N/A</u> | 2 plus 1 per 12,000 square feet internal gross floor area <u>N/A</u> |

*Warehouse uses, including mini-warehouse, shall not be required to provide parking for the additional gross floor area used for storage only.

- ~~(2) If more than 10 bicycle parking spaces are required, a minimum of 10% of the required bicycle parking spaces shall be designed to accommodate cargo bicycles or bicycles with trailers.~~

(b) **Location.**

(1) **Short-Term Bicycle Spaces.**

- ~~(i) Short-term bicycle spaces shall be located within 50 feet from the main entrance of the principal building.~~

~~(i)~~ (i) Short-term bicycle racks shall be located so that they:

- (A) Are easily accessed ~~from the street and protected from motor vehicles~~;
- (B) Are visible to passers-by to promote usage and enhance security;
- (C) Do not impede or interfere with pedestrian traffic or routine maintenance activities;

- (D) Do not block access to buildings, bus boarding or freight loading;
- (E) Allow reasonable clearance for opening of passenger-side doors of parked cars; and
- ~~(F) Are covered, to the maximum extent practicable, where users will leave their bikes for a longer amount of time.~~

(2) ~~Long-Term Bicycle Parking.~~

~~Long-term bicycle parking shall be enclosed and secured to the maximum extent practicable. Enclosed bicycle parking includes but is not limited to: an area enclosed by a secure fence with a lockable entrance, a secure and accessible room in a building, a secure and accessible enclosure within a parking structure, or a cluster of bicycle lockers.~~

(c) **Design Standards.**

- (1) No more than 50% of the required bicycle parking spaces may require the bicycle to be hung or parked vertically, rather than being parked with both tires on the ground.
- ~~(2) Accounting for the length or width of a standard bicycle, the parking shall not reduce the minimum sidewalk width, as required by provisions of this Code and any applicable overlays.~~
- ~~(3) Cargo bicycle and bicycle trailer parking spaces shall be a minimum of 10 feet long and three feet wide.~~
- ~~(4) A three-foot-wide aisle is required between rows of bicycle parking spaces or between a row of bicycle parking spaces and any wall or any other obstruction, as measured from the center of the bicycle rack. The edge of the bicycle rack shall be a minimum of three feet from the edge of curb or pavement along a roadway.~~
- ~~(5) Bicycle racks shall be located on improved non-permeable surfaces and shall be anchored to the ground.~~
- ~~(6) Bicycle racks shall provide two points of contact with the bicycle frame such as an inverted "U" or a post and ring. Wave, schoolyard, wheel well, bollard and spiral racks are prohibited.~~
- ~~(7)(6) Bicycle racks shall accommodate varied bicycle and styles, including electric bicycles and cargo bicycles, with greater clearance from obstructions, walkways, and other bicycle parking spaces to the maximum extent practicable.~~
- ~~(8)(7) Bicycle racks shall be constructed of rust-resistant, sturdy, and high-quality materials and designed so that they cannot be disassembled or tampered with.~~

~~(9)(8) Areas designated for bicycle parking shall be clearly marked and reserved for~~

bicycle parking only.

(d) **Alternative Bicycle Parking.**

The Director may waive or reduce the requirements of this section pursuant to the following criteria:

- (1) The location and design standards may be waived or reduced if the applicant can demonstrate that unique or unusual characteristics exist on a development site; or
- (2) The quantity of required spaces may be reduced if existing bicycle parking facilities are located within the public right-of-way and within 100 feet of the building's main entrance, provided that a minimum of two bicycle parking spaces are provided on site.

(Ord. 5267, 7/16/2025; Ord. 5263, 6/18/2025; Ord. 5190, 12/20/2023)

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTIONS OF THE ZONING AND DEVELOPMENT CODE (TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE) REGARDING BICYCLE STORAGE AND PARKING

Recitals

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

Staff has identified items that inadvertently conflict with standard practice, have challenges with implementation, require correction, or could use additional clarification.

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

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

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

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

21.08.20 BICYCLE PARKING AND STORAGE

(B) Amount Required.

(1) Each nonresidential principal structure shall provide the following, depending on the category of the use as shown in Table 21.04-1: Principal Use Table:

| Table 21.08-5: Minimum Bicycle Parking Spaces Required | | |
|--|---|---|
| Use or Use Category | Short-Term Spaces | Long-Term Spaces |
| Multi-unit dwelling | 2 plus .05 per bedroom | 2 plus .05 per bedroom |
| Food and beverage service, recreation and entertainment, and retail uses | 2 plus 1 per 5,000 square feet of gross floor area | 2 plus 1 per 12,000 sf of gross floor area |
| Office uses | 2 plus 1 per 20,000 square feet of gross floor area | 2 plus 1 per 10,000 square feet gross floor area |
| Industrial uses* | 2 | 2 plus 1 per 15,000 square feet internal gross area |
| All other nonresidential uses | 1 per 20,000 square feet of gross floor area | |

*Warehouse uses, including mini-warehouse, shall not be required to provide parking for the additional gross floor area used for storage only

(2) If more than 10 bicycle parking spaces are required, a minimum of 10% of the required bicycle parking spaces shall be designed to accommodate cargo bicycles or bicycles with trailers.

(C) Location.

(1) Short-Term Bicycle Spaces

- (i) Short-term bicycle spaces shall be located within 50 feet from the main entrance of the principal building.
- (ii) Short-term bicycle racks shall be located so that they:
 - A. Are easily accessed from the street and protected from motor vehicles;
 - B. Are visible to passer-by to promote usage and enhance security;
 - C. Do not impede or interfere with pedestrian traffic or routine maintenance activities;
 - D. Do not block access to buildings, bus boarding, or freight loading;
 - E. Allow reasonable clearance for opening of passenger-side doors of parked cars; and
 - F. Are covered, to the maximum extent practicable, where users will leave their bikes for a longer amount of time.

~~(2) *Long-Term Bicycle Parking.* Long-term bicycle parking shall be enclosed and secured to the maximum extent practicable. Enclosed bicycle parking includes but is not limited to: an area enclosed by a secure fence with a lockable entrance, a secure and accessible room in a building, a secure and accessible enclosure within a parking structure, or a cluster of bicycle lockers.~~

~~(D) *Design Standards*~~

- ~~(1) No more than 50% of the required bicycle parking spaces may require the bicycle to be hung or parked vertically, rather than being parked with both tires on the ground.~~
- ~~(2) Accounting for the length or width of a standards bicycle, the parking shall not reduce the minimum sidewalk width, as required by provisions of this Code and any applicable.~~
- ~~(3) Cargo bicycle and bicycle trailer parking spaces shall be a minimum of 10 feet long and three feet wide.~~
- ~~(4) A three-foot-wide aisle is required between rows of bicycle parking spaces or between a row of bicycle parking spaces and any wall or any other obstruction, as measured from the center of the bicycle rack. The edge of the bicycle rack shall be a minimum of three feet from the edge of curb or pavement along a roadway.~~
- ~~(5) Bicycle racks shall be located on improved non-permeable surfaces and shall be anchored to the ground.~~
- ~~(6) Bicycle racks shall provide two points of contact with the bicycle frame such as an inverted "U" or a post and ring. Wave, schoolyard, wheel well, bollard and spiral racks are prohibited.~~
- ~~(7) Bicycle racks shall accommodate varied bicycle and styles, including electric bicycles and cargo bicycles, with greater clearance from obstructions, walkways, and other bicycle parking spaces to the maximum extent practicable.~~
- ~~(8) Bicycle racks shall be constructed of rust-resistant, sturdy, and high-quality materials and designed so that they cannot be disassembled or tampered with.~~
- ~~(9) Areas designated for bicycle parking shall be clearly marked and reserved for bicycle parking only.~~

~~(E) *Alternative Bicycle Parking.* The Director may waive or reduce the requirements of this section pursuant to the following criteria:~~

- ~~(1) The location and design standards may be waived or reduced if the applicant can demonstrate that unique or unusual characteristics exist on a development site; or~~
- ~~(2) The quantity of required spaces may be reduced if existing bicycle parking facilities are located within the public right-of-way and within 100 feet of the building's main entrance, provided that a minimum of two bicycle parking spaces are provided on site.~~

- (a) **Amount Required.** Each nonresidential principal structure shall provide the following, depending on the category of the use as shown in Table 21.04-1: Principal Use Table:

| Table 21.08-5: Minimum Bicycle Parking Spaces Required | | |
|--|--|---|
| Use or Use Category | Short-Term Spaces | Long-Term Spaces |
| Multi-unit dwelling | 2 Plus .025 per Unit | .15 per Unit |
| Food and beverage service, recreation and entertainment, and retail uses | 1 per 5,000 square feet of gross floor area | |
| Office uses | 1 per 20,000 square feet of gross floor area | 1 per 10,000 square feet gross floor area |
| All other nonresidential uses | 1 per 20,000 square feet of gross floor area | |

- (b) **Location. All bicycle parking areas shall be designated for bicycle parking only.**

(1) Short-term bicycle racks shall be located so that they are:

- a. Short-term bicycle racks shall be located so that they: are easily accessed from the street, clearly visible to passers-by for natural surveillance, and protected from motor vehicle traffic.
- b. Bicycle racks shall be installed with no less than three-feet of distance between any building wall, edge of curb, edge of pavement or other obstruction. Other dimensions may be considered if it can be demonstrated that the rack will maintain full functionality.
- c. Bicycle racks shall be located on improved non-permeable surfaces and shall be anchored to the ground.
- d. Bicycle racks shall provide two points of contact with the bicycle frame, such as an inverted "U" or a post and ring. Wave, schoolyard, wheel well, bollard and spiral racks are prohibited.
- e. The quantity of required short spaces may be reduced if existing bicycle parking facilities are located within the public right-of-way and within 100 feet of the building's main entrance, provided that a minimum of two bicycle parking spaces is provided on site.

(2) Long-term bicycle parking shall be enclosed and secured. Enclosed bicycle parking

includes but is not limited to: an area enclosed by a secure fence with a lockable entrance, a secure and accessible room in a building, a secure and accessible enclosure within a parking structure, or a cluster of bicycle lockers.

INTRODUCED on first reading this 21st day of January 2026 and ordered published in pamphlet form.

ADOPTED on second reading this 4th day of February 2026 and ordered published in pamphlet form.

ATTEST:

Cody Kennedy
President of the City Council

Selestina Sandoval
City Clerk

INTRODUCED on first reading this 21st day of January 2026 and ordered published in pamphlet form.

ADOPTED on second reading this 4th day of February 2026 and ordered published in pamphlet form.

ATTEST:

Cody Kennedy
President of the City Council

Selestina Sandoval
City Clerk

Long Term Bicycle Parking Case Studies

| Required Ratio | Struthers Residences 48 Units | The Junction 256 Units | Slate on 25 168 Units |
|---|--|-----------------------------------|----------------------------------|
| Existing Code 2 plus .05 per bedroom | 5 | 18 | 15 |
| Staff-Alternative .15 per unit | 8 | 39 | 25 |
| Corrected Staff-Alternative .08 per unit | 4 | 20 | 14 |

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTIONS OF THE ZONING AND DEVELOPMENT CODE (TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE) REGARDING BICYCLE STORAGE AND PARKING

Recitals

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

The Housing Affordability Code Task Force has identified items within the Zoning and Development Code that inadvertently conflict with standard practice, create challenges with implementation, require correction, or could use additional clarification, including provisions requiring exclusive pedestrian access and specific indoor bicycle storage in industrial zones that may reduce valuable indoor area, interrupt on-site circulation, and limit the functional efficiency of non-retail commercial and industrial properties.

The Housing Affordability Code Task Force further finds that the imposition of such requirements can hinder business expansion and wage growth, which are primary components of housing affordability, and that maintaining the design functionality of commercial and industrial spaces used by residential builders, contractors, and suppliers can reduce construction costs that ripple into the housing market through higher material and labor prices.

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

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

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

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

...

(a) **Amount Required.**

- (1) Each nonresidential principal structure shall provide the following, depending on the category of the use as shown in Table 21.04-1: Principal Use Table:

| Table 21.08-5: Minimum Bicycle Parking Spaces Required | | |
|--|---|--|
| Use or Use Category | Short-Term Spaces | Long-Term Spaces |
| Multi-unit dwelling | 2 plus .05 per bedroom N/A | 2 plus .05 per bedroom N/A |
| Food and beverage service, recreation and entertainment, and retail uses | 2 plus 1 per 520,000 square feet of gross floor area | 2 plus 1 per 12,000 sf of gross floor area N/A |
| Office uses | 2 plus 1 per 20,000 square feet of gross floor area | 2 plus 1 per 10,000 square feet gross floor area N/A |
| Industrial uses* | 2 N/A | 2 plus 1 per 15,000 square feet internal gross area N/A |
| All other nonresidential uses | 1 per 20,000 square feet of gross floor area N/A | 2 plus 1 per 12,000 square feet internal gross floor area N/A |

*Warehouse uses, including mini-warehouse, shall not be required to provide parking for the additional gross floor area used for storage only

- ~~(2) If more than 10 bicycle parking spaces are required, a minimum of 10% of the required bicycle parking spaces shall be designed to accommodate cargo bicycles or bicycles with trailers.~~

(b) **Location.**

(1) *Short-Term Bicycle Spaces*

- ~~(i) Short-term bicycle spaces shall be located within 50 feet from the main entrance of the principal building.~~
- (ii) Short-term bicycle racks shall be located so that they:
 - A. Are easily accessed from the street and protected from motor vehicles;
 - B. Are visible to passer-by to promote usage and enhance security;
 - C. Do not impede or interfere with pedestrian traffic or routine maintenance activities;
 - D. Do not block access to buildings, bus boarding, or freight loading;
 - E. Allow reasonable clearance for opening of passenger-side doors of parked cars; and
 - ~~F. Are covered, to the maximum extent practicable, where users will leave their bikes for a longer amount of time.~~

~~(2) Long-Term Bicycle Parking. Long-term bicycle parking shall be enclosed and secured to the maximum extent practicable. Enclosed bicycle parking includes but is not limited to: an area enclosed by a secure fence with a lockable entrance, a secure and accessible room in a building, a secure and accessible enclosure within a parking structure, or a cluster of bicycle lockers.~~

~~(c) Design Standards~~

- ~~(1) No more than 50% of the required bicycle parking spaces may require the bicycle to be hung or parked vertically, rather than being parked with both tires on the ground.~~
- ~~(2) Accounting for the length or width of a standards bicycle, the parking shall not reduce the minimum sidewalk width, as required by provisions of this Code and any applicable.~~
- ~~(3) Cargo bicycle and bicycle trailer parking spaces shall be a minimum of 10 feet long and three feet wide.~~
- ~~(4) A three-foot wide aisle is required between rows of bicycle parking spaces or between a row of bicycle parking spaces and any wall or any other obstruction, as measured from the center of the bicycle rack. The edge of the bicycle rack shall be a minimum of three feet from the edge of curb or pavement along a roadway.~~
- ~~(5) Bicycle racks shall be located on improved non-permeable surfaces and shall be anchored to the ground.~~
- ~~(6) Bicycle racks shall provide two points of contact with the bicycle frame such as an inverted "U" or a post and ring. Wave, schoolyard, wheel well, bollard and spiral racks are prohibited.~~
- ~~(7) Bicycle racks shall accommodate varied bicycle and styles, including electric bicycles and cargo bicycles, with greater clearance from obstructions, walkways, and other bicycle parking spaces to the maximum extent practicable.~~
- ~~(8) Bicycle racks shall be constructed of rust-resistant, sturdy, and high-quality materials and designed so that they cannot be disassembled or tampered with.~~
- ~~(9) Areas designated for bicycle parking shall be clearly marked and reserved for bicycle parking only.~~

~~(d) Alternative Bicycle Parking.~~

The Director may waive or reduce the requirements of this section pursuant to the following criteria:

- (1) The location and design standards may be waived or reduced if the applicant can demonstrate that unique or unusual characteristics exist on a development site; or
- (2) The quantity of required spaces may be reduced if existing bicycle parking facilities are located within the public right-of-way and within 100 feet of the building's main entrance, provided that a minimum of two bicycle parking spaces are provided on site.

INTRODUCED on first reading this 21st day of January 2026 and ordered published in pamphlet form.

ADOPTED on second reading this 4th day of February 2026 and ordered published in pamphlet form.

ATTEST:

Cody Kennedy
President of the City Council

Selestina Sandoval
City Clerk

DRAFT



Grand Junction City Council

Regular Session

Item #2.a.ii.

Meeting Date: February 4, 2026
Presented By: Thomas Lloyd, Planning Manager
Department: Community Development
Submitted By: Thomas Lloyd, Planning Manager

Information

SUBJECT:

Introduction of an Ordinance Amending Section 21.05.020 of the Zoning and Development Code Regarding Pedestrian Access and Setting a Public Hearing for February 18, 2026

RECOMMENDATION:

The Planning Commission heard this request at the January 13, 2026 meeting and voted (5-0) to recommend approval of the Staff-Prepared Alternative.

EXECUTIVE SUMMARY:

The Housing Affordability Committee Task Force (HACTF) recommends amendments to §21.05.020(e)(8) of the Pedestrian Access requirement intended to reduce development costs and increase site design flexibility. The proposal would change pedestrian access requirements and remove design standards for pedestrian access requirements. The HACTF recommendation proposed revisions to §21.05.020(e)(8) to require pedestrian access only for “non-industrial zoned” development (exclusive of single-unit detached or duplex dwellings). Further, it proposes to eliminate language regarding the design and location of sidewalks and also make the requirement a four-foot instead of a six-foot wide connection. In addition, the recommendation proposes removing more prescriptive design requirements for pedestrian connections as well as crossings that are not able to meet the pedestrian connection requirement between the principal building and the public street.

Overall, the HACTF recommendation retains limited pedestrian connection requirements for non-industrial properties. Staff supports the goal of providing more flexibility in the way the design and location of pedestrian connection to and through a site. However, staff found that the HACTF recommendation, as proposed, removes standards too broadly and could be done in a more efficient and succinct way while still implementing key elements for the HACTF recommendation. Staff also identified

opportunities to revise the code language to remove subjectivity.

As an alternative to the HACTF recommendation, staff proposes targeted amendments to Pedestrian Connections that reformat and simplify the requirements, remove subjective language, and increasing opportunities for design flexibility. Of note, at the Planning Commission meeting on January 13th, 2026, representatives from the HACTF committee expressed support of staff's recommended alternative.

Subsequent to the Planning Commission hearing, staff reviewed the proposed text amendment and is recommending an additional edit to the draft ordinance. This edit clarifies (and adds) an exemption for Industrial Uses in addition to projects within Industrial Zone Districts. The Industrial Use category includes specific uses such as mini-warehouses (mini-storage), outdoor storage, light industrial, mining and extraction, etc. Staff believes this more clearly aligns with the intent of the HACTF, though not consistent with their formal Recommendation Form.

The proposed revisions are attached to this staff report.

BACKGROUND OR DETAILED INFORMATION:

The Housing Affordability Committee Task Force (HACTF) recommends amendments to §21.05.020(e)(8) of the Pedestrian Access requirement intended to reduce development costs and increase site design flexibility. The proposal would change pedestrian connection requirements and remove design standards for pedestrian connection requirements.

The HACTF recommendation would revise §21.05.020(e)(8) to only require pedestrian access for “non-industrial zoned” development (exclusive of single-unit detached or duplex dwellings). Further, it would eliminate language regarding sidewalks and also make the requirement a four-feet instead of a six-feet wide connection, keeping it consistent with ADA requirements.

In addition, the proposal would also remove more prescriptive design requirements for pedestrian connections as well as crossings that are not able to meet the pedestrian connection requirement between the principal building and the public street.

Overall, the HACTF recommendation retains limited pedestrian connection requirements for non-industrial properties. Staff supports the goal of providing more flexibility in the way that new development achieves pedestrian connections. However, staff finds that the HACTF recommendation, as proposed, removes standards too broadly and could be done in a more efficient and succinct way while still retaining what’s important. Staff also believes it is important to remove subjective language from the requirement to make it more objective.

STAFF-PREPARED ALTERNATIVE

In response to the HACTF recommendation, staff proposes targeted amendments to the Pedestrian Connection language in §21.05.020(e)(8) that reformats the

requirements and removes subjective and more prescriptive language, while still seeking to accomplish the same goal. Staff has also introduced language that would also provide an exception to Industrial Uses as listed in Table 21.04-1: Principal Use Table.

The staff-prepared amendment revises §21.05.020(e)(8) to establish clear, proportional pedestrian connections for residential and nonresidential development, exclusive of industrial zone district property. After further discussion between staff members following the Planning Commission meeting, staff felt that there was further value in including Industrial Uses as listed in the principal use table as part of this proposed language. The reasoning behind this being that more intensive industrial uses do not generate the same amount of pedestrian traffic that commercial and residential uses do.

Collectively, these revisions would substantially reduce the number of prescriptive location and design standards, clarify the application of remaining provisions, and improve the overall organization and usability of §21.05.020(e)(8).

NOTIFICATION REQUIREMENTS

Notice was completed as required by Section 21.02.030(g). Notice of the public hearing was published on January 3, 2026, in the Grand Junction Daily Sentinel.

ANALYSIS

HACTF Recommendation

The following analysis evaluates the HACTF recommendation against the approval criteria set forth in Section 21.02.050(d) of the Zoning and Development Code. Pursuant to this section, the City may approve a text amendment to the Code if the applicant demonstrates, through substantial evidence, that each of the following criteria is satisfied:

(A) Consistency with Comprehensive Plan

The HACTF recommendation is intended to reduce regulatory barriers and development costs in support of housing affordability objectives. The Comprehensive Plan defines affordability broadly, including the reduction of indirect costs associated with development and the efficient use of land and infrastructure.

The Comprehensive Plan places consistent emphasis on goals such as walkable neighborhoods, complete streets and connected networks, and equitable access for all modes of transportation to services and destinations.

The proposed amendment does not advance these goals and, in practice, may work against them. By allowing fewer required pedestrian connections or permitting exceptions without clear, objective criteria, the amendment risks creating isolated developments that do not prioritize community integration. This outcome is inconsistent with the Plan's vision of a connected, inclusive, and accessible city.

Furthermore, the Comprehensive Plan explicitly calls for land use and development regulations to implement its mobility and placemaking strategies. Weakening pedestrian access requirements shifts implementation away from these adopted policies and places greater reliance on discretionary decision-making, which the Plan cautions against.

Staff does not find this criterion has been met.

(B) Consistency with Zoning and Development Code Standards

The Zoning and Development Code places a strong emphasis on connectivity, walkability, and multimodal access as fundamental elements of good urban design. By reducing, weakening, or introducing broader discretion into required pedestrian access standards, the proposed amendment undermines these core principles. Rather than reinforcing predictable, citywide expectations for pedestrian circulation, the amendment introduces ambiguity that allows pedestrian connectivity to become optional or secondary to site design preferences.

This shift conflicts with the Code’s intent to ensure that pedestrian infrastructure is treated as essential public-serving infrastructure, comparable in importance to vehicular access, utilities, and safety features. As a result, the amendment represents a departure from the code and its design standards.

For these reasons, the HACTF recommendation does not maintain consistency with the structure, purpose, or integrated multi-modal framework of the Zoning and Development Code.

Finally, the amendment reduces predictability in how pedestrian access standards are applied across development types and locations. Increased discretion and reduced minimum requirements can lead to inconsistent outcomes, particularly when the standards provided are more subjective rather than objective. This can also make it more difficult to administer the code. This runs counter to both the Zoning and Development Code’s purpose of providing clear, objective standards and the Comprehensive Plan’s emphasis on equitable access.

Staff does not find this criterion has been met.

(C) Specific Reasons

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

a. To address trends in development or regulatory practices;

The proposed amendment does not respond to identifiable trends in development or evolving regulatory practices. Contemporary planning and development trends at the local, regional, and national levels increasingly emphasize walkability, multimodal connectivity, and complete pedestrian networks as essential components of sustainable development. Regulatory best practices continue to move toward

stronger, more objective pedestrian access requirements rather than discretionary standards.

b. To expand, modify, or add requirements for development in general or to address specific development issues;

Text amendments intended to expand, modify, or add development requirements should address a clearly identified development issue and result in improved development outcomes. The proposed amendment does not meet this standard. Rather than strengthening or refining pedestrian access requirements to resolve specific deficiencies, the amendment reduces baseline expectations without objective standards.

c. To add, modify or expand zone districts; or

Not applicable.

d. To clarify or modify procedures for processing development applications.

Not applicable.

Staff finds this criterion has not been met.

ANALYSIS

Staff-Prepared Alternative

The following analysis evaluates the staff-prepared alternative against the approval criteria set forth in Section 21.02.050(d) of the Zoning and Development Code. Pursuant to this section, the City may approve a text amendment to the Code if the applicant demonstrates, through substantial evidence, that each of the following criteria is satisfied:

(A) Consistency with Comprehensive Plan

The Comprehensive Plan emphasizes creating complete, walkable neighborhoods where residents can safely and conveniently move between buildings, streets, and destinations. Requiring pedestrian connections from principal building entrances to abutting sidewalks, streets, parking areas, transit facilities, and Active Transportation Corridors ensures that new development contributes to a continuous and interconnected pedestrian network rather than isolated sites. This supports the Plan's vision of cohesive development patterns that function as part of the broader community, not as standalone projects.

The Comprehensive Plan places strong emphasis on providing viable alternatives to automobile travel, including walking and transit. By explicitly requiring connections to transit facilities and Active Transportation Corridors, the proposed language reinforces the Plan's multimodal transportation strategy. These standards make walking a practical and intuitive option for daily trips, thereby supporting reduced vehicle reliance and improved transportation choice.

The Comprehensive Plan prioritizes safe and comfortable pedestrian environments for users of all ages and abilities. The crossing design requirements require durable construction materials, visible crossings through vehicular areas, and the use of curb extensions to minimize crossing distances. This directly aligns with safety objectives in the comprehensive plan. These elements reflect best practices endorsed by the Comprehensive Plan for reducing conflict points between vehicles and pedestrians and improving overall accessibility.

Encouraging active transportation is a key Comprehensive Plan strategy for improving public health and quality of life. Clearly defined, visible, and accessible pedestrian connections make walking more appealing and intuitive, supporting the Plan's goals related to physical activity, environmental sustainability, and community well-being. The requirement to connect to Active Transportation Corridors further strengthens this alignment by extending the reach and usability of the City's active transportation network.

Finally, the Comprehensive Plan calls for implementation tools that provide clarity and consistency while advancing long-term policy goals. The proposed pedestrian circulation language translates high-level Plan principles into objective, measurable development standards. This ensures predictable outcomes, fair application across projects, and consistent implementation of the Plan's walkability and connectivity objectives.

Staff finds this criterion has been met.

(B) Consistency with Zoning and Development Code Standards

The zoning and development code requires developments to provide safe, convenient, and direct pedestrian circulation between buildings, public rights-of-way, parking areas, and transit facilities. The proposed language maintains this framework by requiring pedestrian connections from the principal building's main entrances to abutting sidewalks, streets, parking areas, transit facilities, and Active Transportation Corridors. This mirrors existing Code expectations that pedestrian movement be accommodated as a fundamental site design element rather than an afterthought.

The zoning and development code emphasizes connectivity both within sites and between adjacent properties and public infrastructure. By explicitly requiring connections to abutting sidewalks and Active Transportation Corridors, the proposed language is consistent with the Code's broader connectivity objectives and reinforces the intent to integrate private development into the City's larger pedestrian and transportation network. This approach reflects long-standing principles that developments should function as part of an interconnected urban system.

While the modified language goes from the existing 6-foot requirement to 4-foot, 4-foot wide connections are consistent with ADA requirements and gives more flexibility for more constrained sites. The code also includes multiple provisions

aimed at minimizing conflicts between pedestrians and vehicles through site layout and design. The proposed requirements for enhanced visibility when pedestrian connections cross vehicular areas: using contrasting materials, colors, or texture are consistent with these standards and reinforce existing safety-focused design expectations. Similarly, the use of curb extensions to minimize crossing distance aligns with established Code strategies to improve pedestrian safety and reduce exposure to vehicular traffic.

The proposed applicability section follows the zoning and development code's established structure by clearly identifying when the standards apply and by excluding industrial zoning districts and single-unit detached or duplex dwellings. This mirrors how existing Code standards are tailored based on development type, intensity, and anticipated pedestrian demand, ensuring that the requirements remain proportional and context sensitive.

Overall, the proposed pedestrian connection language does not introduce a new regulatory concept but clarifies and consolidates pedestrian circulation expectations already established in the code. By organizing these requirements into a clear, concise, and objective standard, the amendment improves usability and predictability while remaining consistent with the Code's long-standing intent to prioritize safe, connected, and functional pedestrian environments.

Staff finds this criterion has been met.

(C) Specific Reasons

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

a. To address trends in development or regulatory practices;

The proposed pedestrian connection language reflects and responds to current trends in both development practice and land-use regulation, particularly those focused on walkability, safety, and multimodal integration. A key trend in development regulation is the movement away from auto-oriented site design toward walkable, human-scaled environments. The proposed language requires direct pedestrian connections from primary building entrances to sidewalks, streets, parking areas, and transit facilities, reinforcing the expectation that pedestrian access is treated as essential infrastructure rather than a secondary amenity.

Current regulatory practice increasingly prioritizes coordination between land use and transportation systems. By explicitly requiring connections to transit facilities and Active Transportation Corridors, the proposed language aligns with national and regional trends that support multimodal access. This integration reflects best practices seen in contemporary zoning codes that emphasize transportation choice and network connectivity. The proposed requirements for visible pedestrian crossings across vehicular areas and the use of curb extensions to shorten crossing distances directly reflect this trend. These techniques are widely recognized in

current planning and engineering guidance as effective tools for improving pedestrian safety and comfort. Regulatory practices are trending towards clear, objective design standards that improve consistency and ease of administration. The proposed language reduces ambiguity in interpretation and enforcement. This approach aligns with best practices in zoning reform that seek to streamline development review while still achieving the goals of the comprehensive plan.

b. To expand, modify, or add requirements for development in general or to address specific development issues;

Staff has received feedback from members of the development community as well as the HACTF regarding the difficulty of implementing the current pedestrian connection requirement. This amendment makes the connection requirement less prescriptive, providing more flexibility in how pedestrian connection is achieved. This amendment also provides more objective criteria than the HACTF's recommendation, ensuring more predictability when it comes to designing pedestrian connections and more consistency in the application of the code language when administering it.

c. To add, modify or expand zone districts; or

Not applicable.

d. To clarify or modify procedures for processing development applications.

Not applicable.

Staff finds this criterion has been met.

FINDING OF FACT AND RECOMMENDATION

After reviewing the proposed amendments, the following findings of fact have been made:

HACTF Recommendation

In accordance with Section 21.02.050(d) of the Grand Junction Zoning and Development Code, the Housing Affordability Committee Task Force recommendation to amend pedestrian connections is not consistent with the Comprehensive Plan, is not consistent with the Zoning and Development Code standards, and does not meet at least one of the specific reasons required for approval of a Code Text Amendment.

Staff-Prepared Alternative

In accordance with Section 21.02.050(d) of the Grand Junction Zoning and Development Code, the staff-prepared alternative amendments to Title 21 are consistent with the Comprehensive Plan, are consistent with the Zoning and Development Code standards, and meets at least one of the specific reasons outlined for approval of a Code Text Amendment.

The Planning Commission voted (5-0) to recommend approval of the Staff-Prepared Alternative.

FISCAL IMPACT:

There is no direct fiscal impact associated with this request.

SUGGESTED MOTION:

I move to introduce an Ordinance Amending Section 21.05.020 of the Zoning and Development Code Regarding Pedestrian Access and Setting a Public Hearing for February 18, 2026

Attachments

- 1. Exhibit 1. HACTF Recommendation No. 7 Pedestrian Access
- 2. Planning Commission Minutes - 2026 - January 13
- 3. 26.0106 Pedestrian Access Ordinance

Connecting Commercial and Industrial Code Amendments to Housing Affordability

1. The Broader Definition of 'Affordability' in Grand Junction

The Grand Junction Housing Strategy (Resolution 74-24) defines affordability broadly—not just as reducing direct housing costs, but also as removing regulatory and procedural barriers, and fiscal cost shift that increase total development costs that are ultimately borne by home buyers and renters.

The strategy specifically encourages changes that reduce fiscal cost burden, improve land-use efficiency, streamline development approvals, and reduce indirect costs that affect the overall cost of housing. Therefore, even amendments to commercial or industrial codes can play a meaningful role in achieving housing affordability goals.

2. How Each Proposed Code Amendment Supports Housing Affordability

Drive-Through Standards (§21.04.040(E)(2))

In Grand Junction, sales and use taxes from retail development are the largest source of the City's operating revenues. Sales and use taxes are the primary source of the City's General Fund which supports the core city functions and capital improvement projects that underpin the development of housing.

Returning primary function to retail drive-through will maintain the sales tax revenue that is necessary to support public infrastructure and services that are necessary for cost effective housing. Allowing drive-through retail development to continue also underpins mixed-use projects that include both retail commercial and residential components where commercial components carry a greater proportionate share of the cost of the land and infrastructure that are necessary to support housing.

Talking point: "The City of Grand Junction is discouraging small retail development through overly burdensome drive through design criteria and by doing so more infrastructure and service cost burden will be shifted to housing. Amending the zoning code to allow retail drive-through development will contribute substantially to the financial feasibility of housing development in general and attainable housing in particular."

Required Pedestrian Access and Bicycle Parking in Industrial Zones (§21.08.020(A-C))

While it is important to consider safety for multimodal access and circulation in high traffic settings frequented by the general public it is also important to bike and ped requirements for property uses that are not oriented toward the general public where low traffic living and work functions require design forms that don't necessitate exclusive pedestrian and bicycle design criteria that negate other primary uses by reducing valuable indoor area and interrupting on site circulation. The proposed code changes are intended to recognize bike and pedestrian use without comprising other uses. Those that are using property should be

able to design them to serve the function of residential and non-residential tenants alike to derive the highest and best property use at the lowest possible cost.

The imposition of exclusive pedestrian access and specific indoor bike storage requirements on non-retail commercial and industrial zoned properties limits their functional efficiency and the resultant lack of usable space and hindered site circulation from these requirements ultimately reduces business expansion and the resultant wage growth that is a primary component of housing affordability.

In addition to maintaining employment growth, it is important to understand that residential builders and contractors, and their suppliers are primary users of commercial and industrial spaces and maintaining the design functionality of the spaces that builders and building material suppliers utilize ultimately reduces the construction costs that ripple into the housing market through higher material and labor prices.

Thus, it is important to recognize that the proposed zoning amendments support housing affordability both by increasing employment and maintaining the operating efficiency of housing providers.

Talking point: "Right-sizing exclusive pedestrian access and bike-parking requirements increases business expansion and wage growth to increase consumer funding for housing while improving builder and supplier operating efficiencies to reduce housing costs."

Non-Structural Change of Use (§21.02.040(C)(2)(i) B)

Amend §21.02.040(C)(2)(i)(B) to exempt non-structural change-of-use projects from Administrative Review when there are no exterior site or utility changes and the change-of-use is in the same General Use Category (Residential, Public, Commercial, Industrial) as the proceeding/historical use.

Currently a Change of Use Permit process is required whenever a property changes from a nonresidential use to a residential one, or between certain use categories—even if there are no structural modifications, site layout changes, or utility adjustments. This requirement adds time and cost to zoning compliant business expansions that could otherwise proceed under standard zoning guidelines. Just as importantly this process uses up staff resources that could be better utilized to process residential subdivision and site plan applications.

Talking point: "Reducing staff time spent reviewing zoning compliant change of uses in existing buildings will increase the pace and predictability of business expansion and resultant employment growth while allocating more staff time to expedite residential site plan subdivision applications. Expediting job and wage growth will improve consumer funds available for housing and allocating more staff time to residential projects will reduce entitlement delays to increase the rate of housing production."

3. Affordability Through Efficiency

The Task Force's mission is to identify and remove regulatory barriers that make housing more expensive. Commercial and industrial efficiencies directly support that mission by

(i) **Required Pedestrian Access.**

(A) Each non-industrial zoned development with one or more buildings, except individual lot development of a single-unit detached or duplex dwelling, shall provide ~~reasonably reasonable direct paved~~ pedestrian sidewalk connections from the front of principal building main entrances to abutting public streets, ~~between all principal buildings, between buildings and~~ outlying parking areas, ~~between buildings and~~ transit facilities, ~~and between the development~~ and any abutting Active Transportation Corridor.

~~(B) Pedestrian circulation shall be given equal consideration to motor vehicle traffic.~~

(ii) **Design Requirements.**

(i) Each pedestrian ~~sidewalk~~ connection shall be a minimum of ~~six~~ four feet wide ~~and shall be constructed of concrete~~.

(ii) At least one pedestrian ~~sidewalk~~ connection between a principal building and an abutting street shall provide access to an existing contiguous public sidewalk allowing continuous travel to all abutting streets if available. ~~The connection shall be separated from motor vehicle areas by a curb or other physical barrier approved by the Director, except that~~ The pedestrian connection to an abutting street may crossing cross a motor vehicle area is allowed when the following standards are met for each such crossing:

- a. The crossing shall be as close to a perpendicular angle to the vehicular path of travel as possible.
- b. ~~The crossing shall be raised to a minimum of three inches above the height of the adjacent pavement.~~
- c. The crossing shall be ~~constructed of concrete~~ stripped on a polymer surface which contrasts in color and/or texture with the pavement of the motor vehicle area.
- d. ~~The distance of the crossing shall be the minimum necessary. No crossing shall exceed 20 feet.~~
- e. ~~Curb extensions shall be used to minimize crossing distance and maximize visibility.~~
- f. ~~Vehicle turning movements shall be spaced as far as possible from the crossing.~~
- g. Advance warning signage and striping shall be provided.

~~(iii) All other pedestrian sidewalk connections shall meet the following standards:~~

- a. ~~The connection shall be clearly visible and provide adequate lighting.~~
- b. ~~Where connections cross motor vehicle areas, each such crossing shall be constructed of concrete which contrasts in color and/or texture with~~

~~the pavement of the motor vehicle area.~~

~~e.h. Advance warning signage and striping shall be provided as necessary to facilitate circulation and improve public safety and awareness.~~

(9) **Access.**

Site layout and access design shall minimize the number of traffic conflict points into and out of a development by defining and consolidating driveways or access points and designing shared access between/among businesses.

(Ord. 5267, 7/16/2025; Ord. 5263, 6/18/2025; Ord. No. 5250, 4/2/2025; Ord. No. 5241, 12/4/2024; Ord. No. 5228, 8/7/2024; Ord. 5190, 12/20/2023)

§ 21.05.030. Parks, open space, and trails.

(a) (Reserved)

(b) **Pedestrian and Bicycle Trails.**

(1) Trails shall be constructed in accordance with applicable City standards.

(2) **Trail Construction for Transportation Impact Fee Credit.**

If a required Active Transportation Corridor is constructed for any purpose other than replacing a required sidewalk (pursuant to § 29.68.020(f) Pedestrian Facilities), then the developer/owner may request a credit for the cost of construction of the trail(s) against the project's Transportation Impact Fee in an amount not to exceed the total transportation fee. The amount of the credit will be determined by the City using established and uniform cost for labor and materials for the specific type and width of the trail(s) constructed.

(Ord. No. 5250, 4/2/2025; Ord. 5190, 12/20/2023)

§ 21.05.040. Residential compatibility standards.

(a) **Purpose.**

The purpose of this section is to protect existing Residential zone districts, neighborhoods, and uses from the potentially adverse impacts arising from the development of taller or more intense structures in close proximity to residences.

(b) **Applicability.**

(1) The residential compatibility standards in this subsection apply when single-unit attached of three units or more, multi-unit residential, mixed-use development, or nonresidential development is proposed adjacent to structures in an R-R, R-ER, R-1R, R-2R, RL-4, or RL-5 zone district (protected residential districts).

(2) In cases where multiple structure types are contained on the same lot, residential adjacency shall apply to the area within that lot which encompasses the protected

GRAND JUNCTION PLANNING COMMISSION
January 13, 2026, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:34 p.m. by Chair Sandra Weckerly.

Those present were Planning Commissioners; Orin Zyvan, Robert Quintero, Ian Moore, and Keith Ehlers.

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director), Thomas Lloyd (Planning Manager), Jessica Johnsen (Zoning Supervisor), Daniella Acosta Stine (Principal Planner), Tim Lehrbach (Principal Planner), Jacob Kaplan (Planning Technician), and Madeline Robinson (Planning Technician).

There were 11 members of the public in attendance, and 5 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from December 23, 2025.

2. Lowell Village Phase 2 Subdivision Extension **SUB-2019-687**

Consider a request by Jeremy Nelson of Grand Junction ReGeneration LLC (owner) – to extend the plat recording deadline for the Lowell Village Phase 2 Subdivision, 32 lots on 1.63 acres in an MU-3 (Mixed Use Downtown) zone district.

3. Aspire Residential Easement Vacation **VAC-2025-61**

Consider a request to partially vacate a Drainage Canal Easement and Easement for Pipeline for the City of Grand Junction located at 2651 Stacy Drive on a 7.10-acre parcel in an RH-24 district to accommodate the construction of three, three-story, 24-unit apartment buildings - **This item to be moved to the January 27th, 2026, Planning Commission Hearing**

Commissioner Quintero moved to approve the Consent Agenda.

Commissioner Moore seconded; motion passed 5-0.

REGULAR AGENDA

1. Fox Grove Subdivision Annexation **ANX-2025-421**

Consider a request by Grand Junction Real Estate Investments, LLC to zone 4.88 acres located at 3071 E 1/2 Road from Mesa County Residential Single Family - 4 District (RSF-4) to Residential Medium 8 (RM-8) located at 3071 E 1/2 Road.

Staff Presentation

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

Questions for Staff

Commissioner Weckerly clarified that the additional exhibit being added to the record was a revision to Exhibit 6 regarding the acreage of the parcel.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, January 6, 2026, via www.gjcity.org.

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

The public hearing was closed at 5:44 p.m. on January 13, 2026.

Discussion

Motion and Vote

Commissioner Zyvan made the following motion “Madam Chair, on the Zone of Annexation request for the property located at 3071 E 1/2 Road, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact as listed in the staff report.”

Commissioner Quintero seconded; motion passed 5-0.

2. Lucky Me Center Rezone **RZN-2025-293**

Consider a request by Lucky Me Premises LLC, Property Owner, to rezone a total of 3.60 acres from MU-1 (Mixed-Use Neighborhood) and RM-12 (Residential Medium 12) to MU-2 (Mixed -Use Light Commercial), located at the northeast corner of the intersection of Patterson Road and 29 Road.

Staff Presentation

Thomas Lloyd, Planning Manager, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Zyvan asked why the application was being considered as one item given the various zoning of the parcels being rezoned.

Chair Weckerly indicated there was a typo with the public notice and the wrong zoning was provided (a parcel presently zoned RM-8, not RM-12). Staff offered that since the typo was for the previous zoning and what was indicated was a higher density zone, it was not an issue, the City Attorney advised that the Planning Commission as the decision maker could determine if the notice was sufficient. It was clear in the notice that the request was to change to MU-2. The Planning Commission was comfortable that the notice was sufficient.

Kim Kerk with Kim Kerk Land Consulting & Development spoke on behalf of the applicant and provided a brief summary of the project.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, January 6, 2026, via www.gjcity.org.

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

The public comment period was closed at 6:01 p.m. on January 13, 2026.

Commissioner Moore read an email exchange between Gregg Palmer and Trent Prall about the adjacent intersection at 29 Rd and Patterson Rd.

The public hearing was closed at 6:04 p.m. on January 13, 2026.

Discussion

There was no additional discussion among the Commissioners.

Motion and Vote

Commissioner Quintero made the following motion “Madam Chair, on the Rezone request for the property located at the northeast corner of the intersection of Patterson Road and 29 Road, City file number RZN-2025-293, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.”

Commissioner Ehlers seconded; motion passed 5-0.

3. Morelli Annexation **ANX-2025-192**

Consider a request by the Morelli Family Trust, U/A dated October 21, 2022, and Carla Morelli-Saurdiff to zone 2.56 acres from Mesa County Residential Single Family – 4 (RSF-4) to Mixed-Use Light Commercial (MU-2), Located Between 3105 E ½ Road and 3112 I-70B – Parcel No. 2943-103-00-101.

Staff Presentation

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

Questions for Staff

There were no questions for staff.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, January 6, 2026, via www.gjcity.org.

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

The public hearing was closed at 6:09 p.m. on January 13, 2026.

Discussion

There was no additional discussion among the Commissioners.

Motion and Vote

Commissioner Quintero made the following motion “Madam Chair, on the Zone of Annexation request for the property located 3015 E ½ Road and 3112 I-70B, Parcel No. 2943-103-00-101, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact as listed in the staff report.”

Commissioner Zyvan seconded; motion passed 5-0.

4. C ½ Road Gravel Pit CUP Extension **CUP-2021-616**

Consider a request to extend Planning Commission’s conditional approval from August 22, 2023, of a Conditional Use Permit (CUP) to Allow Sand and Gravel Extraction on a Total of 27.8 acres in a Public, Civic, and Institutional Campus (P-2) Zone District Located at 2855 C 1/2 Road.

Staff Presentation

Jessica Johnsen, Zoning Supervisor, introduced exhibits into the record and provided a presentation regarding the request. She provided context for an additional exhibit that was submitted by the State of Colorado Department of Parks and Wildlife regarding the Riverfront Trail on the South side of the parcel.

Questions for Staff

Commissioner Quintero asked when the CUP was originally issued.

Mark Austin, with Austin Civil Group, spoke on behalf of the Applicant and provided some context for the extension request.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, January 6, 2026, via www.gjcity.org.

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

The public comment period was closed at 6:23 p.m. on January 13, 2026.

There were no additional questions or comments for Staff or the Applicant.

The public hearing was closed at 6:23 p.m. on January 13, 2026.

Discussion

Commissioner Ehlers commented that the late additions by the Colorado Division of Parks and Wildlife were refining the original approval.

Commissioners Zyvan and Quintero echoed Commissioner Ehlers comments.

Motion and Vote

Commissioner Quintero made the following motion “Madam Chair, on the C ½ Road Gravel Pit to establish a Conditional Use Permit for a mining excavation operation, file number CUP-2021-616, I move that the Planning Commission approve the CUP with the findings of fact and conditions listed in the staff report.”

Commissioner Ehlers seconded; motion passed 5-0.

5. Camelback Gardens ODP **PLD-2023-121**

Consider a request by Camelback Gardens, LLC and Upland Homes, Inc for Review and Approval of a Planned Development (PD) Outline Development Plan (ODP) for the Camelback Gardens Development Proposed on a Total 10.29 Acres Located at 381 and 409 High Desert Road - **This item was moved to the January 27th, 2026, Planning Commission Hearing.**

6. Zoning Code Amendments – Quarter 1 2026 **ZCA-2025-753**

Consider a request by the City of Grand Junction to amend Sections of the Zoning and Development Code and 24 Road Corridor Design Standards (Title 21 and Title 25 of the Grand Junction Municipal Code) regarding Planned Development, Mixed-Use Downtown District Specific Standards, Short-Term Rentals, Accessory Uses and Structures, Shared Driveways, ROW Dedication, Multi-Unit Design Standards, Access to Public Streets, Open and Undeveloped Spaces, and Service and Storage Areas in the 24 Road Corridor.

Staff Presentation

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

Questions for Staff

Commissioner Quintero asked about the nature of the requested code amendments and if the ultimate goal was just “cleaning up” the existing code language.

Commissioner Ehlers inquired about the proposed shared driveway amendments, including fire code standards, maximum driveway width, the requirements for HOA tract dedication rather than easements, and whether that requirement would necessitate the creation of an HOA.

Chair Weckerly asked if this change would be applied retroactively to parcels that are already accessed off a shared driveway.

There was additional discussion about the necessity of the amendments regarding property ownership and shared access on shared driveways, and their relation to HOA creation.

Commissioner Moore asked why this amendment was proposed and if staff had an example for the necessity of this change regarding property ownership and shared access on shared driveways. Commissioner Ehlers continued this question and its relation to HOA creation.

There was additional discussion about the necessity of the amendments regarding property ownership and shared access on shared driveways, and their relation to HOA creation.

Commissioner Ehlers asked for clarity about the strikethroughs for storm drainage, retention, and detention ponds in GJMC 21.09.060(b)(3) and why the proposal did not reference the Storm Water Management Manual (SWMM).

Chair Weckerly asked why the stormwater detention facilities were required to be planted.

There was discussion about continuing the amendments to stormwater facilities to a future hearing.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, January 6, 2026, via www.gjcity.org.

Henry Brown commented on the strikethrough to 21.05.050(d)(2)(ii) regarding building access and its relation to Plan Principals 5 and 6 of the Comprehensive Plan.

The public comment period was closed at 7:10 p.m. on January 13, 2026.

Staff responded to Mr. Brown's comments and provided context on the code amendments.

The public hearing was closed at 7:11 p.m. on January 13, 2026.

Discussion

Commissioner Zyvan asked about ADA code.

Commissioner Moore commented that the access questions posed by Mr. Brown were discussed in previous workshops and the existing language had unforeseen constraints on development whereas the amendments provided additional flexibility.

Motion and Vote

Commissioner Ehlers made a motion the request to amend Title 21 Zoning and Development Code and Title 25 24 Road Corridor Design Standards of the Grand Junction Municipal Code, City file number ZCA-2025-753, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact listed in the staff report with the exception that 21.05.020(e)(5)(ii) and 21.09.060 be remanded back to staff for further consideration.

Commissioner Moore seconded; There was discussion amongst the commissioners about Commissioner Ehler's motion.

Commissioner Ehlers withdrew the previous motion.

Commissioner Zyvan made the following motion: “Chair, on the request to amend Title 21 Zoning and Development Code and Title 25 24 Road Corridor Design Standards of the Grand Junction Municipal Code, City file number ZCA-2025-753, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact listed in the staff report, remanding back Section 21.09.060(b)(3) referring to storm drainage, retention, and detention ponds for further consideration by staff.”

Commissioner Quintero seconded; motion passed 4-1.

7. Zoning Code Amendments – Bicycle Storage & Parking ZCA-2026-30

Consider a request by the Housing Affordability Code Task Force to Amend Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Bicycle Storage and Parking. She provided context for an additional exhibit that was submitted by John Gargas, the developer for the Aspire Residential Multiunit development.

Staff Presentation

Daniella Acosta Stine, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request. She provided context for an additional exhibit that was submitted by John Gargas, the developer for the Aspire Residential Multi-unit development.

Questions for Staff

Commissioner Moore asked for clarification on the strikethrough for Subsection 2 of the Staff prepared alternative.

Commissioner Zyvan asked if there was a typo on the measurements in the short-term parking table. He asked what “enclosed” meant in regard to long-term bicycle parking and if it required the parking to be covered.

Members of the Housing Affordability Code Task Force (HACTF) provided some context for the request.

Commissioner Ehlers asked the applicant to summarize what was being requested by the HACTF.

Chair Weckerly noted that there were two prepared motions, and that either could be modified if the Commission so chose.

There was additional discussion regarding the long-term bicycle parking and its impact on housing affordability.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, January 6, 2026, via www.gjcity.org.

David Lehman commented that the HACTF has failed to show how reduced costs for builders would make housing more affordable and agreed with Staff's findings that the request did not meet the goals of the Comprehensive Plan.

Henry Brown noted that HACTF presented no concrete metrics or figures for the cost of long-term bicycle parking and spoke about the difference in maintenance costs related to cars vs. bicycles. He commented that the current utilization of the bike parking at the "Slate on 25 Road" was impressive given the state of the surrounding cycle infrastructure.

Mark Austin with the HACTF provided context on the differing costs of long-term bike parking that he had stated earlier.

Mike Foster with the HACTF agreed with Mr. Brown's comments on existing cycle infrastructure but argued that the parking should be added as needed once the infrastructure was in place.

McKenzie Thorn with the HACTF asked what else they would put in the bike storage and commented that the current bike storage was not used, but if it was used for something else in the future it could be a safety issue.

The public comment period was closed at 8:41 p.m. on January 13, 2026.

Commissioner Moore asked if the \$4800 amount that was provided was for individual lockers at the Community Recreation Center.

Staff noted that the Zoning code does not give specific amounts required for bicycle storage, only that it is required. The developer has flexibility as to the design.

The public hearing was closed at 8:43 p.m. on January 13, 2026.

Discussion

Commissioner Ehlers reiterated the HACTF's comments that there is low utilization of the long-term bike parking at this time. He noted that the code language on providing bike parking ultimately determines who will pay for it. He disagreed with how bike parking was previously interpreted and implemented.

Motion and Vote

Commissioner Ehlers made a motion to approve Staff's alternative recommendations with the removal of the amendments to long-term bike parking.

Commissioner Quintero seconded; there was discussion about how to proceed with Commissioner Ehler's motion.

Motion failed 3-2.

Commissioner Ehlers made the following motion "Madam Chair, on the request to amend Title 21 of the Zoning and Development Code of the Grand Junction Municipal Code related to bicycle

parking requirements, I move that the Planning Commission forward a recommendation of approval to City Council, based on the findings of fact listed in the staff report.”

Commissioner Zyvan seconded; Commissioner Moore suggested amending the motion to remand the long-term bicycle parking back to staff.

Staff clarified that the amended motion would leave the current code language for long-term bicycle parking.

Motion failed 2-3.

Commissioner Quintero made the following motion “Madam Chair, on the request to amend Title 21 of the Zoning and Development Code of the Grand Junction Municipal Code related to bicycle parking requirements, I move that the Planning Commission forward a recommendation of approval to City Council, based on the findings of fact listed in the staff report with the exception of long-term bicycle storage being reduced to 25% of the currently required ratios outlined in Table 21.08-5.”

There was no second on that motion.

Chair Weckerly indicated that there would be no further discussion or motions for this item.

8. Zoning Code Amendments – Pedestrian Access ZCA-2026-31

Consider a request by the Housing Affordability Code Task Force to amend Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Pedestrian Access.

Staff Presentation

Thomas Lloyd, Planning Manager, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Moore asked for clarification on the “color and/or texture” requirements for pedestrian connections.

Commissioner Ehlers asked what a “curb extension” looked like in practice.

Commissioner Zyvan had questions on a previous draft of the ordinance. He asked if there was still intention to keep crossings as short as possible and away from vehicle conflicts.

Mike Foster requested that the Commission approve the Staff’s suggested amendments.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, January 6, 2026, via www.gjcity.org.

Henry Brown voiced his support for staff's recommendations with the exception of the pedestrian crossing being exempted for industrial uses.

David Lehman echoed Henry's comments and requested the Commission approve Staff's recommendations.

The public hearing was closed at 10:03 p.m. on January 13, 2026.

Discussion

There were no additional comments or questions from the Commission.

Motion and Vote

Commissioner Quintero made the following motion "Madam Chair, on the request to amend Title 21 of the Zoning and Development Code of the Grand Junction Municipal Code concerning pedestrian access, I move that the Planning Commission forward a recommendation of approval to City Council, based on the findings of fact listed in the staff report regarding the Staff's alternative recommendations."

Commissioner Ehlers seconded; motion passed 5-0.

9. Zoning Code Amendments – Fee Study Update **ZCA-2025-737**

Consider a request by the City of Grand Junction to Amend Section 21.02.070(11)(ii) of the Zoning and Development Code regarding Review and Update of the Fee Study.

Staff Presentation

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

Questions for Staff

There were no questions for Staff.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, January 6, 2026, via www.gjcity.org.

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

The public comment period was closed at 10:09 p.m. on January 13, 2026.

Commissioner Zyvan asked if there were any guidelines proposed for when fees should be updated.

The public hearing was closed at 10:12 p.m. on January 13, 2026.

Discussion

There were no additional questions or comments from the Commission.

Motion and Vote

Commissioner Quintero made the following motion “Madam Chair, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2025-737, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report.”

Commissioner Zyvan seconded; motion passed 5-0.

OTHER BUSINESS

ADJOURNMENT

Commissioner Quintero made a motion to adjourn the meeting.

The vote to adjourn was 5-0.

The meeting adjourned at 10:14 p.m.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTIONS OF THE ZONING AND DEVELOPMENT CODE (TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE) REGARDING PEDESTRIAN ACCESS

Recitals

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

Staff has identified items that inadvertently conflict with standard practice, have challenges with implementation, require correction, or could use additional clarification.

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

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

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

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

21.05.020 REQUIRED IMPROVEMENTS

...

(8) Pedestrian Circulation.

(i) Applicability. This section applies to all development, excluding development within an Industrial zone district, Industrial Uses as listed in Table 21.04-1: Principal Use Table, and single-unit detached or duplex dwellings.

(ii) Required Pedestrian Connection Access.

(A) Each development with one or more buildings, ~~except individual lot development of a single-unit detached or duplex dwelling,~~ shall provide reasonably direct paved pedestrian sidewalk connections from the front of the principal building's main entrances to: ~~abutting public streets, between all principal buildings, between buildings and outlying parking areas, between buildings and transit facilities, and between the development and any abutting Active Transportation Corridor.~~

a. abutting public sidewalk(s) or streets

b. outlying parking areas

c. transit facilities

d. any abutting Active Transportation Corridor.

(B) ~~Pedestrian circulation shall be given equal consideration to motor vehicle traffic.~~

(iii) Design Requirements.

(A) Each pedestrian sidewalk connection shall be a minimum of ~~six~~ four feet wide and shall be constructed of an impermeable material ~~concrete~~.

(B) ~~At least one pedestrian sidewalk connection between a principal building and an abutting street shall provide access to a public sidewalk allowing continuous travel to all abutting streets. The connection shall be separated from motor vehicle areas by a curb or other physical barrier approved by the Director, except that crossing a motor vehicle area is allowed when the following standards are met for each such crossing:~~

~~a. The crossing shall be as close to a perpendicular angle to the vehicular path of travel as possible.~~

~~b. The crossing shall be raised to a minimum of three inches above the height of the adjacent pavement.~~

~~c. The crossing shall be constructed of concrete which contrasts in color and/or texture with the pavement of the motor vehicle area.~~

~~d. The distance of the crossing shall be the minimum necessary. No crossing shall exceed 20 feet.~~

e. Curb extensions shall be used to minimize crossing distance and maximize visibility.

f. Vehicle turning movements shall be spaced as far as possible from the crossing.

g. Advance warning signage and striping shall be provided.

(C) All other pedestrian sidewalk connections shall meet the following standards:

a. The connection shall be clearly visible and provide adequate lighting.

b. Where connections cross motor vehicle areas, each such crossing shall be constructed of concrete which contrasts in color and/or texture with the pavement of the motor vehicle area.

c. Advance warning signage and striping shall be provided as necessary to facilitate circulation and improve public safety and awareness.

(B) When a pedestrian sidewalk connection crosses a vehicular area such as a travel lane of parking lot, the crossing shall be constructed so that it is clearly visible, by using techniques such as contrasts in color and/or texture.

(C) Curb extensions shall be used to minimize crossing distance.

INTRODUCED on first reading this 4th day of February 2026 and ordered published in pamphlet form.

ADOPTED on second reading this 18th day of February 2026 and ordered published in pamphlet form.

ATTEST:

Cody Kennedy
President of the City Council

Selestina Sandoval
City Clerk

DRAFT



Grand Junction City Council

Regular Session

Item #2.b.i.

Meeting Date: February 4, 2026
Presented By: Thomas Lloyd, Planning Manager
Department: Community Development
Submitted By: Thomas Lloyd, Planning Manager

Information

SUBJECT:

Introduction of an Ordinance to Rezone a Total of 3.60 Acres from MU-1 (Mixed-Use Neighborhood) and RM-12 (Residential Medium 12) to MU-2 (Mixed -Use Light Commercial), Located at the Northeast Corner of the Intersection of Patterson Road and 29 Road and Setting a Public Hearing for February 18, 2026

RECOMMENDATION:

The Planning Commission heard this request at the January 13, 2025 meeting and voted (5-0) to recommend approval of the request.

EXECUTIVE SUMMARY:

Lucky Me Premises LLC, property owner, is requesting a rezone of a total of 3.60 acres from MU-1 (Mixed-Use Neighborhood) and RM-8(Residential Medium 8) to MU-2 (Mixed-Use Light Commercial), located at the northeast corner of the intersection of Patterson Road and 29 Road. The requested MU-2 zone district would be consistent with the Comprehensive Land Use Map designation of Commercial, if approved.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The subject properties are situated on the northeast corner of 29 Road and Patterson Road. The property consists of eight parcels and hosts an existing convenience store with a fuel station and carwash. The property owner would like to rezone the property in anticipation of redeveloping the property. The current zoning of the properties is MU-1 on 2 acres and RM-8 on 1.60 acres. The owner of the property would like to rezone the property to the MU-2 zone district. The Comprehensive plan assigns this property a land use designation of Commercial. The Land Use Map, as adopted, supports the MU-2 zone district. The "Commercial" land use designation is implemented through zone districts which are comprised of commercial uses, offices, retail, medical offices, higher

density housing, small warehouses, light industrial uses, and places of worship.

The request for a rezone anticipates future commercial and residential uses on the property, however it is important to note that all uses allowed in the MU-2 zone district would be permitted in this property.

The purpose of the MU-2 district is to accommodate commercial, employment, multi-unit, and other uses along transportation corridors to promote development that is comfortable accessible via all modes of transportation, including motor vehicles, bicycles, and walking. Commercial uses in the MU-2 district may be larger in scale and more flexible than the MU-1 district, including more auto-oriented uses such as gas stations. While ground stories along streets are intended for commercial uses, the upper stories are appropriate for residential and/or office uses.

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

- a. CG (Commercial General)
- b. P-2 (Public, Civic, and Institutional Campus)
- c. PD (Planned Development)

The properties adjacent to the subject property to the north and east are zoned RL-5 (Residential Low 5). The properties to the west across 29 Road are zoned P-2. The properties to the south across Patterson Road are zoned PD.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed rezone request was held virtually on April 9, 2025, at 5:30 pm, in accordance with Section 21.02.030(c) of the Zoning and Development Code. City staff were present along with the applicant, their consultants, and 5 attendees. Information was presented regarding the request, the timeline of the request, opportunities for public comments, and public notifications for the rezone request.

Notice was consistent with the provisions in Section 21.02.030(g) of the Zoning and Development Code. The subject properties were posted with a public hearing notice sign. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on December 12, 2025. The notice of this public hearing was published December 13, 2025, in the Grand Junction Daily Sentinel.

ANALYSIS

The criteria for review are set forth in Section 21.02.050(m)(3)(ii) of the Zoning and Development Code, which provides that an applicant for rezoning has the burden of producing evidence that proves each of the following criteria:

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

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

Land Use Plan: Relationship to Existing Zoning

Requests to rezone properties should be considered based on the Implementing Zone Districts assigned to each Land Use Designation. As a guide to future zoning changes, the Comprehensive Plan states that requests for zoning changes are required to implement the Comprehensive Plan. The requested zoning of MU-2 is compatible with and is an implementing zone district for the Comprehensive Plan Land Use Map designation of Mixed Use.

Plan Principle 2: Resilient and Diverse Economy

Plan Principle 2 of the Comprehensive Plan emphasizes encouraging economic diversity and focuses on strengthening Grand Junction's long-term economic health by supporting a diversity of business types, encouraging locations where business can thrive with good visibility and access, and creating land use patterns that are able to adapt to economic shifts over time. MU-2 is one of the City's most effective tools for implementing principle 2 because it creates a development environment where economic diversity and resilience can occur. MU-2 allows a broader range of commercial uses than MU-1 while also allowing residential uses that can help support the commercial uses, making them more resilient. MU-2 is also designed for parcels located along transportation corridors. This location at the corner of two arterials in Patterson and 29 Road is a logical place for corridor commercial mixed use. MU-2 therefore strengthens the resilience of the local economy by diversifying use types and enabling incremental redevelopment along key corridors.

Plan Principle 3: Responsible and Managed Growth

Plan Principle 3 focuses on guiding development into areas within the City where the City has already invested in transportation, utilities, public safety, parks, and other core services. It encourages infill, reinvestment, and land-use efficiency rather than fringe greenfield development. Rezoning this property to MU-2 channels growth to areas with existing infrastructure capacity. This area already has adequate road infrastructure, existing water and sewer systems, and public safety areas with short response times. By zoning this to MU-2 consistent with the comprehensive plan, the City leverages past capital investments rather than extending infrastructure and increasing density in new greenfield areas and creating a long-term fiscal burden. MU-2 also encourages redevelopment and intensification on parcels that are partially developed and underutilized. This property is ripe for redevelopment and is currently underutilized with a large portion of it being undeveloped property. Rezoning the property to MU-2 will encourage more compact development forms and gives the property more options for redevelopment. MU-2 also allows the level of intensity and mix of uses appropriate for corridor sites, ensuring that these high-visibility, high-accessibility locations are used to their full potential. Further, by accommodating additional housing and commercial space inside the existing urban footprint, MU-2 helps limit sprawl and the need for new infrastructure extensions.

Plan Principle 5: Strong Neighborhoods and Housing Choices

Plan Principle 5 aims to ensure that Grand Junction develops as a community with strong, connected neighborhoods supported by a diverse range of housing options. Its purpose is to provide housing that meets the needs of people at all stages of life and income levels, while promoting walkable, mixed-use environments with access to services, amenities, and transportation. By encouraging reinvestment, housing variety, and neighborhood vitality, this principle guides land-use decisions that create resilient, inclusive, and vibrant neighborhoods across the city. MU-2 expands the variety of housing types available. It allows apartments, single family attached, and mixed-use residential, providing multiple options beyond the limited choices permitted in traditional residential zone districts. MU-2 also supports housing for a range of incomes and household types. By enabling higher-density uses, MU-2 helps accommodate diverse housing needs, including housing for young professionals, workforce households, and smaller families.

Plan Principle 6: Efficient & Connected Transportation

Plan Principle 6 of the Comprehensive Plan calls for development patterns that support efficient, multimodal transportation networks. MU-2 zoning directly advances Principle 6 by establishing the land-use pattern, intensity, and walkable urban form needed to support multimodal transportation along key corridors. By allowing higher residential densities and mixed-use development, MU-2 produces the population, employment, and service concentrations necessary to sustain transit, enhance bicycle connectivity, and encourage walking. The district's design standards promote buildings that frame the street, reduce reliance on vehicles, and create safe, comfortable environments for all travel modes. This compact, corridor-focused development pattern improves the efficiency of the transportation system, reduces vehicle miles traveled, and aligns with the Comprehensive Plan's long-term strategy of creating connected, multimodal corridors that serve both residents and businesses.

Thus, staff finds that this criterion has been met.

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

The requested rezoning to MU-2 is appropriate given the subject property's location and its relationship to surrounding land uses. MU-2 is specifically designed for corridor-scale mixed-use development, making it a logical and orderly progression from lower-intensity residential districts such as RM-8 and MU-1 to more intensive commercial or employment uses typically found along major transportation routes. This zoning district supports both vertical and horizontal transitions, allowing ground-floor commercial uses with residential units above, which provides an effective buffer between corridor activity and adjacent lower-density neighborhoods while still maximizing the property's potential. The corridor framework also means that supporting infrastructure—streets, utilities, transit access, and related improvements—is generally already in place or planned to accommodate higher-intensity development, enabling the City to capitalize on existing public investments rather than extending services outward. Additionally,

rezoning to MU-2 encourages infill and redevelopment instead of greenfield expansion, reinforcing the community's goals for compact, efficient, and walkable urban form. This type of development pattern reduces sprawl, makes more efficient use of infrastructure, and aligns directly with the Comprehensive Plan's emphasis on reinvesting within established areas to create sustainable, mixed-use neighborhoods

Thus, staff finds that this criterion has been met.

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

Rezoning the property to MU-2 provides several strategic benefits that directly support community priorities and implement key goals of the Comprehensive Plan. Increasing zoning capacity enables a broader variety of multi-unit housing types in close proximity to services, advancing Principle 5's objective of offering diverse housing choices and helping the city address long-term housing supply and affordability. The MU-2 district also facilitates commercial and employment-generating uses, allowing the site to contribute to corridor-based economic development consistent with Principle 2, which emphasizes building a resilient and diverse local economy. Concentrating new growth within transportation corridors enhances walkability, supports transit use, and strengthens multimodal mobility options, aligning with Principle 6's directive to promote efficient and connected transportation systems while reducing automobile dependence and improving sustainability. The more intensive, mixed-use development pattern allowed in MU-2 also makes more efficient use of existing public infrastructure and services, lowering per-unit service costs and improving the long-term fiscal sustainability of public investments. In addition, MU-2 encourages active, vibrant street environments by supporting ground-level commercial uses, pedestrian activity, and residential density, contributing to high-quality placemaking along the corridor. Finally, because the rezoning directly implements the Comprehensive Plan's long-range growth vision, the benefits extend well beyond the current development proposal, supporting the community's broader goal of creating resilient, well-connected, and economically vibrant neighborhoods.

Thus, staff finds that this criterion has been met.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Lucky Me Premises LLC rezone request, a total of 3.60 acres from MU-1 (Mixed-Use Neighborhood) and RM-8(Residential Medium 8) to MU-2 (Mixed-Use Light Commercial), located at the northeast corner of the intersection of Patterson Road and 29 Road, the following findings of facts have been made:

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

The Planning Commission heard this request at the January 13, 2026 meeting and voted (5-0) to recommend approval of the request.

FISCAL IMPACT:

There is no direct fiscal impact associated with this request.

SUGGESTED MOTION:

I move to introduce an ordinance rezoning a total of 3.60 Acres from MU-1 (Mixed-Use Neighborhood) and RM-12 (Residential Medium 12) to MU-2 (Mixed -Use Light Commercial), located at the northeast corner of the intersection of Patterson Road and 29 Road, City file number RZN-2025-293 and Setting a Public Hearing for February 18, 2026

Attachments

1. Exhibit 1 - Development Application
2. Exhibit 2 - Maps
3. Exhibit 3 - Legal Description
4. Planning Commission Minutes - 2026 - January 13
5. DRAFT ORD Lucky Me Center RZN-2025-293



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 See attached Legal Descriptions on 2nd page

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

Existing Land Use Designation: Commercial Existing Zoning: MU-1

Proposed Land Use Designation: Mixed Use Proposed Zoning: MU-2

Property Information

Site Location: 2902 Patterson Rd. Grand Junction, CO 81504 Site Acreage: 0.51 +/-

Site Tax No(s): 2943-053-53-010 Site Zoning: MU-1

Project Description: development of an 11,200 SF Convenience store with an associated Fuel Sales/Service as well as a 48-unit Multifamily project on a total of 3.45 acres. The properties are currently zoned MU-1 and RM-8, therefore a Rezone to MU-2 is being requested. MU-2 would allow the Fuel Sales/Service use as well as the requisite density that is being requested for the Multifamily portion of the project. A simple Subdivision will also be required to consolidate the 8 current parcels into the requisite 2 parcels for development. A Major Site Plan will be required for the Fuel Sales/Convenience Store and the Multifamily Development.

| <u>Property Owner Information</u> | <u>Applicant Information</u> | <u>Representative Information</u> |
|---|---|---|
| Name: <u>Lucky Me Premises LLC</u> | Name: <u>Lucky Me Premesis LLC</u> | Name: <u>KKLCD</u> |
| Street Address: <u>2902 Patterson Rd.</u> | Street Address: <u>2902 Patterson Rd.</u> | Street Address: <u>342 North Ave</u> |
| City/State/Zip: <u>Grand Junction, CO 81504</u> | City/State/Zip: <u>Grand Junction, CO 81504</u> | City/State/Zip: <u>Grand Junction, CO 81501</u> |
| Business Phone #: <u>970-250-0251</u> | Business Phone #: <u>970-250-0251</u> | Business Phone #: <u>970-640-6913</u> |
| E-Mail: <u>Alex@luckyme@gj.com</u> | E-Mail: <u>Alex@luckyme@gj.com</u> | E-Mail: <u>kimk355@outlook.com</u> |
| Fax #: _____ | Fax #: _____ | Fax #: _____ |
| Contact Person: <u>Alex Vat</u> | Contact Person: <u>Alex Vat</u> | Contact Person: <u>Kim Kerk</u> |
| Contact Phone #: _____ | Contact Phone #: _____ | Contact Phone #: <u>970-640-6913</u> |

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

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

Signature of Person Completing the Application: Kim Kerk Date: 11/26/2024
Please print and sign

Signature of Legal Property Owner: Alex Komphak Vat Date: 01/27/25
Please print and sign



OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY

(a) Lucky Me Premises LLC ("Entity") is the owner of the following property:

(b) 2902 and 2904 Patterson Rd., 606 and 603 29 Rd. + parcel #'s 2943-053-53-005,
2943-053-53-006 2943-053-53-007 and 2943-053-00126

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

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

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

[Empty box for limited authority details]

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

[Empty box for other owners]

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

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

(e) _____

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

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

Signature of Entity representative: Alex Kompheak Vat Ratha

Printed name of person signing: Alex Vat, Member and Ratha Vann, Member

State of Colorado)

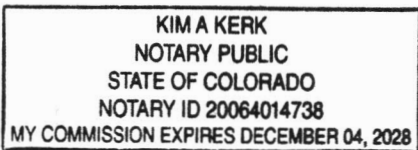
County of Mesa) ss.

Subscribed and sworn to before me on this 30th day of April, 2025

by Alex Kompheak Vat and Ratha Vann

Witness my hand and seal.

My Notary Commission expires on 04/2028



Kim A. Kerk
Notary Public Signature



Lucky Me/2902 Patterson Neighborhood Meeting Notes – 4/9/2025:

The virtual meeting on Team Meets began at 5:34 pm. In attendance were four neighbors, City of Grand Junction Planner Thomas Lloyd, Project Manager Kim Kerk and Traffic Engineer Skip Hudson. (see attached sign-in sheet).

Kim Kerk, Project Manager (PM) is the representative working for the Developers to coordinate the project. All comments will be submitted to the City of Grand Junction for the submittal process.

Kim started the meeting by introducing herself, Planner-Thomas Lloyd and Traffic Engineer-Skip Hudson. She explained that the property at 2902 Patterson is zoned MU-1 and that we are asking to change the zoning to MU-2. There are eight parcels in total

Questions and discussion points are as follows:

Q) Why change the zoning?

A) Because all eight parcels do not have the same zoning, we are combining the parcels together rezone to MU-2 Zoning.

Q) If MU-2 goes through, what can they build?

A) Gas stations are an allowed use in MU-2, the Developers intent is to build a new gas station. MU-2 allowed uses below:

Mixed-Use Corridor (MU-2) (1) Intent The MU-2 district is intended to accommodate commercial, employment, multifamily, and other uses along transportation corridors to promote development that is comfortably accessible via all modes of transportation, including motor vehicles, bicycles, and walking. Commercial uses in the MU-2 district may be somewhat larger in scale and more flexible than the MU-1 district, including more auto-oriented uses such as gas stations. While ground stories along streets are intended for commercial uses, the upper stories are appropriate for residential and/or office uses. MU-2 is appropriate as indicated in Table 21.03-2: Comprehensive Plan Implementation.

Q) Is the car wash staying?

A) No, it will be demolished.

Q) Will the gas station be a diesel station for semis?

A) No, it will not be.

Q) Why hasn't the property at 2908 Patterson Rd. been demolished?

A) The property owner has been notified by Certified Mail, phone call and in person with no response.

Skip Hudson-Traffic Engineer explained the traffic circulation as part of the upcoming Site Plan.

Kim Kerk-Project Manager touched briefly on a newer, modern design including a drive through window. The neighbors were shown the Conceptual Sketch.

Both Thomas 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.

The meeting adjourned at 6:20 pm.



**Rezone Application
Lucky Me Convenience Store
and Adjacent Parcels
Grand Junction, CO 81504**

**Review 2 – Response to Comments
July 31, 2025**

General Project Report-Rezone
Lucky Me Center
2902 Patterson Road and Adjoining Parcels
Grand Junction, Colorado 81504

Date April 29, 2025 / Review 2 – Response to Comments 07/31/25

Prepared by Kim Kerk, Project Manager

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

Planner Thomas Lloyd, Sr Planner

Project Lucky Me Center - Rezone

Property Address Grand Junction, CO 81504
2902 Patterson Road
2904 Patterson Road
603 29 Road
606 29 Road
(Note – Four lots do not have current addressing)

Tax Parcel Numbers # 2943-053-53-010
2943-053-53-004
2943-053-53-008
2943-053-53-007
2943-053-53-005
2943-053-53-006
2943-053-53-009
2943-053-00-136

Site Location
2024 City/County Air Photo



Project Description & Introduction:

Kim Kerk Land Consulting & Development represents the property owner, Lucky Me Premises LLC. This rezoning request is submitted on behalf of Lucky Me Premises. The subject project property contains 3.63 +/- acres and is located near the intersection of 29 Road and Patterson Road, Grand Junction, CO 81504. Currently, all parcels are zoned MU-1, except the vacant 1.6 acre flag lot which is zoned RM-8.

Upon approval of the Rezone request, the overall development project, known as Lucky Me Center, will have two phases. Phase 1 will include demolition of the existing structures followed by construction of a new 11,200 SF +/- convenience store with an associated fuel sales/service facility. Phase 2 will include construction of a 48-unit multi-family residential project. The two phases will be constructed sequentially.

Therefore, this request is to Rezone the entire project site to MU-2, which will allow the fuel sales/service facility use, as well as the requisite density that is being requested for the multi-family project phase.

Existing Parcel Use and Description

Parcel 1: 2902 Patterson Road - Parcel # 2943-053-53-010

LOTS 1 AND 2 OF "PLAZA 29", FILED JUNE 22, 1982 IN PLAT BOOK 13 AT PAGE 52, COUNTY OF MESA, STATE OF COLORADO.

This parcel is currently being utilized by the existing convenience store and fuel service facility.

Parcel 2: 2904 Patterson Road - Parcel # 2943-053-53-004

LOT 4 OF "PLAZA 29", FILED JUNE 22, 1982 IN PLAT BOOK 13 AT PAGE 52, COUNTY OF MESA, STATE OF COLORADO

Parcel 2-A:

AN EASEMENT FOR INGRESS AND EGRESS AND FOR DRAINAGE AND UTILITY PURPOSES ALONG, ACROSS AND UNDER A PARCEL OF LAND IN THE SW¹/₄ OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 EAST, OF THE UTE MERIDIAN; THENCE N00°05'21"W, ALONG THE WEST LINE OF SAID SECTION 5, A DISTANCE OF 379.00 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID WEST LINE, N00°05'21"W, A DISTANCE OF 50.00 FEET; THENCE S89°59'28"E A DISTANCE OF 330.47 FEET; THENCE S00°06'46"E A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF PLAZA 29 SUBDIVISION, AS RECORDED JUNE 22, 1982 UNDER RECEPTION NO. 1295478 IN PLAT BOOK 13, PAGE 52, MESA COUNTY RECORDS; THENCE N89°59'28"W, ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 330.49 FEET TO THE POINT OF BEGINNING, COUNTY OF MESA, STATE OF COLORADO.

This parcel is currently being utilized for paved vehicle access and parking.

Parcel 3: 606 29 Road - Parcel # 2943-053-53-008

LOT 8 OF "PLAZA 29", ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED JUNE 22, 1982 UNDER RECEPTION NO. 1295478 IN PLAT BOOK 13 AT PAGE 52, COUNTY OF MESA, STATE OF COLORADO.

This parcel is currently being utilized for a food truck operation with paved parking with minimal landscaping.

Parcel 4: 603 29 Road - Parcel # 2943-053-53-007

LOT 7 OF "PLAZA 29", ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED JUNE 22, 1982 UNDER RECEPTION NO. 1295478 IN PLAT BOOK 13 AT PAGE 52, COUNTY OF MESA, STATE OF COLORADO.

This parcel is currently being utilized for a self-service car wash facility with paved access and parking.

Parcel 5: No address - Parcel # 2943-053-53-005

LOT 5 OF "PLAZA 29", FILED JUNE 22, 1982 IN PLAT BOOK 13 AT PAGE 52, COUNTY OF MESA, STATE OF COLORADO

Parcel 5-A:

AN EASEMENT FOR INGRESS AND EGRESS AND FOR DRAINAGE AND UTILITY PURPOSES ALONG, ACROSS AND UNDER A PARCEL OF LAND IN THE SW¹/₄ SW¹/₄ OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 EAST, OF THE UTE MERIDIAN; THENCE N00°05'21"W, ALONG THE WEST LINE OF SAID SECTION 5, A DISTANCE OF 379.00 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID WEST LINE, N00°05'21"W, A DISTANCE OF 50.00 FEET; THENCE S89°59'28"E A DISTANCE OF 330.47 FEET; THENCE S00°06'46"E A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF PLAZA 29 SUBDIVISION, AS RECORDED JUNE 22, 1982 UNDER RECEPTION NO. 1295478 IN PLAT BOOK 13, PAGE 52, MESA COUNTY RECORDS; THENCE N89°59'28"W, ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 330.49 FEET TO THE POINT OF BEGINNING, COUNTY OF MESA, STATE OF COLORADO.

This parcel is currently being utilized for unpaved vehicle access and parking.

Parcel 6: No address - Parcel # 2943-053-53-006

LOT 6 OF "PLAZA 29", FILED JUNE 22, 1982 UNDER RECEPTION NO. 1295478 IN PLAT BOOK 13 AT PAGE 52, COUNTY OF MESA, STATE OF COLORADO

Parcel 6-A:

AN EASEMENT FOR INGRESS AND EGRESS AND FOR DRAINAGE AND UTILITY PURPOSES ALONG, ACROSS AND UNDER A PARCEL OF LAND IN THE SW¹/₄ SW¹/₄ OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 EAST, OF THE UTE MERIDIAN; THENCE N00°05'21"W, ALONG THE WEST LINE OF SAID SECTION 5, A DISTANCE OF 379.00 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID WEST LINE, N00°05'21"W, A DISTANCE OF 50.00 FEET; THENCE S89°59'28"E A DISTANCE OF 330.47 FEET; THENCE S00°06'46"E A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF PLAZA 29 SUBDIVISION, AS RECORDED JUNE 22, 1982 UNDER RECEPTION NO. 1295478 IN PLAT BOOK 13, PAGE 52, MESA COUNTY RECORDS; THENCE N89°59'28"W, ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 330.49 FEET TO THE POINT OF BEGINNING, COUNTY OF MESA, STATE OF COLORADO.

This parcel is currently being utilized for unpaved vehicle access and parking.

Parcel 7: No address - Parcel # 2943-053-53-009

LOT 9 OF "PLAZA 29", FILED JUNE 22, 1982 UNDER RECEPTION NO. 1295478 IN PLAT BOOK 13 AT PAGE 52, COUNTY OF MESA, STATE OF COLORADO

Parcel 7-A:

AN EASEMENT FOR INGRESS AND EGRESS AND FOR DRAINAGE AND UTILITY PURPOSES ALONG, ACROSS AND UNDER A PARCEL OF LAND IN THE SW¹/₄ SW¹/₄ OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 EAST,

OF THE UTE MERIDIAN; THENCE N00°05'21"W, ALONG THE WEST LINE OF SAID SECTION 5, A DISTANCE OF 379.00 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID WEST LINE, N00°05'21"W, A DISTANCE OF 50.00 FEET; THENCE S89°59'28"E A DISTANCE OF 330.47 FEET; THENCE S00°06'46"E A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF PLAZA 29 SUBDIVISION, AS RECORDED JUNE 22, 1982 UNDER RECEPTION NO. 1295478 IN PLAT BOOK 13, PAGE 52, MESA COUNTY RECORDS; THENCE N89°59'28"W, ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 330.49 FEET TO THE POINT OF BEGINNING, COUNTY OF MESA, STATE OF COLORADO.

This parcel is currently being utilized for unpaved vehicle access and parking.

PARCEL 8: No address - Parcel # 2943-053-00-136

A PARCEL OF LAND IN THE SW¹/₄ SW¹/₄ OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 5 A DISTANCE OF 429.00 FEET; THENCE EAST 660.00 FEET; THENCE SOUTH 165.00 FEET; THENCE WEST 330.00 FEET; THENCE SOUTH 264.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 5; THENCE WEST ALONG SAID SOUTH LINE OF SAID SECTION 5 A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING; EXCEPT "PLAZA 29" FILED JUNE 22, 1982 UNDER RECEPTION NO. 1295478 IN PLAT BOOK 13 AT PAGE 52; AND EXCEPT THE MOST WESTERLY 30 FEET THEREOF FOR 29 ROAD RIGHT OF WAY PURPOSES; AND ALSO EXCEPT THE MOST SOUTHERLY 30 FEET THEREOF FOR PATTERSON ROAD; AND ALSO EXCEPT THAT PORTION THEREOF CONVEYED TO MESA COUNTY, COLORADO IN QUIT CLAIM DEED RECORDED OCTOBER 9, 1980 UNDER RECEPTION NO. 1236883 IN BOOK 1279 AT PAGE 573; AND ALSO EXCEPT THOSE PORTIONS THEREOF CONVEYED TO THE COUNTY OF MESA IN QUIT CLAIM DEED RECORDED JUNE 22, 1982 UNDER RECEPTION NO. 1295483 IN BOOK 1379 AT PAGE 100, COUNTY OF MESA, STATE OF COLORADO.

This parcel is currently vacant undeveloped land.

Project Public Benefit

Current zoning for the subject parcels include both MU-1 and RM-8. The requested Rezone to MU-2 for all parcels will better accommodate the owner's future plans for these properties. The intent of the MU-2 Zone (Mixed-Use Corridor), is to accommodate commercial, employment, multifamily, and other uses along transportation corridors to promote development that is comfortably accessible via all modes of transportation, including motor vehicles, bicycles, and walking. Commercial uses in the MU-2 district may be somewhat larger in scale and more flexible than the MU-1 district, including more auto-oriented uses such as gas stations. The City's 2020 Comprehensive plan Future Land Use Map identifies these parcels as Commercial. The Mixed-Use Light Commercial (MU-2) designation is an implementing zone district of the Commercial designation.

The project as proposed will provide improved neighborhood commercial services (fuel station and convenience store) and additional multi-family residential units, located within walking distance of a major grocery store and associated commercial businesses.

Additionally, the final project design will improve the existing traffic access/egress for the site while accommodating the existing business (2906 Patterson Road) which currently shares the Patterson Road access/egress point. This right-in/right-out point will be enhanced along with updated CCRs to provide access to the upgraded 29 Road access point resulting from the overall project plan.

Project Neighborhood Meeting

The Neighborhood meeting was held virtually on April 9th at 5:30pm. The meeting notes and attendance list are submitted along with the rezone request packet via CSS.

Project Compliance, Compatibility, and Impact

21.02.150(b) Code amendment and rezoning.

Applications for Rezoning shall meet the common review procedures for major development applications in GJMC § 21.02.050(b), with the following modifications:

(i) **Public Notice and Hearing Requirements.**

(The application for Rezoning shall be scheduled for public hearings
A before the Planning Commission and City Council and shall be
) noticed pursuant to GJMC § 21.02.030(g).

T (B) The Planning Commission or City Council may add additional
h property to be considered for a Rezoning if such additional property
e is identified in the notice.
a

(ii) **Review Criteria.**

p An applicant for Rezoning has the burden of producing evidence that
l proves each of the following criteria:
i
c

(A) Consistency.

The proposed zoning is generally consistent with applicable provisions of the Comprehensive Plan.

The City's 2020 Comprehensive Plan's Future Land Use Map identifies these parcels as Commercial. The Mixed-Use Light Commercial (MU-2) designation is an implementing zone district of the commercial designation.

(B) Development Patterns.

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

Public and community facilities are adequate to serve the type of scope and land use proposed. All services and facilities currently exist to serve the property.

i
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)

(C) Benefits.

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

The requested re-zone will allow for compatible in-fill development and will provide more accessible access to needed commercial services for the neighborhood and community area.

City Planning Staff recommended referencing specific policies, goals, and strategies of the Comprehensive Plan to demonstrate how this rezone request aligns with the City's long-term vision.

Review of the City's 2020 Comprehensive Plan indicates the following objectives and strategies relevant to this rezone request:

Chapter 2 – Plan Principles

Plan Principle 2: Resilient and Diverse Economy

2 - Support the development of a diverse, educated, healthy, and adaptable workforce

C - Urban Reinvestment

Continue efforts to revitalize Downtown and other mixed-use areas to create vibrant urban areas attractive to young professionals and other workers.

This re-zone to MU-2 will accommodate the site to provide both commercial and residential use making it more attractive to young professionals and other workers with close access to existing commercial centers and the new City Recreational Center.

6 - Invest in Key Infrastructure that Supports Businesses

A – Attainable Housing

Encourage the development of attainable housing for early and mid-career employees consistent with the City's housing goals

This development will provide early and mid-career employees with one and two-bedroom housing options along with minimal maintenance requirements.

D – Regional Amenities

Continue to invest in parks, recreation, and its connected trail system that serve as attractions for tourism and amenities for locals.

This project will be located within ¾ of a mile walking, biking, and/or walking distance to the Community Recreation Center, currently under construction.

E – Core Infrastructure

Continue to strategically invest in transportation and utility infrastructure to serve business and implement the Grand Junction Circulation Plan’s Function Classification and Active Transportation Maps.

This project will utilize existing transportation and utility infrastructure to serve both the commercial and residential portions of this Mixed Use development.

Plan Principle 3: Responsible and Managed Growth

2 - Encourage Infill and Redevelopment to Leverage Existing Infrastructure

A – Underutilized Properties

Support the use of creative strategies to revitalize vacant, blighted, or otherwise underutilized structures and buildings including, but not limited to:

ii - infill of existing surface parking lots

This redevelopment project will reuse an existing nonutilized paved parking lot into a functional paved lot for access and parking in a better controlled atmosphere.

iii - consolidation and assembly of properties to improve and coordinate the redevelopment of blocks or segments of corridors where a property-by-property approach would limit development potential

This mixed-use project will combine 8 individual parcels into one new parcel with two phases of construction for full site development.

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

A – Mix of Uses

Support the creation of a mix of uses as in neighborhood centers and along prominent corridors that reflect the needs of adjoining residents and the characteristics of individual neighborhoods, including, but not limited to, retail, office, entertainment, schools, libraries, parks, recreation amenities, transit facilities, and other amenities

This parcel will be redeveloped to continue the overall plan for mixed-use for this established neighborhood which currently consists of single family and multiple-family residential units, commercial businesses, automotive fueling stations, new park/recreation facilities, schools, and religious institutions.

C – Walkable Centers

Support the development of walkable community/neighborhood commercial centers that provide a variety of services and amenities to the immediate area, expand housing options, and/or provide live-work opportunities.

This project will continue the development of walk-able spaces in this established neighborhood utilizing existing grocery store center and associated individual commercial service spaces.

D – Density/Intensity

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

The planned multi-unit residential structure will help move this neighborhood into a higher density mixed- use center transitioning from the existing single-family detached units.

Plan Principle 5: Strong Neighborhoods and Housing Choices

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

B – Connectivity and Access

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

This redevelopment project is located along the Patterson Road corridor that has an established public transit route with bus stop, dedicated bike lanes and detached sidewalks for safe pedestrian utilization.

Plan Principle 6: Efficient and Connected Transportation

2 - Actively manage transportation systems and infrastructure to improve reliability, efficiency, and safety

F – Access Management

Plan, implement, and support the development of Access Control Plans (e.g., Patterson Road and North Avenue) in partnership with CDOT and Mesa County to improve safety and circulation for all modes while minimizing impacts on adjoining roads, existing residential neighborhoods, and businesses. Implement incremental access improvements as opportunities arise.

This redevelopment project will utilize improved lot access off Patterson Road via an improved right in-right out access point and improved access off 29 Road. Reconfigured intersection designs of Patterson Road north on 29 Road are currently being evaluated.

CHAPTER 3 LAND USE AND GROWTH

Intensification and Tiered Growth Plan

Intensification of the City should be achieved through infill, redevelopment of underutilized properties, and new development of vacant lots.

Tier 1: Urban Infill

Description: Areas where urban services already exist and generally meet service levels, usually within existing City limits, where the focus is on intensifying residential and commercial areas through infill and redevelopment.

This project is located within existing City Limits and has sufficient surrounding infrastructure already in place to serve the needs of this redevelopment project.

Policy: Development should be directed toward vacant and underutilized parcels located primarily within Grand Junction's existing municipal limits. This will encourage orderly development patterns and limit infrastructure extensions while still allowing for both residential and business growth.

This project includes reuse of existing paved parking areas and utilizing a historically vacant lot for the 48-unit, multi-story residential structure

Land Use Designations

Mixed Use

Range of Density

- Greater than 8 dwelling units per acre.

Development plans for the residential portion of the project will equate to 14 units per acre

Land Uses

- Primary: commercial, retail, employment, and service-oriented uses, higher density housing.

This project will include a commercial/retail fueling convenience store and a 48-unit, multi-story residential structure

Characteristics

- Provides opportunities for higher density/intensity of development with a mix of uses along transportation corridors and within districts such as the University District to serve adjacent neighborhoods and the broader community.

This project is located along the Patterson Road corridor which is identified as a Principal Arterial.

- Provides residential uses with a range of higher densities and types.

This project includes a residential multi-story structure with 48 individual units, both one and two-bedroom units.

- Located in areas within walking distance of services and amenities where pedestrian- and transit-oriented development is desired.

This project is located across Patterson Road from a major grocery store center and other individual commercial units; is located along a GVT route with a designated pick-up/drop-off stop; and, established pedestrian and bicycle routes.

Project Supporting Information

Land use in surrounding areas

Existing land use:

North – Religious institution with paved parking and undeveloped areas (RL-5)

East – Single family residential units (RL-5)

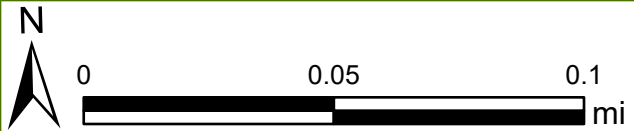
South – Patterson Road and various commercial businesses (PD)

West – 29 Road and open space (P-2) and single-family residential units beyond (PD)

Conclusion

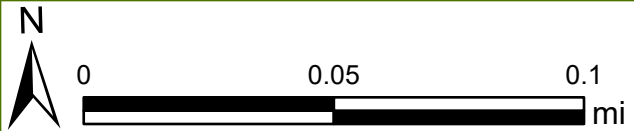
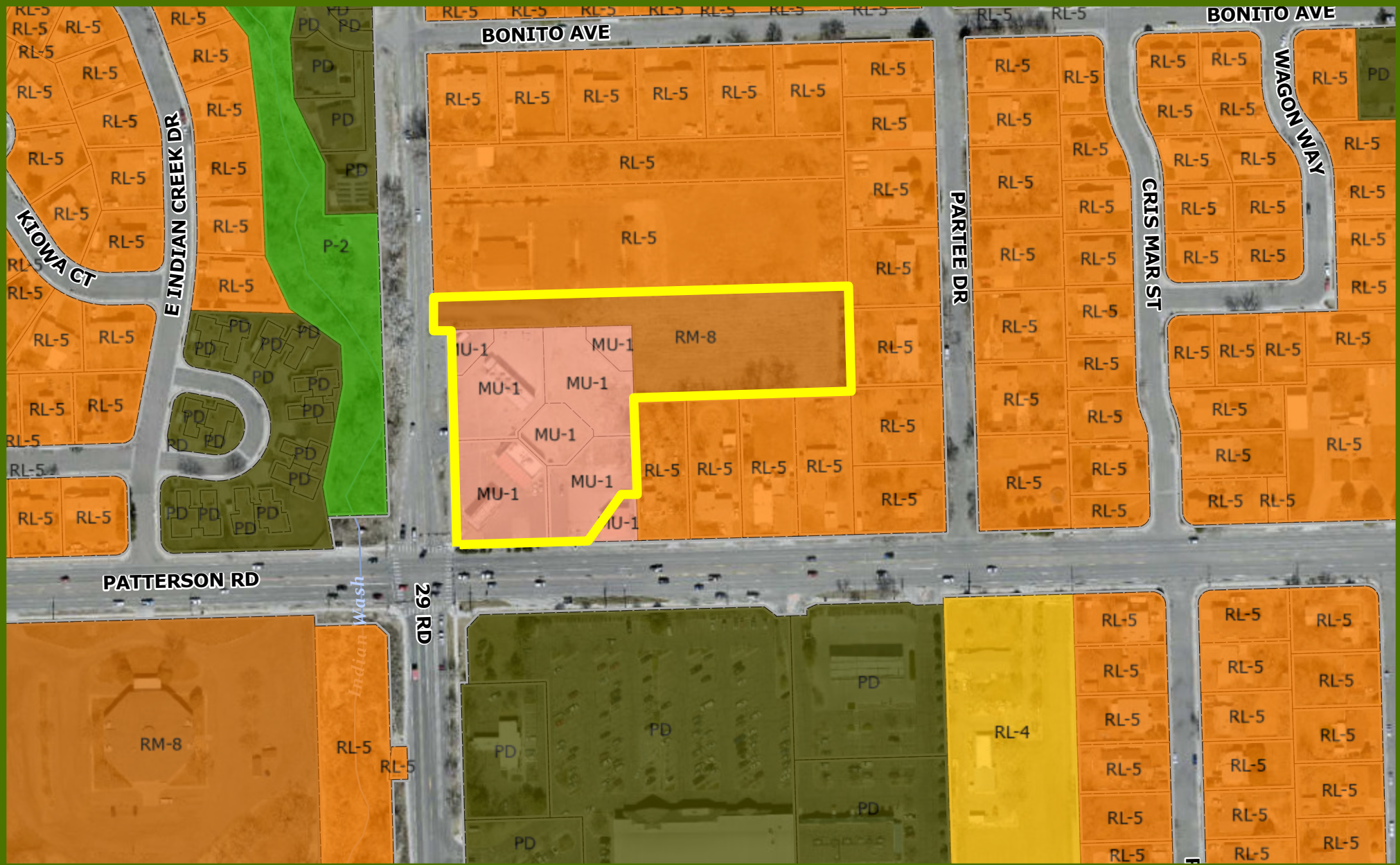
In consideration and in conformance of the City's 2020 Comprehensive Plan Future Land Use Map the applicant respectfully submits this request to Rezone from MU-1 and RM-8 to MU-2.

Lucky Me Center - Aerial



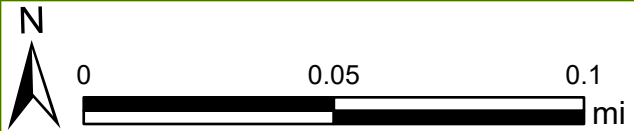
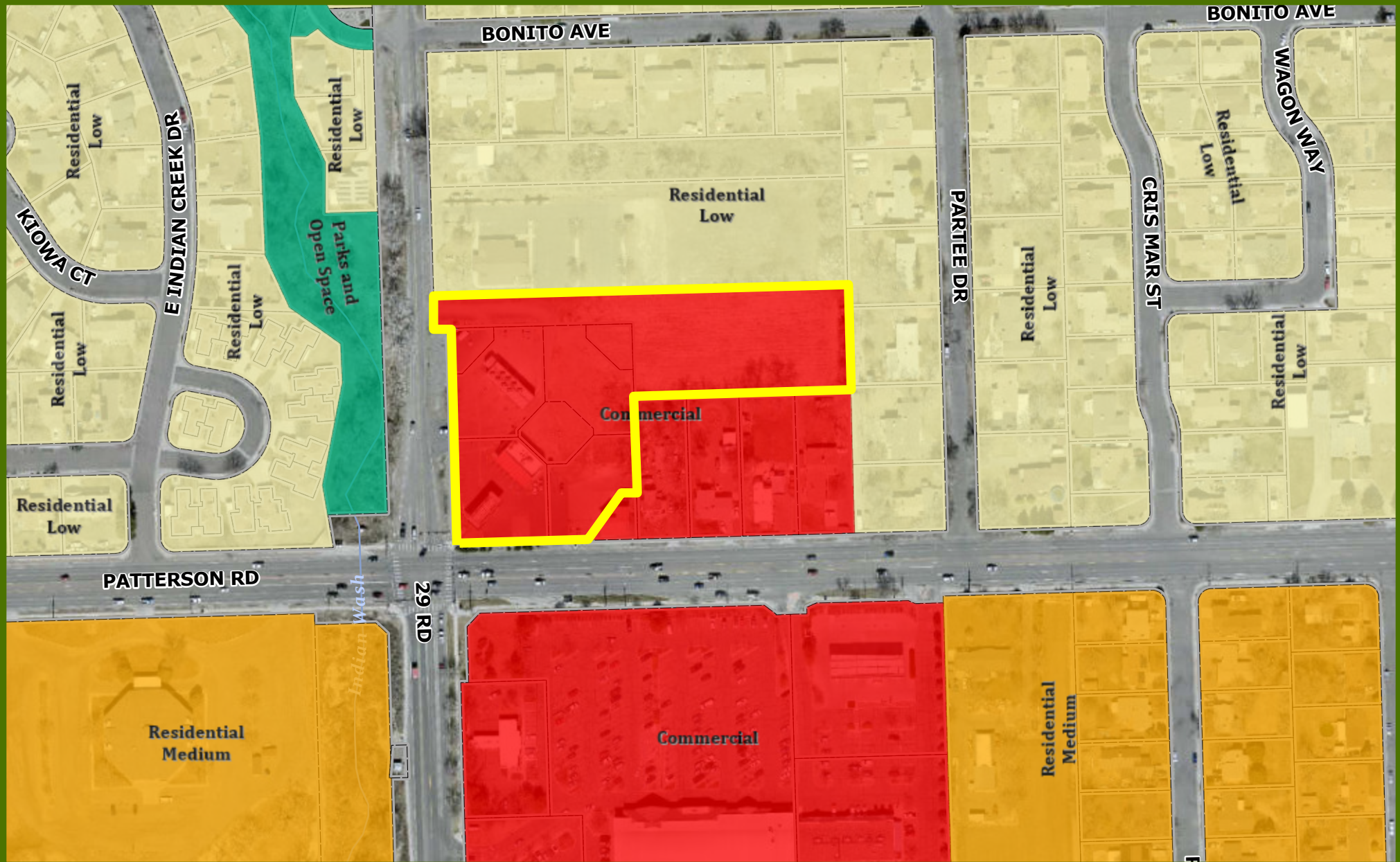
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1 inch equals 0 miles
Scale: 1:2,432
Packet Page 104

Lucky Me Center - Zoning



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Packet Page 105

Lucky Me Center - Land Use



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Packet Page 106



Legal Descriptions- Lucky Me Center Rezone- 2902/2904 Patterson Rd. & 603/606 29 Rd. & 4 additional unaddressed parcels:

PARCEL 1:

LOTS 1 AND 2 OF "PLAZA 29", FILED JUNE 22, 1982 IN PLAT BOOK 13 AT PAGE 52, COUNTY OF MESA, STATE OF COLORADO.

PARCEL 2:

LOT 4 OF "PLAZA 29", FILED JUNE 22, 1982 IN PLAT BOOK 13 AT PAGE 52, COUNTY OF MESA, STATE OF COLORADO

PARCEL 2-A:

AN EASEMENT FOR INGRESS AND EGRESS AND FOR DRAINAGE AND UTILITY PURPOSES ALONG, ACROSS AND UNDER A PARCEL OF LAND IN THE SW $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:COMMENCING AT THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 EAST, OF THE UTE MERIDIAN;

THENCE N00°05'21"W, ALONG THE WEST LINE OF SAID SECTION 5, A DISTANCE OF 379.00 FEET TO THE POINT OF BEGINNING;
THENCE, CONTINUING ALONG SAID WEST LINE, N00°05'21"W, A DISTANCE OF 50.00 FEET;

THENCE S89°59'28"E A DISTANCE OF 330.47 FEET;

THENCE S00°06'46"E A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF PLAZA 29 SUBDIVISION, AS RECORDED JUNE 22, 1982 UNDER RECEPTION NO. 1295478 IN PLAT BOOK 13, PAGE 52, MESA COUNTY RECORDS;

THENCE N89°59'28"W, ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 330.49 FEET TO THE POINT OF BEGINNING,
COUNTY OF MESA, STATE OF COLORADO.

PARCEL 3:

LOT 8 OF "PLAZA 29", ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED JUNE 22, 1982 UNDER RECEPTION NO. 1295478 IN PLAT BOOK 13 AT PAGE 52,

COUNTY OF MESA, STATE OF COLORADO.

PARCEL 4:

LOT 7 OF "PLAZA 29", ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED JUNE 22, 1982 UNDER RECEPTION NO. 1295478 IN PLAT BOOK 13 AT PAGE 52,

COUNTY OF MESA, STATE OF COLORADO.

PARCEL 5:

LOT 5 OF "PLAZA 29", FILED JUNE 22, 1982 IN PLAT BOOK 13 AT PAGE 52, COUNTY OF MESA, STATE OF COLORADO

PARCEL 5-A:

AN EASEMENT FOR INGRESS AND EGRESS AND FOR DRAINAGE AND UTILITY PURPOSES ALONG, ACROSS AND UNDER A PARCEL OF LAND IN THE SW $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:COMMENCING AT THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 EAST, OF THE UTE MERIDIAN;

THENCE N00°05'21"W, ALONG THE WEST LINE OF SAID SECTION 5, A DISTANCE OF 379.00 FEET TO THE POINT OF BEGINNING;
THENCE, CONTINUING ALONG SAID WEST LINE, N00°05'21"W, A DISTANCE OF 50.00 FEET;

THENCE S89°59'28"E A DISTANCE OF 330.47 FEET;

THENCE S00°06'46"E A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF PLAZA 29 SUBDIVISION, AS RECORDED JUNE 22, 1982 UNDER RECEPTION NO. 1295478 IN PLAT BOOK 13, PAGE 52, MESA COUNTY RECORDS;

THENCE N89°59'28"W, ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 330.49 FEET TO THE POINT OF BEGINNING,
COUNTY OF MESA, STATE OF COLORADO.

PARCEL 6:

LOT 6 OF "PLAZA 29", FILED JUNE 22, 1982 UNDER RECEPTION NO. 1295478 IN PLAT BOOK 13 AT PAGE 52, COUNTY OF MESA, STATE OF COLORADO

PARCEL 6-A:

AN EASEMENT FOR INGRESS AND EGRESS AND FOR DRAINAGE AND UTILITY PURPOSES ALONG, ACROSS AND UNDER A PARCEL OF LAND IN THE SW¹/₄ SW¹/₄ OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 EAST, OF THE UTE MERIDIAN;

THENCE N00°05'21"W, ALONG THE WEST LINE OF SAID SECTION 5, A DISTANCE OF 379.00 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID WEST LINE, N00°05'21"W, A DISTANCE OF 50.00 FEET;

THENCE S89°59'28"E A DISTANCE OF 330.47 FEET;

THENCE S00°06'46"E A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF PLAZA 29 SUBDIVISION, AS RECORDED JUNE 22, 1982 UNDER RECEPTION NO. 1295478 IN PLAT BOOK 13, PAGE 52, MESA COUNTY RECORDS;

THENCE N89°59'28"W, ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 330.49 FEET TO THE POINT OF BEGINNING, COUNTY OF MESA, STATE OF COLORADO.

PARCEL 7:

LOT 9 OF "PLAZA 29", FILED JUNE 22, 1982 UNDER RECEPTION NO. 1295478 IN PLAT BOOK 13 AT PAGE 52, COUNTY OF MESA, STATE OF COLORADO

PARCEL 7-A:

AN EASEMENT FOR INGRESS AND EGRESS AND FOR DRAINAGE AND UTILITY PURPOSES ALONG, ACROSS AND UNDER A PARCEL OF LAND IN THE SW¹/₄ SW¹/₄ OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 EAST, OF THE UTE MERIDIAN;

THENCE N00°05'21"W, ALONG THE WEST LINE OF SAID SECTION 5, A DISTANCE OF 379.00 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID WEST LINE, N00°05'21"W, A DISTANCE OF 50.00 FEET;

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THENCE N89°59'28"W, ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 330.49 FEET TO THE POINT OF BEGINNING, COUNTY OF MESA, STATE OF COLORADO.

PARCEL 8:

A PARCEL OF OF LAND IN THE SW¹/₄ SW¹/₄ OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 5 A DISTANCE OF 429.00 FEET; THENCE EAST 660.00 FEET; THENCE SOUTH 165.00 FEET; THENCE WEST 330.00 FEET; THENCE SOUTH 264.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 5; THENCE WEST ALONG SAID SOUTH LINE OF SAID SECTION 5 A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING;

EXCEPT "PLAZA 29" FILED JUNE 22, 1982 UNDER RECEPTION NO. 1295478 IN PLAT BOOK 13 AT PAGE 52;

AND EXCEPT THE MOST WESTERLY 30 FEET THEREOF FOR 29 ROAD RIGHT OF WAY PURPOSES; AND ALSO EXCEPT THE MOST SOUTHERLY 30 FEET THEREOF FOR PATTERSON ROAD;

AND ALSO EXCEPT THAT PORTION THEREOF CONVEYED TO MESA COUNTY, COLORADO IN QUIT CLAIM DEED RECORDED OCTOBER 9, 1980 UNDER RECEPTION NO. 1236883 IN BOOK 1279 AT PAGE 573;

AND ALSO EXCEPT THOSE PORTIONS THEREOF CONVEYED TO THE COUNTY OF MESA IN QUIT CLAIM DEED RECORDED JUNE 22, 1982 UNDER RECEPTION NO. 1295483 IN BOOK 1379 AT PAGE 100,

COUNTY OF MESA, STATE OF COLORADO.

GRAND JUNCTION PLANNING COMMISSION
January 13, 2026, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:34 p.m. by Chair Sandra Weckerly.

Those present were Planning Commissioners; Orin Zyvan, Robert Quintero, Ian Moore, and Keith Ehlers.

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director), Thomas Lloyd (Planning Manager), Jessica Johnsen (Zoning Supervisor), Daniella Acosta Stine (Principal Planner), Tim Lehrbach (Principal Planner), Jacob Kaplan (Planning Technician), and Madeline Robinson (Planning Technician).

There were 11 members of the public in attendance, and 5 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from December 23, 2025.

2. Lowell Village Phase 2 Subdivision Extension **SUB-2019-687**

Consider a request by Jeremy Nelson of Grand Junction ReGeneration LLC (owner) – to extend the plat recording deadline for the Lowell Village Phase 2 Subdivision, 32 lots on 1.63 acres in an MU-3 (Mixed Use Downtown) zone district.

3. Aspire Residential Easement Vacation **VAC-2025-61**

Consider a request to partially vacate a Drainage Canal Easement and Easement for Pipeline for the City of Grand Junction located at 2651 Stacy Drive on a 7.10-acre parcel in an RH-24 district to accommodate the construction of three, three-story, 24-unit apartment buildings - **This item to be moved to the January 27th, 2026, Planning Commission Hearing**

Commissioner Quintero moved to approve the Consent Agenda.

Commissioner Moore seconded; motion passed 5-0.

REGULAR AGENDA

1. Fox Grove Subdivision Annexation **ANX-2025-421**

Consider a request by Grand Junction Real Estate Investments, LLC to zone 4.88 acres located at 3071 E 1/2 Road from Mesa County Residential Single Family - 4 District (RSF-4) to Residential Medium 8 (RM-8) located at 3071 E 1/2 Road.

Staff Presentation

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

Questions for Staff

Commissioner Weckerly clarified that the additional exhibit being added to the record was a revision to Exhibit 6 regarding the acreage of the parcel.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, January 6, 2026, via www.gjcity.org.

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

The public hearing was closed at 5:44 p.m. on January 13, 2026.

Discussion

Motion and Vote

Commissioner Zyvan made the following motion “Madam Chair, on the Zone of Annexation request for the property located at 3071 E 1/2 Road, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact as listed in the staff report.”

Commissioner Quintero seconded; motion passed 5-0.

2. Lucky Me Center Rezone **RZN-2025-293**

Consider a request by Lucky Me Premises LLC, Property Owner, to rezone a total of 3.60 acres from MU-1 (Mixed-Use Neighborhood) and RM-12 (Residential Medium 12) to MU-2 (Mixed -Use Light Commercial), located at the northeast corner of the intersection of Patterson Road and 29 Road.

Staff Presentation

Thomas Lloyd, Planning Manager, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Zyvan asked why the application was being considered as one item given the various zoning of the parcels being rezoned.

Chair Weckerly indicated there was a typo with the public notice and the wrong zoning was provided (a parcel presently zoned RM-8, not RM-12). Staff offered that since the typo was for the previous zoning and what was indicated was a higher density zone, it was not an issue, the City Attorney advised that the Planning Commission as the decision maker could determine if the notice was sufficient. It was clear in the notice that the request was to change to MU-2. The Planning Commission was comfortable that the notice was sufficient.

Kim Kerk with Kim Kerk Land Consulting & Development spoke on behalf of the applicant and provided a brief summary of the project.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, January 6, 2026, via www.gjcity.org.

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

The public comment period was closed at 6:01 p.m. on January 13, 2026.

Commissioner Moore read an email exchange between Gregg Palmer and Trent Prall about the adjacent intersection at 29 Rd and Patterson Rd.

The public hearing was closed at 6:04 p.m. on January 13, 2026.

Discussion

There was no additional discussion among the Commissioners.

Motion and Vote

Commissioner Quintero made the following motion “Madam Chair, on the Rezone request for the property located at the northeast corner of the intersection of Patterson Road and 29 Road, City file number RZN-2025-293, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.”

Commissioner Ehlers seconded; motion passed 5-0.

3. Morelli Annexation **ANX-2025-192**

Consider a request by the Morelli Family Trust, U/A dated October 21, 2022, and Carla Morelli-Saurdiff to zone 2.56 acres from Mesa County Residential Single Family – 4 (RSF-4) to Mixed-Use Light Commercial (MU-2), Located Between 3105 E ½ Road and 3112 I-70B – Parcel No. 2943-103-00-101.

Staff Presentation

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

Questions for Staff

There were no questions for staff.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, January 6, 2026, via www.gjcity.org.

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

The public hearing was closed at 6:09 p.m. on January 13, 2026.

Discussion

There was no additional discussion among the Commissioners.

Motion and Vote

Commissioner Quintero made the following motion “Madam Chair, on the Zone of Annexation request for the property located 3015 E ½ Road and 3112 I-70B, Parcel No. 2943-103-00-101, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact as listed in the staff report.”

Commissioner Zyvan seconded; motion passed 5-0.

4. C ½ Road Gravel Pit CUP Extension **CUP-2021-616**

Consider a request to extend Planning Commission’s conditional approval from August 22, 2023, of a Conditional Use Permit (CUP) to Allow Sand and Gravel Extraction on a Total of 27.8 acres in a Public, Civic, and Institutional Campus (P-2) Zone District Located at 2855 C 1/2 Road.

Staff Presentation

Jessica Johnsen, Zoning Supervisor, introduced exhibits into the record and provided a presentation regarding the request. She provided context for an additional exhibit that was submitted by the State of Colorado Department of Parks and Wildlife regarding the Riverfront Trail on the South side of the parcel.

Questions for Staff

Commissioner Quintero asked when the CUP was originally issued.

Mark Austin, with Austin Civil Group, spoke on behalf of the Applicant and provided some context for the extension request.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, January 6, 2026, via www.gjcity.org.

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

The public comment period was closed at 6:23 p.m. on January 13, 2026.

There were no additional questions or comments for Staff or the Applicant.

The public hearing was closed at 6:23 p.m. on January 13, 2026.

Discussion

Commissioner Ehlers commented that the late additions by the Colorado Division of Parks and Wildlife were refining the original approval.

Commissioners Zyvan and Quintero echoed Commissioner Ehlers comments.

Motion and Vote

Commissioner Quintero made the following motion “Madam Chair, on the C ½ Road Gravel Pit to establish a Conditional Use Permit for a mining excavation operation, file number CUP-2021-616, I move that the Planning Commission approve the CUP with the findings of fact and conditions listed in the staff report.”

Commissioner Ehlers seconded; motion passed 5-0.

5. Camelback Gardens ODP PLD-2023-121

Consider a request by Camelback Gardens, LLC and Upland Homes, Inc for Review and Approval of a Planned Development (PD) Outline Development Plan (ODP) for the Camelback Gardens Development Proposed on a Total 10.29 Acres Located at 381 and 409 High Desert Road - **This item was moved to the January 27th, 2026, Planning Commission Hearing.**

6. Zoning Code Amendments – Quarter 1 2026 ZCA-2025-753

Consider a request by the City of Grand Junction to amend Sections of the Zoning and Development Code and 24 Road Corridor Design Standards (Title 21 and Title 25 of the Grand Junction Municipal Code) regarding Planned Development, Mixed-Use Downtown District Specific Standards, Short-Term Rentals, Accessory Uses and Structures, Shared Driveways, ROW Dedication, Multi-Unit Design Standards, Access to Public Streets, Open and Undeveloped Spaces, and Service and Storage Areas in the 24 Road Corridor.

Staff Presentation

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

Questions for Staff

Commissioner Quintero asked about the nature of the requested code amendments and if the ultimate goal was just “cleaning up” the existing code language.

Commissioner Ehlers inquired about the proposed shared driveway amendments, including fire code standards, maximum driveway width, the requirements for HOA tract dedication rather than easements, and whether that requirement would necessitate the creation of an HOA.

Chair Weckerly asked if this change would be applied retroactively to parcels that are already accessed off a shared driveway.

There was additional discussion about the necessity of the amendments regarding property ownership and shared access on shared driveways, and their relation to HOA creation.

Commissioner Moore asked why this amendment was proposed and if staff had an example for the necessity of this change regarding property ownership and shared access on shared driveways. Commissioner Ehlers continued this question and its relation to HOA creation.

There was additional discussion about the necessity of the amendments regarding property ownership and shared access on shared driveways, and their relation to HOA creation.

Commissioner Ehlers asked for clarity about the strikethroughs for storm drainage, retention, and detention ponds in GJMC 21.09.060(b)(3) and why the proposal did not reference the Storm Water Management Manual (SWMM).

Chair Weckerly asked why the stormwater detention facilities were required to be planted.

There was discussion about continuing the amendments to stormwater facilities to a future hearing.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, January 6, 2026, via www.gjcity.org.

Henry Brown commented on the strikethrough to 21.05.050(d)(2)(ii) regarding building access and its relation to Plan Principals 5 and 6 of the Comprehensive Plan.

The public comment period was closed at 7:10 p.m. on January 13, 2026.

Staff responded to Mr. Brown's comments and provided context on the code amendments.

The public hearing was closed at 7:11 p.m. on January 13, 2026.

Discussion

Commissioner Zyvan asked about ADA code.

Commissioner Moore commented that the access questions posed by Mr. Brown were discussed in previous workshops and the existing language had unforeseen constraints on development whereas the amendments provided additional flexibility.

Motion and Vote

Commissioner Ehlers made a motion the request to amend Title 21 Zoning and Development Code and Title 25 24 Road Corridor Design Standards of the Grand Junction Municipal Code, City file number ZCA-2025-753, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact listed in the staff report with the exception that 21.05.020(e)(5)(ii) and 21.09.060 be remanded back to staff for further consideration.

Commissioner Moore seconded; There was discussion amongst the commissioners about Commissioner Ehler's motion.

Commissioner Ehlers withdrew the previous motion.

Commissioner Zyvan made the following motion: “Chair, on the request to amend Title 21 Zoning and Development Code and Title 25 24 Road Corridor Design Standards of the Grand Junction Municipal Code, City file number ZCA-2025-753, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact listed in the staff report, remanding back Section 21.09.060(b)(3) referring to storm drainage, retention, and detention ponds for further consideration by staff.”

Commissioner Quintero seconded; motion passed 4-1.

7. Zoning Code Amendments – Bicycle Storage & Parking ZCA-2026-30

Consider a request by the Housing Affordability Code Task Force to Amend Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Bicycle Storage and Parking. She provided context for an additional exhibit that was submitted by John Gargasz, the developer for the Aspire Residential Multiunit development.

Staff Presentation

Daniella Acosta Stine, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request. She provided context for an additional exhibit that was submitted by John Gargasz, the developer for the Aspire Residential Multi-unit development.

Questions for Staff

Commissioner Moore asked for clarification on the strikethrough for Subsection 2 of the Staff prepared alternative.

Commissioner Zyvan asked if there was a typo on the measurements in the short-term parking table. He asked what “enclosed” meant in regard to long-term bicycle parking and if it required the parking to be covered.

Members of the Housing Affordability Code Task Force (HACTF) provided some context for the request.

Commissioner Ehlers asked the applicant to summarize what was being requested by the HACTF.

Chair Weckerly noted that there were two prepared motions, and that either could be modified if the Commission so chose.

There was additional discussion regarding the long-term bicycle parking and its impact on housing affordability.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, January 6, 2026, via www.gjcity.org.

David Lehman commented that the HACTF has failed to show how reduced costs for builders would make housing more affordable and agreed with Staff's findings that the request did not meet the goals of the Comprehensive Plan.

Henry Brown noted that HACTF presented no concrete metrics or figures for the cost of long-term bicycle parking and spoke about the difference in maintenance costs related to cars vs. bicycles. He commented that the current utilization of the bike parking at the "Slate on 25 Road" was impressive given the state of the surrounding cycle infrastructure.

Mark Austin with the HACTF provided context on the differing costs of long-term bike parking that he had stated earlier.

Mike Foster with the HACTF agreed with Mr. Brown's comments on existing cycle infrastructure but argued that the parking should be added as needed once the infrastructure was in place.

McKenzie Thorn with the HACTF asked what else they would put in the bike storage and commented that the current bike storage was not used, but if it was used for something else in the future it could be a safety issue.

The public comment period was closed at 8:41 p.m. on January 13, 2026.

Commissioner Moore asked if the \$4800 amount that was provided was for individual lockers at the Community Recreation Center.

Staff noted that the Zoning code does not give specific amounts required for bicycle storage, only that it is required. The developer has flexibility as to the design.

The public hearing was closed at 8:43 p.m. on January 13, 2026.

Discussion

Commissioner Ehlers reiterated the HACTF's comments that there is low utilization of the long-term bike parking at this time. He noted that the code language on providing bike parking ultimately determines who will pay for it. He disagreed with how bike parking was previously interpreted and implemented.

Motion and Vote

Commissioner Ehlers made a motion to approve Staff's alternative recommendations with the removal of the amendments to long-term bike parking.

Commissioner Quintero seconded; there was discussion about how to proceed with Commissioner Ehler's motion.

Motion failed 3-2.

Commissioner Ehlers made the following motion "Madam Chair, on the request to amend Title 21 of the Zoning and Development Code of the Grand Junction Municipal Code related to bicycle

parking requirements, I move that the Planning Commission forward a recommendation of approval to City Council, based on the findings of fact listed in the staff report.”

Commissioner Zyvan seconded; Commissioner Moore suggested amending the motion to remand the long-term bicycle parking back to staff.

Staff clarified that the amended motion would leave the current code language for long-term bicycle parking.

Motion failed 2-3.

Commissioner Quintero made the following motion “Madam Chair, on the request to amend Title 21 of the Zoning and Development Code of the Grand Junction Municipal Code related to bicycle parking requirements, I move that the Planning Commission forward a recommendation of approval to City Council, based on the findings of fact listed in the staff report with the exception of long-term bicycle storage being reduced to 25% of the currently required ratios outlined in Table 21.08-5.”

There was no second on that motion.

Chair Weckerly indicated that there would be no further discussion or motions for this item.

8. Zoning Code Amendments – Pedestrian Access ZCA-2026-31

Consider a request by the Housing Affordability Code Task Force to amend Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Pedestrian Access.

Staff Presentation

Thomas Lloyd, Planning Manager, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Moore asked for clarification on the “color and/or texture” requirements for pedestrian connections.

Commissioner Ehlers asked what a “curb extension” looked like in practice.

Commissioner Zyvan had questions on a previous draft of the ordinance. He asked if there was still intention to keep crossings as short as possible and away from vehicle conflicts.

Mike Foster requested that the Commission approve the Staff’s suggested amendments.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, January 6, 2026, via www.gjcity.org.

Henry Brown voiced his support for staff's recommendations with the exception of the pedestrian crossing being exempted for industrial uses.

David Lehman echoed Henry's comments and requested the Commission approve Staff's recommendations.

The public hearing was closed at 10:03 p.m. on January 13, 2026.

Discussion

There were no additional comments or questions from the Commission.

Motion and Vote

Commissioner Quintero made the following motion "Madam Chair, on the request to amend Title 21 of the Zoning and Development Code of the Grand Junction Municipal Code concerning pedestrian access, I move that the Planning Commission forward a recommendation of approval to City Council, based on the findings of fact listed in the staff report regarding the Staff's alternative recommendations."

Commissioner Ehlers seconded; motion passed 5-0.

9. Zoning Code Amendments – Fee Study Update **ZCA-2025-737**

Consider a request by the City of Grand Junction to Amend Section 21.02.070(11)(ii) of the Zoning and Development Code regarding Review and Update of the Fee Study.

Staff Presentation

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

Questions for Staff

There were no questions for Staff.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, January 6, 2026, via www.gjcity.org.

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

The public comment period was closed at 10:09 p.m. on January 13, 2026.

Commissioner Zyvan asked if there were any guidelines proposed for when fees should be updated.

The public hearing was closed at 10:12 p.m. on January 13, 2026.

Discussion

There were no additional questions or comments from the Commission.

Motion and Vote

Commissioner Quintero made the following motion “Madam Chair, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2025-737, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report.”

Commissioner Zyvan seconded; motion passed 5-0.

OTHER BUSINESS

ADJOURNMENT

Commissioner Quintero made a motion to adjourn the meeting.

The vote to adjourn was 5-0.

The meeting adjourned at 10:14 p.m.

ORDINANCE NO.

AN ORDINANCE REZONING APPROXIMATELY 3.60 ACRES FROM MU-1 (MIXED-USE NEIGHBORHOOD) AND RM-8 (RESIDENTIAL MEDIUM 8) TO MU-2 (MIXED-USE LIGHT COMMERCIAL) ZONE DISTRICT LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF PATTERSON ROAD AND 29 ROAD

The property owner, Lucky Me Premises LLC., proposes a rezone from MU-1 (Mixed-Use Neighborhood) and RM-8 (Residential Medium 8) to MU-2 (Mixed-Use Light Commercial) for 3.60 acres located at the northeast corner of the intersection of Patterson Road and 29 Road.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code (“Code”), the Grand Junction Planning Commission recommended approval of changing the zoning from MU-1 (Mixed-Use Neighborhood) and RM-8 (Residential Medium 8) to MU-2 (Mixed-Use Light Commercial) for the property, finding that it is consistent with the One Grand Junction Land Use Map (“Plan”) designation of Commercial and the Plan’s goals and policies and is generally compatible with the land uses located in the surrounding area.

After public notice and public hearing, The Grand Junction City Council finds that rezoning from MU-1 (Mixed-Use Neighborhood) and RM-8 (Residential Medium 8) to MU-2 (Mixed-Use Light Commercial) for the property is consistent with the vision, intent, goals and policies of the Plan. The City Council further finds that the request for rezone to the MU-2 (Mixed-Use Light Commercial) zone district meets the stated criteria of Section 21.02.050(m)(3)(ii) of the Grand Junction Zoning and Development Code.

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

The Recitals are incorporated herein and in consideration of the same the following property is hereby duly and lawfully zoned to MU-2 (Mixed-Use Light Commercial) on the zoning map.

LOTS 1, 2, 4, 5, 6, 7, 8, AND 9 of PLAZA 29, COUNTY OF MESA, STATE OF COLORADO.

AND

A parcel of land located in the SW1/4 SW1/4 of Section 5, Township 1 South, Range 1 East of the Ute Meridian, being more particularly described as follows: Beginning at the Southwest corner of said Section 5; thence North along the West line of said Section 5 a distance of 429.00 feet; thence East 660.00 feet; thence South 165.00 feet; thence

West 330.00 feet; thence South 264.00 feet to a point on the South line of said Section 5; thence West along the said South line of said Section 5 a distance of 330.00 feet to the point of beginning; EXCEPT PLAZA "29" filed June 22, 1982 in Plat Book 13 at Page 52; AND EXCEPT the West 30 feet thereof for Road Right of Way purposes, AND ALSO EXCEPT that property for Road Right of Way as described at Reception Number 1236883, County of Mesa, State of Colorado

Said parcels contain 3.60 ACRES.

INTRODUCED on first reading this 17th day of December 2025 and ordered published in pamphlet form.

ADOPTED on second reading 7th day of January 2026 and ordered published in pamphlet form.

Cody Kennedy
President of the Council

ATTEST:

Selestina Sandoval
City Clerk



Grand Junction City Council

Regular Session

Item #2.b.ii.

Meeting Date: February 4, 2026
Presented By: Jessica Johnsen, Zoning Supervisor
Department: Community Development
Submitted By: Jessica Johnsen, Zoning Supervisor

Information

SUBJECT:

Introduction of an Ordinance Zoning the Ricciardella Annexation to RM-8 (Residential Medium 8), Located at 2716 B 1/4 Road, and Setting a Hearing for March 18, 2026

RECOMMENDATION:

The Planning Commission heard this item at the November 25, 2025 regular meeting and voted (6 - 0) to approve the request.

EXECUTIVE SUMMARY:

The applicant, Hwy 50 Self Storage Parking LLC, is requesting a zone of annexation to RM-8 (Residential Medium-8) for the Ricciardella Annexation. The approximately 5.0 acres consist of one parcel of land located at 2716 B 1/4 Road. The property is currently vacant. Annexation is being sought in anticipation of developing the vacant land area. The property is Annexable Development per the Persigo Agreement. The zone district RM-8 is consistent with the Residential Land Use designation of the Comprehensive Plan. The request for annexation will be considered separately by City Council, but concurrently with the zoning amendment request.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The Applicant, Hwy 50 Self Storage Parking LLC, is requesting annexation of approximately 7.37 acres consisting of one parcel of land located at 2716 B 1/4 Road. The subject property is currently vacant and appears to not have any prior development or use. The property is Annexable Development per the Persigo Agreement. The applicant is requesting annexation into the City limits. Annexation is being sought in anticipation of developing the vacant land area. The request for zoning will be considered separately by City Council, but concurrently with the annexation request and will be heard in a future Council action.

The Applicant is requesting a zone district of RM-8 (Residential Medium-8). The property is currently zoned in the County as RSF-4(Residential). The proposed zone district of RM-8 is consistent with the Residential Land Use designation of the Comprehensive Plan. The surrounding zoning includes a mix of both City and County zoned properties. City-zoned properties adjacent to the property include Planned Development (PD), RSF-4 (County) and PUD (County), Commercial General (CG) RSF-4 (County). Zoning will be considered in a future action by City Council and requires review and recommendation by the Planning Commission.

The annexation area has sewer service and all other urban amenities to the property. It is located within Tier 1 on the Intensification and Growth Tiers Map of the Comprehensive Plan.

The RM-8 zoning will permit Residential Medium-8 land uses, allowing for medium density residential development for the undeveloped property.

In addition to the RM-8 zoning requested by the petitioner, the following zone districts would also be consistent with the proposed Comprehensive Plan designation of Residential.

- Residential Medium 8 (RM-8)
- Residential Medium 12 (RM-12)
- Public Parks and Open Space (P-1)
- Public, Civic, and Institutional Campus (P-2)
- Planned Development (PD)

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed Annexation and Zoning was held virtually on December 19, 2023, in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The Applicant’s representative and City staff were in attendance as well as twelve members of the public. Notice was completed consistent with the provisions at GJMC 21.02.030(g). The subject properties were posted with an application sign on September 5, 2025. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject properties on November 14, 2025. The notice of the Planning Commission public hearing was published on November 15, 2025, in the Grand Junction Daily Sentinel.

Zone of Annexation Analysis

The criteria for review are set forth in Section 21.02.140 (a) and includes that the City may rezone property if the proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan and must meet one or more of the following rezone criteria as identified:

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

The proposed annexation and zoning to the RM-8 (Residential Medium-8) zone district is consistent with the goals and policies of the City's 2020 Comprehensive Plan. The subject property is located within both the Urban Growth Boundary and the Persigo 201 Planning Area, making it eligible for annexation and urban-level development. The Comprehensive Plan designates this area for residential land use, and the requested RM-8 zoning aligns with that designation by allowing residential development. By annexing and zoning the property, the City ensures future development will occur in accordance with established standards for infrastructure, land use compatibility, and site design. This action supports the City's vision for compact and efficient growth and furthers long-range planning objectives for logical urban expansion.

Therefore, staff find this criterion met.

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

The annexation and zoning of the subject property contribute to a logical and orderly development pattern along B ¼ Road. The site is directly adjacent to existing City-zoned and developed parcels, mostly residential housing with a self-storage facility directly to the east. These surrounding developments reflect a transition toward Residential Medium-8 and commercial uses consistent with the requested zoning. Annexing and zoning the parcel will close a gap in City jurisdiction, reduce potential inconsistencies in land use regulation, and allow for a coordinated approach to infrastructure extension and site development.

Therefore, staff finds this criterion met.

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

The proposed RM-8 (Residential Medium-8) zoning directly supports the goals outlined in the City's 2020 Comprehensive Plan, particularly Plan Principle 3: Responsible and Managed Growth, which states "Support fiscally responsible growth and annexation policies that promote a compact pattern of growth...and encourage the efficient use of land", and "Encourage infill and redevelopment to leverage existing infrastructure."

The Comprehensive Plan raises concerns about a waning supply of attainable housing combined with a limited supply of land that has existing infrastructure available. Priority has been placed on areas identified for infill and redevelopment to move forward effectively and manage growth. This principle supports fiscally responsible growth and annexation policies that promote a compact pattern of growth to encourage an efficient use of land. Development is directed to areas where infrastructure is already present and the City can meet and maintain its level of service targets. This zone of annexation is supported by this plan principle because it leverages existing infrastructure and is already adjacent to existing corporate limits to the East.

Additionally, this request supports Plan Principle 5: Strong Neighborhoods and Housing Choices, which states “Promote more opportunities for housing choices that meets the needs of people of all ages, abilities, and incomes.” The Residential Medium - 8 dwelling units per acre zoning (RM-8) provides for a higher range of density than what lower density districts would accommodate. The RM-8 accommodates housing types that include smaller footprints, less square footage, smaller yards, all of which can lower housing costs and provide housing for the population needing housing but can’t afford the single-family home on a quarter acre lot.

Therefore, staff finds that this criterion is met.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Ricciardella Zone of Annexation, ANX-2024-16 request for the property located at 2716 B ¼ Road from County RSF-4 (Residential) to RM-8 (Residential Medium-8), the following findings of facts have been made:

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

Therefore, Staff recommends approval of the request.

The Planning Commission recommended approval of the request.

FISCAL IMPACT:

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

SUGGESTED MOTION:

I move to introduce an ordinance zoning the Ricciardella Annexation, 7.37 acres located at 2716 B ¼ Rd., to Residential Medium 8 (RM-8), and set a public hearing for March 18, 2026

Attachments

- 1. Exhibit 1 - Development Application
- 2. Exhibit 2 - Annexation Plat
- 3. Exhibit 3 - Annexation Information Sheet
- 4. Exhibit 4 - Site Map
- 5. Planning Commission Minutes - 2025 - November 25
- 6. ORD-Zone of Annexation 20251211

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 <u>only</u> for Zone of Annexation, Rezones, and Comprehensive Plan Amendments: | |
| Existing Land Use Designation: <u>Residential Medium</u> | Existing Zoning: <u>RSF-4 (County)</u> |
| Proposed Land Use Designation: <u>N/A</u> | Proposed Zoning: <u>R8</u> |

Property Information

Site Location: 2716 B 1/4 Road Site Acreage: 7.3

Site Tax No(s): 2945-253-00-132 Site Zoning: RSF-4 (County)

Project Description: Annexation/Zone of Annexation

Property Owner Information

Name: HWY 50 Self Storage Parking, LLC

Mailing Address: 2716 B 1/4 Road

City/State/Zip: Grand Junction, CO 81501

Business Phone #: 702-935-2571

E-Mail: michaelm@osprey-management.com

Fax #: _____

Contact Person: Mikey McMahon

Contact Phone #: 702-606-3042

Applicant Information

Name: HWY 50 Self Storage, Parking LLC

Mailing Address: 2716 B 1/4 Rd

City/State/Zip: Grand Junction, CO 81501

Business Phone #: 702-606-3042

E-Mail: _____

Fax #: _____

Contact Person: Mikey McMahon

Contact Phone #: 702-606-3042

Representative Information

Name: Ty Johnson

Mailing Address: 734 Egret Circle

City/State/Zip: Grand Junction, CO 81505

Business Phone #: 970-316-1596

E-Mail: ty@mesaplanning.com


Fax #: _____

Contact Person: Ty Johnson

Contact Phone #: same

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

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

Signature of Person Completing the Application:  Date: 5/29/25

Signature of Legal Property Owner: _____ Date: 5/29/25

Statement of Authority

The undersigned hereby executes this Statement of Authority, pursuant to the provisions of Section 38-30-172, C.R.S., on behalf of HWY 50 Self Storage Parking, LLC, an entity other than an individual, capable of holding title to real property ("Entity"), and states as follows:

- 1. The Entity is a Limited Liability Company formed and existing under the laws of the following governmental authority Nevada
(state the type of entity and the state, country or other governmental authority under whose laws it was formed. Example: a Limited Liability Company formed and existing under the laws of Colorado)
- 2. If formed under a governmental authority other than the State of Colorado, state the name under which the Entity has filed with the Colorado Secretary of State _____
- 3. The Entity's mailing address is: 9515 Hillwood Drive, Las Vegas, NV 89134
- 4. The name of the person or persons, or the position or positions, of the Entity authorized to execute instruments on behalf of the Entity to convey, encumber or otherwise affect the title to real property is/are: Matthew Ricciardella / Manager
- If ALL names or positions provided here are required for authority, please check this box. If box is not checked, then only one of the names or positions provided is necessary for execution of instruments on Entity's behalf.
- 5. The limitations upon the authority of the person or persons named above to bind the Entity are as follows: None
(if no limitations insert "NONE")
- 6. Other matters concerning the manner in which the Entity deals with any interest(s) in real property are: None
(if none insert "NONE")

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

EXECUTED this 29th day of May, 2025.

ENTITY: Hwy 50 Self Storage Parking LLC, a Nevada Limited Liability Company

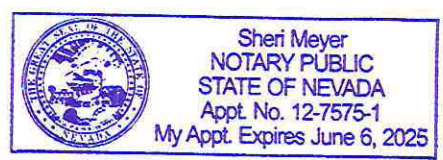
BY: [Signature]
Name Position

STATE OF NV)
) ss.
COUNTY OF Clark)

The foregoing instrument was acknowledged before me this 29th day of May, 2025, by Matthew Ricciardella and xxx.
Witness my hand and official seal.

My commission expires:

[Signature]
Notary Public



OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) HWY 50 SELF STORAGE PARKING, LLC ("Entity") is the owner of the following property:

(b) 2716 B 1/4 Road, Grand Junction, CO 81501 (Parcel #2945-253-00-132)

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

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

My legal authority to bind the Entity both financially and concerning this property is unlimited.

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

The Entity is the sole owner of the property.

The Entity owns the property with other(s). The other owners of the property are:

On behalf of Entity, I have reviewed the application for the (d) Annexation/Zone of Annexation

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

(e) No knowledge of a boundary conflict

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

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

Signature of Entity representative: _____

Printed name of person signing: Matthew Ricciardella

State of NV)

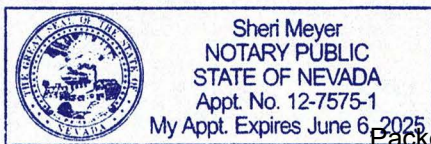
County of Clark) ss.

Subscribed and sworn to before me on this 29th day of May, 2025

by Matthew

Witness my hand and seal.

My Notary Commission expires on 6-6-2025



Sheri Meyer



State Documentary Fee
Date: May 13, 2022
\$125.00

General Warranty Deed
(Pursuant to C.R.S. 38-30-113(1)(a))

Grantor(s), **JOYCE LUSTER, LLC, A COLORADO LIMITED LIABILITY COMPANY**, whose street address is **2723 HIGHWAY 50, 2716 B 1/4 ROAD, AND 235 27 1/4 ROAD, GRAND JUNCTION, CO 81503**, City or Town of **GRAND JUNCTION**, County of **Mesa** and State of **Colorado**, for the consideration of **(\$1,250,000.00) ***One Million Two Hundred Fifty Thousand and 00/100***** dollars, in hand paid, hereby sell(s) and convey(s) to **HWY 50 SELF STORAGE PARKING LLC, A NEVADA LIMITED LIABILITY COMPANY**, whose street address is **9515 HILLWOOD DR, Las Vegas, NV 89134**, City or Town of **Las Vegas**, County of **Clark** and State of **Nevada**, the following real property in the County of **Mesa** and State of **Colorado**, to wit:

See attached "Exhibit A"

also known by street and number as: **2723 HIGHWAY 50, 2716 B 1/4 ROAD, AND 235 27 1/4 ROAD, GRAND JUNCTION, CO 81503**

with all its appurtenances and warrant(s) the title to the same, subject to Statutory Exceptions.

Signed this day of **May 13, 2022**.

JOYCE LUSTER, LLC, A COLORADO LIMITED LIABILITY COMPANY

By: *Joyce Luster*
JOYCE LUSTER AS MANAGER

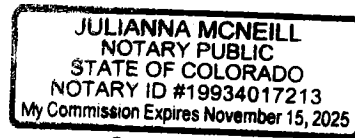
State of **Colorado**)
)ss.
County of **MESA**)

The foregoing instrument was acknowledged before me on this day of **May 13th, 2022** by **JOYCE LUSTER, AS MANAGER OF JOYCE LUSTER, LLC, A COLORADO LIMITED LIABILITY COMPANY**

Witness my hand and official seal

My Commission expires: 11-15-25

Julianna McNeill
Notary Public



When recorded return to: **HWY 50 SELF STORAGE PARKING LLC, A NEVADA LIMITED LIABILITY COMPANY**
9515 HILLWOOD DR, Las Vegas, NV 89134



Exhibit A

TRACT I:

A PARCEL OF GROUND SITUATED IN THE NE $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF THE NE $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, AND CONSIDERING THE WEST LINE OF THE NE $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN TO BEAR N00°00'30"W 1321.66 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN TO BE RELATIVE THERETO;

THENCE ALONG THE WEST LINE OF THE NE $\frac{1}{4}$ SW $\frac{1}{4}$ OF SAID SECTION 25, S00°00'30"E 233.00 FEET TO THE POINT OF BEGINNING, ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF THAT TRACT OF LAND CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO DESCRIBED AT RECEPTION NO. 694676;

THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

(1) S45°07'00"E 91.00 FEET;

(2) S56°28'00"E 57.47 FEET;

(3) S59°04'51"E 31.59 FEET TO THE NW CORNER OF ORCHARD MESA COMMERCIAL PARK (RECEPTION NO. 1149093);

THENCE ALONG THE WEST LINE OF ORCHARD MESA COMMERCIAL PARK (RECEPTION NO. 1149093),

S01°06'24"W 374.68 FEET;

THENCE CONTINUING ALONG THE WEST LINE OF ORCHARD MESA COMMERCIAL PARK (RECEPTION NO. 1149093), S00°00'01"E 338.05 FEET TO THE SW CORNER OF

ORCHARD MESA COMMERCIAL PARK (RECEPTION NO. 1149093);

THENCE ALONG THE SOUTH LINE OF ORCHARD MESA COMMERCIAL PARK (RECEPTION NO. 1149093), N89°59'59"E 435.00 FEET TO THE SE CORNER OF ORCHARD MESA COMMERCIAL PARK (RECEPTION NO. 1149093);

THENCE S00°10'23"E 1.68 FEET;

THENCE N89°55'45"E 0.77 FEET;

THENCE S00°01'18"E 101.00 FEET;

THENCE S89°59'30"W 357.25 FEET;

THENCE S00°04'15"E 15.28 FEET;

THENCE S89°59'30"W 80.30 FEET;

THENCE N00°00'30"W 1.53 FEET;

THENCE N89°56'05"W 132.00 FEET TO THE WEST LINE OF THE NE $\frac{1}{4}$ SW $\frac{1}{4}$ OF SAID SECTION 25;

THENCE ALONG THE WEST LINE OF THE NE $\frac{1}{4}$ SW $\frac{1}{4}$ OF SAID SECTION 25, N00°00'30"W 938.65 FEET TO THE POINT OF BEGINNING,

COUNTY OF MESA, STATE OF COLORADO.

TRACT II:

A PARCEL OF GROUND SITUATED IN THE SE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, BEING DESCRIBED AS FOLLOWS;

COMMENCING AT THE SE CORNER OF THE NW $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, AND CONSIDERING THE SOUTH LINE OF THE NW $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN TO BEAR N89°56'05"W WITH ALL OTHER BEARINGS CONTAINED HEREIN TO BE RELATIVE THERETO; THENCE ALONG THE SOUTH LINE OF THE NW $\frac{1}{4}$ SW $\frac{1}{4}$ OF SAID SECTION 25, N89°56'05"W 660.31 FEET TO THE SW CORNER OF THE SE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ OF SAID SECTION 25;

THENCE ALONG THE WEST LINE OF THE SE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ OF SAID SECTION 25, N00°02'12"W 20.00 FEET TO THE NORTH RIGHT-OF-WAY LINE FOR B- $\frac{1}{4}$ ROAD AND BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE WEST LINE OF THE SE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ OF SAID SECTION 25, N00°02'12"W 640.50 FEET TO THE NW CORNER OF THE SE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ OF SAID SECTION 25;

THENCE ALONG THE NORTH LINE OF THE SE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ OF SAID SECTION 25, S89°57'48"E 660.63 FEET TO THE NE CORNER OF THE SE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ OF SAID SECTION 25;

THENCE ALONG THE EAST LINE OF THE SE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ OF SAID SECTION 25, S00°00'30"E 510.83 FEET;

THENCE N89°56'05"W 275.00 FEET;

THENCE N00°00'30"W 39.31 FEET;

THENCE N89°56'05"W 183.40 FEET;

THENCE S00°02'12"E 159.31 FEET TO THE NORTH RIGHT-OF-WAY LINE FOR B- $\frac{1}{4}$ ROAD;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE FOR B- $\frac{1}{4}$ ROAD, N89°56'05"W 58.00 FEET;

THENCE N00°02'12"W 262.00 FEET;

THENCE N89°56'05"W 128.00 FEET;

THENCE S00°02'12"E 272.00 FEET TO THE NORTH RIGHT-OF-WAY LINE FOR B- $\frac{1}{4}$ ROAD;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE FOR B- $\frac{1}{4}$ ROAD, N89°56'05"W 16.00 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO COUNTY OF MESA IN WARRANTY DEED RECORDED MARCH 20, 2017 UNDER RECEPTION NO. 2793678,

COUNTY OF MESA, STATE OF COLORADO.

TRACT III:

LOT 16,
EXCEPT THE NORTH 14.3 FEET THEREOF,
AND ALL OF LOTS 17, 18, AND 19 IN BLOCK ONE OF
ORCHARD MESA COMMERCIAL PARK,

COUNTY OF MESA, STATE OF COLORADO.

**Ricciardella Annexation
Annexation and Zone of Annexation
2716 B ¼ Rd.
December 20, 2023
General Project Report**

Project Description

The subject property is approximately 7.3 acres in size and is located at 2716 B ¼ Rd., as displayed below.



Public Benefit (of the entire project):

This project will benefit the public by implementing the 201 Persigo Agreement and create the opportunity for future residential development. The R8 1 zoning, if granted, will create opportunities for medium density housing, which is lacking in our community.

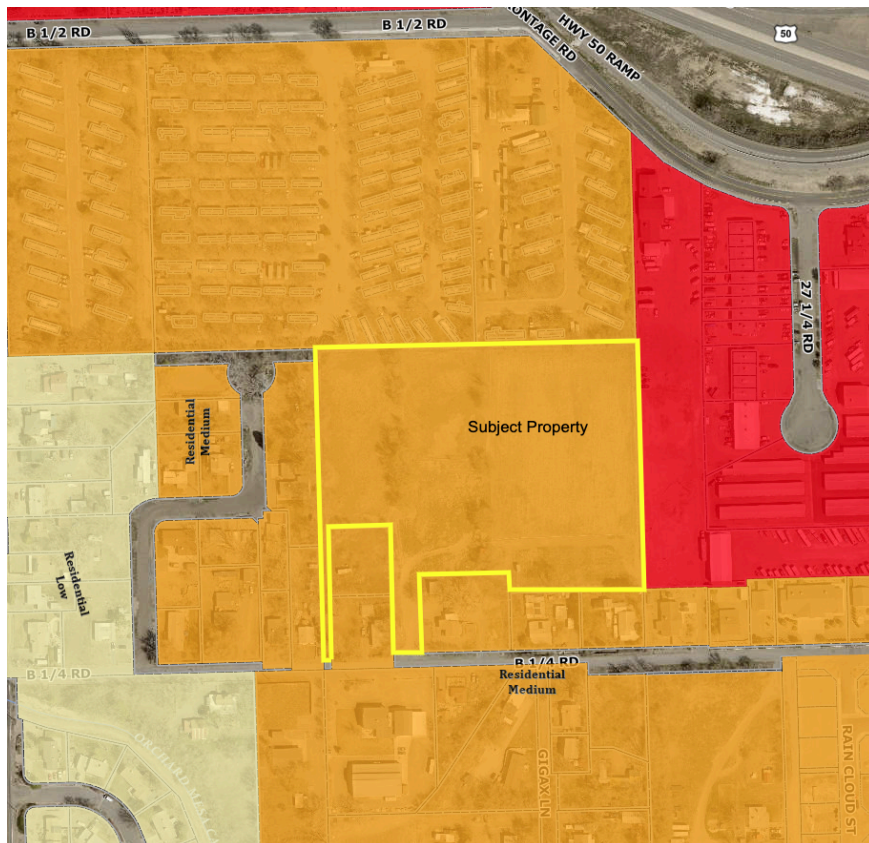
Neighborhood Meeting

A neighborhood meeting was held on Tuesday, December 19th on zoom to inform neighbors about the intent to submit an application for annexation and zone of annexation to the City of Grand Junction. There were three (3) attendees present and the meeting lasted approximately 12 minutes from 5:30-5:42.

Project Compliance, Compatibility, and Impact Adopted Plans and/or Policies

The subject property is designated as a residential medium in the future land use map of the comprehensive plan. R8 is one of two residential zone districts that implements the residential medium land use designation in the Comp Plan. The proposal meets a number of goals and policies in the City's comp plan.

- **Plan Principle 3: Responsible and Managed Growth**
 - Encourage infill to leverage existing infrastructure
- **Plan Principle 5: Strong Neighborhoods and Housing Choices**
 - Opportunities for housing choices that meets needs of all people



Surrounding Land Use

The subject property is currently surrounded by residential development to the north, west, and south. The property is adjacent to commercial development to the east.

Availability of Utilities

- Sanitary Sewer: City of Grand Junction
- Water: Ute Water
- Storm Sewer: NA
- Gas: Xcel
- Electricity: Xcel
- Irrigation: OMID

Approval Criteria

The proposed annexation will meet the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, as described below.

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

Response: The petition has been signed by 100% of property owners of the subject property.
This criterion has been met.

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

Response: This requirement is being met, as demonstrated by the improvement survey plat submitted with the application package.
This criterion has been met.

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

Response: Annexation of the subject property will contribute to implementation of the 201 Persigo Agreement which benefits the community as whole.
This criterion has been met.

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

Response: The applicant is preparing the property for development consistent with the standard and regulations of the R-8 zone district.
This criterion has been met.

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

Response: The proposed annexation area is adjacent to the city limits. Utilities and City services are available and currently serve the existing urban area near this site.
This criterion has been met.

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

Response: The entire property owned by the applicant is being annexed.
This criterion has been met.

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.



Response: Contiguous property owned by the petitioner is less than 20 acres in size, so this requirement does not apply. However, the petitioners have granted consent to the City to annex the property.

This criterion is not applicable.

The Grand Junction Municipal Code states in Section 21.02.140(a) that the City may rezone property if the proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan and must meet one or more of the following rezone criteria as identified:

(1) Subsequent events have invalidated the original premises and findings; and/or

Response: A new Comprehensive Plan has been adopted since this property was originally zoned, which is a new event that invalidates the original premises.

This criterion has been met.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

Response: The character of the area has changed in that the current Comprehensive Plan, adopted in 2020, now envisions medium density in the area. That was not the case when the property was originally zoned. This change in the community's vision, as stated in the Comprehensive Plan, is a shift in the overall condition of the area such that the proposed R-8 zoning is consistent with the Plan.

This criterion has been met.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

Response: Public and community facilities are more than adequate to serve future development on this property. The subject property is adjacent to dedicated and built ROW and all utilities are adjacent and available to serve the property.

This criterion has been met.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

Response: The Grand Valley Housing Needs Assessment details that there is a "missing middle" of attached single family and multi-family housing products in the City of Grand Junction. The R-8 zoning district allows for both of these housing types which will help alleviate the shortage of medium density housing products in our community. e.

This criterion has been met.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

Response: The community will derive benefits from R-8 zoning on the property for a myriad of reasons. Most importantly, R-8 implements the vision of the community as defined in the Comprehensive Plan. The Comprehensive Planning process lasted over 2 years with thousands of responses from the public on how the community should grow. R-8 is consistent with the vision of the community as a whole. The community will benefit from this zoning as it will pave the way for future residential development which will help alleviate the housing issue in our community.

This criterion has been met.

IMPROVEMENT SURVEY PLAT

Located in the SE1/4 of the NW1/4 of the SW1/4 of Section 25,
Township 1 South, Range 1 West, Ute Meridian,
Mesa County, Colorado

PARCEL DESCRIPTION:
As described in Warranty Deed recorded at Reception No.3031767 and the Boundary Line Agreement recorded at Reception No.3128344 in the office of the Mesa County Clerk and Recorder.

TRACT II
A parcel of ground situated in the SE1/4 NW1/4 SW1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian, more particularly described as follows:

Commencing at the SE corner of the NW1/4 SW1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian, and considering the South line of the NW1/4 SW1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian to bear N89°55'47"W with all other bearings contained herein to be relative thereto;

thence along the South line of the NW1/4 SW1/4 of said Section 25, N89°55'47"W 660.27 feet to the SW corner of the SE1/4 NW1/4 SW1/4 of said Section 25;

thence along the West line of the SE1/4 NW1/4 SW1/4 of said Section 25, N00°01'59"W 20.00 feet to the North right-of-way line for B 1/4 Road and being the Point of Beginning;

thence continuing along the West line of the SE1/4 NW1/4 SW1/4 of said Section 25, N00°01'59"W 640.50 feet to the NW corner of the SE1/4 NW1/4 SW1/4 of said Section 25;

thence along the North line of the SE1/4 NW1/4 SW1/4 of said Section 25, S89°57'31"E 660.63 feet to the NE corner of the SE1/4 NW1/4 SW1/4 of said Section 25;

thence along the East line of the SE1/4 NW1/4 SW1/4 of said Section 25, S00°00'12"E 510.83 feet;

thence N89°55'47"W 275.02 feet;

thence N00°00'12"W 39.31 feet;

thence N89°55'47"W 183.37 feet;

thence S00°01'54"E 159.31 feet to the North right-of-way line for B 1/4 Road;

thence along the North right-of-way line for B 1/4 Road, N89°55'47"W 55.00 feet;

thence N00°01'54"W 262.00 feet;

thence N89°55'47"W 131.00 feet;

thence S00°01'59"E 272.00 feet to the North right-of-way line for B 1/4 Road;

thence along the North right-of-way line for B 1/4 Road, N89°55'47"W 16.00 feet to the Point of Beginning;

EXCEPTING therefrom that portion thereof conveyed to County of Mesa in Warranty Deed Recorded March 20, 2017 under Reception no. 2793678,
County of Mesa, State of Colorado.

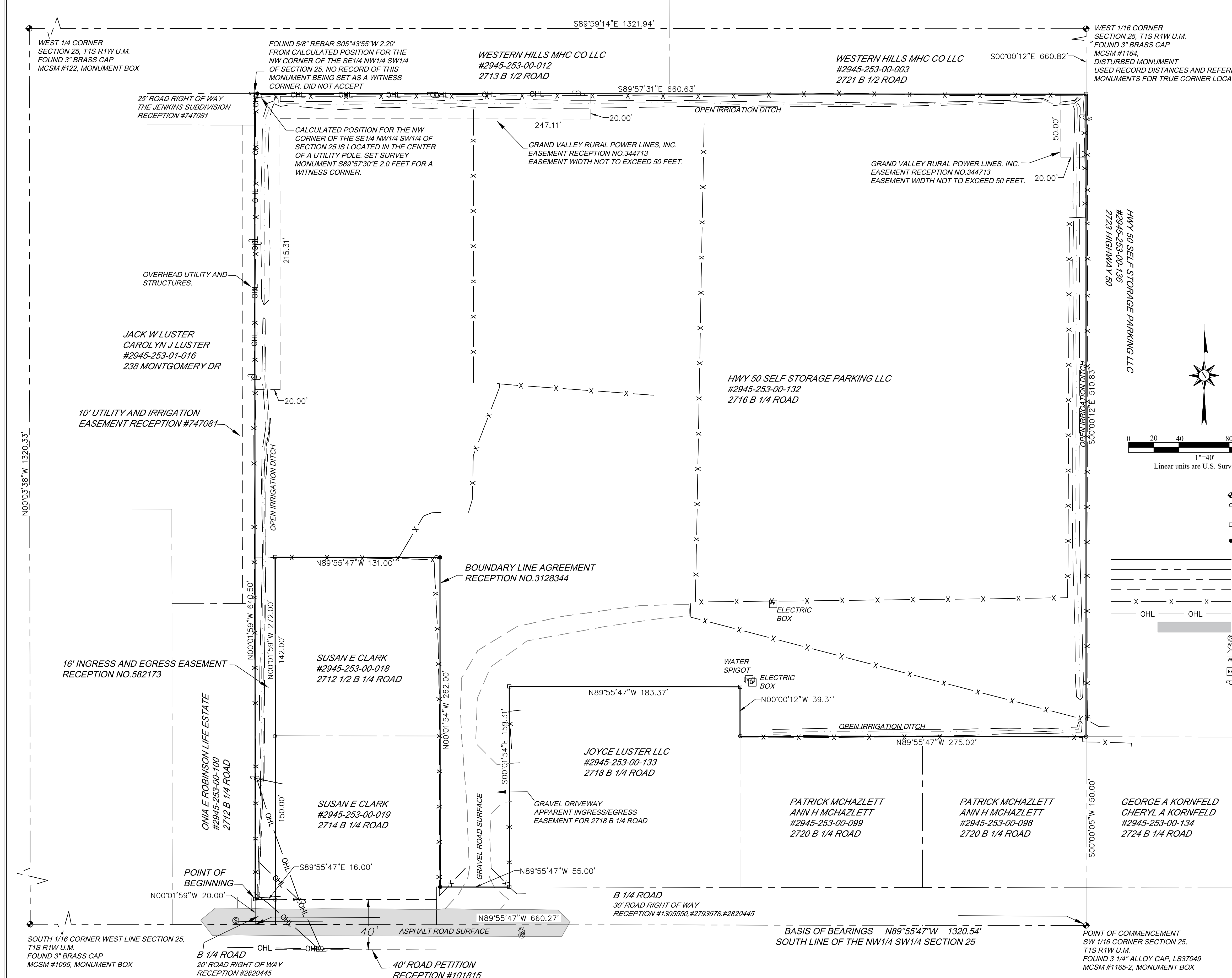
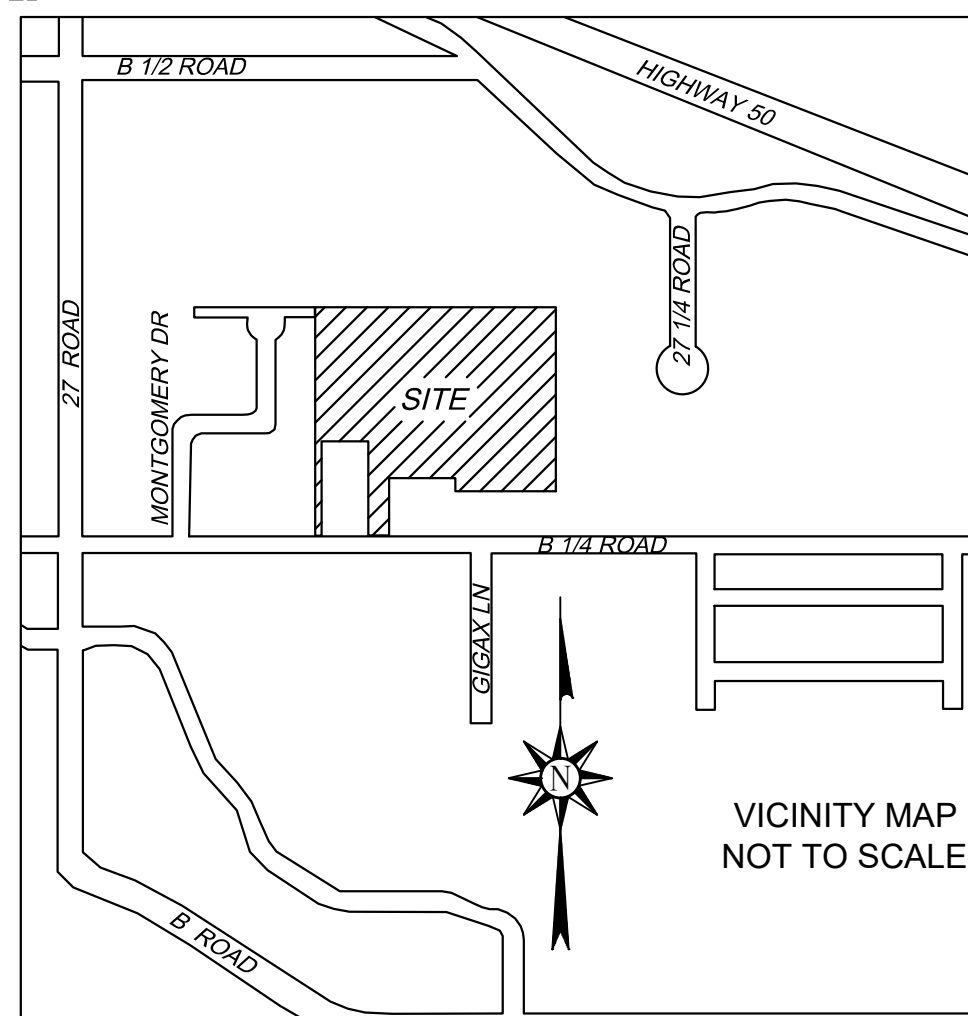
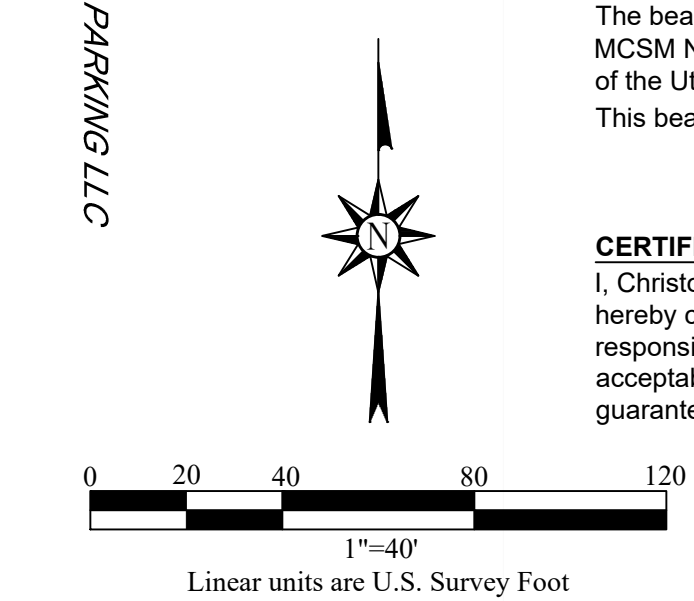
SURVEY NOTES:

- Title information provided by Land Title Guarantee Company, File No: GJC65051180-10, Date: 04/01/2025 and the Mesa County Assessor - Real Property Public Information System.
- The location of underground utilities as shown on this plat are based on visible surface evidence and utility markings. Actual locations of utilities may vary and should be verified prior to any construction.
- Underground irrigation lines not located in this survey.
- The bearings and distances shown hereon represent the results of the Legal Description rotated to grid north of the Mesa County Local Coordinate System for the Grand Valley Area with respect to the physical locations of accepted survey monuments.
- According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

BASIS OF BEARINGS:
The bearing between the SW 1/16 corner of Section 25, Township 1 South, Range 1 West of the Ute Meridian, MCSM No. 1165-2, and the South 1/16 corner on the West line of Section 25, Township 1 South, Range 1 West of the Ute Meridian, MCSM No. 1095, is N89°55'47"W.
This bearing corresponds with grid north of the Mesa County Local Coordinate System for the Grand Valley Area.

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

- LEGEND:**
- ◆ SURVEY CONTROL MONUMENT
 - FOUND 5/8" REBAR, SET 2" ALLOY CAP
CHRISTOPHER C. RANSIER PLS 38089
 - FOUND SURVEY MONUMENT QED LS 30111
 - SET 5/8" REBAR WITH 2" ALLOY CAP STAMPED
CHRISTOPHER C. RANSIER PLS 38089
 - BOUNDARY LINE
 - - - SURVEY CONTROL LINE
 - - - ADJOINER
 - - - EASEMENT
 - - - FENCE
 - - - OVERHEAD UTILITY LINE
 - ASPHALT
 - SANITARY SEWER MANHOLE
 - WATER VALVE
 - WATER METER
 - ELECTRIC BOX
 - UTILITY POLE



LAND SURVEY DEPOSITS
Mesa County Surveyor's Office
Date: _____
Deposit No: _____

Client: HWY 50 Self Storage Parking LLC

IMPROVEMENT SURVEY PLAT
SE1/4 of the NW1/4 of the SW1/4 of Section 25,
Township 1 South, Range 1 West, Ute Meridian,
Mesa County, Colorado

| | |
|---------------------|--|
| Surveyed by: CCR | Align Surveying, LLC 717 Centauri Drive Grand Junction, CO 81506 970.623.1001 chris.ransier@gmail.com |
| Drawn by: CCR | |
| Job No: 305625 | |
| Date: June 12, 2025 | |



734 Main Street
Grand Junction
CO 81501
970.241.0745
planning@kart.com

Neighborhood Meeting Summary

A neighborhood meeting was held on Tuesday, December 19th on zoom to inform neighbors about the intent to submit an application for annexation and zone of annexation to the City of Grand Junction. There were three (3) attendees present and the meeting lasted approximately 12 minutes from 5:30-5:42.

Ty Johnson, with Kart Planning, presented an overview of the annexation and zone of annexation request including an overview of the timeline of events and opportunities for public comment in the future. After the presentation, questions were answered from meeting participants. There were only two (2) questions asked by meeting attendees, which included a question about what future development is planned on the site and a question about where future development would take access from.

Dave

ADJACENT PROPERTY OWNER NAME & ADDRESS ORDER FORM

Please check if labels are needed for a Neighborhood Meeting. Name & address lists are valid for 6 months only. If the project goes to Planning Commission later than 6 months from submittal, another request for names & addresses must be submitted, along with an additional \$50.

Tax Parcel #(s): 2945-253-00-132

Property Address: 2716 B 1/4 Rd. Grand Junction CO

Property Owner: HWY 50 Self Storage Parking LLC

Contact Person: _____

Mailing Address: _____

E-Mail Address: _____

Applicant: Kaart Planning

Contact Person: Ty Johnson

Mailing Address: 734 Main St. Grand Junction CO 81501

E-Mail Address: ty.johnson@kaart.com

Project Representative: Kaart Planning

Contact Person: Ty Johnson

Mailing Address: 734 Main St. Grand Junction CO 81501

Phone Number: 970-241-0745

E-Mail Address: ty.johnson@kaart.com

***This request for labels and/or the name and address list MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR to a Neighborhood Meeting.**

The adjacent property mailing list is created by pulling all property owners within 500 feet and all registered Homeowners Associations or citizens groups within 1000 feet of all properties involved in the project. The property owner information is put together using the information in the Mesa County Assessor's records and the HOA's and citizens' groups on record with the City of Grand Junction Community Development Department.

ACE AUTOMOTIVE OF GRAND
JUNCTION LLC
241 27 1/4 RD STE 3 & 4
GRAND JUNCTION CO 81503

ARCIERI FAMILY LIMITED
PARTNERSHIP
2690 B 3/4 RD
GRAND JUNCTION CO 81503

ARCIERI JAMES THOMAS
ARCIERI VAL JEAN
330 33 1/2 RD
PALISADE CO 81526

ARMSTRONG CATHERINE S
2713 B 1/2 RD UNIT 311
GRAND JUNCTION CO 81503

BAKER CHRISTINE D
BAKER JOHN
2729 B 1/4 RD
GRAND JUNCTION CO 81503

BENSON MERRITT A
BENSON JILLETTE M
232 MONTGOMERY DR
GRAND JUNCTION CO 81503

CASTRO DANIEL DAVID
MARSH LUCAS DANIEL GRANTEE
BENEFICIARY
232 27 RD
GRAND JUNCTION CO 81503

CITY OF GRAND JUNCTION
DAVE THORNTON
250 N 5TH ST
GRAND JUNCTION CO 81501

CLARK SUSAN E
2714 B 1/4 RD
GRAND JUNCTION CO 81503

COFFMAN LINDA S
230 MONTGOMERY DR
GRAND JUNCTION CO 81503

CONNOLLY JOANNE
CONNOLLY DENNIS
2713 B 1/2 RD UNIT B2
GRAND JUNCTION CO 81503

DOLAN MATTHEW M
234 MONTGOMERY DR
GRAND JUNCTION CO 81503

ESPINOZA ARTURO REYES
REYES LUZ E
236 27 RD
GRAND JUNCTION CO 81503

FORBES JIM
2710 B 1/4 RD
GRAND JUNCTION CO 81503

GATES JOEL T
GATES LEAH R
PO BOX 266
RIDGWAY CO 81432

GREY LLC
218 EASTER HILL DR
GRAND JUNCTION CO 81507

GRUWELL RYAN
237 27 1/4 RD UNIT II
GRAND JUNCTION CO 81503

HAGMAN NATASHA M
HAGMAN ANITA
2708 RINCON DR
GRAND JUNCTION CO 81503

HAMILTON STACIA M
221 GIGAX LN
GRAND JUNCTION CO 81503

HARRIS JEANINE M
219 RAIN CLOUD ST
GRAND JUNCTION CO 81503

HWY 50 SELF STORAGE PARKING
LLC
MORRIS DON
9515 HILLWOOD DR
LAS VEGAS NV 89134

JMS PROPERTIES LLC
580 GREENFIELD CIR W
GRAND JUNCTION CO 81504

JOYCE LUSTER LLC
2730 B 1/2 RD UNIT B
GRAND JUNCTION CO 81503

KAART PLANNING
TY JOHNSON
734 MAIN ST
GRAND JUNCTION CO 81501

KARSCHNIK JASON A
KARSCHNIK CHRISTINA L
2715 B 1/4 RD
GRAND JUNCTION CO 81503

KOCH ROGER A
KOCH RUTH
221 RAIN CLOUD ST
GRAND JUNCTION CO 81503

KORNFELD GEORGE A
KORNFELD CHERYL A
2724 B 1/4 RD
GRAND JUNCTION CO 81503

LEDESMA SILVIA
2713 B 1/2 RD
GRAND JUNCTION CO 81503

LOWDERMILK DEAN ALAN
ANDERSON JUDY LYNNE
235 MONTGOMERY DR
GRAND JUNCTION CO 81503

LUSTER JACK W
LUSTER CAROLYN J
238 MONTGOMERY DR
GRAND JUNCTION CO 81503

MANN JAMIE LAURA
MANN MICHAEL PATRICK
230 27 RD
GRAND JUNCTION CO 81503

MCDONALD BETTY
MCDONALD MICHAEL J
PO BOX 73
GLADE PARK CO 81523

MCHAZLETT PATRICK
MCHAZLETT ANN H
2722 B 1/4 RD
GRAND JUNCTION CO 81503

MISKOL LUKE A
MISKOL JENNIFER A
2706 1/2 RINCON DR
GRAND JUNCTION CO 81503

MORRIS DON
2713 B 1/2 RD UNIT 144
GRAND JUNCTION CO 81503

MORRIS W DON
MORRIS DANIEL WADE GRANTEE
BENEFICIARY
614 WAGON TRAIL DR
GRAND JUNCTION CO 81507

NAKKACHE JANE A
223 RAIN CLOUD ST
GRAND JUNCTION CO 81503

ORCHARD SPEED SHOP LLC
131 N BOWER AVE UNIT 18
PALISADE CO 81526

PARMENTER TRACY ANNE
220 GIGAX LN
GRAND JUNCTION CO 81503

PHIPPS OLIVER RUSSELL JR
2109 BRECKENRIDGE DR
BERTHOUD CO 80513

REBEL JULIA D
2713 B 1/2 RD UNIT 160
GRAND JUNCTION CO 81503

REED ROGER R
REED JONI C
2731 B 1/4 RD
GRAND JUNCTION CO 81503

RICKS ANITA L
RICKS TERRY D & THERESA A
REMAINDERMEN
2704 B 1/4 RD
GRAND JUNCTION CO 81503

ROBINSON AARON
ROBINSON SHERREE
222 GIGAX LN
GRAND JUNCTION CO 81503

ROBINSON ONIA E LIFE ESTATE
WOOLERY DONALD L JR & DELIMONT
TRYSTA DAWN-EL REMAINDERMEN
2712 B 1/4 RD
GRAND JUNCTION CO 81503

SCOTT ROBERT E
228 1/2 27 RD
GRAND JUNCTION CO 81503

SHADOW MESA HOMEOWNERS
ASSOCIATION
218 EASTER HILL DR
GRAND JUNCTION CO 81507

SHAFFSTALL KAREN
2713 B 1/2 RD UNIT D8
GRAND JUNCTION CO 81503

SHARP DANA K
224 RAIN CLOUD ST
GRAND JUNCTION CO 81503

SHOEMAKER DAVID S
SHOEMAKER VERNA L
518 DOVE CT
GRAND JUNCTION CO 81507

SIMINEO JEROD MATTHEW
GREGORICH CHANIE DAWN
2705 B 1/4 RD
GRAND JUNCTION CO 81503

STARK-HUFFMAN BARBARA
270 B 28 RD
GRAND JUNCTION CO 81503

SURGES ALAN DONALD
9055 E CONQUISTADORES DR
SCOTTSDALE AZ 85255

THOMPSON LORI ANN
SURGES ALAN D
4195 HIGHWAY 50
WHITEWATER CO 81527

THOMPSON ZANE F
THOMPSON LORI A
545 RED TAIL CT
WHITEWATER CO 81527

TONIA WILDER
2713 B 1/2 RD UNIT 315
GRAND JUNCTION CO 81503

VIDMAR LORRI
233 MONTGOMERY DR
GRAND JUNCTION CO 81503

WALKER BARRY CHRISTIAN
231 1/2 MONTGOMERY DR
GRAND JUNCTION CO 81503

WALKER DEJOHN
WALKER AMY M
2829 NORTH AVE STE 109
GRAND JUNCTION CO 81501

WALTERS GAYLA L
234 27 RD
GRAND JUNCTION CO 81503

WALTERS NICHOLAS S
2078 B 1/4 RD
GRAND JUNCTION CO 81503

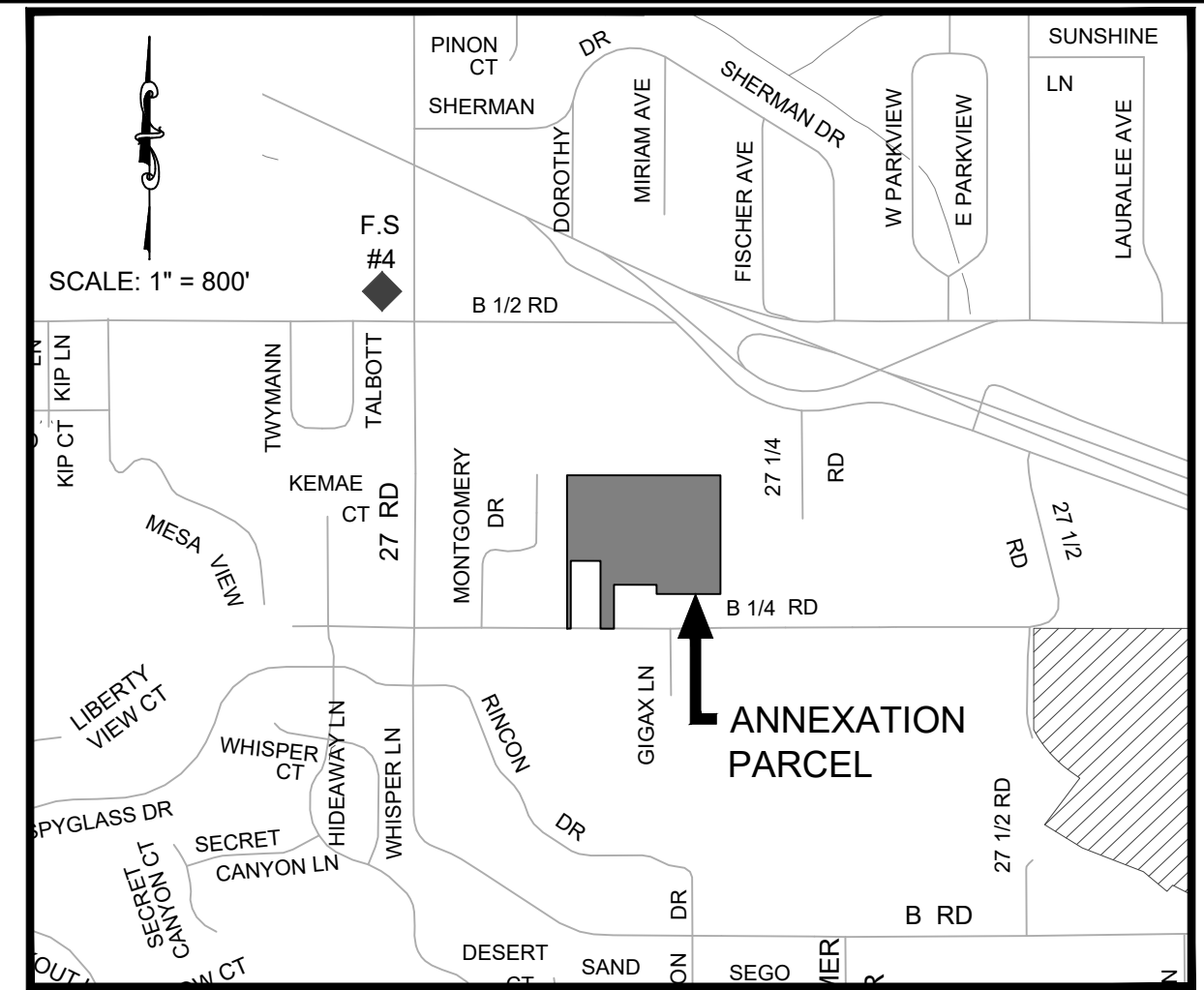
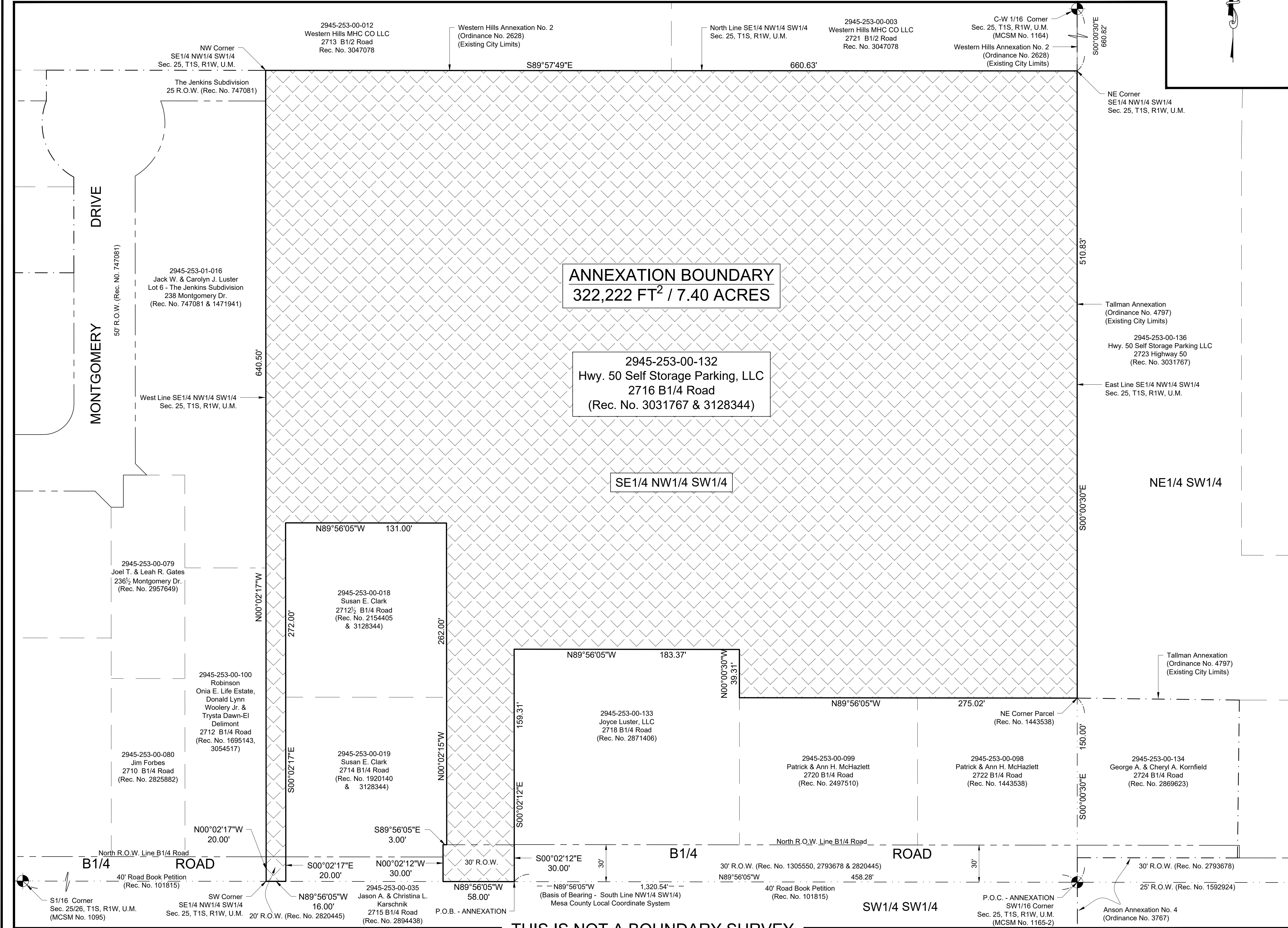
WESTERN HILLS HOMES CO LLC
MORRIS DON
9515 HILLWOOD DR
LAS VEGAS NV 89134

WHITE STACY A
WHITE JEFFREY M
2704 RINCON DR
GRAND JUNCTION CO 81503

WICKHAM JASON
WICKHAM KALISTA
2706 RINCON DR
GRAND JUNCTION CO 81503

RICCIARDELLA ANNEXATION

Located in the Southeast Quarter of the Northwest Quarter of the Southwest Quarter (SE1/4 NW1/4 SW1/4)
Section 25, Township 1 South, Range 1 West, Ute Meridian, County of Mesa, State of Colorado



SITE LOCATION MAP

LEGAL DESCRIPTION

A parcel of land described in Reception Numbers 3031767 and 3128344 and portions of those right of way parcels described in Reception Numbers 2820445, 1305550 and 2793678, located in the southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Southwest Sixteenth Corner (SW 1/16) of said Section 25, whence the South Sixteenth Corner on the west line of said Section 25 bears N89°56'05"W, a distance of 1,320.54 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto; thence N89°56'05"W, a distance of 458.28 feet along the south line of the northwest quarter of the southwest quarter (NW1/4 SW1/4) to the Point of Beginning; thence continuing along said south line, N89°56'05"W, a distance of 58.00 feet; thence N00°02'12"W, a distance of 30.00 feet to a point on the north R.O.W. line of B1/4 Road; thence S89°56'05"E, a distance of 3.00 feet along said north line; thence N00°02'15"W, a distance of 282.00 feet; thence N89°56'05"W, a distance of 131.00 feet; thence S00°02'17"E, a distance of 272.00 feet to a point on the north R.O.W. line of B1/4 Road; thence S00°02'17"E, a distance of 20.00 feet to a point on said south line of the northwest quarter of the southwest quarter (NW1/4 SW1/4) of Section 25; thence N89°56'05"W, a distance of 16.00 feet to the southwest corner of said southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25; thence N00°02'17"W, a distance of 20.00 feet to a point on the north R.O.W. line of B1/4 Road; thence N00°02'17"W, a distance of 640.50 feet along the west line of said southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25 to the northwest corner of said southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25 being a point on the west line of Tallman Annexation Ordinance No. 4797; thence S00°00'30"E, a distance of 510.83 feet along said east line also being the west line of Tallman Annexation (Ordinance 4797) to the northeast corner of a parcel of land as recorded at Reception No. 1443538; thence N89°56'05"W, a distance of 275.02 feet; thence N00°00'30"W, a distance of 39.31 feet; thence N89°56'05"W, a distance of 183.37 feet; thence S00°02'12"E, a distance of 159.31 feet to a point on the North R.O.W. line of B1/4 Road; thence S00°02'12"E, a distance of 30.00 feet to the Point of Beginning.

Said parcel of land CONTAINING 322,222 Square Feet or 7.40 Acres, more or less.

| AREAS OF ANNEXATION | | LEGEND | |
|---------------------------|-------------------------|----------------------|--|
| ANNEXATION PERIMETER | 3,310.97 FT. | ANNEXATION BOUNDARY | |
| CONTIGUOUS PERIMETER | 1,171.46 FT. | ANNEXATION AREA | |
| AREA IN SQUARE FEET | 322,222 FT ² | EXISTING CITY LIMITS | |
| AREA IN ACRES | 7.40 AC. | | |
| AREA WITHIN R.O.W. | 2,060.0 FT ² | | |
| | 0.047 AC. | | |
| AREA WITHIN DEEDED R.O.W. | 2,060.0 FT ² | | |
| | 0.047 AC. | | |

| 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 |
|------------------------------|-------------------------------------|

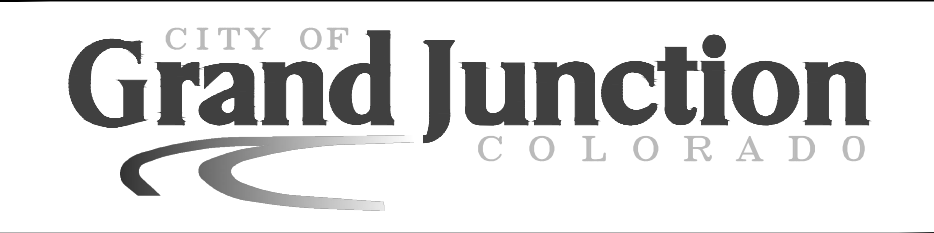
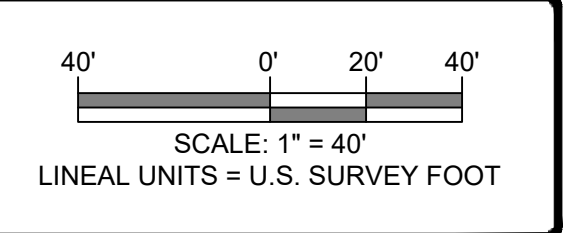
NOTE:
THE DESCRIPTION(S) CONTAINED HEREIN HAVE BEEN DERIVED FROM SUBDIVISION PLATS, DEED DESCRIPTIONS & DEPOSIT SURVEYS AS THEY APPEAR IN THE OFFICE OF THE MESA COUNTY CLERK & RECORDER. THIS PLAT OF ANNEXATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY, AND IS NOT INTENDED TO BE USED AS A MEANS OF ESTABLISHING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

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

G:\Data\SURVEY\Annexations\2024\Ricciardella Annexation.dwg - PLOTTED 2025-08-07

NOTE:
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: 08/03/2025
REVIEWED BY: RBP DATE: 08/05/2025
CHECKED BY: ABL DATE: _____
APPROVED BY: RBP DATE: _____

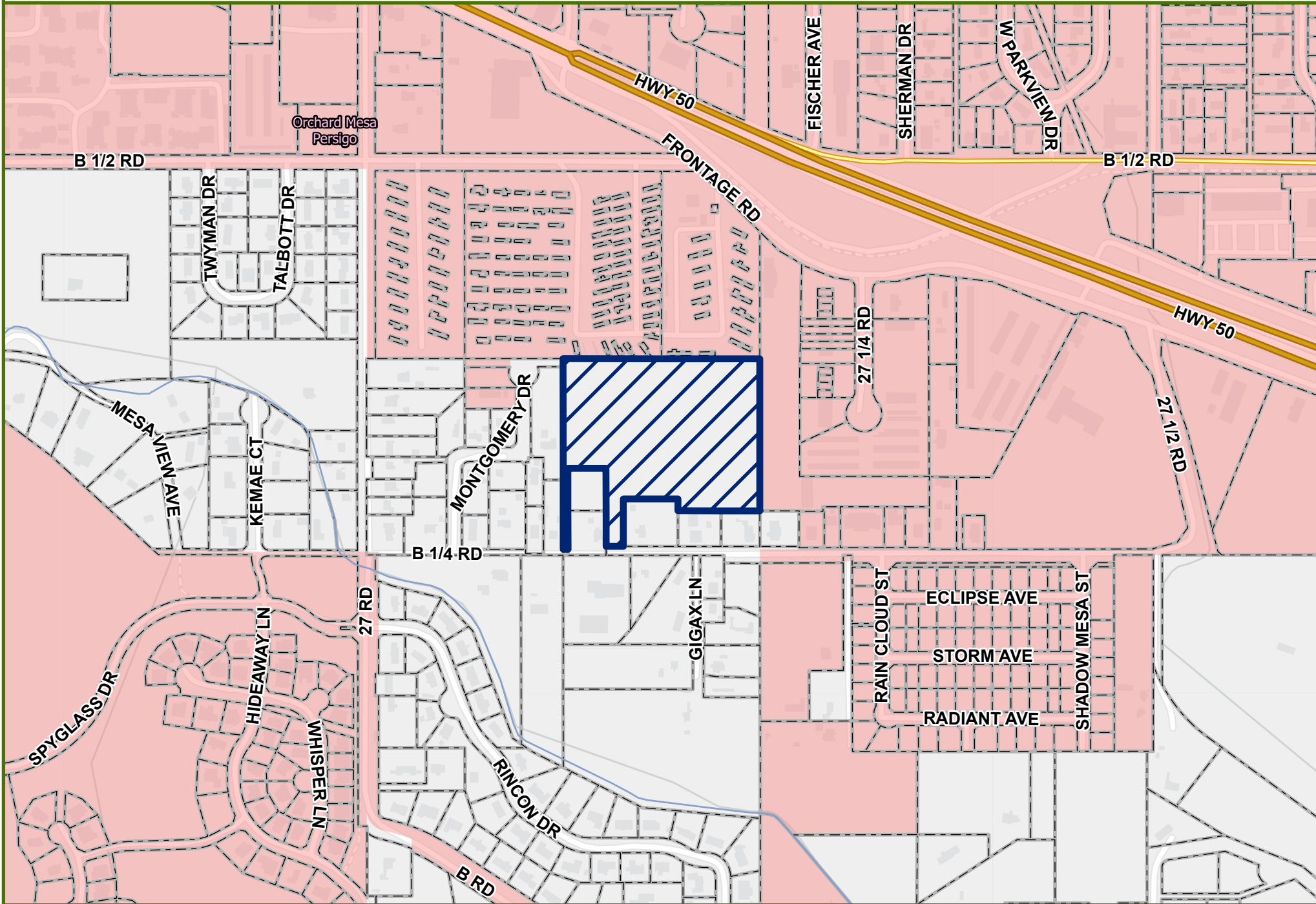




Engineering & Transportation Department
244 North 7th Street - Grand Junction, CO. 81501

RICCIARDELLA ANNEXATION
Located in the Southeast Quarter of the Northwest Quarter of the Southwest Quarter (SE1/4 NW1/4 SW1/4), Section 25, Township 1 South, Range 1 West, Ute Meridian, County of Mesa, State of Colorado

| RICCIARDELLA ANNEXATION SCHEDULE | | | |
|---|---|---------------------------------------|-------|
| November 19, 2025 | Referral of Petition, Intro Proposed Ordinance, Exercise Land Use | | |
| November 25, 2025 | Planning Commission Considers Zone of Annexation | | |
| December 17, 2025 | City Council Intro Proposed Zoning Ordinance | | |
| January 7, 2026 | City Council Accept Petition/Annex and Zoning Public Hearing | | |
| February 9, 2026 | Effective date of Annexation and Zoning | | |
| ANNEXATION SUMMARY | | | |
| File Number | ANX-2024-16 | | |
| Location(s) | 2716 B ¼ Rd. | | |
| Tax ID Number(s) | 2945-253-00-132 | | |
| Number of Parcel(s) | 1 | | |
| Existing Population | 0 | | |
| Number of existing Dwelling Units | 0 | | |
| Acres Land Annexed | 7.37 | | |
| Developable Acres Remaining | 7.37 | | |
| Right-of-way in Annexation | | | |
| Previous County Zoning | RSF-4 | | |
| Proposed City Zoning | RM-8 | | |
| Surrounding Zoning: | North: | Planned Development (PD) | |
| | South: | RSF-4 (County) and PUD (County) | |
| | East: | Commercial General (CG) | |
| | West: | RSF-4 (County) | |
| Current Land Use | Vacant Land | | |
| Proposed Land Use | Residential Medium | | |
| Surrounding Land Use: | North: | Residential | |
| | South: | Residential | |
| | East: | Commercial | |
| | West: | Residential | |
| Comprehensive Plan Designation: | Residential Medium | | |
| Retailers within Annexation boundary | Yes: | | No: X |
| If yes, provide Name/Address/Phone Number | | | |
| Values: | Assessed | \$267,720.00 | |
| | Actual | \$267,720.00 | |
| Address Ranges | 2716 B ¼ Road | | |
| Special Districts: | Water | Ute Water | |
| | Sewer | Persigo | |
| | Fire | Grand Junction Fire | |
| | Irrigation/Drainage | Orchard Mesa Irrigation District | |
| | School | School District 51 | |
| | Pest | Grand River Mosquito Control District | |

Ricciardella Annexation



 Annexation Site  City Limits

GRAND JUNCTION PLANNING COMMISSION

November 25, 2025, 5:30 PM

MINUTES

The meeting of the Planning Commission was called to order at 5:31 p.m. by Chair Sandra Weckerly.

Those present were Planning Commissioners; Orin Zyvan, Robert Quintero, Ian Thomas, Gregg Palmer, and Keith Ehlers.

Also present were Jamie Beard (Assistant City Attorney), Daniella Acosta Stine (Principal Planner), Jessica Johnsen (Zoning Supervisor), Tim Lehrbach (Principal Planner), and Jacob Kaplan (Planning Technician).

There were 2 members of the public in attendance, and 0 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from October 14, 2025.

Commissioner Palmer moved to approve the Consent Agenda.

Commissioner Moore seconded; motion passed 6-0.

REGULAR AGENDA

1. Ricciardella Annexation

ANX-2024-16

Consider a request by Hwy 50 Self Storage Parking LLC. to zone 7.37 acres from County RSF-4 (Residential) to City RM-8 (Residential Medium-8) located at 2716 B ¼ Road.

Staff Presentation

Jessica Johnsen, Zoning Supervisor, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Palmer asked if this property was enclaved.

Commissioner Zyvan asked for clarification on the headcount in the neighborhood meeting.

Public Hearing

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

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

The public comment period was closed at 5:48 p.m. on November 25, 2025.

Discussion

No discussion occurred.

Motion and Vote

Commissioner Quintero made the following motion “Ms. Chair, on the Zone of Annexation request for the property located at 2716 B 1/4 Road, City file number ANX-2024-16, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.”

Commissioner Moore seconded; motion passed 6-0.

2. Messick-Dangler Annexation **ANX-2025-116**

Consider a request by Carrie Messick, Cory Messick, and Sharon Valarie Dangler to zone 27.20 acres from Mesa County Residential Single Family – Rural (RSF-R) to Public, Civic, and Institutional Campus (P-2) located at 378 30 Road.

Staff Presentation

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

Questions for Staff

There were no questions for staff.

Public Hearing

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

William Wenger expressed concerns about excess noise coming from this property during quiet hours.

Kim Kerk, that applicant’s representative, told Mr. Wenger she would speak to the applicant about the noise.

The public comment period was closed at 6:00 p.m. on November 25, 2025.

Commissioner Quintero inquired about the City’s and County’s noise ordinances.

The public hearing was closed at 6:04 p.m. on November 25, 2025.

Discussion

The commissioners encouraged Mr. Wenger to report any future noise violations to City and County Code Enforcement.

Motion and Vote

Commissioner Quintero made the following motion “Ms. Chair, on the Zone of Annexation request for the property located at 378 30 Road, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact as listed in the staff report.”

Commissioner Zyvan seconded; motion passed 6-0.

3. **30 Road Retail/Office/Storage Right of Way Vacation** **VAC-2025-84**
Consider a request by 42 E Road Storage LLC, to vacate 0.93 acres of a Road Proclamation right-of-way located northeast of 30 Road and E Road and south of the Denver and Rio Grande Railroad. **This item was continued to the December 9th Planning Commission Hearing.**

OTHER BUSINESS

Daniella Acosta Stine reminded the commission that the City is accepting applications for the 2 vacant Planning Commission positions and the deadline to apply is December 15th.

ADJOURNMENT

Commissioner Quintero made a motion to adjourn the meeting.

The vote to adjourn was 6-0.

The meeting adjourned at 6:07 p.m.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE ZONING RICCIARDELLA ANNEXATION TO RM-8 (RESIDENTIAL MEDIUM) ZONE DISTRICT

**LOCATED AT 2716 B ¼ RD.
APPROXIMATELY 7.37 ACRES**

Recitals:

The property owner has petitioned to annex 7.37 acres into the City limits. The annexation is referred to as the Ricciardella Annexation.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended zoning the Ricciardella Annexation consisting of 7.37 acres from County RSF-4 (Residential) to RM-8 (Residential Medium-8) finding that both the RM-8 zone district conforms with the designation of Residential as shown on the Land Use Map of the city Comprehensive Plan and conforms with its designated zone with the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After notice and public hearing, the Grand Junction City Council finds that the RM-8 (Residential Medium-8) zone district, is in conformance with at least one of the stated criteria of Section 21.02.050(m)(3)(ii) of the Grand Junction Zoning & Development Code for the parcel as designated.

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

ZONING FOR THE RICCIARDELLA ANNEXATION

The following parcels in the City of Grand Junction, Mesa County, Colorado are hereby duly and lawfully zoned RM-8 as follows:

A parcel of land described in Reception Numbers 3031767 and 3128344 and portions of those right of way parcels described in Reception Numbers 2820445, 1305550 and 2793678, located in the southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Southwest Sixteenth Corner (SW 1/16) of said Section 25, whence the South Sixteenth Corner on the west line of said Section 25 bears N89°56'05"W, a distance of 1,320.54 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto; thence N89°56'05"W, a distance of

458.28 feet along the south line of the northwest quarter of the southwest quarter (NW1/4SW1/4) to the Point of Beginning; thence continuing along said south line, N89°56'05"W, a distance of 58.00 feet; thence N00°02'12"W, a distance of 30.00 feet to a point on the north R.O.W. line of B1/4 Road; thence S89°56'05"E, a distance of 3.00 along said north line; thence N00°02'15"W, a distance of 262.00 feet; thence N89°56'05"W, a distance of 131.00 feet; thence S00°02'17"E, a distance of 272.00 feet to a point on the north R.O.W. line of B1/4 Road; thence S00°02'17"E, a distance of 20.00 feet to a point on said south line of the northwest quarter of the southwest quarter (NW1/4 SW1/4) of Section 25; thence N89°56'05"W, a distance of 16.00 feet to the southwest corner of said southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25; thence N00°02'17"W, a distance of 20.00 feet to a point on the north R.O.W. line of B1/4 Road; thence N00°02'17"W, a distance of 640.50 feet along the west line of said southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25 to the northwest corner of said southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25 being a point on the south line of Western Hills Annexation No. 2 Ordinance 2628; thence S89°57'49"E, a distance of 660.63 feet along said north line also being said south line of Western Hills Annexation No. 2 to the northeast corner of said southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25 being a point on the west line of Tallman Annexation Ordinance No. 4797; thence S00°00'30"E, a distance of 510.83 feet along said east line also being the west line of Tallman Annexation (Ordinance 4797) to the northeast corner of a parcel of land as recorded at Reception No. 1443538; thence N89°56'05"W, a distance of 275.02 feet; thence N00°00'30"W, a distance of 39.31 feet; thence N89°56'05"W, a distance of 183.37 feet; thence S00°02'12"E, a distance of 159.31 to a point on the North R.O.W. line of B1/4 Road; thence S00°02'12"E, a distance of 30.00 feet to the Point of Beginning.

Said parcel of land being comprised of 322,222 Square Feet or 7.40 Acres, more or less.

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

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

Cody Kennedy
President of the City Council

ATTEST:

Selestina Sandoval
City Clerk



Grand Junction City Council

Regular Session

Item #2.b.iii.

Meeting Date: February 4, 2026
Presented By: Jessica Johnsen, Zoning Supervisor
Department: Community Development
Submitted By: Jessica Johnsen, Zoning Supervisor

Information

SUBJECT:

A Resolution Amending Resolution 69-25 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 Ricciardella Annexation of 7.37 Acres, Located at 2716 B 1/4 Road, and Setting a Public Hearing for March 18, 2026

RECOMMENDATION:

The Planning Commission heard this item at the November 25, 2025 regular meeting and voted (6 - 0) to approve the request.

EXECUTIVE SUMMARY:

The applicant, Hwy 50 Self Storage Parking LLC, is requesting an annexation to RM-8 (Residential Medium-8) for the Ricciardella Annexation. The approximately 5.0 acres consist of one parcel of land located at 2716 B 1/4 Road. The property is currently vacant. Annexation is being sought in anticipation of developing the vacant land area. The property is Annexable Development per the Persigo Agreement. The zone district RM-8 is consistent with the Residential Land Use designation of the Comprehensive Plan. The request for zoning will be considered separately by City Council, but concurrently with the zoning amendment request.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The Applicant, Hwy 50 Self Storage Parking LLC, is requesting annexation of approximately 7.37 acres consisting of one parcel of land located at 2716 B 1/4 Road. The subject property is currently vacant and appears to not have any prior development or use. The property is Annexable Development per the Persigo Agreement. The applicant is requesting annexation into the City limits. Annexation is being sought in

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

The Applicant is requesting a zone district of RM-8 (Residential Medium-8). The property is currently zoned in the County as RSF-4(Residential). The proposed zone district of RM-8 is consistent with the Residential Land Use designation of the Comprehensive Plan. The surrounding zoning includes a mix of both City and County zoned properties. City-zoned properties adjacent to the property include Planned Development (PD), RSF-4 (County) and PUD (County), Commercial General (CG) RSF-4 (County). Zoning will be considered in a future action by City Council and requires review and recommendation by the Planning Commission.

The annexation area has sewer service and all other urban amenities to the property. It is located within Tier 1 on the Intensification and Growth Tiers Map of the Comprehensive Plan.

The RM-8 zoning will permit Residential Medium-8 land uses, allowing for medium density residential development for the undeveloped property.

In addition to the RM-8 zoning requested by the petitioner, the following zone districts would also be consistent with the proposed Comprehensive Plan designation of Residential.

- Residential Medium 8 (RM-8)
- Residential Medium 12 (RM-12)
- Public Parks and Open Space (P-1)
- Public, Civic, and Institutional Campus (P-2)
- Planned Development (PD)

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed Annexation and Zoning was held virtually on December 19, 2023, in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The Applicant’s representative and City staff were in attendance as well as twelve members of the public. Notice was completed consistent with the provisions at GJMC 21.02.030(g). The subject properties were posted with an application sign on September 5, 2025. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject properties on November 14, 2025. The notice of the Planning Commission public hearing was published on November 15, 2025, in the Grand Junction Daily Sentinel.

Zone of Annexation Analysis

The criteria for review are set forth in Section 21.02.140 (a) and includes that the City may rezone property if the proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan and must meet one or more of the following rezone criteria as identified:

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

The proposed annexation and zoning to the RM-8 (Residential Medium-8) zone district is consistent with the goals and policies of the City's 2020 Comprehensive Plan. The subject property is located within both the Urban Growth Boundary and the Persigo 201 Planning Area, making it eligible for annexation and urban-level development. The Comprehensive Plan designates this area for residential land use, and the requested RM-8 zoning aligns with that designation by allowing residential development. By annexing and zoning the property, the City ensures future development will occur in accordance with established standards for infrastructure, land use compatibility, and site design. This action supports the City's vision for compact and efficient growth and furthers long-range planning objectives for logical urban expansion.

Therefore, staff find this criterion met.

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

The annexation and zoning of the subject property contribute to a logical and orderly development pattern along B ¼ Road. The site is directly adjacent to existing City-zoned and developed parcels, mostly residential housing with a self-storage facility directly to the east. These surrounding developments reflect a transition toward Residential Medium-8 and commercial uses consistent with the requested zoning. Annexing and zoning the parcel will close a gap in City jurisdiction, reduce potential inconsistencies in land use regulation, and allow for a coordinated approach to infrastructure extension and site development.

Therefore, staff finds this criterion met.

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

The proposed RM-8 (Residential Medium-8) zoning directly supports the goals outlined in the City's 2020 Comprehensive Plan, particularly Plan Principle 3: Responsible and Managed Growth, which states "Support fiscally responsible growth and annexation policies that promote a compact pattern of growth...and encourage the efficient use of land", and "Encourage infill and redevelopment to leverage existing infrastructure."

The Comprehensive Plan raises concerns about a waning supply of attainable housing combined with a limited supply of land that has existing infrastructure available. Priority has been placed on areas identified for infill and redevelopment to move forward effectively and manage growth. This principle supports fiscally responsible growth and annexation policies that promote a compact pattern of growth to encourage an efficient use of land. Development is directed to areas where infrastructure is already present

and the City can meet and maintain its level of service targets. This zone of annexation is supported by this plan principle because it leverages existing infrastructure and is already adjacent to existing corporate limits to the East.

Additionally, this request supports Plan Principle 5: Strong Neighborhoods and Housing Choices, which states “Promote more opportunities for housing choices that meets the needs of people of all ages, abilities, and incomes.” The Residential Medium - 8 dwelling units per acre zoning (RM-8) provides for a higher range of density than what lower density districts would accommodate. The RM-8 accommodates housing types that include smaller footprints, less square footage, smaller yards, all of which can lower housing costs and provide housing for the population needing housing but can’t afford the single-family home on a quarter acre lot.

Therefore, staff finds that this criterion is met.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Ricciardella Zone of Annexation, ANX-2024-16 request for the property located at 2716 B ¼ Road from County RSF-4 (Residential) to RM-8 (Residential Medium-8), the following findings of facts have been made:

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

Therefore, Staff recommends approval of the request.

The Planning Commission recommended approval of the request.

FISCAL IMPACT:

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

SUGGESTED MOTION:

I move to introduce an ordinance annexing the Ricciardella Annexation, 7.37 acres located at 2716 B ¼ Rd., to Residential Medium 8 (RM-8), and set a public hearing for March 18, 2026.

I move to adopt Resolution No. 14-26, a resolution referring a petition to the City Council for the annexation of lands to the City of Grand Junction, Colorado, setting a public hearing on such annexation and exercising land use control, Ricciardella annexation, approximately 7.37 acres located at 2716 B 1/4 Road.

Attachments

- 1. Exhibit 1 - Development Application
- 2. Exhibit 2 - Annexation Plat
- 3. Exhibit 3 - Annexation Information Sheet
- 4. Exhibit 4 - Site Map
- 5. Planning Commission Minutes - 2025 - November 25

6. Resolution - Petition Referral (corrected draft)
7. ORD - Annexation Draft

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 <u>only</u> for Zone of Annexation, Rezones, and Comprehensive Plan Amendments: | |
| Existing Land Use Designation: <u>Residential Medium</u> | Existing Zoning: <u>RSF-4 (County)</u> |
| Proposed Land Use Designation: <u>N/A</u> | Proposed Zoning: <u>R8</u> |

Property Information

Site Location: 2716 B 1/4 Road Site Acreage: 7.3

Site Tax No(s): 2945-253-00-132 Site Zoning: RSF-4 (County)

Project Description: Annexation/Zone of Annexation

Property Owner Information

Name: HWY 50 Self Storage Parking, LLC

Mailing Address: 2716 B 1/4 Road

City/State/Zip: Grand Junction, CO 81501

Business Phone #: 702-935-2571

E-Mail: michaelm@osprey-management.com

Fax #: _____

Contact Person: Mikey McMahon

Contact Phone #: 702-606-3042

Applicant Information

Name: HWY 50 Self Storage, Parking LLC

Mailing Address: 2716 B 1/4 Rd

City/State/Zip: Grand Junction, CO 81501

Business Phone #: 702-606-3042

E-Mail: _____

Fax #: _____

Contact Person: Mikey McMahon

Contact Phone #: 702-606-3042

Representative Information

Name: Ty Johnson

Mailing Address: 734 Egret Circle

City/State/Zip: Grand Junction, CO 81505

Business Phone #: 970-316-1596

E-Mail: ty@mesaplanning.com


Fax #: _____

Contact Person: Ty Johnson

Contact Phone #: same

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

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

Signature of Person Completing the Application:  Date: 5/29/25

Signature of Legal Property Owner: _____ Date: 5/29/25

Statement of Authority

The undersigned hereby executes this Statement of Authority, pursuant to the provisions of Section 38-30-172, C.R.S., on behalf of HWY 50 Self Storage Parking, LLC, an entity other than an individual, capable of holding title to real property ("Entity"), and states as follows:

- 1. The Entity is a Limited Liability Company formed and existing under the laws of the following governmental authority Nevada
(state the type of entity and the state, country or other governmental authority under whose laws it was formed. Example: a Limited Liability Company formed and existing under the laws of Colorado)
- 2. If formed under a governmental authority other than the State of Colorado, state the name under which the Entity has filed with the Colorado Secretary of State _____
- 3. The Entity's mailing address is: 9515 Hillwood Drive, Las Vegas, NV 89134
- 4. The name of the person or persons, or the position or positions, of the Entity authorized to execute instruments on behalf of the Entity to convey, encumber or otherwise affect the title to real property is/are: Matthew Ricciardella / Manager
- If ALL names or positions provided here are required for authority, please check this box. If box is not checked, then only one of the names or positions provided is necessary for execution of instruments on Entity's behalf.
- 5. The limitations upon the authority of the person or persons named above to bind the Entity are as follows: None
(if no limitations insert "NONE")
- 6. Other matters concerning the manner in which the Entity deals with any interest(s) in real property are: None
(if none insert "NONE")

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

EXECUTED this 29th day of May, 2025.

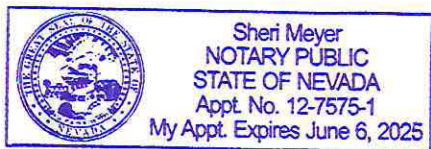
ENTITY: Hwy 50 Self Storage Parking LLC, a Nevada Limited Liability Company

BY: [Signature]
Name Position

STATE OF NV)
) ss.
COUNTY OF Clark)

The foregoing instrument was acknowledged before me this 29th day of May, 2025, by Matthew Ricciardella and xxx.
Witness my hand and official seal.
My commission expires:

[Signature]
Notary Public



OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) HWY 50 SELF STORAGE PARKING, LLC ("Entity") is the owner of the following property:

(b) 2716 B 1/4 Road, Grand Junction, CO 81501 (Parcel #2945-253-00-132)

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

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

My legal authority to bind the Entity both financially and concerning this property is unlimited.

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

The Entity is the sole owner of the property.

The Entity owns the property with other(s). The other owners of the property are:

On behalf of Entity, I have reviewed the application for the (d) Annexation/Zone of Annexation

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

(e) No knowledge of a boundary conflict

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

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

Signature of Entity representative: _____

Printed name of person signing: Matthew Ricciardella

State of NV)

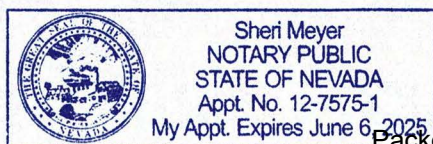
County of Clark) ss.

Subscribed and sworn to before me on this 29th day of May, 2025

by Matthew

Witness my hand and seal.

My Notary Commission expires on 6-6-2025



Sheri Meyer



State Documentary Fee
Date: May 13, 2022
\$125.00

General Warranty Deed
(Pursuant to C.R.S. 38-30-113(1)(a))

Grantor(s), **JOYCE LUSTER, LLC, A COLORADO LIMITED LIABILITY COMPANY**, whose street address is **2723 HIGHWAY 50, 2716 B 1/4 ROAD, AND 235 27 1/4 ROAD, GRAND JUNCTION, CO 81503**, City or Town of **GRAND JUNCTION**, County of **Mesa** and State of **Colorado**, for the consideration of **(\$1,250,000.00) ***One Million Two Hundred Fifty Thousand and 00/100***** dollars, in hand paid, hereby sell(s) and convey(s) to **HWY 50 SELF STORAGE PARKING LLC, A NEVADA LIMITED LIABILITY COMPANY**, whose street address is **9515 HILLWOOD DR, Las Vegas, NV 89134**, City or Town of **Las Vegas**, County of **Clark** and State of **Nevada**, the following real property in the County of **Mesa** and State of **Colorado**, to wit:

See attached "Exhibit A"

also known by street and number as: **2723 HIGHWAY 50, 2716 B 1/4 ROAD, AND 235 27 1/4 ROAD, GRAND JUNCTION, CO 81503**

with all its appurtenances and warrant(s) the title to the same, subject to Statutory Exceptions.

Signed this day of **May 13, 2022**.

JOYCE LUSTER, LLC, A COLORADO LIMITED LIABILITY COMPANY

By: *Joyce Luster*
JOYCE LUSTER AS MANAGER

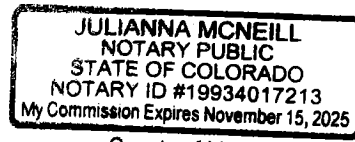
State of **Colorado**)
)ss.
County of **MESA**)

The foregoing instrument was acknowledged before me on this day of **May 13th, 2022** by **JOYCE LUSTER, AS MANAGER OF JOYCE LUSTER, LLC, A COLORADO LIMITED LIABILITY COMPANY**

Witness my hand and official seal

My Commission expires: 11-15-25

Julianna McNeill
Notary Public



When recorded return to: **HWY 50 SELF STORAGE PARKING LLC, A NEVADA LIMITED LIABILITY COMPANY**
9515 HILLWOOD DR, Las Vegas, NV 89134



Exhibit A

TRACT I:

A PARCEL OF GROUND SITUATED IN THE NE¼ SW¼ OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF THE NE¼ SW¼ OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, AND CONSIDERING THE WEST LINE OF THE NE¼ SW¼ OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN TO BEAR N00°00'30"W 1321.66 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN TO BE RELATIVE THERETO;

THENCE ALONG THE WEST LINE OF THE NE¼ SW¼ OF SAID SECTION 25, S00°00'30"E 233.00 FEET TO THE POINT OF BEGINNING, ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF THAT TRACT OF LAND CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO DESCRIBED AT RECEPTION NO. 694676;

THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

(1) S45°07'00"E 91.00 FEET;

(2) S56°28'00"E 57.47 FEET;

(3) S59°04'51"E 31.59 FEET TO THE NW CORNER OF ORCHARD MESA COMMERCIAL PARK (RECEPTION NO. 1149093);

THENCE ALONG THE WEST LINE OF ORCHARD MESA COMMERCIAL PARK (RECEPTION NO. 1149093),

S01°06'24"W 374.68 FEET;

THENCE CONTINUING ALONG THE WEST LINE OF ORCHARD MESA COMMERCIAL PARK (RECEPTION NO. 1149093), S00°00'01"E 338.05 FEET TO THE SW CORNER OF

ORCHARD MESA COMMERCIAL PARK (RECEPTION NO. 1149093);

THENCE ALONG THE SOUTH LINE OF ORCHARD MESA COMMERCIAL PARK (RECEPTION NO. 1149093), N89°59'59"E 435.00 FEET TO THE SE CORNER OF ORCHARD MESA COMMERCIAL PARK (RECEPTION NO. 1149093);

THENCE S00°10'23"E 1.68 FEET;

THENCE N89°55'45"E 0.77 FEET;

THENCE S00°01'18"E 101.00 FEET;

THENCE S89°59'30"W 357.25 FEET;

THENCE S00°04'15"E 15.28 FEET;

THENCE S89°59'30"W 80.30 FEET;

THENCE N00°00'30"W 1.53 FEET;

THENCE N89°56'05"W 132.00 FEET TO THE WEST LINE OF THE NE¼ SW¼ OF SAID SECTION 25;

THENCE ALONG THE WEST LINE OF THE NE¼ SW¼ OF SAID SECTION 25, N00°00'30"W 938.65 FEET TO THE POINT OF BEGINNING,

COUNTY OF MESA, STATE OF COLORADO.

TRACT II:

A PARCEL OF GROUND SITUATED IN THE SE¼ NW¼ SW¼ OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, BEING DESCRIBED AS FOLLOWS;

COMMENCING AT THE SE CORNER OF THE NW¼ SW¼ OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, AND CONSIDERING THE SOUTH LINE OF THE NW¼ SW¼ OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN TO BEAR N89°56'05"W WITH ALL OTHER BEARINGS CONTAINED HEREIN TO BE RELATIVE THERETO; THENCE ALONG THE SOUTH LINE OF THE NW¼ SW¼ OF SAID SECTION 25, N89°56'05"W 660.31 FEET TO THE SW CORNER OF THE SE¼ NW¼ SW¼ OF SAID SECTION 25;

THENCE ALONG THE WEST LINE OF THE SE¼ NW¼ SW¼ OF SAID SECTION 25, N00°02'12"W 20.00 FEET TO THE NORTH RIGHT-OF-WAY LINE FOR B-¼ ROAD AND BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE WEST LINE OF THE SE¼ NW¼ SW¼ OF SAID SECTION 25, N00°02'12"W 640.50 FEET TO THE NW CORNER OF THE SE¼ NW¼ SW¼ OF SAID SECTION 25;

THENCE ALONG THE NORTH LINE OF THE SE¼ NW¼ SW¼ OF SAID SECTION 25, S89°57'48"E 660.63 FEET TO THE NE CORNER OF THE SE¼ NW¼ SW¼ OF SAID SECTION 25;

THENCE ALONG THE EAST LINE OF THE SE¼ NW¼ SW¼ OF SAID SECTION 25, S00°00'30"E 510.83 FEET;

THENCE N89°56'05"W 275.00 FEET;

THENCE N00°00'30"W 39.31 FEET;

THENCE N89°56'05"W 183.40 FEET;

THENCE S00°02'12"E 159.31 FEET TO THE NORTH RIGHT-OF-WAY LINE FOR B-¼ ROAD;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE FOR B-¼ ROAD, N89°56'05"W 58.00 FEET;

THENCE N00°02'12"W 262.00 FEET;

THENCE N89°56'05"W 128.00 FEET;

THENCE S00°02'12"E 272.00 FEET TO THE NORTH RIGHT-OF-WAY LINE FOR B-¼ ROAD;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE FOR B-¼ ROAD, N89°56'05"W 16.00 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO COUNTY OF MESA IN WARRANTY DEED RECORDED MARCH 20, 2017 UNDER RECEPTION NO. 2793678,

COUNTY OF MESA, STATE OF COLORADO.

TRACT III:

LOT 16,
EXCEPT THE NORTH 14.3 FEET THEREOF,
AND ALL OF LOTS 17, 18, AND 19 IN BLOCK ONE OF
ORCHARD MESA COMMERCIAL PARK,

COUNTY OF MESA, STATE OF COLORADO.

**Ricciardella Annexation
Annexation and Zone of Annexation
2716 B ¼ Rd.
December 20, 2023
General Project Report**

Project Description

The subject property is approximately 7.3 acres in size and is located at 2716 B ¼ Rd., as displayed below.



Public Benefit (of the entire project):

This project will benefit the public by implementing the 201 Persigo Agreement and create the opportunity for future residential development. The R8 1 zoning, if granted, will create opportunities for medium density housing, which is lacking in our community.

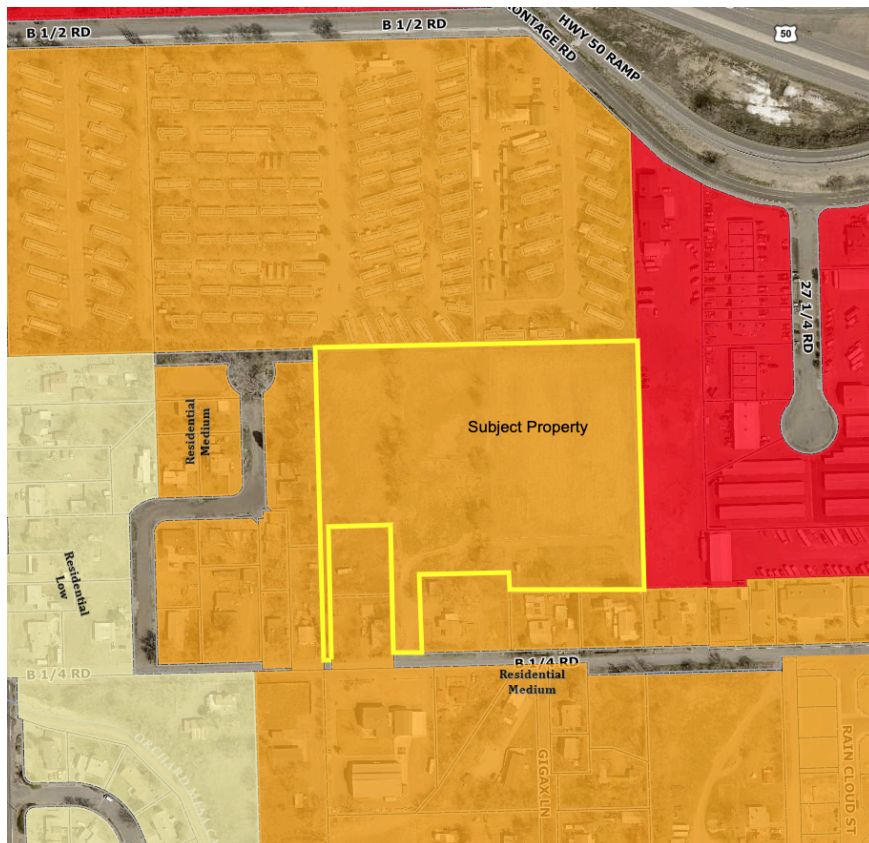
Neighborhood Meeting

A neighborhood meeting was held on Tuesday, December 19th on zoom to inform neighbors about the intent to submit an application for annexation and zone of annexation to the City of Grand Junction. There were three (3) attendees present and the meeting lasted approximately 12 minutes from 5:30-5:42.

Project Compliance, Compatibility, and Impact Adopted Plans and/or Policies

The subject property is designated as a residential medium in the future land use map of the comprehensive plan. R8 is one of two residential zone districts that implements the residential medium land use designation in the Comp Plan. The proposal meets a number of goals and policies in the City's comp plan.

- **Plan Principle 3: Responsible and Managed Growth**
 - Encourage infill to leverage existing infrastructure
- **Plan Principle 5: Strong Neighborhoods and Housing Choices**
 - Opportunities for housing choices that meets needs of all people



Surrounding Land Use

The subject property is currently surrounded by residential development to the north, west, and south. The property is adjacent to commercial development to the east.

Availability of Utilities

- Sanitary Sewer: City of Grand Junction
- Water: Ute Water
- Storm Sewer: NA
- Gas: Xcel
- Electricity: Xcel
- Irrigation: OMID

Approval Criteria

The proposed annexation will meet the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, as described below.

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

Response: The petition has been signed by 100% of property owners of the subject property.
This criterion has been met.

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

Response: This requirement is being met, as demonstrated by the improvement survey plat submitted with the application package.
This criterion has been met.

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

Response: Annexation of the subject property will contribute to implementation of the 201 Persigo Agreement which benefits the community as whole.
This criterion has been met.

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

Response: The applicant is preparing the property for development consistent with the standard and regulations of the R-8 zone district.
This criterion has been met.

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

Response: The proposed annexation area is adjacent to the city limits. Utilities and City services are available and currently serve the existing urban area near this site.
This criterion has been met.

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

Response: The entire property owned by the applicant is being annexed.
This criterion has been met.

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.



Response: Contiguous property owned by the petitioner is less than 20 acres in size, so this requirement does not apply. However, the petitioners have granted consent to the City to annex the property.

This criterion is not applicable.

The Grand Junction Municipal Code states in Section 21.02.140(a) that the City may rezone property if the proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan and must meet one or more of the following rezone criteria as identified:

(1) Subsequent events have invalidated the original premises and findings; and/or

Response: A new Comprehensive Plan has been adopted since this property was originally zoned, which is a new event that invalidates the original premises.

This criterion has been met.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

Response: The character of the area has changed in that the current Comprehensive Plan, adopted in 2020, now envisions medium density in the area. That was not the case when the property was originally zoned. This change in the community's vision, as stated in the Comprehensive Plan, is a shift in the overall condition of the area such that the proposed R-8 zoning is consistent with the Plan.

This criterion has been met.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

Response: Public and community facilities are more than adequate to serve future development on this property. The subject property is adjacent to dedicated and built ROW and all utilities are adjacent and available to serve the property.

This criterion has been met.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

Response: The Grand Valley Housing Needs Assessment details that there is a "missing middle" of attached single family and multi-family housing products in the City of Grand Junction. The R-8 zoning district allows for both of these housing types which will help alleviate the shortage of medium density housing products in our community. e.

This criterion has been met.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

Response: The community will derive benefits from R-8 zoning on the property for a myriad of reasons. Most importantly, R-8 implements the vision of the community as defined in the Comprehensive Plan. The Comprehensive Planning process lasted over 2 years with thousands of responses from the public on how the community should grow. R-8 is consistent with the vision of the community as a whole. The community will benefit from this zoning as it will pave the way for future residential development which will help alleviate the housing issue in our community.

This criterion has been met.

IMPROVEMENT SURVEY PLAT

Located in the SE1/4 of the NW1/4 of the SW1/4 of Section 25,
Township 1 South, Range 1 West, Ute Meridian,
Mesa County, Colorado

PARCEL DESCRIPTION:
As described in Warranty Deed recorded at Reception No.3031767 and the Boundary Line Agreement recorded at Reception No.3128344 in the office of the Mesa County Clerk and Recorder.

TRACT II
A parcel of ground situated in the SE1/4 NW1/4 SW1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian, more particularly described as follows:

Commencing at the SE corner of the NW1/4 SW1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian, and considering the South line of the NW1/4 SW1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian to bear N89°55'47"W with all other bearings contained herein to be relative thereto;

thence along the South line of the NW1/4 SW1/4 of said Section 25, N89°55'47"W 660.27 feet to the SW corner of the SE1/4 NW1/4 SW1/4 of said Section 25;

thence along the West line of the SE1/4 NW1/4 SW1/4 of said Section 25, N00°01'59"W 20.00 feet to the North right-of-way line for B 1/4 Road and being the Point of Beginning;

thence continuing along the West line of the SE1/4 NW1/4 SW1/4 of said Section 25, N00°01'59"W 640.50 feet to the NW corner of the SE1/4 NW1/4 SW1/4 of said Section 25;

thence along the North line of the SE1/4 NW1/4 SW1/4 of said Section 25, S89°57'31"E 660.63 feet to the NE corner of the SE1/4 NW1/4 SW1/4 of said Section 25;

thence along the East line of the SE1/4 NW1/4 SW1/4 of said Section 25, S00°00'12"E 510.83 feet;

thence N89°55'47"W 275.02 feet;

thence N00°00'12"W 39.31 feet;

thence N89°55'47"W 183.37 feet;

thence S00°01'54"E 159.31 feet to the North right-of-way line for B 1/4 Road;

thence along the North right-of-way line for B 1/4 Road, N89°55'47"W 55.00 feet;

thence N00°01'54"W 262.00 feet;

thence N89°55'47"W 131.00 feet;

thence S00°01'59"E 272.00 feet to the North right-of-way line for B 1/4 Road;

thence along the North right-of-way line for B 1/4 Road, N89°55'47"W 16.00 feet to the Point of Beginning;

EXCEPTING therefrom that portion thereof conveyed to County of Mesa in Warranty Deed Recorded March 20, 2017 under Reception no. 2793678,
County of Mesa, State of Colorado.

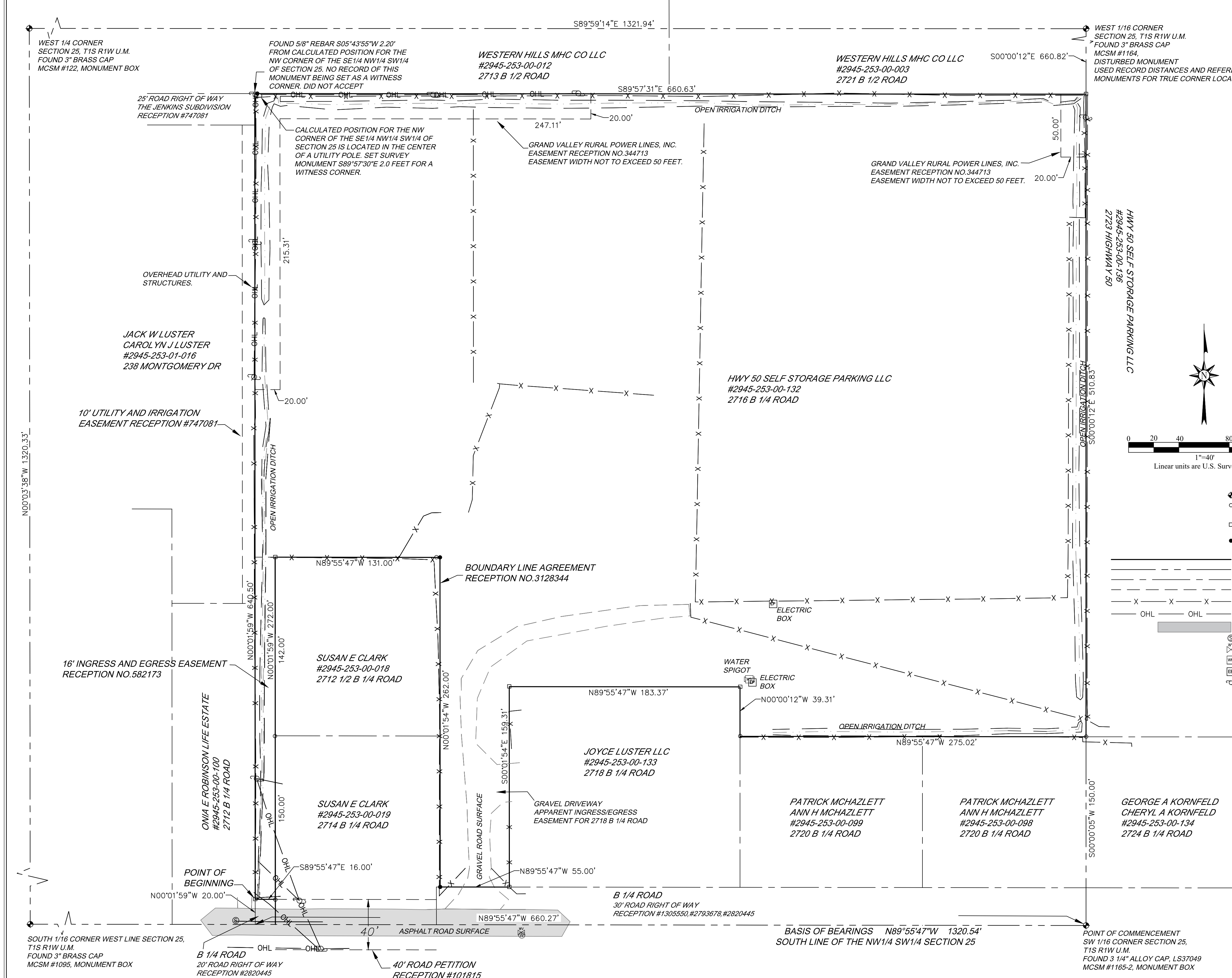
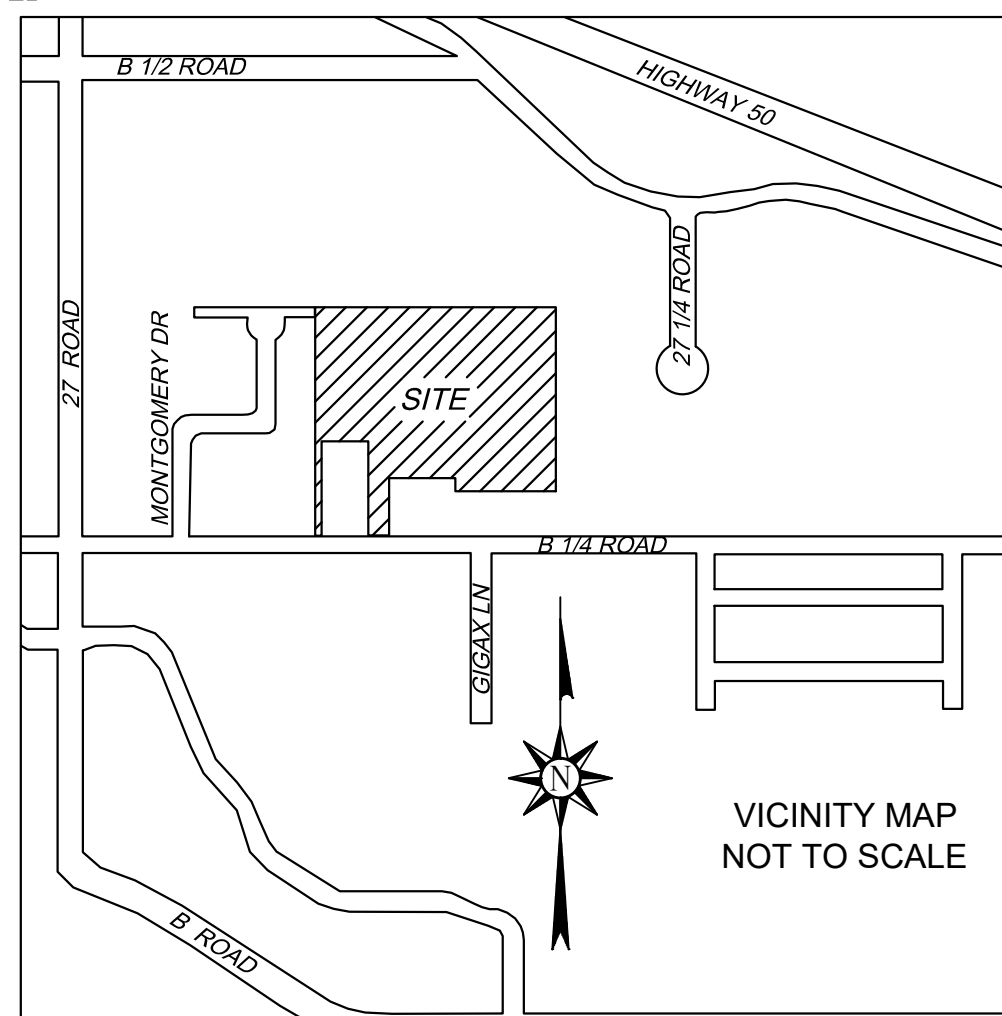
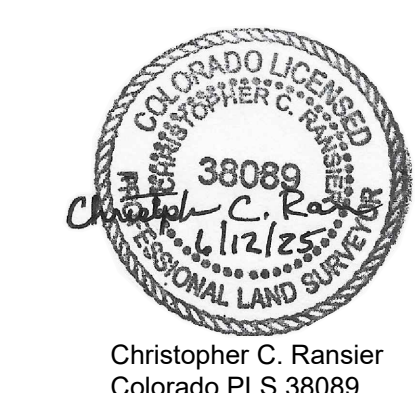
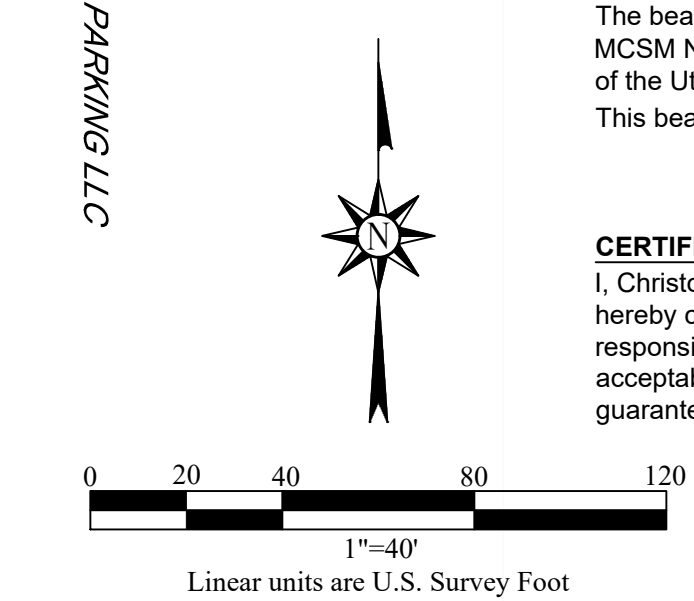
SURVEY NOTES:

- Title information provided by Land Title Guarantee Company, File No: GJC65051180-10, Date: 04/01/2025 and the Mesa County Assessor - Real Property Public Information System.
- The location of underground utilities as shown on this plat are based on visible surface evidence and utility markings. Actual locations of utilities may vary and should be verified prior to any construction.
- Underground irrigation lines not located in this survey.
- The bearings and distances shown hereon represent the results of the Legal Description rotated to grid north of the Mesa County Local Coordinate System for the Grand Valley Area with respect to the physical locations of accepted survey monuments.
- According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

BASIS OF BEARINGS:
The bearing between the SW 1/16 corner of Section 25, Township 1 South, Range 1 West of the Ute Meridian, MCSM No. 1165-2, and the South 1/16 corner on the West line of Section 25, Township 1 South, Range 1 West of the Ute Meridian, MCSM No. 1095, is N89°55'47"W.
This bearing corresponds with grid north of the Mesa County Local Coordinate System for the Grand Valley Area.

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

- LEGEND:**
- ◆ SURVEY CONTROL MONUMENT
 - FOUND 5/8" REBAR, SET 2" ALLOY CAP
CHRISTOPHER C. RANSIER PLS 38089
 - FOUND SURVEY MONUMENT QED LS 30111
 - SET 5/8" REBAR WITH 2" ALLOY CAP STAMPED
CHRISTOPHER C. RANSIER PLS 38089
 - BOUNDARY LINE
 - - - SURVEY CONTROL LINE
 - - - ADJOINER
 - - - EASEMENT
 - - - FENCE
 - - - OVERHEAD UTILITY LINE
 - ASPHALT
 - SANITARY SEWER MANHOLE
 - WATER VALVE
 - WATER METER
 - ELECTRIC BOX
 - UTILITY POLE



LAND SURVEY DEPOSITS
Mesa County Surveyor's Office
Date: _____
Deposit No: _____

Client: HWY 50 Self Storage Parking LLC

IMPROVEMENT SURVEY PLAT
SE1/4 of the NW1/4 of the SW1/4 of Section 25,
Township 1 South, Range 1 West, Ute Meridian,
Mesa County, Colorado

| | |
|---------------------|--|
| Surveyed by: CCR | Align Surveying, LLC 717 Centauri Drive Grand Junction, CO 81506 970.623.1001 chris.ransier@gmail.com |
| Drawn by: CCR | |
| Job No: 305625 | |
| Date: June 12, 2025 | |



734 Main Street
Grand Junction
CO 81501
970.241.0745
planning@kart.com

Neighborhood Meeting Summary

A neighborhood meeting was held on Tuesday, December 19th on zoom to inform neighbors about the intent to submit an application for annexation and zone of annexation to the City of Grand Junction. There were three (3) attendees present and the meeting lasted approximately 12 minutes from 5:30-5:42.

Ty Johnson, with Kart Planning, presented an overview of the annexation and zone of annexation request including an overview of the timeline of events and opportunities for public comment in the future. After the presentation, questions were answered from meeting participants. There were only two (2) questions asked by meeting attendees, which included a question about what future development is planned on the site and a question about where future development would take access from.

Dave

**ADJACENT PROPERTY OWNER
NAME & ADDRESS ORDER FORM**

Please check if labels are needed for a Neighborhood Meeting. Name & address lists are valid for 6 months only. If the project goes to Planning Commission later than 6 months from submittal, another request for names & addresses must be submitted, along with an additional \$50.

Tax Parcel #(s): 2945-253-00-132
Property Address: 2716 B 1/4 Rd. Grand Junction CO
Property Owner: HWY 50 Self Storage Parking LLC
Contact Person: _____
Mailing Address: _____
E-Mail Address: _____

Applicant: Kaart Planning
Contact Person: Ty Johnson
Mailing Address: 734 Main St. Grand Junction CO 81501
E-Mail Address: ty.johnson@kaart.com

Project Representative: Kaart Planning
Contact Person: Ty Johnson
Mailing Address: 734 Main St. Grand Junction CO 81501
Phone Number: 970-241-0745
E-Mail Address: ty.johnson@kaart.com

***This request for labels and/or the name and address list MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR to a Neighborhood Meeting.**

The adjacent property mailing list is created by pulling all property owners within 500 feet and all registered Homeowners Associations or citizens groups within 1000 feet of all properties involved in the project. The property owner information is put together using the information in the Mesa County Assessor's records and the HOA's and citizens' groups on record with the City of Grand Junction Community Development Department.

ACE AUTOMOTIVE OF GRAND
JUNCTION LLC
241 27 1/4 RD STE 3 & 4
GRAND JUNCTION CO 81503

ARCIERI FAMILY LIMITED
PARTNERSHIP
2690 B 3/4 RD
GRAND JUNCTION CO 81503

ARCIERI JAMES THOMAS
ARCIERI VAL JEAN
330 33 1/2 RD
PALISADE CO 81526

ARMSTRONG CATHERINE S
2713 B 1/2 RD UNIT 311
GRAND JUNCTION CO 81503

BAKER CHRISTINE D
BAKER JOHN
2729 B 1/4 RD
GRAND JUNCTION CO 81503

BENSON MERRITT A
BENSON JILLETTE M
232 MONTGOMERY DR
GRAND JUNCTION CO 81503

CASTRO DANIEL DAVID
MARSH LUCAS DANIEL GRANTEE
BENEFICIARY
232 27 RD
GRAND JUNCTION CO 81503

CITY OF GRAND JUNCTION
DAVE THORNTON
250 N 5TH ST
GRAND JUNCTION CO 81501

CLARK SUSAN E
2714 B 1/4 RD
GRAND JUNCTION CO 81503

COFFMAN LINDA S
230 MONTGOMERY DR
GRAND JUNCTION CO 81503

CONNOLLY JOANNE
CONNOLLY DENNIS
2713 B 1/2 RD UNIT B2
GRAND JUNCTION CO 81503

DOLAN MATTHEW M
234 MONTGOMERY DR
GRAND JUNCTION CO 81503

ESPINOZA ARTURO REYES
REYES LUZ E
236 27 RD
GRAND JUNCTION CO 81503

FORBES JIM
2710 B 1/4 RD
GRAND JUNCTION CO 81503

GATES JOEL T
GATES LEAH R
PO BOX 266
RIDGWAY CO 81432

GREY LLC
218 EASTER HILL DR
GRAND JUNCTION CO 81507

GRUWELL RYAN
237 27 1/4 RD UNIT II
GRAND JUNCTION CO 81503

HAGMAN NATASHA M
HAGMAN ANITA
2708 RINCON DR
GRAND JUNCTION CO 81503

HAMILTON STACIA M
221 GIGAX LN
GRAND JUNCTION CO 81503

HARRIS JEANINE M
219 RAIN CLOUD ST
GRAND JUNCTION CO 81503

HWY 50 SELF STORAGE PARKING
LLC
MORRIS DON
9515 HILLWOOD DR
LAS VEGAS NV 89134

JMS PROPERTIES LLC
580 GREENFIELD CIR W
GRAND JUNCTION CO 81504

JOYCE LUSTER LLC
2730 B 1/2 RD UNIT B
GRAND JUNCTION CO 81503

KAART PLANNING
TY JOHNSON
734 MAIN ST
GRAND JUNCTION CO 81501

KARSCHNIK JASON A
KARSCHNIK CHRISTINA L
2715 B 1/4 RD
GRAND JUNCTION CO 81503

KOCH ROGER A
KOCH RUTH
221 RAIN CLOUD ST
GRAND JUNCTION CO 81503

KORNFELD GEORGE A
KORNFELD CHERYL A
2724 B 1/4 RD
GRAND JUNCTION CO 81503

LEDESMA SILVIA
2713 B 1/2 RD
GRAND JUNCTION CO 81503

LOWDERMILK DEAN ALAN
ANDERSON JUDY LYNNE
235 MONTGOMERY DR
GRAND JUNCTION CO 81503

LUSTER JACK W
LUSTER CAROLYN J
238 MONTGOMERY DR
GRAND JUNCTION CO 81503

MANN JAMIE LAURA
MANN MICHAEL PATRICK
230 27 RD
GRAND JUNCTION CO 81503

MCDONALD BETTY
MCDONALD MICHAEL J
PO BOX 73
GLADE PARK CO 81523

MCHAZLETT PATRICK
MCHAZLETT ANN H
2722 B 1/4 RD
GRAND JUNCTION CO 81503

MISKOL LUKE A
MISKOL JENNIFER A
2706 1/2 RINCON DR
GRAND JUNCTION CO 81503

MORRIS DON
2713 B 1/2 RD UNIT 144
GRAND JUNCTION CO 81503

MORRIS W DON
MORRIS DANIEL WADE GRANTEE
BENEFICIARY
614 WAGON TRAIL DR
GRAND JUNCTION CO 81507

NAKKACHE JANE A
223 RAIN CLOUD ST
GRAND JUNCTION CO 81503

ORCHARD SPEED SHOP LLC
131 N BOWER AVE UNIT 18
PALISADE CO 81526

PARMENTER TRACY ANNE
220 GIGAX LN
GRAND JUNCTION CO 81503

PHIPPS OLIVER RUSSELL JR
2109 BRECKENRIDGE DR
BERTHOUD CO 80513

REBEL JULIA D
2713 B 1/2 RD UNIT 160
GRAND JUNCTION CO 81503

REED ROGER R
REED JONI C
2731 B 1/4 RD
GRAND JUNCTION CO 81503

RICKS ANITA L
RICKS TERRY D & THERESA A
REMAINDERMEN
2704 B 1/4 RD
GRAND JUNCTION CO 81503

ROBINSON AARON
ROBINSON SHERREE
222 GIGAX LN
GRAND JUNCTION CO 81503

ROBINSON ONIA E LIFE ESTATE
WOOLERY DONALD L JR & DELIMONT
TRYSTA DAWN-EL REMAINDERMEN
2712 B 1/4 RD
GRAND JUNCTION CO 81503

SCOTT ROBERT E
228 1/2 27 RD
GRAND JUNCTION CO 81503

SHADOW MESA HOMEOWNERS
ASSOCIATION
218 EASTER HILL DR
GRAND JUNCTION CO 81507

SHAFFSTALL KAREN
2713 B 1/2 RD UNIT D8
GRAND JUNCTION CO 81503

SHARP DANA K
224 RAIN CLOUD ST
GRAND JUNCTION CO 81503

SHOEMAKER DAVID S
SHOEMAKER VERNA L
518 DOVE CT
GRAND JUNCTION CO 81507

SIMINEO JEROD MATTHEW
GREGORICH CHANIE DAWN
2705 B 1/4 RD
GRAND JUNCTION CO 81503

STARK-HUFFMAN BARBARA
270 B 28 RD
GRAND JUNCTION CO 81503

SURGES ALAN DONALD
9055 E CONQUISTADORES DR
SCOTTSDALE AZ 85255

THOMPSON LORI ANN
SURGES ALAN D
4195 HIGHWAY 50
WHITEWATER CO 81527

THOMPSON ZANE F
THOMPSON LORI A
545 RED TAIL CT
WHITEWATER CO 81527

TONIA WILDER
2713 B 1/2 RD UNIT 315
GRAND JUNCTION CO 81503

VIDMAR LORRI
233 MONTGOMERY DR
GRAND JUNCTION CO 81503

WALKER BARRY CHRISTIAN
231 1/2 MONTGOMERY DR
GRAND JUNCTION CO 81503

WALKER DEJOHN
WALKER AMY M
2829 NORTH AVE STE 109
GRAND JUNCTION CO 81501

WALTERS GAYLA L
234 27 RD
GRAND JUNCTION CO 81503

WALTERS NICHOLAS S
2078 B 1/4 RD
GRAND JUNCTION CO 81503

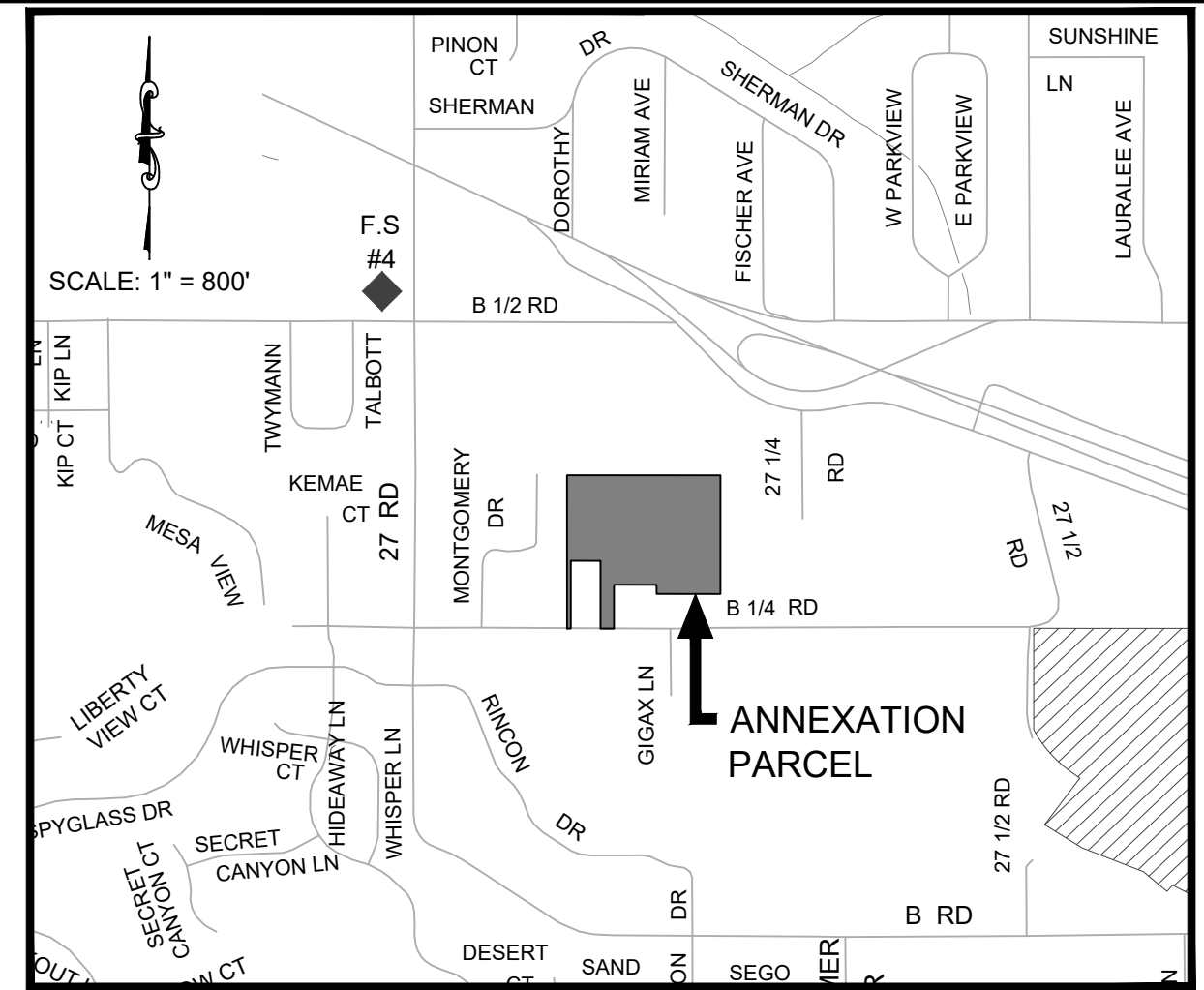
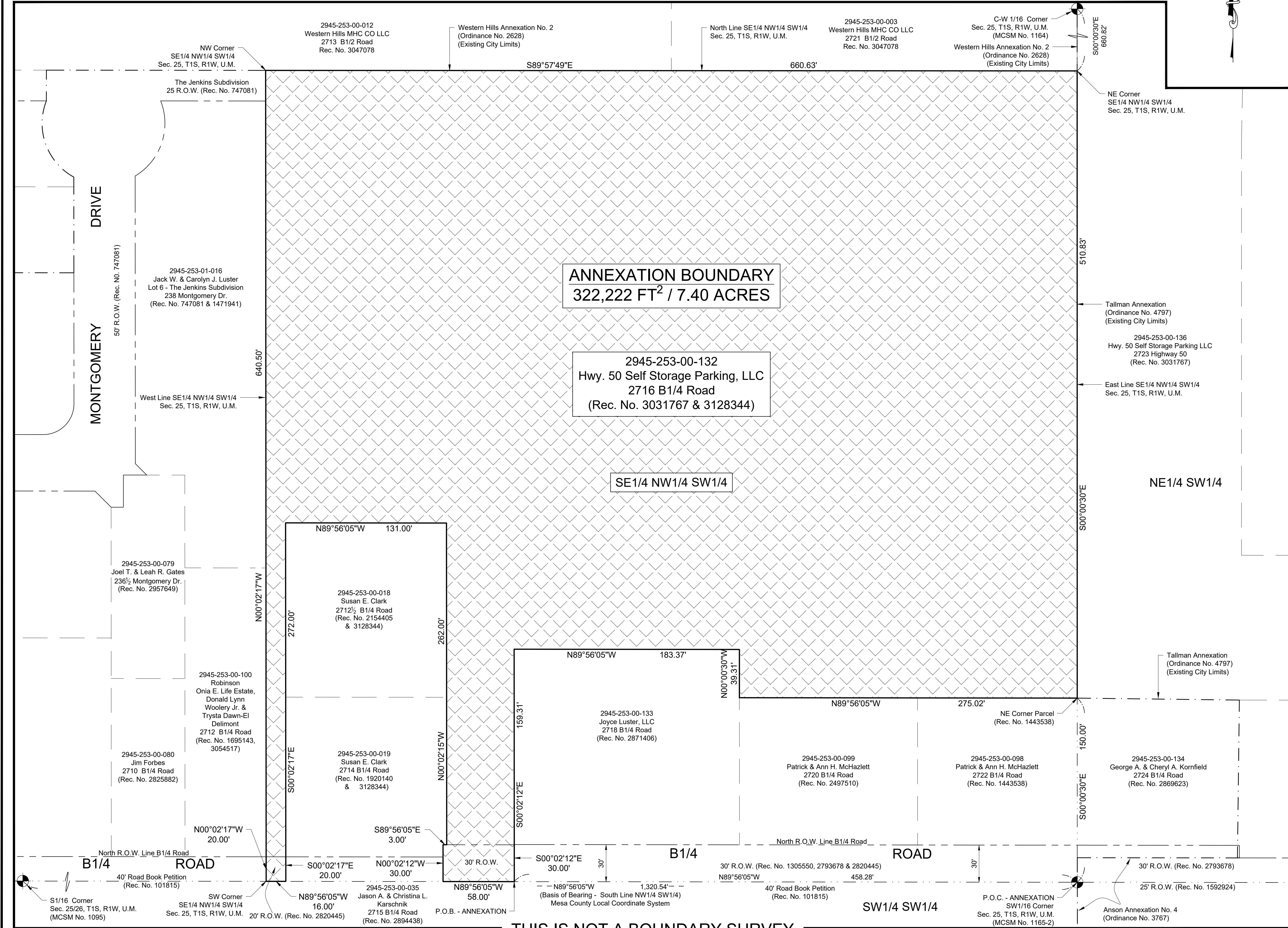
WESTERN HILLS HOMES CO LLC
MORRIS DON
9515 HILLWOOD DR
LAS VEGAS NV 89134

WHITE STACY A
WHITE JEFFREY M
2704 RINCON DR
GRAND JUNCTION CO 81503

WICKHAM JASON
WICKHAM KALISTA
2706 RINCON DR
GRAND JUNCTION CO 81503

RICCIARDELLA ANNEXATION

Located in the Southeast Quarter of the Northwest Quarter of the Southwest Quarter (SE1/4 NW1/4 SW1/4)
Section 25, Township 1 South, Range 1 West, Ute Meridian, County of Mesa, State of Colorado



SITE LOCATION MAP

LEGAL DESCRIPTION

A parcel of land described in Reception Numbers 3031767 and 3128344 and portions of those right of way parcels described in Reception Numbers 2820445, 1305550 and 2793678, located in the southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Southwest Sixteenth Corner (SW 1/16) of said Section 25, whence the South Sixteenth Corner on the west line of said Section 25 bears N89°56'05"W, a distance of 1,320.54 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto; thence N89°56'05"W, a distance of 458.28 feet along the south line of the northwest quarter of the southwest quarter (NW1/4 SW1/4) to the Point of Beginning; thence continuing along said south line, N89°56'05"W, a distance of 58.00 feet; thence N00°02'12"W, a distance of 30.00 feet to a point on the north R.O.W. line of B1/4 Road; thence S89°56'05"E, a distance of 3.00 feet along said north line; thence N00°02'15"W, a distance of 282.00 feet; thence N89°56'05"W, a distance of 131.00 feet; thence S00°02'17"E, a distance of 272.00 feet to a point on the north R.O.W. line of B1/4 Road; thence S00°02'17"E, a distance of 20.00 feet to a point on said south line of the northwest quarter of the southwest quarter (NW1/4 SW1/4) of Section 25; thence N89°56'05"W, a distance of 16.00 feet to the southwest corner of said southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25; thence N00°02'17"W, a distance of 20.00 feet to a point on the north R.O.W. line of B1/4 Road; thence N00°02'17"W, a distance of 640.50 feet along the west line of said southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25 to the northwest corner of said southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25 being a point on the west line of Tallman Annexation Ordinance No. 4797; thence S00°00'30"E, a distance of 510.83 feet along said east line also being the west line of Tallman Annexation (Ordinance 4797) to the northeast corner of a parcel of land as recorded at Reception No. 1443538; thence N89°56'05"W, a distance of 275.02 feet; thence N00°00'30"W, a distance of 39.31 feet; thence N89°56'05"W, a distance of 183.37 feet; thence S00°02'12"E, a distance of 159.31 feet to a point on the North R.O.W. line of B1/4 Road; thence S00°02'12"E, a distance of 30.00 feet to the Point of Beginning.

Said parcel of land CONTAINING 322,222 Square Feet or 7.40 Acres, more or less.

| AREAS OF ANNEXATION | | LEGEND | |
|---------------------------|-------------------------|----------------------|--|
| ANNEXATION PERIMETER | 3,310.97 FT. | ANNEXATION BOUNDARY | |
| CONTIGUOUS PERIMETER | 1,171.46 FT. | ANNEXATION AREA | |
| AREA IN SQUARE FEET | 322,222 FT ² | EXISTING CITY LIMITS | |
| AREA IN ACRES | 7.40 AC. | | |
| AREA WITHIN R.O.W. | 2,060.0 FT ² | | |
| | 0.047 AC. | | |
| AREA WITHIN DEEDED R.O.W. | 2,060.0 FT ² | | |
| | 0.047 AC. | | |

| 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. | EFFECTIVE DATE |
| 0000 | 00/00/2025 |

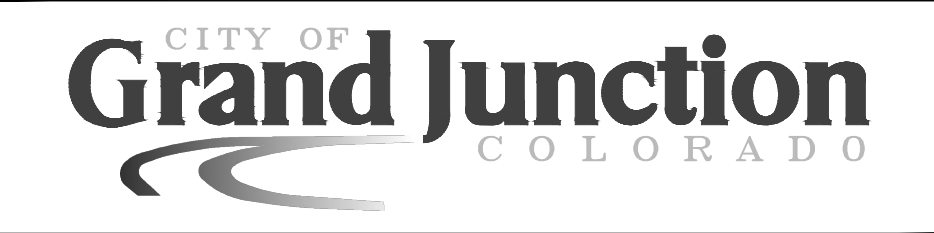
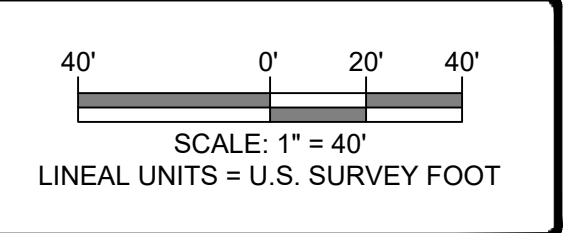
NOTE:
THE DESCRIPTION(S) CONTAINED HEREIN HAVE BEEN DERIVED FROM SUBDIVISION PLATS, DEED DESCRIPTIONS & DEPOSIT SURVEYS AS THEY APPEAR IN THE OFFICE OF THE MESA COUNTY CLERK & RECORDER. THIS PLAT OF ANNEXATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY, AND IS NOT INTENDED TO BE USED AS A MEANS OF ESTABLISHING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

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

C:\Data\SURVEY\Annexations\2024\Ricciardella Annexation ANX-2024-16\06CAD\Ricciardella Annexation.dwg - PLOTTED 2025-08-07

NOTE:
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: 08/03/2025
REVIEWED BY: RBP DATE: 08/05/2025
CHECKED BY: ABL DATE: _____
APPROVED BY: RBP DATE: _____

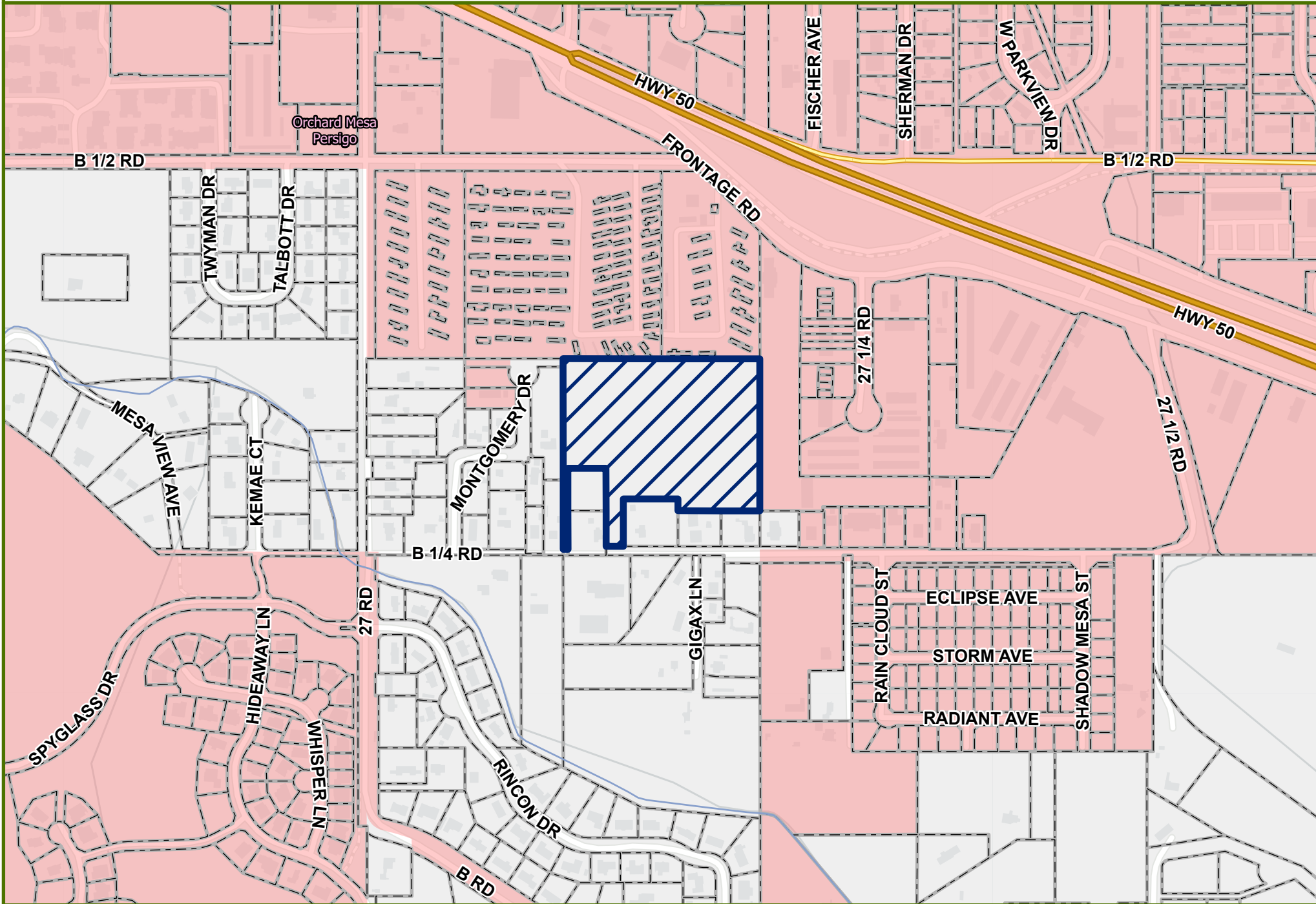


Engineering & Transportation Department
244 North 7th Street - Grand Junction, CO. 81501

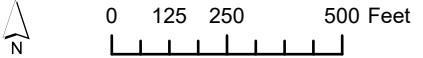
RICCIARDELLA ANNEXATION
Located in the Southeast Quarter of the Northwest Quarter of the Southwest Quarter (SE1/4 NW1/4 SW1/4), Section 25, Township 1 South, Range 1 West, Ute Meridian, County of Mesa, State of Colorado


| RICCIARDELLA ANNEXATION SCHEDULE | | | |
|---|---|---------------------------------------|-------|
| November 19, 2025 | Referral of Petition, Intro Proposed Ordinance, Exercise Land Use | | |
| November 25, 2025 | Planning Commission Considers Zone of Annexation | | |
| December 17, 2025 | City Council Intro Proposed Zoning Ordinance | | |
| January 7, 2026 | City Council Accept Petition/Annex and Zoning Public Hearing | | |
| February 9, 2026 | Effective date of Annexation and Zoning | | |
| ANNEXATION SUMMARY | | | |
| File Number | ANX-2024-16 | | |
| Location(s) | 2716 B ¼ Rd. | | |
| Tax ID Number(s) | 2945-253-00-132 | | |
| Number of Parcel(s) | 1 | | |
| Existing Population | 0 | | |
| Number of existing Dwelling Units | 0 | | |
| Acres Land Annexed | 7.37 | | |
| Developable Acres Remaining | 7.37 | | |
| Right-of-way in Annexation | | | |
| Previous County Zoning | RSF-4 | | |
| Proposed City Zoning | RM-8 | | |
| Surrounding Zoning: | North: | Planned Development (PD) | |
| | South: | RSF-4 (County) and PUD (County) | |
| | East: | Commercial General (CG) | |
| | West: | RSF-4 (County) | |
| Current Land Use | Vacant Land | | |
| Proposed Land Use | Residential Medium | | |
| Surrounding Land Use: | North: | Residential | |
| | South: | Residential | |
| | East: | Commercial | |
| | West: | Residential | |
| Comprehensive Plan Designation: | Residential Medium | | |
| Retailers within Annexation boundary | Yes: | | No: X |
| If yes, provide Name/Address/Phone Number | | | |
| Values: | Assessed | \$267,720.00 | |
| | Actual | \$267,720.00 | |
| Address Ranges | 2716 B ¼ Road | | |
| Special Districts: | Water | Ute Water | |
| | Sewer | Persigo | |
| | Fire | Grand Junction Fire | |
| | Irrigation/Drainage | Orchard Mesa Irrigation District | |
| | School | School District 51 | |
| | Pest | Grand River Mosquito Control District | |

Ricciardella Annexation



Orchard Mesa
Perisgo



 Annexation Site  City Limits

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

The meeting of the Planning Commission was called to order at 5:31 p.m. by Chair Sandra Weckerly.

Those present were Planning Commissioners; Orin Zyvan, Robert Quintero, Ian Thomas, Gregg Palmer, and Keith Ehlers.

Also present were Jamie Beard (Assistant City Attorney), Daniella Acosta Stine (Principal Planner), Jessica Johnsen (Zoning Supervisor), Tim Lehrbach (Principal Planner), and Jacob Kaplan (Planning Technician).

There were 2 members of the public in attendance, and 0 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from October 14, 2025.

Commissioner Palmer moved to approve the Consent Agenda.

Commissioner Moore seconded; motion passed 6-0.

REGULAR AGENDA

1. Ricciardella Annexation

ANX-2024-16

Consider a request by Hwy 50 Self Storage Parking LLC. to zone 7.37 acres from County RSF-4 (Residential) to City RM-8 (Residential Medium-8) located at 2716 B ¼ Road.

Staff Presentation

Jessica Johnsen, Zoning Supervisor, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Palmer asked if this property was enclaved.

Commissioner Zyvan asked for clarification on the headcount in the neighborhood meeting.

Public Hearing

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

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

The public comment period was closed at 5:48 p.m. on November 25, 2025.

Discussion

No discussion occurred.

Motion and Vote

Commissioner Quintero made the following motion “Ms. Chair, on the Zone of Annexation request for the property located at 2716 B 1/4 Road, City file number ANX-2024-16, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.”

Commissioner Moore seconded; motion passed 6-0.

2. Messick-Dangler Annexation **ANX-2025-116**

Consider a request by Carrie Messick, Cory Messick, and Sharon Valarie Dangler to zone 27.20 acres from Mesa County Residential Single Family – Rural (RSF-R) to Public, Civic, and Institutional Campus (P-2) located at 378 30 Road.

Staff Presentation

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

Questions for Staff

There were no questions for staff.

Public Hearing

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

William Wenger expressed concerns about excess noise coming from this property during quiet hours.

Kim Kerk, that applicant’s representative, told Mr. Wenger she would speak to the applicant about the noise.

The public comment period was closed at 6:00 p.m. on November 25, 2025.

Commissioner Quintero inquired about the City’s and County’s noise ordinances.

The public hearing was closed at 6:04 p.m. on November 25, 2025.

Discussion

The commissioners encouraged Mr. Wenger to report any future noise violations to City and County Code Enforcement.

Motion and Vote

Commissioner Quintero made the following motion “Ms. Chair, on the Zone of Annexation request for the property located at 378 30 Road, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact as listed in the staff report.”

Commissioner Zyvan seconded; motion passed 6-0.

3. **30 Road Retail/Office/Storage Right of Way Vacation** **VAC-2025-84**
Consider a request by 42 E Road Storage LLC, to vacate 0.93 acres of a Road Proclamation right-of-way located northeast of 30 Road and E Road and south of the Denver and Rio Grande Railroad. **This item was continued to the December 9th Planning Commission Hearing.**

OTHER BUSINESS

Daniella Acosta Stine reminded the commission that the City is accepting applications for the 2 vacant Planning Commission positions and the deadline to apply is December 15th.

ADJOURNMENT

Commissioner Quintero made a motion to adjourn the meeting.

The vote to adjourn was 6-0.

The meeting adjourned at 6:07 p.m.

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

NOTICE IS HEREBY GIVEN that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 4th day of February 2026, the following Resolution was adopted:

DRAFT

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. XX-26

**A RESOLUTION
AMENDING REFERRAL OF 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**

**RICCIARDELLA
ANNEXATION**

**APPROXIMATELY 7.37
ACRES
LOCATED AT 2716 B 1/4 ROAD**

WHEREAS, on the 19th day of November, 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.

WHEREAS, the adopted Resolution No. 69-25 exercised land use control over the area described therein.

WHEREAS, the title of Resolution No. 69-25 displayed the incorrect address of the area described therein.

WHEREAS, the address associated with the area described therein and herein is 2716 B 1/4 Road.

WHEREAS, C.R.S. 31-12-108(2) requires that the municipal clerk shall give notice by publication and mailing of the petitioned annexation, including the referral resolution.

WHEREAS, the City Council finds that it is appropriate to adopt a resolution correcting the address and to direct the clerk to conduct the required publication and mailing with the amended resolution.

WHEREAS, the City Council exercises land use jurisdiction and sets a public hearing concerning annexation of the lands identified in the petition and described as follows:

RICCIARDELLA ANNEXATION

A parcel of land described in Reception Numbers 3031767 and 3128344 and portions of those right of way parcels described in Reception Numbers 2820445, 1305550 and 2793678, located in the southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Southwest Sixteenth Corner (SW 1/16) of said Section 25, whence the South Sixteenth Corner on the west line of said Section 25 bears N89°56'05"W, a distance of 1,320.54 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto;

thence N89°56'05"W, a distance of 458.28 feet along the south line of the northwest quarter of the southwest quarter (NW1/4SW1/4) to the Point of Beginning;

thence continuing along said south line, N89°56'05"W, a distance of 58.00 feet; thence N00°02'12"W, a distance of 30.00 feet to a point on the north R.O.W. line of B1/4 Road; thence S89°56'05"E, a distance of 3.00 along said north line; thence N00°02'15"W, a distance of 262.00 feet; thence N89°56'05"W, a distance of 131.00 feet; thence S00°02'17"E, a distance of 272.00 feet to a point on the north R.O.W. line of B1/4 Road; thence S00°02'17"E, a distance of 20.00 feet to a point on said south line of the northwest quarter of the southwest quarter (NW1/4 SW1/4) of Section 25; thence N89°56'05"W, a distance of 16.00 feet to the southwest corner of said southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25; thence N00°02'17"W, a distance of 20.00 feet to a point on the north R.O.W. line of B1/4 Road; thence N00°02'17"W, a distance of 640.50 feet along the west line of said southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25 to the northwest corner of said southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25 being a point on the south line of Western Hills Annexation No. 2 Ordinance 2628; thence S89°57'49"E, a distance of 660.63 feet along said north line also being said south line of Western Hills Annexation No. 2 to the northeast corner of said southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25 being a point on the west line of Tallman Annexation Ordinance No. 4797; thence S00°00'30"E, a distance of 510.83 feet along said east line also being the west line of Tallman Annexation (Ordinance 4797) to the northeast corner of a parcel of land as recorded at Reception No. 1443538; thence N89°56'05"W, a distance of 275.02 feet; thence N00°00'30"W, a distance of 39.31 feet; thence N89°56'05"W, a distance of 183.37 feet; thence S00°02'12"E, a distance of 159.31 to a point on the North R.O.W. line of B1/4 Road; thence S00°02'12"E, a distance of 30.00 feet to the Point of Beginning.

Said parcel of land CONTAINING 322,222 Square Feet or 7.40 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. Resolution No. 69-25 is hereby amended to incorporate the address identified in the title and recitals of this resolution.

That a hearing will be held on the 18th day of March, 2026, 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 4th day of February, 2026.

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> |
|---------------------------------------|
| February 7th, 2026 |
| February 14th, 2026 |
| February 21st, 2026 |
| February 28th, 2026 |

DRAFT

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

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

LOCATED AT 2716 B ¼ RD., GRAND JUNCTION, COLORADO

APPROXIMATELY 7.37 ACRES

WHEREAS, on the 19th day of November 2025, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 18th day of March 2026; and

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

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

That the property situated in Mesa County, Colorado, and described to wit:

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

Ricciardella Annexation Legal Description

A parcel of land described in Reception Numbers 3031767 and 3128344 and portions of those right of way parcels described in Reception Numbers 2820445, 1305550 and 2793678, located in the southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Southwest Sixteenth Corner (SW 1/16) of said Section 25, whence the South Sixteenth Corner on the west line of said Section 25 bears N89°56'05"W, a distance of 1,320.54 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto; thence N89°56'05"W, a distance of 458.28 feet along the south line of the northwest quarter of the southwest quarter (NW1/4SW1/4) to the Point of Beginning; thence continuing along said south line, N89°56'05"W, a distance of 58.00 feet; thence N00°02'12"W, a distance of 30.00 feet to a point on the north R.O.W. line of B1/4 Road; thence S89°56'05"E, a distance of 3.00 along said north line; thence N00°02'15"W, a distance

of 262.00 feet; thence N89°56'05"W, a distance of 131.00 feet; thence S00°02'17"E, a distance of 272.00 feet to a point on the north R.O.W. line of B1/4 Road; thence S00°02'17"E, a distance of 20.00 feet to a point on said south line of the northwest quarter of the southwest quarter (NW1/4 SW1/4) of Section 25; thence N89°56'05"W, a distance of 16.00 feet to the southwest corner of said southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25; thence N00°02'17"W, a distance of 20.00 feet to a point on the north R.O.W. line of B1/4 Road; thence N00°02'17"W, a distance of 640.50 feet along the west line of said southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25 to the northwest corner of said southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25 being a point on the south line of Western Hills Annexation No. 2 Ordinance 2628; thence S89°57'49"E, a distance of 660.63 feet along said north line also being said south line of Western Hills Annexation No. 2 to the northeast corner of said southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25 being a point on the west line of Tallman Annexation Ordinance No. 4797; thence S00°00'30"E, a distance of 510.83 feet along said east line also being the west line of Tallman Annexation (Ordinance 4797) to the northeast corner of a parcel of land as recorded at Reception No. 1443538; thence N89°56'05"W, a distance of 275.02 feet; thence N00°00'30"W, a distance of 39.31 feet; thence N89°56'05"W, a distance of 183.37 feet; thence S00°02'12"E, a distance of 159.31 to a point on the North R.O.W. line of B1/4 Road; thence S00°02'12"E, a distance of 30.00 feet to the Point of Beginning.

Said parcel of land CONTAINING 322,222 Square Feet or 7.40 Acres, more or less.

INTRODUCED on first reading this 4th day of February, 2026 and ordered published in pamphlet form.

ADOPTED on second reading this 18th day of March, 2026 and ordered published in pamphlet form.

[NAME]
President of the Council

ATTEST:

Selestina Sandoval
City Clerk



Grand Junction City Council

Regular Session

Item #3.a.

Meeting Date: February 4, 2026
Presented By: Ken Sherbenou, Parks and Recreation Director
Department: Parks and Recreation
Submitted By: Ken Sherbenou

Information

SUBJECT:

Pecos League User Agreement at Lincoln Park Stadium Summer 2026

RECOMMENDATION:

Staff recommends approval of the proposed agreement.

EXECUTIVE SUMMARY:

As discussed at the January 26, 2026 workshop, the Pecos League proposal presents an opportunity to keep activity during a historically less busy time. In the fall of 2025, news broke that the Grand Junction Jackalopes would not be returning to Soplizio Field at the Lincoln Park Sports Complex. Following that, several organizations contacted the City, indicating interest. To ensure a fair and transparent process, a Request for Proposals was released. Following interviews, the review committee opted to enter negotiations with the Pecos League. The terms offered are favorable to the City and provide activity during a time of year when most Stadiums of its kind are often dark. This item is for staff to update the City Council on the results of the recent Request for Proposals and next steps.

BACKGROUND OR DETAILED INFORMATION:

Each season with the Jackalopes included about 45 home games, and it was challenging to balance the needs of all Stadium partners. The Pecos League, on the other hand, is proposing only 18 games. This allows other uses at the Stadium and also reduces wear and tear on the complex. Additionally, the City negotiated favorable terms to achieve a sound fiscal position, in line with the Strategic Plan. There is also a staff cost savings from having the Pecos League cover event staffing costs through the parks and recreation department. Additional savings will be realized by the team performing some of their own maintenance and support during practices. In short, with about 1/3 of the games and the net fiscal impact of about 2/3 of the Jackalopes, the

City stands to come ahead financially compared with the previous agreement for summer use. The community also benefits from the return of semi-professional baseball.

FISCAL IMPACT:

The negotiated contract terms include a \$700 per-game fee, a 20% seat tax, and anticipated office rent. Based on these terms, the total revenue is projected to result in an approximate net fiscal impact of \$60,000.

SUGGESTED MOTION:

I move to authorize the City Purchasing Division to execute an agreement with the Pecos League for an 18 game season for the 2026 season.

Attachments

None



Grand Junction City Council

Regular Session

Item #4.a.

Meeting Date: February 4, 2026
Presented By: Randi Kim, Utilities Director
Department: Utilities
Submitted By: Lee Cooper, Wastewater Project Manager

Information

SUBJECT:

Authorize a Sole Source Contract to Garney Construction to replace the 26-year-old Tow-Bro Circular Clarifier Assembly in Final Clarifier #4 at the Persigo Wastewater Treatment Plant

RECOMMENDATION:

Authorize the City Purchasing Division to execute a sole source Contract with Garney Construction to replace the Tow-Bro circular clarifier assembly in Final Clarifier #4 at the Persigo Wastewater Treatment Plant (WWTP) in the amount of \$1,618,743.50.

EXECUTIVE SUMMARY:

This Sole Source request is to award a construction contract to Garney Construction in the amount of \$1,618,743.50 for the replacement of a failing Tow-Bro circular clarifier assembly in Final Clarifier #4 at the Persigo WWTP. This sole source request includes the removal of the failing Two-Bro assembly in Final Clarifier #4 and the installation of a new "in-kind" replacement Two-Bro assembly. Garney Construction currently has the contract for the Persigo Phase 1 Expansion Project. With Garney's expertise in wastewater construction projects, Persigo approached Garney about replacing the failing Tow-Bro assembly.

In Garney Construction's proposal, they have included General Conditions costs, Tow-Bro removal and installation costs, Bonds and Insurance, a 10% General Contractor Fee (OH&P), and a 5% Project Contingency. Attached to this Council agenda is a Sole Source Justification memo, a signed Sole Source Justification Form, and Garney Construction's work proposal.

BACKGROUND OR DETAILED INFORMATION:

The City of Grand Junction manages, operates, and maintains the Persigo WWTP and sewer collection system for the benefit of current and future sewer service users with the Persigo 201 Service Area Boundary. The Persigo WWTP was commissioned in 1984. Revitalization and capacity expansion are necessary to address the anticipated service area growth and aging infrastructure and to improve the plant's efficiency and reliability. This agenda item addresses both the revitalization and the reliability of Final Clarifier #4.

Around mid-2024, for reasons unknown, the existing Tow-Bro clarifier assembly in Final Clarifier #4 started showing signs of failure. The failure signs are that the clarifier's rotating mechanism became out of plumb and is now not effectively skimming the water surface and the large rake arm under the water surface is dragging onto the concrete floor. Persigo's maintenance staff adjusted the rake arms to prevent them from dragging on the concrete floor and modified the water-surface rake arms so they can skim the water surface. These adjustments and modifications allow Persigo to operate Final Clarifier #4 on a temporary basis only. At this time, any operation of Final Clarifier #4 is only done on an as-needed basis.

Final Clarifier #4 was constructed in early 2000 and put into service during the fall of 2000. Currently, the Persigo WWTP has three (3) final clarifiers in total. The other two final clarifiers (#1 & #2) are original to the plant. The proposed Final Clarifier #3 has not yet been constructed. Staff plan to install a fourth final clarifier as part of the Phase 3 Expansion project, which will be initiated in 2035.

All three final clarifiers are nearing the end of their service life. The lifespan of a final clarifier system varies, but the rotating assembly, its core component, typically requires rebuilding or replacement after 20 to 25 years. The Tow-Bro assembly in Clarifier #4 is currently 26 years old. While Final Clarifier #4 is the newest of the three final clarifier, it has been operated continuously since 2000 due to its higher performance characteristics and newer technology. In comparison, Final Clarifiers #1 and #2 have been routinely cycled in and out of operation since the introduction of Final Clarifier #4, reducing the number of operating hours on their rotating assemblies.

Operation of the wastewater plant requires at all times that two of the three final clarifiers are in operation to handle the average daily wastewater flows. The third final clarifier that is not in operation is required for redundancy in case one of the operating clarifiers breaks down. Providing process redundancy at the wastewater plant is a permit requirement by the Colorado Department of Health and Environment (CDPHE) discharge permit.

The primary reasons for replacing the Tow-Bro assembly in Final Clarifier #4 as a Sole Source to Garney Construction are concerns about the fragility and unknown reliability of continued operation, the lengthy lead time to receive a new Tow-Bro assembly, and the risk of a permit violation due to lack of redundancy or inability to properly treat the wastewater in the final clarifier process. Rehabilitation of Final Clarifier #4 is part of the Phase 2 Expansion project. This Sole Source request will also provide a jump start to

the Phase 2 project and ensure that the remainder of the Phase 2 project elements can be sequenced appropriately and still ensure appropriate reliability and the necessary redundancy in this treatment process.

The Phase 2 project will begin engineering design in 2026 with construction anticipated to start in mid to late 2027. A portion of the Phase 2 Expansion Projects scope includes replacing and/or rehabbing all three final clarifiers. Phase 2 construction is not anticipated to start until mid to late 2027 and would present a risk of failure of Final Clarifier #4 if not initiated earlier resulting in permit violation, no treatment redundancy, and potentially not being able to properly treat wastewater. Extended permit violations with the State could result in monetary fines if the City does not demonstrate it took proactive measures to replace/repair the failing clarifier rotating assembly.

The lead time for a new Tow-Bro assembly is about 12–13 months. It's estimated that shop drawing submittals from the vendor will take about 3 months to receive, and 9 months to receive the new Tow-Bro assembly after shop drawing approval.

Garney Construction currently has the contract for the Persigo Phase 1 Expansion Project and has familiarity with the configuration requirements for Final Clarifier #4. With Garney's expertise in water/wastewater plant construction projects and contacts with equipment vendors and with Garney being on-site, Staff approached Garney about replacing the Tow-Bro clarifier system as an "in-kind" replacement. Alternatively, Staff would have to develop a formal design, produce a construction solicitation package to competitively procure construction services, which would delay replacement by 2 to 3 months. Time is of the essence and there's urgency to have a good operating Final Clarifier #4, because the other two final clarifiers are 42 years old and could experience issues.

FISCAL IMPACT:

Funding for this project is available in the 2026 Joint Sewer System Capital Capacity Fund, which has available funds.

SUGGESTED MOTION:

I move to authorize the City Purchasing Division to execute a sole source Contract with Garney Construction in the amount of \$1,618,743.50 to replace the failing Tow-Bro clarifier system in Final Clarifier #4 at the Persigo Wastewater Treatment Plant.

Attachments

- 1. Memorandum_Emergency Request_Final Clarifier #4 Tow-Bro_2026-01-22

Memorandum

To: Mike Bennett, City Manager

Through: Randi Kim, Utilities Director

From: Lee Cooper, Wastewater Project Manager

Cc: Aaron Rice, Wastewater Services Manager

Date: January 22, 2026

**Subject: Sole Source Justification Request
Persigo Wastewater Treatment Plant
Final Clarifier #4 Tow-Bro System Replacement**

This Sole Source request is for awarding a construction contract to Garney Construction of Denver, Colorado to replace the 26-year-old Tow-Bro clarifier assembly in Final Clarifier #4 with a new “in-kind” Tow-Bro clarifier assembly. A Sole Source Justification Form is attached to this memo and the primary reasons for this Sole Source request are:

1. **Compatibility:** The Tow-Bro assembly in Final Clarifier #4 is a specific product made by a specific vendor. As a result of this, the “in-kind” replacement Tow-Bro assembly needs to be identical to the current Tow-Bro assembly because the clarifier’s concrete structure was designed for a Tow-Bro assembly. A different brand or style clarifier assembly may not work within the existing concrete structure.
2. **Urgency:** Delay in replacing the Tow-Bro assembly in Final Clarifier #4 and allowing the assembly to completely fail could put Persigo in violation of the State discharge permit. At this time, no timely repairs can be made to the rotating assembly. With Garney currently on-site, we’ve been able to work with the Tow-Bro vendor on an “in-kind” replacement proposal which saves valuable time because there’s a long lead-time for this specialize equipment. If Persigo does not address the failing clarifier, the State can issue warnings and potentially monetary fines if Persigo does not provide the necessary redundancy and performance in the final clarifier process.
3. **Expertise:** The vendor (Garney) has unique experience because they specialize in wastewater plant construction and repairs. Garney has the expertise for this work and Garney is familiar with the Final Clarifier #4 assembly and concrete structure. Garney knows what needs to happen for this “in-kind” replacement.
4. This memo provides a written demonstration and justification that the selection of a sole source vendor (Garney) is in the best interest of the City.

Around mid-2024, for reasons unknown, the existing Tow-Bro clarifier assembly in Final Clarifier #4 started showing signs of failure. The failure signs are that the clarifier

Memorandum

rotating mechanism became out of plumb and is now not effectively skimming the water surface and the large rake arm under the water surface is dragging onto the concrete floor.

Early assessments and survey data indicate that something within the Tow-Bro's rotating assembly is failing. It is believed that a bearing or a bearing race is failing resulting in the rotating assembly coming out of plumb. Persigo maintenance staff adjusted the rake arms to get them to stop dragging onto the concrete floor and added rubber flaps to the rake arms at the water surface to allow the rake arms to more properly rake the water surface. These adjustments and modifications are not a permanent fix, because the rotating will continue to wear out and get closer to full failure as this clarifier is in operation.

Final Clarifier #4 was constructed in early 2000 and put into service during the fall of 2000. Currently, the Persigo Wastewater Treatment Plant has three (3) final clarifiers in total. The other two final clarifiers (1 & 2) are original to when the plant was commissioned in 1984. The proposed Final Clarifier #3 has not yet been constructed.

At all times, two of the three final clarifiers must be in service to handle Persigo's average daily flows, meet the return-activated sludge (RAS) requirements for the aeration basins, and to meet Persigo's effluent water quality requirements per the State's discharge permit. Two final clarifiers must be in-service with a third final clarifier available for redundancy. Redundancy is a requirement of Persigo's discharge permit. If Persigo can't provide the required redundancy, it puts Persigo in violation with the State permit.

Replacing the Tow-Bro assembly in Final Clarifier #4 provides a jumpstart to the Phase 2 Expansion project work and will assure Persigo has good reliability and the necessary redundancy in this treatment process when Phase 2 construction starts.

The proposed Persigo Phase 2 Expansion Project will begin engineering design in 2026 with construction anticipated to start in mid to late 2027. A portion of the Phase 2 Expansion Project includes replacing and/or rehabbing all three of Persigo final clarifiers rotating assemblies. However, with Phase 2 construction anticipated to start in mid to late 2027, Persigo has legitimate concerns that the current Tow-Bro system in Final Clarifier #4 may not last that long and fail before Phase 2 construction starts resulting in permit violation and no treatment redundancy.

All three final clarifiers are nearing the end of their service life. A final clarifier system's lifespan varies, but the rotating assembly, its core component, typically requires rebuilding or replacement around 20-25 years. Persigo's Tow-Bro assembly is currently 26 years old. It is believed that the main reason the "newest" Final Clarifier #4's rotating assembly is failing before the older Final Clarifiers #1 and #2, is because Final Clarifier #4 has essentially been operated continuously since 2000 due to its higher performance

Memorandum

characteristics and newer technology. Final Clarifiers #1 and #2 have been routinely cycled in and out of operation since the introduction of Final Clarifier #4, reducing the number of hours on their rotating assemblies.

Garney Construction currently has the contract for the Persigo Phase 1 Expansion Project. With Garney's expertise in wastewater plant construction projects and contacts with equipment vendors, and Garney being on-site, Persigo approached Garney about replacing the Tow-Bro clarifier mechanism in Final Clarifier #4 with a new "in-kind" Tow-Bro clarifier mechanism.

The lead time for an "in-kind" Tow-Bro system is about 9-months after shop drawing approval. It's estimated that shop drawing submittals from the vendor will take about 3-months to receive. These lead times result in delivery of the new Tow-Bro system around December 2026. As mentioned, urgency, compatibility, and expertise are all relevant and important factors here and this sole source would allow Garney to order the new "in-kind" Tow-Bro system as soon as possible upon City Council approval.

Garney has included in their cost proposal General Conditions, Tow-Bro removal and installation (construction), Bonds and Insurance, a 10% General Contractor Fee (OH&P), and a 5% Project Contingency. Garney's proposal is attached to this memo.

By the time the new Tow-Bro system arrives at Persigo, Garney will be completed with the Phase 1 Expansion Project. As a result, Garney will need to re-mobilize to Persigo with limited staff. Garney is estimating a 6-person crew to oversee this work. The timeline for this proposed emergency work is to have it completed in early 2027.

Persigo plans to request City Council approval for this Sole Source at the February 4, 2026, Council meeting.

The GL account for this Project is 904-660-975-8022-C1092, and this account has 2026 funds available.

On behalf of the Persigo WWTP, I would like to request your signature for approval of this Sole Source project with Garney Construction to replace the Tow-Bro system in Final Clarifier #4 and allow the City Purchasing Division to execute a Contract with Garney Construction in the amount of \$1,618,743.50.

Recommended by: _____
Randi Kim, Utilities Director Date

Approved by: _____
Mike Bennett, City Manager Date

**CITY OF GRAND JUNCTION
SOLE SOURCE JUSTIFICATION FORM**

| | |
|--------------------|------------------------------|
| Date: _____ | Requested By: _____ |
| Department: _____ | Division: _____ |
| Vendor Name: _____ | Net Cost Delivered: \$ _____ |

Provide G/L Account where funds are budgeted: _____
 Project code, if applicable _____

| |
|--|
| SOLE SOURCE JUSTIFICATION <i>(INITIAL ALL ENTRIES THAT APPLY)</i> |
| Material/Service Description: _____ |
| 1. _____ - Uniqueness: Is unique and unavailable from any other source due to proprietary rights, patents, copyrights, secret processes, or monopoly control; |
| 2. _____ - Compatibility: There is a need for compatibility with existing equipment, technologies, or processes, and only a specific product or service can satisfy that need; |
| 3. _____ - Urgency: Delay would lead to serious injury, death, or significant financial loss; |
| 4. _____ - Expertise: The vendor has unique experience, expertise, or capabilities unavailable elsewhere; |
| 5. _____ - Standardization: There is a need to standardize specific equipment or supplies to reduce training, inventory, or maintenance costs, and only one vendor can meet this need; |
| 6. _____ - Written demonstration and justification is available which reasonably and practicably establishes that the selection of a sole source vendor is in the best interest of the City. |

**Attach Justification Memo and Pricing Documentation, then proceed with signatures below.
 After Dept Head approval, forward to Purchasing.**

| | |
|---|-------|
| Department Director Approval: | |
| I recommend that competitive procurement be waived and that the service or material described herein be purchased as a sole source. | |
| Signed: _____ | _____ |
| Department Head Signature | Date |

| | |
|---|-------|
| Purchasing Approval: | |
| Based on the above and attached documents, I have determined this to be a sole source with no other vendor practicably available. | |
| Signed: _____ | _____ |
| Purchasing Manager Signature | Date |

| | |
|---|----------|
| Final Authorization | |
| City Manager Approval Required (\$25K to \$50K) | yes / no |
| Signed: _____ | _____ |
| City Manager Signature | Date |

| | |
|---|----------|
| City Council Approval Required (over \$50K) | yes / no |
|---|----------|

January 6, 2026

Lee Cooper, P.E.
 City of Grand Junction
 Persigo Wastewater Project Manager
 2145 River Road
 Grand Junction, CO 81505

Subject: Persigo Wastewater Treatment Plant, Secondary Clarifier #4 Replacement

Lee:

As requested, Garney the pricing to demolish the existing clarifier mechanism and install a new mechanism for the Secondary Clarifier #4 breaks down like this:

| | | |
|--------------------|-----------------------------------|---------------------|
| 100 | GENERAL CONDITIONS | 126,895.31 |
| 200 | SECONDARY CLARIFIER 4 REPLACEMENT | 1,093,814.21 |
| 225 | REPLACE TOPPING GROUT IN SC4 | 168,769.89 |
| 1.50% | Bonds and Insurance | 20,842.19 |
| 10.00% | GC FEE (10%) | 138,947.94 |
| 5.00% | Project Contingency | 69,473.97 |
| TOTAL PRICE | | 1,618,743.50 |

Included in this price are providing submittals and shop drawings for one new Evoqua/Envirex Tow-Bro clarifier per the Bill of Materials attached, 2 trips and 3 days field technician for checkout and start up, and electronic O&M manual; demolish the existing equipment and install the new clarifier mechanism (we have assumed reusing the center column anchors, weir and scum baffle, existing scum piping, electrical and controls); remove and reinstall electrical conduit, feeders, light pole and disconnect switch (no new equipment is assumed); demolish existing grout topping and pour new topping; clean and inspect the existing PRV's and ensure a good sealing surface; Prep and paint the new clarifier mechanism and the existing 6" scum pipe with a high performance epoxy suitable for immersion service.

A 5% contingency budget is included for repairing launder channel caulking, replacing center column anchors if needed, concrete repairs or electrical fixture replacement. Lead time for the Clarifier mechanism is 12 weeks for submittal, and no more than 36 weeks after approved submittal with delivery of the clarifier mechanism in early December 2026. A final schedule with current lead time for material and equipment procurement will begin on approval of this Change Request. I appreciate the opportunity to continue our partnership with the City of Grand Junction, let me know if you need more information.

Respectfully submitted,
 GARNEY COMPANIES, INC.

Toby Reid
 Senior Project Manager
 303.913.5268
toby.reid@garney.com

Estimate for Grand Junction Persigo WWTF Secondary Clarifier #4 Replacement

1/6/2026

TOTALS 3,481 305,984 703,926 207,595 73,866 98,108 1,389,479

| Comments (Spec/Dwg) | Description | Quantity | Unit | Total MH | MH/U | | | | | | Total Cost | Division | Bid Item |
|------------------------|---|----------|------|-------------|--------|-------------|------------|-----------|-------------|-----------|------------|----------|----------|
| | | | | | | Labor Total | Matl Total | Sub Total | Equip Total | Oth Total | | | |
| | PROJECT MANAGER | 0.5 | MOS | 86.7 | 173.3 | 14,329 | 0 | 0 | 0 | 0 | 14,329 | GC | 100 |
| | ASS'T PROJECT MANAGER | 1.0 | MOS | 173.3 | 173.3 | 23,605 | 0 | 0 | 0 | 0 | 23,605 | GC | 100 |
| | SUPERINTENDENT | 2.0 | MOS | 346.7 | 173.3 | 55,582 | 0 | 0 | 0 | 0 | 55,582 | GC | 100 |
| | FIELD ENGINEER | 1.0 | MOS | 173.3 | 173.3 | 20,485 | 0 | 0 | 0 | 0 | 20,485 | GC | 100 |
| | MOBILE-MINI OR HALF-N-HALF | 2.0 | MOS | 0.0 | | 0 | 0 | 0 | 2,400 | 0 | 2,400 | GC | 100 |
| | OFFICE SUPPLIES | 3.0 | MOS | | | 0 | 975 | 0 | 0 | 0 | 975 | GC | 100 |
| | SANITARY FACILITY | 3.0 | MOS | | | 0 | 0 | 750 | 0 | 0 | 750 | GC | 100 |
| | DRINKING WATER | 3.0 | MOS | | | 0 | 0 | 450 | 0 | 0 | 450 | GC | 100 |
| | SPECIAL SAFETY REQUIREMENTS | 1.0 | LS | 0.0 | | 0 | 0 | 0 | 2,500 | 0 | 2,500 | GC | 100 |
| 200 CONT | WEEKLY CLEANUP | 80.0 | HRS | 80.0 | 1.000 | 5,820 | 0 | 0 | 0 | 0 | 5,820 | GC | 100 |
| | AIR COMPRESSOR, 185CFM | 1.0 | MO | 0.0 | | 0 | 0 | 0 | 1,345 | 538 | 1,884 | DIV0 | 200 |
| | REACH FORKLIFT 8,000# | 1.0 | MO | 0.0 | | 0 | 0 | 0 | 10,145 | 4,058 | 14,203 | DIV0 | 200 |
| | MANLIFT 60' | 1.0 | MO | 0.0 | | 0 | 0 | 0 | 19,681 | 7,872 | 27,553 | DIV0 | 200 |
| | CRANE AND HOISTING | 1.0 | MO | 0.0 | | 0 | 0 | 25,500 | 0 | 0 | 25,500 | DIV0 | 200 |
| | REMOVE GROUT TOPPING- 3"THK (SKID STEER, HANDWORK PRV AND EDGES | 10,400.0 | SF | 728.0 | 0.070 | 47,563 | 10,400 | 0 | 26,000 | 0 | 83,963 | DIV02 | 225 |
| | DEMO Bridge Complete | 1.0 | EA | 80.0 | 80.000 | 6,080 | 0 | 0 | 0 | 0 | 6,080 | DIV02 | 200 |
| | REMOVE DRIVE MECHANISM- | 1.0 | EA | 48.0 | 48.000 | 3,136 | 0 | 0 | 0 | 0 | 3,136 | DIV02 | 200 |
| | REMOVE CENTER COLUMN | 1.0 | EA | 96.0 | 96.000 | 6,272 | 0 | 0 | 0 | 0 | 6,272 | DIV02 | 200 |
| | REMOVE INFLUENT FEEDWELL | 1.0 | EA | 48.0 | 48.000 | 3,136 | 0 | 0 | 0 | 0 | 3,136 | DIV02 | 200 |
| | REMOVE SCRAPER ARMS- | 2.0 | EA | 96.0 | 48.000 | 6,272 | 0 | 0 | 0 | 0 | 6,272 | DIV02 | 200 |
| | REMOVE DUAL SKIMMERS- | 2.0 | EA | 16.0 | 8.000 | 1,045 | 0 | 0 | 0 | 0 | 1,045 | DIV02 | 200 |
| | REMOVE SCUM BEACH/BOX- 6' X 5' | 1.0 | EA | 32.0 | 32.000 | 2,091 | 0 | 0 | 0 | 0 | 2,091 | DIV02 | 200 |
| | DEMO TOW BROW SUCTION TUBES | 2.0 | EA | 96.0 | 48.000 | 7,296 | 0 | 0 | 1,436 | 574 | 9,306 | DIV02 | 200 |
| | DEMO TRUSS ARM | 2.0 | EA | 24.0 | 16.000 | 1,824 | 0 | 0 | 359 | 144 | 2,327 | DIV02 | 200 |
| 47EA | GRIND/CHIP/PATCH SCUM BAFFLE, SCUM BEACH ANCHORS | 80.0 | EA | 20.0 | 0.250 | 1,307 | 400 | 0 | 0 | 0 | 1,707 | DIV02 | 200 |
| | FLATBED TRUCK FOR DEMO HAUL OFF - EQUIPMENT | 4.0 | LD | | | | | 2,000 | 0 | 0 | 2,000 | DIV02 | 200 |
| | DEMO EQUIPMENT | 1.0 | LS | | | | 2,500 | 0 | 2,500 | 0 | 5,000 | DIV02 | 200 |
| 6.00 | HAUL OFF CONCRETE RUBBLE | 6.0 | LD | | | 0 | 0 | 3,000 | 0 | 10,350 | 13,350 | DIV02 | 200 |
| 6.00 | ROLL-OFF DUMPSTER (30 CY) | 4.0 | EA | | | 0 | 0 | 2,800 | 0 | 0 | 2,800 | DIV02 | 200 |
| | INSTALL/REPLACE GROUT | 118 | CY | 117.9 | 1.000 | 7,849 | 0 | 0 | 0 | 0 | 7,849 | DIV03 | 225 |
| | SUPPLY CONC. 4500 PSI | 117.9 | CY | 0.0 | | 0 | 35,945 | 0 | 0 | 0 | 35,945 | DIV03 | 225 |
| | ADDITIVES | 117.9 | CY | 0.0 | | 0 | 707 | 0 | 0 | 0 | 707 | DIV03 | 225 |
| | FUEL CHARGES | 12.0 | LDS | 0.0 | | 0 | 360 | 0 | 0 | 0 | 360 | DIV03 | 225 |
| | PUMP CONCRETE | 117.9 | CY | 0.0 | | 0 | 0 | 0 | 0 | 8,839 | 8,839 | DIV03 | 225 |
| 2 EA | CONSTRUCTION JOINT PREP | 10382 | SF | 54.0 | 0.005 | 3,927 | 5,191 | 0 | 0 | 0 | 9,118 | DIV03 | 225 |
| | ROUGHIN / BUSH EXISTING CONCRETE | 10381.6 | SF | 33.7 | 0.003 | 2,455 | 0 | 0 | 0 | 0 | 2,455 | DIV03 | 225 |
| | EPOXY BONDING AGENT | 10381.6 | SF | 51.9 | 0.005 | 3,776 | 2,595 | 0 | 0 | 0 | 6,372 | DIV03 | 225 |
| R&R | SCREED BOARDS ON GT MECH | 24.0 | EA | 24.0 | 1.000 | 1,746 | 240 | 0 | 0 | 0 | 1,986 | DIV03 | 225 |
| | COVER AND CLEAN MECHANISM | 1.0 | EA | 24.0 | 24.000 | 1,746 | 150 | 0 | 0 | 0 | 1,896 | DIV03 | 225 |
| | FINISH CONCRETE | 10381.6 | SF | 51.9 | 0.005 | 3,530 | 0 | 2,595 | 0 | 0 | 6,125 | DIV03 | 225 |
| | CURE CONCRETE | 10381.6 | SF | 31.1 | 0.003 | 2,118 | 1,038 | 0 | 0 | 0 | 3,156 | DIV03 | 225 |
| | PREP AND PAINT CLARIFIER MECH | 1.0 | LS | 0.0 | | 0 | 0 | 135,500 | 0 | 0 | 135,500 | DIV09 | 200 |
| Envirodyne | PURCHASE EQUIPMENT | 1.0 | LS | 0.0 | | 0 | 632,325 | 0 | 0 | 63,233 | 695,558 | DIV11 | 200 |
| | Unload, Store and Inventory | 1.0 | EA | 60.0 | 60.000 | 4,620 | 250 | 0 | 2,500 | 0 | 7,370 | DIV11 | 200 |
| | Hoist / Set / Bolt Up Bridge | 1.0 | EA | 96.0 | 96.000 | 7,392 | 0 | 0 | 0 | 0 | 7,392 | DIV11 | 200 |
| | Epoxy Anchor Bridge LD W/ PADS | 16.0 | ea | 4.0 | 0.250 | 308 | 400 | 0 | 0 | 0 | 708 | DIV11 | 200 |
| | Hoist / Set / Bolt Drive Unit on Bridge | 1.0 | EA | 16.0 | 16.000 | 1,232 | 0 | 0 | 5,000 | 0 | 6,232 | DIV11 | 200 |

Estimate for Grand Junction Persigo WWTF Secondary Clarifier #4 Replacement

1/6/2026

TOTALS

3,481

305,984

703,926

207,595

73,866

98,108

1,389,479

| Comments (Spec/Dwg) | Description | Quantity | Unit | Total MH | MH/U | | | | | | Total Cost | Division | Bid Item |
|------------------------|--|----------|------|-------------|---------|-------------|------------|-----------|-------------|-----------|------------|----------|----------|
| | | | | | | Labor Total | Matl Total | Sub Total | Equip Total | Oth Total | | | |
| | Dray / Hoist / Erect Scraper Arm Components into Tanks | 2.0 | EA | 128.0 | 64.000 | 9,856 | 0 | 0 | 0 | 0 | 9,856 | DIV11 | 200 |
| | Dray / Hoist / Erect TOW BRO Components into Tanks | 2.0 | EA | 160.0 | 80.000 | 12,320 | 0 | 0 | 0 | 0 | 12,320 | DIV11 | 200 |
| | Install TOW BRO Suction Piping | 1.0 | ls | 128.0 | 128.000 | 9,856 | 0 | 0 | 0 | 0 | 9,856 | DIV11 | 200 |
| | Dray / Hoist / Install Center Column | 1.0 | EA | 64.0 | 64.000 | 4,928 | 250 | 0 | 0 | 0 | 5,178 | DIV11 | 200 |
| | Install Scum Beach and Supports | 1.0 | ea | 96.0 | 96.000 | 7,392 | 0 | 0 | 0 | 0 | 7,392 | DIV11 | 200 |
| | Hoist and Install Center Feed Well | 1.0 | EA | 64.0 | 64.000 | 4,928 | 0 | 0 | 0 | 0 | 4,928 | DIV11 | 200 |
| | Install and adjust blades to existing Grout | 24.0 | EA | 96.0 | 4.000 | 7,392 | 1,200 | 0 | 0 | 0 | 8,592 | DIV11 | 200 |
| | CONTROL PANEL | 1.0 | EA | 4.0 | 4.000 | 308 | 0 | 0 | 0 | 0 | 308 | DIV11 | 200 |
| | MFGR ON SITE - "2 DAYS & 2 TRIPS" | 1.0 | LS | 0.0 | | 0 | 7,500 | 0 | 0 | 0 | 7,500 | DIV11 | 200 |
| | PRE-OP CHECKOUT - LUBE, FLUIDS, ALIGNMENT, MISC | 1.0 | EA | 16.0 | 16.000 | 1,232 | 1,500 | 0 | 0 | 0 | 2,732 | DIV11 | 200 |
| | STARTUP, FUNCTIONAL & PERFORMANCE TEST | 1.0 | EA | 16.0 | 16.000 | 1,232 | 0 | 0 | 0 | 2,500 | 3,732 | DIV11 | 200 |
| | ELECTRICAL BUDGET - | 1.0 | LS | 0.0 | | 0 | 0 | 35,000 | 0 | 0 | 35,000 | DIV16 | 200 |

FIRM PROPOSAL

PERSIGO WWTF GRAND JUNCTION, CO

Quotation No: 716111 – 12/19/2025

Questions related to this Proposal should be directed to Evoqua's area sales representative:

SALES REPRESENTATIVE

Scott Marshall

Misco

651 Corporate Circle

Suite 100

Golden, CO 80401

Phone: (303) 601-5215

Email: smarshall@miscowater.com



To: Garney Construction

1. SUMMARY

Evoqua Water Technologies LLC (Evoqua) proposes to furnish the equipment specified in this Quotation in accordance to the scope of supply described in this quotation and subject to the Clarifications/Exceptions and Standard Terms of Sale stated herein.

Addenda received: None

The information in this quotation is confidential and/or proprietary and has been prepared solely for the recipient's use in considering the purchase of the equipment and/or services described herein. Transmission of all or any part of this information to others, or use by the recipient, for other purposes is expressly prohibited without Evoqua's prior written consent.

| ITEM & DESCRIPTION | PRICE |
|--------------------------------|---------------|
| One (1) 115' Tow-Bro clarifier | \$632,325 USD |
| Installation | \$350,382 USD |

Evoqua's price includes only the specific items detailed in this quotation. Items not specifically identified herein are to be furnished by others. Please refer to the excluded items in Section 4 of this quotation for a list of items to be furnished by others.

A. OPTIONS: An order for items quoted as an extra cost option, if any, will be accepted only when included with the basic equipment order.

B. FREIGHT: Pricing is FOB shipping point with standard freight allowed to the job site. Our price does not include any costs for unloading, transporting on the site, phased shipments or storage.

C. QUOTATION VALIDITY: This quotation is valid for a period of sixty (60) days from the date of this proposal unless extended in writing by Evoqua. Due to current raw material price fluctuation, Evoqua reserves the right to re-quote the equipment proposed herein after that time.

The prices quoted herein are based on the current tariff rates, duties, government charges, and trade regulations as of the date of this quote. If any new tariffs, duties, taxes, or similar charges are imposed, or any existing tariffs, duties, or charges are increased or modified by any government or regulatory authority (collectively, "Tariff Changes"), and such Tariff Changes result in an increase in the cost of goods, Evoqua reserves the right to adjust the pricing of the affected goods to reflect the increased costs. Evoqua is not obligated to deliver the goods and/or services until an agreement on the new price has been reached.

Due to volatility in material costs, prices quoted in this proposal will be adjusted to reflect changes in the Metal and Metal Products Index (MMPI) published by the U.S. Department of Labor, Bureau of Labor Statistics. The most recent published MMPI is 332.474(P) for September 2025. If the MMPI exceeds 339.12 at the time the Equipment is released for manufacture, then the price will be increased by the same percentage as the MMPI exceeds 339.12.

D. FIELD SERVICES: Evoqua’s pricing includes the services of a factory field service technician for checking the installed equipment and instruction of Owner’s personnel.

| Category | Trips | Days on Site |
|--------------|----------|--------------|
| Mechanical | 2 | 3 |
| Total | 2 | 3 |

E. SERVICE MANUALS: Our pricing includes an electronic version of the operation and maintenance (O&M) manual as an Adobe PDF file format only. If requested, Evoqua will supply hard copies of the service manual at the customers expense. Drawings will be supplied in an unchangeable PDF file format only. The rights to the content of Evoqua O&M manuals and drawings belong solely to Evoqua and Evoqua reserves the right to make changes to content at any time.

F. PAYMENT AND PRICE TERMS: The terms of payment are net 30 in accordance with the following milestones:

- 10% on order;
- 10% on drawing submittal delivery;
- 60% on shipment of equipment, or offer to ship;
- 15% on installation
- 5% on startup of equipment or 120 days from final delivery, whichever occurs first

G. CANCELLATION POLICY: If Evoqua is issued an order and the Buyer cancels or suspends its order for any reason other than Evoqua's breach, the Buyer shall promptly pay Evoqua for work performed prior to cancellation or suspension and any other costs incurred by Evoqua as a result of such cancellation or suspension. At a minimum, cancellation after executed contract will result in a cancellation fee of 10% of the total order value.

Evoqua’s prices are exclusive of any taxes. If this project is not subject to sales or use tax, please issue a Tax-Exempt Certificate with any ensuing purchase order (P.O.). If applicable, please provide a copy of payment bond information with the P.O. With no exemption or if this project is subject to sales or use tax, the Purchaser will be invoiced for taxes at the then-current rate of sales, use or other tax for the jobsite location.

2. DRAWING AND SHIPPING INFORMATION

Evoqua will furnish shop drawing submittals and equipment per the following project schedule:

- Record Drawings: Within 4 to 5 weeks prior to equipment delivery.
- Release to Fabrication: Within 14 to 16 weeks from date of final agreement.
- Shipment of Equipment: Within 23 to 25 weeks after release for fabrication.
- Installation: Within 6 weeks after equipment delivery.

Evoqua has provided typical standard times and shipment dates. Actual times will be provided upon receipt of a Purchase Order based upon current backlog. Evoqua will work closely with the General Contractor and/or Engineer to provide delivery dates to meet the overall project schedule as possible.

If Submittal Drawing Reviews/Approvals are not received by Evoqua in accordance with the project schedule noted above, Evoqua shall be entitled to a reasonable extension of the *Shipment of Equipment* times

and/or a reasonable increase in the contract price to cover costs incurred because of Submittal Drawing Review/Approval delays unless the delay is the fault of Evoqua.

3. EQUIPMENT SCOPE

The following equipment and services are included in Evoqua's scope of work:

EQUIPMENT

Evoqua proposes to furnish one (1) Envirex® Type H center siphon-feed Tow-Bro® clarifier mechanism with submerged sludge manifold, for installation in existing concrete basin, 115' diameter x 15'-6" SWD. The basin floor will pitch to the center at a constant slope of 1/16 on 12.

Equipment will consist of the following:

- Pony truss type access bridge with 1 ¼" aluminum grating walkway, 3-rail aluminum handrail, center service platform and toe plate
- Drive mechanism with micro-switch overload device and shear pin
- Center column
- Center drive cage
- FEDWA influent energy dissipating baffles
- Influent flocculation well with supports
- Sludge collection manifold
- Two (2) unitube sludge collection headers
- Two (2) header and skimmer support trusses with A-frame supports
- Two (2) skimmer assemblies
- Scum trough with submerged shelf extension and flushing device
- Associated anchor bolts and attachment bolts

CONTROLS

Electrical controls consist of the two (2) micro-switches (one N.O. and one N.C.) in the drive mechanism overload device housing for high torque alarm and motor shut-down.

EMBEDDED ITEMS

Embedded items included are:

- Center pier anchor bolt template
- Headed anchors for center pier
- Adhesive anchors for sludge manifold seal ring and bridge
- Adhesive anchors for scum trough supports

WEIRS AND BAFFLES

Effluent weirs and baffles are not included.

SPARE PARTS

No spare parts are included.

No special tools are required for the installation or maintenance of this equipment.

INSTALLATION

All materials disposed of on site

No prevailing wages

No Hole Watch

No Fire Watch
 No Electrical
 No Concrete work
 Standard Schedule

ERECTION INFORMATION

Equipment will be shipped as follows:

| | |
|-----------------------------|--------------------|
| Bridge | Two (2) sections |
| Center column | One (1) section |
| Center cage | One (1) section |
| Influent well | Eight (8) sections |
| Truss arms | Two (2) sections |
| Unitube sludge Headers..... | Two (2) sections |

Minimal field welding will be required.

Skimmer blades, squeegees, tie bars and baffle plates will be shipped loose for field assembly.

The handrail will be shipped in sections for field assembly.

The bridge will be approximately 57.5' long and will weigh approximately 5,573 lb.

The total weight of one (1) header will be approximately 2,720 lbs.

The completely assembled drive will weigh approximately 3,300 lbs.

Because of the size and nature of this equipment, it will not be shipped completely boxed, crated or otherwise packaged.

SURFACE PROTECTION

Evoqua's price is based on the following surface protection, unless stated otherwise in this quotation.

- A.** The Tow-Bro unitube sludge collection headers will be hot-dip galvanized after fabrication.
- B.** Submerged and non-submerged castings, steel plates and shapes: surfaces will be prepared by blast cleaning, then followed by one (1) shop coat of Tnemec Series N140F, 4.0 to 6.0 mils DFT.
- C.** Shafting and exposed machined surfaces: solvent wiping, followed by one (1) coat of Evoqua's standard shop preservative.
- D.** Ferrous chain: One (1) coat of slush oil.
- E.** Wood, nonferrous materials, stainless steel, and galvanized surfaces: unpainted.
- F.** Drive units and controls: manufacturer's standard.

Touch-up and all additional coats shall be furnished and applied by others at the site.

Prices are based on paints and surface preparations as outlined in this quotation. In the event an alternate paint system is selected, purchaser's order must advise of its selection. Evoqua will, at its sole discretion, either adjust its price as necessary to comply or ship the material unpainted if compliance is not possible due to price considerations, application problems or environmental controls.

Evoqua does not guarantee primer's compatibility with purchaser's coating system unless approved by the coating system manufacturer. Primers will only protect for a minimal amount of time, usually thirty (30) days. Specific information should be obtained from coating system manufacturer.

4. EXCLUDED ITEMS

The price from Evoqua includes only those items listed in this Quotation. The items listed below are excluded:

- Electrical, hydraulic, or pneumatic controls.
- Wiring of motors or controls, control panels, or panel supports.
- Piping, valves, wall sleeves, gates, drains, weirs, baffles.
- Stairways, ladders.
- Concrete, grout, mastic, sealing compounds, shims.
- Lubricants, grease piping, grease gun.
- Machinery or bearing supports, shims.
- Detail shop fabrication drawings.
- Tools or spare parts.
- Modifications to existing equipment or structures.
- Supervisory services; laboratory, shop, or field testing.
- Underwriters Laboratory inspection of electrical controls.
- FRP effluent weirs and scum baffles
- FRP density current baffles
- FRP effluent launder covers
- Algae control brushes
- Access stairs and associated handrail
- Handrail on the periphery of the concrete tank
- Pressure relief valves
- Scum pumps, RAS pumps and nozzle spray systems
- Electrical control panels

5. CLARIFICATIONS/EXCEPTIONS

The equipment specified herein shall conform to the specification sections referenced in Section 1 of Evoqua's Quotation to the extent they are technically applicable to Evoqua's scope of supply as described in this Quotation and subject to the following clarifications:

| Article, Section | Clarifications/Proposed Modifications |
|------------------|--|
| General | Field measurements are required promptly to avoid any schedule delays. |

Evoqua's standard terms and conditions, including without limitation Evoqua's warranty obligations in Article 7 govern the purchase and sale of equipment, products, and related services, referred to in Evoqua's proposal. Evoqua's offer or acceptance is expressly conditioned on Buyer's assent to these terms. Evoqua rejects all additional or different terms in any of Buyer's forms or documents.

The Influent and Effluent criteria listed in the Bid Documents was used as the basis of design for equipment selection. Evoqua makes no express or implied performance warranty by offering equipment under this specification, unless specifically included in Evoqua's proposal. System performance may be impacted by factors outside of Evoqua's control. These factors may include but are not limited to site conditions including variation in flows and loadings, operator inputs, temperature, pH, toxic or inhibitory substances, and failure or limitations of other unit processes.

6. ADDITIONAL FIELD SERVICES

Should the Purchaser feel that additional services will be required, they can be purchased from Evoqua. Additional services may be purchased at the per diem rate stated below.

Evoqua's price does not include service of a factory field service technician during the time of installation of the equipment items.

In the event Purchaser wishes to videotape the Evoqua field service personnel during start-up and/or field service, Purchaser must execute Evoqua's standard "Videotape Agreement" in which the Purchaser shall expressly waive any claim against Evoqua, for injury or damage caused by inaccuracies or errors in such videotape(s), and acknowledge that such videotaping is done by Purchaser at its sole risk.

TERMS GOVERNING FIELD SERVICES: Services of a factory field service technician to inspect installation and/or first operation of the products specified in the quotation can be furnished by Evoqua at the following rates:

- A.** Supervision or consultation of a process service technician within the continental limits of the United States: \$1,600 USD per eight (8) hour day plus expenses, Monday through Friday inclusive.
- B.** Supervision or inspection of a field service technician within the continental limits of the United States: \$1,400 USD per eight (8) hour day plus expenses, Monday through Friday inclusive. Overtime Monday through Friday and Saturday work is charged at time and one-half. Time worked on Sunday will be charged double time; time worked on U.S. Holidays will be charged triple time.
- C.** Traveling, living and incidental expenses at cost, including shipping charges on tools and other equipment which the factory field service technician has shipped to the construction site.
- D.** Travel time will be charged to and from Purchaser's construction site, and weekend or holiday travel request or required by Purchaser will be charged at the overtime rates.
- E.** Rescheduling or cancellation of a field service trip once booked will incur the greater of either a \$1,700 USD cancellation or re-scheduling charge, or actual costs.

Rates shown above apply only to additional services performed within twelve (12) months from the date of Quotation. Additional services performed after twelve (12) months from the date of Quotation shall be subject to Evoqua's current rates at the time such service is provided. Except for the direct acts or omissions

of the factory field service technician, the responsibility for the installation and/or first operation shall be Purchaser's. Evoqua will assume responsibility for workmen's compensation coverage of Evoqua employees only and will provide umbrella liability coverage during installation. All other insurance coverage and necessary materials to accomplish installation shall be provided by Purchaser.

QUOTATION SUBMITTED BY EVOQUA WATER TECHNOLOGIES LLC

Signature below indicates acceptance of this quotation including the Standard Terms of Sale attached hereto and will act as the purchase order document between Evoqua Water Technologies LLC, the Seller, and the Buyer. The Standard terms of Sale shall form the complete and only set of terms for this order.

Accepted by Buyer:

Acknowledged by Seller:

Company

Evoqua Water Technologies LLC

Company

Printed Name

Printed Name

Title

Title

Signature

Signature

Date

Date

Billing Address

Evoqua Water Technologies LLC
N19 W23993 Ridgeview Pkwy, Suite 200
Waukesha, WI 53188

Address

Shipping Address

Please submit the signed proposal to TWEL@xylem.com along with the Billing Address, Shipping Address, Tax-Exempt Certificate, and a Copy of Payment Bond. It is clarified that the purchase order price does not include sales tax and that sales tax is to be added to the sale price unless the Seller receives a Tax-Exempt Certificate or Resale Certificate.

1. Agreement, Integration and Conflict of Terms. “**Proposal**” means the Seller’s quotation, proposal and/or sales form, including any special conditions expressly incorporated by reference, and these terms and conditions. “**Seller**” means the applicable affiliate of Xylem Inc. that is party to the Agreement. “**Buyer**” means the entity that is party to the Agreement with Seller. “**Agreement**” means the definitive agreement, comprised of the Proposal and any other documents expressly included or incorporated by reference will govern the Buyer and Seller relationship. Seller’s Proposal is expressly conditioned on Buyer’s acceptance of these terms and conditions. Any additional or different terms and conditions contained in Buyer’s purchase order or other communication will have no effect on the Agreement unless specifically agreed to in writing by the parties; and Seller hereby objects, and any such proposed modifications will not constitute Seller’s acceptance of any such modifications. Seller’s commencement of performance or delivery will not be deemed or construed as acceptance of Buyer’s additional or different terms and conditions. In the case of any conflict among the foregoing documents, these terms will take precedence with the exception of (i) price and delivery, which will be governed by the order acknowledgment (if any) and invoice; and (ii) the Warranty, which will be governed by Seller’s product documentation. This Agreement supersedes all prior negotiations, representations, or agreements, either written or oral, between the parties and, further, can only be altered, modified or amended with the express written consent of Seller.

2. Proposal, Withdrawal, Expiration. Unless otherwise stated in writing, Proposals are valid for thirty (30) calendar days from the date of issuance, unless otherwise provided therein. Seller reserves the right to cancel or withdraw the Proposal at any time with or without notice or cause prior to acceptance by Buyer to the Proposal terms, or after Buyer’ acceptance if Buyer fails to complete any actions required by the Proposal for Seller to proceed. Seller nevertheless reserves its right to accept any contractual documents received from Buyer after this 30-day period.

3. Prices. Prices apply to the specific quantities stated in the Proposal. Prices include handling fees and standard packing according to Seller’s specifications for delivery. Buyer will, as an additional charge, pay all costs and taxes for special packing requested by Buyer, including packing for exports. To the extent allowed under law, prices are subject to change without notice. The price for the goods does not include any applicable sales, use, excise, Goods and Services Tax, Value Added Tax, or similar tax, duties or levies. Buyer will have the responsibility for the payment of all such applicable taxes.

4. Payment Terms. Seller reserves the right to require payment in advance or C.O.D. and otherwise modify credit terms should Buyer’s credit standing not meet Seller’s acceptance. Unless different payment terms are expressly set forth in the applicable Proposal or order acknowledgment or Sales Policy Manual, goods will be invoiced upon shipment. Buyer’s payment must be in Seller’s local currency, as determined by Seller’s office location to which the order has been submitted. Any payment amount made by Buyer via credit card will be subject to a 3.0% charge. Payment in full is due within thirty (30) days from the invoice date (“**Payment Due Date**”), unless otherwise stated in Seller’s documentation. Any Buyer-requested delivery delay solely affects delivery date and will not in any way alter the original Payment Due Date. If Buyer fails to make payment when due, Buyer agrees that Seller may apply a service or finance charge of the lesser of (i) one and one-half percent (1.5%) per month (eighteen percent (18%) per annum), or (ii) the highest rate permitted by applicable law, on the unpaid balance of the invoice from and after the invoice due date. Buyer is responsible for all costs and expenses associated with any checks returned due to insufficient funds. All credit sales are subject to prior approval of Seller’s credit department. Export shipments will require payment prior to shipment or an appropriate Letter of Credit. If, during the performance of the Agreement, the financial responsibility or condition of Buyer is such that Seller in good faith deems Buyer insecure, Seller may: (a) request financial assurances; (b) suspend performance and will not be obligated to continue performance under the Agreement; (c) stop goods in transit and defer or decline to make delivery of goods, except upon receipt of satisfactory security or cash payments in advance; and/or (d) terminate the order per Article 11. Seller also retains any/all rights to enforce payment defaults to the full price of the work completed and in process. Upon default by Buyer in payment when due, if Buyer fails to immediately and without demand pay to Seller the entire amount in default for any and all shipments made to Buyer, irrespective of the applicable terms and/or contract under which those shipments were as a debt due to Seller, Seller may withhold all subsequent shipments until the full amount in default is settled. Acceptance by Seller of less than full payment will not be a waiver of any of its rights hereunder. Buyer may not assign or transfer this Agreement or any interest in it, or monies payable under it, without the prior written consent of Seller and any assignment made without this consent will be null and void.

5. Title, Delivery, Risk of Loss, Delay. Delivery dates are estimates, and time is not of the essence. Unless otherwise specified by Seller, delivery and transfer of risk of loss for shipments to Buyers that are not Related Party Buyers will be made Ex Works (Incoterms 2020), Seller’s plant or Distribution Center. Title will pass when risk of loss transfers. If Seller is required to warehouse or store goods on behalf of Buyer, due to a Buyer delay or request (see Article 23), warehouse and storage fees will be applied and payable upon invoice, as will any required maintenance throughout the delay. Risk of loss for all stored goods will be borne by Buyer from the start of this period. Seller has no obligation to the Buyer to arrange insurance while Buyer’s goods are in storage at named place, with all such responsibility and insurance to be borne by Buyer accordingly. Seller will not be responsible to Buyer for any loss, whether direct, indirect, incidental or consequential in nature, or for any loss of profits or revenue, or liquidated damages, arising out of or relating to any failure of the goods to be delivered by the specified delivery date. In the absence of specific instructions, Seller will select the carrier. Buyer will reimburse Seller for the additional cost of its performance resulting from inaccurate or lack of delivery instructions, or by any act or omission on Buyer’s part. Any such additional cost may include storage, insurance, protection, re-inspection and delivery expenses. Buyer further agrees that any payment due

on delivery will be made on delivery into storage as though goods had been delivered in accordance with the order.

“Related Party Buyers” means Buyers, directly or indirectly, owned more than fifty percent (50%) by Xylem Inc. or under significant or joint control by Xylem Inc. For export shipments from the U.S.A. to Related Party Buyers, delivery and transfer of risk of loss for the goods will be DAP (Incoterms 2020), port of destination unless otherwise specified. Related Party Buyer will be importer of record for any customs clearance. For shipments to Related Party Buyers that are not export shipments from the U.S.A., delivery and transfer of risk of loss will be FCA (Incoterms 2020), Seller’s plant or Distribution Center unless otherwise specified. For all Related Party Buyer transactions, title will pass to Buyer when risk of loss passes to Buyer.

Buyer grants to Seller a continuing security interest in and a lien upon the goods supplied by Seller under this Agreement and the proceeds thereof (including insurance proceeds), as security for the payment of all such amounts and the performance by Buyer of all of its obligations to Seller under the Agreement and all such other sales, and Buyer will have no right to sell, encumber or dispose of the goods. Buyer’s respective insurance policy for any such Seller claim will include a waiver of subrogation in favor of Seller. Buyer will execute any and all financing statements and other documents and instruments and do and perform any and all other acts and things which Seller may consider necessary, desirable, or appropriate to establish, perfect or protect Seller’s title, security interest and lien. In addition, Buyer authorizes Seller and its agents and employees to execute any and all such documents and instruments and do and perform any and all such acts and things, at Buyer’s expense, in Buyer’s name and on its behalf. Such documents and instruments may also be filed without the signature of Buyer to the extent permitted by law.

6. Warranty. Except as provided above, for goods sold by Seller to Buyer(s) that are used by Buyer for personal, family or household purposes, Seller warrants the goods to Buyer on the terms of Seller’s limited warranty available on Seller’s website. For any other purpose, Seller warrants that the goods sold to Buyer under the Agreement (with the exception of software, membranes, seals, gaskets, elastomer materials, coatings and other “wear parts” or consumables all of which are not warranted except as otherwise provided in the Proposal) will be (i) built in accordance with the specifications referred to in the Proposal, if such specifications are expressly made a part of the Agreement, and (ii) free from defects in material and workmanship for a period of one (1) year from the date of installation or eighteen (18) months from the date of shipment (which date of shipment will not be greater than thirty (30) days after receipt of notice that the goods are ready to ship), whichever occurs first, unless a longer period is specified in the product documentation (the **“Warranty”**). For services, the warranty period will be three (3) months from the date the services are performed unless otherwise expressly set forth in the Proposal or sales form or order acknowledgment.

Seller will, at its option, either repair or replace any goods which fails to conform with the Warranty; provided, however, that under either option, Seller will not be obligated to remove the defective goods or install the replaced or repaired goods and Buyer will be responsible for all other costs, including service costs, shipping fees and expenses.

Buyer’s failure to comply with Seller’s repair or replacement advice will constitute a waiver of Buyer’s rights and render all warranties void. Any parts repaired or replaced by Seller under the Warranty are warranted only for the remaining balance of the warranty period. The Warranty is conditioned on Buyer giving written notice to Seller of any defects in material or workmanship of warranted goods within ten (10) days, or shorter period as dictated by the issue, of the date when any defects are first manifest. Seller will have no warranty obligations to Buyer with respect to any goods or parts of the goods that: (a) have been repaired by third parties other than Seller or without Seller’s written approval; (b) have been subject to misuse, misapplication, neglect, alteration, accident, or physical damage; (c) have been used in a manner contrary to Seller’s instructions for installation, operation and maintenance; (d) have been damaged from ordinary wear and tear, corrosion, or chemical attack; (e) have been damaged due to abnormal conditions, vibration, failure to properly prime, or operation without flow; (f) have been damaged due to a defective power supply or improper electrical protection; (g) have been damaged resulting from the use of accessory equipment not sold by Seller or not approved by Seller in connection with goods supplied by Seller hereunder; or (h) not sold by Seller or its authorized supplier. In any case of goods not manufactured by Seller, there is no warranty from Seller; however, Seller will extend to Buyer any warranty received from Seller’s supplier of such goods.

THE FOREGOING WARRANTY IS EXCLUSIVE AND IN LIEU OF ANY AND ALL OTHER EXPRESS OR IMPLIED WARRANTIES, GUARANTEES, CONDITIONS OR TERMS OF WHATEVER NATURE RELATING TO THE GOODS PROVIDED HEREUNDER, INCLUDING WITHOUT LIMITATION ANY IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, WHICH ARE HEREBY EXPRESSLY DISCLAIMED AND EXCLUDED. BUYER’S EXCLUSIVE REMEDY AND SELLER’S AGGREGATE LIABILITY FOR BREACH OF ANY OF THE FOREGOING WARRANTIES ARE LIMITED TO REPAIRING OR REPLACING THE GOODS AND WILL IN ALL CASES BE LIMITED TO THE AMOUNT PAID BY THE BUYER HEREUNDER.

7. Inspection. Buyer will have the right to inspect the goods upon their receipt. When delivery is to Buyer’s site or to a project site, Buyer will notify Seller in writing of any apparent shipment shortages, damages, or nonconformity of the goods within three (3) days from receipt by Buyer, unless a shorter period is required in Seller’s Proposal. For all other deliveries, Buyer will notify Seller in writing of any nonconformity with this Agreement within fourteen (14) days from receipt by Buyer. Failure to give such applicable notice will constitute a waiver

of Buyer's right to inspect and/or reject the goods for nonconformity and will be equivalent to an irrevocable acceptance of the goods by Buyer. Claims for loss of or damage to goods in transit must be made to the carrier, and not to Seller unless different terms are expressly set forth in Seller's Proposal

8. SELLER'S LIMITATION OF LIABILITY. EXCEPT AS OTHERWISE PROVIDED BY LAW, IN NO EVENT WILL SELLER'S LIABILITY EXCEED THE AMOUNT PAID BY BUYER UNDER THIS AGREEMENT. SELLER WILL HAVE NO LIABILITY FOR LOSS OF PROFIT, LOSS OF ANTICIPATED SAVINGS OR REVENUE, LOSS OF INCOME, LOSS OF BUSINESS, LOSS OF PRODUCTION, LOSS OF OPPORTUNITY, LOSS OF REPUTATION, LIQUIDATED, INDIRECT, CONSEQUENTIAL, INCIDENTAL, PUNITIVE, TREBLE, OR EXEMPLARY DAMAGES. THE FOREGOING LIMITATIONS OF LIABILITY WILL BE EFFECTIVE WITHOUT REGARD TO SELLER'S ACTS OR OMISSIONS OR NEGLIGENCE OR STRICT LIABILITY IN PERFORMANCE OR NON-PERFORMANCE HEREUNDER.

To the extent the Agreement provides a specified remedy for a default or breach, the given remedy will be Seller's sole liability and Buyer's sole and exclusive remedy for the default or breach to the exclusion of any and all other remedies that may be available at law, in equity, or otherwise. The terms of this Article 8 survive expiry or termination of the Agreement and prevail over all other provisions contained in the Agreement.

9. USED GOODS. USED GOODS ARE SOLD IN AN AS IS, WHERE IS CONDITION. SELLER MAKES NO REPRESENTATIONS OR WARRANTIES OF ANY KIND, EXPRESS OR IMPLIED, AS TO THE NATURE, QUALITY OR CONDITION OF THE GOODS, OR ITS SUITABILITY FOR ANY USE, INCLUDING WITHOUT LIMITATION ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, UNLESS EXPRESSLY AGREED UPON IN WRITING BETWEEN THE PARTIES. SELLER WILL HAVE NO LIABILITY TO BUYER HEREUNDER OR IN CONNECTION WITH THE GOODS, INCLUDING WITHOUT LIMITATION, FOR LOSS OF PROFIT, LOSS OF INCOME, LOSS OF PRODUCTION, LOSS OF OPPORTUNITY, INDIRECT, CONSEQUENTIAL, INCIDENTAL, PUNITIVE OR EXEMPLARY DAMAGES.

10. Force Majeure. Seller may cancel, terminate, or suspend this Agreement and Seller will have no liability for any failure to deliver or perform, or for any delay in delivering or performing any obligations, due to acts or omissions of Buyer and/or its contractors, or due to Force Majeure. "**Force Majeure**" means any event or circumstance beyond Seller's reasonable control, including but not limited to: (A) acts of God, such as natural disasters, drought, fire, flood, earthquake, tsunami; (B) war (declared or undeclared), riots, insurrection, rebellion, acts of the public enemy, acts of terrorism, sabotage, blockades, governmental authorities acts or inactions, embargoes; (C) disease, pandemics, epidemics; (D) currency restrictions; and (E) labor shortages or disputes, unavailability of components, materials, or parts, fuel, power, energy or transportation facilities; failures of suppliers or subcontractors to effect deliveries. In all such cases, the time for performance will be extended in an amount equal to the period necessary for Seller to recover from the event, provided that Seller will, as soon as reasonably practicable after it has actual knowledge of the beginning of any excusable delay, notify Buyer of the delay and of the anticipated duration and consequence thereof; and, to the extent the Force Majeure impacts the pricing specified in the Proposal or Agreement, as the case may be, Seller will notify Buyer of the revised pricing and its basis. Should Buyer reject any such Force Majeure-related pricing increase, the parties will resolve in accordance with the Agreement's dispute resolution process. Seller will resume performance of its obligations hereunder with the least possible delay.

11. Cancellation; Termination. Except as otherwise provided in this Agreement, no order may be cancelled on special or made-to-order goods or unless otherwise requested in writing by either party and accepted in writing by the other. If a cancellation is requested by Buyer, Buyer will, within thirty (30) days of such cancellation, pay Seller a cancellation fee, which will include all costs and expenses incurred by Seller prior to the receipt of the request for cancellation including, but not limited to, all commitments to its suppliers, subcontractors and others, all fully burdened labor and overhead expended by Seller, plus a reasonable profit charge. Return of goods will be in accordance with Seller's most current Return Materials Authorization and subject to a minimum fifteen percent (15%) restocking fee, unless otherwise specified.

Notwithstanding anything to the contrary in the Agreement, if the commencement by or against Buyer of any voluntary or involuntary proceedings in bankruptcy or insolvency, or if Buyer will be adjudged bankrupt, make a general assignment for the benefit of its creditors, or if a receiver will be appointed on account of Buyer's insolvency, Seller may, upon providing Buyer notice that has immediate effect upon issuance, terminate the Agreement. If Buyer fails to make any payment when due under this Agreement, or if Buyer does not correct or, if immediate correction is not possible, commence and diligently continue action to correct any default of Buyer to comply with any of the provisions or requirements of this Agreement within ten (10) calendar days after being notified in writing of such default by Seller, Seller may, by written notice to Buyer, without prejudice to any other rights or remedies which Seller may have, terminate its further performance of this Agreement. If any termination under this Article 11, Seller will be entitled to receive payment as if Buyer has cancelled the Agreement as per the preceding paragraph immediately and without notice as a debt due. Seller may nevertheless elect to complete its performance of this Agreement by any means it chooses. Buyer agrees to be responsible for any additional costs incurred by Seller in so doing. Upon termination of this Agreement, the rights, obligations and liabilities of the parties which will have arisen or been incurred under this Agreement prior to its termination will survive such termination.

12. Drawings. All drawings are the property of Seller. Seller does not supply detailed or shop working drawings of the goods; however, Seller will supply necessary installation drawings. The drawings and bulletin illustrations submitted with Seller's Proposal show general type, arrangement and approximate dimensions of the goods to be furnished for Buyer's information only and Seller makes no representation or warranty regarding their accuracy. Unless expressly stated to the contrary within the Proposal, all drawings, illustrations, specifications or diagrams form no part of this Agreement. Seller reserves the right to alter such details in design or arrangement of its goods which, in its judgment, constitute an improvement in construction, application or operation. After Buyer's acceptance of this Agreement, any changes in the type of goods, the arrangement of the goods, or application of the goods requested by Buyer will be made at Buyer's expense.

13. Confidential Information. Seller's designs, illustrations, drawings, specifications, technical data, catalogues, "know-how", economic or other business or manufacturing information (collectively, "**Confidential Information**") disclosed to Buyer will be deemed proprietary and confidential to Seller. Buyer agrees not to disclose, use, or reproduce any Confidential Information without first having obtained Seller's written consent. Buyer's agreement to refrain from disclosing, using or reproducing Confidential Information will survive completion of the work under this Agreement. Buyer acknowledges that its improper disclosure of Confidential Information to any third party will result in Seller's suffering irreparable harm. Seller may also seek injunctive or equitable relief to prevent Buyer's unauthorized disclosure.

14. Installation and Start-up. Unless otherwise agreed to in writing by Seller, installation will be the sole responsibility of Buyer. Where start-up service is required with respect to the goods purchased hereunder, it must be performed by Seller's authorized personnel or agents; otherwise, the warranty is void. If Buyer has engaged Seller to provide an engineer for start-up advisory services such engineer will function in an advisory capacity only and Seller will have no responsibility for the quality of workmanship of the installation. In any event, Buyer understands and agrees that it will furnish, at Buyer's expense, all necessary foundations, supplies, labor and facilities that might be required to install and operate the goods.

15. Specifications; Back-charges. Changes in specifications requested by Buyer are subject to Seller's written approval. If such changes are approved, the price for the goods and the delivery schedule will be changed to reflect such changes. Buyer will not make purchases, nor will Buyer incur any labor that would result in a back charge to Seller without prior written consent of an authorized employee of Seller.

16. Buyer's Warranty. Buyer warrants the accuracy of any and all information relating to the details of its operating conditions, including influent quality, temperatures, pressures, and where applicable, the nature of all hazardous materials. Seller can justifiably rely upon the accuracy of Buyer's information in its performance. Should Buyer's information prove inaccurate, Buyer agrees to reimburse Seller for any losses, liabilities, damages and expenses that Seller may have incurred as a result of any inaccurate information provided by Buyer to Seller.

17. Product Recalls. In cases where Buyer purchases for resale, Buyer will take all reasonable steps (including those measures prescribed by the Seller) to ensure: (a) all customers of the Buyer and authorized repairers who own or use affected goods are advised of every applicable recall campaign of which the Buyer is notified by the Seller; and (b) modifications notified to Buyer by Seller by means of service campaigns, recall campaigns, service programs or otherwise are made with respect to any goods sold or serviced by Buyer to its customers or authorized repairers. Should Buyer fail to perform any of the actions required under this obligation, Seller will have the right to obtain names and addresses of the Buyer's customers from Buyer and Seller will be entitled to get into direct contact with such customers.

18. GOVERNING LAW. THE TERMS OF THIS AGREEMENT AND ALL RIGHTS AND OBLIGATIONS HEREUNDER WILL BE GOVERNED BY THE LAWS OF THE JURISDICTION WHERE SELLER'S OFFICE IS LOCATED TO WHICH THIS ORDER HAS BEEN SUBMITTED (WITHOUT REFERENCE TO PRINCIPLES OF CONFLICTS OF LAWS). THE RIGHTS AND OBLIGATIONS OF THE PARTIES HEREUNDER WILL NOT BE GOVERNED BY THE 1980 U.N. CONVENTION ON CONTRACTS FOR THE INTERNATIONAL SALE OF GOODS. THIS ARTICLE 18 WILL SURVIVE ANY TERMINATION, CANCELLATION, OR EXPIRATION OF THE AGREEMENT.

19. DISPUTE RESOLUTION. Prior to the commencement of any litigation, in the event of any dispute between the Buyer and Seller arising out of or in connection with the Agreement or the good or services contemplated therein; Buyer and Seller agree to first make a good faith effort to resolve the dispute informally. The first attempt at dispute resolution shall be made by the technical project managers (or equivalent) of the parties. Should resolution not be reached within ten (10) business days, senior management of both parties will attempt to resolve the dispute. If the parties are still unable to resolve the dispute, the dispute will be sent to litigation. TO ENCOURAGE PROMPT AND EQUITABLE RESOLUTION OF ANY LITIGATION, EACH PARTY HEREBY IRREVOCABLY WAIVES ITS RIGHTS TO A TRIAL BY JURY IN ANY LITIGATION RELATED TO THIS AGREEMENT

20. Export Regulation. Seller's goods, including any software, documentation and any related technical data included with, or contained in, or utilized by such goods or deliverables, may be subject to applicable export laws and regulations, including United States Export Administration Regulations and Buyer will comply with all such applicable laws and regulations. In particular, the Buyer will not, and will not

permit any third parties to, directly or indirectly, export, re-export or release any goods to any jurisdiction or country to which, or any party to whom, the export, re-export or release of any goods is prohibited by applicable law, regulation or rule. The Buyer will be responsible for any breach of this Article 20.

21. Privacy and Customer Data. Buyer acknowledges that Seller may collect and process personal data for the purposes outlined in the Agreement. Seller's data privacy policy is available at <https://www.xylem.com/en-us/support/privacy/>. Buyer acknowledges that it has read and understood Seller's privacy policy and agrees to the use of personal data outlined herein. The collection and use of personal data by Buyer is Buyer's responsibility. Some Seller goods are equipped with cloud communication capability resulting in these goods automatically transmitting, on an encrypted basis, data to Seller's X-Cloud. Unless otherwise specified in the Agreement, Buyer agrees and authorizes Seller to indefinitely store any data collected from Seller goods ("**Customer Data**") on Seller's hardware, software, networking, storage, and related technology. Buyer grants Seller and Seller's affiliates a worldwide, royalty-free, non-exclusive, irrevocable right and license to access, store and use such Customer Data to: (a) provide services; (b) analyze and improve services; (c) analyze and improve any Seller or affiliate goods or software; and (d) for any other internal use, provided any such internal use is limited to using the Customer Data in an aggregated and anonymized manner that cannot be reconstituted as Buyer's Customer Data.

22. Titles; Waiver; Severability. The article titles are for reference only and will not limit or restrict the interpretation or construction of this Agreement. Seller's failure to insist, in any one or more instances, upon Buyer's performance of this Agreement, or to exercise any rights conferred, will not constitute a waiver or relinquishment of any such right or right to insist upon Buyer's performance in any other regard. The partial or complete invalidity of any one or more provisions of this Agreement will not affect the validity or continuing force and effect of any other provision.

Changes. Any requested change(s) to the work set forth in this Agreement, including to the delivery schedule, requires the parties to enter into a written change order that contains a description of the change(s) and all other applicable terms, including change in price, storage fees, and/or delivery schedule ("**Change Order**"). A Change Order may be requested by either party. For any Buyer-related change to the delivery schedule, including any due to a Buyer delay, the parties will enter into a Change Order and any such Change Order will state the revised delivery date(s), the revised Agreement price, storage and maintenance fees, and all other respective revisions. Seller will not be obliged to proceed with any change and no such change will be binding or have any effect on Seller or this Agreement unless/until the parties enter into a Change Order; provided, however, that if Seller must store goods due to a buyer delay, all associated risk, expenses, and fee will nonetheless be borne by Buyer from the beginning of the delay period. Should Seller's ability to proceed with the work be altered by Buyer's delay in entering into a Change Order, Seller also will be entitled to assess late fees and suspend performance of all work for the period of delay.

General Terms and Conditions for Erection Work

These terms are in addition to and subject to the Sellers terms of sale.

1. Equipment location. Equipment location and staking, including plant orientation, influent and effluent location, is the responsibility of the Purchaser and/or his engineer.
2. Equipment Elevation. The elevation of equipment above or below grade must be determined by the purchaser and/or his engineer and entered upon the approved drawings. Purchaser is responsible for establishing benchmark at site for Seller's erection crew.
3. Site Access/Erection. Purchaser agrees to provide a clear level work area at least 35 feet wide around the periphery of the erection site. Prior to starting erection, any obstructions in the work area, such as excavations, overhead lines, fences, trees, shrubbery, etc., shall be removed by and at the expense of the purchaser. The purchaser shall keep the site properly drained and free from surface water during erection, and until the work has been completed and accepted. The site and site access shall be capable of supporting a crane up to and including 50-ton capacity and other erection equipment. Any fill or dewatering necessary to accomplish the above, or additional costs of oversized or special equipment required due to poor site conditions, will be the responsibility of the Purchaser. Site leveling, grading, etc., after erections, shall be the responsibility of the Purchaser. Seller shall be responsible for the cleanup and removal of trash, scrap materials, etc., left from Seller's erection work.
4. Site Access. Purchaser agrees to provide site access and site working area capable of supporting the delivery trucks (70,000-75,000 pounds gross weight). Purchaser agrees to maintain site access and working area, daily if required, to allow Seller's erection crew to perform work during all weather conditions. Should Seller have to stop work and return to the site when access and/or work area permits or experience delays due to the site and site access being unsuitable for work due to Purchaser's failure to prepare and/or maintain the above, the Purchaser agrees to compensate Seller for cost incurred and agrees Seller shall be indemnified and held harmless from all loss or damages resulting from delays of job progress, that are directly or indirectly a result of the Purchaser's responsibility.
5. Labor Relations. Seller's erection personnel are non-union and all work will be by non-union personnel. In case of interference in erection work due to labor problems by persons not employed by Seller, or the imposition of requirements concerning labor, working conditions, wage rates, etc., which were not clearly defined prior to Seller's acceptance of the erection job, Seller shall have the right to stop work without prejudice until such interference or condition is satisfactorily removed or resolved. If additional costs are incurred by Seller due to such conflict, the Purchaser hereby agrees to reimburse Seller for the additional costs incurred.

Xylem is an Equal Opportunity Employer and shall comply with government regulations pertaining to fair and equal employment.

Work hours by Seller at the site shall be as determined by Seller. The Purchaser shall not define working hours or number of work days per week, nor prohibit Seller from working evenings, weekends, holidays, etc., when deemed to be advisable by Seller.

6. Insurance. During the period of erection of the equipment contemplated herein, Seller will maintain the following insurance:
 - (a) Workmen's Compensation and Employer's Liability.
 - (b) Occupational Disease.
 - (c) Contractual Liability.
 - (d) Public Liability Insurance, Personal Injury and Property Damage.
 - (e) Automobile Liability, Personal Injury and Property Damage.

Any insurance required by Purchaser in addition to the above mentioned coverage shall not be considered to be included in the purchase price as set forth herein and shall be charged to the Purchaser.

7. Unloading of Equipment. Seller is responsible for unloading of equipment which is to be erected by Seller. Purchaser is responsible for unloading any equipment or accessories shipped to Purchaser for his installation. (Such as base channels to be embedded in concrete foundation by Purchaser, blowers or other accessories to be installed by Purchaser).
8. Purchaser Acceptance of Erected Equipment. When erection of the equipment nears completion Seller shall give Purchaser seventy-two hours verbal notice that the equipment shall be ready for inspection and acceptance. Purchaser agrees to provide, on seventy-two hours' notice, an authorized agent to meet at the site with Seller's erection personnel, to inspect the erected equipment, and accept same for/on behalf of the Purchaser. Any backordered items not installed at that time shall be listed on the acceptance agreement with written understanding that Seller is responsible for installing the subject equipment. Backordered items shall be received by the Purchaser at the "Backordered Address" previously provided and stored until Seller's installation is scheduled.
9. Preparation for Start-up of Erected Equipment. Upon completion of erection Seller shall inform the Purchaser that the erected equipment is ready to be placed in service. The Purchaser shall make all preparations for which he is responsible, such as influent and effluent connections, installation of the required electrical power supply and circuitry, filling tanks with clean water for testing and start-up, etc. If any deficiencies in Seller's materials or workmanship are discovered by the Purchaser while performing this work, the Purchaser shall immediately notify Seller so that corrective action can be taken. Seller is responsible for providing start-up supervision as defined in this Quotation. For scheduling purposes, ten days notice of desired start-up date is required.



10. Security and Protection of Equipment. Purchaser is responsible for security of equipment stored on his site after delivery and prior to arrival of Seller's crews to begin erection; and for any backordered material delivered to Purchaser after departure of Seller's erection crews. Seller shall not be responsible for deterioration, theft, vandalism or damage to equipment which is stored on site or left inoperative after installation due to delays in start-up. Purchaser agrees to be responsible for security and protection of such equipment.

11. Back-charges. Seller will accept no back-charges, for any reason, which have not been approved in writing by an authorized manager of the company prior to any work being performed. Purchaser agrees to contact Seller and receive written authorization prior to incurring any costs related to back-charges.

12. Licenses and Permits. Unless specifically stated in Seller's Quotation, Seller is not responsible for licenses, permits or fees required to perform the work defined in this Quotation.

13. Delays. Seller shall not be liable for delays due to: (1) causes beyond its reasonable control; (2) acts of God, acts of customer, prerequisite work by others, acts of civil or military authority, government priorities, fires, strikes or other labor disturbances, floods, epidemics, war, riot, delays in transportation; or (3) inability to obtain or delay in obtaining, due to causes beyond its reasonable control, suitable labor, materials, or facilities.

In the event of any such delay; the time of performance shall be extended for a period equal to the time lost by reason of the delay.

In the event Seller is delayed by acts of the customer or by prerequisite work by other contractors or suppliers of the customer, Seller shall be entitled to an equitable price adjustment in addition to extension of the time of performance.

14. Subcontract. Seller reserves the right to subcontract any of the work to one or more subcontractors.



Grand Junction City Council

Regular Session

Item #4.b.

Meeting Date: February 4, 2026
Presented By: Jerod Timothy, Project Engineer
Department: General Services
Submitted By: Kyle Coltrinari

Information

SUBJECT:

Approval of the Sole Source Award to Taylor Fence to Replace the Lift Gates at the Public Safety Campus

RECOMMENDATION:

Approval of the Sole Source Contract to Taylor Fence to replace the lift gates at the public safety campus in the amount of \$177,550.00.

EXECUTIVE SUMMARY:

The Facilities Division requests approval of a sole source contract to Taylor Fence Company for the replacement of four failing vertical lift gates at the Public Safety facility. The existing residential-grade gates are worn, unreliable, and require frequent repairs, creating operational challenges and security risks.

Taylor Fence is the only authorized Ideal Brand gate distributor in the region, and replacement with matching commercial-grade Ideal gates will ensure system compatibility, improved reliability, and simplified maintenance. Approval of this request will enhance site security, operational efficiency, and long-term cost control.

BACKGROUND OR DETAILED INFORMATION:

The Facilities Division is requesting approval of a sole source contract to Taylor Fence Company for the replacement of four vertical lift vehicle access gates at the Public Safety facility in the amount of \$177,550.00.

Three years ago, Taylor Fence replaced the failing Patrol vertical lift gates and two west parking lot entrance horizontal gates with commercial-duty Ideal Brand automatic gates.

These replacements were necessary due to the failure of the original residential-grade gates, which were not designed to withstand the heavy, continuous use associated with Public Safety operations. Since their installation, the Ideal Brand gates have performed reliably and have significantly reduced maintenance issues.

The four gates scheduled for replacement in 2026 are the remaining original residential-grade gates, which are now worn, unreliable, and increasingly prone to failure, requiring frequent repairs to maintain functionality. Continued operation of these failing gates presents operational and security risks, including increased vulnerability to vandalism and unauthorized vehicle access within the Public Safety parking areas.

Approval of a sole source procurement is requested for the following reasons:

- **Authorized Distributor:** Taylor Fence Company is the only authorized Ideal Brand gate distributor between Denver and Salt Lake City, making them the sole regional provider capable of supplying and servicing these systems.
- **Standardization and Compatibility:** Maintaining a consistent Ideal Brand gate system across the site ensures compatibility of operators, equipment, and replacement parts, simplifying maintenance, minimizing downtime, and reducing long-term operational costs.
- **Proven Performance and Responsiveness:** Taylor Fence has demonstrated reliable workmanship and rapid response times when emergency repairs or technical support are required.
- **Site Familiarity and Security Compliance:** Having previously completed work at the Public Safety facility, Taylor Fence is familiar with the site's operational requirements and heightened security protocols, allowing for efficient and compliant project execution.
- **Improved Reliability:** Ideal Brand gates are heavy-duty, commercial-grade systems designed for high-frequency use, making them well-suited for the demands of Public Safety operations.
- **Enhanced Maintenance Support:** Taylor Fence has committed to maintaining critical replacement components locally, reducing future repair timelines and minimizing gate downtime.

Approval of this sole source award will ensure the continued security, reliability, and operational efficiency of the Public Safety facility's controlled access systems.

FISCAL IMPACT:

The cost to purchase and install the four vertical lift gates is \$177,550. Funds for this project have been budgeted for in the 2026 Facilities capital plan.

SUGGESTED MOTION:

I move to authorize the City Purchasing Division to execute a sole source Contract with Tayolor Fence for the purchase of 4 vertical lift gates in the amount of \$177,550.00.

Attachments

- 1. Taylor Fence Sole Source Memo
- 2. Taylor Fence

TO: Jerod Timothy – General Services
FROM: Jim Stavast
DATE: 12/17/2025
SUBJECT: Taylor Fence Sole Source Justification

The Facilities Division is requesting a ‘Sole Source’ award for Taylor Fence Company to replace four vertical lift gates at the Public Safety site for the following reasons.

Three years ago, Taylor Fence replaced the failing Patrol vertical lift gates and the two failing parking lot west entrance horizontal gates with commercial duty Ideal Brand auto gates. These gates failed due to them being residential grade gates that were not designed for the heavy usage that the Public Safety gates receive. The four gates scheduled to be replaced in 2026 are the same residential grade gates that are worn out and failing and are regularly in need of repairs to keep them operating. Without properly operating gates, vehicles in the Public Safety parking lot are subject to vandalism.

- Taylor Fence, a local company, is the only authorized Ideal Brand gate distributor between Denver and Salt Lake City. They have already demonstrated quick response times when we have any gate problems that we cannot resolve with our staff.
- It is preferable to stay with the Ideal Brand gates so that all the gates are compatible, making the operators, equipment, and parts alike so that service and parts acquisition is much simpler.
- Having installed four of these Ideal Brand gates for the City already, Taylor Fence is experienced in working at the public Safety site with its special security requirements.
- The Ideal Brand gates are a heavy-duty commercial grade gate.
- Taylor Fence is willing to order and keep any critical components on hand expediting any future maintenance and repairs.

Thank you for your consideration of this request.

Jim Stavast
Facilities Supervisor

**CITY OF GRAND JUNCTION
SOLE SOURCE JUSTIFICATION FORM**

Date: 12/19/2025 Requested By: Jim Stavast
 Department: General Services Division: Facilities
 Vendor Name: Taylor Fence Company Net Cost Delivered: \$ 174,540

Provide G/L Account where funds are budgeted: 406-309-975-8003
 Project code, if applicable _____


SOLE SOURCE JUSTIFICATION
(INITIAL ALL ENTRIES THAT APPLY)

Material/Service Description: Four Vertical lift Ideal Brand Auto Gates for Public Safety site.

- Uniqueness: Is unique and unavailable from any other source due to proprietary rights, patents, copyrights, secret processes, or monopoly control;
- Compatibility: There is a need for compatibility with existing equipment, technologies, or processes, and only a specific product or service can satisfy that need;
- Urgency: Delay would lead to serious injury, death, or significant financial loss;
- Expertise: The vendor has unique experience, expertise, or capabilities unavailable elsewhere;
- Standardization: There is a need to standardize specific equipment or supplies to reduce training, inventory, or maintenance costs, and only one vendor can meet this need;
- Written demonstration and justification is available which reasonably and practicably establishes that the selection of a sole source vendor is in the best interest of the City.

**Attach Justification Memo and Pricing Documentation, then proceed with signatures below.
 After Dept Head approval, forward to Purchasing.**

Department Director Approval:
 I recommend that competitive procurement be waived and that the service or material described herein be purchased as a sole source.

Signed: , 12/23/2025
 Department Head Signature Date

Purchasing Approval:
 Based on the above and attached documents, I have determined this to be a sole source with no other vendor practicably available.

Signed: _____, _____
 Purchasing Manager Signature Date

Final Authorization
 City Manager Approval Required (\$25K to \$50K) yes / no

Signed: _____, _____
 City Manager Signature Date

City Council Approval Required (over \$50K) yes / no



Grand Junction City Council

Regular Session

Item #4.c.

Meeting Date: February 4, 2026
Presented By: Randi Kim, Utilities Director
Department: Utilities
Submitted By: Lee Cooper, Wastewater Project Manager

Information

SUBJECT:

Authorize a Sole Source Contract to Garney Construction for replacing the suction and discharge piping on the large wastewater pumps in the Raw Sewage Pump Building at the Persigo Wastewater Treatment Plant

RECOMMENDATION:

Authorize the City Purchasing Division to execute a sole source Contract with Garney Construction for the replacement of the pump suction and discharge piping within the Raw Sewage Pump Building at the Persigo Wastewater Treatment Plant (WWTP) in the amount of \$1,796,274.

EXECUTIVE SUMMARY:

This Sole Source request is to award a construction contract to Garney Construction in the amount of \$1,796,274 for replacing the pump suction pipes and discharge pipe in the Raw Sewage Pump Building at the Persigo WWTP. Garney Construction currently has the contract for the Persigo Phase 1 Expansion Project. With Garney's expertise in wastewater construction projects and Garney's crews already mobilized on-site, Persigo approached Garney about replacing the pipes in the Raw Sewage Pump Building.

This sole source contract will include replacing the 42-year-old suction and discharge pipes, bypass pumping operations, material procurement, demo of existing pipe, installing new pipe and fittings, cleaning two large wastewater wet wells, and replacing the exterior 36-inch diameter yard pipe to Control Structure #1. In Garney Construction's proposal, they have included costs for General Conditions, pipe replacement construction costs, Bonds and Insurance, a 10% General Contractor Fee (OH&P), and a 5% Project Contingency. Attached to this Council agenda is a Sole Source Justification memo, a Sole Source Justification Form, and Garney Construction's work proposal.

BACKGROUND OR DETAILED INFORMATION:

The City of Grand Junction manages, operates, and maintains the Persigo WWTP and sewer collection system within the Persigo 201 Service Area Boundary. The Persigo WWTP was commissioned in 1984. Revitalization and capacity expansion are necessary to address the anticipated service growth and aging infrastructure and to improve the plant's efficiency and reliability. This City Council agenda item addresses the revitalization of an existing system of pipes that are at the end of their service life and need to be replaced.

The Raw Sewage Pump Building contains five (5) large centrifugal pumps that lift and pump wastewater from a lower elevation to a higher elevation in Control Structure #1, allowing the wastewater to gravity flow naturally through the remaining treatment processes before the treated effluent flows out to the Colorado River. Each pump in the Raw Sewage Pump Building has its own individual suction pipe, but all five pumps share a common discharge header pipe that conveys the wastewater to Control Structure #1. There is room available for a sixth pump to be added if the influent flows to Persigo increase enough to warrant a sixth pump. These pumps and the associated piping are original to the plant. The existing pipe material is steel, with no interior protective coating installed, and the pipes range in diameter from 16 to 36 inches. With no interior protective coating, these steel pipes have been exposed to raw wastewater and sewer gases, which are corrosive due to the wastewater's acidic characteristics. This corrosive environment has resulted in the existing steel pipes developing small leaks that have been repaired with welded-on steel plate patches.

The suction pipes and discharge pipe have been showing signs of corrosion for several years, and, as mentioned, patch repairs have been made. Unfortunately, there are no redundant or backup pipes available in the event of a pipe failure. If one of these pipes were to fail, the basement of the Raw Sewage Pump Building would be completely flooded, eventually flooding the surrounding exterior grounds, resulting in a severe environmental spill and clean-up effort. In the attached memo, photos of the existing piping show the exterior pipe corrosion and some of the steel patches completed by Persigo staff.

The lead time for new ductile iron pipe and fittings is about 14 weeks after shop drawing approval. Shop drawing submittals are estimated to take about 8 weeks to receive from the vendor. The timeline for this proposed sole source work is to have it completed while Garney Construction is still on-site working on the Phase 1 Expansion Project. This will avoid paying additional mobilization and demobilization costs.

It's believed that pipe repairs may become more frequent and the chance of a pipe failure more likely as time goes by. The average service life for wastewater pipes is about 50 years, depending on pipe material and conditions. From the patches applied and the visible exterior pipe corrosion, it is clear that these pipes are at or near the end of their useful service life and need to be replaced. Staff strongly believe there's an urgent need to replace these pipes. With no available redundancy and the

environmental impacts that would result from a pipe failure, the staff is requesting Sole Source approval to work with Garney Construction on the replacement of these pipes.

FISCAL IMPACT:

Funding for this project is available in the 2026 Joint Sewer System Capital Capacity Fund, which has available funds.

SUGGESTED MOTION:

I move to authorize the City Purchasing Division to execute a sole source Contract with Garney Construction in the amount of \$1,796,274 to replace the suction and discharge piping in the Raw Sewage Pump Building at the Persigo Wastewater Treatment Plant.

Attachments

1. Memorandum_Emergency Request_Raw Sewage Pump Bldg Pipe_2026-01-22

Memorandum

To: Mike Bennett, City Manager

Through: Randi Kim, Utilities Director

From: Lee Cooper, Wastewater Project Manager

Cc: Aaron Rice, Wastewater Services Manager

Date: January 22, 2026

**Subject: Sole Source Justification Request
Persigo Wastewater Treatment Plant
Raw Sewage Pump Building Pipe Replacement & Rehabilitation**

This Sole Source request is for awarding a construction contract to Garney Construction of Denver, Colorado for replacing the six (6) suction pipes and the discharge pipes that attach to the raw sewage pumps within the Persigo Raw Sewage Pump Building. A Sole Source Justification Form is attached to this memo and the primary reasons for this Sole Source request are:

1. Urgency: Delay in replacing the pipes in the Raw Sewage Pump Building could lead to serious injury, death, environmental hazards, health hazards, and significant financial loss.
2. Expertise: The vendor (Garney) has unique experience because they specialize in wastewater plant construction and repairs, Garney has the expertise for this work, and Garney has staffing currently on-site at Persigo.
3. This memo provides a written demonstration and justification that the selection of a sole source vendor (Garney) is in the best interest of the City.

The existing pipes and fittings are made of steel that range in size from 16-inch up to 36-inch diameter and they are original to the plant making these pipes about 42-years-old. These steel pipes have no interior protective coatings resulting in bare steel being exposed to raw wastewater and sewer gases which are corrosive to steel pipes due to the wastewater's acidity. In the past, several patch repairs to the existing steel pipes have been made due to leaks caused by pipe corrosion.

Garney Construction currently has the contract for the Persigo Phase 1 Expansion Project. With Garney's expertise in wastewater plant construction projects and Garney's crews being on-site, Persigo approached Garney about replacing the pipes in the Raw Sewage Pump Building.

These pipes have been showing signs of corrosion for several years. Persigo's maintenance staff have made several patch repairs on the steel discharge pipe by welding on steel plate patches. The suction pipes show signs of exterior corrosion and

Memorandum

minor seepage at the interface with the concrete wall. The pictures included in this memo show a couple of the steel pipe patches made and the corrosion the suction pipes are experiencing near the concrete wall.

These pipes are located about 20 feet below the ground surface in the basement of the building. If one of these pipes were to fail, the basement of the building would be completely flooded, and the wastewater would eventually exit the building and flood the surrounding grounds resulting in a severe environmental spill and clean-up effort that the State of Colorado would most likely need to be involved with. The quickest a Persigo "on call" employee could arrive at Persigo to address the issue would be about a half hour. An emergency bypass pumping assembly would need to be constructed first to allow draining and access into the building's basement for pipe repairs and other repairs due to the basement being flooded.

In an emergency scenario like this, the closest bypass pumping contractors capable of handling Persigo's daily influent flows are located in Denver and Cortez, Colorado. Getting a bypass pumping contractor to Persigo with equipment for an emergency like this could take 8 to 24 hours depending on availability and proximity of large pumps and pipes. Unfortunately, the pipes associated with the raw sewage pumps are a single point of failure and there is no redundancy or backup pipes available.

During the summer of 2025, Persigo maintenance staff replaced all of the valves and valve actuators on these pipes. These existing valves and actuators were original to the plant and nearing the end of their service life. The average service life for wastewater pipes is about 50 years depending on pipe material and conditions. From the patches made to date and the visible exterior pipe corrosion, it is obvious these pipes are at or near the end of their useful service life and need to be replaced.

This sole source contract with Garney Construction will include the following items of work:

1. Installing a bypass pumping assembly to bypass the wastewater flows around the Raw Sewage Pump Building.
2. Cleaning out the two large wet well chambers upstream of the pumps.
3. Removal of all existing steel discharge pipes and fittings.
4. Either replacing or rehabbing the six (6) suction pipes. The exact method of addressing the suction pipes is still being determined. Either installation of structural fiberglass liners on the interior of the pipes or installing new suction pipes within the existing pipes will be completed.
5. Replacing the steel discharge pipes with cement mortar lined ductile iron pipes and fittings.
6. Replacing the existing exterior 36-inch (yard) pipe to Control Structure #1 with new PVC pipe.

Memorandum

7. Patching any sections of the existing protective epoxy coating on the interior walls of the two wet well chambers. This work will be treated on an “as needed” basis because we don’t currently know what the interior conditions of the two wet wells are until the bypass pumping assembly is in operation. Once the wet wells are clean and dry, we can inspect these two chambers to determine if any protective coating repair is necessary.

The lead time for the new ductile iron pipe and fittings is about 14 weeks after shop drawing approval. Shop drawing submittals are estimated to take 8 weeks to receive from the vendor. Garney has included in their cost proposal General Conditions, Raw Sewage Building Construction work, Bonds and Insurance, a 10% General Contractor Fee (OH&P), and a 5% Project Contingency. Garney’s cost proposal is attached to this memo.

The timeline for this proposed sole source work is to have it completed while Garney Construction is still on-site at Persigo working on the Phase 1 Expansion Project. This will avoid paying for mobilization and demobilization of Garney’s staff and equipment. Garney anticipates final completion of the Phase 1 Project on or before August 21, 2026.

Persigo plans to request City Council approval for this Sole Source at the February 4, 2026, Council meeting.

The GL account for this Project is 904-660-975-8022-C1092, and this account has 2026 funds available.

On behalf of the Persigo WWTP, I would like to request your signature for approval of this Sole Source project to rehab and replace the Raw Sewage Pump Building’s suction and discharge pipes and allow the City Purchasing Division to execute a Contract with Garney Construction in the amount of \$1,796,274.

Recommended by: _____
Randi Kim, Utilities Director Date

Approved by: _____
Mike Bennett, City Manager Date

Memorandum



Photo #1: This photo shows the pump room with the intake and discharge pipe with gray paint on them. The pumps and pipes are in the basement of this building.

Memorandum



Photo #2: This picture shows a patch made to the steel discharge pipe.

Memorandum



Photo #3: Another patch welded onto the steel pipe. The most recent patch made to the steel discharge pipe was completed in summer 2025.

Memorandum



Photo #4: This photo shows the corrosion on the underside of one of the steel suction pipes at the concrete wall.

Memorandum



Photo #5: Another steel suction pipe showing signs of corrosion and seepage.

**CITY OF GRAND JUNCTION
SOLE SOURCE JUSTIFICATION FORM**

| | |
|--------------------|------------------------------|
| Date: _____ | Requested By: _____ |
| Department: _____ | Division: _____ |
| Vendor Name: _____ | Net Cost Delivered: \$ _____ |

Provide G/L Account where funds are budgeted: _____
 Project code, if applicable _____

| SOLE SOURCE JUSTIFICATION <i>(INITIAL ALL ENTRIES THAT APPLY)</i> |
|--|
| Material/Service Description: _____. |
| 1. _____ - Uniqueness: Is unique and unavailable from any other source due to proprietary rights, patents, copyrights, secret processes, or monopoly control; |
| 2. _____ - Compatibility: There is a need for compatibility with existing equipment, technologies, or processes, and only a specific product or service can satisfy that need; |
| 3. _____ - Urgency: Delay would lead to serious injury, death, or significant financial loss; |
| 4. _____ - Expertise: The vendor has unique experience, expertise, or capabilities unavailable elsewhere; |
| 5. _____ - Standardization: There is a need to standardize specific equipment or supplies to reduce training, inventory, or maintenance costs, and only one vendor can meet this need; |
| 6. _____ - Written demonstration and justification is available which reasonably and practicably establishes that the selection of a sole source vendor is in the best interest of the City. |

**Attach Justification Memo and Pricing Documentation, then proceed with signatures below.
 After Dept Head approval, forward to Purchasing.**

| |
|---|
| Department Director Approval: I recommend that competitive procurement be waived and that the service or material described herein be purchased as a sole source. |
| Signed: _____, _____. <div style="display: flex; justify-content: space-between; width: 100%;"> Department Head Signature Date </div> |

| |
|---|
| Purchasing Approval: Based on the above and attached documents, I have determined this to be a sole source with no other vendor practicably available. |
| Signed: _____, _____. <div style="display: flex; justify-content: space-between; width: 100%;"> Purchasing Manager Signature Date </div> |

| |
|---|
| Final Authorization City Manager Approval Required (\$25K to \$50K) yes / no |
| Signed: _____, _____. <div style="display: flex; justify-content: space-between; width: 100%;"> City Manager Signature Date </div> |

| |
|---|
| City Council Approval Required (over \$50K) yes / no |
|---|

January 16, 2026

Lee Cooper, P.E.
 City of Grand Junction
 Persigo Wastewater Project Manager
 2145 River Road
 Grand Junction, CO 81505

Subject: Persigo Wastewater Treatment Plant, Raw Sewage Pump Station Pump Discharge Pipe Replacement and Suction Pipe Repair

Lee:

As requested, Garney the pricing to demolish the Raw Sewage Pump Station discharge piping, install new pump discharge piping and repair the suction piping, and install new 36" C-900 yard piping from the 36" wall pipe to Control Structure 1. The costs for this work break down like this:

| | | |
|--------------------|----------------------------|---------------------|
| 100 | GENERAL CONDITIONS | 225,708.00 |
| 150 | RAW SEWAGE PUMP STATION | 868,493.00 |
| 200 | REPAIR PUMP SUCTION PIPING | 271,730.00 |
| 225 | CS 1 YARD PIPE | 175,935.00 |
| 1.50% | Bonds and Insurance | 23,128.00 |
| 10.00% | GC FEE (10%) | 154,187.00 |
| 5.00% | Project Contingency | 77,093.30 |
| TOTAL PRICE | | 1,796,274.00 |

Included in this price are providing product data and detailed pipe and pipe support shop drawings for the new Raw Sewage Pump Station discharge piping; a repair plan with material and procedure product data; set up and maintain a full sewer bypass around the pump station; demolish the existing piping and haul off site; install new discharge piping and fittings, using Owner-provided rubber expansion joints (fittings only); Garney will provide a Vactor truck remove solids and clean the Raw Sewage Pump Station wetwell for Owner inspection (wetwell coatings are not included in this budget), repair the suction piping with new steel pipe and install Warren Epoxy pipe lining; excavate the existing 36" yard pipe to CS-1 and replace with new C-900 pipe and DIP fittings; paint the new pump station piping, replace the sidewalk removed for the work and repair surfaces damaged during construction.

A 5% contingency budget is included for unforeseen work. Lead time for pipe shop drawing is approximately 8 weeks, with pipe delivery approximately 14 weeks after approved submittal. Shutdown of the Raw Sewage Pump Station will not happen until a MOP is approved and all material is onsite. A final schedule with current lead time for material and equipment procurement will begin on approval of this Change Request.

I appreciate the opportunity to continue our partnership with the City of Grand Junction, let me know if you need more information.

Respectfully submitted,
 GARNEY COMPANIES, INC.

Toby Reid
 Senior Project Manager
 303.913.5268
toby.reid@garney.com

Estimate for Grand Junction Persigo Raw Sewage Pump Station and Clarifier #4 Replacement

1/16/2026

TOTALS 3,678 365,764 617,762 396,682 96,984 64,673 1,541,866

| Comments (Spec/Dwg) | Description | Quantity | Unit | Total MH | MH/U | Labor Total | Matl Total | Sub Total | Equip Total | Oth Total | Total Cost | Division | Bid Item |
|---------------------|---|----------|------|----------|--------|-------------|------------|-----------|-------------|-----------|------------|----------|----------|
| | | | | | | | | | | | | | |
| | PROJECT MANAGER | 0.5 | MOS | 86.7 | 173.3 | 14,329 | 0 | 0 | 0 | 0 | 14,329 | GC | 100 |
| | ASST PROJECT MANAGER | 3.0 | MOS | 520.0 | 173.3 | 70,814 | 0 | 0 | 0 | 0 | 70,814 | GC | 100 |
| | SUPERINTENDENT | 3.0 | MOS | 520.0 | 173.3 | 83,373 | 0 | 0 | 0 | 0 | 83,373 | GC | 100 |
| | FIELD ENGINEER | 0.5 | MOS | 86.7 | 173.3 | 10,242 | 0 | 0 | 0 | 0 | 10,242 | GC | 100 |
| | MOBILE-MINI OR HALF-N-HALF | 3.0 | MOS | 0.0 | | 0 | 0 | 0 | 3,600 | 0 | 3,600 | GC | 100 |
| | SANITARY FACILITY | 3.0 | MOS | | | 0 | 0 | 750 | 0 | 0 | 750 | GC | 100 |
| 200 CONT | WEEKLY CLEANUP | 80.0 | HRS | 80.0 | 1.000 | 5,820 | 0 | 0 | 0 | 0 | 5,820 | GC | 100 |
| policy | SHORT TERM SUBSISTENCE INCREASE | 1.0 | LS | | | 0 | 0 | 0 | 0 | 36,780 | 36,780 | GC | 100 |
| | AIR COMPRESSOR, 185CFM | 1.0 | MO | 0.0 | | 0 | 0 | 0 | 1,345 | 538 | 1,884 | DIV0 | 150 |
| | REACH FORKLIFT 8,000# | 2.0 | MO | 0.0 | | 0 | 0 | 0 | 20,289 | 8,116 | 28,405 | DIV0 | 150 |
| | VAC CLEAN WETWELL | 2,992.0 | SF | 299.2 | 0.100 | 22,739 | 0 | 0 | 44,880 | 14,960 | 82,579 | DIV0 | 200 |
| | DRAIN/FLUSH AND CLEAN PIPE | 1.0 | LS | 48.0 | 48.000 | 3,648 | 0 | 0 | 0 | 0 | 3,648 | DIV02 | 150 |
| | REMOVE PIPE - 36" PUMP/DISCHARGE 90 BEND | 1.0 | EA | 6.0 | 6.000 | 456 | 0 | 0 | 0 | 0 | 456 | DIV02 | 150 |
| | REMOVE PIPE - 36" PUMP/DISCHARGE 90 SPOOL X 3'0" | 1.0 | EA | 6.0 | 6.000 | 456 | 0 | 0 | 0 | 0 | 456 | DIV02 | 150 |
| | REMOVE PIPE - 36" PUMP/DISCHARGE 90 BASE BEND | 1.0 | EA | 6.0 | 6.000 | 456 | 0 | 0 | 0 | 0 | 456 | DIV02 | 150 |
| | REMOVE CONC BASE SUPPORT | 1.0 | EA | 24.0 | 24.000 | 1,824 | 0 | 0 | 0 | 0 | 1,824 | DIV02 | 150 |
| | REMOVE PIPE - 36" PUMP/DISCHARGE 90 SPOOL X 3'4" | 2.0 | EA | 12.0 | 6.000 | 912 | 0 | 0 | 0 | 0 | 912 | DIV02 | 150 |
| | REMOVE PIPE - 36" PUMP/DISCHARGE X 18 TEE | 3.0 | EA | 18.0 | 6.000 | 1,368 | 0 | 0 | 0 | 0 | 1,368 | DIV02 | 150 |
| | REMOVE PIPE - 36" PUMP/DISCHARGE X 30 REDUCER | 1.0 | EA | 6.0 | 6.000 | 456 | 0 | 0 | 0 | 0 | 456 | DIV02 | 150 |
| | REMOVE PIPE - 30" PUMP/DISCHARGE X 1'0" SPOOL | 1.0 | EA | 6.0 | 6.000 | 456 | 0 | 0 | 0 | 0 | 456 | DIV02 | 150 |
| | REMOVE PIPE - 18" PUMP/DISCHARGE X 16 REDUCER | 3.0 | EA | 28.5 | 9.500 | 2,166 | 0 | 0 | 0 | 0 | 2,166 | DIV02 | 150 |
| | REMOVE PIPE - 30" PUMP/DISCHARGE X 18 TEE | 3.0 | EA | 18.0 | 6.000 | 1,368 | 0 | 0 | 0 | 0 | 1,368 | DIV02 | 150 |
| | REMOVE PIPE - 30" PUMP/DISCHARGE X 24 REDUCER | 1.0 | EA | 6.0 | 6.000 | 456 | 0 | 0 | 0 | 0 | 456 | DIV02 | 150 |
| | REMOVE PIPE - 24" PUMP/DISCHARGE X 1'4" SPOOL | 1.0 | EA | 6.0 | 6.000 | 456 | 0 | 0 | 0 | 0 | 456 | DIV02 | 150 |
| | REMOVE PIPE - 24" PUMP/DISCHARGE X 18 TEE | 3.0 | EA | 18.0 | 6.000 | 1,368 | 0 | 0 | 0 | 0 | 1,368 | DIV02 | 150 |
| | REMOVE PIPE - 24" PUMP/DISCHARGE X 18 REDUCER | 1.0 | EA | 6.0 | 6.000 | 456 | 0 | 0 | 0 | 0 | 456 | DIV02 | 150 |
| | REMOVE PIPE - 18" PUMP/DISCHARGE X 1'2" SPOOL | 1.0 | EA | 6.0 | 6.000 | 456 | 0 | 0 | 0 | 0 | 456 | DIV02 | 150 |
| | REMOVE PIPE - 18" PUMP/DISCHARGE 90 LR BEND | 1.0 | EA | 6.0 | 6.000 | 456 | 0 | 0 | 0 | 0 | 456 | DIV02 | 150 |
| | REMOVE PIPE - 18" PUMP/DISCHARGE X 14 CONC REDUCER | 3.0 | EA | 18.0 | 6.000 | 1,368 | 0 | 0 | 0 | 0 | 1,368 | DIV02 | 150 |
| | HOIST/DRAY FITTINGS OUT OF BASEMENT | 28.0 | EA | 112.0 | 4.000 | 8,512 | 0 | 0 | 7,000 | 0 | 15,512 | DIV02 | 150 |
| | LOAD OUT AND DISPOSE PIPE | 4.0 | LDS | 32.0 | 8.000 | 2,432 | 0 | 0 | 2,400 | 960 | 5,792 | DIV02 | 150 |
| | BYPASS PUMPING MOB/DEMOP/SETUP/FLUSH/TEARDOWN | 2.0 | ea | 192.0 | 96.000 | 14,592 | 700 | 196,000 | 0 | 0 | 211,292 | DIV02 | 150 |
| | MONITORED BYPASS PUMPING / WETWELL TO CS-1 | 25.0 | dy | | | 0 | 0 | 125,000 | 0 | 0 | 125,000 | DIV02 | 150 |
| 4.00 | ROLL-OFF DUMPSTER (30 CY) | 8.0 | EA | | | 0 | 0 | 5,600 | 0 | 0 | 5,600 | DIV02 | 150 |
| ALTITUDE | SAW CUT CONCRETE SIDEWALK - 4" THK | 80.0 | LF | | | 0 | 0 | 720 | 0 | 0 | 720 | DIV02 | 225 |
| 12.00 | REMOVE CONCRETE SIDEWALK - 4" THK | 320.0 | SF | 6.4 | 0.020 | 486 | 0 | 0 | 337 | 135 | 958 | DIV02 | 225 |
| 16.08 | REMOVE CONCRETE SIDEWALK AGGREGATE BASE - 8" THK | 320.0 | SF | 1.8 | 0.006 | 139 | 0 | 0 | 83 | 33 | 256 | DIV02 | 225 |
| REPLACE | PREP SUBGRADE FOR SIDEWALK | 320.0 | SF | 9.6 | 0.030 | 730 | 0 | 0 | 144 | 57 | 931 | DIV02 | 225 |
| REPLACE | INSTALL AGG ROAD BASE - | 9.3 | CY | 5.6 | 0.600 | 426 | 747 | 112 | 84 | 34 | 1,401 | DIV02 | 225 |
| REPLACE | F & I CONCRETE SIDEWALK - 4" THK | 5.9 | CY | 44.4 | 7.500 | 3,378 | 2,844 | | 356 | 148 | 6,726 | DIV02 | 225 |
| | Persigo Process Piping | 1.0 | LS | 0.0 | | 0 | 0 | 65,000 | 0 | 0 | 65,000 | DIV09 | 150 |
| Yard | TEST PIPING | 1.0 | LS | 48.6 | 48.600 | 3,588 | 1,215 | 0 | 0 | 0 | 4,803 | YP | 225 |
| Yard | UNLOAD, STORE & INVENTORY - PIPING MATERIALS | 1.0 | LS | 24.0 | 24.000 | 1,772 | 500 | 0 | 0 | 0 | 2,272 | YP | 225 |
| Yard | POTHOLING - EXISTING UTILITIES | 1.0 | DY | | | 0 | 0 | 3,500 | 0 | 0 | 3,500 | YP | 225 |
| Yard | CLSM AT UTILITY CROSSINGS AT BUILDING TIE IN | 20.0 | CY | 20.0 | 1.000 | 1,477 | 5,200 | 0 | 0 | 0 | 6,677 | YP | 225 |
| | DEWATER 4" TRASH PUMP | 1.0 | MO | 65.0 | 65.000 | 4,799 | 200 | 0 | 750 | 0 | 5,749 | YP | 225 |
| #104 | EXCV,LAY,BKFL PIPE (36" X 6' X 8')(7M X 60LF/DAY) | 86.0 | LF | 80.3 | 0.933 | 5,926 | 0 | 0 | 13,760 | 2,752 | 22,438 | YP | 225 |
| #104 | PIPE BEDDING | 85.1 | TONS | 0.0 | | 0 | 3,575 | 0 | 0 | 0 | 3,575 | YP | 225 |
| #104 | STABILIZATION ROCK (NA) | 25.0 | TONS | 25.0 | 1.000 | 1,846 | 1,625 | 0 | 656 | 0 | 4,127 | YP | 225 |
| | PVC 36" PIPE C-900 DR25 | 80.0 | LF | 28.0 | 0.350 | 2,067 | 27,962 | 0 | 0 | 0 | 30,029 | YP | 225 |
| | DIP CML 36" MJ 90 BEND | 1.0 | EA | 12.0 | 12.000 | 886 | 8,996 | 0 | 0 | 0 | 9,882 | YP | 225 |
| | DIP CML 36" MJ 22-1/2 BEND | 2.0 | EA | 24.0 | 12.000 | 1,772 | 15,451 | 0 | 0 | 0 | 17,223 | YP | 225 |
| | DI MJ FTG RESTRAINT w/ MJ ACC (GSKT,BOLTS,NUTS) 36" | 9.0 | EA | 38.4 | 4.272 | 2,839 | 25,020 | 0 | 0 | 0 | 27,859 | YP | 225 |
| DBL, AT A | MECH COUPLING 36" (FLEXIBLE SLEEVE TYPE FOR DIP) | 2.0 | EA | 24.0 | 12.000 | 1,772 | 12,208 | 0 | 0 | 0 | 13,980 | YP | 225 |
| | CONC THRUST BLOCK 36" | 2.0 | EA | 16.0 | 8.000 | 1,181 | 3,000 | 0 | 0 | 0 | 4,181 | YP | 225 |

Estimate for Grand Junction Persigo Raw Sewage Pump Station and Clarifier #4 Replacement

1/16/2026

TOTALS

3,678

365,764

617,762

396,682

96,984

64,673

1,541,866

| Comments (Spec/Dwg) | Description | Quantity | Unit | Total MH | MH/U | | | | | | Total Cost | Division | Bid Item |
|---------------------|--|----------|------|----------|--------|-------------|------------|-----------|-------------|-----------|------------|----------|----------|
| | | | | | | Labor Total | Matl Total | Sub Total | Equip Total | Oth Total | | | |
| AT CS 2 | CONN AT EXISTING 36" MISC | 2.0 | EA | 40.0 | 20.000 | 2,953 | 1,440 | 0 | 0 | 0 | 4,393 | YP | 225 |
| | MARKING TAPE DETECTABLE | 100.0 | LF | | w/Pipe | 0 | 24 | 0 | 0 | 0 | 24 | YP | 225 |
| | DIP POLY WRAP 36" | 100.0 | LF | 1.0 | 0.010 | 74 | 324 | 0 | 0 | 0 | 398 | YP | 225 |
| | PROTECT EXISTING UTILITIES | 1.0 | EA | 24.0 | 24.000 | 1,772 | 1,500 | 0 | 400 | 160 | 3,832 | YP | 225 |
| | TEST PIPING | 1.0 | LS | 20.0 | 20.00 | 1,540 | 500 | 0 | 0 | 0 | 2,040 | EP | 150 |
| | UNLOAD, STORE & INVENTORY - PIPING MATERIALS | 1.0 | LS | 24.0 | 24.000 | 1,848 | 0 | 0 | 0 | 0 | 1,848 | EP | 150 |
| | SUPPLY - PIPE SUPPORT MOVE/ANCHOR BUDGET | 1.0 | LS | 0.0 | | 0 | 125,000 | 0 | 0 | 0 | 125,000 | EP | 150 |
| | SUPPLY - DIP SUPPLY 2026 ESCALATION 7% | 1.0 | LS | 0.0 | | 0 | 14,924 | 0 | 0 | 0 | 14,924 | EP | 150 |
| 64.26 | DIP CML 36" PUMP/DISCHARGE 90 BEND - FLG | 1.0 | EA | 12.9 | 12.852 | 990 | 12,313 | 0 | 0 | 0 | 13,303 | EP | 150 |
| 64.26 | DIP CML 36" PUMP/DISCHARGE 90 SPOOL X 3'0" - FLG X FLG | 1.0 | EA | 12.9 | 12.852 | 990 | 8,129 | 0 | 0 | 0 | 9,119 | EP | 150 |
| 64.26 | DIP CML 36" PUMP/DISCHARGE 90 BASE BEND - FLG X FLG | 1.0 | EA | 12.9 | 12.852 | 990 | 14,846 | 0 | 0 | 0 | 15,836 | EP | 150 |
| 64.26 | DIP CML 36" PUMP/DISCHARGE 90 SPOOL X 3'4" - FLG X FLG | 2.0 | EA | 25.7 | 12.852 | 1,979 | 18,010 | 0 | 0 | 0 | 19,989 | EP | 150 |
| 64.26 | DIP CML 36" PUMP/DISCHARGE X 18 TEE - FLG X FLG | 3.0 | EA | 38.6 | 12.852 | 2,969 | 40,899 | 0 | 0 | 0 | 43,868 | EP | 150 |
| 64.26 | DIP CML 36" PUMP/DISCHARGE X 30 REDUCER - FLG X FLG | 1.0 | EA | 12.9 | 12.852 | 990 | 9,682 | 0 | 0 | 0 | 10,672 | EP | 150 |
| 64.26 | DIP CML 30" PUMP/DISCHARGE X 1'0" SPOOL - FLG X FLG | 1.0 | EA | 12.9 | 12.852 | 990 | 4,371 | 0 | 0 | 0 | 5,361 | EP | 150 |
| 64.26 | DIP CML 18" PUMP/DISCHARGE X 16 REDUCER - FLG X FLG | 5.0 | EA | 64.3 | 12.852 | 4,948 | 9,725 | 0 | 0 | 0 | 14,673 | EP | 150 |
| 64.26 | DIP CML 30" PUMP/DISCHARGE X 18 TEE - FLG X FLG | 1.0 | EA | 12.9 | 12.852 | 990 | 9,433 | 0 | 0 | 0 | 10,423 | EP | 150 |
| 64.26 | DIP CML 30" PUMP/DISCHARGE X 24 REDUCER - FLG X FLG | 1.0 | EA | 12.9 | 12.852 | 990 | 6,042 | 0 | 0 | 0 | 7,032 | EP | 150 |
| 64.26 | DIP CML 24" PUMP/DISCHARGE X 1'4" SPOOL - FLG X FLG | 1.0 | EA | 12.9 | 12.852 | 990 | 3,133 | 0 | 0 | 0 | 4,123 | EP | 150 |
| 64.26 | DIP CML 18" BLIND FLANGE | 2.0 | EA | 25.7 | 12.852 | 1,979 | 2,370 | 0 | 0 | 0 | 4,349 | EP | 150 |
| 64.26 | DIP CML 24" PUMP/DISCHARGE X 18 TEE - FLG X FLG | 1.0 | EA | 12.9 | 12.852 | 990 | 7,506 | 0 | 0 | 0 | 8,496 | EP | 150 |
| 64.26 | DIP CML 24" PUMP/DISCHARGE X 18 REDUCER - FLG X FLG | 1.0 | EA | 12.9 | 12.852 | 990 | 3,387 | 0 | 0 | 0 | 4,377 | EP | 150 |
| 64.26 | DIP CML 18" PUMP/DISCHARGE X 1'2" SPOOL - FLG X FLG | 1.0 | EA | 12.9 | 12.852 | 990 | 1,973 | 0 | 0 | 0 | 2,963 | EP | 150 |
| 64.26 | DIP CML 18" PUMP/DISCHARGE 90 LR BEND - FLG | 1.0 | EA | 12.9 | 12.852 | 990 | 1,182 | 0 | 0 | 0 | 2,172 | EP | 150 |
| 64.26 | DIP CML 18" PUMP/DISCHARGE X 14 CONC REDUCER- FLG | 1.0 | EA | 12.9 | 12.852 | 990 | 1,775 | 0 | 0 | 0 | 2,765 | EP | 150 |
| 64.26 | DIP CML 14" X 3" FILLER FLG | 1.0 | EA | 12.9 | 12.852 | 990 | 1,660 | 0 | 0 | 0 | 2,650 | EP | 150 |
| 64.26 | RUBBER EXP JOINT 14" FLANGED W/CR | 1.0 | EA | 12.9 | 12.852 | 990 | 0 | 0 | 0 | 0 | 990 | EP | 150 |
| 64.26 | RUBBER EXP JOINT 16" FLANGED W/CR | 5.0 | EA | 64.3 | 12.852 | 4,948 | 0 | 0 | 0 | 0 | 4,948 | EP | 150 |
| ZINC | FLG ACC-ABOVE GRADE 36" | 9.0 | EA | 0.0 | w/Ftg | 0 | 27,963 | 0 | 0 | 0 | 27,963 | EP | 150 |
| ZINC | FLG ACC-ABOVE GRADE 30" | 3.0 | EA | 0.0 | w/Ftg | 0 | 5,124 | 0 | 0 | 0 | 5,124 | EP | 150 |
| ZINC | FLG ACC-ABOVE GRADE 24" | 3.0 | EA | 0.0 | w/Ftg | 0 | 3,444 | 0 | 0 | 0 | 3,444 | EP | 150 |
| ZINC | FLG ACC-ABOVE GRADE 18" | 17.0 | EA | 0.0 | w/Ftg | 0 | 12,750 | 0 | 0 | 0 | 12,750 | EP | 150 |
| ZINC | FLG ACC-ABOVE GRADE 16" | 8.0 | EA | 0.0 | w/Ftg | 0 | 5,338 | 0 | 0 | 0 | 5,338 | EP | 150 |
| ZINC | FLG ACC-ABOVE GRADE 14" | 4.0 | EA | 0.0 | w/Ftg | 0 | 2,148 | 0 | 0 | 0 | 2,148 | EP | 150 |
| | CUT 24" STEEL PIPE, USE AS A SLEEVE FOR 20" DIP | 6.0 | EA | 96.0 | 16.000 | 7,392 | 0 | 0 | 900 | 0 | 8,292 | EP | 200 |
| | DRAY/DISPOSE DEMO PIPE | 6.0 | EA | 12.0 | 2.000 | 924 | 300 | 0 | 0 | 0 | 1,224 | EP | 200 |
| | REPAIR COATINGS FOR NEW SLEEVE | 1.0 | ls | 96.0 | 96.000 | 7,392 | 2,500 | 0 | 0 | 0 | 9,892 | EP | 200 |
| 26.00 | LINK SEAL LS-410-SS 316, BOTH SIDES | 312.0 | EA | 78.0 | 0.250 | 6,006 | 14,040 | 0 | 0 | 0 | 20,046 | EP | 200 |
| 0.00 | DIP CML 20" X 05'-0" SPOOL - FLG X PE | 6.0 | EA | 30.8 | 5.141 | 2,375 | 50,225 | 0 | 0 | 0 | 52,600 | EP | 200 |
| C-110 Short | DIP CML 20"X 18" RED FLG | 6.0 | EA | 41.0 | 6.840 | 3,160 | 22,347 | 0 | 0 | 0 | 25,507 | EP | 200 |
| A307 HDG | FLG ACC-ABOVE GRADE 20" | 12.0 | EA | 0.0 | w/Ftg | 0 | 30,556 | 0 | 0 | 0 | 30,556 | EP | 200 |
| 0.00 | SUPP-HDG 20" X 2' ADJ FLR | 6.0 | EA | 49.7 | 8.280 | 3,825 | 0 | 0 | 0 | 0 | 3,825 | EP | 200 |
| 0.00 | SUPP-HDG 36"-24" X 2'-0" (CL) ADJ FLR | 12.0 | EA | 86.4 | 7.200 | 6,653 | 0 | 0 | 0 | 0 | 6,653 | EP | 200 |
| 0.00 | SUPP-SSTL ANCHOR AT PIPE SUPPORT | 72.0 | EA | 21.6 | 0.300 | 1,663 | 1,080 | 0 | 0 | 0 | 2,743 | EP | 150 |
| A307 HDG | FLG ACC-ABOVE GRADE 18" | 12.0 | EA | 0.0 | w/Ftg | 0 | 30,556 | 0 | 0 | 0 | 30,556 | EP | 200 |



Grand Junction City Council

Regular Session

Item #5.a.

Meeting Date: February 4, 2026
Presented By: Thomas Lloyd, Planning Manager
Department: Community Development
Submitted By: Thomas Lloyd, Planning Manager

Information

SUBJECT:

A Resolution Issuing a Revocable Permit Within 263 Square Feet of the 20' Alley in Block 126 of the City of Grand Junction Plat for a Sky Bridge Airspace Encroachment at 230 S 5th St

RECOMMENDATION:

Staff recommends approval of this request.

EXECUTIVE SUMMARY:

The GJ Downtown Development Authority is requesting a Revocable Permit for an airspace encroachment of a Pedestrian Sky Bridge located within the 263 square feet of public right-of-way in the 20' alley as shown in Block 126 of the City of Grand Junction Plat. The Revocable Permit allows the City to acknowledge the encroachment while retaining the ability to require the removal of the improvements from the right-of-way should it be needed in the future.

BACKGROUND OR DETAILED INFORMATION:

The GJ Downtown Development Authority is requesting a Revocable Permit for an airspace encroachment of a Pedestrian Sky Bridge located within the 263 square feet of public right-of-way in the 20' alley as shown in Block 126 of the City of Grand Junction Plat. The Revocable Permit allows the City to acknowledge the encroachment while retaining the ability to require the removal of the improvements from the right-of-way should it be needed in the future.

Applications for a Revocable Permit shall demonstrate compliance with the following criteria:

- (1) There will be benefits derived by the community or area by granting the proposed*

Revocable Permit.

The proposed pedestrian skybridge creates enhanced connectivity between 5th Street and Colorado Avenue. This further activates this area of downtown and is supported by the Comprehensive Plan Principle 6: Efficient and Connected Transportation. A skybridge also has the opportunity to improve safety and accessibility. It separates pedestrians from street traffic, further reducing risks of vehicle-pedestrian conflicts. The proposal also encourages foot traffic in these areas. More pedestrian circulation in this area also has the potential to increase exposure to local businesses while also enhancing aesthetics in the Downtown area. A thoughtfully designed skybridge is also a recognizable public feature and provides opportunities for lighting, murals, and community storytelling.

Staff finds that this criterion has been met.

(2) Community Need for the Private Development Use Proposed for the City Property

The skybridge helps the project be more thoughtfully designed and more efficient with use of egress and the distribution of mechanical equipment, electrical, and plumbing equipment. With this project being an affordable housing project, the private development use does have a community need. This project will provide additional housing, cultural amenities, as well as activation and modernization of a corner that is currently underutilized.

Staff finds that this criterion has been met.

(3) Suitability of City Property for the Proposed Uses and Potential Conflicting Uses

The city property is suitable and the at-grade impact is limited as the alley will still function as intended for support services and circulation. The skybridge is located to be at 17' and 18' above grade.

Staff finds that this criterion has been met.

(4) Impacts on Access, Traffic Circulation, Neighborhood Stability, Character, and Sensitive Areas

As the proposed encumbrance is entirely elevated above grade, there is limited impact on access or traffic. Neighborhood connectivity is enhanced by creating a single building, and the proposed area is not in a sensitive area.

Staff finds that this criterion has been met.

(5) Conformance with Comprehensive Plan, Adopted Plans, and City Policies

Use of the bridge helps to make a cohesive, urban infill development out of two

underused parcels in the downtown area. The proposed use helps activate the pedestrian realm of 5th, Ute, and Colorado Ave. and is complementary to the objectives of the Comprehensive Plan. The proposed pedestrian skybridge creates enhanced connectivity between 5th Street and Colorado Avenue. This further activates this area of downtown and is supported by the Comprehensive Plan Principle 6: Efficient and Connected Transportation. A skybridge also has the opportunity to improve safety and accessibility. It separates pedestrians from street traffic, further reducing risks of vehicle-pedestrian conflicts. The proposal also encourages foot traffic in these areas. More pedestrian circulation in this area also has the potential to increase exposure to local businesses while also enhancing aesthetics in the Downtown area. A thoughtfully designed skybridge is also a recognizable public feature and provides opportunities for lighting, murals, and community storytelling.

Staff finds that this criterion has been met.

FISCAL IMPACT:

There is no direct fiscal impact with this request.

SUGGESTED MOTION:

I move to adopt Resolution No.10-26, a resolution issuing a revocable permit within 263 square feet of the 20' Alley in Block 126 of the City of Grand Junction Plat for a Sky Bridge Airspace Encroachment at 230 S 5th St.

Attachments

1. Resolution and Revocable Pedestrian SkyBridge - 230 S 5th Street

RESOLUTION NO. 10-26

A RESOLUTION ISSUING A REVOCABLE PERMIT WITHIN 263 SQUARE FEET OF THE 20' ALLEY IN BLOCK 126 OF THE CITY OF GRAND JUNCTION PLAT FOR A SKY BRIDGE AIRSPACE ENCROACHMENT AT 230 S 5TH ST

Recitals.

The Grand Junction Downtown Development Authority (Petitioner) represents that they are the owner of the following described real property in the City of Grand Junction:

LOT 27 TO 32 INC BLK 126 TOWN OF GRAND JUNCTION FIRST DIVISION RESURVEY SEC 14 1S 1W UM RECD 10/6/1885 RECPT NO 3206 MESA CO RECDS

The Petitioner has requested that the City issue a Revocable Permit to allow for a Pedestrian Skybridge airspace encroachment, subject to the terms of the permit, within the limits of the following described public right-of-way in the 20' alley in Block 126 and depicted on Exhibit B to this Resolution which Exhibit is incorporated by this reference:

A parcel of land situated in the Southwest Quarter of Section 14, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, lying entirely within the 20.00' Alley located in Block 126 of the City of Grand Junction Plat recorded at Reception Number 3206 of the Mesa County Records and being more particularly described as follows:

Commencing at the Southwest Corner of Lot 4 in aforementioned Block 126 from whence the Northwest Corner of said Lot 4 bears N0°02'41"E a distance of 125.53 feet for a basis of bearings, all bearings hereon related thereto; thence S89°55'58"E along the North Line of aforementioned 20.00' Alley a distance of 36.63 feet to the Point of Beginning; thence S89°55'58"E along said North Line a distance of 14.05 feet; thence S0°01'32"W a distance of 20.00 feet to the South Line of aforementioned 20.00' Alley; thence N89°55'58"W along said South Line a distance of 12.21 feet; thence N5°12'44"W a distance of 20.09 feet to the Point of Beginning.

Said parcel of land contains 263 square feet as described.

Said parcel of land is further subject to airspace limitations, being defined as lying within an area 18.00 feet above the proposed finish floor and not extending above the parapet of the building to be built at 230 S 5th Street, Grand Junction, Colorado. With a proposed floor elevation of 4584.63 feet the limits of the airspace would be between 4602.63 feet and 4661.30 feet. Elevations are based on the Project Benchmark located at the Southwest Corner of Lot 32 Block 126, City of Grand Junction being a found 1-1/2-inch aluminum disc PLS 18480 with an elevation of 4582.72 feet [NAVD88].

Relying on the information supplied by the Petitioner and contained in File No. RVP-2026-51 in the office of the City's Community Development Department, the City Council has determined that such action would not at this time be detrimental to the inhabitants of the City.

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

In consideration and adoption of the Recitals the City Manager is hereby authorized and directed to issue the attached Revocable Permit to the above-named Petitioner for the purposes described and within the limits of the public right-of-way described and depicted subject to each and every term and condition of the Revocable Permit.

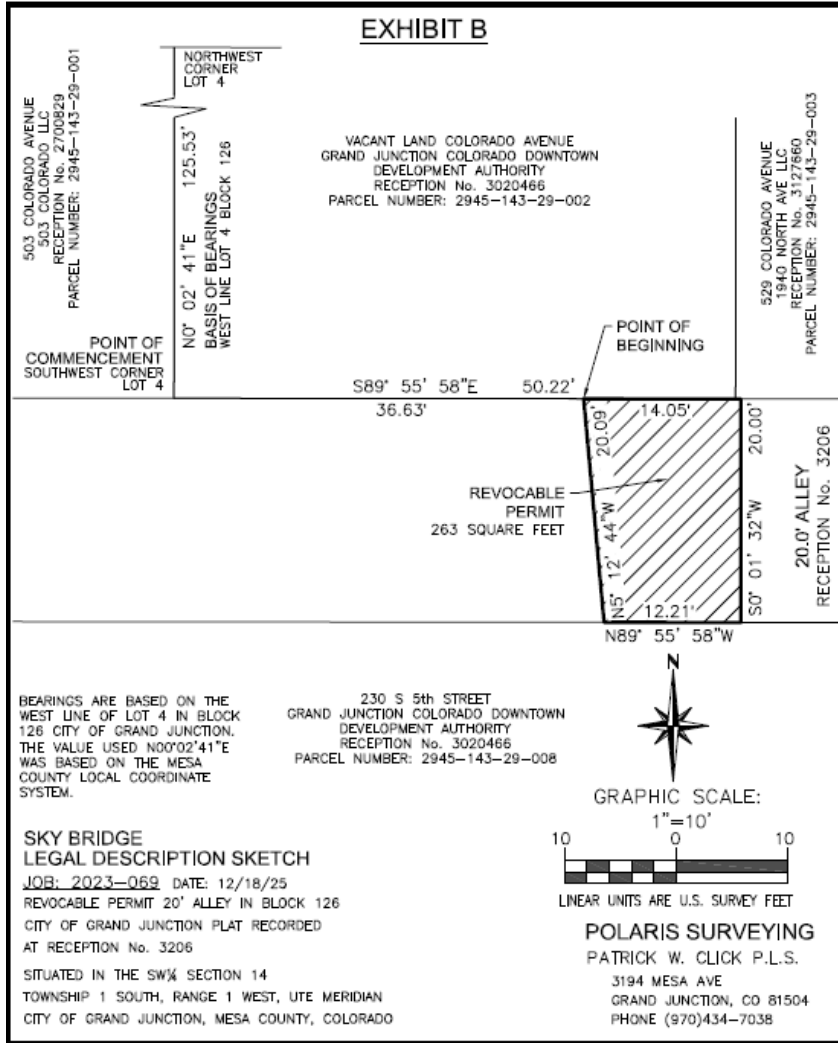
PASSED and ADOPTED this 4th day of February 2026.

Attest:

Selestina Sandoval
City Clerk

Cody Kennedy
President of the City Council

Exhibit B



REVOCABLE PERMIT FOR GJ DOWNTOWN DEVELOPMENT AUTHORITY ASSOCIATED WITH 230 SOUTH 5TH ST LLC

RECITALS

1. The Grand Junction Downtown Development Authority, hereinafter referred to as the "Petitioner," with an address of 248 S 4th St, Grand Junction CO 81501, has requested that the City of Grand Junction (the "City") issue this Revocable Permit (the "Permit") to allow the Petitioner to utilize, for the purposes of placement of a skybridge connecting two structures owned by Petitioner, as approved by the City, the airspace within the limits of the following described public property, to wit:

Permit Area:

A parcel of land situated in the Southwest Quarter of Section 14, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, lying entirely within the 20.00' Alley located in Block 126 of the City of Grand Junction Plat recorded at Reception Number 3206 of the Mesa County Records and being more particularly described as follows:

Commencing at the Southwest Corner of Lot 4 in aforementioned Block 126 from whence the Northwest Corner of said Lot 4 bears N0°02'41"E a distance of 125.53 feet for a basis of bearings, all bearings hereon related thereto; thence S89°55'58"E along the North Line of aforementioned 20.00' Alley a distance of 36.63 feet to the Point of Beginning; thence S89°55'58"E along said North Line a distance of 14.05 feet; thence S0°01'32"W a distance of 20.00 feet to the South Line of aforementioned 20.00' Alley; thence N89°55'58"W along said South Line a distance of 12.21 feet; thence N5°12'44"W a distance of 20.09 feet to the Point of Beginning.

Said parcel of land contains 263 square feet as described.

Said parcel of land is further subject to airspace limitations, being defined as lying within an area 18.00 feet above the proposed finish floor and not extending above the parapet of the building to be built at 230 S 5th Street, Grand Junction, Colorado. With a proposed floor elevation of 4584.63 feet the limits of the airspace would be between 4602.63 feet and 4661.30 feet. Elevations are based on the Project Benchmark located at the Southwest Corner of Lot 32 Block 126, City of Grand Junction being a found 1-1/2-inch aluminum disc PLS 18480 with an elevation of 4582.72 feet [NAVD88].

Above legal description written by:
Patrick W. Click
Colorado registered Professional Surveyor No. 37904 3194 Mesa Avenue Unit B

the "Area."

2. Based on the authority of the City Charter and §21.01.020 of the Grand Junction Zoning and Development Code applying the same, the City, by and through the City Manager or his designee, has determined that such action would not at this time be detrimental to the inhabitants of the City.

NOW, THEREFORE, IN ACCORDANCE WITH THE AUTHORITY OF THE SIGNER HERETO, the Petitioner is hereby and herewith issued a Revocable Permit for the purposes of construction, operation and maintenance of a skybridge as the same is described in Exhibit A and B within the limits of the Area; provided, however, that this Permit is conditioned upon the following:

a. The installation, operation, maintenance, repair and replacement of the skybridge by the Petitioner within the public property as authorized pursuant to this Permit shall be performed with due care or any other higher standard of care as may be required by the City to avoid creating hazardous or dangerous situations and to avoid damaging public roadways, sidewalks, utilities, or any other facilities presently existing or which may in the future exist in the Area.

b. The City, on its behalf for the City and its public, and on behalf of the public utility entities, districts, or organizations that have been granted easements on or through the Area (the "Public Utilities"), hereby reserves and retains a perpetual right to utilize all or any portion of the public property that is not being utilized for purposes of initial construction and thereafter the operation and maintenance of the skybridge for any lawful purpose of the City and/or Public Utilities whatsoever. The City further reserves and retains the right to revoke this Permit for Petitioner's or its successors or assigns failure to comply with the conditions state herein or in the following Agreement.

c. The Petitioner, for itself and for its successors and assigns, agrees that it shall not hold, nor attempt to hold, the City of Grand Junction, its officers, employees and agents, liable for damages caused to any improvements and/or facilities to be installed by the Petitioner within the limits of the public property (including the removal thereof), or any other property of the Petitioner or any other party, as a result of the Petitioner's occupancy, possession or use of said public property or as a result of any City, County, State or Public Utility activity or use thereof or as a result of the installation, operation, maintenance, repair and replacement of public improvements.

d. The Petitioner, for itself and for its successors and assigns, agrees that it shall at all times keep the above-described public property and the facilities authorized pursuant to this Permit in good condition and repair.

Commented [JS1]: Define
Commented [AR2R1]: I think leaving this general is better to protect future utilities.

e. This Revocable Permit for the purposes of placement of a skybridge over and across the Area building shall be issued only upon concurrent execution by the Petitioner of an agreement that the Petitioner and the Petitioner's successors and assigns shall save and hold the City of Grand Junction, its officers, employees and agents harmless from, and indemnify the City, its officers, employees and agents, with respect to any claim or cause of action however stated arising out of, or in any way related to, the encroachment or use permitted, and that upon revocation of this Permit by the City the Petitioner shall, at the sole expense and cost of the Petitioner, within thirty (30) days of notice of revocation (which may occur by mailing a first class letter to Petitioners' last known address), peaceably surrender said public property and, at their own expense, remove any encroachment so as to make the described public property available for use by the City, the County of Mesa, the State of Colorado, the Public Utilities or the general public. The provisions concerning holding harmless and indemnity shall survive the expiration, revocation, termination or other ending of this Permit.

f. The Petitioner, for itself and for its successors and assigns, agrees that it shall be solely responsible for maintaining and repairing the skybridge and any and all improvements and/or facilities authorized pursuant to this Permit. The Petitioner agrees that the skybridge shall be a minimum of seventeen feet (17') above the surface of the public right-of-way beneath the Area at its lowest point and shall not create any sight obstructions for vehicular traffic through the Area.

g. This Revocable Permit and the following Agreement shall be recorded by the Petitioner, at the Petitioner's expense, in the office of the Mesa County Clerk and Recorder.

Dated this _____ day of _____, 2025.

Approved by The City of Grand Junction, a Colorado home rule municipality

City Manager

Director of Community Development

| Acceptance and Acknowledgment by the Petitioner:

Grand Junction Downtown Development Authority

AGREEMENT

The Grand Junction Downtown Development Authority, for itself and for its assigns, does hereby agree to abide by each and every term and condition contained in the foregoing Revocable Permit for the purposes of placement of a skybridge over and across the Area. Furthermore, it shall indemnify the City of Grand Junction, its officers, employees and agents and hold the City of Grand Junction, its officers, employees and agents harmless from all claims and causes of action as recited in said Permit.

Within thirty (30) days of revocation of said Permit, Petitioner agrees to peaceably surrender said public property to the City of Grand Junction and, at its sole cost and expense, remove any encroachment so as to make said public property fully available for use by the City of Grand Junction, the County of Mesa, the State of Colorado, the Public Utilities and/or the general public.

The Permittee acknowledges the existence of good and sufficient consideration for the making and enforcement of this Agreement.

Dated this _____ day of _____, 2026.

By signing, the Signatory represents he has full authority to bind the Petitioner to each and every term and condition hereof and/or in the Permit.

[Petitioning Entity]

State of Colorado)
)ss.
County of Mesa)

The foregoing Agreement was acknowledged before me this _____ day of _____, 2025, by _____.

My Commission expires: _____
Witness my hand and official seal.

Notary Public

Exhibit A

LEGAL DESCRIPTION

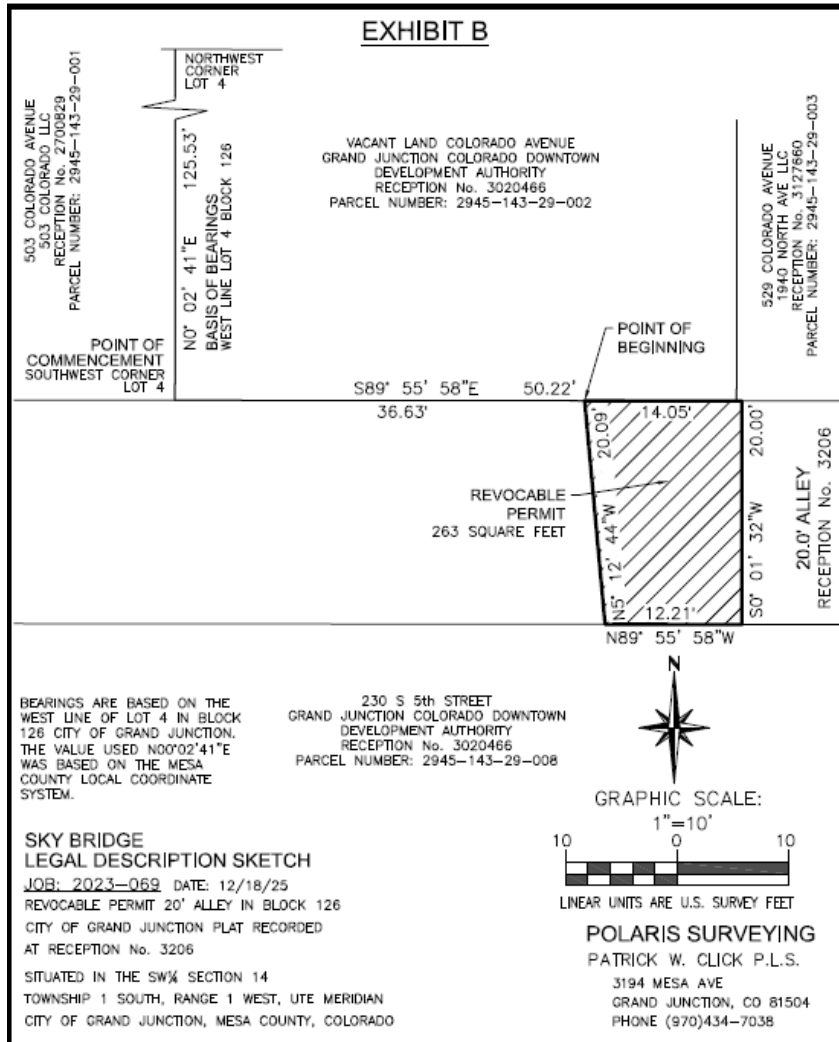
A parcel of land situated in the Southwest Quarter of Section 14, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, lying entirely within the 20.00' Alley located in Block 126 of the City of Grand Junction Plat recorded at Reception Number 3206 of the Mesa County Records and being more particularly described as follows:

Commencing at the Southwest Corner of Lot 4 in aforementioned Block 126 from whence the Northwest Corner of said Lot 4 bears N0°02'41"E a distance of 125.53 feet for a basis of bearings, all bearings hereon related thereto; thence S89°55'58"E along the North Line of aforementioned 20.00' Alley a distance of 36.63 feet to the Point of Beginning; thence S89°55'58"E along said North Line a distance of 14.05 feet; thence S0°01'32"W a distance of 20.00 feet to the South Line of aforementioned 20.00' Alley; thence N89°55'58"W along said South Line a distance of 12.21 feet; thence N5°12'44"W a distance of 20.09 feet to the Point of Beginning.

Said parcel of land contains 263 square feet as described.

Said parcel of land is further subject to airspace limitations, being defined as lying within an area 18.00 feet above the proposed finish floor and not extending above the parapet of the building to be built at 230 S 5th Street, Grand Junction, Colorado. With a proposed floor elevation of 4584.63 feet the limits of the airspace would be between 4602.63 feet and 4661.30 feet. Elevations are based on the Project Benchmark located at the Southwest Corner of Lot 32 Block 126, City of Grand Junction being a found 1-1/2-inch aluminum disc PLS 18480 with an elevation of 4582.72 feet [NAVD88].

Exhibit B





Grand Junction City Council

Regular Session

Item #5.b.

Meeting Date: February 4, 2026
Presented By: Thomas Lloyd, Planning Manager
Department: Community Development
Submitted By: Thomas Lloyd, Planning Manager

Information

SUBJECT:

A Resolution Issuing a Revocable Permit Within 80 Square Feet of the 20' Alley in Block 126 of the City of Grand Junction Plat for a Sanitary Sewer Line at 230 S 5th St

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The GJ Downtown Development Authority is requesting a Revocable Permit for an encroachment consisting of a Sanitary Sewer Service Line located within 80 square feet of public right-of-way in the 20' alley as shown in Block 126 of the City of Grand Junction Plat. The Revocable Permit allows the City to acknowledge the encroachment while retaining the ability to require the removal of the improvements from the right-of-way should it be needed in the future.

BACKGROUND OR DETAILED INFORMATION:

The GJ Downtown Development Authority is requesting a Revocable Permit for an airspace encroachment of a Sanitary Sewer Service line located within 80 square feet of public right-of-way in the 20' alley as shown in Block 126 of the City of Grand Junction Plat. The Revocable Permit allows the City to acknowledge the encroachment while retaining the ability to require the removal of the improvements from the right-of-way should it be needed in the future.

Applications for a Revocable Permit shall demonstrate compliance with the following criteria:

(1) There will be benefits derived by the community or area by granting the proposed Revocable Permit.

The proposed Sanitary Sewer Service Line in the ROW makes sewer service easier and more efficient to serve the project. This project further activates this area of downtown and is supported by the Comprehensive Plan. Further, this project is providing needed affordable housing to residents of Grand Junction and provides public benefits in that manner and is supported by both the City of Grand Junction Housing Strategy as well as the Comprehensive Plan. More specifically, this project aligns with the Comprehensive Plan's vision for strong neighborhoods and housing choices. This vision promotes housing options that meets the needs of people of all ages, incomes, and abilities, ensures a broader range of housing types and affordability levels, and encourages neighborhoods where residents from diverse economic backgrounds can live and thrive together. Lastly, this Revocable supports the development of an existing underutilized parcel in the downtown area.

Staff finds that this criterion has been met.

(2) Community Need for the Private Development Use Proposed for the City Property

With this project being an affordable housing project, the private development use does have a community need. This project promotes housing options that meets the needs of people of all ages, incomes, and abilities, ensures a broader range of housing types and affordability levels, and encourages neighborhoods where residents from diverse economic backgrounds can live and thrive together. Lastly, this Revocable supports the development of an existing underutilized parcel in the downtown area.

Staff finds that this criterion has been met.

(3) Suitability of City Property for the Proposed Uses and Potential Conflicting Uses

City Engineering staff found that this Revocable for a Sanitary Sewer Service line was suitable in this area.

Staff finds that this criterion has been met.

(4) Impacts on Access, Traffic Circulation, Neighborhood Stability, Character, and Sensitive Areas

As the proposed encumbrance is entirely below grade, there is no impact on access, traffic, neighborhood stability, character, or sensitive areas.

Staff finds that this criterion has been met.

(5) Conformance with Comprehensive Plan, Adopted Plans, and City Policies

This project further activates this area of downtown and is supported by the Comprehensive Plan. Further, this project is providing needed affordable housing to

residents of Grand Junction and provides public benefits in that manner and is supported by both the City of Grand Junction Housing Strategy as well as the Comprehensive Plan. More specifically, this project aligns with the Comprehensive Plan's vision for strong neighborhoods and housing choices. This vision promotes housing options that meet the needs of people of all ages, incomes, and abilities, ensures a broader range of housing types and affordability levels, and encourages neighborhoods where residents from diverse economic backgrounds can live and thrive together. Lastly, this Revocable supports the development of an existing underutilized parcel in the downtown area.

Staff finds that this criterion has been met.

FISCAL IMPACT:

There is no direct fiscal impact associated with this request.

SUGGESTED MOTION:

I move to adopt Resolution No.11-26, a resolution issuing a revocable permit within 80 square feet of the 20' Alley in Block 126 of the City of Grand Junction Plat for a Sanitary Sewer Service Line Encroachment at 230 S 5th Street.

Attachments

- 1. 26.0128 RVP - 230 S 5th Sewer Service

RESOLUTION NO. 12-26

**A RESOLUTION CONCERNING
THE ISSUANCE OF A REVOCABLE PERMIT TO THE GRAND JUNCTION
DOWNTOWN DEVELOPMENT AUTHORITY TO ALLOW FOR THE
ENCROACHMENT OF A SANITARY SEWER SERVICE LINE WITHIN THE 20 ‘
ALLEY IN BLOCK 126 OF THE GRAND JUNCTION PLAT**

Recitals.

The Grand Junction Downtown Development Authority (Petitioner) represents that they are the owner of the following described real property in the City of Grand Junction:

LOT 27 TO 32 INC BLK 126 TOWN OF GRAND JUNCTION FIRST DIVISION RESURVEY SEC 14 1S 1W UM RECD 10/6/1885 RECPT NO 3206 MESA CO RECDS

The Petitioner has requested that the City issue a Revocable Permit to allow for a sewer service line encroachment, subject to the terms of the permit, within the limits of the following described public right-of-way in the 20’ alley in Block 126 and depicted on Exhibit B to this Resolution which Exhibit is incorporated by this reference:

A parcel of land situated in the Southwest Quarter of Section 14, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, lying entirely within the 20.00’ Alley located in Block 126 of the City of Grand Junction Plat recorded at Reception Number 3206 of the Mesa County Records and being more particularly described as follows:

Commencing at the Southwest Corner of Lot 4 in aforementioned Block 126 from whence the Northwest Corner of said Lot 4 bears N0°02’41”E a distance of 125.53 feet for a basis of bearings, all bearings hereon related thereto; thence S89°55’58”E along the North Line of aforementioned 20.00’ Alley a distance of 22.96 feet to the Point of Beginning; thence S89°55’58”E along said North Line a distance of 4.00 feet; thence S0°00’00”E a distance of 20.00 feet to the South Line of aforementioned 20.00’ Alley; thence N89°55’58”W along said South Line a distance of 4.00 feet; thence N0°00’00”E a distance of 20.00 feet to the Point of Beginning.

Said parcel of land contains 80 square feet as described.

Relying on the information supplied by the Petitioner and contained in File No. RVP-2026-60 in the office of the City’s Community Development Department, the City Council has determined that such action would not at this time be detrimental to the inhabitants of the City.

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

In consideration and adoption of the Recitals the City Manager is hereby authorized and directed to issue the attached Revocable Permit to the above-named Petitioner for the purposes described and within the limits of the public right-of-way described and depicted subject to each and every term and condition of the Revocable Permit.

PASSED and ADOPTED this 4th day of February 2026.

Attest:

Selestina Sandoval
City Clerk

Cody Kennedy
President of the City Council

REVOCABLE PERMIT

Recitals.

A. Grand Junction Downtown Development Authority, hereinafter referred to as the Petitioner, represents he is the owner of the following described real property in the City of Grand Junction, County of Mesa, State of Colorado, to wit:

LOT 27 TO 32 INC BLK 126 TOWN OF GRAND JUNCTION FIRST DIVISION RESURVEY SEC 14 1S 1W UM RECD 10/6/1885 RECPT NO 3206 MESA CO RECDS

B. The Petitioner has requested that the City of Grand Junction issue a Revocable Permit to allow for a sewer service line encroachment, subject to the terms of the permit, within the limits of the following described public right-of-way in the 20' alley in Block 126 to wit (refer to Exhibit B for graphical representation):

A parcel of land situated in the Southwest Quarter of Section 14, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, lying entirely within the 20.00' Alley located in Block 126 of the City of Grand Junction Plat recorded at Reception Number 3206 of the Mesa County Records and being more particularly described as follows:

Commencing at the Southwest Corner of Lot 4 in aforementioned Block 126 from whence the Northwest Corner of said Lot 4 bears N0°02'41"E a distance of 125.53 feet for a basis of bearings, all bearings hereon related thereto; thence S89°55'58"E along the North Line of aforementioned 20.00' Alley a distance of 22.96 feet to the Point of Beginning; thence S89°55'58"E along said North Line a distance of 4.00 feet; thence S0°00'00"E a distance of 20.00 feet to the South Line of aforementioned 20.00' Alley; thence N89°55'58"W along said South Line a distance of 4.00 feet; thence N0°00'00"E a distance of 20.00 feet to the Point of Beginning.

Said parcel of land contains 80 square feet as described.

C. Relying on the information supplied by the Petitioner and contained in File No. RVP-2026-60 in the office of the City's Community Development Department, the City Council has determined that such action would not at this time be detrimental to the inhabitants of the City of Grand Junction.

NOW, THEREFORE, IN ACCORDANCE WITH THE ACTION OF THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

1. The Petitioner's use and occupancy of the public right-of-way as authorized pursuant to this Permit and the Charter and Ordinances of the City shall be performed with due care or any other higher standard of care as may be required to avoid creating hazardous or dangerous situations and to avoid damaging public improvements and public utilities

or any other facilities presently existing or which may in the future exist in said right-of-way.

2. The City hereby reserves and retains a perpetual right to utilize all or any portion of the public right-of-way for any purpose whatsoever. The City further reserves and retains the right to revoke this Permit at any time and for any or no reason.

3. The Petitioner, for himself and for his successors and assigns, agree that they shall not hold, nor attempt to hold, the City of Grand Junction, its officers, employees and agents, liable for damages caused to any improvements and/or facilities to be installed by the Petitioners within the limits of the public right-of-way (including the removal thereof), or any other property of the Petitioners or any other party, as a result of the Petitioners' occupancy, possession or use of said public right-of-way or as a result of any City, County, State or Public Utility activity or use thereof or as a result of the installation, operation, maintenance, repair and replacement of public improvements.

4. The Petitioner agrees that he shall at all times keep the above-described public right-of-way and the facilities authorized pursuant to this Permit in good condition and repair.

5. This Revocable Permit for to allow for a sewer service line encroachment, subject to the terms of the permit, within the limits of the following described public right-of-way in the 20' alley in Block 126 shall be issued only upon concurrent execution by the Petitioner of an agreement that the Petitioner and the Petitioner's successors and assigns shall save and hold the City of Grand Junction, its officers, employees and agents harmless from, and indemnify the City, its officers, employees and agents, with respect to any claim or cause of action however stated arising out of, or in any way related to, the encroachment or use permitted, and that upon revocation of this Permit by the City the Petitioner shall, at the sole expense and cost of the Petitioner, within thirty (30) days of notice of revocation (which may occur by mailing a first class letter to Petitioner's last known address), peaceably surrender said public right-of-way and, at their own expense, remove any encroachment so as to make the described public right-of-way available for use by the City, the County of Mesa, the State of Colorado, the Public Utilities or the general public. The provisions concerning holding harmless and indemnity shall survive the expiration, revocation, termination or other ending of this Permit.

6. This Revocable Permit, the foregoing Resolution and the following Agreement shall be recorded by the Petitioner, at the Petitioner's expense, in the office of the Mesa County Clerk and Recorder.

Dated this _____ day of _____, 2026.

City of Grand Junction, a Colorado home rule municipality

Selestina Sandoval
City Clerk

Michael P. Bennett
City Manager

Acceptance by the Petitioner:

Grand Junction Downtown Development Authority

By _____

Title _____

DRAFT

AGREEMENT

Grand Junction Downtown Development Authority, for themselves and successors and assigns, does hereby agree to:

(a) Abide by each and every term and condition contained in the foregoing Revocable Permit;

(b) Indemnify and hold harmless the City of Grand Junction, its officers, employees and agents with respect to all claims and causes of action, as provided for in the approved Resolution and Revocable Permit;

(c) Within thirty (30) days of revocation of said Permit by the City Council, peaceably surrender said public right-of-way fully available for use by the City of Grand Junction or the general public; and

(d) At the sole cost and expense of the petitioner, remove any encroachment so as to make said public right-of-way fully available for use by the City of Grand Junction or the general public.

Dated this _____ day of _____, 2026.

Grand Junction Downtown Development Authority

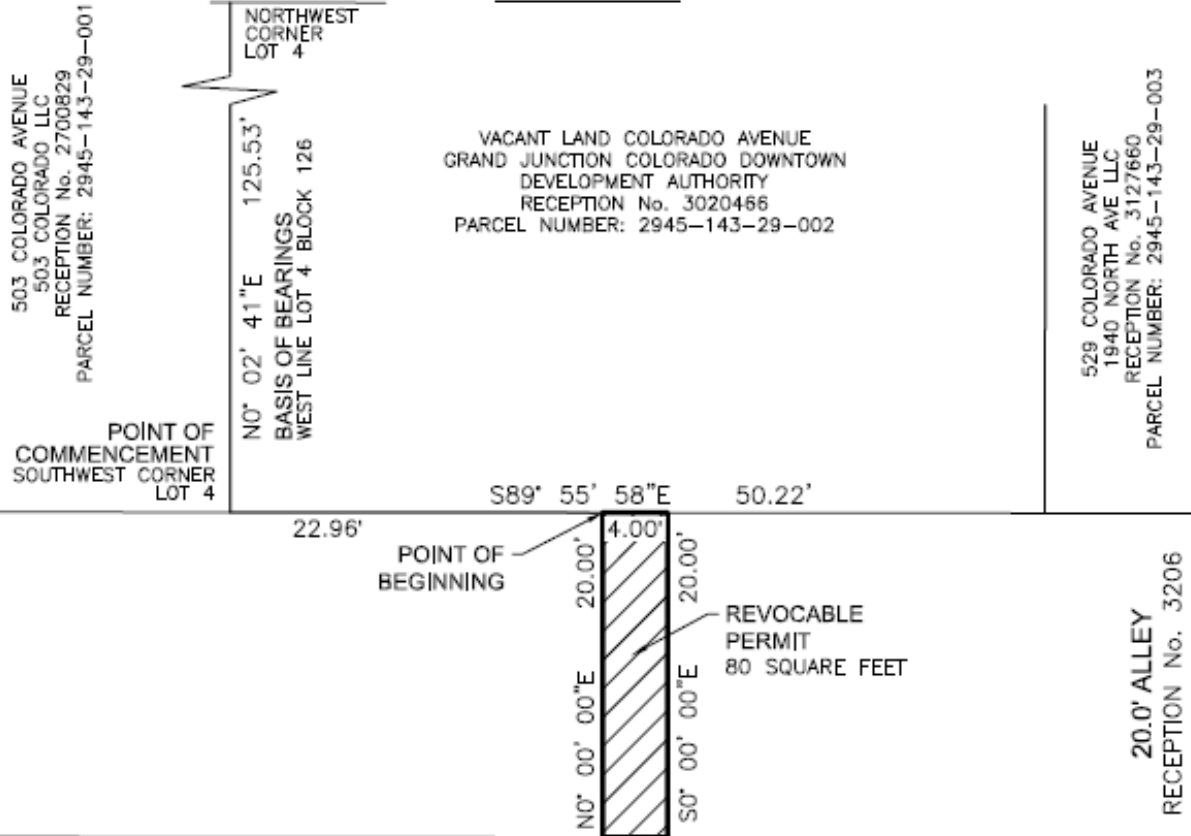
State of Colorado)
)ss.
County of Mesa)

The foregoing Agreement was acknowledged before me this _____ day of _____, 2025, by BTN, LLC.

My Commission expires: _____
Witness my hand and official seal.

Notary Public

EXHIBIT B

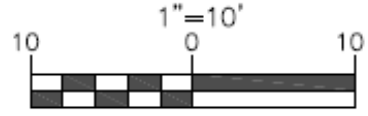


BEARINGS ARE BASED ON THE WEST LINE OF LOT 4 IN BLOCK 126 CITY OF GRAND JUNCTION. THE VALUE USED N00°02'41"E WAS BASED ON THE MESA COUNTY LOCAL COORDINATE SYSTEM.

230 S 5th STREET
GRAND JUNCTION COLORADO DOWNTOWN
DEVELOPMENT AUTHORITY
RECEPTION No. 3020466
PARCEL NUMBER: 2945-143-29-008



GRAPHIC SCALE:



LINEAR UNITS ARE U.S. SURVEY FEET

SANITARY SEWER LINE LEGAL DESCRIPTION SKETCH

JOB: 2023-069 DATE: 12/18/25
REVOCABLE PERMIT 20' ALLEY IN BLOCK 126
CITY OF GRAND JUNCTION PLAT RECORDED
AT RECEPTION No. 3206
SITUATED IN THE SW¼ SECTION 14
TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

POLARIS SURVEYING

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



Grand Junction City Council

Regular Session

Item #5.c.

Meeting Date: February 4, 2026
Presented By: Thomas Lloyd, Planning Manager
Department: Community Development
Submitted By: Thomas Lloyd, Planning Manager

Information

SUBJECT:

A Resolution Issuing a Revocable Permit Within 81 Square Feet of the 20' Alley in Block 126 of the City of Grand Junction Plat for a Storm Sewer Line at 230 S 5th St

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The GJ Downtown Development Authority is requesting a Revocable Permit for an encroachment consisting of a Storm Sewer Line located within 81 square feet of public right-of-way in the 20' alley as shown in Block 126 of the City of Grand Junction Plat. The Revocable Permit allows the City to acknowledge the encroachment while retaining the ability to require the removal of the improvements from the right-of-way should it be needed in the future.

BACKGROUND OR DETAILED INFORMATION:

The GJ Downtown Development Authority is requesting a Revocable Permit for an airspace encroachment of a Storm Sewer line located within 81 square feet of public right-of-way in the 20' alley as shown in Block 126 of the City of Grand Junction Plat. The Revocable Permit allows the City to acknowledge the encroachment while retaining the ability to require the removal of the improvements from the right-of-way should it be needed in the future.

Applications for a Revocable Permit shall demonstrate compliance with the following criteria:

(1) There will be benefits derived by the community or area by granting the proposed Revocable Permit.

The proposed Sanitary Sewer Service Line in the ROW makes drainage easier and more efficient for the project. This project further activates this area of downtown and is supported by the Comprehensive Plan. Further, this project is providing needed affordable housing to residents of Grand Junction and provides public benefits in that manner and is supported by both the City of Grand Junction Housing Strategy as well as the Comprehensive Plan. More specifically, this project aligns with the Comprehensive Plan's vision for strong neighborhoods and housing choices. This vision promotes housing options that meets the needs of people of all ages, incomes, and abilities, ensures a broader range of housing types and affordability levels, and encourages neighborhoods where residents from diverse economic backgrounds can live and thrive together. Lastly, this Revocable supports the development of an existing underutilized parcel in the downtown area.

Staff finds that this criterion has been met.

(2) Community Need for the Private Development Use Proposed for the City Property

With this project being an affordable housing project, the private development use does have a community need. This project promotes housing options that meets the needs of people of all ages, incomes, and abilities, ensures a broader range of housing types and affordability levels, and encourages neighborhoods where residents from diverse economic backgrounds can live and thrive together. Lastly, this Revocable supports the development of an existing underutilized parcel in the downtown area.

Staff finds that this criterion has been met.

(3) Suitability of City Property for the Proposed Uses and Potential Conflicting Uses

City Engineering staff found that this Revocable for a Storm Sewer line was suitable in this area.

Staff finds that this criterion has been met.

(4) Impacts on Access, Traffic Circulation, Neighborhood Stability, Character, and Sensitive Areas

As the proposed encumbrance is entirely below grade, there is no impact on access, traffic, neighborhood stability, character, or sensitive areas.

Staff finds that this criterion has been met.

(5) Conformance with Comprehensive Plan, Adopted Plans, and City Policies

This project further activates this area of downtown and is supported by the Comprehensive Plan. Further, this project is providing needed affordable housing to

residents of Grand Junction and provides public benefits in that manner and is supported by both the City of Grand Junction Housing Strategy as well as the Comprehensive Plan. More specifically, this project aligns with the Comprehensive Plan's vision for strong neighborhoods and housing choices. This vision promotes housing options that meets the needs of people of all ages, incomes, and abilities, ensures a broader range of housing types and affordability levels, and encourages neighborhoods where residents from diverse economic backgrounds can live and thrive together. Lastly, this Revocable supports the development of an existing underutilized parcel in the downtown area.

Staff finds that this criterion has been met.

FISCAL IMPACT:

There is no direct fiscal impact associated with this request.

SUGGESTED MOTION:

I move to adopt Resolution No.12-26, a resolution issuing a revocable permit within 81 square feet of the 20' Alley in Block 126 of the City of Grand Junction Plat for a Storm Sewer Line Encroachment at 230 S 5th Street.

Attachments

- 1. 26.0128 RVP Storm Sewer

RESOLUTION NO. 13-26

**A RESOLUTION CONCERNING
THE ISSUANCE OF A REVOCABLE PERMIT TO THE GRAND JUNCTION
DOWNTOWN DEVELOPMENT AUTHORITY TO ALLOW FOR THE
ENCROACHMENT OF A STORM SEWER LINE WITHIN THE 20 ' ALLEY IN BLOCK
126 OF THE GRAND JUNCTION PLAT**

Recitals.

The Grand Junction Downtown Development Authority (Petitioner) represents that they are the owner of the following described real property in the City of Grand Junction:

LOT 27 TO 32 INC BLK 126 TOWN OF GRAND JUNCTION FIRST DIVISION RESURVEY SEC 14 1S 1W UM RECD 10/6/1885 RECPT NO 3206 MESA CO RECDS

The Petitioner has requested that the City issue a Revocable Permit to allow for a storm sewer line encroachment, subject to the terms of the permit, within the limits of the following described public right-of-way in the 20' alley in Block 126 and depicted on Exhibit B to this Resolution which Exhibit is incorporated by this reference:

A parcel of land situated in the Southwest Quarter of Section 14, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, lying entirely within the 20.00' Alley located in Block 126 of the City of Grand Junction Plat recorded at Reception Number 3206 of the Mesa County Records and being more particularly described as follows:

Commencing at the Southwest Corner of Lot 4 in aforementioned Block 126 from whence the Northwest Corner of said Lot 4 bears N0°02'41"E a distance of 125.53 feet for a basis of bearings, all bearings hereon related thereto; thence S89°55'58"E along the North Line of aforementioned 20.00' Alley a distance of 3.10 feet to the Point of Beginning; thence S89°55'58"E along said North Line a distance of 4.04 feet; thence S8°23'01"W a distance of 20.21 feet to the South Line of aforementioned 20.00' Alley; thence N89°55'58"W along said South Line a distance of 4.04 feet; thence N8°23'01"E a distance of 20.21 feet to the Point of Beginning.

Said parcel of land contains 81 square feet as described.

Relying on the information supplied by the Petitioner and contained in File No. RVP-2026-61 in the office of the City's Community Development Department, the City Council has determined that such action would not at this time be detrimental to the inhabitants of the City.

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

In consideration and adoption of the Recitals the City Manager is hereby authorized and directed to issue the attached Revocable Permit to the above-named Petitioner for the purposes described and within the limits of the public right-of-way described and depicted subject to each and every term and condition of the Revocable Permit.

PASSED and ADOPTED this 4th day of February 2026.

Attest:

Selestina Sandoval
City Clerk

Cody Kennedy
President of the City Council

DRAFT

REVOCABLE PERMIT

Recitals.

A. Grand Junction Downtown Development Authority, hereinafter referred to as the Petitioner, represents he is the owner of the following described real property in the City of Grand Junction, County of Mesa, State of Colorado, to wit:

LOT 27 TO 32 INC BLK 126 TOWN OF GRAND JUNCTION FIRST DIVISION RESURVEY SEC 14 1S 1W UM RECD 10/6/1885 RECPT NO 3206 MESA CO RECDS

B. The Petitioner has requested that the City of Grand Junction issue a Revocable Permit to allow for a sewer service line encroachment, subject to the terms of the permit, within the limits of the following described public right-of-way in the 20' alley in Block 126 to wit (refer to Exhibit B for graphical representation):

The Petitioner has requested that the City issue a Revocable Permit to allow for a storm sewer line encroachment, subject to the terms of the permit, within the limits of the following described public right-of-way in the 20' alley in Block 126 and depicted on Exhibit B to this Resolution which Exhibit is incorporated by this reference:

A parcel of land situated in the Southwest Quarter of Section 14, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, lying entirely within the 20.00' Alley located in Block 126 of the City of Grand Junction Plat recorded at Reception Number 3206 of the Mesa County Records and being more particularly described as follows:

Commencing at the Southwest Corner of Lot 4 in aforementioned Block 126 from whence the Northwest Corner of said Lot 4 bears $N0^{\circ}02'41''E$ a distance of 125.53 feet for a basis of bearings, all bearings hereon related thereto; thence $S89^{\circ}55'58''E$ along the North Line of aforementioned 20.00' Alley a distance of 3.10 feet to the Point of Beginning; thence $S89^{\circ}55'58''E$ along said North Line a distance of 4.04 feet; thence $S8^{\circ}23'01''W$ a distance of 20.21 feet to the South Line of aforementioned 20.00' Alley; thence $N89^{\circ}55'58''W$ along said South Line a distance of 4.04 feet; thence $N8^{\circ}23'01''E$ a distance of 20.21 feet to the Point of Beginning.

Said parcel of land contains 81 square feet as described.

C. Relying on the information supplied by the Petitioner and contained in File No. RVP-2026-61 in the office of the City's Community Development Department, the City Council has determined that such action would not at this time be detrimental to the inhabitants of the City of Grand Junction.

NOW, THEREFORE, IN ACCORDANCE WITH THE ACTION OF THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

1. The Petitioner's use and occupancy of the public right-of-way as authorized pursuant to this Permit and the Charter and Ordinances of the City shall be performed with due care or any other higher standard of care as may be required to avoid creating hazardous or dangerous situations and to avoid damaging public improvements and public utilities or any other facilities presently existing or which may in the future exist in said right-of-way.
2. The City hereby reserves and retains a perpetual right to utilize all or any portion of the public right-of-way for any purpose whatsoever. The City further reserves and retains the right to revoke this Permit at any time and for any or no reason.
3. The Petitioner, for himself and for his successors and assigns, agree that they shall not hold, nor attempt to hold, the City of Grand Junction, its officers, employees and agents, liable for damages caused to any improvements and/or facilities to be installed by the Petitioners within the limits of the public right-of-way (including the removal thereof), or any other property of the Petitioners or any other party, as a result of the Petitioners' occupancy, possession or use of said public right-of-way or as a result of any City, County, State or Public Utility activity or use thereof or as a result of the installation, operation, maintenance, repair and replacement of public improvements.
4. The Petitioner agrees that he shall at all times keep the above-described public right-of-way and the facilities authorized pursuant to this Permit in good condition and repair.
5. This Revocable Permit for to allow for a storm sewer line encroachment, subject to the terms of the permit, within the limits of the following described public right-of-way in the 20' alley in Block 126 shall be issued only upon concurrent execution by the Petitioner of an agreement that the Petitioner and the Petitioner's successors and assigns shall save and hold the City of Grand Junction, its officers, employees and agents harmless from, and indemnify the City, its officers, employees and agents, with respect to any claim or cause of action however stated arising out of, or in any way related to, the encroachment or use permitted, and that upon revocation of this Permit by the City the Petitioner shall, at the sole expense and cost of the Petitioner, within thirty (30) days of notice of revocation (which may occur by mailing a first class letter to Petitioner's last known address), peaceably surrender said public right-of-way and, at their own expense, remove any encroachment so as to make the described public right-of-way available for use by the City, the County of Mesa, the State of Colorado, the Public Utilities or the general public. The provisions concerning holding harmless and indemnity shall survive the expiration, revocation, termination or other ending of this Permit.
6. This Revocable Permit, the foregoing Resolution and the following Agreement shall be recorded by the Petitioner, at the Petitioner's expense, in the office of the Mesa County Clerk and Recorder.

Dated this _____ day of _____, 2026.

City of Grand Junction, a Colorado home rule municipality

Selestina Sandoval
City Clerk

Michael P. Bennett
City Manager

Acceptance by the Petitioner:

Grand Junction Downtown Development Authority

By _____

Title _____

DRAFT

AGREEMENT

Grand Junction Downtown Development Authority, for themselves and successors and assigns, does hereby agree to:

- (a) Abide by each and every term and condition contained in the foregoing Revocable Permit;
- (b) Indemnify and hold harmless the City of Grand Junction, its officers, employees and agents with respect to all claims and causes of action, as provided for in the approved Resolution and Revocable Permit;
- (c) Within thirty (30) days of revocation of said Permit by the City Council, peaceably surrender said public right-of-way fully available for use by the City of Grand Junction or the general public; and
- (d) At the sole cost and expense of the petitioner, remove any encroachment so as to make said public right-of-way fully available for use by the City of Grand Junction or the general public.

Dated this _____ day of _____, 2026.

Grand Junction Downtown Development Authority

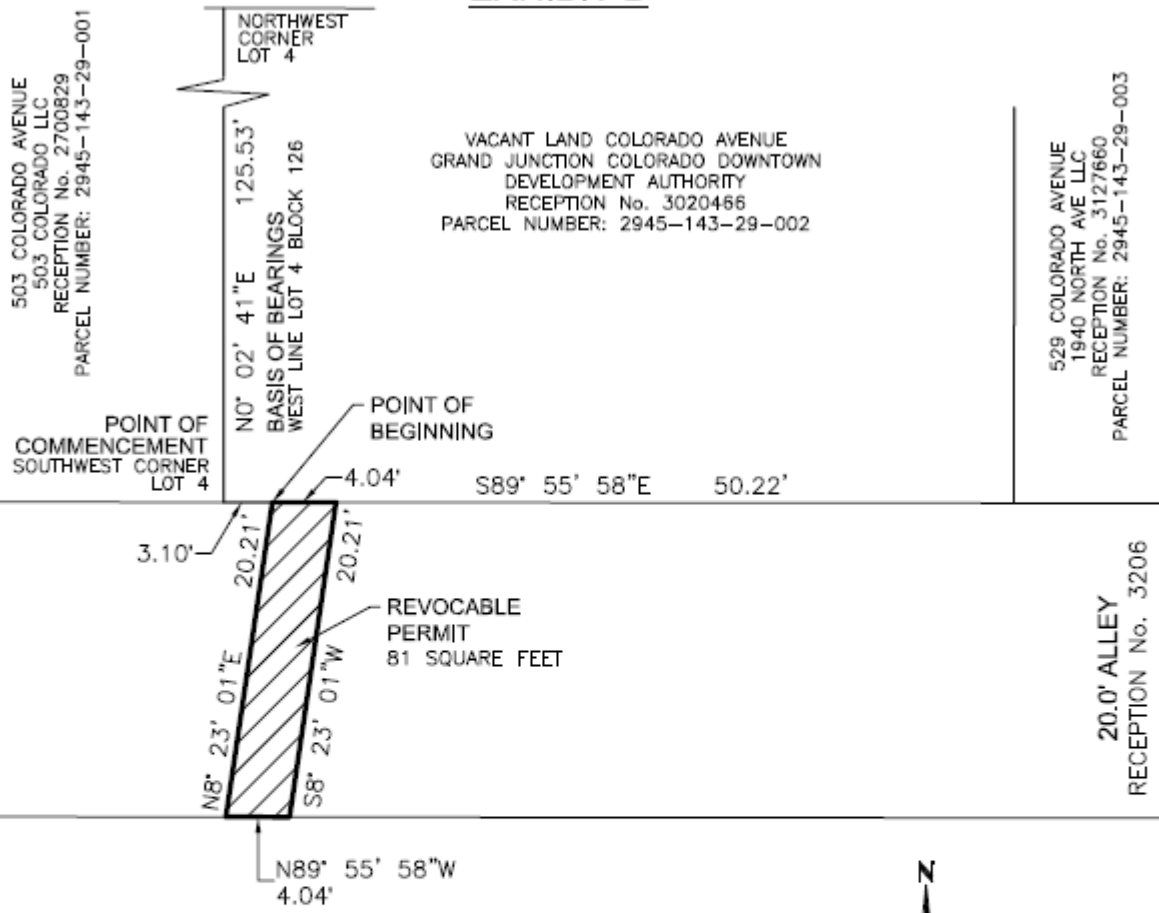
State of Colorado)
)ss.
 County of Mesa)

The foregoing Agreement was acknowledged before me this _____ day of _____, 2025, by BTN, LLC.

My Commission expires: _____
 Witness my hand and official seal.

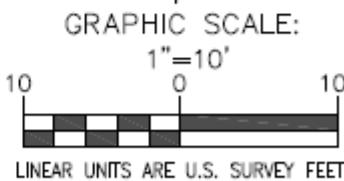
 Notary Public

EXHIBIT B



BEARINGS ARE BASED ON THE WEST LINE OF LOT 4 IN BLOCK 126 CITY OF GRAND JUNCTION. THE VALUE USED N00°02'41"E WAS BASED ON THE MESA COUNTY LOCAL COORDINATE SYSTEM.

230 S 5th STREET
 GRAND JUNCTION COLORADO DOWNTOWN
 DEVELOPMENT AUTHORITY
 RECEPTION No. 3020466
 PARCEL NUMBER: 2945-143-29-008



**STORM SEWER LINE
 LEGAL DESCRIPTION SKETCH**
 JOB: 2023-069 DATE: 12/18/25
 REVOCABLE PERMIT 20' ALLEY IN BLOCK 126
 CITY OF GRAND JUNCTION PLAT RECORDED
 AT RECEPTION No. 3206
 SITUATED IN THE SW¼ SECTION 14
 TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN
 CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

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



Grand Junction City Council

Regular Session

Item #5.d.

Meeting Date: February 4, 2026
Presented By: Jessica Johnsen, Zoning Supervisor
Department: Community Development
Submitted By: Jessica Johnsen, Zoning Supervisor

Information

SUBJECT:

A Resolution Amending Resolution 69-25 to Correct a Clerical Error in the Property Address

RECOMMENDATION:

Staff recommends approval of this request.

EXECUTIVE SUMMARY:

This item seeks City Council approval for a technical correction to Resolution No. 69-25, which was previously adopted on November 19, 2026. The resolution corrects the address of the subject property from 2706 B 1/4 Road to 2716 B 1/4 Road.

BACKGROUND OR DETAILED INFORMATION:

Following the approval of the resolution, it was discovered that the document contained a clerical error regarding the subject property address. The error was strictly typographical in nature. This correction ensures that the final recorded resolution aligns with the official property records and the intent of the original Council action.

The record shall be updated to list the subject property as 2716 B 1/4 Road; all other terms and conditions of the original resolution remain in full force and effect.

FISCAL IMPACT:

There is no fiscal impact for this item

SUGGESTED MOTION:

I move to adopt Resolution No. 14-26, A Resolution Amending Resolution 69-25 to correct a clerical error in the property address.

Attachments

1. RES- Amending RES 69-25
2. Resolution No. 69-25 - 2025 - A Resolution Referring a Petition to the City~on, Colorado, Setting a Hearing on Such Annexation, Ricciardella Annexatio

CITY OF GRAND JUNCTION, COLORADO
RESOLUTION NO. XX-26

A RESOLUTION CORRECTING RESOLUTION 69-25 THAT REFERRED 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 FOR THE RICCIARDELLA ANNEXATION OF APPROXIMATELY 7.37 ACRES LOCATED AT 2706 B 1/4 ROAD

WHEREAS, on the 19th day of November, 2025, the City approved Resolution 69-25 including an address of 2706 B 1/4 Road for the Ricciardella Annexation and;

WHEREAS, the City Council of the City of Grand Junction, Colorado, must correct a scrivener error that included an incorrect property address.

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

Resolution 69-25 that provided the address for the Ricciardella Annexation is hereby corrected to 2716 B 1/4 Road.

ADOPTED the 4th day of February, 2026.

President of the Council

Attest:

City Clerk

**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 19th day of November 2025, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 69-25

**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**

**RICCIARDELLA
ANNEXATION**

**APPROXIMATELY 7.37
ACRES
LOCATED AT 2706 B 1/4 ROAD**

WHEREAS, on the 19th day of November, 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:

RICCIARDELLA ANNEXATION

A parcel of land described in Reception Numbers 3031767 and 3128344 and portions of those right of way parcels described in Reception Numbers 2820445, 1305550 and 2793678, located in the southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Southwest Sixteenth Corner (SW 1/16) of said Section 25, whence the South Sixteenth Corner on the west line of said Section 25 bears N89°56'05"W, a distance of 1,320.54 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto;

thence N89°56'05"W, a distance of 458.28 feet along the south line of the northwest quarter of the southwest quarter (NW1/4SW1/4) to the Point of Beginning;

thence continuing along said south line, N89°56'05"W, a distance of 58.00 feet; thence N00°02'12"W, a distance of 30.00 feet to a point on the north R.O.W. line of B1/4 Road; thence S89°56'05"E, a distance of 3.00 along said north line; thence N00°02'15"W, a distance of 262.00 feet; thence N89°56'05"W, a distance of 131.00 feet; thence S00°02'17"E, a distance of 272.00 feet to a point on the north R.O.W. line of B1/4 Road; thence S00°02'17"E, a distance of 20.00 feet to a point on said south line of the northwest quarter of the southwest quarter (NW1/4 SW1/4) of Section 25; thence

N89°56'05"W, a distance of 16.00 feet to the southwest corner of said southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25; thence N00°02'17"W, a distance of 20.00 feet to a point on the north R.O.W. line of B1/4 Road; thence N00°02'17"W, a distance of 640.50 feet along the west line of said southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25 to the northwest corner of said southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25 being a point on the south line of Western Hills Annexation No. 2 Ordinance 2628; thence S89°57'49"E, a distance of 660.63 feet along said north line also being said south line of Western Hills Annexation No. 2 to the northeast corner of said southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25 being a point on the west line of Tallman Annexation Ordinance No. 4797; thence S00°00'30"E, a distance of 510.83 feet along said east line also being the west line of Tallman Annexation (Ordinance 4797) to the northeast corner of a parcel of land as recorded at Reception No. 1443538; thence N89°56'05"W, a distance of 275.02 feet; thence N00°00'30"W, a distance of 39.31 feet; thence N89°56'05"W, a distance of 183.37 feet; thence S00°02'12"E, a distance of 159.31 to a point on the North R.O.W. line of B1/4 Road; thence S00°02'12"E, a distance of 30.00 feet to the Point of Beginning.

Said parcel of land CONTAINING 322,222 Square Feet or 7.40 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 17th day of December, 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 19th day of November, 2025.

Cody Kennedy

President of the Council

Attest:

Justin Gambel

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.

Christina Sanchez
City Clerk



| <i>DATES PUBLISHED</i> |
|---------------------------------------|
| November 22nd, 2025 |
| November 29th, 2025 |
| December 6th, 2025 |
| December 13th, 2025 |



Grand Junction City Council

Regular Session

Item #5.e.

Meeting Date: February 4, 2026

Presented By: Trenton Prall, Engineering & Transportation Director

Department: Engineering & Transportation

Submitted By: Trenton Prall, Engineering and Transportation Director

Information

SUBJECT:

A Resolution of Support for Federal Legislation to Reauthorize Funding for the Department of Energy Grand Junction Uranium Disposal Site

RECOMMENDATION:

Adopt proposed resolution supporting federal legislation to reauthorize funding for the Department of Energy Grand Junction Uranium Disposal Site.

EXECUTIVE SUMMARY:

Department of Energy operates a disposal site, located near Hwy 50 between Grand Junction and Delta, that currently serves as the only location in Colorado for long-term storage of uranium waste. Every two to three years, approximately 6000 cubic yards of low grade radioactive waste (aka mill tailings) is transported from the City of Grand Junction's interim facility to the Department of Energy (DOE) operated disposal site. Federal legislation must reauthorize the Grand Junction uranium disposal site to prevent its closure, which would begin next year without authorization. The proposed resolution is in support of the proposed legislation.

BACKGROUND OR DETAILED INFORMATION:

The City of Grand Junction has a long history with energy production. The former Grand Junction processing site used to sit along the north bank of the west-flowing Colorado River on land owned by the City of Grand Junction. Early facility operations began in 1899 as a sugar beet mill. In 1950, the Climax Uranium Company transformed the original site to operate as a uranium and vanadium mill until 1970. During 19 years of operation, the mill produced 2.2 million tons of radioactive tailings. Now, the City has redeveloped this area into a recreation and business park which has activated the riverfront and contributed to economic development. This revitalization of the former mill site was made possible, in part, due to the disposal and processing site located nearby.

During the mill's operation and into the 1970's, mill tailings were used throughout the City and surrounding communities as granular material under concrete sidewalks, around water and sewer lines, and under many building foundations.

Since the late 1990's the City has operated an interim storage facility at its Municipal Operations Center to store mill tailings encountered during the reconstruction of aging infrastructure and buildings across the Western Slope. Every 2-3 years, the DOE has opened the Grand Junction Uranium Disposal Site at Cheney reservoir and Colorado Department of Local Affairs has reimbursed the City to have the tailings moved from City's interim facility to the permanent Grand Junction Uranium Disposal Site.

The continued operation of the Grand Junction Uranium Disposal Site allows the City and surrounding communities to have a safe, designated location in which mill tailings and other radioactive materials can be permanently stored. This keeps the hazardous materials away from populated areas and reduces the risk of harm.

DOE's disposal site, located near Hwy 50 between Grand Junction and Delta, is the only location in Colorado for long-term storage of uranium waste. Every two to three years, approximately 6000 cubic yards of low grade radioactive waste (aka mill tailings) is transported from the interim facility to the Department of Energy (DOE) operated disposal site south of Grand Junction, CO.

Currently, each haul (once every 2-3 years) to the Grand Junction disposal site costs CDPHE approximately \$100,000.

The Grand Junction site still has the capacity to hold over 200,000 cubic yards more of radioactive materials.

Federal legislation must reauthorize the Grand Junction uranium disposal site to prevent its closure, which would begin next year without authorization.

The site was most recently reauthorized in 2019 in legislation led by former Rep. Tipton. That reauthorization was broadly supported.

Colorado Department of Public Health and Environment (CDPHE) is requesting a reauthorization until the cell reaches full capacity.

If this disposal site were to close, private and commercial property owners would be required to immediately transport the contaminated material to the Clive Disposal Site west of Salt Lake City and pay the disposal fees (a prorated amount of \$2000 per ton), likely resulting in illegal dumping of radioactive material on local lands.

Mesa County, the City of Grand Junction, and the Town of Fruita supported the previous reauthorization led by former Rep. Scott Tipton (Responsible Disposal Reauthorization Act of 2019).

FISCAL IMPACT:

The City is reimbursed by the State of Colorado Department of Local Affairs for the cost to move collected mill tailings every 2-3 years to the permanent repository at the Grand Junction Uranium Disposal Site. Each contract is usually around \$100,000 to move 3000 tons. If this disposal site were to close, private and commercial property owners would be required to immediately transport the contaminated material to the Clive Disposal Site west of Salt Lake City and pay the disposal fees (a prorated amount of \$2000 per ton) not including the haul to the facility over 350 miles northwest of Grand Junction.

SUGGESTED MOTION:

I move to adopt Resolution No.16-26, a resolution supporting federal legislation to reauthorize funding for the Department of Energy's Grand Junction Uranium Disposal Site

Attachments

- 1. RES-2026 Support Resolution Reauthorizing Funding for DOE Grand Junction Uranium Disposal Site

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 16-26

A RESOLUTION OF SUPPORT FOR FEDERAL LEGISLATION TO REAUTHORIZE FUNDING FOR THE DEPARTMENT OF ENERGY URANIUM DISPOSAL SITE

Recitals:

The City of Grand Junction has a long history associated with energy production. The former Grand Junction Processing Site was located along the north bank of the Colorado River on land owned by the City of Grand Junction. Initial operations began in 1899 as a sugar beet mill, and in 1950 the Climax Uranium Company converted the facility into a uranium and vanadium mill, which operated until 1970; and

During approximately nineteen years of operation, the mill produced an estimated 2.2 million tons of radioactive tailings. Following closure of the mill, these tailings were widely used throughout the City and surrounding communities as fill material beneath sidewalks, around water and sewer infrastructure, and under building foundations; and

The City has since redeveloped the former mill site into a recreation and business park that has revitalized the riverfront and contributed to economic development. This redevelopment was made possible, in part, by the availability of a nearby permanent uranium disposal site; and

Since the late 1990s, the City has operated an interim tailings storage facility at its Municipal Operations Center to temporarily store radioactive materials encountered during the reconstruction of aging infrastructure and buildings across the Western Slope; and

Every two to three years, the U.S. Department of Energy (DOE) opens the Cheney Disposal Cell, and the Colorado Department of Local Affairs reimburses the City for transporting radioactive materials from the City's interim facility to the permanent disposal site; and

The continued operation of the Grand Junction Uranium Disposal Site provides the City and surrounding communities with a safe, designated location for the permanent disposal of mill tailings and other radioactive materials, thereby reducing risks to public health and preventing contamination in populated areas; and

The Grand Junction Uranium Disposal Site currently has the capacity to accept more than 200,000 additional cubic yards of radioactive material; and

Absent federal reauthorization, the Grand Junction Uranium Disposal Site is scheduled to close beginning next year; and

The Colorado Department of Public Health and Environment (CDPHE) is requesting federal reauthorization of the disposal site until it reaches full capacity; and

If the disposal site were to close, private and commercial property owners would be required to transport contaminated materials to the Clive Disposal Facility in Utah and pay substantial disposal fees, estimated at approximately \$2,000 per ton, which could create financial hardship and increase the risk of illegal dumping of radioactive materials on local lands.

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

The City Council hereby expresses its support for the federal legislation to reauthorize funding for the Department of Energy Grand Junction Uranium Disposal Site.

The City Clerk is hereby directed to transmit a copy of this Resolution to Colorado's congressional delegation and other appropriate federal and state agencies to express the City Council's support for reauthorization of funding for the Department of Energy Grand Junction Uranium Disposal Site.

Passed and adopted this 4th day of February 2026.

Cody Kennedy
President of the City Council

Attest:

Selestina Sandoval
City Clerk



Grand Junction City Council

Regular Session

Item #6.a.i.

Meeting Date: February 4, 2026
Presented By: Tim Lehrbach, Principal Planner
Department: Community Development
Submitted By: Tim Lehrbach, Principal Planner

Information

SUBJECT:

An Ordinance Amending Sections of the Zoning and Development Code and 24 Road Corridor Design Standards (Title 21 and Title 25 of Grand Junction Municipal Code) Regarding Planned Development, Mixed-Use Downtown District Specific Standards, Short-Term Rentals, Accessory Uses and Structures, Shared Driveways, ROW Dedication, Multi-Unit Design Standards, Access to Public Streets, and Service and Storage Areas in the 24 Road Corridor

RECOMMENDATION:

The Planning Commission heard this request at the January 13, 2026 regular meeting and voted (4-1) to recommend approval, except that the proposed amendment to Section 21.09.060 was remanded to staff for further revision.

EXECUTIVE SUMMARY:

In the course of regular review of Volume II Development Regulations of the Grand Junction Municipal Code, staff has identified items within the Zoning and Development Code (Title 21) and the 24 Road Corridor Design Standards (Title 25) that inadvertently conflict with standard practice, have challenges with implementation, require correction, or could use additional clarification. A draft version of the ordinance was presented to the Planning Commission. A revision to Section 21.09.060 concerning Open and Undeveloped Spaces was remanded to staff for further revision and is not included in the proposed ordinance.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

In the course of regular review of Volume II Development Regulations of the Grand Junction Municipal Code, staff has identified items within the Zoning and Development Code (Title 21) and the 24 Road Corridor Design Standards (Title 25) that inadvertently

conflict with standard practice, have challenges with implementation, require correction, or could use additional clarification.

Proposed amendments are as follows:

GJMC 21.02.050(j)(8) Planned Developments Approved Under Prior Codes.
An incorrect reference to application approval lapse provisions is corrected.

GJMC 21.03.060(e)(4) Mixed-Use Downtown (MU-3) District Specific Standards.
An obsolete reference to open space dedication, which is no longer of effect, is deleted.

GJMC 21.04.030(d)(5)(iv)(B) Use-Specific Standards – Short-Term Rentals (STR)
The requirements that one additional parking space for each bedroom above four bedrooms on the lot and that no additional required parking may be located in front of the principal structure are deleted.

GJMC 21.04.040(c) General Standards for Accessory Uses and Structures.
An incorrect reference to performance standards is corrected.

GJMC 21.05.020(e)(5) Shared Driveway (Autocourt)
Provisions pertaining to ownership are amended to require that a shared driveway shall be in a tract dedicated to the homeowners association (rather than abutting owners only) and that the declaration shall address maintenance responsibility.

A provision limiting the number of units which may abut or use a shared driveway is deleted.

An error in the graphic depicting the minimum width of a shared driveway is corrected.

GJMC 21.05.050 Residential Attached and Multi-Unit Design Standards
The applicability for this section is amended to remove references to single-unit attached residential, such that the section no longer applies to these uses.

Building design elements are amended to remove a requirement that, in cases where the long axis of a building is perpendicular to the primary street, the portion of the structure facing the primary street shall be configured with at least one functioning entry and one or more transparent windows.

GJMC 21.09.050(b) Access to Public Streets.
The subsection is reorganized to clarify the conditions under which indirect access to a dedicated public road may be allowed for lots within a subdivision. Indirect access is clarified to be provided by a shared drive, loop lane, parking lot, limited common element, or private street (this latter only upon approval by the City Council), except that one lot may take indirect access across another lot via easement.

GJMC 25.03.060 24 Road Corridor – Service and Storage Areas

References to “multifamily” are corrected to read “multi-unit residential.”

The requirement that outdoor storage, loading and operations areas be screened from adjacent areas is clarified to remove the ambiguous standard that such screening be attractive. Location requirements, which are stricter than those provided within underlying zone districts, are removed.

NOTIFICATION REQUIREMENTS

Notice was completed as required by Section 21.02.030(g). Notice of the public hearing was published on January 3, 2026, in the Grand Junction Daily Sentinel.

ANALYSIS

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

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

The proposed amendment responds to Plan Principle 11, Goal 3, Strategy c., which calls for continuous evaluation of existing practices and systems to improve outcomes and provide excellent, equitable service to the public. The amendment improves outcomes by clarifying existing or revised practices and provisions and by removing requirements which are redundant, of little effect, or disproportionate in impact to challenges presented in their implementation.

Staff finds this criterion has been met.

B. Consistency with Zoning and Development Code Standards. The proposed Code Text Amendment is consistent with and does not conflict with or contradict other provisions of this Code.

The proposed amendment corrects errors and creates no inconsistencies, conflicts, or contradictions with other provisions of the Zoning and Development Code.

Staff finds this criterion has been met.

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

The proposed revisions to the Zoning and Development Code (ZDC) all meet specific reasons identified in this criterion for review. Each amendment is identified with its appropriate reason below.

a. To address trends in development or regulatory practices;
Not applicable.

b. To expand, modify, or add requirements for development in general or to address

specific development issues;

The amendment modifies requirements for parking with short-term rental uses to address the challenge of providing for requisite parking when doing so in a driveway in front of the principal structure is presently precluded.

The amendment modifies requirements for shared driveways by replacing a requirement to dedicate shared driveways to abutting owners with dedication to a homeowners association and requiring that the declaration provide for maintenance. This addresses issues concerning responsibility for ownership and maintenance of the tracts and the shared driveways thereupon. The provision limiting the number of lots that may abut a shared driveway is removed. Fire access and safety are already assured by dimensional requirements, which are consistent with the adopted fire code.

The amendment modifies requirements for single-unit attached development by removing such uses from the applicability for the design standards which also apply to multi-unit development. The design standards in this section are appropriate to multi-unit residential but have been restrictive in their implementation to single-unit attached construction. The provision requiring that, in cases where the long axis of a building is perpendicular to the primary street, the portion of the structure facing the primary street shall be configured with at least one functioning entry and one or more transparent windows, is removed, as the functioning entry requirement is disproportionately burdensome for its impact, and the window requirement can be met by a trivial window and is therefore of little effect.

The amendment modifies requirements for outdoor storage, loading, and operations areas within the 24 Road Corridor by removing language concerning the location of such areas and the attractiveness of screening. The location requirements are more restrictive than standards applicable to underlying zone districts. However, the latter standards are demonstrably effective in protecting streetscapes and pedestrian traffic.

c. To add, modify or expand zone districts; or

The amendment concerning Mixed-Use Downtown removes an obsolete reference to open space dedication.

d. To clarify or modify procedures for processing development applications.

The amendment concerning Planned Developments clarifies the correct lapse provisions.

The amendment concerning accessory uses and structures clarifies the correct performance standards.

The amendment concerning access to public streets clarifies the intent of presently ambiguous language regarding the provision of indirect access by codifying the specific circumstances under which such indirect access may be allowed.

Staff finds this criterion is met.

FINDING OF FACT AND RECOMMENDATION

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

In accordance with Section 21.02.050(d) of the Grand Junction Zoning and Development Code, the proposed text amendments to Title 21 and Title 25 are consistent with the Comprehensive Plan and the Zoning & Development Code Standards and meet at least one of the specific reasons outlined.

Therefore, the Planning Commission recommended approval excluding Section 21.09.060 concerning Open and Undeveloped Spaces that was remanded to staff for further revision. This section is not included in the proposed ordinance.

FISCAL IMPACT:

There is no direct fiscal impact for this item.

SUGGESTED MOTION:

I move to adopt Ordinance No. 5304, an ordinance amending sections of the Zoning and Development Code and 24 Road Corridor Design Standards (Title 21 and Title 25 of Grand Junction Municipal Code) regarding Planned Development, Mixed-Use Downtown District Specific Standards, Short-Term Rentals, Accessory Uses and Structures, Shared Driveways, Multi-Unit Design Standards, Access to Public Streets, and Service and Storage Areas in the 24 Road Corridor, on final passage and order final publication in pamphlet form.

Attachments

1. Planning Commission - January 13, 2026 Minutes (Draft)
2. Draft Ordinance

GRAND JUNCTION PLANNING COMMISSION
January 13, 2026, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:34 p.m. by Chair Sandra Weckerly.

Those present were Planning Commissioners; Orin Zyvan, Robert Quintero, Ian Moore, and Keith Ehlers.

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director), Thomas Lloyd (Planning Manager), Jessica Johnsen (Zoning Supervisor), Daniella Acosta Stine (Principal Planner), Tim Lehrbach (Principal Planner), Jacob Kaplan (Planning Technician), and Madeline Robinson (Planning Technician).

There were 11 members of the public in attendance, and 5 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from December 23, 2025.

2. Lowell Village Phase 2 Subdivision Extension

SUB-2019-687

Consider a request by Jeremy Nelson of Grand Junction ReGeneration LLC (owner) – to extend the plat recording deadline for the Lowell Village Phase 2 Subdivision, 32 lots on 1.63 acres in an MU-3 (Mixed Use Downtown) zone district.

3. Aspire Residential Easement Vacation

VAC-2025-61

Consider a request to partially vacate a Drainage Canal Easement and Easement for Pipeline for the City of Grand Junction located at 2651 Stacy Drive on a 7.10-acre parcel in an RH-24 district to accommodate the construction of three, three-story, 24-unit apartment buildings - **This item to be moved to the January 27th, 2026, Planning Commission Hearing**

Commissioner Quintero moved to approve the Consent Agenda.

Commissioner Moore seconded; motion passed 5-0.

REGULAR AGENDA

1. Fox Grove Subdivision Annexation

ANX-2025-421

Consider a request by Grand Junction Real Estate Investments, LLC to zone 4.88 acres located at 3071 E 1/2 Road from Mesa County Residential Single Family - 4 District (RSF-4) to Residential Medium 8 (RM-8) located at 3071 E 1/2 Road.

Staff Presentation

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

Questions for Staff

Commissioner Weckerly clarified that the additional exhibit being added to the record was a revision to Exhibit 6 regarding the acreage of the parcel.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, January 6, 2026, via www.gjcity.org.

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

The public hearing was closed at 5:44 p.m. on January 13, 2026.

Discussion

Motion and Vote

Commissioner Zyvan made the following motion “Madam Chair, on the Zone of Annexation request for the property located at 3071 E 1/2 Road, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact as listed in the staff report.”

Commissioner Quintero seconded; motion passed 5-0.

2. Lucky Me Center Rezone **RZN-2025-293**

Consider a request by Lucky Me Premises LLC, Property Owner, to rezone a total of 3.60 acres from MU-1 (Mixed-Use Neighborhood) and RM-12 (Residential Medium 12) to MU-2 (Mixed -Use Light Commercial), located at the northeast corner of the intersection of Patterson Road and 29 Road.

Staff Presentation

Thomas Lloyd, Planning Manager, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Zyvan asked why the application was being considered as one item given the various zoning of the parcels being rezoned.

Chair Weckerly indicated there was a typo with the public notice and the wrong zoning was provided (a parcel presently zoned RM-8, not RM-12). Staff offered that since the typo was for the previous zoning and what was indicated was a higher density zone, it was not an issue, the City Attorney advised that the Planning Commission as the decision maker could determine if the

notice was sufficient. It was clear in the notice that the request was to change to MU-2. The Planning Commission was comfortable that the notice was sufficient.

Kim Kerk with Kim Kerk Land Consulting & Development spoke on behalf of the applicant and provided a brief summary of the project.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, January 6, 2026, via www.gjcity.org.

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

The public comment period was closed at 6:01 p.m. on January 13, 2026.

Commissioner Moore read an email exchange between Gregg Palmer and Trent Prall about the adjacent intersection at 29 Rd and Patterson Rd.

The public hearing was closed at 6:04 p.m. on January 13, 2026.

Discussion

There was no additional discussion among the Commissioners.

Motion and Vote

Commissioner Quintero made the following motion “Madam Chair, on the Rezone request for the property located at the northeast corner of the intersection of Patterson Road and 29 Road, City file number RZN-2025-293, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.”

Commissioner Ehlers seconded; motion passed 5-0.

3. Morelli Annexation ANX-2025-192

Consider a request by the Morelli Family Trust, U/A dated October 21, 2022, and Carla Morelli-Saurdiff to zone 2.56 acres from Mesa County Residential Single Family – 4 (RSF-4) to Mixed-Use Light Commercial (MU-2), Located Between 3105 E ½ Road and 3112 I-70B – Parcel No. 2943-103-00-101.

Staff Presentation

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

Questions for Staff

There were no questions for staff.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, January 6, 2026, via www.gjcity.org.

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

The public hearing was closed at 6:09 p.m. on January 13, 2026.

Discussion

There was no additional discussion among the Commissioners.

Motion and Vote

Commissioner Quintero made the following motion “Madam Chair, on the Zone of Annexation request for the property located 3015 E ½ Road and 3112 I-70B, Parcel No. 2943-103-00-101, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact as listed in the staff report.”

Commissioner Zyvan seconded; motion passed 5-0.

4. C ½ Road Gravel Pit CUP Extension **CUP-2021-616**

Consider a request to extend Planning Commission’s conditional approval from August 22, 2023, of a Conditional Use Permit (CUP) to Allow Sand and Gravel Extraction on a Total of 27.8 acres in a Public, Civic, and Institutional Campus (P-2) Zone District Located at 2855 C 1/2 Road.

Staff Presentation

Jessica Johnsen, Zoning Supervisor, introduced exhibits into the record and provided a presentation regarding the request. She provided context for an additional exhibit that was submitted by the State of Colorado Department of Parks and Wildlife regarding the Riverfront Trail on the South side of the parcel.

Questions for Staff

Commissioner Quintero asked when the CUP was originally issued.

Mark Austin, with Austin Civil Group, spoke on behalf of the Applicant and provided some context for the extension request.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, January 6, 2026, via www.gjcity.org.

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

The public comment period was closed at 6:23 p.m. on January 13, 2026.

There were no additional questions or comments for Staff or the Applicant.

The public hearing was closed at 6:23 p.m. on January 13, 2026.

Discussion

Commissioner Ehlers commented that the late additions by the Colorado Division of Parks and Wildlife were refining the original approval.

Commissioners Zyvan and Quintero echoed Commissioner Ehlers comments.

Motion and Vote

Commissioner Quintero made the following motion “Madam Chair, on the C ½ Road Gravel Pit to establish a Conditional Use Permit for a mining excavation operation, file number CUP-2021-616, I move that the Planning Commission approve the CUP with the findings of fact and conditions listed in the staff report.”

Commissioner Ehlers seconded; motion passed 5-0.

5. Camelback Gardens ODP PLD-2023-121

Consider a request by Camelback Gardens, LLC and Upland Homes, Inc for Review and Approval of a Planned Development (PD) Outline Development Plan (ODP) for the Camelback Gardens Development Proposed on a Total 10.29 Acres Located at 381 and 409 High Desert Road - **This item was moved to the January 27th, 2026, Planning Commission Hearing.**

6. Zoning Code Amendments – Quarter 1 2026 ZCA-2025-753

Consider a request by the City of Grand Junction to amend Sections of the Zoning and Development Code and 24 Road Corridor Design Standards (Title 21 and Title 25 of the Grand Junction Municipal Code) regarding Planned Development, Mixed-Use Downtown District Specific Standards, Short-Term Rentals, Accessory Uses and Structures, Shared Driveways, ROW Dedication, Multi-Unit Design Standards, Access to Public Streets, Open and Undeveloped Spaces, and Service and Storage Areas in the 24 Road Corridor.

Staff Presentation

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

Questions for Staff

Commissioner Quintero asked about the nature of the requested code amendments and if the ultimate goal was just “cleaning up” the existing code language.

Commissioner Ehlers inquired about the proposed shared driveway amendments, including fire code standards, maximum driveway width, the requirements for HOA tract dedication rather than easements, and whether that requirement would necessitate the creation of an HOA.

Chair Weckerly asked if this change would be applied retroactively to parcels that are already accessed off a shared driveway.

There was additional discussion about the necessity of the amendments regarding property ownership and shared access on shared driveways, and their relation to HOA creation.

Commissioner Moore asked why this amendment was proposed and if staff had an example for the necessity of this change regarding property ownership and shared access on shared driveways. Commissioner Ehlers continued this question and its relation to HOA creation.

There was additional discussion about the necessity of the amendments regarding property ownership and shared access on shared driveways, and their relation to HOA creation.

Commissioner Ehlers asked for clarity about the strikethroughs for storm drainage, retention, and detention ponds in GJMC 21.09.060(b)(3) and why the proposal did not reference the Storm Water Management Manual (SWMM).

Chair Weckerly asked why the stormwater detention facilities were required to be planted.

There was discussion about continuing the amendments to stormwater facilities to a future hearing.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, January 6, 2026, via www.gjcity.org.

Henry Brown commented on the strikethrough to 21.05.050(d)(2)(ii) regarding building access and its relation to Plan Principals 5 and 6 of the Comprehensive Plan.

The public comment period was closed at 7:10 p.m. on January 13, 2026.

Staff responded to Mr. Brown's comments and provided context on the code amendments.

The public hearing was closed at 7:11 p.m. on January 13, 2026.

Discussion

Commissioner Zyvan asked about ADA code.

Commissioner Moore commented that the access questions posed by Mr. Brown were discussed in previous workshops and the existing language had unforeseen constraints on development whereas the amendments provided additional flexibility.

Motion and Vote

Commissioner Ehlers made a motion the request to amend Title 21 Zoning and Development Code and Title 25 24 Road Corridor Design Standards of the Grand Junction Municipal Code, City file number ZCA-2025-753, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact listed in the staff report with

the exception that 21.05.020(e)(5)(ii) and 21.09.060 be remanded back to staff for further consideration.

Commissioner Moore seconded; There was discussion amongst the commissioners about Commissioner Ehler's motion.

Commissioner Ehlers withdrew the previous motion.

Commissioner Zyvan made the following motion: "Chair, on the request to amend Title 21 Zoning and Development Code and Title 25 24 Road Corridor Design Standards of the Grand Junction Municipal Code, City file number ZCA-2025-753, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact listed in the staff report, remanding back Section 21.09.060(b)(3) referring to storm drainage, retention, and detention ponds for further consideration by staff."

Commissioner Quintero seconded; motion passed 4-1.

7. Zoning Code Amendments – Bicycle Storage & Parking **ZCA-2026-30**

Consider a request by the Housing Affordability Code Task Force to Amend Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Bicycle Storage and Parking. She provided context for an additional exhibit that was submitted by John Gargas, the developer for the Aspire Residential Multiunit development.

Staff Presentation

Daniella Acosta Stine, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request. She provided context for an additional exhibit that was submitted by John Gargas, the developer for the Aspire Residential Multi-unit development.

Questions for Staff

Commissioner Moore asked for clarification on the strikethrough for Subsection 2 of the Staff prepared alternative.

Commissioner Zyvan asked if there was a typo on the measurements in the short-term parking table. He asked what "enclosed" meant in regard to long-term bicycle parking and if it required the parking to be covered.

Members of the Housing Affordability Code Task Force (HACTF) provided some context for the request.

Commissioner Ehlers asked the applicant to summarize what was being requested by the HACTF.

Chair Weckerly noted that there were two prepared motions, and that either could be modified if the Commission so chose.

There was additional discussion regarding the long-term bicycle parking and its impact on housing affordability.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, January 6, 2026, via www.gjcity.org.

David Lehman commented that the HACTF has failed to show how reduced costs for builders would make housing more affordable and agreed with Staff's findings that the request did not meet the goals of the Comprehensive Plan.

Henry Brown noted that HACTF presented no concrete metrics or figures for the cost of long-term bicycle parking and spoke about the difference in maintenance costs related to cars vs. bicycles. He commented that the current utilization of the bike parking at the "Slate on 25 Road" was impressive given the state of the surrounding cycle infrastructure.

Mark Austin with the HACTF provided context on the differing costs of long-term bike parking that he had stated earlier.

Mike Foster with the HACTF agreed with Mr. Brown's comments on existing cycle infrastructure but argued that the parking should be added as needed once the infrastructure was in place.

McKenzie Thorn with the HACTF asked what else they would put in the bike storage and commented that the current bike storage was not used, but if it was used for something else in the future it could be a safety issue.

The public comment period was closed at 8:41 p.m. on January 13, 2026.

Commissioner Moore asked if the \$4800 amount that was provided was for individual lockers at the Community Recreation Center.

Staff noted that the Zoning code does not give specific amounts required for bicycle storage, only that it is required. The developer has flexibility as to the design.

The public hearing was closed at 8:43 p.m. on January 13, 2026.

Discussion

Commissioner Ehlers reiterated the HACTFs comments that there is low utilization of the long-term bike parking at this time. He noted that the code language on providing bike parking ultimately determines who will pay for it. He disagreed with how bike parking was previously interpreted and implemented.

Motion and Vote

Commissioner Ehlers made a motion to approve Staff's alternative recommendations with the removal of the amendments to long-term bike parking.

Commissioner Quintero seconded; there was discussion about how to proceed with Commissioner Ehler's motion.

Motion failed 3-2.

Commissioner Ehlers made the following motion "Madam Chair, on the request to amend Title 21 of the Zoning and Development Code of the Grand Junction Municipal Code related to bicycle parking requirements, I move that the Planning Commission forward a recommendation of approval to City Council, based on the findings of fact listed in the staff report."

Commissioner Zyvan seconded; Commissioner Moore suggested amending the motion to remand the long-term bicycle parking back to staff.

Staff clarified that the amended motion would leave the current code language for long-term bicycle parking.

Motion failed 2-3.

Commissioner Quintero made the following motion "Madam Chair, on the request to amend Title 21 of the Zoning and Development Code of the Grand Junction Municipal Code related to bicycle parking requirements, I move that the Planning Commission forward a recommendation of approval to City Council, based on the findings of fact listed in the staff report with the exception of long-term bicycle storage being reduced to 25% of the currently required ratios outlined in Table 21.08-5."

There was no second on that motion.

Chair Weckerly indicated that there would be no further discussion or motions for this item.

8. Zoning Code Amendments – Pedestrian Access ZCA-2026-31

Consider a request by the Housing Affordability Code Task Force to amend Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Pedestrian Access.

Staff Presentation

Thomas Lloyd, Planning Manager, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Moore asked for clarification on the "color and/or texture" requirements for pedestrian connections.

Commissioner Ehlers asked what a "curb extension" looked like in practice.

Commissioner Zyvan had questions on a previous draft of the ordinance. He asked if there was still intention to keep crossings as short as possible and away from vehicle conflicts.

Mike Foster requested that the Commission approve the Staff's suggested amendments.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, January 6, 2026, via www.gjcity.org.

Henry Brown voiced his support for staff's recommendations with the exception of the pedestrian crossing being exempted for industrial uses.

David Lehman echoed Henry's comments and requested the Commission approve Staff's recommendations.

The public hearing was closed at 10:03 p.m. on January 13, 2026.

Discussion

There were no additional comments or questions from the Commission.

Motion and Vote

Commissioner Quintero made the following motion "Madam Chair, on the request to amend Title 21 of the Zoning and Development Code of the Grand Junction Municipal Code concerning pedestrian access, I move that the Planning Commission forward a recommendation of approval to City Council, based on the findings of fact listed in the staff report regarding the Staff's alternative recommendations."

Commissioner Ehlers seconded; motion passed 5-0.

9. Zoning Code Amendments – Fee Study Update **ZCA-2025-737**

Consider a request by the City of Grand Junction to Amend Section 21.02.070(11)(ii) of the Zoning and Development Code regarding Review and Update of the Fee Study.

Staff Presentation

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

Questions for Staff

There were no questions for Staff.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, January 6, 2026, via www.gjcity.org.

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

The public comment period was closed at 10:09 p.m. on January 13, 2026.

Commissioner Zyvan asked if there were any guidelines proposed for when fees should be updated.

The public hearing was closed at 10:12 p.m. on January 13, 2026.

Discussion

There were no additional questions or comments from the Commission.

Motion and Vote

Commissioner Quintero made the following motion “Madam Chair, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2025-737, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report.”

Commissioner Zyvan seconded; motion passed 5-0.

OTHER BUSINESS

ADJOURNMENT

Commissioner Quintero made a motion to adjourn the meeting.
The vote to adjourn was 5-0.

The meeting adjourned at 10:14 p.m.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTIONS OF THE ZONING AND DEVELOPMENT CODE AND 24 ROAD CORRIDOR DESIGN STANDARDS (TITLE 21 AND TITLE 25 OF THE GRAND JUNCTION MUNICIPAL CODE) REGARDING PLANNED DEVELOPMENT, MIXED-USE DOWNTOWN DISTRICT SPECIFIC STANDARDS, SHORT-TERM RENTALS, ACCESSORY USES AND STRUCTURES, SHARED DRIVEWAYS, MULTI-UNIT DESIGN STANDARDS, ACCESS TO PUBLIC STREETS, AND SERVICE AND STORAGE AREAS IN THE 24 ROAD CORRIDOR

Recitals

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

Staff has identified items that inadvertently conflict with standard practice, have challenges with implementation, require correction, or could use additional clarification.

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

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

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

The following sections of the Zoning and Development Code and 24 Road Corridor Design Standards (Title 21 and Title 25 of the Grand Junction Municipal Code) are amended as follows (deletions ~~struck through~~, added language underlined):

21.02.050 APPLICATIONS REQUIRING A PUBLIC HEARING

...
(j) Planned Development.

...
(8) Planned Developments Approved Under Prior Codes.

(i) Intent. The City's intent is to continue to allow the development PDs approved under prior codes, determining that they remain valid under this Code subject to the lapse provisions of GJMC § 21.02.050(j)(79). To give effect to this intent, interpretation may be required to fully describe applicable terms and requirements and to avoid the continuance of shell PDs that cannot be fully implemented or developed.

...

21.03.060 MIXED-USE DISTRICTS.

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

...
(4) District Specific Standards.

...
(ii) ~~Open Space. Applications for multifamily or mixed use developments in an MU-3 zone district shall be required to pay the in-lieu fee, as determined in GJMC § 21.05.030(a), rather than provide a land dedication.~~

...

21.04.030 USE-SPECIFIC STANDARDS

...
(d) Commercial Uses

...
(5) Short-Term Rentals (STR).

...
(iv) Occupancy.

...
(B) ~~A short term rental permit shall only be issued and/or renewed in a Residential zone district when an applicant demonstrates that there is one additional parking space for each bedroom above four bedrooms on the lot. No additional required parking may be located between the front facade of the principal structure and the public street or private access way.~~

...

21.04.040 ACCESSORY USES AND STRUCTURES

...
(c) General Standards for Accessory Uses and Structures.

...
(2) Performance Standards. Accessory structures or uses shall be constructed, maintained, and conducted in compliance with GJMC § 21.04.040(c)(2) 21.04.030(a).
...

21.05.020 REQUIRED IMPROVEMENTS – SHARED DRIVEWAY

...
(e) Multi-Modal Transportation System

...
(5) Shared Driveway (Autocourt)

...
(ii) Ownership. A shared driveway shall be platted in a tract dedicated to the homeowners association. The declaration shall address maintenance responsibility for the tract and shared driveway.

(A) A shared driveway shall be owned and maintained by the owners of the parcels or lots that abut the shared driveway.

(B) The shared driveway shall be platted in a tract dedicated to the property owners of the parcels that abut the shared driveway.

(iii) Access.

(A) No more than five single-unit lots shall abut or touch any portion of the shared driveway and no more than five single-unit dwellings may utilize a single shared driveway.

...
(iv) Design.

(A) Shared driveways shall be a minimum of 16 feet wide flowline to flowline and a maximum of 150 feet long.

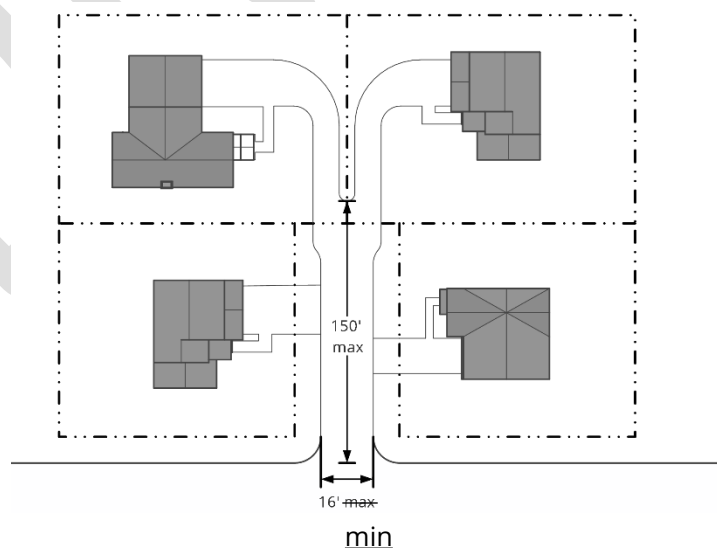


Figure Error! No text of specified style in document.-1 Shared Driveways

21.05.050 RESIDENTIAL ATTACHED AND MULTI-UNIT DESIGN STANDARDS

...

(b) Applicability.

(1) New Development. This section applies to all new attached residential with three or more units, and all multi-unit development. This section does not apply to single-unit detached or duplex units, or to multi-unit uses composed of multiple individual dwelling units in separate buildings on the same lot.

...

(c) General Standards for All Residential Attached and Multi-Unit Development.

...

(d) Development with Three or More Principal Structures. In addition to GJMC § 21.05.050(c), these standards apply to all attached single-unit or multi-unit developments with three or more principal structures. For example, this would include a development with three rows of townhomes or three apartment buildings. These standards are applicable whether the units are designed for individual lots or not.

(2) Building Design Elements.

...

ii. In cases where the long axis of a building is perpendicular to the primary street, the portion of the structure facing the primary street shall be configured with at least one functioning entry and one or more transparent windows.

...

21.09.050 ACCESS, CIRCULATION, AND CONNECTIVITY

...

(b) Access to Public Streets. All lots shall have either direct or indirect access to a dedicated public road. Indirect access shall be provided by a shared drive, loop lane, parking lot, limited common element (tract), or private street, subject to the following:

(1) Access easements or tracts benefiting all lots with indirect access shall be provided on the plat. All lots shall have direct or indirect access to a dedicated public road. The creation of private streets is not permitted unless approved by City Council.

(2) Easements across lots shall be used to access not more than one lot with no street frontage. Easements over shared drives or loop lanes are not subject to this limitation. If the plat provides for indirect access (i.e., over intervening private drives), access easements or tracts benefiting all lots with indirect access shall be provided on the

~~recorded plat. Easements shall be used to access not more than one lot with no street frontage.~~

- ~~(3) The creation of private streets is not permitted unless approved by City Council. Single-unit attached dwellings and/or multi-unit dwellings with no street frontage or limited street frontage may be allowed by the Director provided access is reasonably and readily available for each dwelling unit through the use of private streets, shared drives, parking lots, and/or other specifically identified limited common elements.~~
- ~~(4) Single-unit residential lots may be located on a loop lane providing access to a public street, provided the loop lane complies with standards in GJMC § 21.05.020(e)(6).~~

...

TITLE 25 – 24 ROAD CORRIDOR DESIGN STANDARDS

25.03.060 SERVICE AND STORAGE AREAS (NONRESIDENTIAL AND MULTIFAMILY-UNIT RESIDENTIAL STRUCTURES)

To ensure that service and storage areas are functional while minimizing their visual impact on adjacent properties, parking and open space areas, public streets, walkways and trails, the following standards shall apply to nonresidential and multifamily-unit residential structures in the 24 Road Corridor:

(a) Outdoor storage, loading and operations areas shall be attractively screened from adjacent parcels and streets.

- ~~(1) Outdoor storage, trash collection and/or compaction, loading or other such uses shall be located in the rear of the lot. If because of lot configuration the Director determines that such placement is not feasible, then the side yard may be used, but in no case shall such area be located within 20 feet of any public street, public sidewalk or on-site pedestrian way.~~

INTRODUCED on first reading this 21st day of January 2026 and ordered published in pamphlet form.

ADOPTED on second reading this 4th day of February 2026 and ordered published in pamphlet form.

ATTEST:

Cody Kennedy
President of the City Council

Selestina Sandoval
City Clerk

DRAFT



Grand Junction City Council

Regular Session

Item #6.a.ii.

Meeting Date: February 4, 2026
Presented By: Matthew Smith, Chief of Police, Jeremiah Boies, Interim City Attorney
Department: City Attorney
Submitted By: Jeremiah Boies

Information

SUBJECT:

An Ordinance to Extend the Prohibition on the Establishment of any New or Relocation of Existing Gaming Arcades or Gaming Uses within the City of Grand Junction

RECOMMENDATION:

Staff recommends passage of the ordinance to extend the prohibition of any new or relocation of existing Gaming Arcades or Gaming Uses within the City of Grand Junction on final reading.

EXECUTIVE SUMMARY:

By and with Ordinance 5125, the City Council adopted a moratorium disallowing the operation of skilled gaming businesses in the City. Since the adoption of that Ordinance, the Grand Junction Police Department (GJPD) has investigated numerous complaints involving a number of skilled gaming businesses that were engaged, or alleged to be engaged, in illegal activities while the business(es) contended that they were lawful. The GJPD's investigations resulted in many criminal cases being filed with multiple convictions. The criminal process resulted in multiple convictions for operation of gambling premises under state law. This Ordinance serves to extend the moratorium for an additional year as certain lawsuits proceed in order to better inform the City's response to this issue.

BACKGROUND OR DETAILED INFORMATION:

By and with Ordinance 5125 the City Council adopted a moratorium disallowing the operation of skilled gaming businesses in the City. Since the adoption of that Ordinance, the Grand Junction Police Department (GJPD) has investigated numerous complaints involving a number of skilled gaming businesses that were engaged, or alleged to be engaged, in illegal activities while the business(es) contended that they were lawful. The GJPD's investigations resulted in many criminal cases being filed with

multiple convictions. The criminal process resulted in multiple convictions for operation of gambling premises under state law. Even with robust enforcement under the state's gambling law, one establishment is still operating under an asserted legal theory that the operation complies with state simulated gambling law through a technicality, and/or the operation uses machines that operate under the state's sweepstakes law, C.R.S. § 6-1-802, *et seq.*

Since the adoption of Ordinance 5125, the City Attorney's Office, the Grand Junction Police Department, and the City's Community Development Department have evaluated and are further developing potential regulations concerning licensure and zoning, together with exploring other avenues to address the impacts of the businesses, including coordination with the State, on the community.

The games typically offered by these businesses are video machines, similar to video slot machines, where the player may win money, cryptocurrency, or other value. Because the machine(s) used simulate gambling, the law is not yet clear if they are subject to regulation and control under Colorado law. In Grand Junction, many of the businesses brought problems of increased crime, no public health oversight, and no regulation of the flow of money. Due to the complexity of the problems the businesses create and the fact that mitigation of those problems requires a multi-disciplinary approach, which is not yet complete, the City Council finds that it is in the best interest of the public health, safety, and welfare of Grand Junction and its people that the moratorium disallowing new skilled gaming businesses be extended as provided for herein.

The moratorium enacted by Ordinance 5125 was extended for an additional year each in Ordinance 5199 and again with Ordinance 5248. The moratorium is due to expire on March 24, 2026.

City staff and the City Attorney's Office have been diligent in researching ways to regulate or control the growth and detrimental effects these businesses create on surrounding communities. Other Colorado cities have enacted various forms of licensure, zoning or prohibitions. However, in 2025, a plaintiff filed litigation against the City and several other Colorado cities for the enforcement of various forms of regulation, enforcement, and prohibition. Those cases are pending in court. It is not the intent that this moratorium run indefinitely. At this time, staff and the City Attorney believe it is in the best interest of the City to let these court cases develop to understand the legal ramifications of these regulations, zoning, and prohibition choices before the City of Grand Junction chooses the proper course. These cases are anticipated to have key decisions made by the court in 2026. Therefore, staff and the City Attorney recommend that this moratorium be extended for an additional year.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I move to adopt Ordinance No. 5305 , an ordinance to extend the prohibition of any new or relocation of existing Gaming Arcades or Gaming Uses within the City of Grand Junction on final passage and order final publication in pamphlet form.

Attachments

- 1. ORD-Gaming Moratorium Extended 01082026 (2)

1 CITY OF GRAND JUNCTION, COLORADO

2 ORDINANCE NO. XXXX

3 ENACTING A MORATORIUM WITH FINDINGS, INTENT AND PURPOSE TO EXTEND THE
4 PROHIBITION ON THE ESTABLISHMENT OF ANY NEW OR RELOCATION OF EXISTING
5 GAMING ARCADES OR GAMING USES WITHIN THE CITY OF GRAND JUNCTION;
6 PROVIDING THAT THE MORATORIUM SHALL BE IN EFFECT FOR A PERIOD WHICH SHALL
7 TERMINATE AT THE EARLIEST OF THE CITY'S ADOPTION OF FURTHER AMENDMENT(S) TO
8 TITLE 21 AND/OR TITLE 9 OF THE GRAND JUNCTION MUNICIPAL CODE REGARDING
9 SKILLED GAMING AND/OR GAMING ARCADES OR THE EXPIRATION OF 365 DAYS FROM
10 THE EFFECTIVE DATE OF THIS ORDINANCE.

11 RECITALS:

12 By and with Ordinance 5125 the City Council adopted a moratorium disallowing the
13 operation of skilled gaming businesses in the City. Since the adoption of that
14 Ordinance the Grand Junction Police Department (GJPD) has investigated numerous
15 complaints involving a number of skilled gaming businesses that were engaged, or
16 alleged to be engaged, in illegal activities while the business(es) contended that they
17 were lawful. The GJPD's investigations resulted in many criminal cases being filed with
18 multiple convictions. The criminal process resulted in multiple convictions for operation
19 of gambling premises under state law. Even with robust enforcement under the state's
20 gambling law, one establishment is still operating under an asserted legal theory that
21 the operation complies with state simulated gambling law through a technicality,
22 and/or the operation uses machines that operate under the state's sweepstakes law,
23 C.R.S. § 6-1-802, *et seq.*

24 Since the adoption of Ordinance 5125 the City Attorney's Office, the Grand Junction
25 Police Department, and the City's Community Development Department have
26 evaluated and are further developing potential regulations concerning licensure and
27 zoning together with exploring other avenues to address the impacts of the businesses,
28 including coordination with the State, on the community.

29 The games typically offered by these businesses are video machines, similar to video
30 slot machines, where the player may win money, cryptocurrency, or other value.
31 Because the machine(s) used simulate gambling, the law is not yet clear if they are
32 subject to regulation and control under Colorado law. In Grand Junction many of the
33 businesses brought problems of increased crime, no public health oversight, and no
34 regulation of the flow of money. Due to the complexity of the problems the businesses
35 create and the fact that mitigation of those problems requires a multi-disciplinary
36 approach which is not yet complete, the City Council finds that it is in the best interest
37 of the public health, safety and welfare of Grand Junction and its people that the
38 moratorium disallowing new skilled gaming businesses be extended as provided for
39 herein.

40 The moratorium enacted by Ordinance 5125 was extended for an additional year each
41 in Ordinance 5199 and again with Ordinance 5248. The moratorium is due to expire on
42 March 24, 2026.

43 City staff and the City Attorney's Office have been diligent in researching ways to
44 regulate or control the growth and detrimental effects these businesses create on
45 surrounding communities. Other Colorado cities have enacted various forms of
46 licensure, zoning or prohibitions. However, in 2025, a plaintiff filed litigation against the
47 City and several other Colorado cities for enforcement of various forms of regulation,
48 enforcement, and prohibition. Those cases are pending in court. It is not the intent that
49 this moratorium run indefinitely. At this time, staff and the City Attorney believe it is in the
50 best interest of the City to let these court cases develop to understand the legal
51 ramifications of these regulations, zoning, and prohibition choices before the City of
52 Grand Junction chooses the proper course. These cases are anticipated to have key
53 decisions made by the court in 2026. Therefore, staff and the City Attorney recommend
54 that this moratorium be extended for an additional year.

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

56 1) The Recitals are incorporated herein and in light of the same, and based on
57 the record of the hearing and adoption of this Ordinance, the City Council
58 finds that the establishment of any new or relocation of any existing *Gaming*
59 *Arcade(s)* (aka skilled gaming business) that offer or provide at any location,
60 including a business, residence or private club, that is owned, leased, or
61 otherwise possessed, in whole or in part, by a person or by that person's
62 partners, affiliates, subsidiaries, agents, or contractors which features (i) slot
63 machine(s), (ii) gambling device(s), (iii) simulated gambling device(s), or (iv)
64 any mechanical, electrical, video, electronic, or other device, contrivance or
65 machine which after insertion or conveyance of a coin, debit card, credit
66 card, cash, token or similar object or upon payment of any required
67 consideration whatsoever by a player, is available to be played or operated,
68 and which, whether by reason of the skill of the player or application of the
69 element of chance, or both, may deliver or entitle the player operating the
70 machine to receive monetary compensation and/or redeemable game
71 credits, or any other thing of value. This definition expressly includes 'fish
72 game' 'fish game table' 'fish game gambling table' however denominated
73 that consists of a tabletop electronic display with one or more stations
74 featuring buttons, joysticks, or other control(s) that delivers to the player cash,
75 cash premiums, redeemable game credits or any other thing of value for
76 successful play, whether the redeemable payout is made from the machine,
77 another machine, or from an employee of the business) is(are) temporarily
78 prohibited within the City of Grand Junction, Colorado as provided in this
79 Ordinance.

80 This definition and prohibition expressly excludes any business location which
81 features bona fide amusement devices that pay nothing of value, cannot be

82 adjusted to pay anything of value, provide only unredeemable free games,
83 or provide only tickets redeemable for nonmonetary prizes consisting of toys
84 or novelties of nominal value; crane games; BINGO operations, coin-
85 operated music machines; or any bona fide amusement device authorized
86 within restaurants by C.R.S. 44-3-103(47).

87
88 2) In the City's experience as described in the record of the hearing and
89 adoption of this Ordinance, *Gaming Arcade(s)*/skilled gaming establishments
90 tend to give rise to blighting and deterioration of the areas in which they are
91 located. Instances of blight and deterioration include increased property
92 crimes, drug and other legal and illegal substance(s) being sold and abused
93 at and/or near the businesses, gambling, and acts of violence.

94
95 3) In an effort to respond to and otherwise work against blight and deterioration
96 that the City has found to be associated with *Gaming Arcade(s)* the City
97 Council finds that it is necessary to preserve the public health, safety, morals,
98 and general welfare of the residents and businesses of the City to afford
99 additional time for the current prosecutions and/or appeals to be resolved
100 and to allow the City staff additional time to evaluate the impact of *Gaming*
101 *Arcades*, to determine and recommend to City Council whether such uses
102 are legal and, if so, whether those uses may be appropriately sited within the
103 City with appropriate regulation, whether by buffering, zoning and permitting,
104 or any other lawful means as to prevent the specific erosion of the character
105 of affected neighborhoods and the City in general, or whether such uses are
106 or should be prohibited.

107
108 4) Imposition of Moratorium. A moratorium period is hereby declared on all new
109 establishments not in existence and/or the relocation of existing
110 establishments as of [DATE (THE EFFECTIVE DATE OF THIS ORDINANCE)],
111 constituting *Gaming Arcade(s)* (aka skilled gaming businesses), Slot
112 Machine(s), Gambling Device(s) and Simulated Gambling Device(s) (as the
113 same are defined in GJMC or Colorado law) from the effective date of this
114 Ordinance, [DATE], for the period of three hundred sixty-five (365) days to
115 [DATE] (inclusive), or until further action of the City Council ending, modifying
116 or extending this moratorium, whichever occurs first. Such further action shall
117 be taken accordingly by ordinance of the City Council. No applications
118 pertaining to sales and use tax, amendments to the official zoning map, site
119 development, liquor license, sign permit, building permit, any development
120 permit, or renewal or transfer of any of the aforementioned shall be
121 accepted for review by the City for the moratorium period as defined herein
122 and that any violation shall be prosecuted to the fullest extent of the law.

123

124 Introduced on first reading this 21st day of January 2026 and ordered published in
125 pamphlet form.

126

127 Adopted on second reading this _____ day of February 2026 and ordered published in
128 pamphlet form.

129

130 _____
131 Cody Kennedy
132 President of the City Council

133 _____
134 _____
135 Selestina Sandoval
136 City Clerk

137

DRAFT



Grand Junction City Council

Regular Session

Item #6.b.i.

Meeting Date: February 4, 2026
Presented By: Jenna Gorney, Senior Planner
Department: Community Development
Submitted By: Jenna Gorney, Senior Planner

Information

SUBJECT:

An Ordinance Amending the Comprehensive Plan from Residential High to Mixed Use for 3.72 Acres Located at 377 29 Road and 379 29 Road

RECOMMENDATION:

The Planning Commission heard this item at its December 23, 2025 meeting and voted (6-0) to recommend approval.

EXECUTIVE SUMMARY:

The Property Owner, Sunshine of Delta, Inc. is requesting a Comprehensive Plan Amendment from the Residential High land use designation to the Mixed Use designation for properties located at 377 and 379 29 Road on 3.72 acres. This request is accompanied by a subsequent rezone request of the same 3.72 acres from Residential Medium 12 (RM-12) to Mixed-Use Light Commercial (MU-2). The subject properties are currently vacant.

BACKGROUND OR DETAILED INFORMATION:

The Property Owner, Sunshine of Delta Inc., is requesting a Comprehensive Plan Amendment from the Residential High land use designation to the Mixed Use designation and a subsequent rezone from Residential Medium 12 (RM-12) to Mixed-Use Light Commercial (MU-2) for property located at 377 and 379 29 Road on 3.72 acres. The Comprehensive Plan Amendment and the subsequent Rezone request will be considered as separate action items.

The Applicant is proposing the change to allow for a more diverse range of development options.

The primary land uses within the requested Mixed Use land use designation include

smaller-lot single-unit attached housing and higher-density multi-unit residential development as well as a broad range of commercial uses. The Comprehensive Plan Amendment encompasses the Residential High land use possibilities but also allows additional possibilities that are consistent and support the land uses in the area along 29 Road, a principal arterial that carries local residents and others from Hwy 50 on the south to Patterson Road on the north.

The allowable residential density across the zone districts of RH-16, RH-24, MU-1, and MU-2 which implement the requested Mixed Use designation ranges from a minimum of 12 units per acre to an upper limit only defined by the bulk and development standards applicable to each zone district. The Mixed Use designation also permits the range of Public Open Space and Planned Development zone districts, P-1, P-2, and PD.

Surrounding properties include the Residential Medium land use designations to the west, south, and east, and Mixed Use designated properties to the immediate north and encompassing the intersection at 29 Road and D Road. Beyond those Residential Medium zones to the south lies pockets of Residential Low. To the north much of the area is designated Mixed Use between the 29 Road intersection and I70B.

The zoning map reflects that much of the surrounding area still exists in the County including those properties that lie directly east of 29 Road, property to the west, and much of the area to the south. Adjacent property to the north is zoned MU-2 as well as property on the northeast corner of the 29 Road and Riverside Parkway intersection.

The subject site is proximate to a range of surrounding land uses. To the north, Munchies restaurant and several general commercial establishments are located along the 29 Road corridor. The intersection of 29 Road and D Road contains two gas stations situated on opposite corners, with Colorado Mesa University's Electric Line Worker Program Facility occupying the northwest corner. To the south, existing single-unit residential units are present, while additional medium-density residential developments are located nearby. A mining facility is also located nearby, and to the east.

The subject properties have sewer service and all other urban amenities needed to support the full range of development options. These existing services also include a built-out sidewalk along 29 Road and an established crosswalk at Zami Drive, both part of the Active Transportation Corridor (ATC) linking pedestrian and bicycle traffic to additional commercial uses to the north.

The Applicant is requesting to amend the Comprehensive Plan land use map from Residential High to Mixed Use creating consistency with the established land use pattern of the adjacent properties to the north. Like the surrounding area, the subject properties are located within the Tier 1 category on the Intensification and Growth Tiers Map of the Comprehensive Plan which classifies this location as a high priority urban infill area.

NOTIFICATION REQUIREMENTS

A Neighborhood Comment Meeting regarding the proposed Comprehensive Plan Amendment and the subsequent Rezone request was held on July 22, 2025, in accordance with Section 21.02.030(c) of the Zoning and Development Code (ZDC). The Applicant, Applicant's representative and City staff were in attendance. No members of the public attended.

Notice was completed consistent with the provisions in Section 21.02.030(g) of the ZDC. The subject properties were posted with an application sign on August 25, 2025. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on December 12, 2025. The notice of the Planning Commission public hearing was published December 13, 2025 in the Grand Junction Daily Sentinel.

An official development application was submitted to the City of Grand Junction for review on August 20, 2025.

ANALYSIS

Comprehensive Plan Land Use Map Amendment

The Residential High and Mixed Use land use designations are intended to fulfill distinct and different purposes.

The Residential High designation is intended to provide neighborhoods greater density than typical suburban areas, with more than 12 dwelling units per acre. This category encourages a variety of housing forms by permitting the full range of development options across its implementing zone districts, including single unit detached, multi-unit, and townhomes.

The primary land uses intended for this designation is residential as well as small-scale home-based businesses that support modern, flexible lifestyles. This designation also contemplates a range of secondary uses intended to support the residential community. These include accessory dwelling units, shared common space, parks, schools, places of worship, and other public or institutional facilities. Neighborhood-scale retail or services are also permitted, but only as complementary uses that serve the immediate local population.

Residential High areas are generally located near major corridors, active transportation corridors, and within walking distance of key services and amenities, making them highly accessible and convenient for residents. The purpose is to ensure that residents of dense housing neighborhoods have access to essential services without traveling long distances. These areas are meant to feel residential in character but with embedded conveniences, creating livable, compact communities that still maintain a strong focus on housing.

The Mixed Use land use designation differs in both scope and intent. While it also permits higher-density housing, with a minimum of 12 units per acre, it places equal if not greater emphasis on commercial, retail, and employment-oriented uses meant to provide a blend of activity including shopping, dining, workplaces, services, and housing all within the same area. These districts are also strategically located along major transportation corridors serving not just immediate residents but also the broader community. Mixed Use areas are characterized by higher intensity development, pedestrian-friendly design, and strong connections to transit. Housing in these areas tends to be integrated with commercial activities, often in the form of apartments above ground-floor retail or clustered near offices and service uses.

The Mixed Use designation shifts the balance significantly by incorporating a more intentional blend of housing, commerce, and community functions. Its primary uses go well beyond residential to include commercial, retail, employment, and service-oriented activities in addition to higher-density housing. This approach establishes areas that are not only places to live but also destinations for work, shopping, and entertainment. The secondary uses for the Mixed Use designation mirror those of the Residential High designation (parks, schools, places of worship, and public or institutional functions) but in Mixed Use, these play a supportive role in serving both residents and visitors drawn to the district's broader mix of commercial activities. The character of Mixed Use areas reflects this diversity.

Unlike Residential High, where commercial activity is permitted only at a small neighborhood scale, Mixed Use actively encourages a balanced coexistence of residential and commercial functions.

The zone districts that implement both the Residential High and Mixed Use land use designations include RH-16, RH-24, P-1, P-2, PD, and MU-1 zone Districts. The Mixed Use designation however builds upon that and includes the MU-2 and MU-3 zone districts.

Review Criteria

The criteria for review of the request are set forth in Section 21.02.050(e)(4)(iii) of the Zoning and Development Code, which provides that the Planning Commission and City Council shall review a Comprehensive Plan Amendment request in light of the following criteria. The applicant's evaluation of the criteria can be found within their Project Report. Staff evaluation of the criteria is below.

(A) The existing Comprehensive Plan and/or any related element thereof requires the proposed amendment; and

The current Residential High Land Use designation is implemented by the zone districts of RH-16, RH-24, MU-1 and P-1, P-2 and PD.

The proposed MU-2 zone district considered in the subsequent application is not an implementing zone district of the existing Residential High Land Use designation and, as such, would not be supported by the Comprehensive Plan.

However, in considering an amendment to the Comprehensive Plan's Land Use designation in this location, Chapter 2 of the Plan provides guidance on how and where the City should grow in the future.

Plan Principle 2.1.a – *Resilient and Diverse Economy* – calls on the City to support economic diversification by proactively anticipating future evolution. Extending the Mixed Use designation in this location would allow for a broader range of commercial activity within an area where the City is already anticipating directed growth. This anticipated growth is evidenced by the City's investment in the 29 Road Active Transportation Corridor, as well as the existing property designated as Mixed Use immediately north of the subject parcels. Directing growth to areas where infrastructure and utilities already exist and can support infill development is also a core tenet of Plan Principle 3 and its discussion of guided growth.

To achieve such diversification, Plan Principle 2.3.f directs the City to continue identifying and pursuing ways to reduce barriers to entry for new businesses. Providing additional property along an established major corridor creates opportunities for new businesses to start and thrive.

Staff finds that this criterion has been met.

B. The community or area will derive benefits from the proposed amendment; and/or While high-density housing is an important land use category, the Mixed Use designation provides greater flexibility to deliver both residential opportunities and essential services in a form that strengthens the surrounding neighborhood. Because this property is located along a major corridor and identified as part of an Active Transportation Corridor, its redevelopment potential is uniquely positioned to serve as a local hub. Higher-density housing alone, while valuable, would not maximize the potential to meet broader community needs. A Mixed Use designation ensures that residential living is complemented by access to retail, employment, and services, reducing the need for residents to rely exclusively on cars for everyday needs.

While a broad swath of Mixed Use designated property lies north of the 29 Road intersection, much of that property is still within County jurisdiction. Currently, the immediate area lacks access to goods and services aside from two nearby gas stations. Reclassifying the subject property to Mixed Use would enable the integration of neighborhood-scale retail, grocery, healthcare, childcare, dining, and service-oriented businesses that directly support surrounding households. This not only improves convenience for existing and future residents but also enhances the area's overall livability and resilience. Importantly, the addition of these uses would strengthen the function of the Active Transportation Corridor.

The corridor context also supports a land use strategy that places services and housing in close proximity. Mixed Use development can act as a transitional land use, buffering higher-intensity corridor activity from adjacent residential areas in a way that

Residential High alone cannot. By concentrating activity along 29 Road, the city can reduce development pressure on smaller residential streets while still capturing the benefits of increased density and investment. Furthermore, mixed-use development tends to generate a stronger tax base per acre than purely residential projects, creating long-term fiscal benefits that can be reinvested in public infrastructure, schools, parks, and transportation improvements.

Reclassifying the property from Residential High to Mixed Use transforms the site into a community hub. By leveraging transit access, active transportation connections, and corridor visibility, the change helps fill service gaps, support economic development, and create the foundation for a neighborhood that accommodates a broader range of uses that a Residential High designation would not allow.

Another key rationale for changing this property from Residential High to Mixed Use is rooted in the fundamental principle of land use compatibility. A designation whose primary focus is residential is not ideally suited for major corridors, which are by nature higher-intensity environments with traffic, visibility, and commercial demand. Major corridors are designed to carry significant volumes of vehicles, transit, bicycles, and pedestrians, and they function as gateways for activity and access.

From a community benefit perspective, the change allows the corridor to perform its role as both a transportation route and an activity center. Residential High development would concentrate people along the corridor but fail to provide them with immediate access to goods, services, or employment. Mixed Use, by contrast, leverages the corridor's visibility and accessibility to place everyday needs where people already live and travel. This shift ensures that the corridor frontage has businesses, services, and public spaces rather than long blocks of residential facades.

Staff finds that this criterion has been met

C. The amendment will be consistent with the vision, goals, principles, and policies of the Comprehensive Plan and the elements thereof.

The property is located on a major corridor, an Active Transportation Corridor (ATC), and is in direct proximity to a designated Neighborhood Center at the 29 Road and Riverside Parkway intersection, all of which the Plan identifies as appropriate locations for more mixed-use focused development.

Shifting to Mixed Use in this location supports Comprehensive Plan Sections 3.6.b and 3.6.c. which calls for a mix of uses in Neighborhood Centers that are diverse and walkable.

From a balanced growth management perspective, changing the property's designation from Residential High to Mixed Use is consistent with the One Grand Junction Comprehensive Plan, particularly under the Tier 1 Growth Plan. Tier 1 areas are identified for urban infill and redevelopment, where infrastructure and services are already in place, making them ideal for more intensive land uses. Transitioning to Mixed

Use at this site supports that strategy, encouraging corridor revitalization and more intense activity where it is most appropriate. Housing would still remain a permitted use, but the new designation would diversify options, allowing multi-family and attached units alongside offices, restaurants, and shops. This vision also aligns with the Plan's call for strong neighborhoods and housing choices in Chapter 2 – Plan Principal 5.3.d., where residents have walkable access to daily needs including parks, grocers, and cafes.

The change would also reflect the Comprehensive Plan's focus on economic resiliency and diversification discussed in Plan Principal 2 – Economic Diversification by introducing a mix of services and businesses into areas previously designated for housing alone.

Therefore, staff finds that this criterion has been met.

RECOMMENDATION AND FINDING OF FACT

After reviewing the Comprehensive Plan Amendment CPA-2025-502 requesting an Amendment from Residential High to Mixed Use for the property located at 377 and 379 29 Road, the following finding of fact have been made.

1. The request has met the Comprehensive Plan Amendment criteria in Section 21.02.050(e)(4)(iii) of the Zoning and Development Code.

The Planning Commission heard this item at the December 23, 2025, meeting and recommended approval.

FISCAL IMPACT:

There is no direct fiscal impact associated with this request.

SUGGESTED MOTION:

I move to adopt Ordinance No. 5306, an ordinance amending the Comprehensive Plan from Residential High to Mixed Use for property located at 377 and 379 29 Road on final passage and order final publication in pamphlet form.

Attachments

1. 1. Exhibit 1 - Development Application
2. 2. Exhibit 2 - Neighborhood Meeting Documents
3. 3. Exhibit 3 - Maps
4. Planning Commission Minutes - 2025 - Dec 23 - DRAFT
5. 5. Exhibit 5 - DRAFT CPA Ordinance

Development Application

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

Petition For: Comprehensive Plan Amendment

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

| | |
|--|-------------------------------|
| Existing Land Use Designation: <u>Residential High</u> | Existing Zoning: <u>RM-12</u> |
| Proposed Land Use Designation: <u>Mixed Use</u> | Proposed Zoning: <u>MU-2</u> |

Property Information

Site Location: 377 and 379 29 Rd, Grand Junction CO 81501 Site Acreage: 3.72 acres

Site Tax No(s): 2943-191-56-002 and 2943-191-00-161 Site Zoning: RM-12

Project Description: An application for a Comprehensive Plan Amendment requesting a Land Use Designation change from Residential High to Mixed Use and a Rezoning application from RM-12 (Residential Medium - 12) to MU-2 (Mixed-Use Light Commercial) for 3.73 acres

Property Owner Information

Name: Sunshine of Delta, Inc

Mailing Address: PO Box 516

City/State/Zip: Fruita, CO 81521

Business Phone #: 970-270-9807

E-Mail: moir28@gmail.com

Fax #: _____

Contact Person: John Moir

Contact Phone #: 970-270-9807

Applicant Information

Name: Sparky Moir

Mailing Address: PO Box 516

City/State/Zip: Fruita, CO 81521

Business Phone #: 970-260-7703

E-Mail: moirsd@gmail.com

Fax #: _____

Contact Person: Sparky Moir

Contact Phone #: 970-260-7703

Representative Information

Name: Sparky Moir

Mailing Address: PO Box 516

City/State/Zip: Fruita, CO 81521

Business Phone #: 970-260-7703

E-Mail: moirsd@gmail.com

Fax #: _____


Contact Person: Sparky Moir

Contact Phone #: 970-260-7703

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

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

Signature of Person Completing the Application:  Date: 8/15/2025

Signature of Legal Property Owner:  Date: 8/15/2025

Application for Comprehensive Plan Amendment

This document is a formal application from Sunshine of Delta, Inc. for a Comprehensive Plan Amendment and subsequent rezone request for property located at 377 29 Rd and 379 29 Rd, Grand Junction, CO 81501.

The request is for a change to the City of Grand Junction's Comprehensive Plan Land Use Designation Map for the properties from Residential High to Mixed Use. Additionally, the Comprehensive Plan Amendment request is accompanied by a request to rezone the properties from Residential Medium 12 (RM-12) to Mixed-Use Light Commercial (MU-2).

A. Applicant and Property Information

- **Applicant Name(s):** Sunshine of Delta, Inc.
- **Contact Information:** John Moir, moir28@gmail.com
- **Property Address:** 377 29 Rd and 379 29 Rd, Grand Junction, CO 81501
- **Assessor's Parcel Number(s):** 2943-191-00-161 and 2943-191-56-002
- **Location:** The parcels are located on the west side of 29 Road, between Zami Drive and Florida Street, just south of Riverside Parkway.
- **Acreage:** The parcels are approximately 3.73 acres. 377 29 Road is approximately 2.2 acres, and 379 29 Road is approximately 1.51 acres.
- **Current Comprehensive Plan Designation:** Residential High
- **Current Zoning:** RM-12
- **Requested Amendment and Rezone:** The applicant requests an amendment to the Grand Junction Comprehensive Plan's Future Land Use Map to designate the subject property as Mixed Use. Concurrently, the applicant requests a rezone of the property, which totals approximately 3.73 acres, from the current RM-12 (Residential Medium 12) to MU-2 (Mixed-Use Light Commercial).

B. Public Benefit

The proposed Comprehensive Plan Amendment to Mixed-Use is a strategic update that allows the City of Grand Junction to fully implement the core tenets of its Comprehensive Plan along the critical 29 Road corridor. This amendment provides a powerful public benefit by serving as a catalyst for economic vitality, housing diversity, and efficient land use management.

In direct alignment with the goals of the City's Comprehensive Plan, amending the land use designation to Mixed-Use would benefit the community by facilitating:

- **Economic Resilience and Job Diversification:** This amendment directly supports the Plan's strategic shift toward a resilient economy (Plan Principle 2). The City recognizes the importance of "reprogramming key areas into mixed use areas" to include more residential and experiential uses (Chapter 2, Plan Principle 2, p. 16). The amendment provides that opportunity along the major corridor of 29 Road, maximizing investment where infrastructure is already established.
- **Creation of Integrated, Multi-Modal Neighborhood Centers:** By moving from a high-density residential-only designation to a Mixed-Use center, the amendment supports the vision of creating walkable, local centers where residents can access daily needs, retail, office services, and housing. This concentration of uses reduces vehicle miles traveled and actively promotes bicycle and pedestrian mobility, aligning with the Plan's sustainability and transportation goals (Plan Principle 6).
- **Efficient Urban Infrastructure Utilization:** The transition to a higher-intensity, mixed-use environment maximizes the efficient use of existing, robust public infrastructure (water, sewer, utilities) already established along 29 Road. This supports smart growth principles (Plan Principle 3) by directing investment and density where infrastructure capacity is highest.
- **Harmonious Land Use Transition (The Feathering Effect):** The Mixed-Use designation creates a vital and intentional buffer and transition zone between the intense commercial nodes further north and the established lower-density residential neighborhoods to the south and east. This "feathering effect" ensures development is harmonious, preventing abrupt transitions and preserving the long-term integrity of adjacent residential character.

C. Neighborhood Meeting

1. A neighborhood meeting was held **on July 22, 2025**. A summary of the meeting is included with this submittal.

D. Project Compliance, Compatibility and Impact

1. **Adopted plans and/or policies:** The project, if approved, will develop in compliance with the City of Grand Junction Municipal Code and Comprehensive Plan. Application for Rezone is being submitted for review concurrently with this Comprehensive Plan Amendment.
2. **Land use in the surrounding area:** The uses contained within the surrounding area are a mixture of mixed-use commercial, Planned Unit Development, and Mesa County zoned Residential Single Family – Rural zoning (RSF-R).
3. **Site access and traffic patterns:** The parcels have direct access to 29 Road. Traffic in the mixed-use land designation is anticipated to be within the acceptable capacity of 29 Road.
4. **Availability of utilities:** The subject parcel is served by the following:
 - Ute Water

- City of Grand Junction Sewer: Conditions remain unchanged for the easement that runs through the south edge of 377 29 Rd.
 - Xcel Energy (gas and electric)
 - Grand Valley Power (electric)
 - Grand Valley Irrigation Company
 - Grand Valley Drainage District
 - City of Grand Junction Fire
 - Charter/Spectrum (Cable)
 - CenturyLink/Lumen (Phone)
5. **Special or unusual demands on utilities:** There will be no special or unusual demands on utilities because of the project.
 6. **Effects on public facilities:** The comprehensive plan amendment will have no adverse effect on public facilities.
 7. **Hours of operation:** The hours of operation will be typical of commercial businesses.
 8. **Number of employees:** This criterion is not applicable for this submittal.
 9. **Signage:** This criterion is not applicable for this submittal.
 10. **Site Soils Geology:** This criterion is not applicable for this submittal.
 11. **Impact of project on site geology and geological hazards:** None are anticipated.

E. Response to Review Criteria for Comprehensive Plan Amendments

As required by the Grand Junction Zoning and Development Code, this application addresses the specific review criteria for a Comprehensive Plan Amendment. The proposed changes are a logical and beneficial evolution for the property and the surrounding area.

**Review Criteria from Grand Junction Zoning and Development Code Section
21.02.050(e)(4)(iii)**

This application specifically addresses the review criteria for Comprehensive Plan Amendments as outlined in Section 21.02.050(e)(4)(iii) of the Grand Junction Zoning and Development Code.

(A) The existing Comprehensive Plan and/or any related element thereof requires the proposed amendment.

The current Residential High designation must be changed to Mixed-Use to facilitate the concurrent rezone request to Mixed-Use Light Commercial (MU-2). Per the existing Comprehensive Plan, both parcels have a future land use of Residential High. The applicant requests the Mixed-Use designation to align the 3.73 acres with the evolving commercial and mixed-use character of the 29 Road corridor.

Reviewing development of the surrounding properties confirms that a land designation amendment to Mixed-Use would be in accordance with the neighboring uses. The current development pattern—including multiple MU-2 zoned properties to the north along Zami Drive (developed as a gas station and restaurant), and a gas station to the northeast—confirms a clear shift towards a commercial and mixed-use character along the 29 Road and Riverside Parkway corridors.

The proposed Amendment to Mixed Use is necessary to reflect the existing and future character of the area. It will create a critical "feathering effect," ensuring a smooth transition from the higher-intensity MU-2 and Planned Development (PD) areas to the north and west down toward the lower-density Mesa County zoned Residential Single Family - Rural (RSF-R) areas to the south and east. This measured transition gracefully transitions between various intensities of use, rather than an abrupt change from commercial activity to residential homes.



(B) The community or area will derive benefits from the proposed amendment.

The community will derive significant, quantifiable benefits from the proposed amendment. This amendment supports the integrity of the area by creating a logical "feathering effect" or transition zone. This transition, which is designed to gradually decrease building heights and intensity as uses move away from the major arterial, is key to protecting the long-term investment of surrounding residential neighborhoods while simultaneously unlocking economic and housing potential along the major corridor. This approach optimizes land use and promotes neighborhood stability.

(C) The amendment will be consistent with the vision, goals, principles, and policies of the Comprehensive Plan and the elements thereof.

The amendment is wholly consistent with, and actively implements, the most progressive goals and policies of the One Grand Junction Comprehensive Plan, specifically those detailed in Chapter 4: Area-Specific Policies and Chapter 2: Plan Principles. The shift from a single-use residential designation to a Mixed-Use designation provides a direct mechanism to achieve:

- **Economic Vitality:** (Chapter 2, Plan Principle 2) The MU-2 district's flexibility encourages commercial activity and job creation, directly supporting the plan's goal to foster regional economic competitiveness and establish Grand Junction as a regional employment center.
- **Housing Diversity:** (Chapter 2, Plan Principle 5) Integrating multi-family housing options within a Mixed-Use setting addresses the plan's critical need to provide diverse, attainable housing choices near employment centers, reducing commuting times and costs.
- **Walkability and Connectivity:** (Chapter 2, Plan Principle 6) The MU-2 designation requires development to be comfortably accessible via all modes of transportation—motor vehicles, bicycles, and walking. By placing services and housing along 29 Road, this amendment promotes the Comprehensive Plan's objective to promote walkability and multi-modal transportation.

F. Adequacy of Public Facilities and Services

The property is strategically located with access to adequate public facilities and services, ensuring any future development will not overburden the city's infrastructure.

Any future development will be designed to manage stormwater appropriately, and its density is within the capacity of the city's existing utility systems. No special or unusual demands on utilities are anticipated.

G. Inadequate Supply of Suitably Designated Land

There is a demonstrated need for more suitably designated land to accommodate the type of mixed-use development envisioned by the Comprehensive Plan. While the City has made progress in creating these types of areas, there remains a demand for integrated residential and commercial spaces that are not met by the existing supply of land with the Mixed-Use designation. Due to its location along the transportation corridor of 29 Road, the commercial opportunities represented by amending the land use of these parcels are abundant. The Comprehensive Plan Amendment will help address the demand for integrated residential and commercial spaces and support the city's proactive growth strategy.

H. Proposed Project Narrative

The applicant intends to provide the opportunity to develop the property as a mixed-use project. The final number of residential units and square footage of commercial space will be determined through subsequent site plan review.

I. Summary

The proposed Comprehensive Plan Amendment and rezone from RM-12 to MU-2 are a logical and beneficial change that is fully consistent with the goals and policies of the Grand Junction

Comprehensive Plan. The proposal provides significant public benefits by creating a vibrant, walkable, and economically diverse addition to the community along a prominent transportation corridor. We look forward to working with the Planning Commission and City Council to move this project forward.

Legal Description of Parcels

377 29 Rd:

BEGINNING AT A POINT 1320 FEET SOUTH OF THE NORTHEAST CORNER OF THE E ¼ NE ¼ NE ¼ OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN ON THE EAST BOUNDARY OF SAID SECTION 19;
THENCE WEST 330 FEET;
THENCE NORTH 330 FEET;
THENCE EAST 330 FEET;
THENCE SOUTH ALONG THE EAST BOUNDARY OF SAID SECTION 19 TO THE POINT OF BEGINNING;
EXCEPT ROAD AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 714 AT PAGE 521; ALSO EXCEPT THE EAST 30 FEET THEREOF FOR PUBLIC ROAD RIGHT OF WAY, AS DESCRIBED IN INSTRUMENT RECORDED MAY 9, 1978 IN BOOK 1148 AT PAGE 471;
ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO MESA COUNTY, A COLORADO POLITICAL SUBDIVISION, BY INSTRUMENT RECORDED JULY 12, 2005 IN BOOK 3939 AT PAGE 95, COUNTY OF MESA, STATE OF COLORADO.

379 29 Rd:

BEGINNING AT A POINT 990 FEET SOUTH OF THE NORTHEAST CORNER OF THE E ¼ NE ¼ NE ¼ OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN ON THE EAST BOUNDARY OF SAID SECTION 19;
THENCE WEST 330 FEET;
THENCE NORTH 330 FEET;
THENCE EAST 330 FEET;

THENCE SOUTH ALONG THE EAST BOUNDARY OF SAID SECTION 19 TO THE POINT OF BEGINNING;
EXCEPT ROAD AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 714 AT PAGE 521; ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO MESA COUNTY, A COLORADO POLITICAL SUBDIVISION, BY INSTRUMENT RECORDED JULY 12, 2005 IN BOOK 3939 AT PAGE 90,
COUNTY OF MESA, STATE OF COLORADO.

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Sunshine of Delta, Inc ("Entity") is the owner of the following property:

(b) 377 and 379 29 Road, Grand Junction, CO 81501

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

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

My legal authority to bind the Entity both financially and concerning this property is unlimited.

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

The Entity is the sole owner of the property.

The Entity owns the property with other(s). The other owners of the property are:


On behalf of Entity, I have reviewed the application for the (d) Comp Plan Amendment and Rezone to MU-2

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

(e) None

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

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

Signature of Entity representative: 

Printed name of person signing: John Moir

State of Colorado)


County of Mesa) ss.

Subscribed and sworn to before me on this 8th day of August, 2025

by John Moir

Witness my hand and seal.

My Notary Commission expires on 08-23-2028


Notary Public Signature

STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity¹ named Sunshine of Delta, Inc
and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

2. The type of entity is a:
 trust registered limited liability partnership
 nonprofit corporation registered limited liability limited partnership
 limited liability company limited partnership association
 general partnership government or governmental subdivision or agency
 limited partnership corporation

3. The entity is formed under the laws of the State of Colorado

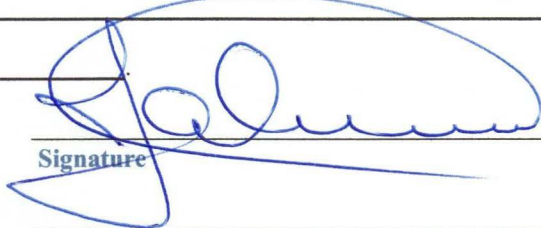
4. The mailing address for the entity is PO Box 516 Fruita, CO 81521

5. The name position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is John Moir, Vice President

6.² The authority of the foregoing person (s) to bind the entity is not limited limited as follows: _____

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

Executed this 15th Day of September, 2025



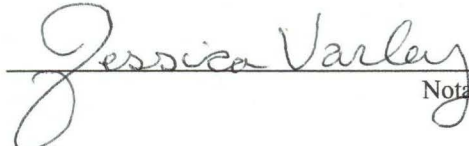
Signature

Signature

STATE OF COLORADO }
COUNTY OF MESA } SS:

The foregoing instrument was acknowledged before me this 15th day of September
by John Moir

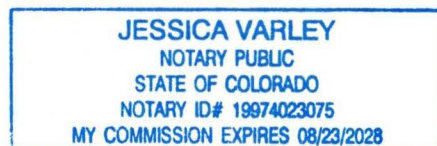
Witness my hand and official seal.



Notary Public

My commission expires: 08/23/2028

¹This form should not be used unless the entity is capable of holding title to real property.
²The absence of any limitation shall be prima facie evidence that no such limitation exists.
³The statement of authority must be recorded to obtain the benefits of the statute.



111 - 2 PAGE DOCUMENT



STATE DOCUMENTARY FEE
Date: October 29, 2007
\$ 69.00

WARRANTY DEED

THIS DEED, Made on this day of October 29, 2007, between
FRED R. BERRY AND DOROTHY C. BERRY

of the said County of MESA and State of COLORADO, the Grantor(s), and
SUNSHINE OF DELTA, INC.

whose legal address is: PO BOX 516 FRUITA, CO 81521
of the said County of MESA and State of COLORADO, the Grantee(s):

WITNESS, That the Grantor(s), for and in consideration of the sum of (\$690,000.00)
*** Six Hundred Ninety Thousand and 00/100 *** DOLLARS

the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the Grantee(s), his heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the said County of MESA and State of Colorado, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

\$69.00

also known as street number 377, 379, & 383 29 ROAD GRAND JUNCTION CO 81501

TOGETHER with all and singular and hereditaments and appurtenances thereto belonging, or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right title interest, claim and demand whatsoever of the Grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described with appurtenances, unto the Grantee(s), his heirs and assigns forever. The Grantor(s), for himself, his heirs and personal representatives, does covenant, grant, bargain, and agree to and with the Grantee(s), his heirs and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and infeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, Subject to general taxes for the year 2007 and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Section 8a (Title Review) of the Contract to Buy and Sell Real Estate relating to the above described property; distribution utility easements (including cable TV); those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual knowledge and which were accepted by Grantee(s) in accordance with Section 8b (Matters not Shown by the Public Records) and Section 8c (Survey Review) of the Contract to Buy and Sell Real Estate relating to the above described real property; inclusion of the Property within any special tax district; and, the benefits and burdens of any recorded declaration and party wall agreements, if any and other NONE
The Grantor(s) shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the Grantee(s), his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the Grantor(s) has executed this deed on the date set forth above.

By: Fred R. Berry
FRED R. BERRY

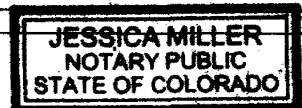
By: Dorothy C. Berry
DOROTHY C. BERRY

STATE OF COLORADO)
said County of MESA)ss.

The foregoing instrument was acknowledged before me on this day of October 29, 2007,
by FRED R. BERRY AND DOROTHY C. BERRY

My commission expires 12-5-09
Witness my hand and official seal.

Jessica Miller
Notary Public



My Commission Expires 12/05/2008
County of Mesa

Name and Address of Person Creating Newly Created Legal Description (38-35-106.5, C.R.S.)

Escrow# GJ65005118
Title# GJR65005118

When Recorded Return to: SUNSHINE OF DELTA, INC.

Form 84 08/29/04 WD1 WARRANTY DEED (Photographic)



PO BOX 516 FRUITA, CO 81521

(5583135)

EXHIBIT A

PARCEL 1:

BEGINNING AT A POINT 660 FEET SOUTH OF THE NORTHEAST CORNER OF THE E $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ OF 19, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN ON THE EAST BOUNDARY OF SAID SECTION 19;
THENCE WEST 330 FEET;
THENCE NORTH 330 FEET;
THENCE EAST 330 FEET;
THENCE SOUTH ALONG THE EAST BOUNDARY OF SAID SECTION 19 TO THE POINT OF BEGINNING;
EXCEPT ROAD AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 714 AT PAGE 521;
ALSO EXCEPT THE EAST 30 FEET THEREOF FOR PUBLIC ROAD RIGHT OF WAY, AS DESCRIBED IN INSTRUMENT RECORDED MAY 9, 1978 IN BOOK 1148 AT PAGE 470; AND ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO MESA COUNTY, A COLORADO POLITICAL SUBDIVISION, BY INSTRUMENT RECORDED JULY 12, 2005 IN BOOK 3939 AT PAGE 85, COUNTY OF MESA, STATE OF COLORADO.

PARCEL 2:

BEGINNING AT A POINT 990 FEET SOUTH OF THE NORTHEAST CORNER OF THE E $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN ON THE EAST BOUNDARY OF SAID SECTION 19;
THENCE WEST 330 FEET;
THENCE NORTH 330 FEET;
THENCE EAST 330 FEET;
THENCE SOUTH ALONG THE EAST BOUNDARY OF SAID SECTION 19 TO THE POINT OF BEGINNING;
EXCEPT ROAD AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 714 AT PAGE 521;
ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO MESA COUNTY, A COLORADO POLITICAL SUBDIVISION, BY INSTRUMENT RECORDED JULY 12, 2005 IN BOOK 3939 AT PAGE 90, COUNTY OF MESA, STATE OF COLORADO.

PARCEL 3:

BEGINNING AT A POINT 1320 FEET SOUTH OF THE NORTHEAST CORNER OF THE E $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN ON THE EAST BOUNDARY OF SAID SECTION 19;
THENCE WEST 330 FEET;
THENCE NORTH 330 FEET;
THENCE EAST 330 FEET;
THENCE SOUTH ALONG THE EAST BOUNDARY OF SAID SECTION 19 TO THE POINT OF BEGINNING;
EXCEPT ROAD AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 714 AT PAGE 521;
ALSO EXCEPT THE EAST 30 FEET THEREOF FOR PUBLIC ROAD RIGHT OF WAY, AS DESCRIBED IN INSTRUMENT RECORDED MAY 9, 1978 IN BOOK 1148 AT PAGE 471;
ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO MESA COUNTY, A COLORADO POLITICAL SUBDIVISION, BY INSTRUMENT RECORDED JULY 12, 2005 IN BOOK 3993 AT PAGE 95, COUNTY OF MESA, STATE OF COLORADO.

NOTICE OF NEIGHBORHOOD COMMENT MEETING

Type of Meeting: NCM- Neighborhood Comment Meeting

Subject of Meeting: Property located at 377 & 379 29 Road, Grand Junction, CO 81501.

An application for a Comprehensive Plan Amendment requesting a Land Use Designation change from Residential High to Mixed Use and a Rezoning application from RM-12 (Residential Medium - 12) to MU-2 (Mixed-Use Light Commercial)

Meeting Date: Tuesday, July 22, 2025

Meeting Time: 6:00 PM

Location: Patterson Road Church of Christ
2893 Patterson Rd, Grand Junction, CO 81506

Applicant Contact: John Moir – (970)270-9807

City of Grand Junction Planner Contact:

Jenna Gorney – (970)244-1432

A Neighborhood Comment Meeting (NCM) is held prior to a public hearing on an application. The purpose of an NCM is to allow the neighborhood to provide that applicant with feedback that may be relevant to improving the design of the project to address neighborhood concerns that may otherwise be raised at the public hearing.

Neighborhood Meeting Minutes

Address: 379 29 RD & 377 29 RD, GRAND JUNCTION, CO 81501

Topic: Comprehensive Plan Amendment and Rezone

Parcel Numbers: 2943-191-00-161 & 2943-191-56-002

SUMMARY OF NEIGHBORHOOD MEETING HELD TUESDAY, JULY 22, 2025, 6 PM AT GRAND JUNCTION CHURCH OF CHRIST

A neighborhood meeting for the above-referenced comprehensive plan amendment and subsequent rezone, was held Tuesday, July 22, 2025, at 6 PM at the Grand Junction Church of Christ located at 2893 Patterson Road. The initial letter notifying the neighboring property owners was sent on July 2, 2025, according to the mailing list received from the City of Grand Junction.

Present were John Moir, Vice President of Sunshine of Delta, Inc. and Sparky Moir, Secretary of Sunshine of Delta, Inc. Jenna Gorney, Senior Planner with the City of Grand Junction was also in attendance. No one from the public attended the meeting. The meeting began at approximately 6:00 PM. Sparky shared with Jenna the exhibits that she had intended to present. After 20 minutes, no one from the public had attended the meeting. The meeting ended at approximately 6:50 PM.

383 29 RD LLC
1571 POWIS LN
FRUITA CO 81521

BELLEW MARCUS
2889 FLORIDA ST
GRAND JUNCTION CO 81501

COCA SAMUEL A
560 ASHLEY LN
GRAND JUNCTION CO 81501

CITY OF GRAND JUNCTION
JESSICA JOHNSEN
250 N 5TH ST
GRAND JUNCTION CO 81501

DEGRANGE ALAN J
PO BOX 2058
HOTCHKISS CO 81419

GALLEGOS PAULINE M
BALERIO DON L SR
561 CASA RIO CT
GRAND JUNCTION CO 81507

GAURMER CHRISTIAN E
GAURMER ANN E
PO BOX 1457
TIOGA ND 58852

GOLDEN GATE PETROLEUM OF
NEVADA LLC
16580 WEDGE PARKWAY UNIT 300
RENO NV 89511

HEILIG CHRISTINA SUE
DEMATTEO CARL-GRANTEE
BENEFICIARY
2890 FLORIDA ST
GRAND JUNCTION CO 81501

HOWARD DENNIS M
HOWARD LEAH S
2231 RIMROCK RD
GRAND JUNCTION CO 81507

HUTCHISON CHARLES D
242 COLUMBUS CANYON RD
GRAND JUNCTION CO 81507

IJAMS JOHN A
IJAMS LINDA A
2889 RIVERSIDE PKWY
GRAND JUNCTION CO 81501

KELLER TRAVIS
KELLER LAUREN MICHELLE
2887 RIVERSIDE PARKWAY
GRAND JUNCTION CO 81501

LYNN VRANY LIVING TRUST DTD
9/8/2021
365 29 RD
GRAND JUNCTION CO 81504

MOIR JOHN IV
PO BOX 516
FRUITA CO 81521

ROWLAND MARY MARTHA
ZINK DORIS JOAN, POWELL ROBERT,
WILLIAM, RONALD, DONALD, & DEAN
3044 1/2 WEDGEWOOD DR
GRAND JUNCTION CO 81504

SKY VIEW PUD LLC
LEDERER CRYSTAL BROOK LLC
120 PONDEROSA DR
RIDGWAY CO 81432

STATE OF CO FBO COLORADO DEPT
OF HUMAN SERVICES
1575 SHERMAN
DENVER CO 80203

STOUT DEAN
ROBERTS ROSE LYNN-GRANTEE
BENEFICIARY
2892 FLORIDA ST
GRAND JUNCTION CO 81501

SUNSHINE OF DELTA INC
PO BOX 516
FRUITA CO 81521

TREAT STEVEN E
TREAT RENE' E
369 29 RD
GRAND JUNCTION CO 81504

UPPER LIMIT INVESTMENTS LLC
PO BOX 952
GRAND JUNCTION CO 81502

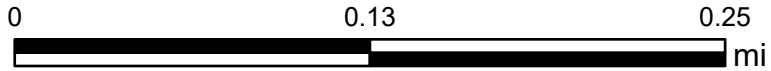
VANWINKLE WILBUR C
VANWINKLE NONA F
2911 D RD
GRAND JUNCTION CO 81504

VIVEROS ARIANNA M
VIVEROS MARIO A
546 DODGE ST
GRAND JUNCTION CO 81504

WEAVER MERLE W
296 LITTLE PARK RD
GRAND JUNCTION CO 81507

WOLTMAN CONOR
ROWE JULIE
2893 FLORIDA ST
GRAND JUNCTION CO 81501

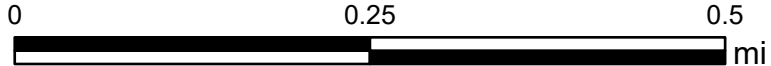
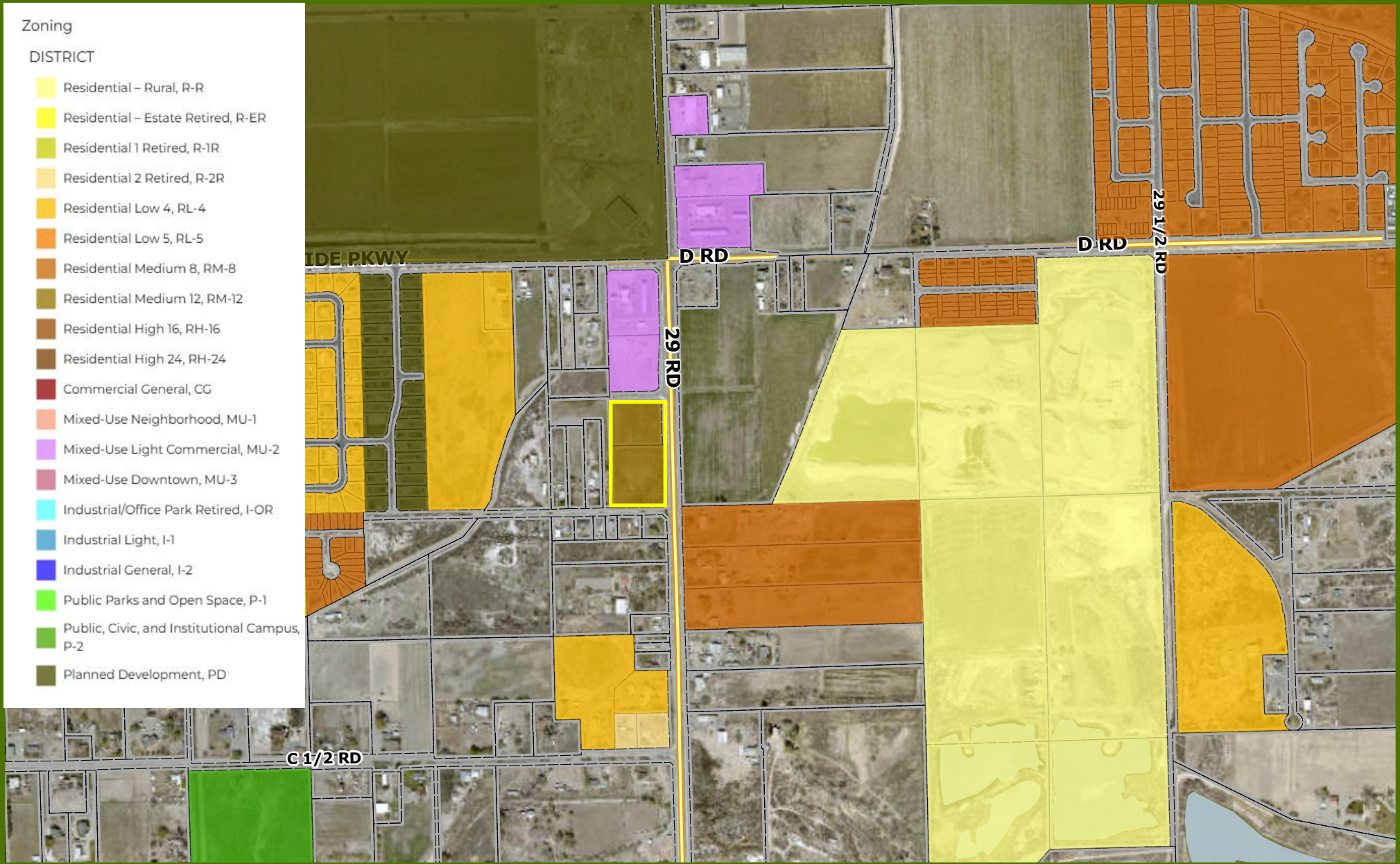
Location Map



Printed: 12/10/2025
1 inch equals 0 miles
Scale: 1:4,281
Packet Page 332

Zoning Map

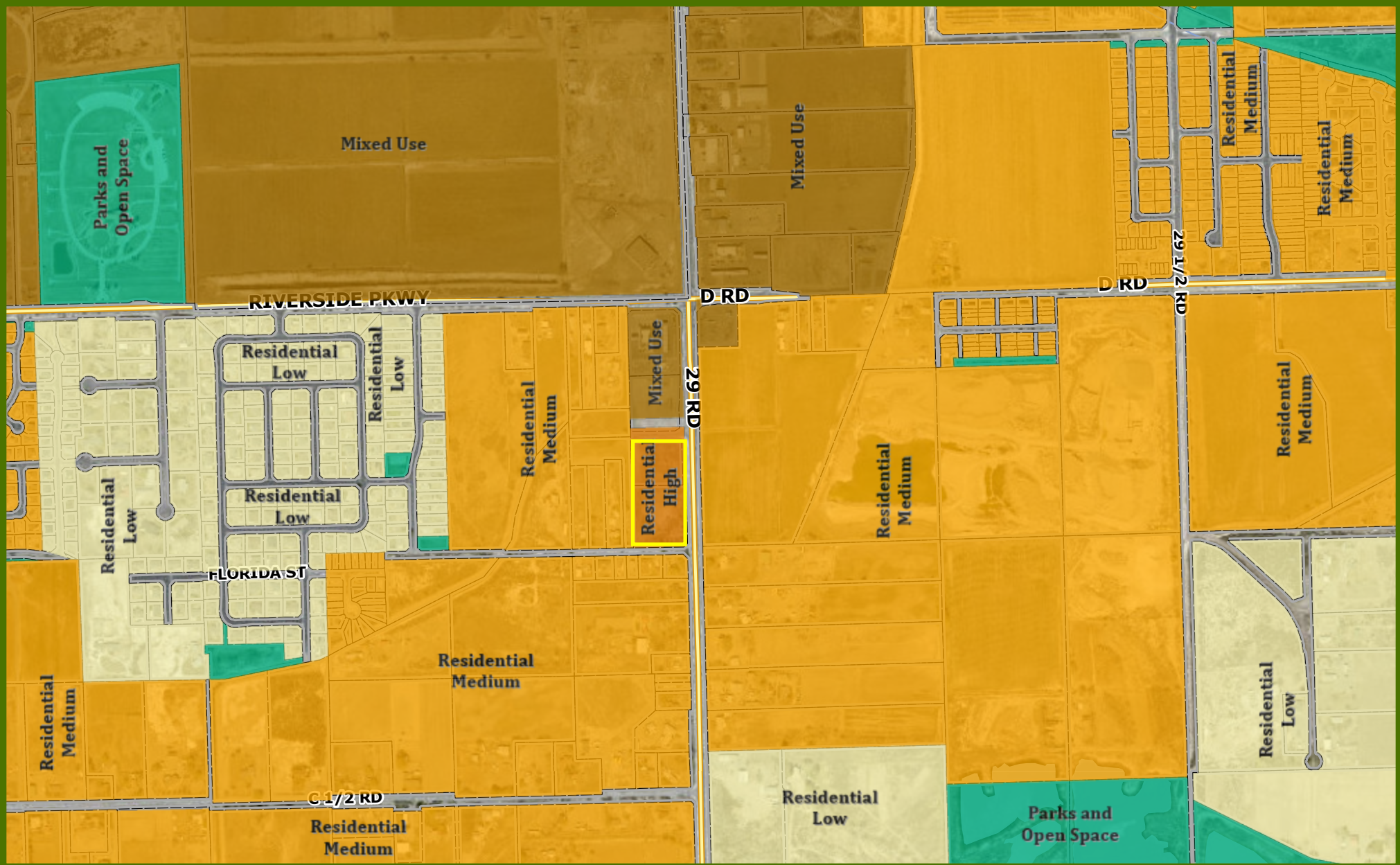
- Zoning
- DISTRICT
- Residential - Rural, R-R
 - Residential - Estate Retired, R-ER
 - Residential 1 Retired, R-1R
 - Residential 2 Retired, R-2R
 - Residential Low 4, RL-4
 - Residential Low 5, RL-5
 - Residential Medium 8, RM-8
 - Residential Medium 12, RM-12
 - Residential High 16, RH-16
 - Residential High 24, RH-24
 - Commercial General, CG
 - Mixed-Use Neighborhood, MU-1
 - Mixed-Use Light Commercial, MU-2
 - Mixed-Use Downtown, MU-3
 - Industrial/Office Park Retired, I-OR
 - Industrial Light, I-1
 - Industrial General, I-2
 - Public Parks and Open Space, P-1
 - Public, Civic, and Institutional Campus, P-2
 - Planned Development, PD



Printed: 12/10/2025
 1 inch equals 0 miles
 Scale: 1:8,562
 Packet Page 333



Future Land Use Map



Printed: 12/10/2025
1 inch equals 0 miles
Scale: 1:8,562
Packet Page 334

GRAND JUNCTION PLANNING COMMISSION
December 23, 2025, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:34 p.m. by Chair Sandra Weckerly.

Those present were Planning Commissioners; Orin Zyvan, Robert Quintero, Ian Thomas (virtually), Gregg Palmer, and Keith Ehlers.

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director) Thomas Lloyd (Planning Manager), Daniella Acosta Stine (Principal Planner), and Madeline Robinson (Planning Technician).

There were 8 members of the public in attendance, and 0 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from December 9, 2025.

Commissioner Palmer moved to approve the Consent Agenda.

Commissioner Quintero seconded; motion passed 6-0.

REGULAR AGENDA

2. Lucky Me Center - 29 Rd & Patterson Rd **RZN-2025-293**

Consider a request by Lucky Me Premises LLC, Property Owner, to rezone a total of 3.60 acres from MU-1 (Mixed-Use Neighborhood) and RM-12 (Residential Medium 12) to MU-2 (Mixed - Use Light Commercial), located at the northeast corner of the intersection of Patterson Road and 29 Road. - **This item to be moved to the January 13th, 2026 Planning Commission Hearing**

3. 377 & 379 29 Road Comprehensive Plan Amendment **CPA-2025-502**

Consider a request by Sunshine of Delta, Inc. for a Comprehensive Plan Amendment for approximately 3.72 acres from Residential High to Mixed Use located at 377 29 Road and 379 29 Road

Staff Presentation

Thomas Lloyd, Planning Manager, introduced exhibits on behalf of Senior Planner, Jenna Gorney, into the record and provided a presentation regarding the request.

Questions for Staff

No questions for staff from the commissioners.

Applicant John Moir, owner of Sunshine of Delta, made comment that staff did an excellent job and had nothing further to add. He was present to answer any questions.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, December 16, 2025, via www.gjcity.org.

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

The public comment period was closed at 5:51 p.m. on December 23, 2025.

There were no additional questions or comments for Staff or the Applicant.

Discussion

Commissioner Ehlers had a question for the applicant as to why the MU-1 zoning had not been looked at for the CPA. Planning Manager Lloyd made comment that MU-2 does allow for higher density and more flexibility with the commercial and retail uses.

Motion and Vote

Commissioner Quintero made the following motion "Madam Chair, on the Comprehensive Plan Amendment request for the property located at 377 and 379 29 Road, City file number CPA-2025-502, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report."

Commissioner Palmer seconded; motion passed 6-0.

4. 377 & 379 29 Road Rezone RZN-2025-503

Consider a request by Sunshine of Delta, Inc., for a Rezone of approximately 3.72 acres from Residential Medium 12 (RM-12) to Mixed-Use Light Commercial (MU-2) located at 377 and 379 29 Road

Staff Presentation

Thomas Lloyd, Planning Manager, introduced exhibits on behalf of Senior Planner, Jenna Gorney, into the record and provided a presentation regarding the request.

Questions for Staff

No questions for staff from the commissioners. No presentations or comment from the applicant either.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, December 16, 2025, via www.gjcity.org.

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

*The public comment period was closed at 6:09 p.m. on December 23, 2025.
There were no additional questions or comments for Staff or the Applicant.*

Discussion

No discussion occurred.

Motion and Vote

Commissioner Quintero made the following motion “Madam Chair, on the Rezone request for the property located at 377 and 379 29 Road, City File Number RZN-2025-503, I move that the Planning Commission forward a recommendation of conditional approval to City Council with the finding of fact as listed in the staff report.”

Commissioner Palmer seconded; motion passed 6-0.

5. Zoning Code Amendments

ZCA-2025-698

Consider a request to Amend Section 21.02.010(b)(3) pertaining to Planning Commissioner Terms

Staff Presentation

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

Questions for Staff

No questions from Commissioners for staff

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, December 16, 2025, via www.gjcity.org.

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

*The public comment period was closed at 6:15 p.m. on December 23, 2025.
There were no additional questions or comments for Staff or the Applicant.*

Discussion

Commissioner Palmer made comment that he believes in term limits, but commissioners are appointed by City Council where Council members are elected. Palmer supports this item.

Commissioner Thomas also made comments that he supports the item as well, and there are times when the commission struggles to find qualified individuals.

Commissioner Zyvan made comment that he approves of the gap between terms.

Motion and Vote

Commissioner Palmer made the following motion “Madam Chair, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2025-698, I move that the Packet Page 98 Planning Commission forward a recommendation of approval to City Council with the finding of fact listed in the staff report.”

Commissioner Quintero seconded; motion passed 6-0.

6. Zoning Code Amendments ZCA-2025-697

Consider an Ordinance Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Application Outreach Meetings, Required Improvements, and Accessible Parking

Staff Presentation

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

Questions for Staff

Commissioner Zyvan had clarifying questions about how the city is complying with the State’s accessibility with EV charging.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, December 16, 2025, via www.gjcity.org.

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

*The public comment period was closed at 6:29 p.m. on December 23, 2025.
There were no additional questions or comments for Staff or the Applicant.*

Discussion

Commissioner Palmer wanted further clarification as to why staff wanted to make the changes brought forth with this item.

Motion and Vote

Commissioner Zyvan made the following motion “Madam Chair, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2025-697, excluding 21.05.020(q), I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact listed in the staff report.”

Commissioner Quintero seconded; motion passed 6-0.

7. Zoning Code Amendments ZCA-2025-699

Consider a request to amend sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) concerning Pre-Application Meetings

Staff Presentation

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

Questions for Staff

Commissioner Ehlers questioned the absolute striking of the criteria from the code, and what other services may still be available for applicants.

Commissioner Zyvan questioned the barriers applicants may endure with this elimination from code.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, December 16, 2025, via www.gjcity.org.

Co-applicant Kevin Bray, had a presentation for the Commissioners.

Housing Task Force Member Mark Austin made comment to the commissioners of his support of removing Pre-Application meetings.

Commissioner Ehlers had questions about the checklist and its revisions. Community Development Director Tamra Allen made comment that the Pre-Application process would be voluntary now.

*The public comment period was closed at 7:05 p.m. on December 23, 2025.
There were no additional questions or comments for Staff or the Applicant.*

Discussion

Commissioner Zyvan approves of the variability for submittals.

Motion and Vote

Commissioner Quintero made the following motion "Madam Chair, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2025-699, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report."

Commissioner Palmer seconded; motion passed 6-0.

OTHER BUSINESS

Workshop will be occurring on January 8th

ADJOURNMENT

Commissioner Quintero made a motion to adjourn the meeting. Palmer seconded

The vote to adjourn was 6-0.

The meeting adjourned at 7:08 p.m.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN LAND USE MAP OF
THE CITY OF GRAND JUNCTION FROM RESIDENTIAL HIGH TO MIXED USE
FOR SUNSHINE OF DELTA, INC.**

LOCATED AT 377 29 ROAD AND 379 29 ROAD

Recitals:

The property owner, Sunshine of Delta, Inc. proposes an amendment to the Comprehensive Plan Land Use Map from Residential High to Mixed Use on a total of 3.72 acres, located at 377 and 379 29 Road.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of amending the Comprehensive Plan Land Use designation for the Property from Residential High to Mixed Use, finding that it conforms to and is consistent with the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that amending the Comprehensive Plan Land Use Map from Residential High to Mixed Use, for the property, is consistent with the vision, intent, goals and policies of the Comprehensive Plan and has met the criteria for a Comprehensive Plan amendment stated criteria of Section 21.02.050(e)(4)(iii) of the Grand Junction Zoning and Development Code.

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

The following property shall be re-designated as Mixed Use on the Land Use Map of the Comprehensive Plan:

Two parcels of land situated in the Northeast Corner of the Southwest Corner of the E $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 19, Township 1 South, Range 1 East of the Ute Meridian on the East boundary of said Section 19, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

377 29 Road

Beginning at a point 1320 feet south of the northeast corner of the E $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 19, Township 1 South, Range 1 East of the Ute Meridian on the east boundary of said Section 19; thence west 330 feet; thence north 330 feet; thence east 330 feet; thence south along the east boundary of said Section 19 to the point of beginning; except road as described in instrument recorded in Book 714 at Page 521; also except the east

30 feet thereof for public road right of way, as described in instrument recorded May 9, 1978 in Book 1148 at Page 471; also excepting therefrom that portion thereof conveyed to Mesa County, a Colorado political subdivision, by instrument recorded July 12, 2005 in Book 3939 at Page 95, County of Mesa, State of Colorado.

379 29 Road:

Lot 2, Sunshine of Delta Subdivision (Reception No. 2905283 of the Mesa County Clerk and Recorder's records.)

Said parcels of land contain 3.72 acres as described.

INTRODUCED on first reading this 21st day of January, 2026 and ordered published in pamphlet form.

ADOPTED on second reading this 4th day of February, 2026 and ordered published in pamphlet form.

Cody Kennedy
President of the Council

ATTEST:

Selestina Sandoval
City Clerk



Grand Junction City Council

Regular Session

Item #6.b.ii.

Meeting Date: February 4, 2026
Presented By: Jenna Gorney, Senior Planner
Department: Community Development
Submitted By: Jenna Gorney, Senior Planner

Information

SUBJECT:

An Ordinance Rezoning 3.72 Acres from Residential Medium 12 (RM-12) to Mixed-Use Light Commercial (MU-2) located at 377 and 379 29 Road

RECOMMENDATION:

The Planning Commission heard this item at its December 23, 2025 meeting and voted (6-0) to recommend approval.

EXECUTIVE SUMMARY:

The Property Owner, Sunshine of Delta, Inc. is requesting a rezone of approximately 3.72 acres from Residential Medium 12 (RM-12) to Mixed-Use Light Commercial (MU-2) located at 377 and 379 29 Road. This application is accompanied by a request for a Comprehensive Plan Amendment from Residential High to Mixed Use. The subject properties are vacant.

BACKGROUND OR DETAILED INFORMATION:

The applicant, Sunshine of Delta, Inc. is requesting a rezone of approximately 3.72 acres from Residential Medium 12 (RM-12) to Mixed-Use Light Commercial (MU-2). The subject properties are located at 377 and 379 29 Road on the northwest corner of 29 Road and Florida Street. The intent of the rezone is to obtain entitlements for the properties, which would allow for broader development options.

The requested MU-2 zone district is an implementing zone district for the Mixed Use land use designation identified in the One Grand Junction Comprehensive Plan. The property is within Tier 1 of the Growth Plan, which prioritizes infill development and the efficient use of existing public infrastructure.

The zoning map reflects that much of the surrounding area still exists in the County,

including those properties that lie east of 29 Road, property to the west, and much of the area to the south. Adjacent property to the north is zoned MU-2, as well as property on the northeast corner of the 29 Road and Riverside Parkway intersection.

The subject site is proximate to a range of surrounding land uses. To the immediate north, Munchies restaurant and several general commercial establishments are located along the 29 Road corridor. The intersection of 29 Road and D Road has two gas stations situated on opposite corners. This combined node of development is zoned MU-2.

The Colorado Mesa University’s Electric Line Worker Program Facility occupies the northwest corner and is zoned Planned Development (PD). To the south, existing single-unit residential units are present, while additional medium-density residential developments are located nearby. A mining facility is also located nearby to the east.

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

- a. Residential High 16 (RH-16)
- b. Residential High 24 (RH-24)
- c. Mixed-Use Neighborhood (MU-1)
- d. Mixed-Use Downtown (MU-3)
- e. Public, parks and open space (P-1)
- f. Public, civic, and institutional campus (P-2)
- g. Planned Development (PD)

The MU-2 District is designed to support a mix of commercial, employment, multi-unit residential, and other compatible uses along major transportation corridors. This district encourages development that is easily accessible by all modes of travel, including motor vehicles, bicycles, and pedestrians. Compared to the MU-1 District, MU-2 allows for more flexible commercial uses, including those that may be more auto-oriented, such as fuel stations.

NOTIFICATION REQUIREMENTS

A Neighborhood Comment Meeting regarding the proposed Comprehensive Plan Amendment and Rezone was held on July 22, 2025, in accordance with Section 21.02.030(c) of the ZDC. The Applicant, Applicant’s representative, and City staff were in attendance. No members of the public attended.

Notice was completed consistent with the provisions in Section 21.02.030(g) of the Zoning and Development Code. The subject properties were posted with an application sign on August 25, 2025. Mailed notice of the public hearings before the Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on December 12, 2025. The notice of the Planning Commission public hearing was published December 13, 2025,

in the Grand Junction Daily Sentinel.

An official development application was submitted to the City of Grand Junction for review on August 20, 2025.

ANALYSIS

The criteria for review are set forth in Section 21.02.050(m)(3)(ii) of the Zoning and Development Code, which provides that an applicant for rezone has the burden of producing evidence that proves each of the criteria outlined in this section. The applicant’s responses to these criteria are included in their General Project Report. Staff’s analysis of the criteria is provided below.

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

Beyond immediate consistency with the proposed Land Use Map amendment in the preceding recommendation in CPA-2025-502, the proposed rezone also advances several long-range goals and plan principles identified in the Comprehensive Plan:

Chapter 3’s Intensification and Tiered Growth Plan calls for new development to be compact, to efficiently use land and existing infrastructure, and to concentrate urban infill in Tier 1 areas where urban services already exist.

The subject parcels have direct access to 29 Road, an arterial that includes an Active Transportation Corridor with a paved sidewalk, linking future development directly to commercial development to the north. Utilities, including domestic water (Ute Water), sanitary sewer, storm sewer, and fire protection, are already present at the site. Increasing density and commercial options in this location efficiently leverages existing capacity, aligning with the Plan by minimizing service extension costs. It also directly speaks to the Plan’s goals and strategies identified in Plan Principals 3.1.b. and 3.2.

3.1.b. Support the efficient use of existing public facilities and services by directing development to locations where it can meet and maintain the level of service targets as described in Chapter 3, Servicing Growth. Prioritize development in the following locations (in order of priority). Periodically consider necessary updates to the Tiers.

3.2. Encourage infill and redevelopment to leverage existing infrastructure. Furthermore, a rezone to MU-2 here would reflect the community preference described under Plan Principle 3 for neighborhoods that provide homes close to shopping, dining, and other amenities within walkable settings. Sections 6.a through 6.d of Principle 3 further support neighborhood-centered commercial uses, mixed-use development, expanded housing choices, and employment opportunities in walkable areas.

Given the property’s location, being well served by existing services, along a major corridor, and adjacent to an Active Transportation Corridor, the MU-2 zone district applied in this location represents a land use pattern that is generally consistent with

the Comprehensive Plan’s direction for focusing mixed-use and higher-intensity development in well-served, connected areas.

Additionally, the Grand Junction Comprehensive Plan’s Commercial Area Specific Policies in Chapter 4 identify a “Neighborhood Center” in proximity at the intersection of 29 Rd and Riverside Parkway.

Neighborhood Centers are envisioned as compact, pedestrian-friendly nodes of development located at the intersections of collector or arterial streets and ideally served by transit. They are intended to serve as convenient, accessible hubs that support nearby residential neighborhoods with essential goods, services, and community spaces.

Expanding the range of commercial uses south of the 29 Road and Riverside Parkway intersection would provide local residents with safer access to additional goods and services, eliminating the need to cross two major highways. The existing ATC along the 29 Road corridor further improves both safety and accessibility to these businesses.

Plan Principal 5 – *Strong Neighborhoods and Housing Choices* in Chapter 2 emphasizes the need to “ensure a sufficient supply of land for a wide variety of housing types at varying densities, sizes, and price points.” By increasing the required minimum density from 8du/acre to 16du/acre, the MU-2 district could continue to provide the additional “missing middle” formats (triplexes, townhomes, small multi-unit) that broaden housing choice consistent with long-term housing strategy identified in 5.1. c.

The MU-2 district would also allow for additional commercial development in an area where very little goods and services exist.

In addition, by eliminating single-unit detached and duplex housing types while allowing single-unit attached and multi-unit residential development, the designation advances Plan Principle 5 by promoting higher-density housing types that are better suited to multi-modal corridors. This ensures that more residents could live within walking or biking distance of services and jobs, creating a stronger base of support for nearby businesses and transit service. Concentrating housing in this manner also reduces land consumption, preserves open space elsewhere, and reinforces equitable access to amenities for a broader range of household types and income levels.

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

The concept of "orderly development" refers to a progression of density and building forms that are aligned with existing infrastructure, the established road network, and compatible land uses.

Rezoning the subject properties from RM-12 to MU-2 supports a logical, well-structured development pattern.

The subject parcels are located along a major arterial corridor that already functions as

a mixed-use spine in this area of the city. The corridor also includes an Active Transportation Corridor (ATC) with sidewalks and bicycle facilities that connect the site to nearby commercial areas and neighborhoods. This level of multimodal connectivity supports the MU-2 district's intent to foster pedestrian-oriented, neighborhood-serving development.

To the north, existing MU-2 zone supports commercial and service uses that benefit from arterial frontage and proximity to surrounding neighborhoods. To the south and east, a mix of medium-density residential zone transitions toward lower-density residential areas.

This combination creates a clear land use hierarchy where higher-intensity, mixed-use activity is focused at the Neighborhood Center intersection and along the arterial while stepping down in intensity farther from the commercial node and corridor.

In summary, the proposed MU-2 rezone of the parcels would result in a cohesive and well-organized corridor development pattern. This pattern promotes land use compatibility, efficient infrastructure use, and a mixed-use environment consistent with the *One Grand Junction Comprehensive Plan's* principles for responsible growth and connectivity.

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

The MU-2 zone allows for additional commercial activities not permitted by the existing RH-12 zone. Each new category of use contributes to neighborhood benefits in distinct ways:

Essential services such as funeral homes, government facilities, medical and dental clinics, hospitals, and animal care facilities ensure residents have convenient access to critical services, reducing the need to travel long distances for health care, government functions, or personal needs. Uses such as nurseries, greenhouses, restaurants, bars, taverns, brew pubs, distilleries, and hotels provide amenities to enhance daily life, support local culture, and create destinations for social interaction and tourism. Campgrounds, RV parks, and indoor or outdoor entertainment venues expand recreation and leisure opportunities for both residents and visitors, supporting local tourism and community vitality. Small and large retail, including big box stores, increase shopping options, reduce "retail leakage" to other communities, and strengthen the local economy by keeping spending closer to home. Parking facilities and gas stations improve accessibility and convenience for residents, workers, and visitors, especially in areas where transit or active transportation is complemented by automobile travel. Light industrial uses such as mini-storage, vehicle sales and repair, and car washes create local jobs across a range of skill levels, diversify the tax base, and provide needed services that support both households and businesses.

The addition of these commercial uses has the ability to help build the community into

a more self-sufficient environment where residents can meet their needs locally. This reduces travel time and costs, supports local businesses, and creates jobs.

The MU-2 zone district provides various residential development benefits as well. The existing RM-12 zone permits all housing products. The requested MU-2 zone district would increase the required minimum density to 16 du/acre, and such zone permits single unit attached, cottage courts, and multi-unit housing products.

The maintaining of focus on attached single-unit and multi-unit development in this provides tangible benefits, including the following:

- **Preservation of Character in Other Areas:** Removing the single-unit housing and the duplex options that are permitted with the current zone of RH-12 directs those housing types to other parts of the community where they are more compatible, helping preserve the character of established neighborhoods while ensuring higher-intensity growth occurs in appropriate corridors.
- **Housing Choice and Affordability:** The housing options allowed within MU-2 support households of varying sizes, incomes, and life stages.
- **Stronger Sense of Community:** By combining residences and a walkable, mixed-use environment, there are more opportunities for social interaction, whether at local shops, community spaces, or along neighborhood sidewalks and trails.

FINDING OF FACT AND RECOMMENDATION

After reviewing the Sunshine of Delta, Inc., request for a rezone of approximately 3.72 acres from Residential Medium 12 (RM-12) to Mixed-Use Light Commercial (MU-2), City File Number RZN-2025-503, located at 377 and 379 29 Road, the following finding of fact has been made:

The request meets the criteria found in Section 21.02.050(m)(3)(ii) of the Zoning and Development Code conditioned upon the Comprehensive Plan being amended so that the land use designation on the property allow for the MU-2 zone as an implementing zone. Should the Comprehensive Plan not be amended related to this property, the rezone criteria (A) will not be met.

The Planning Commission heard this item at the December 23, 2025, meeting and recommended approval.

FISCAL IMPACT:

There is no direct fiscal impact associated with this request.

SUGGESTED MOTION:

I move to adopt Ordinance No. 5307, an ordinance rezoning a total of 3.72 acres from Residential Medium 12 (RM-12) to Mixed-Use Light Commercial (MU-2) located at 377 and 379 29 Road on final passage and order final publication in pamphlet form.

Attachments

1. 1. Exhibit 1 - Development Application
2. 2. Exhibit 2 - Neighborhood Meeting Documents
3. 3. Exhibit 3 - Maps
4. 6. Exhibit 6 - Planning Commission Minutes - 2025 - Dec 23 - DRAFT
5. 5. Exhibit 5 - DRAFT Zoning Ordinance

Development Application

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

Petition For: Rezone

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

Existing Land Use Designation: Residential High Existing Zoning: RM-12

Proposed Land Use Designation: Mixed Use Proposed Zoning: MU-2

Property Information

Site Location: 377 and 379 29 Rd, Grand Junction CO 81501 Site Acreage: 3.72 acres

Site Tax No(s): 2943-191-56-002 and 2943-191-00-161 Site Zoning: RM-12

Project Description: An application for a Comprehensive Plan Amendment requesting a Land Use Designation change from Residential High to Mixed Use for 3.73 acres

Property Owner Information

Name: Sunshine of Delta, Inc

Mailing Address: PO Box 516

City/State/Zip: Fruita, CO 81521

Business Phone #: 970-270-9807

E-Mail: moir28@gmail.com

Fax #: _____

Contact Person: John Moir

Contact Phone #: 970-270-9807

Applicant Information

Name: Sparky Moir

Mailing Address: PO Box 516

City/State/Zip: Fruita, CO 81521

Business Phone #: 970-260-7703

E-Mail: moirsd@gmail.com

Fax #: _____

Contact Person: Sparky Moir

970-260-7703
 Contact Phone #: _____

Representative Information

Name: Sparky Moir

Mailing Address: PO Box 516

City/State/Zip: Fruita, CO 81521

Business Phone #: 970-260-7703

E-Mail: moirsd@gmail.com

Fax #: _____

Contact Person: Sparky Moir

Contact Phone #: 970-260-7703

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

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

Signature of Person Completing the Application:  Date: 8/14/2025

Signature of Legal Property Owner:  Date: 8/14/2025

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: Comprehensive Plan Amendment

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

| | |
|--|-------------------------------|
| Existing Land Use Designation: <u>Residential High</u> | Existing Zoning: <u>RM-12</u> |
| Proposed Land Use Designation: <u>Mixed Use</u> | Proposed Zoning: <u>MU-2</u> |

Property Information

Site Location: 377 and 379 29 Rd, Grand Junction CO 81501 Site Acreage: 3.72 acres

Site Tax No(s): 2943-191-56-002 and 2943-191-00-161 Site Zoning: RM-12

Project Description: An application for a Comprehensive Plan Amendment requesting a Land Use Designation change from Residential High to Mixed Use and a Rezoning application from RM-12 (Residential Medium - 12) to MU-2 (Mixed-Use Light Commercial) for 3.73 acres

Property Owner Information

Name: Sunshine of Delta, Inc

Mailing Address: PO Box 516

City/State/Zip: Fruita, CO 81521

Business Phone #: 970-270-9807

E-Mail: moir28@gmail.com

Fax #: _____

Contact Person: John Moir

Contact Phone #: 970-270-9807

Applicant Information

Name: Sparky Moir

Mailing Address: PO Box 516

City/State/Zip: Fruita, CO 81521

Business Phone #: 970-260-7703

E-Mail: moirsd@gmail.com

Fax #: _____

Contact Person: Sparky Moir

Contact Phone #: 970-260-7703

Representative Information

Name: Sparky Moir

Mailing Address: PO Box 516

City/State/Zip: Fruita, CO 81521

Business Phone #: 970-260-7703

E-Mail: moirsd@gmail.com


Fax #: _____


Contact Person: Sparky Moir

Contact Phone #: 970-260-7703

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

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

Signature of Person Completing the Application:  Date: 8/15/2025

Signature of Legal Property Owner:  Date: 8/15/2025

Application for Rezone

This document is a formal application from Sunshine of Delta, Inc. for a rezone request for property located at 377 29 Rd and 379 29 Rd, Grand Junction, CO 81501.

The request is for a rezone of the property from the current RM-12 (Residential Medium 12) to MU-2 (Mixed-Use Light Commercial). Additionally, the rezone request is accompanied by a request to change the City of Grand Junction's Comprehensive Plan Land Use Designation Map for the properties from Residential High to Mixed Use.

A. Applicant and Property Information

- **Applicant Name(s):** Sunshine of Delta, Inc.
- **Contact Information:** John Moir, moir28@gmail.com
- **Property Address:** 377 29 Rd and 379 29 Rd, Grand Junction, CO 81501
- **Assessor's Parcel Number(s):** 2943-191-00-161 and 2943-191-56-002
- **Location:** The parcels are located on the west side of 29 Road, between Zami Drive and Florida Street, just south of Riverside Parkway.
- **Acreage:** The parcels are approximately 3.73 acres. 377 29 Road is approximately 2.2 acres, and 379 29 Road is approximately 1.51 acres.
- **Current Comprehensive Plan Designation:** Residential High
- **Current Zoning:** RM-12
- **Requested Amendment and Rezone:** The applicant requests an amendment to the Grand Junction Comprehensive Plan's Future Land Use Map to designate the subject property as Mixed Use. Concurrently, the applicant requests a rezone of the property, which totals approximately 3.73 acres, from the current RM-12 (Residential Medium 12) to MU-2 (Mixed-Use Light Commercial).

B. Public Benefit

The Grand Junction Comprehensive Plan outlines a clear path forward for supporting the development of neighborhood centered commercial uses and mixed-use development. Amending the land use designation to mixed-use and concurrently rezoning the parcels from RM-12 to MU-2 provides a tangible public benefit that is directly supported by the Grand Junction Comprehensive Plan:

- **EMPLOYMENT AREAS:** The MU-2 rezone encourages and supports higher-intensity employment through new commercial spaces within the 29 Road corridor. This is

consistent with the Comprehensive Plan's aim to create new places for employment growth and investment, complementing existing adjacent commercial uses.

- **MIX OF USES:** The rezone supports the creation of a mix of uses—including commercial, retail, and diverse residential housing—along the prominent 29 Road corridor. This blend reflects the needs of adjoining residents by placing services and jobs near their homes.
- **WALKABLE CENTERS:** MU-2 facilitates the development of a walkable neighborhood commercial center that provides a variety of services and amenities. By permitting vertical mixed-use (residential above commercial) and mandating a minimum density (≥ 16 du/acre), the rezone actively works to expand housing options and employment opportunities adjacent to residences.
- **DENSITY/INTENSITY:** This application encourages the transition of a low-intensity, single-use center (RM-12) to a higher intensity, mixed-use center (MU-2). This strategic shift expands both housing options and available services within the immediate neighborhood over time.
- **CONTEXT-SENSITIVE DEVELOPMENT:** The MU-2 dimensional standards and review process ensure that any future development will contribute to the positive character of the surrounding area by requiring appropriate transitions (the "feathering effect"), minimizing impacts on adjacent lower-density residential zones.

C. Neighborhood Meeting

1. A neighborhood meeting was held on **July 22, 2025**. A summary of the meeting is included with this submittal.

D. Project Compliance, Compatibility and Impact

1. **Adopted plans and/or policies:** The project, if approved, will develop in compliance with the City of Grand Junction Municipal Code and Comprehensive Plan. This application for Rezone is being submitted for review concurrently with a Comprehensive Plan Amendment.
2. **Land use in the surrounding area:** The uses contained within the surrounding area are a mixture of mixed-use commercial, Planned Unit Development, and Residential Single Family – Rural zoning.
3. **Site access and traffic patterns:** The parcels have direct access to 29 Road. The rezone will have no effect on existing traffic patterns.
4. **Availability of utilities:** The subject parcel is served by the following:
 - Ute Water
 - City of Grand Junction Sewer: Conditions remain unchanged for the easement that runs through the south edge of 377 29 Rd.
 - Xcel Energy (gas and electric)

- Grand Valley Power (electric)
 - Grand Valley Irrigation Company
 - Grand Valley Drainage District
 - City of Grand Junction Fire
 - Charter/Spectrum (Cable)
 - CenturyLink/Lumen (Phone)
5. **Special or unusual demands on utilities:** There will be no special or unusual demands on utilities because of the project.
 6. **Effects on public facilities:** The rezone will have no adverse effect on public facilities.
 7. **Hours of operation:** The hours of operation will be typical of commercial businesses.
 8. **Number of employees:** This criterion is not applicable for this submittal.
 9. **Signage:** This criterion is not applicable for this submittal.
 10. **Site Soils Geology:** This criterion is not applicable for this submittal.
 11. **Impact of project on site geology and geological hazards:** None are anticipated.

E. Response to Review Criteria for Rezoning

As required by the Grand Junction Zoning and Development Code, this application addresses the specific review criteria for a Rezone Application. The proposed changes are a logical and beneficial evolution for the property and the surrounding area.

Review Criteria from Grand Junction Zoning and Development Code Section 21.02.050(m)

This application specifically addresses the review criteria for Rezoning Applications as outlined in Section 21.02.050(m)(3)(ii) of the Grand Junction Zoning and Development Code.

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

MU-2 is the most appropriate zoning district to channel growth inward and support core Comprehensive Plan objectives for arterial corridors:

1. **Responsible and Managed Growth:** The MU-2 zone focuses on higher intensity development along 29 Road and Riverside Parkway, preventing sprawl and maximizing the use of land along these transportation corridors.

2. Establishing Mixed-Use Centers: The stated intent of the MU-2 district is to create self-sustaining centers that accommodate a balance of commercial, employment, and residential uses, directly fulfilling this Plan objective.
3. Balanced Transportation System: The MU-2 code promotes development that is comfortably accessible via all modes of transportation (motor vehicles, bicycles, and walking), aligning with the Comprehensive Plan's vision for a multi-modal community. By concentrating both employment and housing within the same zone, the MU-2 pattern encourages short trips and walking/biking, integrating seamlessly with existing corridor improvements like the nearby Riverfront Trail, and the Grand Valley Transit bus stop in front of 377 29 Road.

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

Rezoning 377 and 379 29 Road to the MU-2 designation will enforce an orderly development pattern by effectively coordinating development intensity along a high-volume corridor:

1. Infrastructure Alignment: The MU-2 zone formalizes the need for higher density and larger commercial scale that are necessary for efficient, long-term land use along transportation routes like 29 Road and Riverside Parkway. The rezone thus aligns development intensity with the capacity of public infrastructure in the area; continuing low-density zoning in these high-value and highly trafficked areas would be an inefficient use of public capital.
2. Seamless Transitions and Buffering: The MU-2 dimensional standards are designed to mitigate potential impacts on adjacent residential areas. Key requirements, such as the 10-foot minimum Side Abutting Residential setback and mandated height transition rules, ensure new development is compatible and provides a defensible buffer against established neighborhoods.
3. Vertical Order: The framework promotes a desirable pattern of density and services by requiring commercial uses along the street and allowing upper stories for residential/office uses.

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

The collective benefits derived from applying MU-2 zoning to these parcels of land significantly outweigh the benefits of maintaining the current RM-12 zoning classifications.

1. Addressing Housing Attainability: The mandate for a minimum density allows developers to build the most cost-effective unit types (e.g., apartments and vertical

mixed-use flats). This direct contribution to the supply of diverse and high-density housing is critical for improving overall housing attainability in the Grand Valley.

2. **Fiscal Sustainability for the City:** The increased density of commercial activity and residential units within the MU-2 zone will generate significantly higher property and sales tax revenues in a concentrated, easily serviced area, bolstering the entire municipal tax base.
3. **Increased Safety and Walkability:** MU-2 encourages a safer, more active public realm. By requiring street-facing commercial uses on the ground floor, the zone promotes "eyes on the street" and facilitates pedestrian access, creating a less car-dependent and more connected environment for residents and employees.
4. **Support for Local Employment and Economic Development:** This zoning is crucial for attracting flexible new economic development that can be integrated with residential options. By providing direct and convenient access to commercial property, MU-2 establishes the necessary framework to support planned economic hubs adjacent to the transportation corridor of 29 Road.

F. Changed Conditions of the Area

The area surrounding the property at 377 and 379 29 Road has undergone significant change, notably the development of **two adjacent MU-2 zoned properties** (a gas station and local restaurant) immediately to the north. Maintaining the Residential High designation here creates an abrupt and inefficient land use transition.

G. Inadequate Supply of Suitably Designated Land

There is a demonstrated need for more suitably designated land to accommodate the type of mixed-use development envisioned by the Comprehensive Plan. While the City has made progress in creating these types of areas, there remains a demand for integrated residential and commercial spaces that are not met by the existing supply of MU-2 zoned parcels.

Due to its location along the transportation corridor of 29 Road and its proximity to Riverside Parkway, the commercial opportunities represented by amending the land use and concurrently rezoning these parcels to MU-2 are abundant. Rezoning this land will help address the demand for integrated residential and commercial spaces and support the city's proactive growth strategy.

North of the parcels on Zami Drive, two properties are already zoned MU-2. These properties have been developed into a gas station and local restaurant. Another property to the northeast of the parcels is zoned MU-2 and has been developed into a gas station.

This proposed rezone would ensure a smooth transition from those existing mixed-use developments to the lower-density residential areas to the south and east, which are zoned in Mesa County as RSF-R (Residential Single Family - Rural). Furthermore, parcels north of Riverside Parkway are designated as "PD" for Planned Development. A rezone to MU-2 would better reflect the current and future character of the area, creating a "feathering effect" that gracefully transitions between various intensities of use, rather than an abrupt change from commercial activity to residential homes.



H. Adequacy of Public Facilities and Services

The property is strategically located with access to adequate public facilities and services, ensuring any future development will not overburden the city's infrastructure.

Any future development will be designed to manage stormwater appropriately, and its density is within the capacity of the city's existing utility systems. No special or unusual demands on utilities are anticipated.

I. Proposed Project Narrative

The applicant intends to provide the opportunity to develop the property as a mixed-use project. The final number of residential units and square footage of commercial space will be determined through subsequent site plan review.

J. Summary

The rezone from RM-12 to MU-2 (Mixed-Use Light Commercial) is the most logical, beneficial, and fully justified implementation step following the requested Comprehensive Plan Amendment. The proposal is consistent with the goals and policies of the Grand Junction Comprehensive Plan, ensures an orderly development pattern, and will provide significant public benefits by creating a vibrant, multi-modal, and economically diverse addition to the community along the 29 Road corridor. We look forward to working with the Planning Commission and City Council to move this project forward.

Legal Description of Parcels

377 29 Rd:

BEGINNING AT A POINT 1320 FEET SOUTH OF THE NORTHEAST CORNER OF THE E ¼ NE ¼ NE ¼ OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN ON THE EAST BOUNDARY OF SAID SECTION 19;
THENCE WEST 330 FEET;
THENCE NORTH 330 FEET;
THENCE EAST 330 FEET;
THENCE SOUTH ALONG THE EAST BOUNDARY OF SAID SECTION 19 TO THE POINT OF BEGINNING;
EXCEPT ROAD AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 714 AT PAGE 521; ALSO EXCEPT THE EAST 30 FEET THEREOF FOR PUBLIC ROAD RIGHT OF WAY, AS DESCRIBED IN INSTRUMENT RECORDED MAY 9, 1978 IN BOOK 1148 AT PAGE 471;
ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO MESA COUNTY, A COLORADO POLITICAL SUBDIVISION, BY INSTRUMENT RECORDED JULY 12, 2005 IN BOOK 3939 AT PAGE 95, COUNTY OF MESA, STATE OF COLORADO.

379 29 Rd:

BEGINNING AT A POINT 990 FEET SOUTH OF THE NORTHEAST CORNER OF THE E ¼ NE ¼ NE ¼ OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN ON THE EAST BOUNDARY OF SAID SECTION 19;
THENCE WEST 330 FEET;
THENCE NORTH 330 FEET;
THENCE EAST 330 FEET;

THENCE SOUTH ALONG THE EAST BOUNDARY OF SAID SECTION 19 TO THE POINT OF BEGINNING;
EXCEPT ROAD AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 714 AT PAGE 521; ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO MESA COUNTY, A COLORADO POLITICAL SUBDIVISION, BY INSTRUMENT RECORDED JULY 12, 2005 IN BOOK 3939 AT PAGE 90,
COUNTY OF MESA, STATE OF COLORADO.

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Sunshine of Delta, Inc ("Entity") is the owner of the following property:

(b) 377 and 379 29 Road, Grand Junction, CO 81501

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

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

My legal authority to bind the Entity both financially and concerning this property is unlimited.

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

The Entity is the sole owner of the property.

The Entity owns the property with other(s). The other owners of the property are:


On behalf of Entity, I have reviewed the application for the (d) Comp Plan Amendment and Rezone to MU-2

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

(e) None

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

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

Signature of Entity representative: 

Printed name of person signing: John Moir

State of Colorado)


County of Mesa) ss.

Subscribed and sworn to before me on this 8th day of August, 2025

by John Moir

Witness my hand and seal.

My Notary Commission expires on 08-23-2028


Notary Public Signature

STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity¹ named Sunshine of Delta, Inc
and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

2. The type of entity is a:
 trust registered limited liability partnership
 nonprofit corporation registered limited liability limited partnership
 limited liability company limited partnership association
 general partnership government or governmental subdivision or agency
 limited partnership corporation

3. The entity is formed under the laws of the State of Colorado

4. The mailing address for the entity is PO Box 516 Fruita, CO 81521

5. The name position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is John Moir, Vice President

6.² The authority of the foregoing person (s) to bind the entity is not limited limited as follows: _____

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

Executed this 15th Day of September, 2025

[Signature]
Signature
[Signature]
Signature

STATE OF COLORADO }
COUNTY OF MESA } SS:

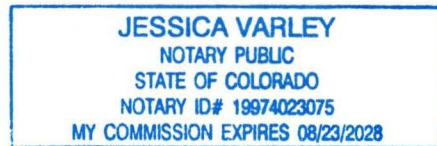
The foregoing instrument was acknowledged before me this 15th day of September by John Moir

Witness my hand and official seal.

Jessica Varley
Notary Public

My commission expires: 08/23/2028

¹This form should not be used unless the entity is capable of holding title to real property.
²The absence of any limitation shall be prima facie evidence that no such limitation exists.
³The statement of authority must be recorded to obtain the benefits of the statute.



111 - 2 PAGE DOCUMENT



STATE DOCUMENTARY FEE
Date: October 29, 2007
\$ 69.00

WARRANTY DEED

THIS DEED, Made on this day of October 29, 2007, between
FRED R. BERRY AND DOROTHY C. BERRY

of the said County of MESA and State of COLORADO, the Grantor(s), and
SUNSHINE OF DELTA, INC.

whose legal address is: PO BOX 516 FRUITA, CO 81521
of the said County of MESA and State of COLORADO, the Grantee(s):

WITNESS, That the Grantor(s), for and in consideration of the sum of (\$690,000.00)
*** Six Hundred Ninety Thousand and 00/100 *** DOLLARS

the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the Grantee(s), his heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the said County of MESA and State of Colorado, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

\$69.00

also known as street number 377, 379, & 383 29 ROAD GRAND JUNCTION CO 81501

TOGETHER with all and singular and hereditaments and appurtenances thereto belonging, or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right title interest, claim and demand whatsoever of the Grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described with appurtenances, unto the Grantee(s), his heirs and assigns forever. The Grantor(s), for himself, his heirs and personal representatives, does covenant, grant, bargain, and agree to and with the Grantee(s), his heirs and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and infeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, Subject to general taxes for the year 2007 and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Section 8a (Title Review) of the Contract to Buy and Sell Real Estate relating to the above described property; distribution utility easements (including cable TV); those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual knowledge and which were accepted by Grantee(s) in accordance with Section 8b (Matters not Shown by the Public Records) and Section 8c (Survey Review) of the Contract to Buy and Sell Real Estate relating to the above described real property; inclusion of the Property within any special tax district; and, the benefits and burdens of any recorded declaration and party wall agreements, if any and other NONE
The Grantor(s) shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the Grantee(s), his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the Grantor(s) has executed this deed on the date set forth above.

By: Fred R. Berry
FRED R. BERRY

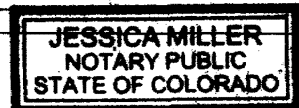
By: Dorothy C. Berry
DOROTHY C. BERRY

STATE OF COLORADO)
said County of MESA)ss.

The foregoing instrument was acknowledged before me on this day of October 29, 2007,
by FRED R. BERRY AND DOROTHY C. BERRY

My commission expires 12-5-09
Witness my hand and official seal.

Jessica Miller
Notary Public My Commission Expires 12/05/2009
County of Mesa



Name and Address of Person Creating Newly Created Legal Description (38-35-106.5, C.R.S.)

Escrow# GJ65005118
Title# GJR65005118

When Recorded Return to: SUNSHINE OF DELTA, INC.

Form 84 08/29/04 WD1 WARRANTY DEED (Photographic)



PO BOX 516 FRUITA, CO 81521

(5583135)

EXHIBIT A

PARCEL 1:

BEGINNING AT A POINT 660 FEET SOUTH OF THE NORTHEAST CORNER OF THE E $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ OF 19, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN ON THE EAST BOUNDARY OF SAID SECTION 19;
THENCE WEST 330 FEET;
THENCE NORTH 330 FEET;
THENCE EAST 330 FEET;
THENCE SOUTH ALONG THE EAST BOUNDARY OF SAID SECTION 19 TO THE POINT OF BEGINNING;
EXCEPT ROAD AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 714 AT PAGE 521;
ALSO EXCEPT THE EAST 30 FEET THEREOF FOR PUBLIC ROAD RIGHT OF WAY, AS DESCRIBED IN INSTRUMENT RECORDED MAY 9, 1978 IN BOOK 1148 AT PAGE 470; AND ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO MESA COUNTY, A COLORADO POLITICAL SUBDIVISION, BY INSTRUMENT RECORDED JULY 12, 2005 IN BOOK 3939 AT PAGE 85, COUNTY OF MESA, STATE OF COLORADO.

PARCEL 2:

BEGINNING AT A POINT 990 FEET SOUTH OF THE NORTHEAST CORNER OF THE E $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN ON THE EAST BOUNDARY OF SAID SECTION 19;
THENCE WEST 330 FEET;
THENCE NORTH 330 FEET;
THENCE EAST 330 FEET;
THENCE SOUTH ALONG THE EAST BOUNDARY OF SAID SECTION 19 TO THE POINT OF BEGINNING;
EXCEPT ROAD AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 714 AT PAGE 521;
ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO MESA COUNTY, A COLORADO POLITICAL SUBDIVISION, BY INSTRUMENT RECORDED JULY 12, 2005 IN BOOK 3939 AT PAGE 90, COUNTY OF MESA, STATE OF COLORADO.

PARCEL 3:

BEGINNING AT A POINT 1320 FEET SOUTH OF THE NORTHEAST CORNER OF THE E $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN ON THE EAST BOUNDARY OF SAID SECTION 19;
THENCE WEST 330 FEET;
THENCE NORTH 330 FEET;
THENCE EAST 330 FEET;
THENCE SOUTH ALONG THE EAST BOUNDARY OF SAID SECTION 19 TO THE POINT OF BEGINNING;
EXCEPT ROAD AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 714 AT PAGE 521;
ALSO EXCEPT THE EAST 30 FEET THEREOF FOR PUBLIC ROAD RIGHT OF WAY, AS DESCRIBED IN INSTRUMENT RECORDED MAY 9, 1978 IN BOOK 1148 AT PAGE 471;
ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO MESA COUNTY, A COLORADO POLITICAL SUBDIVISION, BY INSTRUMENT RECORDED JULY 12, 2005 IN BOOK 3993 AT PAGE 95, COUNTY OF MESA, STATE OF COLORADO.

NOTICE OF NEIGHBORHOOD COMMENT MEETING

Type of Meeting: NCM- Neighborhood Comment Meeting

Subject of Meeting: Property located at 377 & 379 29 Road, Grand Junction, CO 81501.

An application for a Comprehensive Plan Amendment requesting a Land Use Designation change from Residential High to Mixed Use and a Rezoning application from RM-12 (Residential Medium - 12) to MU-2 (Mixed-Use Light Commercial)

Meeting Date: Tuesday, July 22, 2025

Meeting Time: 6:00 PM

Location: Patterson Road Church of Christ
2893 Patterson Rd, Grand Junction, CO 81506

Applicant Contact: John Moir – (970)270-9807

City of Grand Junction Planner Contact:

Jenna Gorney – (970)244-1432

A Neighborhood Comment Meeting (NCM) is held prior to a public hearing on an application. The purpose of an NCM is to allow the neighborhood to provide that applicant with feedback that may be relevant to improving the design of the project to address neighborhood concerns that may otherwise be raised at the public hearing.

Neighborhood Meeting Minutes

Address: 379 29 RD & 377 29 RD, GRAND JUNCTION, CO 81501

Topic: Comprehensive Plan Amendment and Rezone

Parcel Numbers: 2943-191-00-161 & 2943-191-56-002

SUMMARY OF NEIGHBORHOOD MEETING HELD TUESDAY, JULY 22, 2025, 6 PM AT GRAND JUNCTION CHURCH OF CHRIST

A neighborhood meeting for the above-referenced comprehensive plan amendment and subsequent rezone, was held Tuesday, July 22, 2025, at 6 PM at the Grand Junction Church of Christ located at 2893 Patterson Road. The initial letter notifying the neighboring property owners was sent on July 2, 2025, according to the mailing list received from the City of Grand Junction.

Present were John Moir, Vice President of Sunshine of Delta, Inc. and Sparky Moir, Secretary of Sunshine of Delta, Inc. Jenna Gorney, Senior Planner with the City of Grand Junction was also in attendance. No one from the public attended the meeting. The meeting began at approximately 6:00 PM. Sparky shared with Jenna the exhibits that she had intended to present. After 20 minutes, no one from the public had attended the meeting. The meeting ended at approximately 6:50 PM.

383 29 RD LLC
1571 POWIS LN
FRUITA CO 81521

BELLEW MARCUS
2889 FLORIDA ST
GRAND JUNCTION CO 81501

COCA SAMUEL A
560 ASHLEY LN
GRAND JUNCTION CO 81501

CITY OF GRAND JUNCTION
JESSICA JOHNSEN
250 N 5TH ST
GRAND JUNCTION CO 81501

DEGRANGE ALAN J
PO BOX 2058
HOTCHKISS CO 81419

GALLEGOS PAULINE M
BALERIO DON L SR
561 CASA RIO CT
GRAND JUNCTION CO 81507

GAURMER CHRISTIAN E
GAURMER ANN E
PO BOX 1457
TIOGA ND 58852

GOLDEN GATE PETROLEUM OF
NEVADA LLC
16580 WEDGE PARKWAY UNIT 300
RENO NV 89511

HEILIG CHRISTINA SUE
DEMATTEO CARL-GRANTEE
BENEFICIARY
2890 FLORIDA ST
GRAND JUNCTION CO 81501

HOWARD DENNIS M
HOWARD LEAH S
2231 RIMROCK RD
GRAND JUNCTION CO 81507

HUTCHISON CHARLES D
242 COLUMBUS CANYON RD
GRAND JUNCTION CO 81507

IJAMS JOHN A
IJAMS LINDA A
2889 RIVERSIDE PKWY
GRAND JUNCTION CO 81501

KELLER TRAVIS
KELLER LAUREN MICHELLE
2887 RIVERSIDE PARKWAY
GRAND JUNCTION CO 81501

LYNN VRANY LIVING TRUST DTD
9/8/2021
365 29 RD
GRAND JUNCTION CO 81504

MOIR JOHN IV
PO BOX 516
FRUITA CO 81521

ROWLAND MARY MARTHA
ZINK DORIS JOAN, POWELL ROBERT,
WILLIAM, RONALD, DONALD, & DEAN
3044 1/2 WEDGEWOOD DR
GRAND JUNCTION CO 81504

SKY VIEW PUD LLC
LEDERER CRYSTAL BROOK LLC
120 PONDEROSA DR
RIDGWAY CO 81432

STATE OF CO FBO COLORADO DEPT
OF HUMAN SERVICES
1575 SHERMAN
DENVER CO 80203

STOUT DEAN
ROBERTS ROSE LYNN-GRANTEE
BENEFICIARY
2892 FLORIDA ST
GRAND JUNCTION CO 81501

SUNSHINE OF DELTA INC
PO BOX 516
FRUITA CO 81521

TREAT STEVEN E
TREAT RENE' E
369 29 RD
GRAND JUNCTION CO 81504

UPPER LIMIT INVESTMENTS LLC
PO BOX 952
GRAND JUNCTION CO 81502

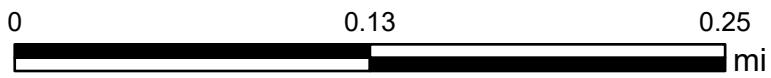
VANWINKLE WILBUR C
VANWINKLE NONA F
2911 D RD
GRAND JUNCTION CO 81504

VIVEROS ARIANNA M
VIVEROS MARIO A
546 DODGE ST
GRAND JUNCTION CO 81504

WEAVER MERLE W
296 LITTLE PARK RD
GRAND JUNCTION CO 81507

WOLTMAN CONOR
ROWE JULIE
2893 FLORIDA ST
GRAND JUNCTION CO 81501

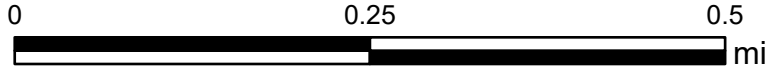
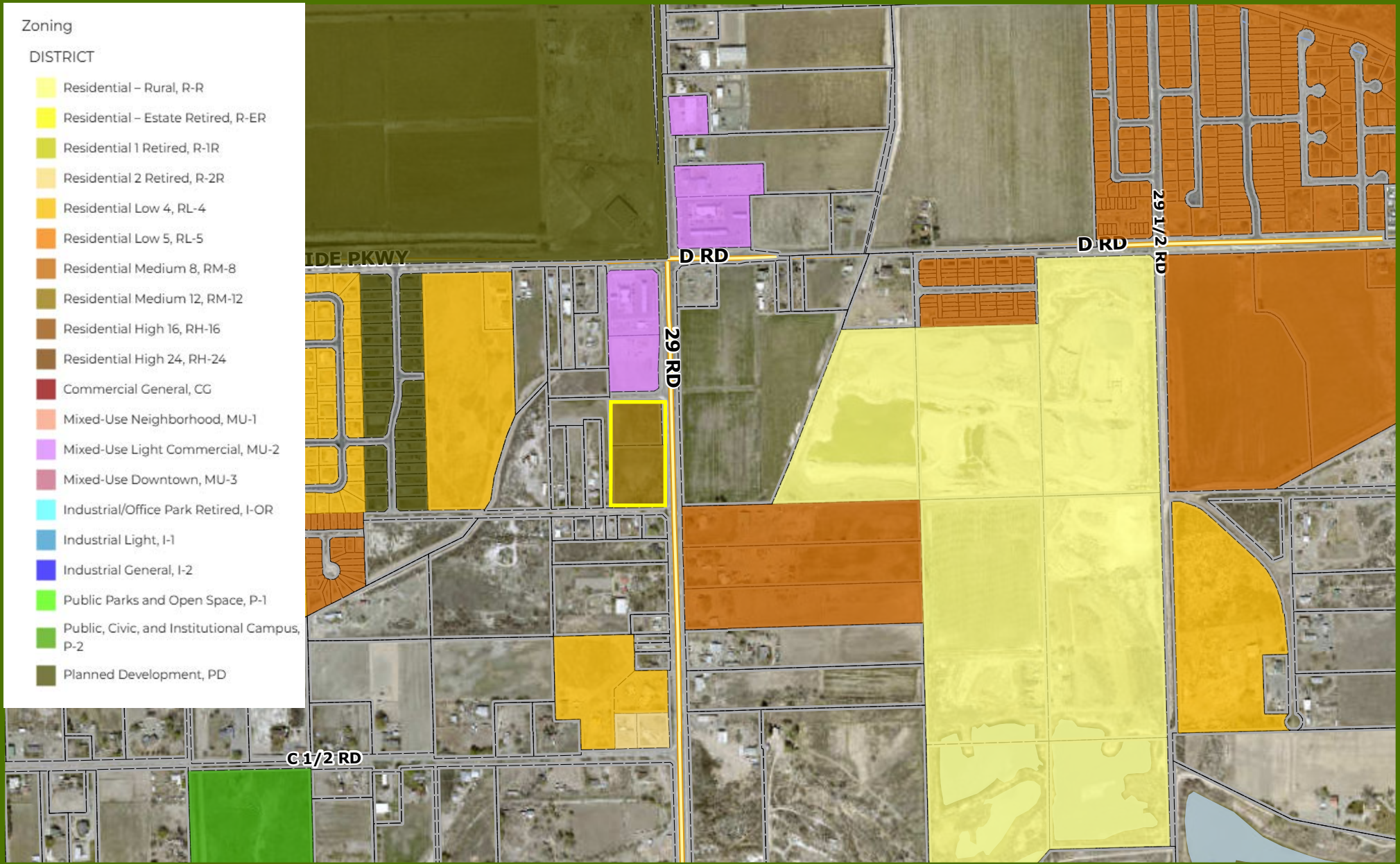
Location Map



Printed: 12/10/2025
1 inch equals 0 miles
Scale: 1:4,281
Packet Page 367

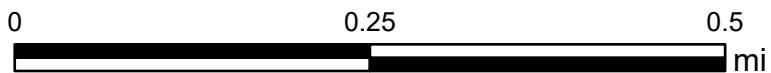
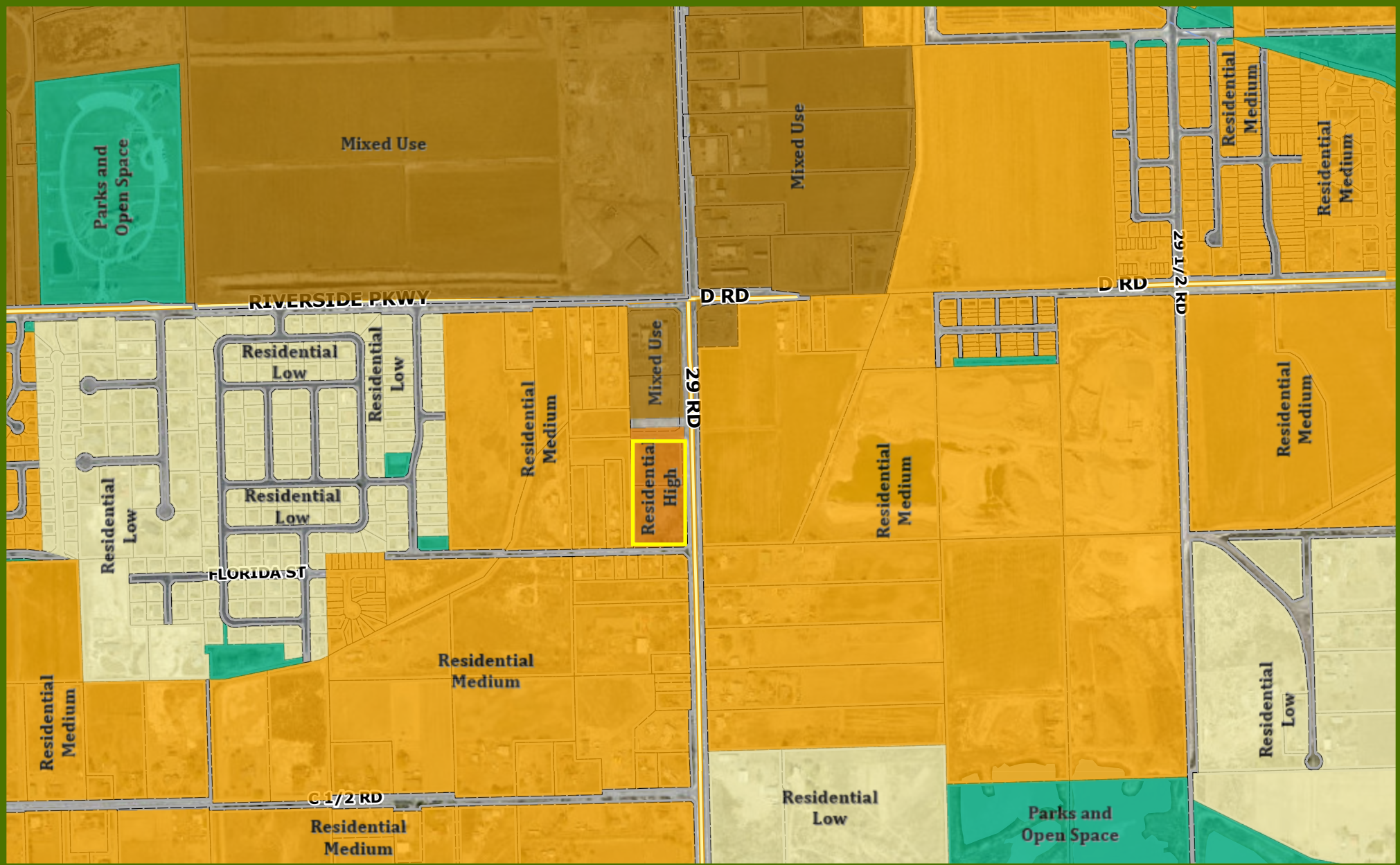
Zoning Map

- Zoning
- DISTRICT
- Residential - Rural, R-R
 - Residential - Estate Retired, R-ER
 - Residential 1 Retired, R-1R
 - Residential 2 Retired, R-2R
 - Residential Low 4, RL-4
 - Residential Low 5, RL-5
 - Residential Medium 8, RM-8
 - Residential Medium 12, RM-12
 - Residential High 16, RH-16
 - Residential High 24, RH-24
 - Commercial General, CG
 - Mixed-Use Neighborhood, MU-1
 - Mixed-Use Light Commercial, MU-2
 - Mixed-Use Downtown, MU-3
 - Industrial/Office Park Retired, I-OR
 - Industrial Light, I-1
 - Industrial General, I-2
 - Public Parks and Open Space, P-1
 - Public, Civic, and Institutional Campus, P-2
 - Planned Development, PD



Printed: 12/10/2025
 1 inch equals 0 miles
 Scale: 1:8,562
 Packet Page 368

Future Land Use Map



Printed: 12/10/2025
1 inch equals 0 miles
Scale: 1:8,562
Packet Page 369

GRAND JUNCTION PLANNING COMMISSION
December 23, 2025, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:34 p.m. by Chair Sandra Weckerly.

Those present were Planning Commissioners; Orin Zyvan, Robert Quintero, Ian Thomas (virtually), Gregg Palmer, and Keith Ehlers.

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director) Thomas Lloyd (Planning Manager), Daniella Acosta Stine (Principal Planner), and Madeline Robinson (Planning Technician).

There were 8 members of the public in attendance, and 0 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from December 9, 2025.

Commissioner Palmer moved to approve the Consent Agenda.

Commissioner Quintero seconded; motion passed 6-0.

REGULAR AGENDA

2. Lucky Me Center - 29 Rd & Patterson Rd **RZN-2025-293**

Consider a request by Lucky Me Premises LLC, Property Owner, to rezone a total of 3.60 acres from MU-1 (Mixed-Use Neighborhood) and RM-12 (Residential Medium 12) to MU-2 (Mixed - Use Light Commercial), located at the northeast corner of the intersection of Patterson Road and 29 Road. - **This item to be moved to the January 13th, 2026 Planning Commission Hearing**

3. 377 & 379 29 Road Comprehensive Plan Amendment **CPA-2025-502**

Consider a request by Sunshine of Delta, Inc. for a Comprehensive Plan Amendment for approximately 3.72 acres from Residential High to Mixed Use located at 377 29 Road and 379 29 Road

Staff Presentation

Thomas Lloyd, Planning Manager, introduced exhibits on behalf of Senior Planner, Jenna Gorney, into the record and provided a presentation regarding the request.

Questions for Staff

No questions for staff from the commissioners.

Applicant John Moir, owner of Sunshine of Delta, made comment that staff did an excellent job and had nothing further to add. He was present to answer any questions.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, December 16, 2025, via www.gjcity.org.

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

The public comment period was closed at 5:51 p.m. on December 23, 2025.

There were no additional questions or comments for Staff or the Applicant.

Discussion

Commissioner Ehlers had a question for the applicant as to why the MU-1 zoning had not been looked at for the CPA. Planning Manager Lloyd made comment that MU-2 does allow for higher density and more flexibility with the commercial and retail uses.

Motion and Vote

Commissioner Quintero made the following motion "Madam Chair, on the Comprehensive Plan Amendment request for the property located at 377 and 379 29 Road, City file number CPA-2025-502, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report."

Commissioner Palmer seconded; motion passed 6-0.

4. 377 & 379 29 Road Rezone RZN-2025-503

Consider a request by Sunshine of Delta, Inc., for a Rezone of approximately 3.72 acres from Residential Medium 12 (RM-12) to Mixed-Use Light Commercial (MU-2) located at 377 and 379 29 Road

Staff Presentation

Thomas Lloyd, Planning Manager, introduced exhibits on behalf of Senior Planner, Jenna Gorney, into the record and provided a presentation regarding the request.

Questions for Staff

No questions for staff from the commissioners. No presentations or comment from the applicant either.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, December 16, 2025, via www.gjcity.org.

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

*The public comment period was closed at 6:09 p.m. on December 23, 2025.
There were no additional questions or comments for Staff or the Applicant.*

Discussion

No discussion occurred.

Motion and Vote

Commissioner Quintero made the following motion “Madam Chair, on the Rezone request for the property located at 377 and 379 29 Road, City File Number RZN-2025-503, I move that the Planning Commission forward a recommendation of conditional approval to City Council with the finding of fact as listed in the staff report.”

Commissioner Palmer seconded; motion passed 6-0.

5. Zoning Code Amendments

ZCA-2025-698

Consider a request to Amend Section 21.02.010(b)(3) pertaining to Planning Commissioner Terms

Staff Presentation

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

Questions for Staff

No questions from Commissioners for staff

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, December 16, 2025, via www.gjcity.org.

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

*The public comment period was closed at 6:15 p.m. on December 23, 2025.
There were no additional questions or comments for Staff or the Applicant.*

Discussion

Commissioner Palmer made comment that he believes in term limits, but commissioners are appointed by City Council where Council members are elected. Palmer supports this item.

Commissioner Thomas also made comments that he supports the item as well, and there are times when the commission struggles to find qualified individuals.

Commissioner Zyvan made comment that he approves of the gap between terms.

Motion and Vote

Commissioner Palmer made the following motion “Madam Chair, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2025-698, I move that the Packet Page 98 Planning Commission forward a recommendation of approval to City Council with the finding of fact listed in the staff report.”

Commissioner Quintero seconded; motion passed 6-0.

6. Zoning Code Amendments ZCA-2025-697

Consider an Ordinance Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Application Outreach Meetings, Required Improvements, and Accessible Parking

Staff Presentation

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

Questions for Staff

Commissioner Zyvan had clarifying questions about how the city is complying with the State’s accessibility with EV charging.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, December 16, 2025, via www.gjcity.org.

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

*The public comment period was closed at 6:29 p.m. on December 23, 2025.
There were no additional questions or comments for Staff or the Applicant.*

Discussion

Commissioner Palmer wanted further clarification as to why staff wanted to make the changes brought forth with this item.

Motion and Vote

Commissioner Zyvan made the following motion “Madam Chair, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2025-697, excluding 21.05.020(q), I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact listed in the staff report.”

Commissioner Quintero seconded; motion passed 6-0.

7. Zoning Code Amendments ZCA-2025-699

Consider a request to amend sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) concerning Pre-Application Meetings

Staff Presentation

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

Questions for Staff

Commissioner Ehlers questioned the absolute striking of the criteria from the code, and what other services may still be available for applicants.

Commissioner Zyvan questioned the barriers applicants may endure with this elimination from code.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, December 16, 2025, via www.gjcity.org.

Co-applicant Kevin Bray, had a presentation for the Commissioners.

Housing Task Force Member Mark Austin made comment to the commissioners of his support of removing Pre-Application meetings.

Commissioner Ehlers had questions about the checklist and its revisions. Community Development Director Tamra Allen made comment that the Pre-Application process would be voluntary now.

*The public comment period was closed at 7:05 p.m. on December 23, 2025.
There were no additional questions or comments for Staff or the Applicant.*

Discussion

Commissioner Zyvan approves of the variability for submittals.

Motion and Vote

Commissioner Quintero made the following motion "Madam Chair, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2025-699, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report."

Commissioner Palmer seconded; motion passed 6-0.

OTHER BUSINESS

Workshop will be occurring on January 8th

ADJOURNMENT

Commissioner Quintero made a motion to adjourn the meeting. Palmer seconded

The vote to adjourn was 6-0.

The meeting adjourned at 7:08 p.m.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE REZONING 377 29 ROAD AND 379 29 ROAD FROM RESIDENTIAL MEDIUM 12 (RM-12) TO MIXED USE LIGHT COMMERCIAL (MU-2) ZONE DISTRICT

Recitals:

The property owner, Sunshine of Delta, Inc. proposes a rezone from Residential Medium 12 (RM-12) to Mixed Use Light Commercial (MU-2) on a total of 3.72 acres, located at 377 29 Road and 379 29 Road.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended conditional approval of changing the zoning from Residential Medium 12 (RM-12) to Mixed Use Light Commercial (MU-2) on the property, finding that it conforms to and is consistent with the Land Use Map designation of Mixed Use of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area. Planning Commission first made recommendation to City Council in CPA-2025-502 to amend the Comprehensive Plan designation the land area as Mixed Use rather than Residential High.

After public notice and public hearing, the Grand Junction City Council finds that changing the zoning from Residential Medium 12 (RM-12) to Mixed Use Light Commercial (MU-2) for the property, is consistent with, and is in conformance with the Comprehensive Plan and has met the stated rezone review criteria of Section 21.02.050(m)(3)(ii) of the Grand Junction Zoning and Development Code.

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

The following property shall be rezoned to Mixed Use Light Commercial (MU-2) on the zoning map conditioned upon the Comprehensive Plan Land Use Map being changed to a Mixed Use Land Use Designation as approved in CPA-2025-502:

Two parcels of land situated in the Northeast Corner of the Southwest Corner of the E ¼ NE ¼ of Section 19, Township 1 South, Range 1 East of the Ute Meridian on the East boundary of said Section 19, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

377 29 Road:

Beginning at a point 1320 feet south of the northeast corner of the E ¼ NE ¼ NE ¼ of Section 19, Township 1 South, Range 1 East of the Ute Meridian on the east boundary of said Section 19; thence west 330 feet; thence north 330 feet; thence east 330 feet; thence south along the east boundary of said Section 19 to the point of beginning; except road as

described in instrument recorded in Book 714 at Page 521; also except the east 30 feet thereof for public road right of way, as described in instrument recorded May 9, 1978 in Book 1148 at Page 471; also excepting therefrom that portion thereof conveyed to Mesa County, a Colorado political subdivision, by instrument recorded July 12, 2005 in Book 3939 at Page 95, County of Mesa, State of Colorado.

379 29 Road:

Lot 2, Sunshine of Delta Subdivision (Reception No. 2905283 of the Mesa County Clerk and Recorder's records.)

Said parcels of land contain 3.72 acres as described.

INTRODUCED on first reading this 21st day of January, 2026 and ordered published in pamphlet form.

ADOPTED on second reading this 4th day of February, 2026 and ordered published in pamphlet form.

Cody Kennedy
President of the Council

ATTEST:

Selestina Sandoval
City Clerk



Grand Junction City Council

Regular Session

Item #6.b.iii.

Meeting Date: February 4, 2026
Presented By: Tim Lehrbach, Principal Planner
Department: Community Development
Submitted By: Tim Lehrbach, Principal Planner

Information

SUBJECT:

An Ordinance Zoning the Morelli Annexation to Mixed-Use Light Commercial (MU-2), 2.56 Acres Located on Unaddressed Property Between 3105 E 1/2 Road and 3112 I-70B, Parcel Number 2943-103-00-101

RECOMMENDATION:

The Planning Commission heard this item at the January 13, 2026 regular meeting and voted (5-0) to recommend approval.

EXECUTIVE SUMMARY:

The applicants, Morelli Family Trust, U/A dated October 21, 2022 and Carla Morelli-Saurdiff, are requesting a zone of annexation to Mixed-Use Light Commercial (MU-2). The approximately 2.56 acres consists of one parcel of land located between 3105 E 1/2 Road and 3112 I-70B. The subject property is vacant. The zone district of MU-2 is consistent with the Commercial land use category of the Comprehensive Plan. The request for annexation was approved by City Council on January 21, 2026.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The applicants, Morelli Family Trust, U/A dated October 21, 2022 and Carla Morelli-Saurdiff, are requesting a zone of annexation to Mixed-Use Light Commercial (MU-2). The approximately 2.56 acres consists of one parcel of land located between 3105 E 1/2 Road and 3112 I-70B. The subject property is vacant. The property is Annexable Development per the Persigo Agreement. Annexation was requested to allow for future development of the property. The zone district of MU-2 is consistent with the Commercial land use category of the Comprehensive Plan. The request for annexation was approved by City Council on January 21, 2026.

The property was zoned in Mesa County as Residential Single Family – 4 (RSF-4). State statute requires that zoning be applied to the annexed property within 90 days of the effective date of the ordinance annexing the property. The surrounding zoning is Mesa County Residential Single Family – 4 (RSF-4) to the west and north, City of Grand Junction Mixed-Use Light Commercial (MU-2) to the northeast, and Mesa County Concentrated Business District (B-2).

The purpose of the Mixed-Use Light Commercial (MU-2) zone district is to accommodate commercial, employment, multi-unit, and other uses along transportation corridors to promote development that is comfortably accessible via all modes of transportation, including motor vehicles, bicycles, and walking. The subject property abuts Interstate 70 Business Loop. Availability of urban services and adjacency to a Principal Arterial road and Active Transportation Corridor, as identified in the Grand Junction Circulation Plan, render the property suitable for development in accordance with allowed uses in the MU-2 zone district, which include a range of residential uses, community and cultural facilities, lodging, educational facilities, parks and open space, food and beverage, retail, office, vehicle-oriented, and recreation and entertainment uses.

In addition to the MU-2 zone district requested by the petitioner, Commercial General (CG), Public, Civic, and Institutional Campus (P-2), and Planned Development (PD) would also implement the Comprehensive Plan land use designation of Commercial. While staff finds that the requested MU-2 zone district is appropriate, CG may likewise be appropriate for this property. Adoption of this latter district would, however, reduce opportunities for residential and mixed-use development.

NOTIFICATION REQUIREMENTS

In accordance with 21.02.030(c) of the Grand Junction Municipal Code (GJMC), a Neighborhood Comment Meeting regarding the proposed Annexation and Zoning was held at Central High School on February 10, 2025. The applicants and their representative, City staff, and one member of the public attended.

Notice was completed consistent with the provisions at GJMC 21.02.030(g). The subject properties were posted with an application sign on April 22, 2025. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject properties on January 2, 2026. The notice of the Planning Commission public hearing was published on January 3, 2026, in the Grand Junction Daily Sentinel.

ANALYSIS

The criteria for review are set forth Section 21.02.050(m)(3)(ii) of the Zoning and Development Code, which provides that an applicant for rezoning has the burden of producing evidence that proves each of the following criteria:

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

The proposed rezone to Mixed-Use Light Commercial (MU-2) implements the following

Plan principles, goals, and policies of the Comprehensive Plan:

Plan Principle 3: Responsible and Managed Growth

Goal 1: Support fiscally responsible growth and annexation policies that promote a compact pattern of growth...and encourage the efficient use of land.

Goal 2: Encourage infill and redevelopment to leverage existing infrastructure.

The Comprehensive Plan places a priority on growth in areas identified for infill and redevelopment to effectively manage growth. This principle supports fiscally responsible policies that promote a compact pattern of growth to encourage an efficient use of land. Development is directed to areas where infrastructure is already present and the City can meet and maintain its level of service targets. This zone of annexation is supported by this plan principle because it leverages existing infrastructure and is already adjacent to existing corporate limits to the northeast. Annexation and zoning to a district which supports a broad range of residential and nonresidential uses allows for development appropriate to the site with minimal expansion to existing infrastructure.

Land Use Plan: Relationship to Existing Zoning

Requests to rezone properties should be considered based on the Implementing Zone Districts assigned to each Land Use Designation. As a guide to future zoning changes, the Comprehensive Plan states that requests for zoning changes are required to implement the Comprehensive Plan. The requested zone of Mixed-Use Light Commercial implements the Comprehensive Plan because it is an implementing zoning district of the Commercial designation. While staff finds that the requested MU-2 zone district is appropriate, Commercial General may likewise be appropriate for this property. Adoption of this latter district would, however, reduce opportunities for residential or mixed-use development.

Therefore, staff finds that this criterion has been met.

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

The subject property is adjacent to commercial and residential uses to the north, northeast, and east. The property to the west remains undeveloped. Development standards and allowed uses within the MU-2 zone district yield a site that may be developed appropriately to both its residential and nonresidential adjacencies.

Therefore, staff finds that this criterion has been met.

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

A rezone to Mixed-Use Light Commercial (MU-2) allows for the introduction of new uses which support utilizing existing resources and infrastructure for infill development adjacent to a Principal Arterial and Active Transportation Corridor.

A request for a rezone constitutes Annexable Development under the 1998

Intergovernmental Agreement Between the City of Grand Junction and Mesa County Relating to City Growth and Joint Policy Making for the Persigo Sewer System (“Persigo Agreement”), as amended. The Persigo Agreement directs that all Annexable Development, as defined therein, must only occur within the City and under the City’s jurisdiction.

Annexation and zoning of the property will provide additional land within the City limits for growth. The Persigo Agreement anticipates that such development shall occur within the City.

Therefore, staff finds that this criterion has been met.

FINDING OF FACT AND RECOMMENDATION

After reviewing the Morelli Zone of Annexation, ANX-2025-192, request for the property located between 3105 E ½ Road and 3112 I-70B, Parcel No. 2943-103-00-101, from Mesa County Residential Single Family – 4 (RSF-4) to Mixed-Use Light Commercial (MU-2), the following finding of fact has been made:

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

Therefore, the Planning Commission voted (5-0) to recommend approval.

FISCAL IMPACT:

There is no direct fiscal impact for this item.

SUGGESTED MOTION:

I move to adopt Ordinance No. 5308, an ordinance zoning the Morelli Annexation, 2.56 Acres located on unaddressed property between 3105 E ½ Road and 3112 I-70B – Parcel No. 2943-103-00-101, to Mixed-Use Light Commercial (MU-2) zone district on final passage and order final publication in pamphlet form.

Attachments

- 1. Development Application
- 2. Planning Commission - January 13, 2026 Minutes (Draft)
- 3. Zone of Annexation Ordinance

Development Application

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

Petition For: Annexation/Zone of Annexation

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

Existing Land Use Designation: Vacant Existing Zoning: County RSF-4
 Proposed Land Use Designation: Mixed Use Proposed Zoning: MU-2

Property Information

Site Location: MC Parcel 2943-103-00-101 Site Acreage: 2.57
 Site Tax No(s): 2943-103-00-101 Site Zoning: _____

Project Description: Annexation of 2.57 acres

Property Owner Information

Name: Morelli Family Trust

Street Address: 232 Cobblestone Dr

City/State/Zip: Antioch, CA 94509

Business Phone #: _____

E-Mail: mike@mmconstruction2.net

Fax #: _____

Contact Person: Mike Morelli

Contact Phone #: 415-370-6961

Applicant Information

Name: Carla Morelli

Street Address: PO Box 2319

City/State/Zip: Sandy, UT 84091

Business Phone #: _____

E-Mail: cmorelli.saurdiff@gmail.com

Fax #: _____

Contact Person: Carla Morelli

Contact Phone #: _____

Representative Information

Name: APEX Consulting Engineers

Street Address: 2515 Foresight

City/State/Zip: GJ, CO 81505

Business Phone #: 970-424-5280

E-Mail: eric@apexgj.com


Fax #: _____

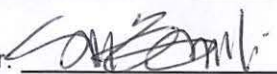
Contact Person: Eric C. Marquez

Contact Phone #: 970-424-5280

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:  Eric C. Marquez Date: 02-12-2025

Signature of Legal Property Owner:  MIKE MORELLI Date: 3/13/25

OWNERSHIP STATEMENT - TRUST

(a) The Morelli Family Trust, U/A dated October 21, 2022 ("Trust") is the owner of the following property:

(b) See attached legal descripton

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

I, (c) Mike Morelli, am the Trustee for the Trust. I have the legal authority to bind the Trust to agreements concerning financial obligations and this property. I have attached the most recently recorded Statement of Authority of the Trust.

My legal authority to bind the Trust both financially and concerning this property is unlimited.
 My legal authority to bind the Trust financially and/or concerning this property is limited in the following manner:

All other Trustees and their authority to bind the Trust are listed and described here:

Jayme D. Morelli

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

(d) Carla A. Morelli

On behalf of Trust, I have reviewed the application for the (e) Annexation
I understand the continuing duty to inform the City planner of any changes in my authority to bind the Trust or regarding any interest in the property, such as ownership, easement, right-of-way, encroachment, boundary disputes, lienholder and any other interest in the property.

I and the Trustees have no knowledge of any possible conflicts between the boundary of the property and abutting properties.
 I and the Trustees have the following knowledge (indicate who has the knowledge) and evidence concerning possible boundary conflicts between the property and the abutting property(ies):

(f) fence and shed encroachment on north property line

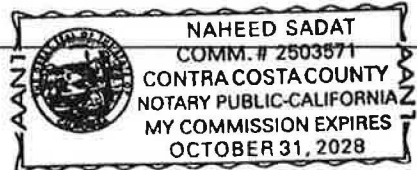
I swear under penalty of perjury that the information in this Ownership Statement is true, complete and correct.

Signature of Partnership representative [Signature]

Printed name of person signing: MIKE E. MORELLI

State of California)

County of Contra Costa) ss.



Subscribed and sworn to before me on this 29 day of September, 20 25

by MIKE E. MORELLI

Witness my hand and seal.

My Notary Commission expires on 10-31-2028

[Signature]
Notary Public Signature

This Document Prepared By:

EDWARD YOUNGER
Attorney at Law
Law Office of Edward Younger
420 Beatrice Court, Suite G1
Brentwood, California 94513
(925)420-4111

**After Recording, Return and
Mail Tax Statements To:**

Mike Morelli and Jayme D. Morelli, as co-Trustees
232 COBBLESTONE DRIVE
ANTIOCH, CA 94509

WARRANTY DEED

MICHAEL E. MORELLI, GRANTOR,

Whose current mailing address is 232 COBBLESTONE DRIVE, ANTIOCH, CA 94509.

HEREBY conveys and warrants to

MIKE MORELLI and JAYME D. MORELLI, as co-Trustees of THE MORELLI FAMILY TRUST, U/A dated October 21, 2022, GRANTEE,

Whose mailing address is 232 COBBLESTONE DRIVE, ANTIOCH, CA 94509;

FOR the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, all of the following described tract of land in the County of Mesa, State of Colorado:

BEG 349.37FT E + 297.25FT S OF W4 COR SEC 10 1S 1E E 237.49FT S 434.73FT to N LI HWY 6 + 24 S 73DEG03' W ALG SD HWY 248.28FT.

Parcel Number 2943-103-00-101

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

WITNESS, the hand of said grantors, this 21 day of October, 2022.



MICHAEL E. MORELLI

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

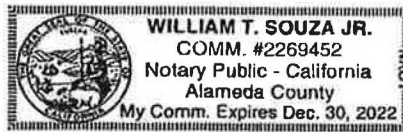
STATE OF CALIFORNIA
COUNTY OF CONTRA COSTA

On October 21, 2022, before me, William T Souza Jr, a Notary Public, personally appeared MICHAEL E. MORELLI, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

William T Souza Jr
Notary Public Signature



Notary Public Seal

PERSONAL REPRESENTATIVE'S DEED
(Testate Estate)

THIS DEED is made by Carla Ann Saurdiff, as Personal Representative of the Estate of Frank J. Mancuso a/k/a Frank Mancuso,, deceased, Grantor, to Carla Ann Saurdiff and Michael E. Morelli, Grantee, whose legal address is 8459 South 1275 East, Sandy, Utah 84094.

WHEREAS, the Last Will and Testament of the above-named decedent was made and executed in the lifetime of the decedent, and is dated April 24, 2008, which Will was duly admitted to informal probate on July 24, 2008, by the District Court in and for the County of Mesa, State of Colorado, Probate No. 08 PR 254;

WHEREAS, Grantor was duly appointed Personal Representative of said Estate on August 1, 2008, and is now qualified and acting in said capacity.

NOW THEREFORE, pursuant to the powers conferred upon Grantor by the Colorado Probate Code, Grantor does hereby sell, convey, assign, transfer and set over unto said Grantee as the persons entitled to distribution of the property in the above captioned Will the following described real property situate in the County of Mesa, State of Colorado:


Beginning at a point 349.37 feet East and 297.25 feet South from the West Quarter corner of Section Ten (10), Township One (1) South, Range One (1) East of the Ute Meridian; thence East 237.49 feet, thence South 434.73 feet to the North right-of-way line of U.S. Highway 6 & 24; thence South 73° 03' West along said right-of-way 248.28 feet; thence North 507.12 feet to the point of beginning in Mesa County, Colorado, containing 2.568 acres; together with a 10 ft. permanent utility easement described in a Utility Easement Grant and Agreement recorded May 9, 2008 in Book 4662 at Page 24, Reception No. 2438933; together with a pro rata interest in the water of the Palisade Irrigation District, and all other water rights appurtenant to said premises or used thereon, and all ditch and ditch rights in connection therewith;

also known by street and number as:
assessor's schedule or parcel number:

With all appurtenances, except and subject to covenants, existing as well as recorded easements and rights of way, restrictions, reservations and limitations of use, special districts, building and zoning regulations and general property taxes for the year 2009.

As used herein, the singular includes the plural and the plural the singular.

Executed: August 21, 2009




Carla Ann Saurdiff, Personal Representative of the Estate of Frank J. Mancuso a/k/a Frank Mancuso, Deceased

STATE OF COLORADO
COUNTY OF MESA

The foregoing instrument was acknowledged before me this 21st day of August, 2009, by Carla Ann Saurdiff as Personal Representative of the Estate of Frank J. Mancuso a/k/a Frank Mancuso, Deceased.

Witness my hand and official seal.
My commission expires: 7-2-2010




Notary Public

Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)

STATEMENT OF AUTHORITY

- 1. This Statement of Authority relates to an entity named the **Morelli Family Trust, U/A, dated October 21, 2022**, and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.
- 2. The type of entity is a Trust.
- 3. The entity was formed under the laws of California and is currently governed by the laws of the State of California.
- 4. The mailing address for the entity is: 232 Cobblestone Drive, Antioch, California, 94509
- 5. The name and position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is: **Mike Morelli and Jayme D. Morelli, Trustees.**
- 6. The authority of the foregoing person(s) to bind the entity is unlimited.
- 7. Other matters concerning the manner in which the entity deals with interests in real property: N/A

Executed this 29 day of September 2025.


Mike Morelli, Trustee


Jayme D. Morelli, Trustee

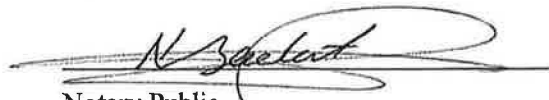
STATE OF California)

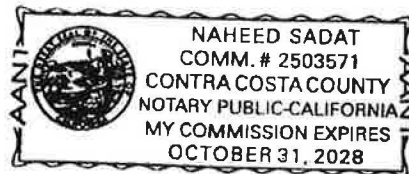
COUNTY OF Contra Costa) ss.

The foregoing instrument was acknowledged before me this 29 day of September, 20 25 by Mike Morelli and Jayme D. Morelli as Trustees of the Morelli Family Trust, U/A, dated October 21, 2022.

Witness my hand and official seal.

My commission expires: 10-31-2025


Notary Public



OWNERSHIP STATEMENT - NATURAL PERSON

I, (a) Carla A. Morelli NKA Carla A. Saurdiff, am the owner of the following real property:

(b) See attached legal description

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):

The Morelli Family Trust, U/A dated October 21, 2022

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) fence and shed encroachment on north property line

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: *Carla A. Morelli*

Printed name of owner: Carla A. Morelli

State of Nevada)

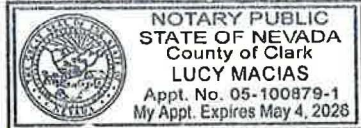
County of Clark) ss.

Subscribed and sworn to before me on this 06 day of October, 2025

by Carla A. Saurdiff

Witness my hand and seal.

My Notary Commission expires on 05-04-2026



Lucy Macias
Notary Public Signature

LEGAL DESCRIPTION

Beginning at a point 349.37 feet East and 297.25 feet South from the West Quarter corner of Section Ten (10), Township One (1) South, Range One (1) East of the Ute Meridian; thence East 237.49 feet, thence South 434.73 feet to the North right-of-way line of U.S. Highway 6 & 24; thence South 730 03' West along said right-of-way 248.28 feet; thence North 507.12 feet to the point of beginning in Mesa County, Colorado, containing 2.568 acres; together with a 10 ft. permanent utility easement described in a Utility Easement Grant and Agreement recorded May 9, 2008 in Book 4662 at Page 24, Reception No. 2438933; together with a pro rata interest in the water of the Palisade Irrigation District, and all other water rights appurtenant to said premises or used thereon, and all ditch and ditch rights in connection therewith.

3 PAGE DOCUMENT

WHEN RECORDED MAIL TO:

Carla A. Morelli
8459 S 1275 E
Sandy, UT 84094

QUIT CLAIM DEED

We, Carla Ann Saurdiff and Michael E. Morelli, ("Grantors") do hereby quit-claim to Carla A. Morelli as Trustee of the CARLA A. MORELLI TRUST dated the 24th day of April, 2014, ("Grantee") for good and valuable consideration, the following described tract of land located in the County of Mesa, State of Colorado:

Recorders Note: Grantee Address
8459 South 1275 East
Sandy, UT 84094

Beginning at a point 349.37 feet East and 297.25 feet South from the West Quarter corner of Section Ten (10), Township One (1) South, Range One (1) East of the Ute Meridian; thence East 237.49 feet, thence South 434.73 feet to the North right-of-way line of U.S. Highway 6 & 24; thence South 73° 03' West along said right-of-way 248.28 feet; thence North 507.12 feet to the point of beginning in Mesa County, Colorado, containing 2.568 acres; together with a 10 ft. permanent utility easement described in a Utility Easement Grant and Agreement recorded May 9, 2008 in Book 4662 at Page 24, Reception No. 2438933; together with a pro rata interest in the water of the Palisade Irrigation District, and all other water rights appurtenant to said premises or used thereon, and all ditch and ditch rights in connection therewith;

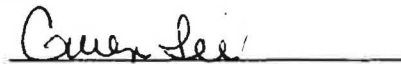
Assessor's Parcel Number: 2943-103-00-101

Witness the hand of said grantor this 29 day of May, 2014.


Carla Ann Saurdiff

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

On the 29th day of May, 2014, personally appeared before me a Notary Public in and for the State of Utah, Carla Ann Saurdiff, the signer of the above Deed and duly acknowledged to me that she executed the same by her usual signature.


Notary Public



State of California)
County of Contra Costa)

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

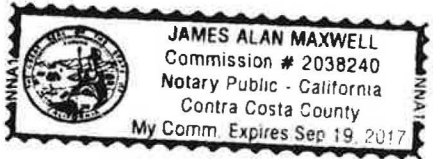
On May 28, 2014 before me, James Alan Maxwell - a notary public
(here insert name and title of the officer)

personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature James Alan Maxwell

(Seal)

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Quit claim deed containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-Fact
- Corporate Officer(s) _____ Title(s)
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____
Name(s) of Person(s) or Entity(ies) Signer is Representing

| Additional Information | |
|--|--|
| Method of Signer Identification | |
| Proved to me on the basis of satisfactory evidence: <input checked="" type="checkbox"/> form(s) of identification <input type="checkbox"/> credible witness(es) | |
| Notarial event is detailed in notary journal on: Page # _____ Entry # _____ | |
| Notary contact: _____ | |
| Other | |
| <input type="checkbox"/> Additional Signer(s) | <input type="checkbox"/> Signer(s) Thumbprint(s) |
| <input type="checkbox"/> _____ | |

PERSONAL REPRESENTATIVE'S DEED
(Testate Estate)

THIS DEED is made by Carla Ann Saurdiff, as Personal Representative of the Estate of Frank J. Mancuso a/k/a Frank Mancuso,, deceased, Grantor, to Carla Ann Saurdiff and Michael E. Morelli, Grantee, whose legal address is 8459 South 1275 East, Sandy, Utah 84094.

WHEREAS, the Last Will and Testament of the above-named decedent was made and executed in the lifetime of the decedent, and is dated April 24, 2008, which Will was duly admitted to informal probate on July 24, 2008, by the District Court in and for the County of Mesa, State of Colorado, Probate No. 08 PR 254;

WHEREAS, Grantor was duly appointed Personal Representative of said Estate on August 1, 2008, and is now qualified and acting in said capacity.

NOW THEREFORE, pursuant to the powers conferred upon Grantor by the Colorado Probate Code, Grantor does hereby sell, convey, assign, transfer and set over unto said Grantee as the persons entitled to distribution of the property in the above captioned Will the following described real property situate in the County of Mesa, State of Colorado:


Beginning at a point 349.37 feet East and 297.25 feet South from the West Quarter corner of Section Ten (10), Township One (1) South, Range One (1) East of the Ute Meridian; thence East 237.49 feet, thence South 434.73 feet to the North right-of-way line of U.S. Highway 6 & 24; thence South 73° 03' West along said right-of-way 248.28 feet; thence North 507.12 feet to the point of beginning in Mesa County, Colorado, containing 2.568 acres; together with a 10 ft. permanent utility easement described in a Utility Easement Grant and Agreement recorded May 9, 2008 in Book 4662 at Page 24, Reception No. 2438933; together with a pro rata interest in the water of the Palisade Irrigation District, and all other water rights appurtenant to said premises or used thereon, and all ditch and ditch rights in connection therewith;

also known by street and number as:
assessor's schedule or parcel number:

With all appurtenances, except and subject to covenants, existing as well as recorded easements and rights of way, restrictions, reservations and limitations of use, special districts, building and zoning regulations and general property taxes for the year 2009.

As used herein, the singular includes the plural and the plural the singular.

Executed: August 21, 2009



Carla Ann Saurdiff, Personal Representative of the Estate of Frank J. Mancuso a/k/a Frank Mancuso, Deceased

STATE OF COLORADO
COUNTY OF MESA

The foregoing instrument was acknowledged before me this 21st day of August, 2009, by Carla Ann Saurdiff as Personal Representative of the Estate of Frank J. Mancuso a/k/a Frank Mancuso, Deceased.

Witness my hand and official seal.
My commission expires: 7-2-2010



Notary Public

Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)

No. CPC46. Rev. 7-01. PERSONAL REPRESENTATIVE'S DEED (Testate)

**MORELLI 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: TBD I-70B, Grand Junction, CO 81504 (east of 3105 E ½ Road)
Tax ID # 2943-103-00-101

TBD I-70B – Parcel No. 2943-103-00-101

Beginning at a point 349.37 feet East and 297 .25 feet South from the West Quarter corner of Section Ten (10), Township One (1) South, Range One (1) East of the Ute Meridian; thence East 237.49 feet, thence South 434. 73 feet to the North right-of-way line of U.S. Highway 6 & 24; thence South 730 03' West along said right-of-way 248.28 feet; thence North 507.12 feet to the point of beginning in Mesa County, Colorado, containing 2.568 acres; together with a 10 ft. permanent utility easement described in a Utility Easement Grant and Agreement recorded May 9, 2008 in Book 4662 at Page 24, Reception No. 2438933; together with a pro rata interest in the water of the Palisade Irrigation District, and all other water rights appurtenant to said premises or used thereon, and all ditch and ditch rights in connection therewith.

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

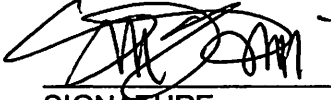
Carla Morelli-Saurdiff, f/k/a Carla A. Morelli _____
NAME ADDRESS

SIGNATURE DATE

Michael E. Morelli as co-trustee of the Morelli
Family Trust, U/A dated October 21, 2022

NAME

232 Cobblestone Dr Antioch
ADDRESS CA 94509



SIGNATURE

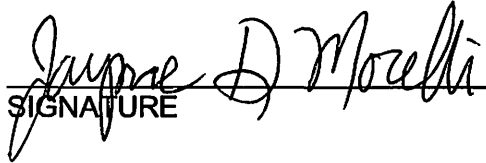
6/18/25

DATE

Jayne D. Morelli as co-trustee of the Morelli
Family Trust, U/A dated October 21, 2022

NAME

232 Cobblestone Dr. Antioch,
ADDRESS CA 94509



SIGNATURE

6/18/25

DATE

**MORELLI 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: TBD I-70B, Grand Junction, CO 81504 (east of 3105 E ½ Road)
Tax ID # 2943-103-00-101

TBD I-70B – Parcel No. 2943-103-00-101

Beginning at a point 349.37 feet East and 297 .25 feet South from the West Quarter corner of Section Ten (10), Township One (1) South, Range One (1) East of the Ute Meridian; thence East 237.49 feet, thence South 434. 73 feet to the North right-of-way line of U.S. Highway 6 & 24; thence South 730 03' West along said right-of-way 248.28 feet; thence North 507.12 feet to the point of beginning in Mesa County, Colorado, containing 2.568 acres; together with a 10 ft. permanent utility easement described in a Utility Easement Grant and Agreement recorded May 9, 2008 in Book 4662 at Page 24, Reception No. 2438933; together with a pro rata interest in the water of the Palisade Irrigation District, and all other water rights appurtenant to said premises or used thereon, and all ditch and ditch rights in connection therewith.

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

Carla Morelli-Saurdiff, f/k/a Carla A. Morelli 308 Palmer Lane, Mesquite, NV 89021
NAME ADDRESS

 June 17, 2025
SIGNATURE DATE

Michael E. Morelli as co-trustee of the Morelli
Family Trust, U/A dated October 21, 2022

NAME

ADDRESS

SIGNATURE

DATE

Jayme D. Morelli as co-trustee of the Morelli
Family Trust, U/A dated October 21, 2022

NAME

ADDRESS

SIGNATURE

DATE

Morelli Annexation

GENERAL PROJECT REPORT (VI-4)

Project Location: Mesa County Parcel 2943-103-00-101
Grand Junction, CO 81504

Property Owner: Mike Morelli
232 Cobblestone Dr
Antioch, CA 94509

Prepared By: APEX Consulting Engineers, LLC
2515 Foresight Circle, Unit 140
Grand Junction, CO 81505
Proj No.: 24-22

Report Date: February 12, 2025





Review 1 - General Project Report
Morelli Annexation

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A. Project Description

The property owner is petitioning for annexation into the City of Grand Junction.

1. Location

The property is located at approximately 400-feet east of the northeast corner of the intersection at 31 Road and I-70 Business Loop.

2. Acreage

The Project property contains approximately 2.57 acres.

3. Proposed Use

This submittal is for the Annexation and zoning of this parcel. The proposed zoning is MU-2 (Mixed Use). The future land use is Mixed Use. The proposed MU-2 zoning meets the intent of the City of Grand Junction 2020 Comprehensive Plan with regards to intensity and use.

B. Public Benefit

Approval of this application will provide infill development of an underutilized lot. The 2.57 acre property is undeveloped and has potential for commercial development along a high volume commercial corridor. Providing infill opportunities encourages efficient use of existing infrastructure and can reduce development pressure on outlying areas.

C. Neighborhood Meeting

A neighborhood meeting was held on February 10th, 2025 at Central High School. One person attended and was concerned about future development of the property.

D. Project Compliance, Compatibility and Impact

1. Adopted Plans and/or Policies

a) Existing Zoning

Existing Mesa County zoning is RSF-4. The adjacent properties that have been annexed into the City are zoned MU-2.

b) Neighborhood Plans

The property is not within the boundaries of existing Neighborhood Plans found on the City of Grand Junction GIS website.

2. Land Use in Surrounding Area

The surrounding area is occupied with commercial, retail, residential, and educational uses. The adjacent parcel to the east is currently vacant.

3. Site Access and Traffic Patterns

Access to the parcel will from I70 Business Loop. The Colorado Department of Transportation (CDOT) will require a restricted right-in, right-out access.



4. Availability of Utilities

The following utility providers currently service and/or are able to service the property:

- ◆ Potable Water Ute Water
- ◆ Irrigation Water Grand Valley Irrigation Company
- ◆ Sanitary Sewer Grand Junction Persigo 201
- ◆ Electric XCEL Energy
- ◆ Natural Gas XCEL Energy
- ◆ Communications/Data Charter/Spectrum
- ◆ Stormwater City of Grand Junction
- ◆ City of Grand Junction Fire Station 8

5. Special or Unusual Demands on Utilities

There will be no unusual demand on utilities as a result of the Annexation and Zoning.

6. Effects on Public Facilities

a) Public Safety

No unusual demands or increases are anticipated for public safety resources.

b) Streets

No unusual demands or increases are anticipated to the local streets.

c) Irrigation

No changes are proposed to the irrigation system as a part of this application.

d) Schools

No unusual demands or increases are anticipated for schools.

e) Parking

Parking will be provided onsite. No on-street parking is required.

7. Hours of Operation

The hours of operation will be determined upon future development of the parcel.

8. Number of Employees

Not applicable.

9. Signage Plans

Not applicable.

10. Site Soils and Geology

Not applicable.

11. Impact on Site Geology and Geological Hazards



No geologic hazards are evident at the Project property.

E. Application Specific Review Criteria

The Major Site Plan complies with § 21.02.70(g) of the Grand Junction City Code. All construction plans will be submitted for review prior to beginning work.

F. Development Schedule and Phasing

The Project will begin construction within two months after receiving planning clearance and will be completed within six months.

G. Conclusion

The Project is in compliance with the City of Grand Junction Municipal Code Title 21 and will make use of underutilized property in an area with sufficient infrastructure that no offsite improvements are required.



Improvement Survey, 3/14/2025, for accommodations reviewing this document please contact City of Grand Junction, Community Development Department, 970-244-1430

Morelli Annexation, Mesa County Parcel 2943-103-00-101
SUMMARY OF NEIGHBORHOOD MEETING
MONDAY, FEBRUARY 10, 2025
Central High School located at 550 Warrior Way, Grand Junction, CO 81504, Room 201

A neighborhood meeting for the above-referenced annexation and zoning, was held at the above location from 5:30 PM to approximately 7:30 PM. The initial letter notifying the neighboring property owners within the surrounding 500 feet was sent on January 24, 2025, per the mailing list received from the City of Grand Junction.

Present were John Hodge, Technician with APEX Consulting Engineers, Shelly Nelson, Technician with APEX Consulting Engineers and Timothy Lerbach, Principal Planner, City of Grand Junction. One person from the public attended the meeting.

Exhibits presented at the meeting included the attached location map.

Written comments from the public attendee, addressed concerns for “traffic and children crossing the street, noise problems, animals, already multipurpose, traffic on I70B too many access roads.”

GRAND JUNCTION PLANNING COMMISSION
January 13, 2026, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:34 p.m. by Chair Sandra Weckerly.

Those present were Planning Commissioners; Orin Zyvan, Robert Quintero, Ian Moore, and Keith Ehlers.

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director), Thomas Lloyd (Planning Manager), Jessica Johnsen (Zoning Supervisor), Daniella Acosta Stine (Principal Planner), Tim Lehrbach (Principal Planner), Jacob Kaplan (Planning Technician), and Madeline Robinson (Planning Technician).

There were 11 members of the public in attendance, and 5 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from December 23, 2025.

2. Lowell Village Phase 2 Subdivision Extension **SUB-2019-687**

Consider a request by Jeremy Nelson of Grand Junction ReGeneration LLC (owner) – to extend the plat recording deadline for the Lowell Village Phase 2 Subdivision, 32 lots on 1.63 acres in an MU-3 (Mixed Use Downtown) zone district.

3. Aspire Residential Easement Vacation **VAC-2025-61**

Consider a request to partially vacate a Drainage Canal Easement and Easement for Pipeline for the City of Grand Junction located at 2651 Stacy Drive on a 7.10-acre parcel in an RH-24 district to accommodate the construction of three, three-story, 24-unit apartment buildings - **This item to be moved to the January 27th, 2026, Planning Commission Hearing**

Commissioner Quintero moved to approve the Consent Agenda.

Commissioner Moore seconded; motion passed 5-0.

REGULAR AGENDA

1. Fox Grove Subdivision Annexation **ANX-2025-421**

Consider a request by Grand Junction Real Estate Investments, LLC to zone 4.88 acres located at 3071 E 1/2 Road from Mesa County Residential Single Family - 4 District (RSF-4) to Residential Medium 8 (RM-8) located at 3071 E 1/2 Road.

Staff Presentation

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

Questions for Staff

Commissioner Weckerly clarified that the additional exhibit being added to the record was a revision to Exhibit 6 regarding the acreage of the parcel.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, January 6, 2026, via www.gjcity.org.

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

The public hearing was closed at 5:44 p.m. on January 13, 2026.

Discussion

Motion and Vote

Commissioner Zyvan made the following motion “Madam Chair, on the Zone of Annexation request for the property located at 3071 E 1/2 Road, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact as listed in the staff report.”

Commissioner Quintero seconded; motion passed 5-0.

2. Lucky Me Center Rezone **RZN-2025-293**

Consider a request by Lucky Me Premises LLC, Property Owner, to rezone a total of 3.60 acres from MU-1 (Mixed-Use Neighborhood) and RM-12 (Residential Medium 12) to MU-2 (Mixed -Use Light Commercial), located at the northeast corner of the intersection of Patterson Road and 29 Road.

Staff Presentation

Thomas Lloyd, Planning Manager, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Zyvan asked why the application was being considered as one item given the various zoning of the parcels being rezoned.

Chair Weckerly indicated there was a typo with the public notice and the wrong zoning was provided (a parcel presently zoned RM-8, not RM-12). Staff offered that since the typo was for the previous zoning and what was indicated was a higher density zone, it was not an issue, the City Attorney advised that the Planning Commission as the decision maker could determine if the

notice was sufficient. It was clear in the notice that the request was to change to MU-2. The Planning Commission was comfortable that the notice was sufficient.

Kim Kerk with Kim Kerk Land Consulting & Development spoke on behalf of the applicant and provided a brief summary of the project.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, January 6, 2026, via www.gjcity.org.

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

The public comment period was closed at 6:01 p.m. on January 13, 2026.

Commissioner Moore read an email exchange between Gregg Palmer and Trent Prall about the adjacent intersection at 29 Rd and Patterson Rd.

The public hearing was closed at 6:04 p.m. on January 13, 2026.

Discussion

There was no additional discussion among the Commissioners.

Motion and Vote

Commissioner Quintero made the following motion “Madam Chair, on the Rezone request for the property located at the northeast corner of the intersection of Patterson Road and 29 Road, City file number RZN-2025-293, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.”

Commissioner Ehlers seconded; motion passed 5-0.

3. Morelli Annexation ANX-2025-192

Consider a request by the Morelli Family Trust, U/A dated October 21, 2022, and Carla Morelli-Saurdiff to zone 2.56 acres from Mesa County Residential Single Family – 4 (RSF-4) to Mixed-Use Light Commercial (MU-2), Located Between 3105 E ½ Road and 3112 I-70B – Parcel No. 2943-103-00-101.

Staff Presentation

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

Questions for Staff

There were no questions for staff.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, January 6, 2026, via www.gjcity.org.

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

The public hearing was closed at 6:09 p.m. on January 13, 2026.

Discussion

There was no additional discussion among the Commissioners.

Motion and Vote

Commissioner Quintero made the following motion “Madam Chair, on the Zone of Annexation request for the property located 3015 E ½ Road and 3112 I-70B, Parcel No. 2943-103-00-101, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact as listed in the staff report.”

Commissioner Zyvan seconded; motion passed 5-0.

4. C ½ Road Gravel Pit CUP Extension **CUP-2021-616**

Consider a request to extend Planning Commission’s conditional approval from August 22, 2023, of a Conditional Use Permit (CUP) to Allow Sand and Gravel Extraction on a Total of 27.8 acres in a Public, Civic, and Institutional Campus (P-2) Zone District Located at 2855 C 1/2 Road.

Staff Presentation

Jessica Johnsen, Zoning Supervisor, introduced exhibits into the record and provided a presentation regarding the request. She provided context for an additional exhibit that was submitted by the State of Colorado Department of Parks and Wildlife regarding the Riverfront Trail on the South side of the parcel.

Questions for Staff

Commissioner Quintero asked when the CUP was originally issued.

Mark Austin, with Austin Civil Group, spoke on behalf of the Applicant and provided some context for the extension request.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, January 6, 2026, via www.gjcity.org.

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

The public comment period was closed at 6:23 p.m. on January 13, 2026.

There were no additional questions or comments for Staff or the Applicant.

The public hearing was closed at 6:23 p.m. on January 13, 2026.

Discussion

Commissioner Ehlers commented that the late additions by the Colorado Division of Parks and Wildlife were refining the original approval.

Commissioners Zyvan and Quintero echoed Commissioner Ehlers comments.

Motion and Vote

Commissioner Quintero made the following motion “Madam Chair, on the C ½ Road Gravel Pit to establish a Conditional Use Permit for a mining excavation operation, file number CUP-2021-616, I move that the Planning Commission approve the CUP with the findings of fact and conditions listed in the staff report.”

Commissioner Ehlers seconded; motion passed 5-0.

5. Camelback Gardens ODP PLD-2023-121

Consider a request by Camelback Gardens, LLC and Upland Homes, Inc for Review and Approval of a Planned Development (PD) Outline Development Plan (ODP) for the Camelback Gardens Development Proposed on a Total 10.29 Acres Located at 381 and 409 High Desert Road - **This item was moved to the January 27th, 2026, Planning Commission Hearing.**

6. Zoning Code Amendments – Quarter 1 2026 ZCA-2025-753

Consider a request by the City of Grand Junction to amend Sections of the Zoning and Development Code and 24 Road Corridor Design Standards (Title 21 and Title 25 of the Grand Junction Municipal Code) regarding Planned Development, Mixed-Use Downtown District Specific Standards, Short-Term Rentals, Accessory Uses and Structures, Shared Driveways, ROW Dedication, Multi-Unit Design Standards, Access to Public Streets, Open and Undeveloped Spaces, and Service and Storage Areas in the 24 Road Corridor.

Staff Presentation

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

Questions for Staff

Commissioner Quintero asked about the nature of the requested code amendments and if the ultimate goal was just “cleaning up” the existing code language.

Commissioner Ehlers inquired about the proposed shared driveway amendments, including fire code standards, maximum driveway width, the requirements for HOA tract dedication rather than easements, and whether that requirement would necessitate the creation of an HOA.

Chair Weckerly asked if this change would be applied retroactively to parcels that are already accessed off a shared driveway.

There was additional discussion about the necessity of the amendments regarding property ownership and shared access on shared driveways, and their relation to HOA creation.

Commissioner Moore asked why this amendment was proposed and if staff had an example for the necessity of this change regarding property ownership and shared access on shared driveways. Commissioner Ehlers continued this question and its relation to HOA creation.

There was additional discussion about the necessity of the amendments regarding property ownership and shared access on shared driveways, and their relation to HOA creation.

Commissioner Ehlers asked for clarity about the strikethroughs for storm drainage, retention, and detention ponds in GJMC 21.09.060(b)(3) and why the proposal did not reference the Storm Water Management Manual (SWMM).

Chair Weckerly asked why the stormwater detention facilities were required to be planted.

There was discussion about continuing the amendments to stormwater facilities to a future hearing.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, January 6, 2026, via www.gjcity.org.

Henry Brown commented on the strikethrough to 21.05.050(d)(2)(ii) regarding building access and its relation to Plan Principals 5 and 6 of the Comprehensive Plan.

The public comment period was closed at 7:10 p.m. on January 13, 2026.

Staff responded to Mr. Brown's comments and provided context on the code amendments.

The public hearing was closed at 7:11 p.m. on January 13, 2026.

Discussion

Commissioner Zyvan asked about ADA code.

Commissioner Moore commented that the access questions posed by Mr. Brown were discussed in previous workshops and the existing language had unforeseen constraints on development whereas the amendments provided additional flexibility.

Motion and Vote

Commissioner Ehlers made a motion the request to amend Title 21 Zoning and Development Code and Title 25 24 Road Corridor Design Standards of the Grand Junction Municipal Code, City file number ZCA-2025-753, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact listed in the staff report with

the exception that 21.05.020(e)(5)(ii) and 21.09.060 be remanded back to staff for further consideration.

Commissioner Moore seconded; There was discussion amongst the commissioners about Commissioner Ehler's motion.

Commissioner Ehlers withdrew the previous motion.

Commissioner Zyvan made the following motion: "Chair, on the request to amend Title 21 Zoning and Development Code and Title 25 24 Road Corridor Design Standards of the Grand Junction Municipal Code, City file number ZCA-2025-753, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact listed in the staff report, remanding back Section 21.09.060(b)(3) referring to storm drainage, retention, and detention ponds for further consideration by staff."

Commissioner Quintero seconded; motion passed 4-1.

7. Zoning Code Amendments – Bicycle Storage & Parking **ZCA-2026-30**

Consider a request by the Housing Affordability Code Task Force to Amend Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Bicycle Storage and Parking. She provided context for an additional exhibit that was submitted by John Gargasz, the developer for the Aspire Residential Multiunit development.

Staff Presentation

Daniella Acosta Stine, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request. She provided context for an additional exhibit that was submitted by John Gargasz, the developer for the Aspire Residential Multi-unit development.

Questions for Staff

Commissioner Moore asked for clarification on the strikethrough for Subsection 2 of the Staff prepared alternative.

Commissioner Zyvan asked if there was a typo on the measurements in the short-term parking table. He asked what "enclosed" meant in regard to long-term bicycle parking and if it required the parking to be covered.

Members of the Housing Affordability Code Task Force (HACTF) provided some context for the request.

Commissioner Ehlers asked the applicant to summarize what was being requested by the HACTF.

Chair Weckerly noted that there were two prepared motions, and that either could be modified if the Commission so chose.

There was additional discussion regarding the long-term bicycle parking and its impact on housing affordability.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, January 6, 2026, via www.gjcity.org.

David Lehman commented that the HACTF has failed to show how reduced costs for builders would make housing more affordable and agreed with Staff's findings that the request did not meet the goals of the Comprehensive Plan.

Henry Brown noted that HACTF presented no concrete metrics or figures for the cost of long-term bicycle parking and spoke about the difference in maintenance costs related to cars vs. bicycles. He commented that the current utilization of the bike parking at the "Slate on 25 Road" was impressive given the state of the surrounding cycle infrastructure.

Mark Austin with the HACTF provided context on the differing costs of long-term bike parking that he had stated earlier.

Mike Foster with the HACTF agreed with Mr. Brown's comments on existing cycle infrastructure but argued that the parking should be added as needed once the infrastructure was in place.

McKenzie Thorn with the HACTF asked what else they would put in the bike storage and commented that the current bike storage was not used, but if it was used for something else in the future it could be a safety issue.

The public comment period was closed at 8:41 p.m. on January 13, 2026.

Commissioner Moore asked if the \$4800 amount that was provided was for individual lockers at the Community Recreation Center.

Staff noted that the Zoning code does not give specific amounts required for bicycle storage, only that it is required. The developer has flexibility as to the design.

The public hearing was closed at 8:43 p.m. on January 13, 2026.

Discussion

Commissioner Ehlers reiterated the HACTFs comments that there is low utilization of the long-term bike parking at this time. He noted that the code language on providing bike parking ultimately determines who will pay for it. He disagreed with how bike parking was previously interpreted and implemented.

Motion and Vote

Commissioner Ehlers made a motion to approve Staff's alternative recommendations with the removal of the amendments to long-term bike parking.

Commissioner Quintero seconded; there was discussion about how to proceed with Commissioner Ehler's motion.

Motion failed 3-2.

Commissioner Ehlers made the following motion "Madam Chair, on the request to amend Title 21 of the Zoning and Development Code of the Grand Junction Municipal Code related to bicycle parking requirements, I move that the Planning Commission forward a recommendation of approval to City Council, based on the findings of fact listed in the staff report."

Commissioner Zyvan seconded; Commissioner Moore suggested amending the motion to remand the long-term bicycle parking back to staff.

Staff clarified that the amended motion would leave the current code language for long-term bicycle parking.

Motion failed 2-3.

Commissioner Quintero made the following motion "Madam Chair, on the request to amend Title 21 of the Zoning and Development Code of the Grand Junction Municipal Code related to bicycle parking requirements, I move that the Planning Commission forward a recommendation of approval to City Council, based on the findings of fact listed in the staff report with the exception of long-term bicycle storage being reduced to 25% of the currently required ratios outlined in Table 21.08-5."

There was no second on that motion.

Chair Weckerly indicated that there would be no further discussion or motions for this item.

8. Zoning Code Amendments – Pedestrian Access ZCA-2026-31

Consider a request by the Housing Affordability Code Task Force to amend Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Pedestrian Access.

Staff Presentation

Thomas Lloyd, Planning Manager, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Moore asked for clarification on the "color and/or texture" requirements for pedestrian connections.

Commissioner Ehlers asked what a "curb extension" looked like in practice.

Commissioner Zyvan had questions on a previous draft of the ordinance. He asked if there was still intention to keep crossings as short as possible and away from vehicle conflicts.

Mike Foster requested that the Commission approve the Staff's suggested amendments.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, January 6, 2026, via www.gjcity.org.

Henry Brown voiced his support for staff's recommendations with the exception of the pedestrian crossing being exempted for industrial uses.

David Lehman echoed Henry's comments and requested the Commission approve Staff's recommendations.

The public hearing was closed at 10:03 p.m. on January 13, 2026.

Discussion

There were no additional comments or questions from the Commission.

Motion and Vote

Commissioner Quintero made the following motion "Madam Chair, on the request to amend Title 21 of the Zoning and Development Code of the Grand Junction Municipal Code concerning pedestrian access, I move that the Planning Commission forward a recommendation of approval to City Council, based on the findings of fact listed in the staff report regarding the Staff's alternative recommendations."

Commissioner Ehlers seconded; motion passed 5-0.

9. Zoning Code Amendments – Fee Study Update **ZCA-2025-737**

Consider a request by the City of Grand Junction to Amend Section 21.02.070(11)(ii) of the Zoning and Development Code regarding Review and Update of the Fee Study.

Staff Presentation

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

Questions for Staff

There were no questions for Staff.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, January 6, 2026, via www.gjcity.org.

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

The public comment period was closed at 10:09 p.m. on January 13, 2026.

Commissioner Zyvan asked if there were any guidelines proposed for when fees should be updated.

The public hearing was closed at 10:12 p.m. on January 13, 2026.

Discussion

There were no additional questions or comments from the Commission.

Motion and Vote

Commissioner Quintero made the following motion “Madam Chair, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2025-737, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report.”

Commissioner Zyvan seconded; motion passed 5-0.

OTHER BUSINESS

ADJOURNMENT

Commissioner Quintero made a motion to adjourn the meeting.
The vote to adjourn was 5-0.

The meeting adjourned at 10:14 p.m.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE ZONING MORELLI ANNEXATION
TO MIXED-USE LIGHT COMMERCIAL (MU-2) ZONE DISTRICT**

**LOCATED ON UNADDRESSED PROPERTY
BETWEEN 3105 E ½ ROAD AND 3112 I-70B
APPROXIMATELY 2.56 ACRES**

Recitals:

The owners have petitioned to annex their 2.56 acres of unaddressed property located between 3105 E ½ Road and 3112 I-70B, parcel number 2943-103-00-101, into the City limits. The annexation is referred to as the “Morelli Annexation.”

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended zoning the Morelli Annexation from County RSF-4 (Residential Single Family - 4) to MU-2 (Mixed-Use Light Commercial) finding that the MU-2 zone district conforms with the designation of Commercial as shown on the Land Use Map of the Comprehensive Plan and conforms with its designated zone with the Comprehensive Plan’s goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the request for the MU-2 (Mixed-Use Light Commercial) district is in conformance with the stated criteria of Section 21.02.050(m)(3)(ii) of the Grand Junction Zoning & Development Code.

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

ZONING FOR THE MORELLI ANNEXATION

The following parcel in the City of Grand Junction, County of Mesa, State of Colorado is hereby zoned as follows:

Morelli Annexation No. 1 Legal Description

A portion of the parcel of land as recorded at Reception No. 3050643, located in the west half of the southwest quarter (W1/2 SW1/4) of Section 10, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the West Quarter Corner (W 1/4) of said Section 10, whence the Center West Sixteenth (CW 1/16) corner of said Section 10 bears N89°59’11”E, a distance of 1,311.35 feet

using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto; thence N89°59'11"E, a distance of 349.37 feet along the north line of the W1/2 SW1/4 of said Section, thence leaving said north line, S00°00'33"E, a distance of 298.02 feet to the northwest corner of said parcel and the Point of Beginning, thence the following courses and distances.

Along the northerly line of said property, S88°24'39"E, a distance of 175.07 feet; thence continuing along said northerly line, N00°00'32"W, a distance of 5.63 feet, to a corner of the Ward / Mudge Annexation (Ordinance NO. 3860). Thence continuing along said northerly line and the line of said Ward / Mudge Annexation, N89°59'29"E, a distance of 62.49 feet; thence leaving said northerly line on the easterly line of said property and the westerly line of said Ward / Mudge Annexation, S00°00'32"E, a distance of 169.86 feet to the southwest corner of said Ward / Mudge Annexation; thence leaving said easterly line, S89°48'39"W, a distance of 237.49 feet, to a point on the westerly line of said property; thence along said westerly line, N00°00'33"W, a distance of 169.86 feet, to the Point of Beginning.

Said parcel of land CONTAINING 39,870 Square Feet or 0.92 Acres, more or less.

Morelli Annexation No. 2 Legal Description

A portion of the parcel of land as recorded at Reception No. 3050643, located in the west half of the southwest quarter (W1/2 SW1/4) of Section 10, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the West Quarter Corner (W 1/4) of said Section 10, whence the Center West Sixteenth (CW 1/16) corner of said Section 10 bears N89°59'11"E, a distance of 1,311.35 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto; thence N89°59'11"E, a distance of 349.37 feet along the north line of the W1/2 SW1/4 of said Section, Thence leaving said north line S00°00'33"E, a distance of 467.88 feet to the southwest corner of the Morelli Annexation No. 1 and the Point of Beginning, thence the following courses and distances.

Along Morelli Annexation No. 1, N89°48'39"E, a distance of 237.49 feet; to the easterly line of said property, and the southeast corner of said Morelli Annexation No. 1; thence along said easterly line S00°00'32"E, a distance of 264.35 feet, to a point on the northerly right-of-way of Interstate 70B; thence along said northerly right-of-way, S73°00'24"W, a distance of 248.32 feet, to the southwest corner of said property; thence leaving said northerly right-of-way along the westerly line of said property, N00°00'33"W, a distance of 336.14 feet to the Point of Beginning.

Said parcel of land CONTAINING 71,306 Square Feet or 1.64 Acres, more or less.

Said parcel shall hereby be zoned Mixed-Use Light Commercial (MU-2).

INTRODUCED on first reading this 21st day of January 2026 and ordered published in pamphlet form.

ADOPTED on second reading this 4th day of February 2026 and ordered published in pamphlet form.

Cody Kennedy
President of the Council

ATTEST:

Selestina Sandoval
City Clerk



Grand Junction City Council

Regular Session

Item #7.a.

Meeting Date: February 4, 2026
Presented By: Daniella Acosta, Principal Planner
Department: Community Development
Submitted By: Daniella Acosta Stine, Principal Planner

Information

SUBJECT:

A Resolution Authorizing City-Owned Land to be Incorporated into the Proposed Camelback Gardens Planned Development and Outline Development Plan

RECOMMENDATION:

Staff recommends approval of this request.

EXECUTIVE SUMMARY:

The Camelback Gardens Planned Development (PD) and related Outline Development Plan (ODP) has been evaluated with the inclusion of approximately 15 acres of adjacent, now City-owned open space, previously dedicated by the applicants, as part of the overall planned development framework. With this open space included in the calculation, the project can achieve an overall density of approximately 3.6 dwelling units per acre, consistent with the Residential Low designation in the 2020 Comprehensive Plan. The proposed resolution provides city authorization to include the city-owned property within the boundary of the Planned Development. Absent this authorization, the project would need to reduce the proposed unit count by 34 units, from 90 to 56 units, to comply with density requirements. Incorporation of the city-owned land in the Planned Development would not affect the ownership, use, or function of the City's open space property.

BACKGROUND OR DETAILED INFORMATION:

The Camelback Gardens Planned Development (PD) proposes to utilize a clustered residential design and proposes to include approximately 15 acres of adjacent City-owned open space with the privately owned 10.29 acres to make up the total area of the PD. The now city-owned open space was previously dedicated by the applicants for public use. The proposed resolution provides City authorization to include the city-owned open space into the PD Plan, which would allow for the project to proceed with

its proposed density. Incorporation of the city-owned land in the Planned Development would not affect the ownership, use, or function of the City's open space property.

One of the required findings for the PD and ODP is consistency with the Comprehensive Plan's land use designation, which shows this area as Residential Low. Residential Low allows density ranging between 2 and 5.5 dwelling units per acre. As such, if the city-owned land is included within the PD, the project's proposed dwelling unit count of 90 units would equate to 3.6 dwelling units per acre, which is consistent with the city's Comprehensive Plan. If the city-owned land is not included, the project's density would equate to 8.75 dwelling units per acre, which is *not* consistent with the city's Comprehensive Plan. This finding of non-consistency with the land use plan would necessitate a recommendation of denial for the PD and ODP. Further, if the city-owned land is not incorporated, the project would need to reduce its proposed unit count from 90 units to 56 unit; a loss of 34 dwelling units.

The request was reviewed by the City's Property Committee on January 29, which supported forwarding the item to City Council for consideration. Allowing the project to include the city-owned 15-acres supports the community's goals for responsible and managed growth by accommodating housing demand while preserving access to open space and neighborhood amenities. This approach also helps create pockets of gentle density that expand housing choices and support high-quality neighborhood development, consistent with the City's Comprehensive Plan.

FISCAL IMPACT:

There is no direct fiscal impact from this request.

SUGGESTED MOTION:

I move to adopt Resolution No.13-26, a resolution approving the inclusion of approximately 15 acres of adjacent City-owned open space within the Camelback Gardens Planned Development and Outline Development Plan boundary.

Attachments

- 1. Exhibit A
- 2. Exhibit B
- 3. Draft Resolution - Camelback Gardens

Exhibit A

Proposed Dimensional Standards - RL5

| | MIN LOT SIZE | | MINIMUM SETBACKS | | | MAX. LOT COVERAGE | MAX. HEIGHT FEET (5) |
|-------|---------------|-------------|---|----------|----------|-------------------|----------------------|
| | AREA (SQ. FT) | WIDTH (FT.) | FRONT | SIDE (4) | REAR (4) | | |
| POD A | 2,400 | 40 | 15 ⁽¹⁾ / 20 ⁽²⁾ / 15 ⁽³⁾ | 5 / 0 | 10 / 0 | 100% | 40 |
| POD B | 2,400 | 40 | 15 ⁽¹⁾ / 20 ⁽²⁾ / 15 ⁽³⁾ | 5 / 0 | 10 / 0 | 100% | 40 |
| POD C | 1,200 | 30 | 15 ⁽¹⁾ / 20 ⁽²⁾ / 15 ⁽³⁾ | 5 / 0 | 10 / 0 | 100% | 40 |
| POD D | 1,200 | 30 | 15 ⁽¹⁾ / 20 ⁽²⁾ / 15 ⁽³⁾ | 5 / 0 | 10 / 0 | 100% | 40 |
| POD E | 1,200 | 30 | 15 ⁽¹⁾ / 20 ⁽²⁾ / 15 ⁽³⁾ | 5 / 0 | 10 / 0 | 100% | 40 |
| POD F | 1,200 | 30 | 15 ⁽¹⁾ / 20 ⁽²⁾ / 15 ⁽³⁾ | 5 / 0 | 10 / 0 | 100% | 40 |
| POD G | 1,200 | 30 | 15 ⁽¹⁾ / 20 ⁽²⁾ / 15 ⁽³⁾ | 5 / 0 | 10 / 0 | 100% | 40 |

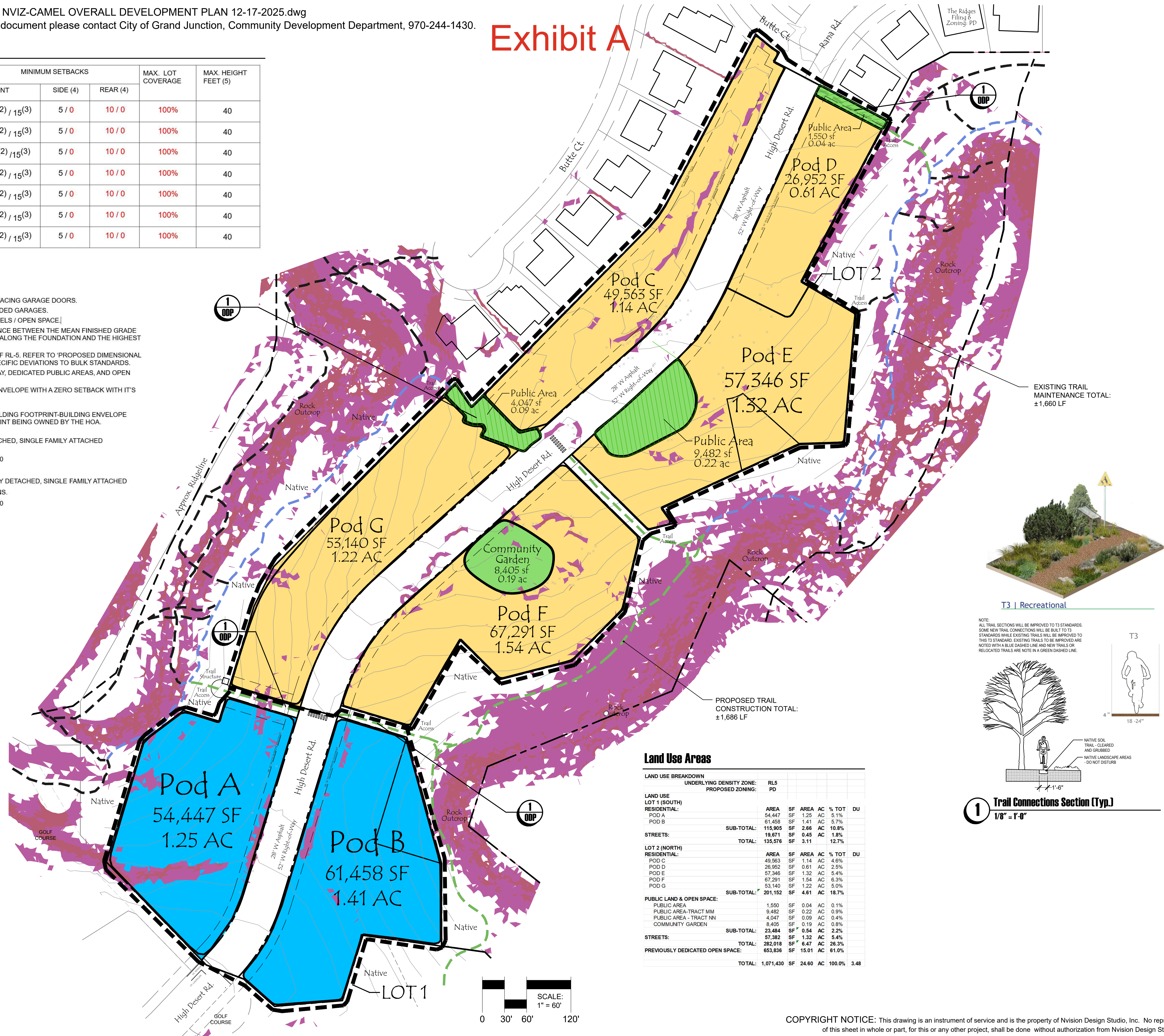
NOTES:

- (1) PRINCIPAL STRUCTURES FROM RIGHT-OF-WAY.
- (2) MINIMUM FRONT YARD SETBACK FOR STREET FACING GARAGE DOORS.
- (3) MINIMUM FRONT YARD SETBACK FOR SIDE LOADED GARAGES.
- (4) ADJACENT DEVELOPMENTS RESIDENTIAL PARCELS / OPEN SPACE.
- (5) BUILDING HEIGHT MEANS THE VERTICAL DISTANCE BETWEEN THE MEAN FINISHED GRADE BETWEEN THE LOWEST AND HIGHEST GRADES ALONG THE FOUNDATION AND THE HIGHEST POINT OF THE ROOF OR FACADE.
- (6) THIS PD HAS AN UNDERLYING DEFAULT ZONE OF RL-5. REFER TO 'PROPOSED DIMENSIONAL STANDARDS' TABLE ON THIS DRAWING FOR SPECIFIC DEVIATIONS TO BULK STANDARDS.
- (7) DENSITY CALCULATIONS INCLUDE RIGHT OF WAY, DEDICATED PUBLIC AREAS, AND OPEN SPACES.
- (8) EACH BUILDING FOOTPRINT IS THE BUILDING ENVELOPE WITH A ZERO SETBACK WITH ITS PROPERTY LINE.

CAMELBACK GARDENS IS TO BE PLATTED AS A BUILDING FOOTPRINT-BUILDING ENVELOPE MODEL PUD WITH ALL LAND OUTSIDE THE FOOTPRINT BEING OWNED BY THE HOA.

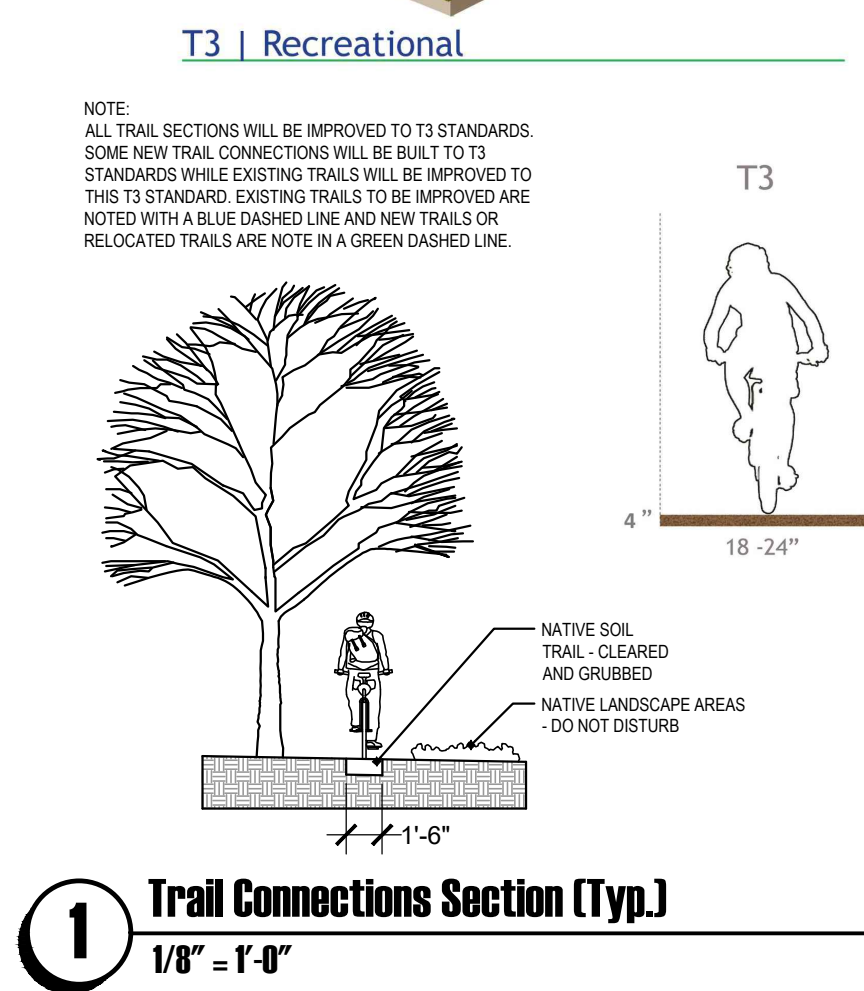
PODS A & B ALLOWED USES: SINGLE-FAMILY DETACHED, SINGLE FAMILY ATTACHED RESIDENTIAL.
 MAXIMUM NUMBER OF UNITS TO BE BUILT TOTAL: 20

PODS C, D, E, F & G ALLOWED USES: SINGLE-FAMILY DETACHED, SINGLE FAMILY ATTACHED & MULTIFAMILY RESIDENTIAL, COMMUNITY GARDENS.
 MAXIMUM NUMBER OF UNITS TO BE BUILT TOTAL: 70



Land Use Areas

| LAND USE BREAKDOWN | UNDERLYING DENSITY ZONE: | PROPOSED ZONING: | RL5 | PD | | | | | |
|--------------------------------------|--------------------------|------------------|------------|-----------|-------|-------|--------|------|--|
| LOT 1 (SOUTH) | | | | | | | | | |
| RESIDENTIAL: | | | AREA | SF | AREA | AC | % TOT | DU | |
| POD A | | | 54,447 | SF | 1.25 | AC | 5.1% | | |
| POD B | | | 61,458 | SF | 1.41 | AC | 5.7% | | |
| | | | 115,905 | SF | 2.66 | AC | 10.8% | | |
| STREETS: | | | 19,671 | SF | 0.45 | AC | 1.8% | | |
| | | | TOTAL: | 135,576 | SF | 3.11 | 12.7% | | |
| LOT 2 (NORTH) | | | | | | | | | |
| RESIDENTIAL: | | | AREA | SF | AREA | AC | % TOT | DU | |
| POD C | | | 49,563 | SF | 1.14 | AC | 4.6% | | |
| POD D | | | 26,952 | SF | 0.61 | AC | 2.5% | | |
| POD E | | | 57,346 | SF | 1.32 | AC | 5.4% | | |
| POD F | | | 67,291 | SF | 1.54 | AC | 6.3% | | |
| POD G | | | 53,140 | SF | 1.22 | AC | 5.0% | | |
| | | | SUB-TOTAL: | 201,152 | SF | 4.61 | 18.7% | | |
| PUBLIC LAND & OPEN SPACE: | | | | | | | | | |
| PUBLIC AREA | | | 1,550 | SF | 0.04 | AC | 0.1% | | |
| PUBLIC AREA-TRACT MM | | | 4,047 | SF | 0.09 | AC | 0.4% | | |
| PUBLIC AREA - TRACT NN | | | 8,405 | SF | 0.19 | AC | 0.8% | | |
| COMMUNITY GARDEN | | | 8,405 | SF | 0.19 | AC | 0.8% | | |
| | | | SUB-TOTAL: | 23,484 | SF | 0.54 | 2.2% | | |
| STREETS: | | | 57,382 | SF | 1.32 | AC | 5.4% | | |
| | | | TOTAL: | 282,018 | SF | 6.47 | 26.3% | | |
| PREVIOUSLY DEDICATED OPEN SPACE: | | | 653,836 | SF | 15.01 | AC | 61.0% | | |
| | | | TOTAL: | 1,071,430 | SF | 24.60 | 100.0% | 3.48 | |



Project Name:
Camelback Gardens
 Grand Junction, Colorado

Landscape Architect:

 677 23 Road Grand Junction, CO 81505
 Phone: 970.210.2155 Email: rb@nviz.biz
 Web: www.nviz.biz
 Landscape Architecture | Visual Simulation | Graphic Design

Registration:

 Robert A. Breeden
 LA 462
 03/21/2008
 Original Date of Licensure
 STATE OF COLORADO
 LICENSED LANDSCAPE ARCHITECT

Legend

- 30%+ SLOPES
- OPEN SPACE / PUBLIC AREA
- MULTI-FAMILY RESIDENTIAL (ATTACHED)
- SINGLE FAMILY RESIDENTIAL (DETACHED)
- EXISTING TRAIL MAINTENANCE
- PROPOSED TRAIL CONSTRUCTION

- ODP NOTES:
1. THERE ARE NO EXISTING WETLANDS ON SITE.
 2. THIS SITE IS OUTSIDE ANY 100-YEAR FLOOD PLAN.

Submission:

Sheet Title:
Outline Development Plan

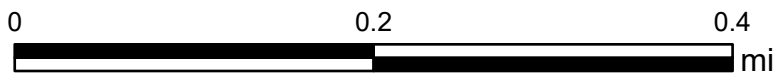
Project:
 Camelback Gardens

Date:
 December 17, 2025

Scale:
1" = 60'

North

Exhibit B



Printed: 1/20/2026
1 inch equals 0 miles
Scale: 1:6,780
Packet Page 423

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. XX-26_____

**A RESOLUTION APPROVING THE INCLUSION OF
ADJACENT CITY-OWNED OPEN SPACE WITHIN THE
CAMELBACK GARDENS PLANNED DEVELOPMENT AND
OUTLINE DEVELOPMENT PLAN**

**APPROXIMATELY 15 ACRES
LOCATED AT PARCELS 2945-202-17-020, 2945-202-06-041, 2945-174-30-079**

Recitals:

The Camelback Gardens Planned Development/Outline Development Plan (“PD/ODP”) includes a clustered residential development concept adjacent to City-owned open space previously dedicated for public benefit.

The City-owned open space area is depicted on the Camelback Gardens Outline Development Plan Map attached hereto as Exhibit A and further identified on the Open Space Exhibit attached hereto as Exhibit B.

The City of Grand Junction Zoning and Development Code includes provisions that support the integration of open space areas within the overall planning framework for planned developments.

The purpose of this Resolution is to provide formal City acknowledgement that the adjacent City-owned open space may be included within the Camelback Gardens ODP boundary for planning and organizational purposes.

Approval of this Resolution does not alter the ownership, maintenance, operation, or public function of the City’s open space property.

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

City Council hereby approves the inclusion of the adjacent City-owned open space, as depicted in Exhibit A and Exhibit B, within the Camelback Gardens Planned Development and Outline Development Plan boundary for planning and organizational purposes consistent with the clustering provisions of the City of Grand Junction Zoning and Development Code.

ADOPTED the 4th day of February, 2026.

Cody Kennedy

President of the Council

ATTEST:

Selestina Sandoval
City Clerk

1 Resolution No. __-26

2

3 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO,
4 EXCUSING COUNCILMEMBER BALLARD FROM CERTAIN ABSENCES DURING MILITARY
5 DEPLOYMENT AND AUTHORIZING REMOTE PARTICIPATION

6 Recitals

7 WHEREAS, Councilmember Ballard is a duly elected member of the City Council and a
8 member of the Army National Guard; and

9 WHEREAS, Councilmember Ballard has been ordered to active service by the United
10 States Army for a foreign deployment for about one (1) year; and

11 WHEREAS, Councilmember Ballard desires to continue to serve and represent the
12 residents of the City of Grand Junction, District E during such deployment, to the extent
13 practicable; and

14 WHEREAS, Councilmember Ballard has evaluated available technology and reasonably
15 believes he will be able to participate in City Council meetings by remote means (including
16 virtual appearance), although military duties may periodically prevent his attendance; and

17 WHEREAS, Section 37 of the Charter of the City of Grand Junction provides, in relevant
18 part, that a vacancy is deemed to exist when a councilmember absents himself from five
19 (5) consecutive meetings of the Council “unless excused by resolution thereof”; and

20 WHEREAS, the City Council desires to (i) express support for Councilmember Ballard’s
21 military service, (ii) excuse any Council meeting absences attributable to his deployment
22 for purposes of Charter Section 37, and (iii) acknowledge and authorize his remote
23 participation when feasible.

24 NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND
25 JUNCTION, COLORADO, AS FOLLOWS:

- 26 1. Support for Service. The City Council hereby recognizes and expresses its support
27 for Councilmember Ballard’s service to the United States and the sacrifices
28 attendant to his deployment.
- 29 2. Excused Absences During Deployment. For purposes of Section 37 of the Charter of
30 the City of Grand Junction, and to avoid any unintended declaration of vacancy
31 based on consecutive absences, the City Council hereby excuses Councilmember
32 Ballard from absences from meetings of the City Council to the extent such

33 absences are attributable to, or reasonably related to, his foreign deployment and
34 associated military duties, for the duration of such deployment.

35 3. Remote Participation Authorized. Councilmember Ballard is authorized to attend
36 and participate in meetings of the City Council remotely (including by virtual
37 appearance), to the extent feasible and consistent with applicable law, Council
38 rules, and available technology. Nothing in this Resolution shall be construed to
39 require attendance when Councilmember Ballard's military duties prevent remote
40 participation.

41 4. Term; Notice. This Resolution shall remain in effect during the pendency of
42 Councilmember Ballard's foreign deployment and shall automatically terminate
43 upon his return from deployment or separation from the deployment orders,
44 whichever occurs first.

45 5. Effective Date. This Resolution shall be effective upon adoption.

46 ADOPTED this ___ day of _____, 2026.

47 CITY OF GRAND JUNCTION, COLORADO

48 By and through its CITY COUNCIL

49 _____

50 Cody Kennedy

51 President of the City Council

52 ATTEST:

53 _____

54 Selestina Sandoval

55 City Clerk