

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



**CITY COUNCIL AGENDA  
WEDNESDAY, MAY 20, 2026  
250 NORTH 5<sup>TH</sup> STREET - AUDITORIUM  
5:30 PM – REGULAR MEETING**

**Call to Order, Pledge of Allegiance, Moment of Silence**

**Presentations**

Business Incubator Center

**Proclamations**

Proclaiming May 17-23, 2026 as National EMS Week in the City of Grand Junction

**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, May 20, 2026 or 4) submitting comments [online](#) until noon on Wednesday, May 20, 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 May 4, 2026, Workshop
- b. Minutes of the May 4, 2026, Special Meeting Executive Session
- c. Minutes of the May 6, 2026, Regular Meeting
- d. Minutes of the May 6, 2026, Special Meeting Executive Session

## **2. Set Public Hearings**

- a. Legislative
  - i. Introduction of an Ordinance Amending GJMC 12.04.060 And 12.04.08 Regarding the Prohibition of Enforcement of Camping on Public Property When no Overnight Shelter is Available and Setting a Public Hearing for June 3, 2026
  - ii. Introduction of an Ordinance Amending and Renewing Code Related to Rules for the River Front Trail and Adjacent Areas and Setting a Public Hearing for June 3, 2026
- b. Quasi-judicial
  - i. A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, Exercising Land Use Control, and Introducing Proposed Annexation Ordinance for the Monument Vistas Annexation of 41.09 Acres, Located at 888 21 Road, and Setting a Public Hearing for July 15, 2026

## **3. Procurements**

- a. Purchase of Rolling Stock Equipment – Front-End Loaders, Skid Loader, and Forklift (C3 Grant Funded)

## **4. Resolutions**

- a. A Resolution Approving an Intergovernmental Agreement (IGA) Providing for Regional Collaboration for Attribution of Affordable Housing Units For the Purposes of Proposition 123 Unit Credit Between the City of Grand Junction, City of Fruita, Town of Palisade, and Mesa County
- b. A Resolution Assigning the 2026 Private Activity Bond Volume Cap to the Grand Junction Housing Authority (GJHA) in Support of the Haven at the Salt Flats Project, an Affordable Housing Development

- c. A Resolution Assigning the 2026 Private Activity Bond Volume Cap to the Colorado Housing Finance Authority(CHFA) in Support of the 29 Mile Apartments, an Affordable Housing Rehabilitation Project
- d. A Resolution Authorizing the City Manager to Submit a Grant Application for the Safe Streets and Roads for All Grant Program
- e. A Resolution Authorizing the City Manager to Sign an Agreement with the Grand Junction Regional Air Service Alliance
- f. A Resolution Assigning City Councilmembers to Various Boards, Commissions and Authorities

## **REGULAR AGENDA**

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

### **5. Public Hearings**

- a. Legislative
  - i. An Ordinance for Supplemental Appropriation
  - ii. An Ordinance Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Final Plat Recordation, Accessory Dwelling Units, Design Standards for Multi-unit Residential Redevelopment, Landscape Substitutions, Subdivision Natural Hazards and Significant Natural Features, Signs in Public, Parks, and Open Space Districts, and Outdoor Lighting
  - iii. An Ordinance Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Drive-Through Facilities
- b. Quasi-judicial
  - i. An Ordinance Amending Ordinance 4991 Concerning the City - Las Colonias Development Corporation Master Lease and the Third Amendment thereto for Purposes of Amending the Description of Lease Parcel 2 for the Purpose of Facilitating the Development of Monument Business Park on Site D/E at the Las Colonias Business Park

- ii. An Ordinance Amending the Comprehensive Plan for Approximately 19.83 Acres from Industrial to Residential Low Located on Lot 2 of the Monument Vistas Subdivision at 860 21 Road
- iii. An Ordinance Rezoning Approximately 19.83 Acres from Industrial Light (I-1) to Residential Low 5 (RL-5) Located on Lot 2 of the Monument Vistas Subdivision at 860 21 Road
- iv. An Ordinance to Vacate the Eastern 15 Feet of 24 ¼ Road Public Right-of-Way Between Canyon View Park and 2426 G Road

## **6. Procurements**

- a. Authorize Contract: Water Treatment Plant South Tank Interior Recoating

## **7. Non-Scheduled Comments**

*This is the opportunity for individuals to speak to City Council about items on tonight's agenda and time may be used to address City Council about items that were discussed at a previous City Council Workshop.*

## **8. Other Business**

## **9. Adjournment**



**Grand Junction City Council**

**Regular Session**

**Item #**

---

**Meeting Date:** May 20, 2026

**Presented By:**

**Department:** City Manager's Office

**Submitted By:**

---

**Information**

**SUBJECT:**

Business Incubator Center

**RECOMMENDATION:**

**EXECUTIVE SUMMARY:**

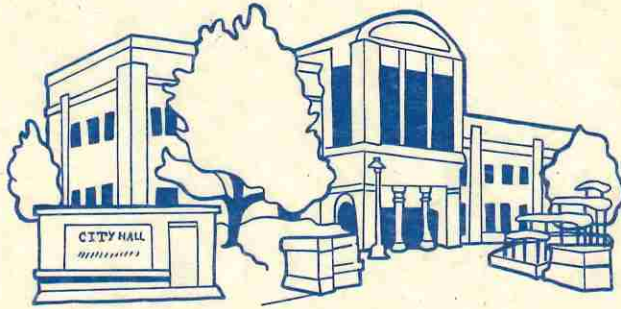
**BACKGROUND OR DETAILED INFORMATION:**

**FISCAL IMPACT:**

**SUGGESTED MOTION:**

**Attachments**

None



*City of Grand Junction, State of Colorado*

# Proclamation

- Whereas,** this year, as we recognize the 52nd anniversary of the first National EMS Week, we honor those who came before us, especially those who challenged the status quo and raised the bar for all of us; and
- Whereas,** the members of emergency medical service teams are ready to go beyond the call to provide lifesaving care to those in need 24 hours a day, seven days a week; and
- Whereas,** access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and
- Whereas,** emergency medical service providers have traditionally served as the safety net of America's health care systems; and
- Whereas,** emergency medical service teams consist of emergency medical technicians, paramedics, firefighters, dispatchers, emergency nurses, emergency physicians, and others; and
- Whereas,** the members of emergency medical service teams engage in thousands of hours of specialized training and continuing education to enhance their lifesaving skills; and
- Whereas,** the Community of Grand Junction benefits daily from the knowledge, skills, and selfless service of these highly trained individuals; and
- Whereas,** it is appropriate to recognize the value and the accomplishments of emergency medical service providers by recognizing Emergency Medical Services Week.

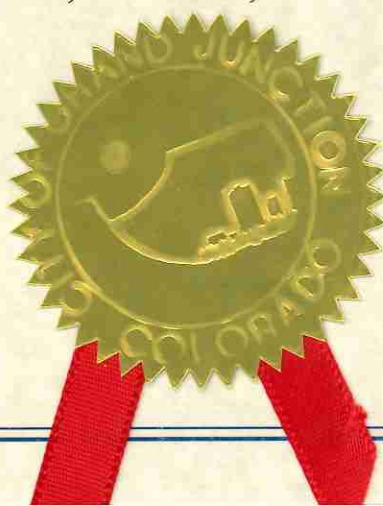
**NOW, THEREFORE,** I, Laurel Lutz, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim the week of May 17 – May 23, 2026 as

## *“Emergency Medical Services Week”*

in the City of Grand Junction and encourage the community to observe this week with appropriate programs, ceremonies, and activities.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 20<sup>th</sup> day of May 2026.

\_\_\_\_\_  
Mayor



## **GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY MAY 4, 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 (virtual), Scott Beilfuss, Laurel Lutz, Jason Nguyen, Anna Stout, 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, Parks and Recreation Director Ken Sherbenou, Housing Specialist Sherry Price, Police Chief Matt Smith, Fire Chief Peter Skeris, Communications and Engagement Manager Kelsey Coleman, Deputy City Clerk Krystle Koehler, and City Clerk Selestina Sandoval.

### **1. Discussion Topics**

#### **a. Camping On Public Property - For Discussion**

Ordinance No. 4833 regarding camping on public property/public places was enacted on April 17, 2019. That Ordinance prohibited camping on public property, but contained certain exceptions. One exception is for when there is no available overnight shelter. That exception was included in the Ordinance to comply with case law that existed at that time under *Martin v. City of Boise*, 920 F.3d 584 (9th Cir. 2019). In 2024, the US Supreme Court overrode the holding from *Martin* in *City of Grant's Pass, Oregon v. Johnson*, 603 U.S. 520 (2024). This item is for discussion for possible amendment to the GJMC to reflect the state of case law from *Grant's Pass*.

#### **Police Department Overview**

Police Chief Smith presented the City's history of managing encampments dating back to 2011. The City's approach has focused on:

- Public safety
- Environmental protection
- Wildfire mitigation
- Public health concerns
- Voluntary compliance and outreach

The Chief emphasized that enforcement efforts typically involve:

- Contacting campers
- Offering service referrals
- Providing notice and time to relocate
- Cleaning camps only after outreach attempts

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

The City has spent approximately:

- \$460,000 from 2022–2025 on river encampment cleanup
- Removed 119 tons of debris from river areas

Photographs and maps highlighted recurring camps near:

- Watson Island
- The Point
- South of the 5th Street Bridge
- Areas near the ice rink and railroad corridor

### **Council Discussion**

Councilmembers discussed balancing compassion for unhoused individuals with environmental and public safety concerns. Topics included:

- Fire danger
- Human waste and debris near waterways
- Lack of sufficient shelter capacity
- Potential use of dumpsters, toilets, and water access near camps
- Concerns about simply displacing people without alternatives

Several Councilmembers expressed support for removing the ordinance language restricting enforcement tied to shelter availability, while also emphasizing the importance of continued outreach and future discussions on homelessness strategies and interim housing solutions. Consensus was reached to move forward with an ordinance amendment removing the shelter-availability restriction while continuing broader conversations about homelessness resources and partnerships.

### **b. Community Survey**

Staff introduced plans for the 2026 Community Satisfaction Survey, which is conducted every two years to measure resident perceptions and guide budgeting and strategic planning.

### **Key Survey Details**

- Conducted in English and Spanish
- Randomized mailing process across all city neighborhoods
- Approximately 5,400+ surveys expected
- Results intended to inform:
  - Budget priorities
  - Strategic plan metrics
  - Service evaluations
  - Infrastructure and neighborhood priorities

Survey categories include:

- Community outlook
- Infrastructure and utilities
- Public safety
- Parks and recreation

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

- Neighborhood conditions
- Housing affordability
- Communications and engagement

### **Council Discussion**

- Maintaining statistical validity
- Demographic weighting by age and ethnicity
- Concerns regarding online survey bias
- Potential inclusion of questions related to the Orchard Mesa Pool and future ballot considerations

Staff indicated willingness to explore accelerating the survey timeline to support upcoming policy discussions.

### **c. Discussion Regarding the Urban Trails Committee (UTC), Including a Letter Requesting UTC Representation on the Housing Affordability Code Task Force**

Council reviewed a request from the Urban Trails Committee seeking representation on the Housing Affordability Code Task Force.

### **Main Points of Discussion**

- Whether UTC should receive a formal seat on the task force
- The advisory role of boards and commissions
- Concerns about mission overlap and governance structure
- The ability for UTC members to attend meetings and provide input without formal appointment

Several Councilmembers expressed concern that UTC discussions and correspondence had become increasingly adversarial toward Council policy decisions, particularly surrounding:

- Housing affordability discussions
- Bike parking requirements
- Transportation infrastructure policy
- Previous Fourth and Fifth Street pilot project discussions

Mayor and councilmembers referenced concerns about:

- Misleading statistics presented in UTC communications
- Comments made by some UTC members and former city staff
- Perceived politicization of the committee's role

Council generally agreed:

- Not to add a UTC member to the Housing Affordability Code Task Force
- To maintain open meeting access and opportunities for guest participation
- To draft a formal letter clarifying Council's expectations regarding the advisory role of the UTC and potentially all boards and commissions

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

Council also discussed broader efforts to standardize orientation, expectations, and liaison responsibilities for all advisory boards.

## 2. Council Communication

**Civic Bee Participation** - Council discussed inviting top student participants from the Chamber's Civic Bee competition to attend a future council meeting and potentially expanding youth civic engagement opportunities.

**Real Estate Committee Structure** - Councilmembers discussed concerns regarding major real estate decisions being handled by a two-member committee and expressed interest in considering executive session discussions involving the full council.

**Housing Affordability Ideas** - Council discussed interest in exploring:

- Single-stair apartment building models
- Building code changes to support housing affordability
- Lessons from Austin, Texas housing strategies

## 3. Next Workshop Topics

City Manager Bennett summarized list of next workshop topics.

- Housing needs assessment updates
- Air Race X event planning
- Board and commission liaison assignments
- River corridor initiatives
- Water and drought planning
- Redevelopment incentives

## 4. Other Business

### Procurement Item Delay

Council requested postponement of a coatings procurement item to allow additional review of concerns raised regarding:

- Contractor performance claims
- Local economic impacts
- Verification of workforce and subcontractor information

### Water Funding Letter

Staff informed Council about a late request from the Colorado Water Congress seeking support for federal drought and water infrastructure funding. Due to limited review time, Council did not take formal action.

### Mayor and Mayor Pro Tem Transition

Staff reviewed logistics for the upcoming mayoral and mayor pro tem appointment process scheduled for the next regular meeting.

**America 250 Celebration**

Council briefly discussed a proposed July 4 “Liberty on the Lawn” community event at Sherwood Park associated with the America 250 celebration efforts.

**5. Adjournment**

There being no further business, the workshop was adjourned at 8:12 p.m.

**Grand Junction City Council**  
**Minutes of the Regular Meeting**  
**May 6, 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 6<sup>th</sup> day of May, at 5:30 p.m. Those present were Councilmembers Robert Ballard, (virtual) Scott Beilfuss, Laurel Lutz, Jason Nguyen, Anna Stout, Ben Van Dyke, and Council President Cody Kennedy.

Also present were City Manager Mike Bennett, Interim City Attorney Jeremiah Boies, Police Chief Matt Smith, Fire Chief Peter Skeris, Principal Planner Daniella Acosta, 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.

**Election of Mayor/Mayor Pro Tem**

Councilmember Van Dyke moved, and Councilmember Nguyen seconded to nominate Councilmember Laurel Lutz as Council President/ Ex-Officio Mayor.

Councilmember Nguyen moved, to close the nominations for Council President/Ex-Officio Mayor.

The nomination for Councilmember Lutz as Council President/Ex-Officio Mayor carried by unanimous roll call vote.

Councilmember Stout moved, and Councilmember Beilfuss seconded to nominate Councilmember Nguyen as Council President Pro Tem/Ex-Officio Mayor Pro Tem.

Newly elected Council President Lutz moved, and Councilmember Ballard seconded to nominate Councilmember Van Dyke as Council President Pro Tem/Ex-Officio Mayor Pro Tem.

Comments were heard from Councilmembers Stout, Kennedy, Nguyen, Van Dyke, Ballard and Council President Lutz.

Councilmember Kennedy closed nominations for Council President Pro Tem/Ex-Officio Mayor Pro Tem.

The nomination for Councilmember Nguyen as Council President Pro Tem/Ex-Officio Mayor Pro Tem failed 3-4 by roll call vote, with Council President Lutz, Councilmembers Van Dyke, Ballard and Kennedy voting No.

The nomination for Councilmember Van Dyke as Council President Pro Tem/Ex- Officio Mayor Pro Tem carried by roll call vote 4-3, with Councilmembers Nguyen, Stout and Beilfuss voting No.

City Clerk Selestina Sandoval administered the oaths of office to Council President Lutz and Council President Pro Tem Van Dyke.

Council took a short break at 5:48 p.m.

Council resumed at 6:04 p.m.

### **Presentations**

Grand Junction Housing Authority Annual Report

Chief Executive Officer of the Grand Junction Housing Authority Scott Aker and Board Chair Krista Ubersox gave a presentation and were available to answer questions from council.

### **Proclamations**

#### **Proclaiming May 4–8, 2026 as Teacher Appreciation Week in the City of Grand Junction**

Councilmember Kennedy read the proclamation, and District 51 Foundation Executive Director Angela Christensen accepted it.

#### **Proclaiming May 11- 16, 2026 as National Police Week in the City of Grand Junction**

Councilmember Van Dyke read the proclamation, and Police Chief Matt Smith accepted it.

### **Public Comments**

Public comments were heard from Theresa Cambron, Ryan Serod, Joan Bradley, Brian Luoma, Dennis Simpson, Ed Kowalski, Kristen Seidel, Stephania Vasconez, Kia Young and Crystal Frost.

### **City Manager Report**

City Manager Mike Bennett reminded the community about the Town Hall event on Monday, May 11, at the Grand Junction High School auditorium from 5:30 p.m. to 7:30 p.m., and invited residents to attend.

### **Boards and Commission Liaison Reports**

Councilmember Beilfuss reported on the Economic Summit held at Colorado Mesa University and provided an update from the Business Incubator Center.

Councilmember Kennedy reported on the Grand Junction Regional Airport and Museums of the West.

Councilmember Van Dyke provided an update on the Downtown Development Authority Board's Terminal project and reminded the community about the Rides & Vibes event on May 8th and 9th, which will take place downtown.

Councilmember Stout updated on the Parks and Recreation Advisory Board and Colorado Municipal League (CML).

Council President Lutz highlighted the Boards and Commission Appreciation Dinner and provided an update on the Commission on Arts and Culture.

## **CONSENT AGENDA**

### **1. Approval of Minutes**

- a. Summary of the April 13, 2026, Workshop
- b. Minutes of the April 15, 2026, Regular Meeting
- c. Minutes of the April 15, 2026, Special Meeting Executive Session

### **2. Set Public Hearings**

- a. Legislative
  - i. Introduction of an Ordinance for Supplemental Appropriation and Setting Public Hearing for May 20, 2026
  - ii. Introduction of an Ordinance Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Final Plat Recordation, Accessory Dwelling Units, Design Standards for Multi-unit Residential Redevelopment, Landscape Substitutions, Subdivision Natural Hazards and Significant Natural Features, Signs in Public, Parks, and Open Space Districts, and Outdoor Lighting, and Setting a Public Hearing for May 20, 2026
  - iii. Introduction of an Ordinance Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code)

Regarding Drive-Through Facilities and Setting a Public Hearing for May 20, 2026

- b. Quasi-judicial
  - i. Introduction of an Ordinance Amending the Comprehensive Plan for Approximately 19.83 Acres from Industrial to Residential Low Located on Lot 2 of the Monument Vistas Subdivision at 860 21 Road and Setting a Public Hearing for May 20, 2026
  - ii. Introduction of an Ordinance Rezoning Approximately 19.83 Acres from Industrial Light (I-1) to Residential Low 5 (RL-5) Located on Lot 2 of the Monument Vistas Subdivision at 860 21 Road and Setting a Public Hearing for May 20, 2026
  - iii. Introduction of an Ordinance to Vacate the Eastern 15 Feet of 24 ¼ Road Public Right-of-Way Between Canyon View Park and 2426 G Road, and Setting a Public Hearing for May 20, 2026
  - iv. Introduction of an Ordinance Amending Ordinance 4991 Concerning the City - Las Colonias Development Corporation Master Lease and the Third Amendment thereto for Purposes of Amending the Description of Lease Parcel 2 for the Purpose of Facilitating the Development of Monument Business Park on Site D/E at the Las Colonias Business Park and Setting a Public Hearing for May 20, 2026
  - v. A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, Exercising Land Use Control, and Introducing Proposed Annexation Ordinance for the Colorado Infill LTD Annexation of 1.59 Acres, Located at 3009 D 5/8 Road, and Setting a Public Hearing for June 17, 2026

**3. Continue Public Hearings**

- a. Legislative
  - i. An Ordinance Amending Section 21.02.070 of the Zoning and Development Code Related to And Concerning Development Impact Fees and Authorization to Issue Refunds of New Fee

Schedule Differences Between January 1, 2026 and the Effective Date of this Ordinance - Continued to June 3, 2026

**4. Procurements**

- a. Contract to Resurface of 12 Canyon View Tennis Courts
- b. Contract to Complete Final Phase of LED Lighting Conversion in City Buildings
- c. Authorization of Construction Contract for Street Maintenance — Riverside Parkway Repair

**5. Resolutions**

- a. A Resolution to Ban the Sale or Trade of Fireworks – **MOVED TO REGULAR AGENDA**

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

**REGULAR AGENDA**

**5.a. A Resolution to Ban the Sale or Trade of Fireworks**

Pursuant to the Grand Junction Municipal Code, the Fire Chief has the authority to declare by emergency order any temporary restriction on fire, burning, or other activities that endanger the health, safety, and welfare of the residents of the City. Typically, this order is in response to an emergency condition; however, because of the pervasive drought conditions, it is the recommendation of the City Manager and the Fire Chief that City Council enact a resolution imposing a ban on the sale, exchange, barter or trade of or in fireworks and issuance of temporary permits for the same in the City of Grand Junction. This resolution is to be effective upon Council adoption and continuing until restrictions are lifted by order of the Chief.

City Manager Mike Bennett and Fire Chief Peter Skeris gave a brief presentation and were available to answer questions from council.

Comments were heard from Councilmembers Kennedy, Stout and Beilfuss.

The public comments period opened at 7:24 p.m.

Public comments were heard from Britton Cottrell, Cameron (no last name), and George Gatseos.

The public comment period closed at 7:33 p.m.

Additional comments were heard from Councilmembers Kennedy, Ballard, Stout, Nguyen, Beilfuss, Council President Lutz and Councilmember Van Dyke.

Councilmember Kennedy moved, and Councilmember Van Dyke seconded, to table the discussion until the second meeting in June. Councilmember Ballard expressed concern that the delay was too long and proposed amending the motion to set the return date for June 3. Councilmember Kennedy accepted the amendment. The amended motion was put to a voice vote and failed, 3-4, with Councilmembers Stout, Nguyen, Beilfuss and Council President Lutz voting No.

Councilmember Stout moved, and Councilmember Nguyen seconded to adopt Resolution No. 39-26, a resolution imposing a ban on the sale, exchange, barter or trade of or in fireworks and issuance of temporary permits for the same in the City of Grand Junction. Motion carried 4-3 by a voice vote, with Councilmembers Kennedy, Ballard and Van Dyke voting No.

Council took a short break at 7:57 p.m.

Council resumed at 8:07 p.m.

**6.a. Reconsideration of A Resolution Authorizing City-Owned Land to be Incorporated into the Proposed Camelback Gardens Planned Development and Outline Development Plan**

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. At the March 4, 2026 City Council meeting, Council voted (6-1) to approve Resolution No. 13-26. At the March 18, City Council meeting council

directed staff to schedule the approved resolution for a workshop discussion. The resolution was discussed at the April 13 City Council workshop and council provided direction to place the resolution on a forthcoming agenda for reconsideration.

Principal Planner Daniella Acosta Stine gave a brief presentation and was available to answer questions from council.

Comments were heard from Councilmember Stout, Kennedy, Van Dyke and Nguyen.

The public hearing opened at 8:28 p.m.

Public comments were heard from Rich Beauheim, George Gatseos, Chris Macanany, Thersea Edwards and Mike Stubbs.

The public hearing closed at 8:44 p.m.

Additional comments were heard from Councilmembers Stout, Council President Lutz and Councilmember Beilfuss.

Councilmember Kennedy moved, and Councilmember Van Dyke seconded to repeal 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. Motion carried by a voice vote 5-2 with Councilmember Nguyen and Beilfuss voting No.

## **7. Non-Scheduled Comments**

There were none.

## **8. Other Business**

Councilmember Stout requested more information on the Japanese Beetle efforts whether in form of a memo or workshop.

## **9. Adjournment**

The meeting adjourned at 8:53 p.m.

---

Selestina Sandoval, MMC

City Clerk





**GRAND JUNCTION CITY COUNCIL  
MINUTES OF THE SPECIAL MEETING EXECUTIVE SESSION**

**City Hall Administration Conference Room  
May 6, 2026**

**Call to Order**

Council President Kennedy called the Special Meeting of the Grand Junction City Council to order at 4:00 p.m. on the 6<sup>th</sup> day of May 2026.

Councilmembers Robert Ballard, (virtual), Scott Beilfuss, Laurel Lutz, Jason Nguyen, Anna Stout, Ben Van Dyke, and Council President Cody Kennedy were present.

Interim City Attorney Jeremiah Boies, City Manager Mike Bennett, Deputy City Manager Kimberly Bullen, Parks and Recreation Director Ken Sherbenou, Communications and Engagement Manager Kelsey Coleman and Chief Financial Officer Jay Valentine.

**Executive Session**

Councilmember Nguyen moved, and Councilmember Lutz seconded to convene into ***EXECUTIVE SESSION TO DISCUSS MATTERS THAT MAY BE SUBJECT TO NEGOTIATIONS, DEVELOPING STRATEGY FOR NEGOTIATIONS, INSTRUCTING NEGOTIATORS AND/OR TO RECEIVE LEGAL ADVICE FROM THE CITY ATTORNEY PURSUANT TO C.R.S. SECTIONS 24-6-402 (4)(e)(I), 24-6-402 (4)(a) AND 24-6-402 (4)(b) OF COLORADO'S OPEN MEETINGS LAW RELATIVE TO A POSSIBLE TRANSFER OF REAL PROPERTY LOCATED AT 2736 UNAWEEP AVE, GRAND JUNCTION, COLORADO.***

It was a unanimous 7-0 vote to convene in Executive Session for the stated purpose.

Upon completion of the Executive Session, Councilmember Van Dyke moved, and Councilmember Nguyen seconded to adjourn the Executive Session. The motion carried 7-0.

The Special Meeting was reconvened at 4:45 p.m.

**Adjournment**

There being no further business, the meeting adjourned at 4:45 p.m.

---

Selestina Sandoval, MMC

City Clerk





**Grand Junction City Council**

**Regular Session**

**Item #2.a.i.**

**Meeting Date:** May 20, 2026

**Presented By:** Jeremiah Boies, Interim City Attorney, Matthew Smith, Chief of Police

**Department:** City Attorney

**Submitted By:** Jeremiah Boies

**Information**

**SUBJECT:**

Introduction of an Ordinance Amending GJMC 12.04.060 And 12.04.08 Regarding the Prohibition of Enforcement of Camping on Public Property When no Overnight Shelter is Available and Setting a Public Hearing for June 3, 2026

**RECOMMENDATION:**

Staff recommends approval of the Ordinance on first reading.

**EXECUTIVE SUMMARY:**

Ordinance No. 4833 regarding camping on public property/public places was enacted on April 17, 2019. That Ordinance prohibited camping on public property, but contained certain exceptions. One exception is for when there is no available overnight shelter. That exception was included in the Ordinance to comply with case law that existed at that time under *Martin v. City of Boise*, 920 F.3d 584 (9th Cir. 2019). In 2024, the US Supreme Court overrode the holding from *Martin* in *City of Grant's Pass, Oregon v. Johnson*, 603 U.S. 520 (2024). This Ordinance removes the requirement that there be no overnight shelter available before enforcement of the code.

**BACKGROUND OR DETAILED INFORMATION:**

Ordinance No. 4833 regarding camping on public property was enacted on April 17, 2019 (reenacted through Ordinance 5071 on a sunset provision). That Ordinance prohibited camping on public property, but contained certain exceptions. One exception codified in GJMC 12.04.080(d) was a prohibition on enforcement where there was no overnight shelter available.

The exception created in 12.04.080(d) related to the requirement that there be no available overnight shelter reflected the 9th Circuit's opinion in *Martin v. City of Boise*, 920 F.3d 584 (9th Cir. 2019). In *Martin*, the 9th Circuit held that it violated the 8th

Amendment to criminalize camping on public property when there was no available overnight shelter.

In 2024, the US Supreme Court took up this issue in a new case, *City of Grant's Pass, Oregon v. Johnson*, 603 U.S. 520 (2024). In *Grant's Pass*, the US Supreme Court overruled the holding from *Martin*. In effect, the US Supreme Court held that there was no constitutional right to camp on public property regardless of whether there was available overnight shelter or not.

Despite the change in the case law, the requirement for there to be no available overnight shelter remains in the GJMC. This provision requires the GJPD, prior to enforcing the ban on camping on public property, to assess whether or not there is available overnight shelter. If no shelter is available, the GJPD cannot enforce the ordinance.

This Ordinance removes the prohibition on enforcement when there is no overnight shelter available. GJMC 12.04.060 is amended to remove the definition of "available overnight shelter" as it will no longer appear in the code.

**FISCAL IMPACT:**

There is no fiscal impact.

**SUGGESTED MOTION:**

I move to (adopt/deny) an Ordinance Amending GJMC 12.04.060 And 12.04.08 on first reading regarding the prohibition of enforcement of camping on public property when no overnight shelter is available and set a public hearing for June 3, 2026.

**Attachments**

1. ORD-Camping on Public Property Amendment 05052026

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING GJMC 12.04.060 AND 12.04.08 REGARDING THE PROHIBITION OF ENFORCEMENT OF CAMPING ON PUBLIC PROPERTY WHEN NO OVERNIGHT SHELTER IS AVAILABLE**

Recitals

Ordinance No. 4833 regarding camping on public property was enacted on April 17, 2019 (reenacted through Ordinance 5071 on a sunset provision). That Ordinance prohibited camping on public property, but contained certain exceptions. One exception codified in GJMC 12.04.080(d) was a prohibition on enforcement where there was no overnight shelter available.

The exception created in 12.04.080(d) related to the requirement that there be no available overnight shelter reflected the 9th Circuit's opinion in *Martin v. City of Boise*, 920 F.3d 584 (9th Cir. 2019). In *Martin*, the 9th Circuit held that it violated the 8th Amendment to criminalize camping on public property when there was no available overnight shelter.

In 2024, the US Supreme Court took up this issue in a new case, *City of Grant's Pass, Oregon v. Johnson*, 603 U.S. 520 (2024). In *Grant's Pass*, the US Supreme Court overruled the holding from *Martin*. In effect, the US Supreme Court held that there was no constitutional right to camp on public property regardless of whether there was available overnight shelter or not.

Despite the change in the case law, the requirement for there to be no available overnight shelter remains in the GJMC. This provision requires the GJPD, prior to enforcing the ban on camping on public property, to assess whether or not there is available overnight shelter. If no shelter is available, the GJPD cannot enforce the ordinance.

This Ordinance removes the prohibition on enforcement when there is no overnight shelter available. GJMC 12.04.060 is amended to remove the definition of "available overnight shelter" as it will no longer appear in the code.

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

The foregoing Recitals are incorporated and in consideration thereof, and as otherwise found and determined by the City Council to be in the best interests of the public health, safety, and welfare, and to conform with US Supreme Court precedent, the following change

is make to GJMC 12.04.060 and 12.04.080 (addition in ALL CAPS, deletions in strikethrough):

**§ 12.04.060 Definitions.**

For the purpose of this title the following terms, phrases, words and their derivations shall have the meaning provided herein:

~~“Available overnight shelter” means a public or private facility, with all necessary or required City occupancy approvals, open to a person(s) or a family experiencing homelessness with an available overnight space to house the person(s) or family at no charge or a nominal charge (presumptively \$5.00 or less per person). Overnight shelter space shall be considered available if the person(s) is not permitted to use otherwise available overnight shelter space due to the person’s voluntary actions, including, but not limited to, intoxication, drug use, unruly behavior, or violation of shelter rules.~~

“Camp” or “camping” means to set up or to remain in or at an encampment.

“Encampment” means any place where bedding, sleeping bag(s) or other things used for bedding purposes, or any stove or fire is placed, established or maintained for the purpose of maintaining a place to stay or sleep, whether or not such place incorporates the use of any tent, lean-to, shack, or any other cover, structure or elements of a structure or any vehicle or part thereof. Ordinary use of a park such as resting or sleeping in a park during normal park hours, picnicking on a blanket or using parks for other lawful uses does not constitute encampment.

“Overnight use” means the use of public lands and/or trails pursuant to a permit issued by the City Manager or his designee for an event/programming by and through the City Parks Department for an activity authorized to be conducted overnight.

“Parking strip” means the area between a curb, or a place where a curb would be located if improvements were installed, and where a sidewalk is located or would be installed.

“Personal property” means any tangible item reasonably recognizable as belonging to a person and having reasonably apparent utility or monetary value.

“Public property” means any real property, building or structure owned, used or leased by the City or any department thereof and/or the Downtown Development Authority (DDA) including, but not limited to, any sidewalk, street, parking strip, alley, lane, public right-of-way, park, open space, breezeway, bench, shade shelter, restroom, playground and other similar property.

“Reasonable notice” means notice reasonably calculated under all the circumstances to apprise a person that camping is prohibited at a particular location and, where personal property is deposited, affording the person no less than 24 hours to gather his/her personal property and depart.

**§ 12.04.080 Camping on public property without authorization prohibited.**

No person may camp in or upon any public property, nor any property owned by other governmental entities that have posted notice prohibiting camping, unless:

- (a) The person has the authorization of the owner of the property to camp at that location; or
- (b) An overnight use is specifically authorized by the issuance of a use permit in accordance with Parks Department regulations; or
- (c) Camping is otherwise specifically authorized by GJMC; or
- (d) The camper(s) is(are) on public property other than a sidewalk, street, parking strip, alleyway, lane, breezeway or public right-of-way, ~~and there is no available overnight shelter;~~ or
- (e) Camping is necessary after the formal declaration of an emergency in accordance with City Charter or a declaration of the Governor.

**INTRODUCED** on first reading the \_\_\_\_ day of May 2026 and ordered published in pamphlet form.

**PASSED** and **ADOPTED** on second reading the \_\_\_\_ day of June 2026 and ordered published in pamphlet form.

ATTEST:

\_\_\_\_\_  
XXXXXXXXXX  
President of the City Council

\_\_\_\_\_  
Selestina Sandoval  
City Clerk



## Grand Junction City Council

### Regular Session

Item #2.a.ii.

---

**Meeting Date:** May 20, 2026  
**Presented By:** Ken Sherbenou, Parks and Recreation Director  
**Department:** Parks and Recreation  
**Submitted By:** Ken Sherbenou

---

### Information

#### **SUBJECT:**

Introduction of an Ordinance Amending and Renewing Code Related to Rules for the River Front Trail and Adjacent Areas and Setting a Public Hearing for June 3, 2026

#### **RECOMMENDATION:**

Staff recommends setting a public hearing for June 3, 2026 regarding ordinance XX-26 to renew and amend the rules and regulations for the riverfront trail and adjacent areas.

#### **EXECUTIVE SUMMARY:**

Recent research into the Grand Junction Municipal code identified that the rules for the Riverfront Trail and Adjacent areas, codified as 12.08.140, expired in mid 2025. Therefore, to enable enforcement in these areas and to preserve public safety, health and provide for positive resident experience, this agenda item asks Council to consider renewing the rules. These rules are specific for the Riverfront Trail and adjacent areas. They are compatible and complementary with the park rules that City Council adopted in 2024. Should these rules for the riverfront trail and adjacent areas be renewed, staff will update signage as shown in the attached draft sign.

#### **BACKGROUND OR DETAILED INFORMATION:**

The legal department recently notified the parks and recreation department and city manager's office that the rules for the Riverfront Trail and adjacent areas had expired. In response, the rules were evaluated based on ensuring they are in lockstep with existing park rules that City Council approved in 2024. Most rules as shown in the enclosed resolution are simply a renewal of the original riverfront trail and adjacent area rules that had expired and need to be renewed. A couple of new park rules, such as the prohibition on smoking, have been inserted into the proposed updated rules for the

riverfront trail and adjacent areas. These rules for the riverfront trail and adjacent areas have also been incorporated into a newly designed rules sign. This sign compliments the new park rules signage that was installed in 2024 to ensure a consistency of presentation.

At the May 6th 2026 Parks and Recreation Advisory Board (PRAB) meeting, the PRAB board discussed a resolution recommending re-adoption of the riverfront trail and adjacent areas rules. After lengthy discussion and incorporation of several changes requested by members of the PRAB board, the PRAB board voted unanimously to pass a resolution recommending adoption of the ordinance to renew the riverfront trail and adjacent areas rules. Enclosed with this agenda documentation is the signed resolution from PRAB, the draft rules sign and the City Council ordinance renewing and updating the rules.

**FISCAL IMPACT:**

This agenda item has no fiscal impact other than the cost to produce the signs, which is included within the Parks and Recreation 2026 operational budget.

**SUGGESTED MOTION:**

I moved to set a public hearing for June 3, 2026 regarding considering adoption of ordinance XX-26 to renew and amend the rules and regulations for the riverfront trail and adjacent areas.

**Attachments**

- 1. RES-PRAB Proposing the Renewal of Rules for the Riverfront Trail and Adjacent Areas 05132026, clean
- 2. Riverfront Trail Rules Sign - 12x18 5 13 26
- 3. ORD-Adopting recommended Riverfront Trail rules and regulations 05132026

RESOLUTION NO. 01-26

A RESOLUTION PROPOSING RENEWAL OF THE RIVERFRONT TRAIL AND ADJACENT AREAS RULES AND REGULATIONS.

Recitals:

GJMC 12.08.050 states that the Parks and Recreation Advisory Board (PRAB) shall propose for adoption by the City Council necessary and reasonable rules and regulations applicable to the use of the riverfront trails, those areas adjacent to the trails and the bodies of water which are owned or controlled by the City and/or the Riverfront Commission, which may be accessed from or are near the trails.

Grand Junction's Riverfront Trail and adjacent areas are critical elements of the community's parks and recreation system. The city desires to ensure the effective management of these popular areas. These areas have the same needs for stewardship and safe operation as the developed parks. With the renewal of these rules for the Riverfront Trail and Adjacent Areas, signage will be posted at the most prominent entry points to these areas informing all that these rules apply in these areas. These Riverfront trail and adjacent areas rules are in addition to the park rules for the developed parks in the system, which City Council passed May 15, 2024.

Previously adopted rules pertaining to the Riverfront Trail and Adjacent Areas were codified in GJMC 12.08.140. These expired on July 17, 2025. PRAB recommends permanent adoption of GJMC 12.08.140. The parks rules adopted by this resolution are in addition to the rules in GJMC 12.08.140. GJMC 12.08.140 is recommended to be permanently adopted as amended herein to comport with the rules recommended by PRAB.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE PARKS AND RECREATION ADVISORY BOARD OF THE CITY OF GRAND JUNCTION THAT:

1. The Recitals are incorporated herein with the Parks and Recreation Advisory Board expressing their support for the rules and regulations pertaining to the riverfront trail and adjacent areas.
2. The Parks and Recreation Advisory Board recommends the City Council renew the Riverfront and Adjacent Areas rules to provide improved management, operation, maintenance and safety in these public areas. Violations of law or these rules may result in being trespassed from the City facilities and/or citation(s) for the offense(s) being issued.
3. GJMC 12.08.140 is recommended to be amended in the following matter (new language in CAPS, deleted language in ~~strikethrough~~):

§ 12.08.140 Regulations relating to trails, lands and waters.

(a) "Riverfront trails, lands and waters" shall mean all trails, surfaced or unsurfaced, lands and waters which are under the administration, ownership or control of the City of Grand Junction Parks and Recreation Department ~~and/or the trails, lands and waters of the Riverfront Commission~~ which lie within the City of Grand Junction.

(b) No person shall:

(1) Operate any motor vehicle or other power driven mobility device(s) (OPDMD) on any City trail(s) or land(s) as those are depicted and described on the "Trails Map(s)" except maintenance or emergency vehicle(s) or as may be authorized by the City or by signs and except for a "common wheelchair" which is defined as a manually operated or power driven device designed primarily for use by a person with a mobility disability for the purpose of indoor, or of both indoor and outdoor, locomotion. An electric motorized scooter/power chair meets this definition, provided it meets Section 37.3 of the U.S. Department of Transportation's regulations implementing the ADA (49 CFR Parts 27, 37, and 38).

An OPDMD is defined as any mobility device powered by batteries, fuel, or other engine(s), whether or not designed primarily for use by persons with mobility disabilities, that is used by persons with mobility disabilities for the purpose of locomotion, including golf cars, electric personal assistance mobility devices (EPAMDs), such as the Segway PT<sup>®</sup> or any mobility device designed to operate in areas without defined pedestrian routes, but that is not a common wheelchair within the meaning of this section.

Motor vehicle shall be as defined in § 42-1-102(58), C.R.S. et seq. EPAMDs shall be as defined in § 42-1-102(28.7), C.R.S.

(2) Operate any motorboat, motorized vessel or gasoline or electric motor-powered craft on any of waters owned and/or controlled by the City. All as defined in § 33-13-102, C.R.S.

(3) Enter, use or occupy the lands or trails of the riverfront between the period from 8:00 p.m. and 5:00 a.m. November 1 to March 1 and 10:00 p.m. and 5:00 a.m. March 2 to October 31 of each year.

(4) Carry or possess any glassware or serve or consume food or beverages from glass containers on riverfront lands or trails.

(5) Carry, possess, serve or consume any malt, vinous or spirituous liquor on riverfront lands or trails. Fermented malt beverages containing no more than ~~three and two-tenths~~ FIVE percent alcohol by weight which are served or consumed from non-glass containers are allowed.

(6) Allow any dog or other animal on riverfront lands or trails unless the animal is under control by means of a leash not exceeding six feet in length. Animal(s) shall likewise be subject to all animal control ordinances and regulations of the City of Grand Junction.

(7) Camp, park a motor vehicle, trailer or camper on Riverfront lands or trails, with the intention or for the purpose of camping, unless:

(i) The person has the authorization of the owner of the property to camp at that location; or

(ii) Overnight use is specifically authorized by the issuance of a use permit; or

(iii) Camping or overnight use is otherwise specifically authorized by GJMC; or

~~(iv) There is no available overnight shelter; or~~

(iv) Camping is necessary after the formal declaration of an emergency in accordance with City Charter or a declaration of the Governor.

“Camp” or “camping” means to set up or to remain in or at an encampment.

“Encampment” means any place where bedding, sleeping bag(s) or other things used for bedding purposes, or any stove or fire is placed, established or maintained for the purpose of maintaining a place to stay or sleep, whether or not such place incorporates the use of any tent, lean-to, shack, or any other cover, structure or elements of a structure or any vehicle or part thereof. Ordinary use of the trail system such as resting or sleeping on a bench during normal trail hours or using the trails for other lawful uses does not constitute encampment.

~~“Available overnight shelter” means a public or private facility, with all necessary or required City occupancy approvals, open to a person(s) or a family experiencing homelessness with an available overnight space to house the person(s) or family at no charge or a nominal charge (presumptively \$5.00 or less per person). Overnight shelter space shall be considered available if the person(s) is not permitted by a public or private facility to use otherwise available overnight shelter space due to the person’s actions.~~

~~For persons under the age of 21 experiencing homelessness, The House shall, for purposes of this section, be considered the only available overnight shelter.~~

“Overnight use” means the use of public lands and/or trails pursuant to a special permit where an event is authorized to last overnight.

(8) Vend, sell or otherwise engage in a commercial or business operation on riverfront land or trails unless such is by the authority of a vending permit issued by the Department of Parks and Recreation of the City of Grand Junction. Possession of a valid vending permit shall authorize the use of the riverfront lands and trails subject to the terms and conditions imposed thereon by the Director or his designee.

(9) NO STRUCTURE OR ENCLOSURE IS TO BE CONSTRUCTED, ERECTED, INSTALLED, ATTACHED, OR STAKED IN ANY RIVERFRONT TRAILS, LANDS AND WATERS, WITHOUT AN EVENT OR COMMERCIAL ACTIVITY PERMIT. THIS INCLUDES, BUT IS NOT LIMITED TO: TENTS, ENCLOSED BOOTHS, MONUMENTS, ARTWORK, AND OTHER SIMILAR FURNISHINGS, WHETHER TEMPORARY OR NOT.

(10) FIRES, SMOKING, TOBACCO, MARIJUANA, AND VAPING ARE PROHIBITED IN ALL CITY RIVERFRONT TRAILS, LANDS AND WATERS.

(11) Fire, shoot, or discharge any cannon, gun, pistol or other firearm of any description or any BB or pellet gun or any explosive device or any bow, crossbow or other dangerous weapon or device.

(c) With the exception of a common wheelchair, an electric motorized scooter and Class I and Class II e-bikes, no motor vehicle or OPDMD is allowed on the trails, as the same are depicted and described by Ordinance 2606 and these adopted regulations.

(1) A Class I electrical assisted bicycle or low-speed pedal-assist electric bicycle is a two-wheeled bicycle equipped with a motor that provides assistance only when the rider is pedaling, and that ceases to provide assistance when the bicycle reaches the speed of 20 miles per hour. A Class I electrical assisted bicycle motor shall not exceed 750 watts of power.

(2) A Class II electrical assisted bicycle or low-speed throttle-assisted electric bicycle is a bicycle equipped with a motor that may be used exclusively to propel the bicycle and is not capable of providing assistance when the bicycle reaches the speed of 20 miles per hour.

(3) A Class III electrical assisted bicycle is a bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches a speed of 20 miles per hour.

(i) Class III electrical assisted bicycles are allowed only on streets/bike lanes adjacent to streets (not trails, paths or sidewalks).

(ii) Class III electrical assisted bicycles may not be operated by a person under 16 years of age; a person under 16 years of age may ride as a passenger on a Class III electrical assisted bicycle that is manufactured to accommodate a passenger(s). (4) Any person under 18 years of age riding or a passenger on a Class III electrical assisted bicycle shall wear an American Society for Testing and Materials (ASTM) or United States Consumer Product Safety Commission (USCPS) approved helmet of a type and design manufactured for use by riders of bicycles. The protective helmet shall be properly secured on the person's head with the strap fastened while the Class III electrical assisted bicycle is in motion.

(4) No person shall operate an electrical assisted bicycle in any place where there are one or more signs posted prohibiting such activity. No person shall operate an electrical assisted bicycle in any public place in a manner which causes injury to any person or damage to public or private property.

(5) A person using an electrical assisted bicycle in any public place within the City shall use the same in a careful and prudent manner and at a rate of speed no greater than is reasonable and prudent under the conditions existing at the place and time of operation, taking into account the amount and character of pedestrian traffic, grade and width of the path, trail or right-of-way and condition of the surface thereof and shall obey all traffic control devices.

(6) Every person riding an electrical assisted bicycle upon a public path, trail or other right-of-way shall yield the right-of-way to any pedestrian thereon.

~~(8) To the extent not inconsistent herewith, House Bill 17-1151 amending various sections of the Colorado Revised Statutes is incorporated by this reference.~~

~~(9) Within 60 days of the third anniversary of the adoption of the ordinance codified in this section the City Council shall consider the effectiveness of the ordinance codified in this section at achieving its stated purposes. Without further action by the City Council, the terms and provisions of ordinance codified in this section shall expire on the third anniversary of the effective date hereof. The City Council may determine that the ordinance codified in this section is effective as written and reinstate it or may amend it as it determines in its sound discretion.~~

(d) NO PERSON SHALL OPERATE ANY BICYCLE, ELECTRICAL ASSISTED BICYCLE, OR ANY OTHER DEVICE OR VEHICLE ALLOWED BY THESE RULES ON THE RIVERFRONT TRAILS, LANDS AND WATERS, IN A CARELESS OR RECKLESS MANNER.

(1) FOR THE PURPOSES OF THIS SECTION, "CARELESS" SHALL MEAN TO OPERATE ANY BICYCLE, ELECTRICAL ASSISTED BICYCLE, OR ANY OTHER DEVICE OR VEHICLE ALLOWED BY THESE RULES IN A CARELESS OR IMPRUDENT MANNER, WITHOUT DUE REGARD FOR THE WIDTH, GRADE, CURVES, CORNER, TRAFFIC FROM OTHER DEVICES, PEDESTRIANS, AND ALL OTHER ATTENDANT CIRCUMSTANCES.

(2) FOR THE PURPOSES OF THIS SECTION, "RECKLESS" SHALL MEAN TO OPERATE ANY BICYCLE, ELECTRICAL ASSISTED BICYCLE, OR ANY OTHER DEVICE OR VEHICLE ALLOWED BY THESE RULES IN SUCH A MANNER AS TO INDICATE A WANTON OR WILLFUL DISREGARD FOR THE SAFETY OF PERSONS OR PROPERTY.

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

Passed and adopted this 7th day of May 2026.



Nancy Strippel

Chair Of the Parks and Recreation Advisory Board

ATTEST:



Anna Wirth

Administrative Liaison to the Parks and Recreation Advisory Board

# Welcome City of Grand Junction Riverfront Trail.

## Riverfront Trail and Adjacent Areas Rules and Regulations

Thank you for visiting City of Grand Junction Parks and Recreation Facilities. For a positive experience for all, please be mindful of the following rules and regulations:

### Riverfront Trail and Adjacent Areas Hours:

Nov. 1 to March 1 – 5:00 A.M. to 8:00 P.M.  
 March 2 to Oct. 31 – 5:00 A.M. to 10:00 P.M.



- Utilization during Riverfront Trail hours, by any resident or visitor, is encouraged.
- **Pets must be leashed at all times.** Please call animal control for violations: 970-255-BARK(2275). **Pet waste must be cleaned up** (animal waste transmits disease - use pet waste pick up stations).
- For off-leash dog park locations visit: [gjciry.org/dogparks](http://gjciry.org/dogparks)
- Class I and II e-bikes, where assistance ceases when the bicycle reached the speed of 20 mph. Please operate in safe and prudent manner.



- **No structure or enclosure is to be constructed, erected, installed, attached, or staked in any park facility, without an event or commercial activity permit.** This includes, but is not limited to: tents, enclosed booths, monuments, artwork, and other similar furnishings, whether temporary or not.
- Vend, sell, or otherwise engage in a commercial or business operation on riverfront land or trails unless such is by the authority of a vending permit issued by the City of Grand Junction.



- **Glass containers and fires are prohibited.**
- **All City riverfront areas are smoke free.** Tobacco, marijuana, and vaping are prohibited.
- **Overnight camping and parking with the intention or purpose to camp, tents without an event or commercial activity permit, littering, golfing, and possessing stolen property are prohibited.**
- **Items left unattended after hours will be considered abandoned.**
- **OHVs, class 3 e-bikes, scooters driven over 20 mph, motorcycles, and toy vehicles, and are prohibited.** This includes all vehicles where assistance does not cease at less than 20 mph. (GJMC 10.04.010)
- Do not operate any motor vehicle or other power-driven mobility device(s) (OPDMD) on any City trail(s) except City vehicles or those with mobility disabilities.
- Do not Operate any motorboat, motorized vessel, or gasoline or electric motor-powered craft on any of waters owener and/or controlled by the City.
- Do not carry, possess, serve or consume any malt, vinous, or spirtuous liquor.
- Do not fire, shoot, or discharge any cannon, gun, or other firearm of any description or any BB or pellet gun, or any explosive device or any bow, crossbow, or other dangerous weapon device.
- Careless or reckless use of any vehicle is prohibited and subject to charges.
- Violations of law or these rules may result in being trespassed from the City facilities and/or citation(s) for the offense(s) being issued.



NO Motorized Vehicles



NO Glass



NO Camping



NO Littering



NO Smoking

Please help keep your city clean and thank you for playing by the rules.



English



Español

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING GJMC 12.08.140 REGARDING RENEWAL OF THE RIVERFRONT TRAIL AND ADJACENT AREAS RULES AND REGULATIONS**

Recitals

Chapter 12.08 of the Grand Junction Municipal Code (“GJMC”) contains rules and regulations pertaining to conduct and other matters on the Riverfront Trail and adjacent areas. Pursuant to that code, the Parks and Recreation Advisory Board (“PRAB”) shall propose for adoption by the City Council necessary and reasonable rules regulations applicable to the use of the riverfront trails, areas adjacent, and the bodies of water which are owned and controlled by the City. The adopted rules shall have the force of and effect of law.

The rules and regulations were most recently adopted in Ordinance 5071 on May 18, 2022. Those rules, codified in GJMC 12.08.140, had a sunset provision causing them to expire in July 2025. This Ordinance readopts the rules with certain changes contained herein. Notable changes include the removal of the sunset provision, causing the rules to become permanent unless changed by City Council; removing a requirement for there to be overnight shelter available before the camping prohibition may be enforced; and the addition of a prohibition of careless or reckless operation of any bicycle or other allowed device.

Additionally, certain rules generally applicable to City parks were also adopted, including the prohibition against construction of a structure or enclosure, fires, smoking, and other activity prohibited in City parks.

This Ordinance readopts the 2022 Riverfront Trail rules with the changes recommended by PRAB. PRAB heard and considered a resolution adopting the rules contained in this Ordinance, and adopted a Resolution recommending City Council adopt the rules in their May 7, 2026 meeting.

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

The foregoing Recitals are incorporated and in consideration thereof, and as otherwise found and determined by the City Council to be in the best interests of the public health, safety, and welfare, and to conform with US Supreme Court precedent, the following change is made to GJMC 12.08.140 (addition in ALL CAPS, deletions in ~~strikethrough~~):

§ 12.08.140 Regulations relating to trails, lands and waters.

(a) "Riverfront trails, lands and waters" shall mean all trails, surfaced or unsurfaced, lands and waters which are under the administration, ownership or control of the City of Grand Junction Parks and Recreation Department and/or the trails, lands and waters of the Riverfront Commission which lie within the City of Grand Junction.

(b) No person shall:

(1) Operate any motor vehicle or other power driven mobility device(s) (OPDMD) on any City trail(s) or land(s) as those are depicted and described on the "Trails Map(s)" except maintenance or emergency vehicle(s) or as may be authorized by the City or by signs and except for a "common wheelchair" which is defined as a manually operated or power driven device designed primarily for use by a person with a mobility disability for the purpose of indoor, or of both indoor and outdoor, locomotion. An electric motorized scooter/power chair meets this definition, provided it meets Section 37.3 of the U.S. Department of Transportation's regulations implementing the ADA (49 CFR Parts 27, 37, and 38).

An OPDMD is defined as any mobility device powered by batteries, fuel, or other engine(s), whether or not designed primarily for use by persons with mobility disabilities, that is used by persons with mobility disabilities for the purpose of locomotion, including golf cars, electric personal assistance mobility devices (EPAMDs), such as the Segway PT ® or any mobility device designed to operate in areas without defined pedestrian routes, but that is not a common wheelchair within the meaning of this section.

Motor vehicle shall be as defined in § 42-1-102(58), C.R.S. et seq. EPAMDs shall be as defined in § 42-1-102(28.7), C.R.S.

(2) Operate any motorboat, motorized vessel or gasoline or electric motor-powered craft on any of waters owned and/or controlled by the City. All as defined in § 33-13-102, C.R.S.

(3) Enter, use or occupy the lands or trails of the riverfront between the period from 8:00 p.m. and 5:00 a.m. November 1 to March 1 and 10:00 p.m. and 5:00 a.m. March 2 to October 31 of each year.

(4) Carry or possess any glassware or serve or consume food or beverages from glass containers on riverfront lands or trails.

(5) Carry, possess, serve or consume any malt, vinous or spirituous liquor on riverfront lands or trails. Fermented malt beverages containing no more than ~~three and two tenths~~ FIVE percent alcohol by weight which are served or consumed from nonglass containers are allowed.

(6) Allow any dog or other animal on riverfront lands or trails unless the animal is under control by means of a leash not exceeding six feet in length. Animal(s) shall likewise be subject to all animal control ordinances and regulations of the City of Grand Junction.

(7) Camp, park a motor vehicle, trailer or camper on Riverfront lands or trails, with the intention or for the purpose of camping, unless:

(i) The person has the authorization of the owner of the property to camp at that location; or

- (ii) Overnight use is specifically authorized by the issuance of a use permit; or
- (iii) Camping or overnight use is otherwise specifically authorized by GJMC; or
- ~~(iv) There is no available overnight shelter; or~~

(iv) Camping is necessary after the formal declaration of an emergency in accordance with City Charter or a declaration of the Governor.

“Camp” or “camping” means to set up or to remain in or at an encampment.

“Encampment” means any place where bedding, sleeping bag(s) or other things used for bedding purposes, or any stove or fire is placed, established or maintained for the purpose of maintaining a place to stay or sleep, whether or not such place incorporates the use of any tent, lean-to, shack, or any other cover, structure or elements of a structure or any vehicle or part thereof. Ordinary use of the trail system such as resting or sleeping on a bench during normal trail hours or using the trails for other lawful uses does not constitute encampment.

~~“Available overnight shelter” means a public or private facility, with all necessary or required City occupancy approvals, open to a person(s) or a family experiencing homelessness with an available overnight space to house the person(s) or family at no charge or a nominal charge (presumptively \$5.00 or less per person). Overnight shelter space shall be considered available if the person(s) is not permitted by a public or private facility to use otherwise available overnight shelter space due to the person’s actions.~~

~~For persons under the age of 21 experiencing homelessness, The House shall, for purposes of this section, be considered the only available overnight shelter.~~

“Overnight use” means the use of public lands and/or trails pursuant to a special permit where an event is authorized to last overnight.

(8) Vend, sell or otherwise engage in a commercial or business operation on riverfront land or trails unless such is by the authority of a vending permit issued by the Department of Parks and Recreation of the City of Grand Junction. Possession of a valid vending permit shall authorize the use of the riverfront lands and trails subject to the terms and conditions imposed thereon by the Director or his designee.

(9) NO STRUCTURE OR ENCLOSURE IS TO BE COUNSTRUCTED, ERECTED, INSTALLED, ATTACHED, OR STAKED IN ANY RIVERFRONT TRAILS, LANDS AND WATERS, WITHOUT AN EVENT OR COMMERCIAL ACTIVITY PERMIT. THIS INCLUDES, BUT IS NOT LIMITED TO: TENTS, ENCLOSED BOOTHS, MONUMENTS, ARTWORK, AND OTHER SIMILAR FURNISHINGS, WHETHER TEMPORARY OR NOT.

(10) FIRES, SMOKING, TOBACCO, MARIJUANA, AND VAPING ARE PROHIBITED IN ALL CITY RIVERFRONT TRAILS, LANDS AND WATERS.

(11) Fire, shoot, or discharge any cannon, gun, pistol or other firearm of any description or any BB or pellet gun or any explosive device or any bow, crossbow or other dangerous weapon or device.

(c) With the exception of a common wheelchair, an electric motorized scooter and Class I and Class II e-bikes, no motor vehicle or OPDMD is allowed on the trails, as the same are depicted and described by Ordinance 2606 and these adopted regulations.

(1) A Class I electrical assisted bicycle or low-speed pedal-assist electric bicycle is a two-wheeled bicycle equipped with a motor that provides assistance only when the rider is pedaling, and that ceases to provide assistance when the bicycle reaches the speed of 20 miles per hour. A Class I electrical assisted bicycle motor shall not exceed 750 watts of power.

(2) A Class II electrical assisted bicycle or low-speed throttle-assisted electric bicycle is a bicycle equipped with a motor that may be used exclusively to propel the bicycle and is not capable of providing assistance when the bicycle reaches the speed of 20 miles per hour.

(3) A Class III electrical assisted bicycle is a bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches a speed of 28 miles per hour.

(i) Class III electrical assisted bicycles are allowed only on streets/bike lanes adjacent to streets (not trails, paths or sidewalks).

(ii) Class III electrical assisted bicycles may not be operated by a person under 16 years of age; a person under 16 years of age may ride as a passenger on a Class III electrical assisted bicycle that is manufactured to accommodate a passenger(s).

(4) Any person under 18 years of age riding or a passenger on a Class III electrical assisted bicycle shall wear an American Society for Testing and Materials (ASTM) or United States Consumer Product Safety Commission (USCPS) approved helmet of a type and design manufactured for use by riders of bicycles. The protective helmet shall be properly secured on the person's head with the strap fastened while the Class III electrical assisted bicycle is in motion.

(5) No person shall operate an electrical assisted bicycle in any place where there are one or more signs posted prohibiting such activity. No person shall operate an electrical assisted bicycle in any public place in a manner which causes injury to any person or damage to public or private property.

(6) A person using an electrical assisted bicycle in any public place within the City shall use the same in a careful and prudent manner and at a rate of speed no greater than is reasonable and prudent under the conditions existing at the place and time of operation, taking into account the amount and character of pedestrian traffic, grade and width of the path, trail or right-of-way and condition of the surface thereof and shall obey all traffic control devices.

(7) Every person riding an electrical assisted bicycle upon a public path, trail or other right-of-way shall yield the right-of-way to any pedestrian thereon.

~~(8) To the extent not inconsistent herewith, House Bill 17-1151 amending various sections of the Colorado Revised Statutes is incorporated by this reference.~~

~~(9) Within 60 days of the third anniversary of the adoption of the ordinance codified in this section the City Council shall consider the effectiveness of the ordinance codified in this section at achieving its stated purposes. Without further action by the City Council, the terms and provisions of ordinance codified in this section shall expire on the third anniversary of the effective date hereof. The City Council may determine that the ordinance codified in this section is effective as written and reinstate it or may amend it as it determines in its sound discretion.~~

(d) NO PERSON SHALL OPERATE ANY BICYCLE, ELECTRICAL ASSISTED BICYCLE, OR ANY OTHER DEVICE OR VEHICLE ALLOWED BY THESE RULES ON THE RIVERFRONT TRAILS, LANDS AND WATERS, IN A CARELESS OR RECKLESS MANNER.

(1) FOR THE PURPOSES OF THIS SECTION, "CARELESS" SHALL MEAN TO OPERATE ANY BICYCLE, ELECTRICAL ASSISTED BICYCLE, OR ANY OTHER DEVICE OR VEHICLE ALLOWED BY THESE RULES IN A CARELESS OR IMPRUDENT MANNER, WITHOUT DUE REGARD FOR THE WIDTH, GRADE, CURVES, CORNER, TRAFFIC, AND ALL OTHER ATTENDANT CIRCUMSTANCES.

(2) FOR THE PURPOSES OF THIS SECTION, "RECKLESS" SHALL MEAN TO OPERATE ANY BICYCLE, ELECTRICAL ASSISTED BICYCLE, OR ANY OTHER DEVICE OR VEHICLE ALLOWED BY THESE RULES IN SUCH A MANNER AS TO INDICATE A WANTON OR WILLFUL DISREGARD FOR THE SAFETY OF PERSONS OR PROPERTY.

**INTRODUCED** on first reading the \_\_\_\_ day of May 2026 and ordered published in pamphlet form.

**PASSED** and **ADOPTED** on second reading the \_\_\_\_ day of June 2026 and ordered published in pamphlet form.

---

Laurel Lutz  
President of the City Council

ATTEST:

---

Selestina Sandoval  
City Clerk



**Grand Junction City Council**

**Regular Session**

**Item #2.b.i.**

---

**Meeting Date:** May 20, 2026  
**Presented By:** Sam Wuebbles, Associate Planner  
**Department:** Community Development  
**Submitted By:** Sam Wuebbles, Associate Planner

---

**Information**

**SUBJECT:**

A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, Exercising Land Use Control, and Introducing Proposed Annexation Ordinance for the Monument Vistas Annexation of 41.09 Acres, Located at 888 21 Road, and Setting a Public Hearing for July 15, 2026

**RECOMMENDATION:**

Staff recommends adoption of a resolution referring the petition for the Monument Vistas Annexation, introducing the proposed annexation Ordinance, and setting a hearing for July 15, 2026.

**EXECUTIVE SUMMARY:**

The Applicant, 4PF GZ Impact Land Fund LLC, is requesting annexation of approximately 41.09 acres at 888 21 Road, in addition to which approximately 2.71 acres of right-of-way is proposed to be annexed. The total annexation of approximately 41.09 acres will occur through serial annexation in three parts. The subject property consists of a single-unit home. The property is Annexable Development per the Persigo Agreement. Annexation is requested to allow for residential subdivision. The request for zoning will be considered separately by City Council, but concurrently with the annexation request.

**BACKGROUND OR DETAILED INFORMATION:**

**BACKGROUND**

The Applicant, 4PF GZ Impact Land Fund LLC, is requesting annexation of approximately 41.09 acres at 888 21 Road, in addition to which approximately 2.71 acres of right-of-way is proposed to be annexed. The total annexation of approximately 41.09 acres will occur through serial annexation in three parts. The subject property

consists of a single-unit home. The property is Annexable Development per the Persigo Agreement. Annexation is requested to allow for residential subdivision. The request for zoning will be considered separately by City Council, but concurrently with the annexation request. The schedule for the annexation and zoning is as follows:

- Referral of Petition (30 Day Notice), Exercising Land Use Control, Introduction of Proposed Annexation Ordinance - May 20, 2026
- Planning Commission considers Zone of Annexation – June 23, 2026
- Introduction of Proposed Zone of Annexation Ordinance – July 1, 2026
- Acceptance of Petition and Public Hearing on Annexation and Zone of Annexation by City Council – July 15, 2026
- Effective date of Annexation and Zone of Annexation – August 17, 2026

**FINDINGS OF FACT**

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

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

The petition has been signed by the owners of the one property subject to this annexation request, or 100 percent of the owners, and includes 100 percent of the property described.

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

The annexation meets the 1/6 contiguity requirement with a contiguous perimeter of 1,985.04 feet.

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

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

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

The petitioner's property is adjacent to property located within the City to the South and East. The property is near the intersection of 21 Road (Major Collector) and I Road (Major Collector). All utilities exist to the subject parcel, except for sewer, which will be extended upon annexation/zoning/development. A Fire Flow Form will be obtained when a development application is made to indicate the proximity of fire hydrants.

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

The proposed annexation area is located adjacent to existing City of Grand Junction limits, in an area where much of the surrounding development is already within the City. The subject property is located within the Urban Development Boundary and has a Growth Tier 2: Suburban Infill classification. Annexation and subsequent development

can be accommodated by existing and planned municipal infrastructure, and extension of utilities can occur in a logical and efficient manner. City emergency services already serve nearby development. Accordingly, the area is capable of being integrated with the City.

*f) No land held in identical ownership is being divided by the proposed annexation.*  
The annexation consists of one property and is owned by the applicant.

*g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owner's consent.*  
The petitioner's property is 41.09 acres but does not exceed \$200,000 or more in the assessed value.

**FISCAL IMPACT:**

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

**SUGGESTED MOTION:**

I move to adopt Resolution No. 40-26, a resolution referring a petition to the City Council for the annexation of lands to the City of Grand Junction, Colorado, setting a hearing on such annexation, and exercising land use control over the Monument Vistas Annexation, approximately 41.09 acres, located at 888 21 Road, as well as introduce a proposed ordinance annexing territory to the City of Grand Junction, Colorado, Monument Vistas Annexation, approximately 41.09 acres, located at 888 21 Road, and set a public hearing for July 15, 2026.

**Attachments**

- 1. Development Application
- 2. Annexation Plat
- 3. Schedule and Summary Table
- 4. Maps
- 5. Resolution -Petition Referral (Land Use Control)
- 6. 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:

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

Existing Land Use Designation	<input type="text" value="Single Family Residential/Agricultural"/>	Existing Zoning	<input type="text" value="RSF-R"/>
Proposed Land Use Designation	<input type="text" value="Residential"/>	Proposed Zoning	<input type="text" value="RL-5"/>

### Property Information

Site Location:	<input type="text" value="888 21 Road, Grand Junction, CO 81505"/>	Site Acreage:	<input type="text" value="Approx. 39.97Acres"/>
Site Tax No(s):	<input type="text" value="2697-252-00-002"/>	Site Zoning:	<input type="text" value="RSF-R County"/>
Project Description:	<input type="text" value="To Annex and Zone approx. 39.97 acres from County RSF-4 to City of Grand Junction RL-5."/>		

### Property Owner Information


### Applicant Information

### Representative Information

Name:	<input type="text" value="4PF GZ IMPACT LAND FUND"/>	Name:	<input type="text" value="Senergy Builders"/>	Name:	<input type="text" value="River City Consultants, Inc."/>
Street Address:	<input type="text" value="1555 Blake St. #210"/>	Street Address:	<input type="text" value="1111 S. 7th St."/>	Street Address:	<input type="text" value="215 Pitkin Ave. #201"/>
City/State/Zip:	<input type="text" value="Denver, CO 80202"/>	City/State/Zip:	<input type="text" value="Grand Jct., CO 81501"/>	City/State/Zip:	<input type="text" value="Grand Jct., CO 81501"/>
Business Phone #:	<input type="text" value="303-586-8000"/>	Business Phone #:	<input type="text" value="970-234-0708"/>	Business Phone #:	<input type="text" value="970-241-4722"/>
E-Mail:	<input type="text" value="info@greenlineventures.com"/>	E-Mail:	<input type="text" value="dcarei@senergybuilders.com"/>	E-Mail:	<input type="text" value="tstates@rccwest.com"/>
Fax #:	<input type="text"/>	Fax #:	<input type="text"/>	Fax #:	<input type="text"/>
Contact Person:	<input type="text" value="Patrick Vahey"/>	Contact Person:	<input type="text" value="Darin Carei"/>	Contact Person:	<input type="text" value="Tracy States"/>
Contact Phone #:	<input type="text" value="303-586-8000"/>	Contact Phone #:	<input type="text" value="970-234-0708"/>	Contact Phone #:	<input type="text" value="970-241-4722"/>

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

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

Signature of Person Completing the Application	<input type="text" value="Tracy States"/>	Digitally signed by Tracy States Date: 2025.12.24 07:52:12 -07'00'	Date	<input type="text" value="December 24, 2025"/>
Signature of Legal Property Owner			Date	<input type="text" value="1/8/26"/>

STATE OF COLORADO

SS

AFFIDAVIT

COUNTY OF MESA Douglas

Rob Mackenzie, of lawful age, being first duly sworn, upon oath, deposes and says:

That he is the circulator of the forgoing petition:

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

[Signature]

Subscribed and sworn to before me this 20<sup>th</sup> day of January, 2026.

Witness my hand and official seal.

JESSICA CAMPBELL  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20134067216  
MY COMMISSION EXPIRES 10/21/2029

[Signature]  
Notary Public

1745 Shea Center Dr. #150 Highlands Ranch,  
Address CO 80129

My commission expires: 10/21/29

**MONUMENT VISTAS 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:** 888 21 Road, Grand Junction, Colorado 81505  
**Tax ID # 2697-252-00-02**

The NW¼ NW¼ of Section 25, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado

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

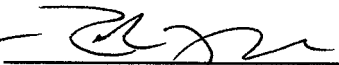
Your petitioners further state that they are the owners of more than fifty percent of the area of such territory to be annexed, exclusive of streets and alleys; that the mailing address of the signer and the date of signature are set forth hereafter opposite the name of the signer, and that the legal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

---

4PF GZ Impact Land Fund LLC  
NAME

1555 Blake Street Suite 210, Denver, CO 80202  
ADDRESS



\_\_\_\_\_  
SIGNATURE  
Rob Mackenzie, Vice President

1/20/26  
\_\_\_\_\_  
DATE

(Monument Vistas Annexation Petition)

# ALTA/NSPS LAND TITLE SURVEY

888 21 ROAD

NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN

**LAND SURVEY DEPOSITS**

Mesa County Surveyor's Office  
Date 2/22/2023  
Deposit No. 6714-23

Lineal Units of Measurement are U.S. Survey Foot.

MGLS ZONE "6VA"  
TRANSVERSE MERCATOR PROJECTION  
POINT OF ORIGIN (GEOID) AND CENTRAL MERIDIAN:  
LATITUDE: 39°06'22.12746N  
LONGITUDE: 106°32'01.435524W  
NORTHING: 30,000FT  
EASTING: 100,000FT  
SCALE FACTOR: 1.0002181819  
PROJ.EC/FSCALE FACTOR HEIGHT: 4644FT(NAVD83)

**BASIS OF BEARINGS**

The bearings hereon are grid bearings of the Mesa County Local Coordinate System, GVA, as defined at [http://emap.mesacounty.gov/gps\\_survey/GVAZONE.htm](http://emap.mesacounty.gov/gps_survey/GVAZONE.htm), determined by GPS observation of the west line of the northwest quarter of the northwest quarter of Section 25, Township 1 North, Range 2 West of the Ute Meridian. The north sixteenth corner of said Section 25 and 26 being a 2.25" illegible brass cap, and the northwest corner of said Section 25 being a 2.25" brass cap marked "16-4" bearing North 00°00'00" West, as shown hereon.

**LEGEND**

- ALLOTMENT AS NOTED
- STORM MANHOLE
- SANITARY MANHOLE
- WATER METER
- TELEPHONE PEDESTAL/FULL BOX
- EASEMENT LINE
- PARCEL LINE
- ROW LINE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- EDGE OF CONCRETE
- STRUCTURE
- FLOW LINE
- UNDERGROUND TELEPHONE
- GAS LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD ELECTRIC LINE
- STORM LINE
- WOOD FENCE
- CHAIN LINK/IRON FENCE
- FENCE
- POWER POLE
- GUY ANCHOR
- DECIDUOUS TREE
- IRRIGATION RISER
- MAIL BOX
- WATER SPIGOT
- GRAND JUNCTION DRAINAGE DISTRICT EASEMENT

ALTA TABLE A	
ITEM	OPTIONAL SURVEYOR RESPONSIBILITIES & SPECIFICATIONS
1	MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER. - SHOWN HEREON
2	ADDRESS: 888 21 ROAD, GRAND JUNCTION, CO 81503
3	FLOOD ZONE CLASSIFICATION: SELECT PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP FOR MESA COUNTY, COLORADO AND INCORPORATED AREAS, MAP NUMBER G007120445F, REVISED JULY 6, 2010)
4	GRASSY LAND AREA: 40171 ACRES AS SURVEYED
5	VERTICAL RELIEF: FROM GROUND SURVEY; CONTOUR INTERVAL 15'; BENCHMARK: NORTHWEST 1/16TH SECTION 25, ELEVATION = 4547.81 (NAVD 83 DATUM)
18	PLOTTABLE OFFSITE (I.E. APPURTENANT) EASEMENTS OR SERVITUDES DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR AS PART OF THE SURVEY PURSUANT TO SECTIONS 5 AND 6 (AND APPLICABLE SELECTED TABLE A ITEMS) (CLIENT TO OBTAIN NECESSARY PERMISSIONS). - SHOWN HEREON
19	PROFESSIONAL LIABILITY INSURANCE POLICY: NOT ADDRESSED ON THE FACE OF THE PLAT OR MAP; CERTIFICATE OF INSURANCE AVAILABLE UPON REQUEST.

**TITLE POLICY SCHEDULE B EXCEPTIONS**

- I-1. STANDARD EXCEPTIONS OMITTED AS THEY ARE STANDARD EXCEPTIONS
- B. RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE UNITED STATES TOGETHER WITH THE RIGHT OF PROGRESS TO A NEW OR OLD TO EXTRACT AND CONVEY THEREFROM SHALL THE SAME BE FORN TO INTERSECT SAID PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED SEPTEMBER 3, 1911 IN BOOK 10 TO PAGE 364 (NOT CHARTERED)
- 4. RIGHT OF WAY FOR COUNTY ROADS AND THE RIGHTS OF THE PUBLIC TO USE SAID ROADS AS EVIDENCED BY DOCUMENT RECORDED AUGUST 7, 1951 IN BOOK 114 AT PAGE 521 (21 ROAD AND 1 ROAD) (SHOWN HEREON PERTINENT R-O-W)
- 10. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF AGREEMENT, RECORDED FEBRUARY 04, 1951 IN BOOK 102 AT PAGE 400 (NOT CHARTERED)
- 11. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF UTILITY LOCATION PERMIT, FILED BY MOUNTAIN BELL, RECORDED JULY 24, 1975 IN BOOK 1041 AT PAGE 404 (AMBIGUOUS DESCRIPTION: "PARALLEL TO AND EAST OF 21 ROAD")
- 12. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF EASEMENT AND AGREEMENT, IN FAVOR OF THE GRAND JUNCTION DRAINAGE DISTRICT, RECORDED OCTOBER 05, 1980 IN BOOK 1809 AT PAGE 117 (NOTE: A PORTION OF SAID EASEMENT HAS ABANDONED INSTRUMENT RECORDED JANUARY 4, 2004 IN BOOK 3566 AT PAGE 624. (SHOWN HEREON))
- 13. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON IMPROVEMENT SURVEY PLAT DATED MARCH 01, 2012 PREPARED BY SURVEY, INC. JOB # 888 21 ROAD (A) FENCE LINE INSIDE PROPERTY BOUNDARY ALONG ALL SIDES (B) WATER METER ON WESTERLY BOUNDARY INSIDE DRAINAGE EASEMENT (C) UTILITY RISERS IN NORTHWEST AND NORTHWEST PORTIONED IRRIGATION VALVES IN WEST CENTRAL PORTION AND ALONG EASTERLY BOUNDARY (D) IRRIGATION IN CENTRAL PORTION (E) IRRIGATION PIPE IN EAST CENTRAL PORTION AT FORDS) OVERHEAD POWER LINES ALONG WESTERLY AND NORTHWEST BOUNDARIES OF SUBJECT PROPERTY. (SAID IMPROVEMENT SURVEY PLAT HAS BEEN REVIEWED BY THE HEREON SIGNED SURVEYOR)

Recorded Description of Surveyed Property (Reception Number: 2626493)

The NW/4 NW/4 of Section 25, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado.

**GENERAL NOTES**  
This survey plat does not constitute a title search by the undersigned surveyor or River City Consultants, Inc. and no certification as to title or ownership of any parcels shown hereon is made by either. All information regarding ownership, rights-of-way easements of record, easements, and other documents that may affect the quality of title to this property is from a title commitment prepared by Land Title Guarantee Company (LTDG), dated March 8, 2022. Other documents may exist which could affect this property.

This plat is a graphical representation of the professional opinion of the undersigned surveyor of the location of the property as described in the title documents referenced hereon. The bearings of the boundary lines on the drawing represent the title description related to grid north of the Mesa County Local Coordinate System. (ENCLOSURE) The geometric integrity of the lines has been preserved except where they yield to record monuments and/or senior or controlling lines.

Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground or above ground contained vessels that may affect the use or development of this land.

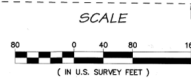
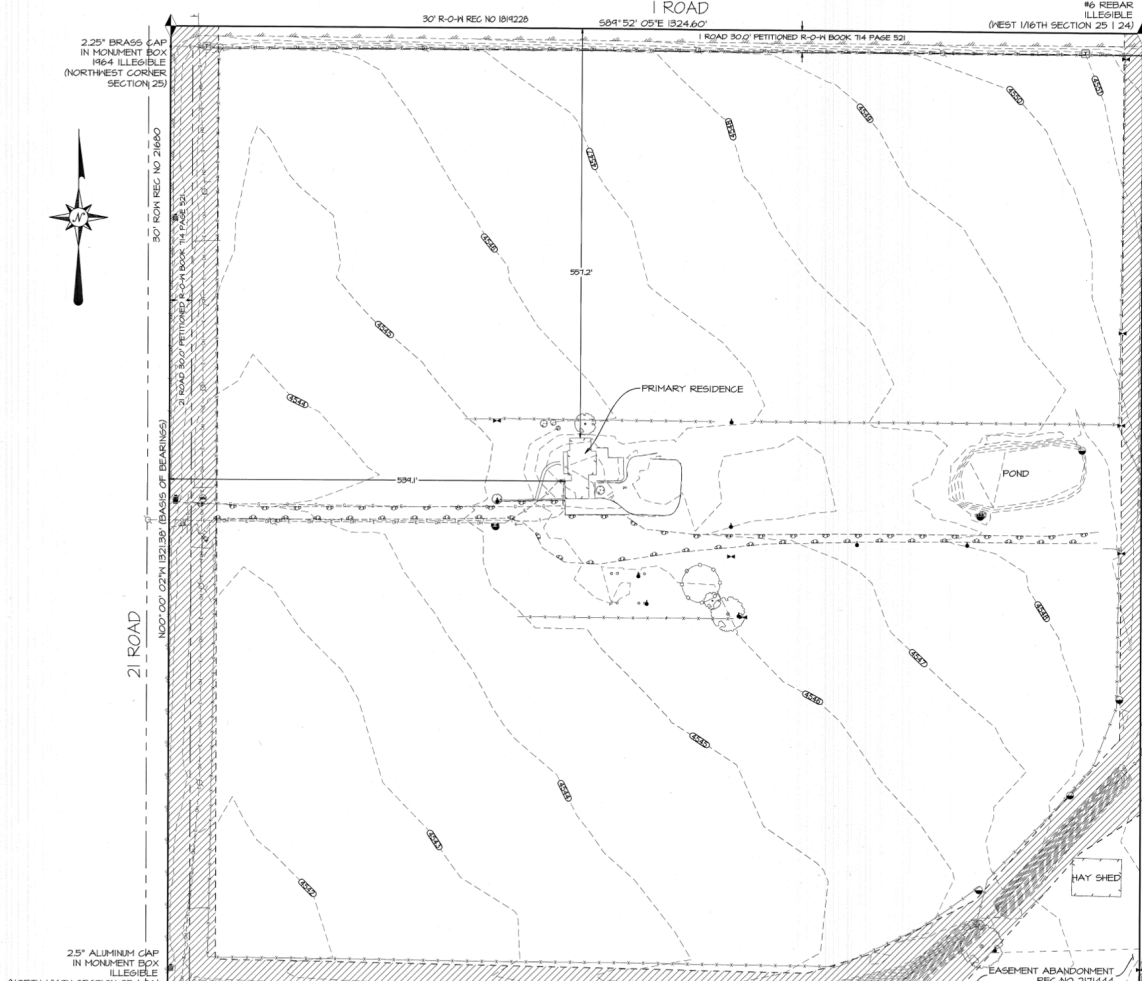
Adaptor ownership information was obtained from the City of Grand Junction 619 City Map on April 25, 2022. No certification to the accuracy of this data is made by the surveyor.

**REQUIRED CERTIFICATION**  
To Rob Mackenzie, and Land Title Guarantee Company and each of their respective successors and assigns:  
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Survey, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 19 and 11 of Table A thereof. The field work was completed on 20 April 2022.

This statement is not a guaranty, either expressed or implied.

**ABBREVIATIONS:**  
MCSM - MESA COUNTY SURVEY MONUMENT  
W.C. - WITNESS CORNER  
AC - ACRES  
N - NORTH  
E - EAST  
S - SOUTH  
W - WEST  
NO. - NUMBER  
PLS - PROFESSIONAL LAND SURVEYOR  
EL - ELEVATION  
R-O-W - RIGHT-OF-WAY  
REC - RECEPTION

Date: \_\_\_\_\_  
Alec K. Thomas, P.L.S. 36274  
470-241-4722  
(athomas@rcconsult.com)



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

2.25" ALUMINUM CAP IN MONUMENT BOX ILLISIBLE (NORTH 1/16TH SECTION 25 136)  
10' PSCO EASEMENT REC NO 2858653  
20' DRAINAGE EASEMENT REC NO 2871645  
20' DRAINAGE EASEMENT REC NO 2871645  
10' PSCO EASEMENT REC NO 2858652  
10' PSCO EASEMENT REC NO 2858666  
LOT 1 BROOKFIELD SHERIDANSON REC NO 2756060



**ALTA/NSPS LAND TITLE SURVEY**  
888 21 ROAD  
NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25,  
TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN

Sheet 1 of 1	Date: 02/24/2022	Job No: 2063-03
Drawn: ACT	Checked: BDM	
Drawing Name: 88821ROAD2022 888 21 ROAD NW/4 NW/4 SEC 25 T1N R2W UTM		
<b>RIVER CITY CONSULTANTS</b>		
215 Plikin Ave, Unit 201 Grand Junction, CO 81501 www.rcwest.com Phone: 970.241.4722 Fax: 970.241.8841		

DEPOSIT 6714-23

**- General Project Report –  
Rezone  
Monument Vistas Annexation & Zoning**

**881 21 Road  
Grand Junction, CO  
Tax Parcel No. 2697-252-00-002  
Owner(s): 4PF GZ Impact Land Fund LLC**

**January 22, 2026**

**A. Project Description:**

**Location:** The parcel is located on the southeast corner of 21 Road and I Road, at 888 21 Road.

**Acreage:** The parcel is approximately 39.97 acres.

**Proposed Use:** The applicant would like to rezone the parcel from County RSF-R (1 dwelling unit per 5 acres) to City RL-5 (3-5.5 dwelling units per acre) in conjunction with the Comprehensive Plan designation of Residential Low. Development is occurring at RL-4 and RL-5 densities directly to the east and southeast.

**B. Public Benefit**

The public benefits would be the addition of attainable housing in an area that is desirable and will extend utilities (sewer) at the expense of the developer, reducing the amount of additional City investment required and the burden on taxpayers. In the short term, construction of infrastructure and homes will contribute to the local economy.

**C. Neighborhood Meeting**

A neighborhood meeting was held via a Zoom meeting on January 20, 2026. A summary of the meeting is included with this submittal.

**D. Project Compliance, Compatibility, and Impact**

**1) Adopted plans and/or policies:**

The requested RL-5 zoning is an appropriate zone district for the Residential Low Category. The future development of the parcel at RL-5 zoning would be designed to be compliant with the Grand Junction Municipal code requirements. The project would

promote Plan Principle 3, Responsible and Managed Growth. The parcel is located in Tier 2 but is adjacent to Tier 1 development of the tiered growth managed areas.

**Principle 3, Responsible and Managed Growth;**

**Policy 1. Intensification and Tiered Growth.**

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

Response: The subject parcel is located in Tier 2 of the Urban Development boundary but is adjacent to Tier 1 development. Development of this parcel at a density designated by the Comprehensive Plan will allow for the extension of utilities (sewer) at the developer's expense, lessening the financial burden on both the city and taxpayers of the extension of services in this suburban area. This parcel is on the outskirts of the Tier 2 service level, which extends to I ½ Road, and the development of this project will further define the service area.

The parcel directly to the south has approval for a minor subdivision which will be recorded in the near future and is in process of a Comprehensive Plan Amendment with the goal of rezoning the north half to RL-5, leaving the southern half zoned industrial. This creates a more logical order of development from industrial to low density residential to rural development. The rezoning and annexation of this parcel will allow this parcel to participate with the parcel to the south working in tandem to extend sewer

**2) Land use in the surrounding area:**

Land use in the surrounding area includes:

AFT (county) to the north.

RSF-R (county) and RL-4 (city) to the east.

I-1 (city) and RL-5 (city) to the north.

AFT/Buffer Zone (county) to the west.

**3) Site access and traffic patterns:**

The parcel has direct access to 21 Road, which provides direct access to Hwy 6 & 50 to the south. Hwy 6 & 50 provides access to services and recreation (Canyon View Park) along the 24 Road and Patterson Road corridors in proximity to the southeast and continues southeast along Hwy 6 & 50. The annexation and zoning request will have no effect on existing traffic patterns.

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

The subject parcel is or will be served by the following:  
Ute Water  
City of Grand Junction Sewer (once annexed and zoned)  
Xcel Energy (gas)  
Grand Valley Power (electric)  
Grand Valley Irrigation Company  
Grand Valley Drainage District  
City of Grand Junction Fire – Station 3 (once annexed and zoned)  
Charter/Spectrum (Cable)  
CenturyLink/Lumen (Phone)

All utilities exist to the subject parcel, with the exception of sewer, which will be extended upon annexation/zoning/development. A Fire Flow Form will be obtained when a development application is made to indicate the proximity of fire hydrants.

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

There will be no special or unusual demands on utilities as a result of the annexation and zoning.

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

Annexation and zoning will have no adverse effect on public facilities.

**7) Hours of operation:**

N/A for annexation and zoning, but future use will be typical of residential development.

**8) Number of employees:**

This criterion is not applicable for this submittal.

**9) Signage:**

This criterion is not applicable for this submittal.

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

This criterion is not applicable for this submittal.

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

None are anticipated.

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

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

**(i) The application complies with all provisions of this code;**

The request is in compliance with the zoning and development code.

**(ii) The application is consistent with the Comprehensive Plan;**

The requested zoning of RL-5 is consistent with the Comprehensive Plan and surrounding development.

**(iii) The application complies with any other approvals on the property;**

There are no prior approvals associated with the parcel.

**(iv) The application complies with or will comply with other City, state, and federal regulations;**

Not applicable to this request.

**(v) The property is not subject to a pending notice of violation or legal action as a result of a violation of any federal, state county, or city land use law or administrative rule.**

None of these conditions exist with regards to this project.

**(iv) Public facilities and utilities shall be available concurrently with the development.**

All public facilities and utilities will be available, concurrently with the annexation and zoning request.

**Section 21.02.050 (c)(4) Review Criteria for Annexation:**

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

*The annexation meets the 1/6<sup>th</sup> contiguity requirements with city limits.*

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

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

The proposed zoning of RL-5 implements the Comprehensive Plan designation of Residential Low.

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

Single family residential development is consistent with the RL-5 zone district.

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

The annexation and zoning of the parcel would actually facilitate eligibility of surrounding, adjacent parcels that want to annex and develop within city limits. No variances or exceptions would need to be granted if adjacent land is annexed and developed.

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

There are no preexisting vested property rights associated with this parcel but the landowner waives these rights.

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

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

The requested RL-5 zoning is consistent with the Residential Low future land use designation. The Residential Low designation is appropriate for RL-4 and RL-5 zone districts.

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

The rezone request and subsequent development at RL-5 standards will allow better use of this underutilized parcel and is consistent with surrounding development to the east and southeast.

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

The community will derive benefits from the addition of attainable housing in a desirable part of Grand Junction. The eventual development of the parcel would extend services (sewer) and make better use of existing infrastructure (domestic water). The eventual construction of infrastructure and subsequent housing would provide local jobs and contribute money to the local economy in the short term.

## **F. Development Schedule**

This criterion is not applicable for this submittal.

**Summary – 881 21 Road Annexation & Zoning – Public Comment Meeting  
Tuesday, January 20<sup>th</sup>, VIA Zoom at 5:30 PM**

**There were 11 attendees, including Tracy States, Project Coordinator with River City Consultants, Inc. and Thomas Lloyd, Planning Manager with the City of Grand Junction**

**Residential Development Annexation Proposal**

Tracy presented a project to annex and rezone a 39.97-acre property located at 888 21 Road, requesting annexation into the City of Grand Junction and implementing a residential low designation with RL-5 zoning. Thomas Lloyd, the Planning Manager for the City of Grand Junction, was present to answer technical questions. A resident expressed concerns about formal protesting options, as they live across the street and fear the development will impact road infrastructure. Tracy explained that protests/comments can be made during the upcoming public hearings with the planning commission and city council.

**Annexation Notice Process Discussion**

The meeting discussed the process for notifying residents about upcoming meetings regarding annexation and zoning changes. Tracy explained that postcards would be sent out by the city, with a 10-day advance notice required by code to surrounding properties within 500'. The discussion also covered the potential impact of the development on local streets. Tracy clarified that a separate administrative application process for the subdivision will be made regarding the subdivision of the parcel and another neighborhood information meeting will be held once a plan is created. Required investigations, such as traffic studies and drainage could be required.

**Persigo Annexation Agreement Discussion**

The meeting focused on the Persigo agreement between the city and county, which requires annexation into the city for certain levels of development to avoid duplication of services. Thomas clarified that the agreement was negotiated in 1997 and is not being forced by the city alone, but both parties must adhere to it. Shawn expressed concerns about the inability to tap into sewer lines and the challenges of developing their property due to the agreement, while Thomas acknowledged these issues but emphasized the importance of following the existing agreement.

**Groundwater Challenges in Sewer Project**

The group discussed concerns about groundwater issues affecting sewer installation and drainage in the area, with Dee highlighting multiple cave-ins and safety problems during sewer line digging in 21 ½ Road. Residents stated they did not want to be annexed. Tracy

explained that annexation is only triggered if the property owner(s) wish to develop their property, and both Planning Commission and City Council hearings would be held to allow public input. The discussion concluded with Tracy outlining the process for project approval, including neighborhood meetings and website information availability.

### **Rural Annexation and Zoning Concerns**





















The meeting focused on concerns regarding annexation and zoning changes in a rural area. One of the attendees stated that the current zoning allows for one house per five acres, with farm animals permitted. Tracy confirmed and clarified that annexation into the city of Grand Junction is required to create additional lots. The group discussed the need for broader community notification, with Dee suggesting that the neighborhood take responsibility for extending notifications beyond the current 500' requirement. Tracy provided an update on the timeline for the annexation process, noting that it could take several months before public hearings are scheduled.

**With no new discussion, the meeting adjourned at 6:00 PM**

zm Participants (11)

Find a participant

**Joined (11)**

- TS** Tracy States (Host, me)  
- M** Michelle  
-  16618601964 
-  17208549086 
- RM** read.ai meeting notes 
- DI** Dee's iphone  
- K** Klewein's  
- LK** Louise Kuipers  
- MW** Matthew Welch  
- ST** Shawn Tammy Edinger 
- TL** Thomas Lloyd  

**Not joined (4)**

Invite Mute all ...

4PF GZ IMPACT LAND FUND LLC  
PATRICK VAHEY  
1555 BLAKE ST STE 210  
DENVER CO 80202

AUSTIN JEFFREY B  
AUSTIN MELANIE M  
893 21 RD  
FRUITA CO 81521

BABCOCK JAMES C  
883 CANYON BROOK ST  
GRAND JUNCTION CO 81505

BALLEWEG JEREMY  
BALLEWEG MELANIE  
2130 BLOOMFIELD AVE  
GRAND JUNCTION CO 81505

BERGER JAMES LEO  
BERGER LINDA SUE  
2126 SLOPE CREEK AVE  
GRAND JUNCTION CO 81505

BLAIR RONALD JOHN  
BLAIR CHERYL A  
863 21 RD  
FRUITA CO 81521

BROOKFIELD FILING 3 & 4 LLC  
BROOKFIELD MIXED USE 35 LLC  
1111 S 7TH ST  
GRAND JUNCTION CO 81501

BROOKFIELD NORTH HOMEOWNERS  
ASSOCIATION  
591 25 RD UNIT B1  
GRAND JUNCTION CO 81505

BROOKFIELD SOUTH RESIDENTIAL  
HOA INC  
2571 I 1/2 RD  
GRAND JUNCTION CO 81505

CADWELL JOHN  
GLASSER STEVEN  
887 CANYON BROOK ST  
GRAND JUNCTION CO 81505

CAROL L TODD LIVING TRUST DATED  
DEC 10 2013  
2096 I RD  
FRUITA CO 81521

CHISM TROY D  
CHISM DANIELLE R  
779 FOXFIRE CT  
GRAND JUNCTION CO 81505

CITY OF GRAND JUNCTION  
THOMAS LLOYD  
250 N 5TH ST  
GRAND JUNCTION CO 81501

COMPTON RICHLYN L  
2130 TIMMERLAND AVE  
GRAND JUNCTION CO 81505

DIMMICK ORRIN  
DIMMICK STEPHANIE  
2128 SLOPE CREEK AVE  
GRAND JUNCTION CO 81505

DRP BOOKBINDER MULTISTATE LLC  
1100 W TRAVERSE PKWY UNIT 300  
LEHI UT 84043

EDINGER TAMMY S  
EDINGER SHAWN H  
889 21 1/2 RD  
GRAND JUNCTION CO 81505

EDWARDS PATRICK T  
EDWARDS LINDA J  
891 21 RD  
FRUITA CO 81521

FRARY MICHAEL LADD  
FRARY CHLOANN MICHELLE  
825 SULPHUR CREEK RD  
MEEKER CO 81641

GRAHAM BRITTANY  
2125 BLOOMFIELD AVE  
GRAND JUNCTION CO 81505

HERNANDEZ JESUS M  
HERNANDEZ MARTHA E  
875 21 RD  
FRUITA CO 81521

HICKMAN LINDA S  
2126 I RD  
GRAND JUNCTION CO 81505

HIRSCH SKYLER  
BOWNS TAYLOR  
2133 TIMMERLAND AVE  
GRAND JUNCTION CO 81505

IRIZARI MELANIE  
GLASSBURN TIMOTHY M & DENISE  
2128 BLOOMFIELD AVE  
GRAND JUNCTION CO 81505

JOHNSON STEPHEN ANTHONY  
JOHNSON LISA ANN  
2126 BLOOMFIELD AVE  
GRAND JUNCTION CO 81505

KARREN MAXWELL  
NETZAHUALCOYOTL  
KARREN KIMBERLY ANN  
2129 TIMMERLAND AVE  
GRAND JUNCTION CO 81505

KEITH B EGAN & PAULA M EGAN  
REVOCABLE TRUST  
2134 MOON BEAM PL  
GRAND JUNCTION CO 81505

KINGSLEY STEPHANIE  
POLA GREG W  
2134 SLOPE CREEK AVE  
GRAND JUNCTION CO 81505

KLEEWEIN JASON A  
KLEEWEIN CATHERINE A PAYTON  
2125 I RD  
GRAND JUNCTION CO 81505

KUIPERS LOUISE E  
NOLAN JAMES A  
2131 TIMMERLAND AVE  
GRAND JUNCTION CO 81505

LANNAN JOHN R III  
LANNAN SOPHIA W  
2128 TIMMERLAND AVE  
GRAND JUNCTION CO 81505

MANTHEI ROWAN JURGENS  
101 RAINBOW DR UNIT 4928  
LIVINGSTON TX 77399

MEEKS ASHLEIGH K H  
MEEKS SAMUEL E P  
2126 TIMMERLAND AVE  
GRAND JUNCTION CO 81505

MILES TRUST DATED MAR 26 2008  
12014 RD 42  
MANCOS CO 81328

OLIN NICOLE  
OLIN JEFFREY  
2127 BLOOMFIELD AVE  
GRAND JUNCTION CO 81505

OTTMAN JASON  
OTTMAN AMANDA  
895 21 RD  
FRUITA CO 81521

PEACOCK KELLY L  
PEACOCK KIMBERLY E  
2131 BLOOMFIELD AVE  
GRAND JUNCTION CO 81505

PLUNK RALPH R JR  
PLUNK KATHY F  
2132 SLOPE CREEK AVE  
GRAND JUNCTION CO 81505

POLLARD STEPHEN  
BURNS MEGAN  
2132 BLOOMFIELD AVE  
GRAND JUNCTION CO 81505

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

SENERGY BUILDERS  
DARIN CAREI  
1111 S 7TH ST  
GRAND JUNCTION CO 81501

SMELSER MATTHEW R  
SMELSER CHELSEY M  
2116 I RD  
GRAND JUNCTION CO 81505

SMITH CAITLIN  
879 CANYON BROOK ST  
GRAND JUNCTION CO 81505

TRUSCOTT BRIEN L  
HORNE VICTORIA A  
2129 BLOOMFIELD AVE  
GRAND JUNCTION CO 81505

WALT LINDSEY  
CISAR DEVON J  
881 CANYON BROOK ST  
GRAND JUNCTION CO 81505

WELCH MATT  
WELCH AUNA  
885 CANYON BROOK ST  
GRAND JUNCTION CO 81505

WHETSTONE DUSTIN E  
PO BOX 2787  
GRAND JUNCTION CO 81502

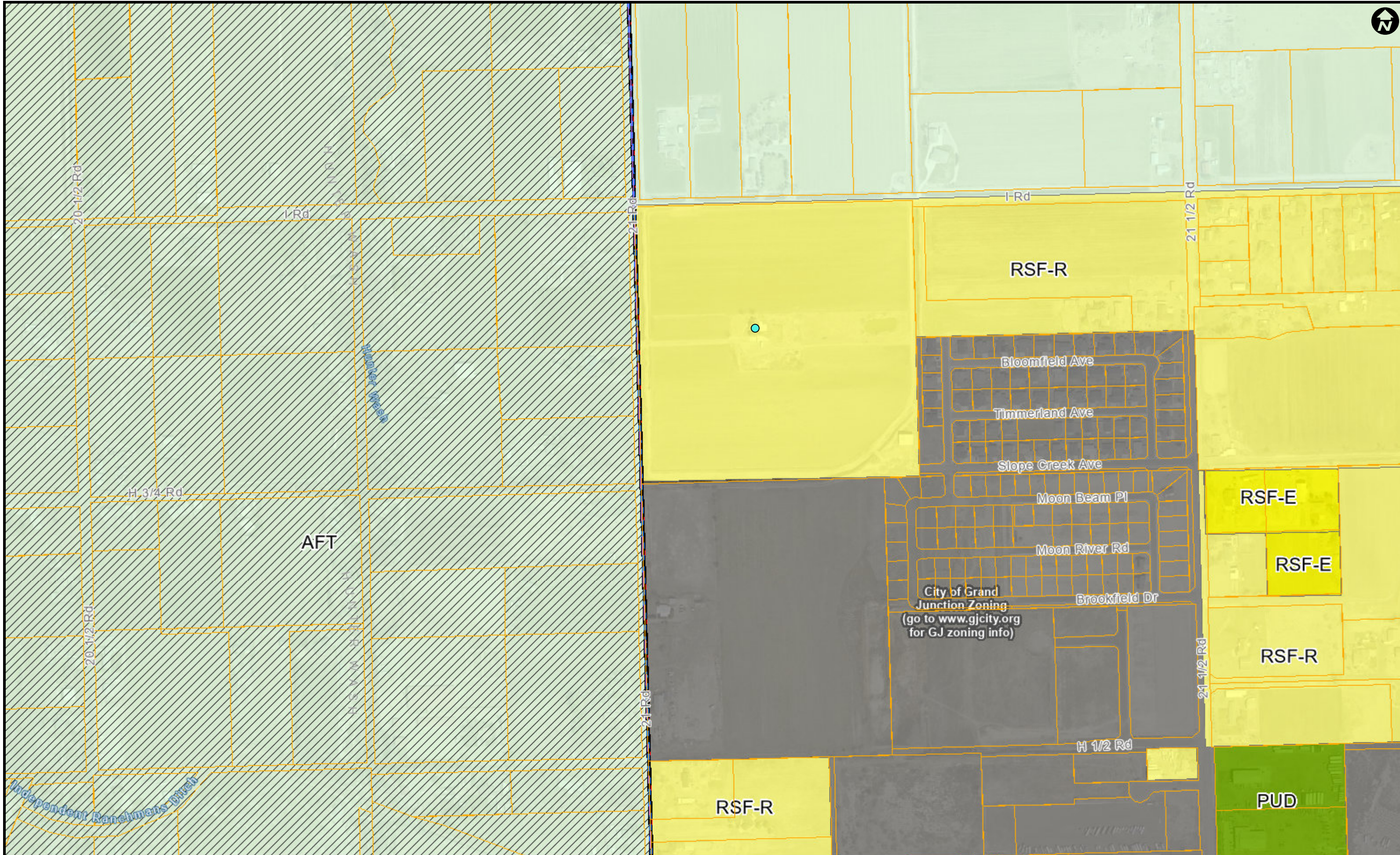
WRIGHT MARTIN E  
WRIGHT ADRIANE M  
2135 MOON BEAM PL  
GRAND JUNCTION CO 81505

YENTER REX A  
YENTER DIETRA F  
2102 I RD  
GRAND JUNCTION CO 81505

# Location Map

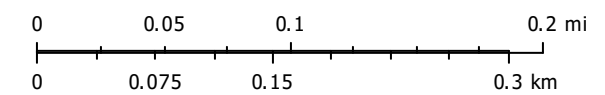


Printed: 1/20/2026  
1 inch equals 0 miles  
Scale: 1:4,315



The Geographic Information System (GIS) and its components are designed as a source of reference for answering inquiries, for planning and for modeling. GIS is not intended or does not replace legal description information in the chain of title and other information contained in official government records such as the County Clerk and Recorder's office or the courts. In addition, the representations of location in this GIS cannot be substituted for actual legal surveys. The information contained herein is believed accurate and suitable for the limited uses, and subject to the limitations, set forth above. Mesa County makes no warranty as to the accuracy or suitability of any information contained herein. Users assume all risk and responsibility for any and all damages, including consequential damages, which may flow from the user's use of this information.

### Existing County Zoning



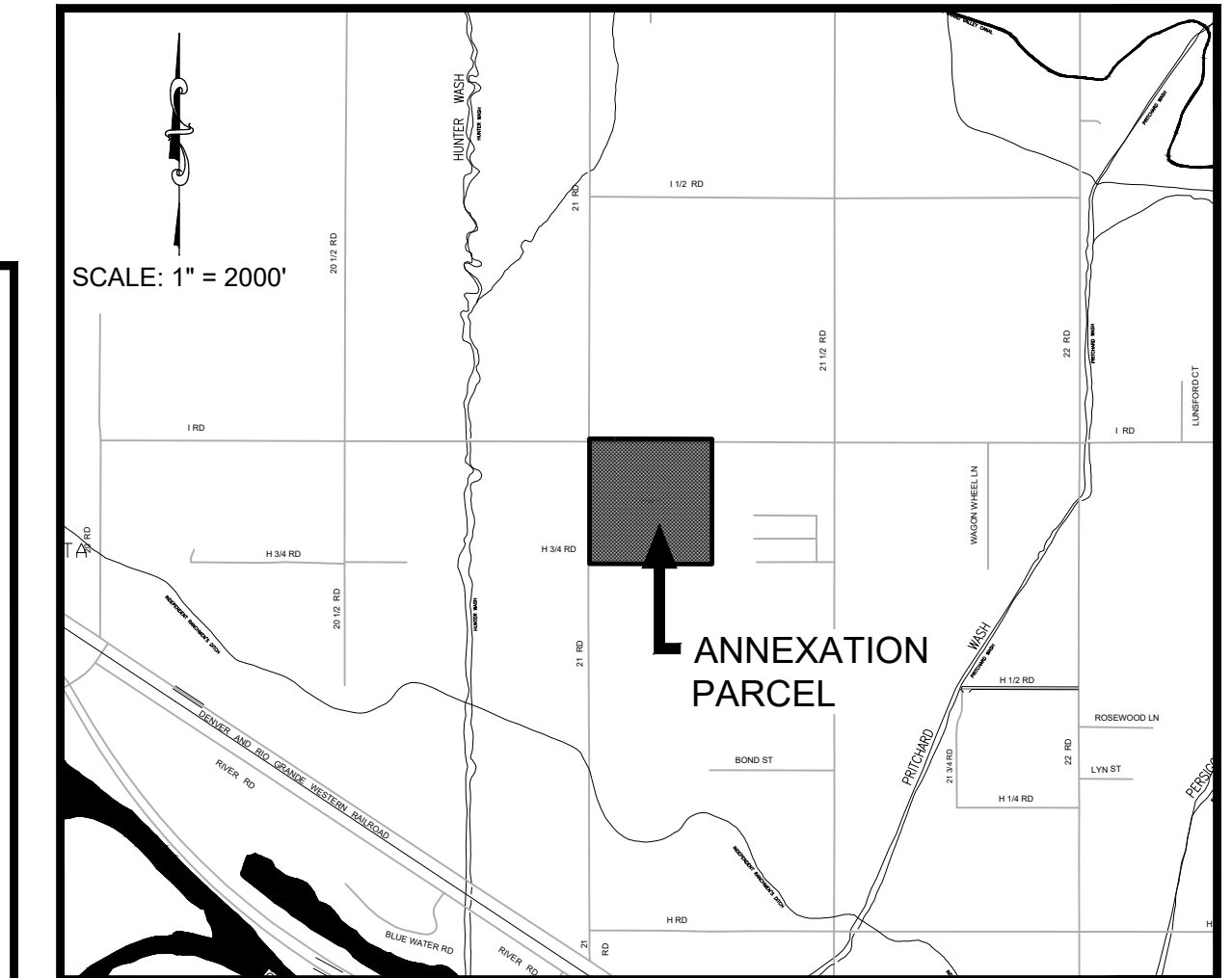
# Comprehensive Plan (Future Land Use)



Printed: 1/20/2026  
1 inch equals 0 miles  
Scale: 1:4,315

# MONUMENT VISTAS ANNEXATION

NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25 and the  
SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN



SITE LOCATION MAP

### LEGAL DESCRIPTION

A parcel of land described in a deed filed at Reception Number 3065623 and a portion of the right of way dedicated on Quarter Circle Ranch Simple Land Division same as recorded at Reception Number 1819228, located in the Northwest Quarter of the Northwest Quarter (NW1/4NW1/4) of Section 25 and the Southwest Quarter of the Southwest Quarter (SW1/4SW1/4) of Section 24, Township 1 North, Range 2 West, Ute Meridian, Mesa County, Colorado being more particularly described as follows:

Beginning at the Southwest corner of said NW1/4NW1/4 of Section 25 whence the Northwest corner of said Section 25 bears N00°00'02"E based on the Mesa County Local Coordinate System, GVA with all bearings contained herein relative thereto; thence N00°00'02"E a distance of 1321.38 feet to said Northwest corner of Section 25; thence N00°08'50"E along the west line of said Southwest Quarter of Southwest Quarter (SW1/4SW1/4) of Section 24 30.00 feet to the north line of the 1 Road Right of Way dedicated on said Quarter Circle Ranch Simple Land Division; thence S89°52'05"E along said north Right of Way line a distance of 1324.58 feet to a point on the east line of said SW1/4SW1/4 of Section 24; thence S00°06'34"W along said east line a distance of 30.00 feet to the Northeast corner of said NW1/4NW1/4 of Section 25; thence S00°00'23"W a distance of 1321.24 feet along the east line of said NW1/4NW1/4 a portion of said east line being the west boundary of Northwest GJ Annexation No. 2 (Ordinance Number 4333) to the Southeast corner of said NW1/4NW1/4 of Section 25; thence N89°52'27"W a distance of 1324.44 feet along the south line of said NW1/4NW1/4 of Section 25 a portion of said south line being a portion of the north line of Northwest GJ Annexation No. 1 (Ordinance Number 4332) and the north line of Kapushion Annexation No. 3 (Ordinance Number 4330) to the Point of Beginning.

Said parcel contains 41.09 Acres (1,789,835 Square Feet) more or less, as described.

### AREAS OF ANNEXATION

ANNEXATION PERIMETER	5,351.64 FT.
CONTIGUOUS PERIMETER	1,985.04 FT.
AREA IN SQUARE FEET	1,789,835 FT <sup>2</sup>
AREA IN ACRES	41.09 AC.
AREA WITHIN R.O.W.	118,217 SQ. FT. 2.71 AC.
AREA WITHIN DEEDED R.O.W.	39,738 SQ. FT. 0.91 AC.

### LEGEND

ANNEXATION BOUNDARY	
ANNEXATION AREA	
EXISTING CITY LIMITS	
EXISTING PARCEL LINE	
EXISTING R.O.W. LINE	
EXISTING SECTION LINE	

### SURVEY ABBREVIATIONS

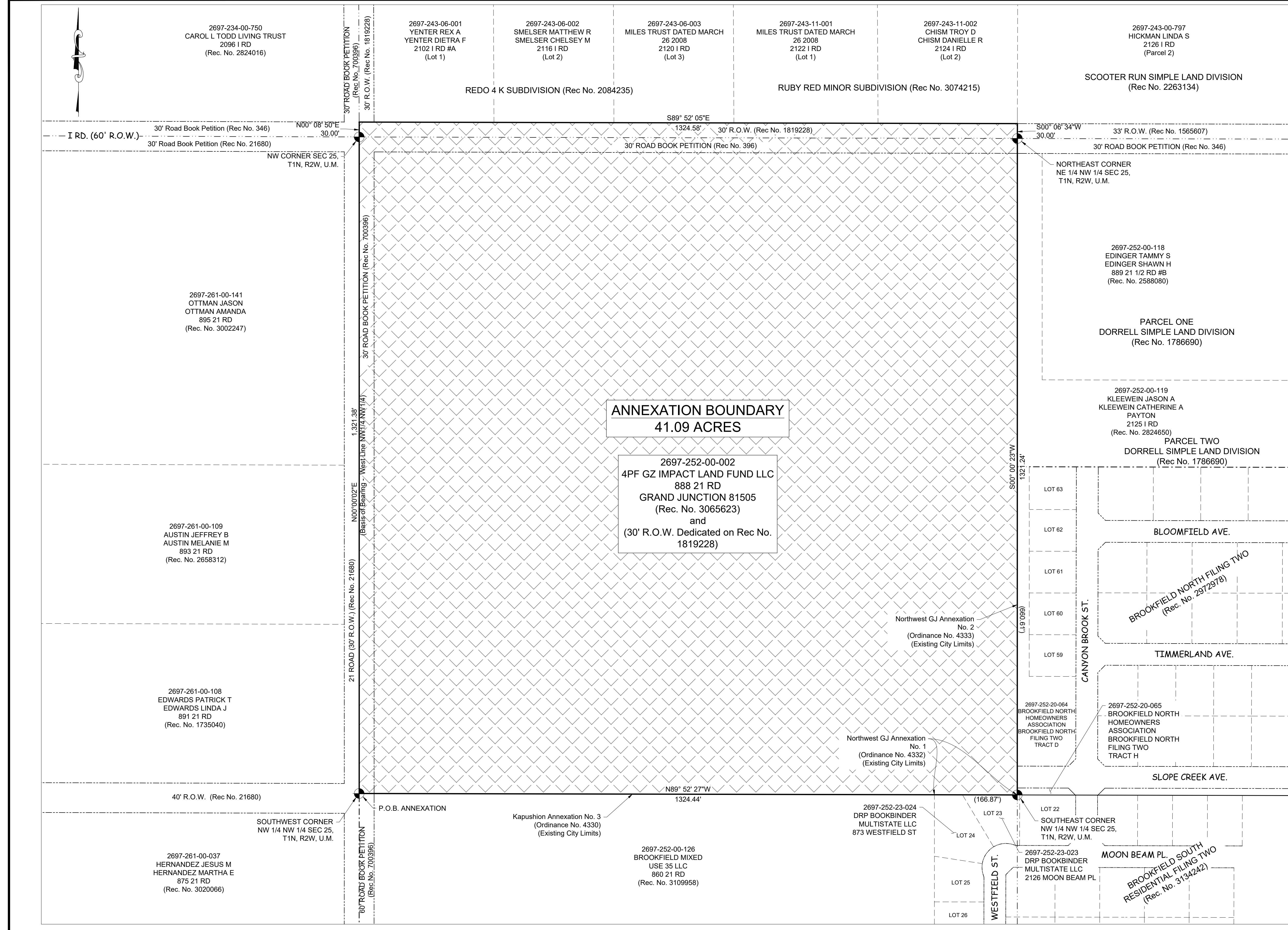
P.O.C.	POINT OF COMMENCEMENT	SQ. FT.	SQUARE FEET
P.O.B.	POINT OF BEGINNING	U.M.	UTE MERIDIAN
R.O.W.	RIGHT OF WAY	NO.	NUMBER
SEC	SECTION	REC.	RECEPTION
T	TOWNSHIP	AC.	ACRES
R	RANGE		

ORDINANCE NO. X

EFFECTIVE DATE X

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

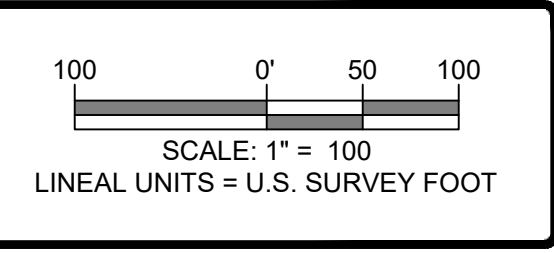


THIS IS NOT A BOUNDARY SURVEY

C:\Data\SURVEY\Annexations\2026\Monument Vistas CAD\Monument Vistas Annexation Boundary DJM 2-18-26.DWG - PLOTTED 2026-03-13

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

DRAWN BY: DJM DATE: 03/13/2026  
REVIEWED BY: RBP DATE: 03/13/2026  
CHECKED BY: ABL DATE: 03/13/2026  
APPROVED BY: RBP DATE: 03/13/2026

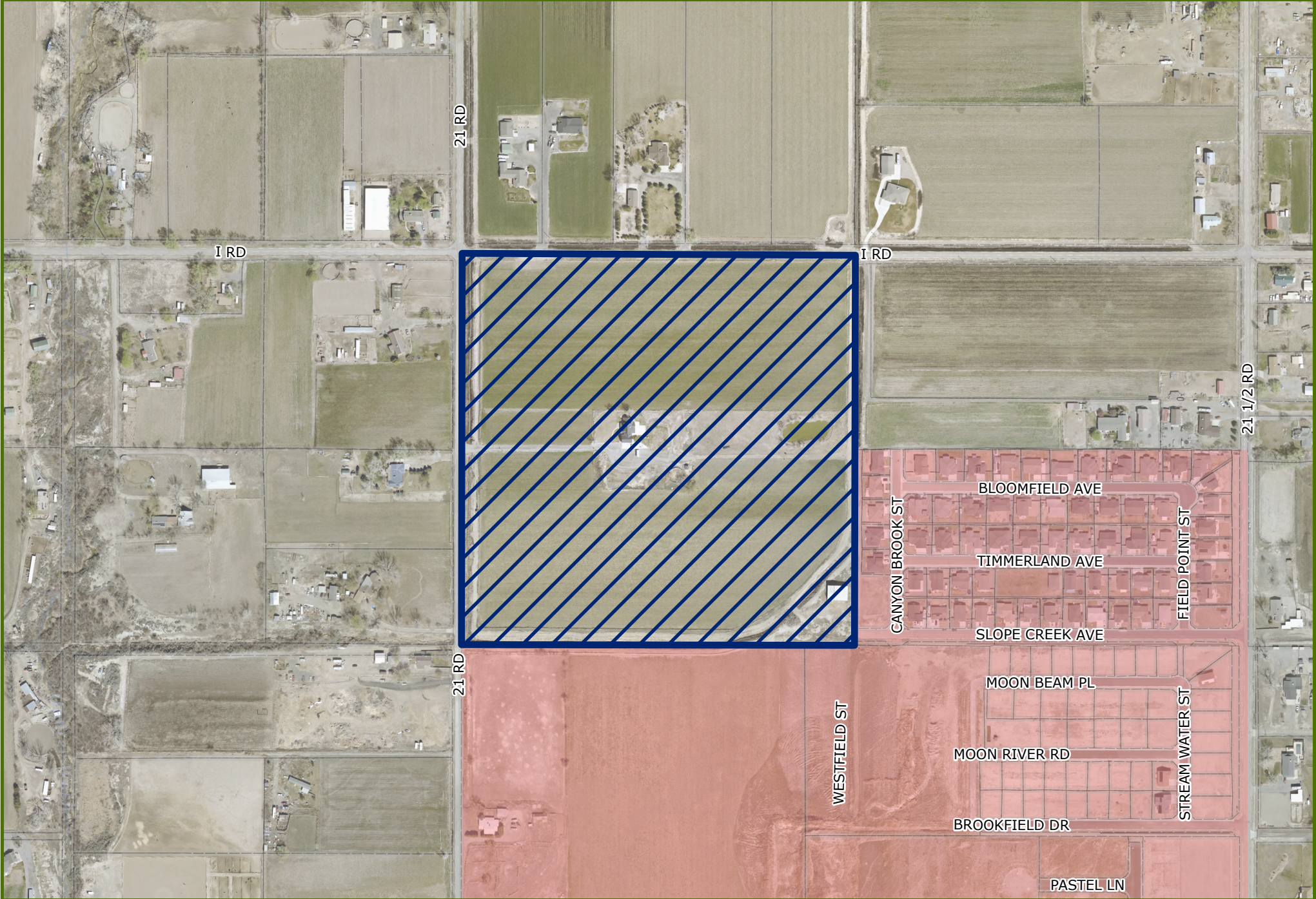


Engineering & Transportation  
Department  
244 North 7th Street - Grand Junction, CO. 81501

MONUMENT VISTAS ANNEXATION  
NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25 and the  
SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24,  
TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN

MONUMENT VISTAS ANNEXATION SCHEDULE			
<b>May 20</b>	Referral of Petition, Intro Proposed Ordinance, Exercise Land Use		
<b>June 23</b>	Planning Commission Considers Zone of Annexation		
<b>July 1</b>	City Council Intro Proposed Zoning Ordinance		
<b>July 15</b>	City Council Accept Petition/Annex and Zoning Public Hearing		
<b>August 17</b>	Effective date of Annexation and Zoning		
ANNEXATION SUMMARY			
File Number	ANX-2026-47		
Location(s)	888 21 Road		
Tax ID Number(s)	2697-252-00-002		
Number of Parcel(s)	1		
Existing Population	1 Family		
Number of existing Dwelling Units	1		
Acres Land Annexed	39.97		
Developable Acres Remaining	39.97		
Right-of-way in Annexation	N/A		
Previous County Zoning	RSF-R		
Proposed City Zoning	RL-5		
Surrounding Zoning:	North:	County AFT	
	South:	City I-1 and RL-5	
	East:	City RL-4 and County RSF-R	
	West:	County AFT	
Current Land Use	Single Family/Agricultural		
Proposed Land Use	Residential		
Surrounding Land Use:	North:	Single Family Residential/Agricultural	
	South:	Single Family Residential/Agricultural	
	East:	Residential Low; Vacant Industrial	
	West:	Single Family Residential/Agricultural	
Comprehensive Plan Designation:	Residential Low		
Retailers within Annexation boundary	Yes:		No: X
If yes, provide Name/Address/Phone Number			
Values:	Assessed	\$60,890 (School) \$55,710 (Non-School)	
	Actual	\$703,810	
Address Ranges			
Special Districts:	Water	Ute Water	
	Sewer	Persigo	
	Fire	Lower Valley Fire	
	Irrigation/Drainage	Grand Valley Drainage District	
	School	School District 51	
	Pest	Grand River Mosquito Control District	

# Monument Vistas Annexation

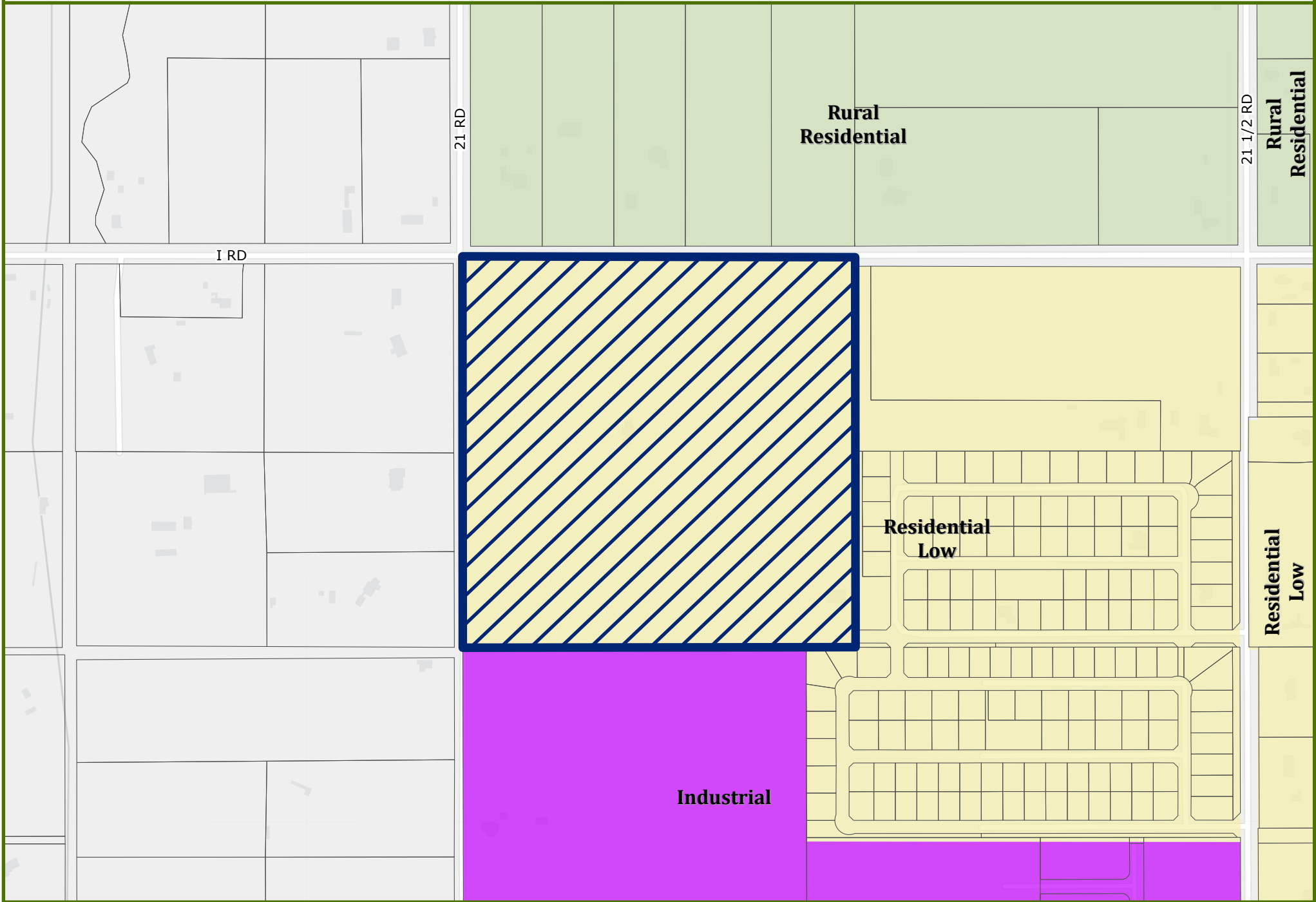


0 125 250 500 Feet

 Annexation Site

 City Limits

# Monument Vistas Annexation - Land Use



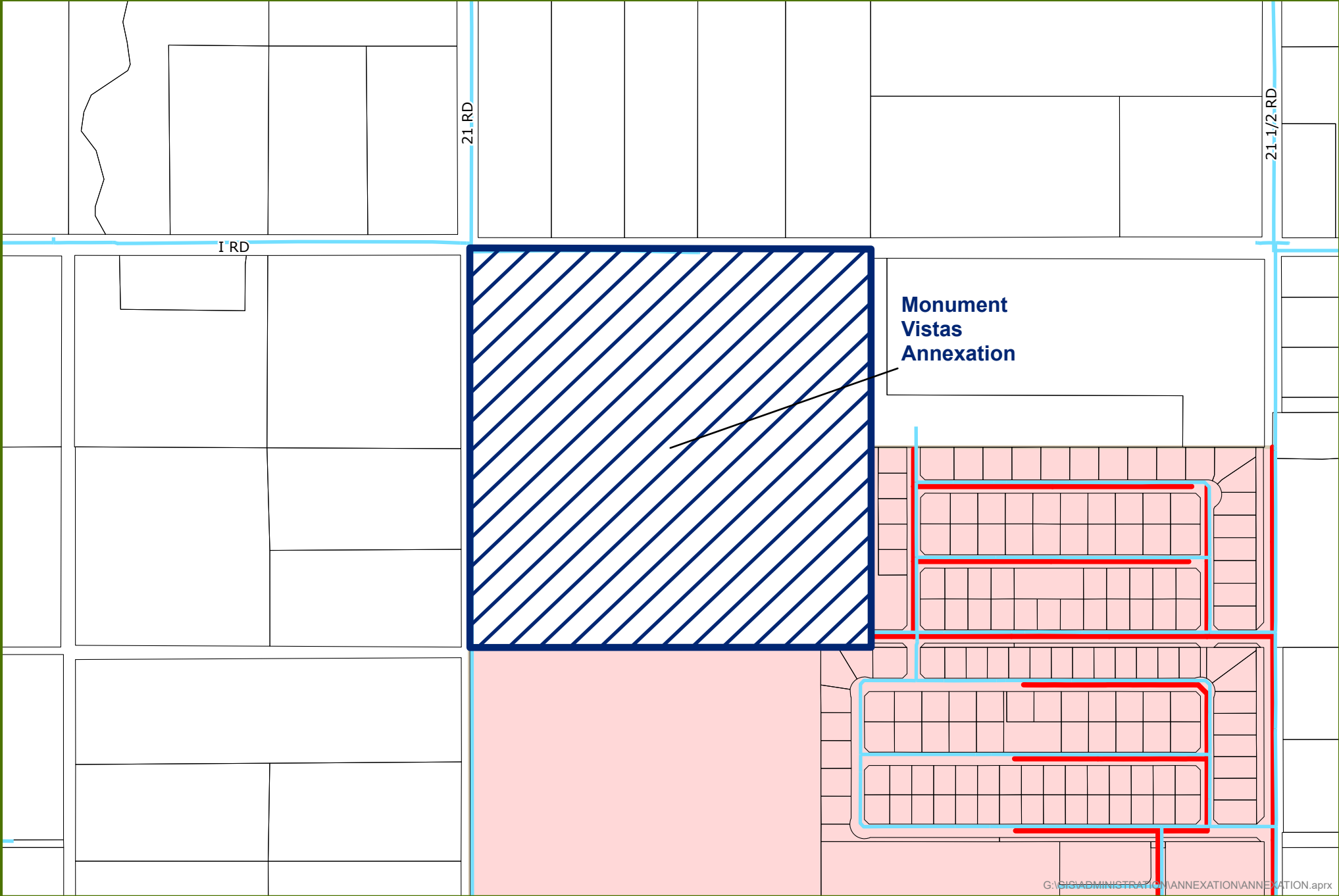
0 125 250 500 Feet

 Annexation Site  
Packet Page 62

Date Created: 4/6/2026



# Monument Vistas Annexation - Utilities



Monument Vistas Annexation

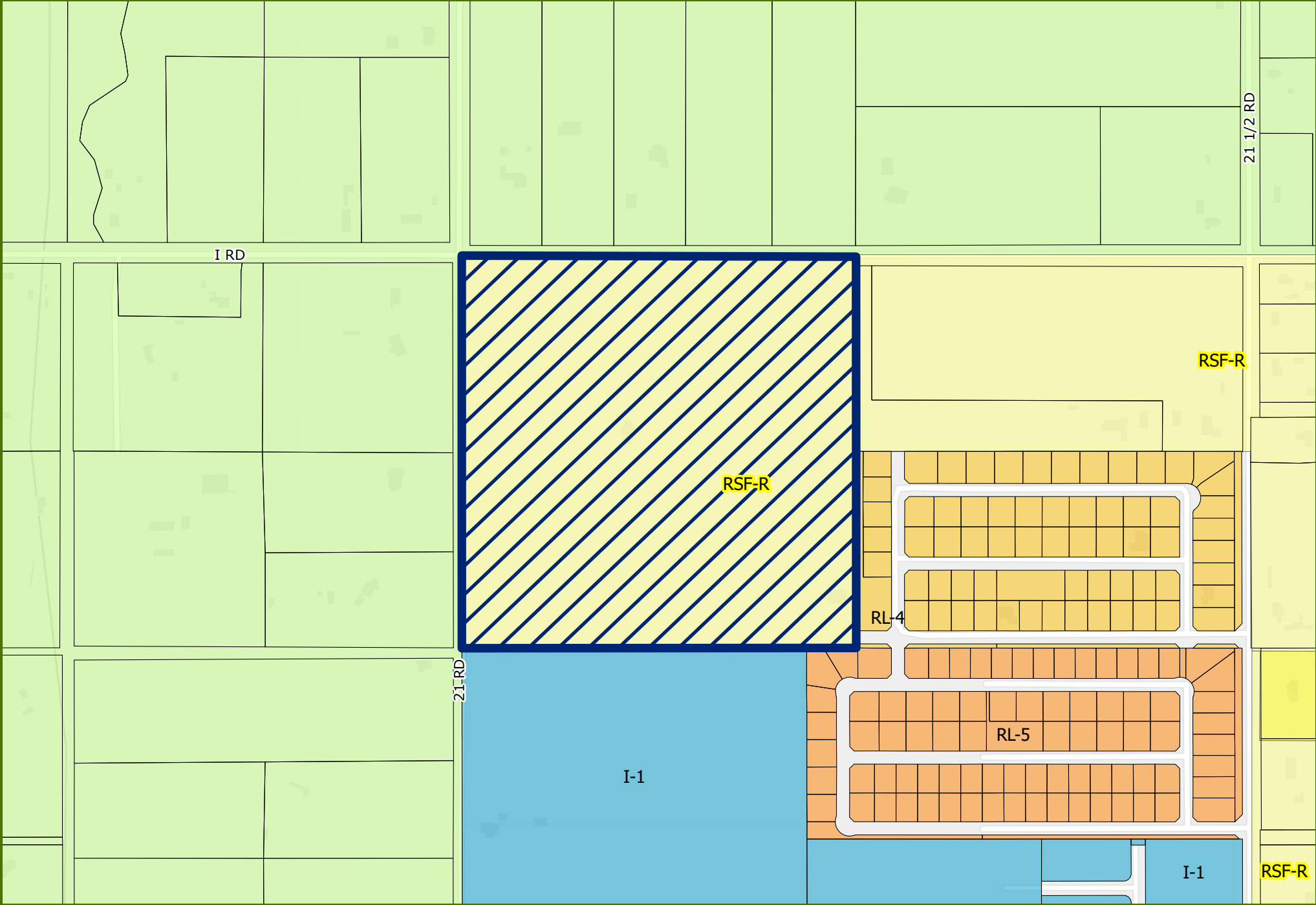
G:\SIG\ADMINISTRATION\ANNEXATION\ANNEXATION.aprx



0 250 500 Feet

— UTE WATER — SEWER

# Monument Vistas Annexation - Zoning



0 125 250 500 Feet



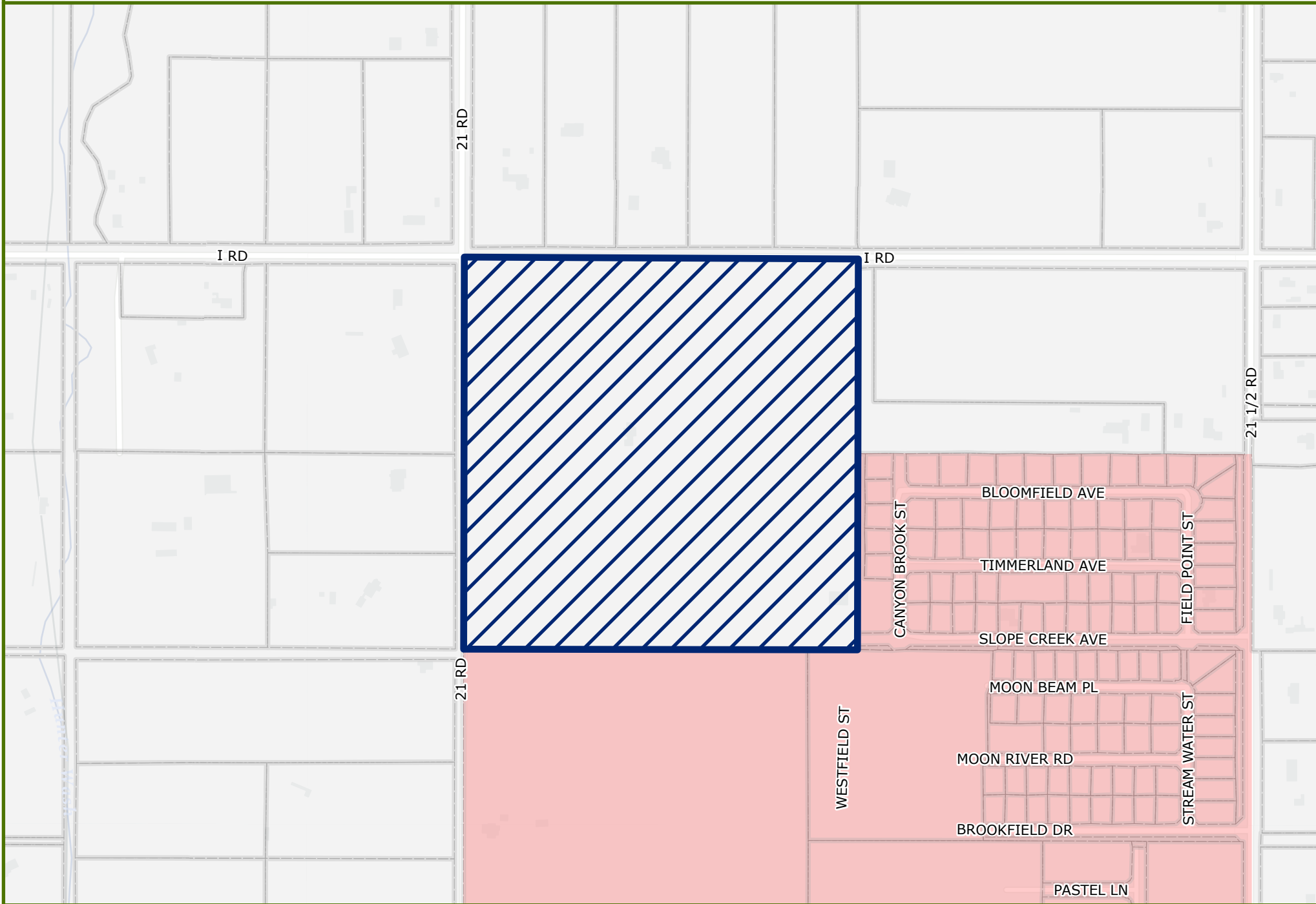
Annexation City Zoning

County Zoning

Date Created: 4/6/2026



# Monument Vistas Annexation



0 125 250 500 Feet



 Annexation Site

 City Limits

**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 20<sup>th</sup> day of May, 2026, the following Resolution was adopted:

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. XX-26**

**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**

**MONUMENT VISTAS  
ANNEXATION**

**APPROXIMATELY 41.09  
ACRES  
LOCATED AT 888 21 ROAD**

WHEREAS, on the 20<sup>th</sup> day of May, 2026, 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:

**MONUMENT VISTAS ANNEXATION**

A parcel of land described in a deed filed at Reception Number 3065623 and a portion of the right of way dedicated on Quarter Circle Ranch Simple Land Division same as recorded at Reception Number 1819228, located in the Northwest Quarter of the Northwest Quarter (NW1/4NW1/4) of Section 25 and the Southwest Quarter of the Southwest Quarter (SW1/4SW1/4) of Section 24, Township 1 North, Range 2 West, Ute Meridian, Mesa County, Colorado being more particularly described as follows:

Beginning at the Southwest corner of said NW1/4NW1/4 of Section 25 whence the Northwest corner of said Section 25 bears N00°00'02"E based on the Mesa County Local Coordinate System, GVA with all bearings contained herein relative thereto; thence N00°00'02"E a distance of 1321.38 feet to said Northwest corner of Section 25; thence N00°08'50"E along the west line of said Southwest Quarter of Southwest Quarter (SW1/4SW1/4) of Section 24 30.00 feet to the north line of the I Road Right of Way dedicated on said Quarter Circle Ranch Simple Land Division; thence S89°52'05"E along said north Right of Way line a distance of 1324.58 feet to a point on the east line of said SW1/4SW1/4 of Section 24; thence S00°06'34"W along said east line a distance of 30.00 feet to the Northeast corner of said NW1/4NW1/4 of Section 25; thence S00°00'23"W a distance of 1321.24 feet along the east line of said NW1/4NW1/4 a portion of said east line being the west boundary of Northwest GJ Annexation No. 2 (Ordinance Number 4333) to the Southeast corner of said NW1/4NW1/4 of Section 25;

thence N89°52'27"W a distance of 1324.44 feet along the south line of said NW1/4NW1/4 of Section 25 a portion of said south line being a portion of the north line of Northwest GJ Annexation No. 1 (Ordinance Number 4332) and the north line of Kapushion Annexation No. 3 (Ordinance Number 4330) to the Point of Beginning.

Said parcel contains 41.09 Acres (1,789,835 Square Feet) more or less, as described

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 15<sup>th</sup> day of July, 2026, in the City Hall auditorium, located at 250 North 5<sup>th</sup> 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 20<sup>th</sup> day of May, 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><b>DATES PUBLISHED</b></i>
<b>May 23<sup>rd</sup>, 2026</b>
<b>May 30<sup>th</sup>, 2026</b>
<b>June 6<sup>th</sup>, 2026</b>
<b>June 13<sup>th</sup>, 2026</b>

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. XXXX**

**AN ORDINANCE ANNEXING TERRITORY TO THE  
CITY OF GRAND JUNCTION, COLORADO  
MONUMENT VISTAS ANNEXATION**

**LOCATED AT 888 21 ROAD  
APPROXIMATELY 41.09 ACRES**

**WHEREAS**, on the 20<sup>th</sup> day of May, 2026, 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 15<sup>th</sup> day of July, 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 territory situated in Mesa County, Colorado, and described to wit:

A parcel of land described in a deed filed at Reception Number 3065623 and a portion of the right of way dedicated on Quarter Circle Ranch Simple Land Division same as recorded at Reception Number 1819228, located in the Northwest Quarter of the Northwest Quarter (NW1/4NW1/4) of Section 25 and the Southwest Quarter of the Southwest Quarter (SW1/4SW1/4) of Section 24, Township 1 North, Range 2 West, Ute Meridian, Mesa County, Colorado being more particularly described as follows:

Beginning at the Southwest corner of said NW1/4NW1/4 of Section 25 whence the Northwest corner of said Section 25 bears N00°00'02"E based on the Mesa County Local Coordinate System, GVA with all bearings contained herein relative thereto; thence N00°00'02"E a distance of 1321.38 feet to said Northwest corner of Section 25; thence N00°08'50"E along the west line of said Southwest Quarter of Southwest Quarter (SW1/4SW1/4) of Section 24 30.00 feet to the north line of the I Road Right of Way dedicated on said Quarter Circle Ranch Simple Land Division; thence S89°52'05"E along said north Right of Way line a distance of 1324.58 feet to a point on the east line of said SW1/4SW1/4 of Section 24; thence S00°06'34"W along said east line a distance of 30.00 feet to the Northeast corner of said NW1/4NW1/4 of Section 25; thence S00°00'23"W a distance of 1321.24 feet along the east line of said NW1/4NW1/4 a portion of said east line being the west boundary of Northwest GJ Annexation No. 2

(Ordinance Number 4333) to the Southeast corner of said NW1/4NW1/4 of Section 25; thence N89°52'27"W a distance of 1324.44 feet along the south line of said NW1/4NW1/4 of Section 25 a portion of said south line being a portion of the north line of Northwest GJ Annexation No. 1 (Ordinance Number 4332) and the north line of Kapushion Annexation No. 3 (Ordinance Number 4330) to the Point of Beginning.

Said parcel contains 41.09 Acres (1,789,835 Square Feet) more or less, as described

And depicted in Exhibit A  
Shall be annexed to the City limits of Grand Junction.

**INTRODUCED** on first reading on the 20<sup>th</sup> day of May, 2026 and ordered published in pamphlet form.

**ADOPTED** on second reading the 15<sup>th</sup> day of July, 2026 and ordered published in pamphlet form.

---

President of the Council

Attest:

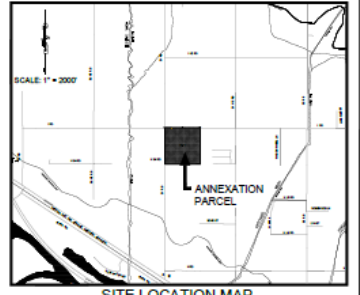
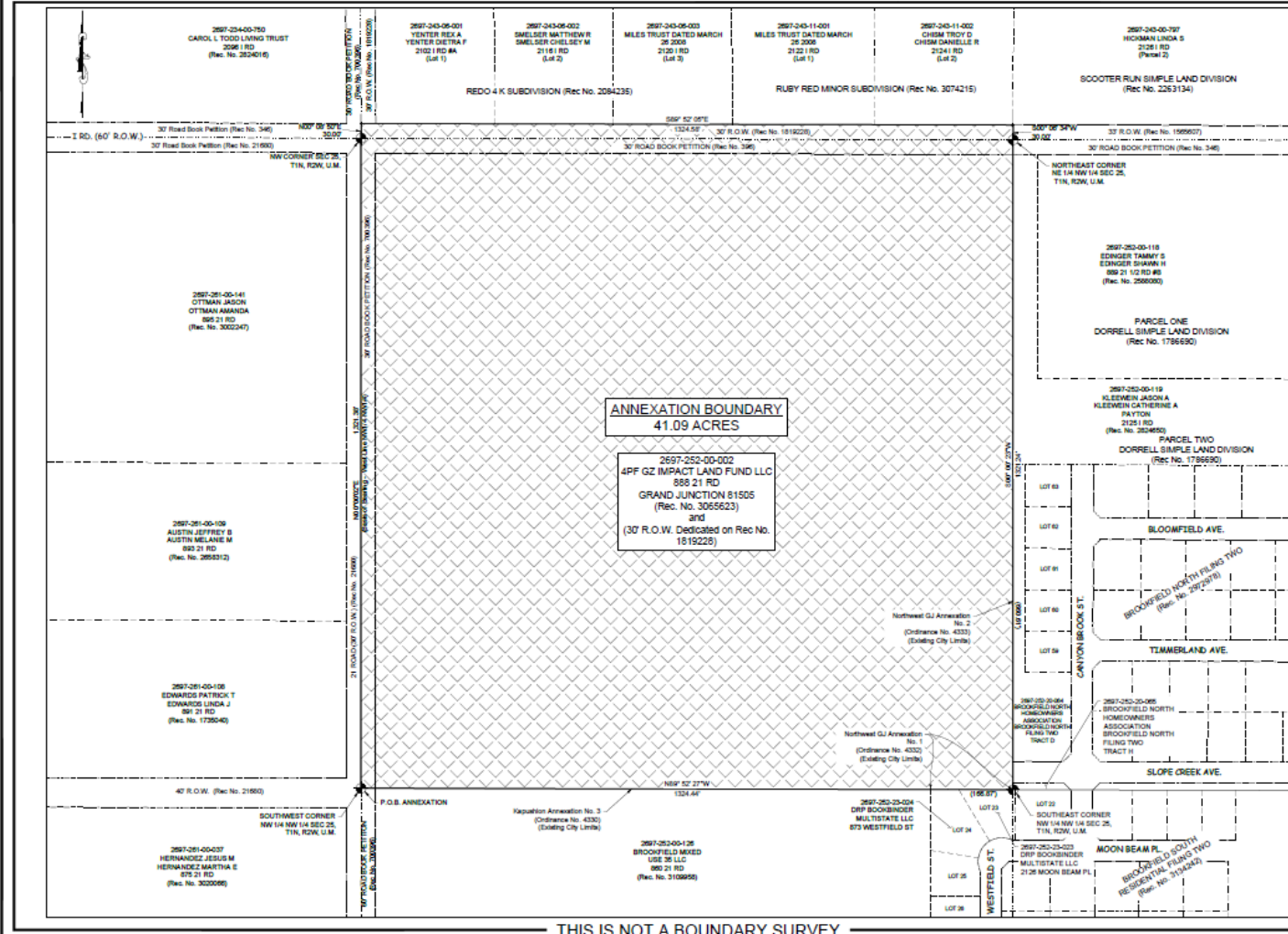
---

City Clerk

# EXHIBIT A

## MONUMENT VISTAS ANNEXATION

NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25 and the  
SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN



**LEGAL DESCRIPTION**

A parcel of land described in a deed filed at Reception Number 306523 and a portion of the right of way dedicated on Quarter Circle Ranch Simple Land Division same as recorded at Reception Number 181228, located in the Northwest Quarter of the Northwest Quarter (NW1/4NW1/4) of Section 25 and the Southwest Quarter of the Southwest Quarter (SW1/4SW1/4) of Section 24, Township 1 North, Range 2 West, Ute Meridian, Mesa County, Colorado being more particularly described as follows:

Beginning at the Southwest corner of said NW1/4NW1/4 of Section 25 whence the Northwest corner of said Section 25 bears N00°00'00"W based on the Mesa County Local Coordinate System, COVA with all bearings contained therein relative thereto; thence N00°00'00"W a distance of 1321.36 feet to said Northwest corner of Section 25; thence N00°00'00"W along the west line of said Southwest Quarter of Section 25 (SW1/4SW1/4) of Section 24, 25.30 feet to the north line of the 1/2 Road Right of Way dedicated on said Quarter Circle Ranch Simple Land Division; thence S89°22'07"E along said north Right of Way line a distance of 1324.28 feet to a point on the east line of said SW1/4SW1/4 of Section 24; thence N00°00'00"W along said east line a distance of 20.00 feet to the Northwest corner of said NW1/4NW1/4 of Section 25; thence N00°00'00"W a distance of 1321.24 feet along the east line of said NW1/4NW1/4 a portion of said east line being the west boundary of Northwest GJ Annexation No. 2 (Ordinance Number 4332) to the Southwest corner of said NW1/4NW1/4 of Section 25; thence N89°22'07"E a distance of 1324.44 feet along the south line of said NW1/4NW1/4 of Section 25 a portion of said south line being a portion of the north line of Northwest GJ Annexation No. 1 (Ordinance Number 4332) and the north line of Kaputone Association No. 3 (Ordinance Number 4330) to the Point of Beginning.

Said parcel contains 41.09 Acres (1,780,835 Square Feet) more or less, as described.

AREAS OF ANNEXATION	ANNEXATION LEGEND
ANNEXATION PERIMETER 1,685.04 FT.	ANNEXATION BOUNDARY
ADJACENT PERIMETER 1,788.89 FT.	ANNEXATION AREA
AREA IN SQUARE FEET 41.09 AC.	EXISTING CITY LIMITS
AREA WITHIN R.O.W. 112,217 SQ. FT.	EXISTING PARCEL LINE
AREA WITHIN DEEDED R.O.W. 30,726 SQ. FT.	EXISTING R.O.W. LINE
	EXISTING SECTION LINE

SURVEY ABBREVIATIONS		
P.O.C.	POINT OF COMMENCEMENT	SQ. FT. SQUARE FEET
P.O.B.	POINT OF BEGINNING	U.M. UTE MERIDIAN
R.O.W.	RIGHT OF WAY	NO. NUMBER
SEC	SECTION	REC. RECORD
T	TOWNSHIP	AC. ACRES
R	RANGE	

ORDINANCE NO.	EFFECTIVE DATE
X	X

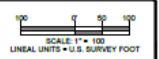
**NOTE:**  
THE DESCRIPTIONS CONTAINED HEREIN HAVE BEEN DERIVED FROM SUBDIVISION PLATS, DEED DESCRIPTIONS & DEPOSIT SURVEYS AS THEY APPEAR IN THE OFFICE OF THE MESA COUNTY CLERK & RECORDER. THIS PLAT OF ANNEXATION DOES NOT CONSTITUTE A LOCAL BOUNDARY SURVEY, AND IS NOT INTENDED TO BE USED AS A MEANS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

RENEE BETH PARENT  
STATE OF COLORADO - P.L.S. NO. 30266  
FOR THE CITY OF GRAND JUNCTION  
244 NORTH 7TH STREET  
GRAND JUNCTION, CO 81501

THIS IS NOT A BOUNDARY SURVEY

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

DRAWN BY: DLM DATE: 03/13/2026  
CHECKED BY: RSP DATE: 03/13/2026  
APPROVED BY: RSP DATE: 03/13/2026



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

**MONUMENT VISTAS ANNEXATION**  
NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25 and the  
SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24,  
TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN



## Grand Junction City Council

### Regular Session

Item #3.a.

---

**Meeting Date:** May 20, 2026  
**Presented By:** Jerod Timothy, Project Engineer  
**Department:** General Services  
**Submitted By:** Jerod Timothy, General Services Director

---

### Information

#### **SUBJECT:**

Purchase of Rolling Stock Equipment – Front-End Loaders, Skid Loader, and Forklift (C3 Grant Funded)

#### **RECOMMENDATION:**

Authorize the City Purchasing Division to procure two front-end loaders, one skid loader, and one forklift through the Sourcewell cooperative purchasing program in the total amount of \$733,084, utilizing C3 grant funding with the required City match for the front-end loaders.

The equipment will be dedicated to the Materials Recovery Facility (MRF) and will support the startup and ongoing operation of the facility.

#### **EXECUTIVE SUMMARY:**

The City of Grand Junction is seeking approval to procure essential material handling equipment in support of the Material Recovery Facility (MRF) operations. This equipment includes two front-end wheel loaders, one skid steer loader, and one forklift, all competitively sourced through the Sourcewell cooperative purchasing program.

This procurement is directly tied to the operational stand-up and expansion of the City's MRF. The equipment will be used for critical daily functions including material movement on the tipping floor, feeding the processing system via the metering drum, managing inbound and outbound recyclable commodities, and supporting bale handling and truck loading operations.

The total equipment cost is \$733,084.00, with \$598,670 allocated to two front-end loaders, \$71,110 for the skid steer loader, and \$63,304 for the forklift. The project is funded through a combination of a competitive C3 grant awarded in 2025 and a City match. The grant covers approximately 62% of eligible rolling stock costs, with the City

responsible for the remaining 38%.

These assets are necessary to support increased throughput as the MRF scales operations. Existing recycling division equipment currently used at the drop-off center will continue in service there and will not be displaced. This new equipment is dedicated specifically to the MRF and is essential to maintaining safe, efficient, and continuous material flow.

**BACKGROUND OR DETAILED INFORMATION:**

The City of Grand Junction continues to make strategic investments in its solid waste and recycling system to support the development and startup of a municipally operated Materials Recovery Facility (MRF). As the City advances toward operationalizing the MRF, the need for dedicated, purpose-built equipment to support material handling and processing has become critical.

In 2025, the City was awarded funding through the C3 grant program, which is intended to support improvements to recycling infrastructure and materials management systems. The proposed purchase of rolling stock equipment is a key component of preparing the City’s facilities and operations for increased material volumes and expanded processing capabilities.

The requested equipment, two front-end loaders, one skid loader, and one forklift, will play a direct and essential role in MRF operations.

The front-end loaders will be primarily utilized on the facility’s tip floor, where incoming materials are received. These loaders will be responsible for moving material and feeding it into the metering drum, which regulates the flow of material into the processing system. This function is critical to maintaining consistent plant operations and ensuring efficient throughput.

The skid loader will provide operational flexibility and support across a wide range of activities, including loading, material movement, and general facility operations. Its versatility makes it an essential tool for daily operations, particularly in areas where larger equipment is not practical.

The forklift will be used for handling baled commodities, including staging materials, loading outbound trucks, and supporting overall facility logistics. This function is vital to ensuring that processed materials are efficiently prepared for transport to end markets.

The City’s recycling division currently operates 2 skid loaders and 3 forklifts at the existing drop-off facility. These units will continue to serve that location, supporting ongoing public recycling services. The addition of new equipment will ensure that both the existing facility and the new MRF are adequately equipped to operate efficiently without resource constraints.

This investment is directly tied to the startup and long-term success of the MRF. As

material volumes increase and operations expand, dedicated equipment will be necessary to maintain efficiency, reduce downtime, and ensure safe and effective material handling.

By leveraging the C3 grant program awarded in 2025, the City is able to offset a portion of the cost while making a strategic investment in essential infrastructure. This effort supports the City’s broader goals of strengthening its recycling system, increasing diversion, and positioning Grand Junction as a regional leader in sustainable materials management.

**FISCAL IMPACT:**

The total cost for the purchase of rolling stock equipment is \$733,084, which includes:

- Two 930 front-end wheel loaders: \$598,670
- One 260 skid loader: \$71,110
- One Hyster H60A forklift: \$63,304

Funding for this equipment is supported through the C3 grant awarded in 2025, which provides partial funding for the front-end loaders and full funding for the skid loader and forklift.

The City is responsible for approximately 38% of the cost of the front-end loaders, with the remaining 62% funded through the grant. The City’s required match will be funded through the Solid Waste Fund.

This funding approach allows the City to leverage external grant resources while making a necessary investment in equipment critical to the successful startup and operation of the Materials Recovery Facility (MRF). Ongoing operating and maintenance costs for the equipment will be absorbed within existing departmental budgets.

**SUGGESTED MOTION:**

I move to authorize the City Purchasing Division to procure two front-end loaders, one skid loader, and one forklift through the Sourcewell cooperative purchasing program in the total amount of \$733,084, utilizing C3 grant funding with the required City match for the front-end loaders.

**Attachments**

None



**Grand Junction City Council**

**Regular Session**

**Item #4.a.**

---

**Meeting Date:** May 20, 2026  
**Presented By:** Ashley Chambers, Housing Manager  
**Department:** Community Development  
**Submitted By:** Paul Stahlke, Housing Programs Specialist

---

**Information**

**SUBJECT:**

A Resolution Approving an Intergovernmental Agreement (IGA) Providing for Regional Collaboration for Attribution of Affordable Housing Units For the Purposes of Proposition 123 Unit Credit Between the City of Grand Junction, City of Fruita, Town of Palisade, and Mesa County

**RECOMMENDATION:**

Staff recommends approval of the agreement.

**EXECUTIVE SUMMARY:**

An element of the Colorado Affordable Housing Fund established by Proposition 123 requires local governments to file and meet jurisdiction-specific commitments of additional affordable units to their housing inventory in order to access substantial state funding for continued work on housing-related objectives. This commitment can be satisfied through preservation/rehabilitation of affordable housing units, or through construction of new affordable housing units. In the event that a jurisdiction exceeds its affordable unit commitment, it may consider re-attribution of any amount of their affordable units to another jurisdiction to assist with the recipient jurisdiction's own affordable unit commitment through an intergovernmental agreement process set forth by the Division of Housing of the Colorado Department of Local Affairs. The City of Grand Junction is expected to exceed its own affordable unit commitment of 374 units and is therefore submitting this Proposition 123 Intergovernmental Agreement to facilitate re-attribution of units in coordination with Mesa County, Palisade, and/or the City of Fruita to support shared affordable housing goals across the Greater Grand Junction Area. This aligns with City Councils Strategic Priorities, adopted housing strategies, and Prop 123 goals.

Mesa County, the Town of Palisade and the City of Fruita will consider this IGA at a forthcoming meeting in May, 2026.

## **BACKGROUND OR DETAILED INFORMATION:**

Colorado voters approved Proposition 123 in November 2022 to create the State Affordable Housing Fund, a dedicated revenue stream for affordable housing development. Funded by 0.1% of state income tax revenue, this program aims to support a broad range of housing initiatives, including new construction, preservation, land banking, and rental assistance. In June 2023, the Colorado legislature refined the original measure through House Bill 23-1304, which clarified compliance requirements, strengthened provisions for regional partnerships, and adjusted certain eligibility criteria. Units qualify for Proposition 123 filing eligibility in a few ways: rental housing at or below 60% AMI; or for-sale housing at or below 100% AMI - in either case, the housing cost must cost the household less than 30% of its monthly income, and/or project must be funded through either the Prop 123 Concessionary Debt or the Equity Programs. There must be a legally-binding agreement in place for a defined period of time to ensure unit affordability. Units considered eligible for Proposition 123 funding are submitted to a state portal, which are reviewed and approved on a rolling basis.

Recognizing that affordable housing challenges cross-jurisdictional boundaries, Proposition 123 allows local and tribal governments to work together and share unit credit for affordable housing produced through regional collaboration . Under C.R.S. § 29-32-105(3)(d)(II), the statute states: “Regional collaboration and partnership is encouraged. Local governments and tribal governments may enter into written agreements with other local governments and tribal governments that allow each jurisdiction to receive partial credit towards the local government’s or tribal government’s growth requirement for the purpose of calculating whether a local government or tribal government has met the requirements of subsection (1) of this section. The sum of the total units credited to the local governments and tribal governments shall not exceed the total number of units produced through the collaboration.”

Jurisdictions must establish a formal written agreement (e.g. IGA) that clearly identifies all participating jurisdictions, ensures the total credited units do not exceed the units actually produced, ensures that no one unit is counted twice, and establishes a collaborative framework under which the jurisdictions will support the production of affordable housing and share unit credit toward each jurisdiction's Proposition 123 growth requirement.

This IGA establishes the requisite written agreement consistent with Proposition 123 to allow for regional collaboration between the City of Grand Junction, Town of Palisade, City of Fruita and Mesa County.

The regional IGA for Proposition 123 aligns with City Council Strategic Pillars 2 and 5 by fostering regional collaboration to support affordable and attainable housing goals, leveraging shared resources and funding opportunities, streamlining processes, and

improving coordination between local governments and partner agencies to enhance service delivery and long-term housing outcomes.

**FISCAL IMPACT:**

There is no direct fiscal impact from this item.

**SUGGESTED MOTION:**

I move to adopt Resolution No. 41-26, a Resolution to Authorize an Intergovernmental Agreement Providing for Regional Collaboration for Attribution of Affordable Housing Units For the Purposes of Proposition 123 Unit Credit Between the City of Grand Junction, City of Fruita, Town of Palisdae, and Mesa County.

**Attachments**

1. Prop 123 IGA Agreement
2. RES to Support Prop 123 IGA 2026

**AN INTERGOVERNMENTAL AGREEMENT (IGA) PROVIDING FOR REGIONAL COLLABORATION FOR ATTRIBUTION OF AFFORDABLE HOUSING UNITS FOR THE PURPOSES OF PROPOSITION 123 UNIT CREDIT BETWEEN THE CITY OF GRAND JUNCTION, CITY OF FRUITA, TOWN OF PALISADE, AND MESA COUNTY.**

THIS INTERGOVERNMENTAL AGREEMENT (“Agreement”) is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by and between THE CITY OF GRAND JUNCTION, a Colorado Home Rule City, hereinafter called “Grand Junction,” THE CITY OF FRUITA, a Colorado Home Rule City, hereinafter called “Fruita,” TOWN OF PALISADE, a Colorado Statutory town, hereinafter called “Palisade,” and MESA COUNTY, a Colorado statutory county, hereinafter called “Mesa County,” which collectively shall be referred to the “Parties” and individually as a “Party.”

**RECITALS**

WHEREAS, Grand Junction, Fruita, Palisade, and Mesa County are committed to enacting housing policies and partnering with other entities that seek to increase affordable housing options, diversify housing choices, and decrease the gap between need and housing inventory; and

WHEREAS, C.R.S. § 29-32-105(3)(d)(II) allows local jurisdictions in Colorado to enter into written agreements to jointly manage affordable housing credits under Proposition 123 programs; and

WHEREAS, the Parties enter this agreement to establish a framework among the parties to jointly support affordable housing development and share unit credit as permitted under Proposition 123 as codified in C.R.S. § 29-32-105(3)(d)(II).

NOW THEREFORE, in consideration of the terms and conditions of this Agreement, the Parties agree as follows:

1. The Parties filed their respective affordable housing commitment with the Division of Housing (“Division”) in the Department of Local Affairs (“Commitment”) pursuant to C.R.S. §29-32-105 for the three-year cycle 2024-2026. The parties agree that this agreement shall be effective for the same three-year cycle ending December 31<sup>st</sup>, 2026, and that it shall renew automatically on January 1st of each year thereafter for additional, consecutive one-year terms so long as unit counting is required to demonstrate achieve of each Party’s Proposition 123 commitment, unless or until terminated by mutual agreement of all Parties or by the unilateral termination by any individual party.

2. Any Party may propose an amendment to this Agreement in writing and on reasonable notice to all other Parties. No proposed amendment shall be effective unless approved in writing by all Parties.
3. The Commitment of each Party established a baseline number of affordable housing units within each Party's respective jurisdictions and specifies how the combined number of newly constructed affordable housing units, existing units converted to affordable housing, and preservation of certain units will be increased by three percent each year for a three-year period over the baseline number of affordable housing units. The City of Grand Junction committed to producing 374 Proposition 123-eligible units; the City of Fruita committed to 108 eligible units; the Town of Palisade committed to 9 eligible units (in a one-year commitment); and Mesa County committed to 253 eligible units. Each Party's Commitment applies for the term defined in this agreement. The Parties agree to collaborate to achieve or exceed their cumulative target of 744 units for their commitment ending December 31, 2026.
4. The Parties agree that each jurisdiction will first count affordable units to their commitment when the unit is within their jurisdiction. Any excess units may then be assigned to another Party. At the discretion of the staff of each Party, units may also be shared strategically to ensure the greatest number of jurisdictions meet their respective commitment.
5. Staff of each Party shall be responsible for jointly tracking affordable housing projects and programs in respective jurisdictions and preparing the triennial Commitment report as necessary to meet all state requirements. The parties shall fully cooperate and provide any necessary documents and information that will assist with tracking or preparing such reports. Additionally, the parties agree that they shall exchange all necessary data to submit required compliance documentation to the Division and to carry out the purposes of this Agreement. Parties shall coordinate regularly on necessary data for fulfillment of reporting or other requirements and shall make reasonable efforts to provide requested information in a timely manner.
6. Upon coordination of affordable credit attribution, each party of this agreement shall be responsible for the submission of documentation related to attributed units following the above-named exchange of information and data of those units. This

coordination will ensure that total credit for units cannot exceed actual units produced, nor shall double counting occur.

7. This agreement may be terminated by mutual agreement of all Parties or by the unilateral termination by any individual party. Notice of termination must be made in writing to all Parties. A notice of 30 days must be provided prior to termination date.
8. The Parties agree there have been no representations made other than those contained herein; that this Agreement constitutes their entire Agreement; and further agree that the various promises and covenants contained herein are mutually agreed upon and are in consideration for one another.
9. If any provision of this Agreement is held invalid, illegal, or unenforceable by a court of competent jurisdiction, that provision shall be severed and the remaining provisions shall remain in full force and effect, to the extent the fundamental purposes of this Agreement can still be carried out. The Parties intend this Agreement to be construed and enforced consistent with Colorado law governing intergovernmental agreements.
10. Unless otherwise agreed in writing, this Agreement and the interpretation thereof shall be governed by the laws of the State of Colorado. Venue for any dispute arising out of or hereunder this Agreement shall be in the District Court of Mesa County, Colorado.
11. Nothing in this Agreement shall be interpreted to create a multi-year fiscal obligation of any Party as prohibited by Article X, Section 20 of the Colorado Constitution.
12. The enforcement of the terms and conditions of this Agreement and all rights of action relating to such enforcement shall be strictly reserved to the Parties herein, and nothing contained in this Agreement shall give or allow any such claim or right of action by any other or third person under such Agreement.
12. Nothing in this Agreement shall create or be deemed to create a partnership between the Parties.

13. The Parties intend that all defenses, immunities, limitations of liability, and caps on damages available to them and their respective officials, employees, and agents under the Colorado Governmental Immunity Act, article 10 of title 24, C.R.S., and other applicable law, shall be preserved and shall apply to all claims arising under or relating to this Agreement. Nothing in this Agreement shall be construed as a waiver of any rights, protections, or limitations available under the Colorado Governmental Immunity Act, including without limitation the notice requirements, defenses, immunities, and limitations on liability set forth therein.

Board of County Commissioners

County of Mesa, State of Colorado

Attest:

By: \_\_\_\_\_  
\_\_\_\_\_

J.J. Fletcher, Chair

City of Grand Junction

Attest:

By: \_\_\_\_\_  
\_\_\_\_\_

Laurel Lutz, Mayor

City of Fruita

Attest:

By: \_\_\_\_\_  
\_\_\_\_\_

Matthew Breman, Mayor

Town of Palisade

Attest:

By: \_\_\_\_\_  
\_\_\_\_\_

Greg Mikolai, Mayor

**CITY OF GRAND JUNCTION, COLORADO**  
**RESOLUTION NO. \_\_\_\_-26**

**A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT FOR REGIONAL  
COLLABORATION AND ATTRIBUTION OF AFFORDABLE HOUSING UNITS FOR THE  
PURPOSES OF PROPOSITION 123 UNIT CREDIT**

WHEREAS, the City Council of the City of Grand Junction recognizes that access to safe, attainable, and diverse housing options is essential to the health, stability, and economic vitality of the community; and

WHEREAS, the City of Grand Junction is committed to advancing policies and partnerships that expand affordable housing opportunities, reduce housing cost burdens, and support a balanced housing supply for residents of all income levels, family sizes, and life stages; and

WHEREAS, housing challenges extend beyond municipal boundaries and are shared throughout Mesa County, requiring coordinated and collaborative solutions among neighboring jurisdictions; and

WHEREAS, the City of Grand Junction, the City of Fruita, the Town of Palisade and Mesa County share common goals of increasing affordable housing inventory, supporting workforce housing, and ensuring long-term housing affordability for residents throughout their communities; and

WHEREAS, Colorado voters approved Proposition 123 to provide significant state funding and resources in funding opportunities to support affordable housing and reduce homelessness for local governments that meet established housing commitments; and

WHEREAS, pursuant to C.R.S. § 29-32-105(3)(d)(II), local governments are encouraged to collaborate regionally and may enter into intergovernmental agreements to share credit for affordable housing units constructed or preserved through joint efforts; and

WHEREAS, such regional collaboration enables jurisdictions to more effectively meet their respective housing commitments, avoid duplication of effort, and maximize the impact of available funding and resources; and

WHEREAS, the proposed Intergovernmental Agreement (IGA) between the City of Grand Junction, the City of Fruita, the Town of Palisade and Mesa County establishes a cooperative framework to support the development, preservation, and tracking of affordable housing units and to allow for the strategic attribution of unit credit among the participating jurisdictions; and

WHEREAS, the IGA ensures that all participating jurisdictions maintain accountability, that no affordable housing unit is counted more than once, and that the total number of units credited does not exceed the number of units actually produced; and

WHEREAS, entering into the IGA will position the City of Grand Junction, the other jurisdictions, and all projects within their boundaries, to better achieve its affordable housing commitment for the 2024–2026 cycle and future 3-year cycles, and maintain eligibility for Proposition 123 funding programs administered by the State of Colorado; and

WHEREAS, City Council finds that it is in the best interest of the City and its residents to enter into this Intergovernmental Agreement to promote regional cooperation and expand access to affordable housing.

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

1. The City Council hereby approves the Intergovernmental Agreement between the City of Grand Junction, the City of Fruita, the Town of Palisade and Mesa County for regional collaboration and attribution of affordable housing units for the purposes of Proposition 123 unit credit; and
2. The City Council affirms its commitment to working collaboratively with regional partners to address housing needs, expand affordability, and support sustainable community growth.

PASSED AND ADOPTED this \_\_\_ day of \_\_\_\_\_, 2026.

CITY COUNCIL OF THE CITY OF GRAND JUNCTION

\_\_\_\_\_

Laurel Lutz

President of the Council

ATTEST:

---

Selestina Sandoval

City Clerk



## Grand Junction City Council

### Regular Session

Item #4.b.

---

**Meeting Date:** May 20, 2026  
**Presented By:** Ashley Chambers, Housing Manager  
**Department:** Community Development  
**Submitted By:** Ashley Chambers, Housing Manager

---

### Information

#### **SUBJECT:**

A Resolution Assigning the 2026 Private Activity Bond Volume Cap to the Grand Junction Housing Authority (GJHA) in Support of the Haven at the Salt Flats Project, an Affordable Housing Development

#### **RECOMMENDATION:**

Staff recommends approval of this item.

#### **EXECUTIVE SUMMARY:**

Volunteers of America (VOA) with its partner, MGL, has requested that the City assign a portion of the 2026 Private Activity Bond (PAB) volume cap in the amount of \$1,765,789 to the Grand Junction Housing Authority (GJHA) in support of the Haven at the Salt Flats Project, a 62-unit affordable housing development serving seniors, veterans, and extremely low- to moderate-income households. The project requested in additional \$6,234,211 from Mesa County for a total PAB allocation of \$8,000,000, to support financing of the project. If approved, this allocation will be used by GJHA to finance a portion of the project with tax-exempt bonds, a key tool to access 4% Low Income Housing Tax Credits (LIHTC) funding. This project aligns with the City Council's Strategic Priorities, the City's housing strategies and Prop 123 goals.

#### **BACKGROUND OR DETAILED INFORMATION:**

Volunteers of America, in partnership with MGL (developer), has requested that the City of Grand Junction assign a portion of its 2026 Private Activity Bond (PAB) volume cap, in the amount of \$1,765,789, to the Grand Junction Housing Authority in support of the Haven at the Salt Flats Project. This project consists of a 62-unit affordable housing development serving seniors and veterans earning between 0% and 60% of Area

Median Income (AMI), with an average affordability of approximately 52% AMI. Of these units, 13 (21%) will be dedicated to formerly homeless veterans through the VASH voucher program.

Each year, the State of Colorado allocates authority to issue tax-exempt Private Activity Bonds (PABs) directly to local governments whose population qualifies for an allocation of \$1 million or more. These bonds are not considered a debt of the City and do not create a financial obligation once assigned. PABs may be issued by the City or assigned to qualified entities, such as the Colorado Housing and Finance Authority or housing authorities, to support eligible developments. If unused or unassigned, the allocation reverts to the State.

In recent years, the City has prioritized the development of affordable rental housing by carrying forward its PAB allocations in alignment with the City's adopted Housing Strategies. In 2023, City Council adopted an administrative policy to carry forward annual allocations to preserve local access to this critical financing tool, recognizing that affordable housing developments often require multiple years of allocations and/or contributions from multiple jurisdictions to assemble full project financing. Consistent with this policy, the City's 2023 allocation of \$4,031,651 and 2024 allocation of \$4,253,193 were carried forward for future use. In 2025, the City assigned its 2025 allocation of \$4,465,271, along with the 2023 and 2024 carryforward allocations, to the Ascent at Salt Flats project, a 144-unit multifamily affordable housing development. In 2026, the City received a new allocation from the State of Colorado in the amount of \$4,748,507.

The Haven at the Salt Flats Project represents a key component of the broader Salt Flats master-planned community. The project proposes the construction of 62 affordable housing units in its initial phase, with a second phase anticipated to bring the total to approximately 110 units. The development is designed to serve seniors aged 55 and older, with a focus on households earning between 0% and 60% AMI, averaging approximately 52% AMI.

A significant portion of the units—13 in total—will be dedicated to formerly homeless veterans through the VASH voucher program, reflecting a targeted effort to address housing instability among vulnerable populations. The project will include supportive services, on-site amenities, and proximity to critical resources such as the Veterans Administration Medical Center and regional service providers, creating a supportive and stable living environment for residents.

The Haven project is located within the Salt Flats master-planned community and is designed to integrate with surrounding development, transportation improvements, and public infrastructure investments. The project is also expected to meet high energy efficiency standards and incorporate design elements that support long-term resident stability and well-being.

For the 2026 allocation cycle, the City of Grand Junction and Mesa County reviewed applications for PAB allocations through a joint PAB review committee composed of

City and County staff. This collaborative approach was established to improve coordination, maximize the impact of available PAB resources, and ensure alignment with regional housing priorities.

The committee reviewed two project applications and developed a recommendation to allocate PAB capacity to the Haven at the Salt Flats Project in the total amount of \$8,000,000. This includes \$1,765,789 from the City and \$6,234,211 from Mesa County. These recommendations are being presented to each governing body through separate approval processes, consistent with statutory requirements.

A key distinction in this request is the proposed role of the Grand Junction Housing Authority as the bond issuer. While the City has historically assigned its PAB allocations to the Colorado Housing and Finance Authority for issuance, the Haven project will utilize GJHA as the issuing entity. This represents the first time GJHA will directly issue Private Activity Bonds for an affordable housing development of this scale. GJHA's involvement is supported by its role as a Special Limited Partner in the project, providing tax advantages and long-term affordability. This structure is intended to streamline the financing process while maintaining strong local partnership and alignment with community housing goals.

The use of Private Activity Bonds (PABs) for the Haven at Salt Flats affordable housing project supports Housing Strategy 4—creating a dedicated funding source to address housing challenges—by providing a critical financing tool to leverage tax-exempt bonds and access 4% Low Income Housing Tax Credits (LIHTC), both of which are essential to the project's financial feasibility. This approach aligns with the City's long-term goal of expanding equitable, accessible, and inclusive housing opportunities and directly advances progress toward meeting the affordable housing unit production targets established under Proposition 123.

The collaborative Private Activity Bond (PAB) review process between the City and County aligns with City Council Strategic Pillars 2 and 5 by coordinating regional resources and partnerships to support affordable housing development, improving efficiency and consistency in project evaluation, and strengthening intergovernmental collaboration to maximize financial tools and long-term community housing outcomes.

**FISCAL IMPACT:**

Private Activity Bonds are an authorization by the State of Colorado that allows the City to issue tax exempt bonds on behalf of a qualified project or assign the allocation; therefore assignment of the City's bond allocation does not have a direct fiscal impact.

**SUGGESTED MOTION:**

I move to adopt Resolution 42-26, a resolution assigning \$1,765,789, a portion of the City's 2026 Private Activity Bond Volume Cap to the Grand Junction Housing Authority (GJHA) in support of the Haven Project, an Affordable Housing Development.

## **Attachments**

1. Assignment City PAB Allocation to GJHA Salt Flats Allocation
2. RES 2026 VOA PAB Allocation



GRAND JUNCTION  
HOUSING AUTHORITY

### ASSIGNMENT OF ALLOCATION

This Assignment of Allocation (the "Assignment"), dated this \_\_\_\_\_ day of \_\_\_\_\_, 2026, is between the City of Grand Junction, Colorado (the "Assignor" or the "Jurisdiction") and Grand Junction Housing Authority, a body corporate and politic (the "Assignee").

#### WITNESSETH:

WHEREAS, the Assignor and the Assignee are authorized and empowered under the laws of the State of Colorado (the "State") to issue revenue bonds for the purpose of financing qualified residential rental projects for low- and moderate-income persons and families; and

WHEREAS, the Internal Revenue Code of 1986, as amended (the "Code"), restricts the amount of tax-exempt bonds ("Private Activity Bonds") which may be issued in the State to finance such projects and for certain other purposes (the "State Ceiling"); and

WHEREAS, pursuant to the Code, the Colorado legislature adopted the Colorado Private Activity Bond Ceiling Allocation Act, Part 17 of Article 32 of Title 24, Colorado Revised Statutes (the "Allocation Act"), providing for the allocation of the State Ceiling among the Assignee and other governmental units in the State, and further providing for the assignment of allocations from such other governmental units to the Assignee; and

WHEREAS, pursuant to an allocation under Section 24-32-1706 of the Allocation Act, the Assignor has a partial allocation of the 2026 State Ceiling for the issuance of a specified principal amount of Private Activity Bonds prior to September 15, 2026, (the "2026 Allocation"); and

WHEREAS, the Assignor has determined that, in order to increase the availability of adequate affordable housing for low- and moderate-income persons and families within the Jurisdiction, , it is necessary or desirable to provide for the utilization of all or a portion of the 2026 Allocation; and

WHEREAS, the Assignor has determined that the 2026 Allocation, or a portion thereof, can be utilized most efficiently by assigning it to the Assignee to issue Private Activity Bonds for the purpose of financing one or more multifamily rental housing projects for low- and moderate-income persons and families ("Revenue Bonds"), and the Assignee has expressed its willingness to attempt to issue Revenue Bonds with respect to the 2026 Allocation assigned herein; and

WHEREAS, the City Council of the Assignor has determined to assign to the Assignee all or a portion of its 2026 Allocation, and the Assignee has agreed to accept such assignment, which is to be evidenced by this Assignment.

NOW, THEREFORE, in consideration of the premises and the mutual promises hereinafter set forth, the parties hereto agree as follows:

1. The Assignor hereby assigns to the Assignee \$1,765,789, a portion of its 2026 Allocation (the "Assigned Allocation"), subject to the terms and conditions contained herein. The Assignor represents that it has received no monetary consideration for said assignment.
2. The Assignee hereby accepts the assignment to it by the Assignor of the Assigned Allocation, subject to the terms and conditions contained herein. The Assignee agrees to use its best efforts to issue and sell Revenue Bonds in an aggregate principal amount equal to or greater than the Assigned Allocation, in one or more series, and to make proceeds of such Revenue Bonds available from time to time to finance multi-family rental housing projects located in the Jurisdiction.
3. The Assignor hereby consents to the election by the Assignee, if the Assignee in its discretion so decides, to treat all or any portion of the Assigned Allocation as an allocation for a project with a carryforward purpose.
4. The Assignor and Assignee each agree that it will take such further action and adopt such further proceedings as may be required to implement the terms of this Assignment.
5. Nothing contained in this Assignment shall obligate the Assignee to finance any particular multi-family rental housing project located in the Jurisdiction.
6. This Assignment is effective upon execution and is irrevocable.
7. Counterparts. This Assignment may be executed in one or more counterparts, each of which will be deemed an original, but all of which together will constitute one and the same instrument. Delivery of an executed counterpart of a signature page of this Assignment by electronic image scan transmission will be effective as delivery of a manually executed counterpart of the Assignment.

IN WITNESS WHEREOF, the parties hereto have duly executed this Assignment on the date first written above.

City of Grand Junction, Colorado

By: \_\_\_\_\_

Name:

Laurel Lutz

Title: Mayor

Grand Junction Housing Authority, a  
body corporate and politic

By: \_\_\_\_\_

Name: Scott Aker

Title: CEO

RESOLUTION NO.xx-26

AUTHORIZING ASSIGNMENT TO THE GRAND JUNCTION HOUSING  
AUTHORITY OF A PRIVATE ACTIVITY BOND ALLOCATION OF GRAND  
JUNCTION, COLORADO IN SUPPORT OF THE HAVEN AT THE SALT FLATS  
PROJECT, PURSUANT TO THE COLORADO PRIVATE ACTIVITY BOND ACT

RECITALS:

The City of Grand Junction, Colorado ("City") is authorized and empowered under the laws of the State of Colorado ("State") to issue revenue bonds for the purpose of financing qualified residential rental projects for low and moderate income persons and families.

The Internal Revenue Code of 1986, as amended ("Code") restricts the amount of tax-exempt bonds ("Private Activity Bonds") which may be issued in the State to provide such qualified residential rental projects and for certain other purposes and pursuant to the Code, the State adopted the Colorado Private Activity Bond Ceiling Allocation Act, C.R.S. 24-32-1701 *et. seq.* (the "Allocation Act") providing for the allocation of the ceiling among the City and other governmental units in the State, and further providing for the assignment of such allocations from such other governmental units to the Grand Junction Housing Authority ("Authority").

Pursuant to an allocation under §24-32-1706 of the Allocation Act the City has an allocation of the 2026 Ceiling for the issuance of a specified principal amount of Private Activity Bonds prior to September 15, 2026 (the "2026 Allocation.") The City has determined that, in order to increase the availability of adequate affordable housing for low and moderate income persons and families it is necessary or desirable to provide for the utilization of all or a portion of the 2026 Allocation for the purpose of financing the Haven at the Salt Flats in Grand Junction, Colorado, which is being developed in partnership with Volunteers of America ("Project.")

With the Resolution, the City has determined that a portion of the 2026 Allocation can be utilized most efficiently by assigning it to the Authority to issue Private Activity Bonds for the purpose of financing the Project which will provide housing for low and moderate income persons and families.

In the event the Project is not developed, the City assigns its Private Activity Bonds for the purpose of providing financing for one or more multifamily rental housing projects for low-and moderate-income persons and/or families or to issue Private Activity Bonds for single-family mortgage loans to low and moderate-income persons and families ("Revenue Bonds").

By, through and with this Resolution, the City Council of the City of Grand Junction, Colorado has determined to assign \$1,765,789, a portion of its 2026 Allocation to the Authority for the purposes of the Project, which assignment is to be evidenced by an

Assignment of Allocation between the City and the Authority (the "Assignment of Allocation").

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The assignment to the Authority of \$1,765,789, a portion of the City's 2026 Allocation, is hereby approved for the Project or in the event the Project does not come to fruition one or more multifamily rental housing projects for low-and moderate-income persons and/or families in Grand Junction, Colorado.

2. The form and substance of the Assignment of Allocation are hereby approved; provided, however, that the City Manager and City Attorney are authorized to make such technical variations, additions or deletions in or to such Assignment of Allocation as they shall deem necessary or appropriate and not inconsistent with the approval thereof by this resolution.

3. The City Manager is authorized to execute and deliver the final form of the Assignment of Allocation on behalf of the City and to take such other steps or actions as may be necessary, useful or convenient to effect the aforesaid assignment in accordance with the intent of this resolution.

4. If any section, paragraph, clause, or provision of this resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this resolution.

5. This resolution shall be in full force and effect upon its passage and approval.

PASSED, ADOPTED AND APPROVED this xx day of May 2026.

CITY COUNCIL OF THE CITY OF GRAND JUNCTION

---

Laurel Lutz  
President of the Council

ATTEST:

---

Selestina Sandoval  
City Clerk



**Grand Junction City Council**

**Regular Session**

**Item #4.c.**

---

**Meeting Date:** May 20, 2026  
**Presented By:** Ashley Chambers, Housing Manager  
**Department:** Community Development  
**Submitted By:** Ashley Chambers, Housing Manager

---

**Information**

**SUBJECT:**

A Resolution Assigning the 2026 Private Activity Bond Volume Cap to the Colorado Housing Finance Authority(CHFA) in Support of the 29 Mile Apartments, an Affordable Housing Rehabilitation Project

**RECOMMENDATION:**

Staff recommends approval of this item.

**EXECUTIVE SUMMARY:**

Evergreen Real Estate Group, has requested that the City assign its 2026 Private Activity Bond (PAB) volume cap, in the amount of \$2,982,718, to support the 29-Mile Apartments rehabilitation project. This partial allocation will allow the project to meet the minimum threshold necessary to apply to the Colorado Housing and Finance Authority statewide PAB pool, which may provide the remaining bond allocation required to fully finance the project. This aligns with City Councils strategic priorities, the Housing Strategy, and Prop 123 goals.

**BACKGROUND OR DETAILED INFORMATION:**

Evergreen Real Estate Group, has requested that the City assign its 2026 Private Activity Bond (PAB) volume cap, in the amount of \$2,982,718, to support the 29-Mile Apartments rehabilitation project. This partial allocation will allow the project to meet the minimum threshold necessary to apply to the Colorado Housing and Finance Authority statewide PAB pool, which may provide the remaining bond allocation required to fully finance the project.

Private Activity Bonds (PABs) are tax-exempt financing tools allocated annually by the State of Colorado to local governments based on population. These bonds are not

considered a debt of the City of Grand Junction and do not create a financial obligation once assigned. Instead, they serve as a mechanism to support qualified projects by enabling access to tax-exempt financing and 4% Low Income Housing Tax Credits (LIHTC), which are essential for affordable housing development and preservation.

The 29 Mile Apartments project (formerly Racquet Club Apartments) is a 144-unit multifamily housing development located at 2915 Orchard Avenue. Originally constructed in 1979, the property currently houses approximately 300 residents and consists primarily of one- and two-bedroom units.

Evergreen Real Estate Group acquired the property in 2023 and is proposing a comprehensive rehabilitation effort to preserve and improve the existing housing stock. The project will address deferred maintenance, extend the useful life of the buildings, and enhance overall living conditions for residents. Planned improvements include building system upgrades, energy efficiency improvements, and modernization of units and common areas.

Importantly, the project will maintain all 144 units as affordable housing. Based on current data, the average income of residents is below 30% of Area Median Income (AMI), meaning the property currently serves extremely low-income households. The rehabilitation will secure long-term affordability through a combination of a 20-year Section 8 Housing Assistance Payment (HAP) contract and a 30-year LIHTC Land Use Restriction Agreement. The project is expected to require approximately \$13 million in Private Activity Bonds to meet the federal 30% test required for LIHTC financing. The developer is pursuing a layered financing strategy that includes 4% LIHTC equity, traditional debt, and renewal of a long-term Section 8 contract. The requested City allocation of \$2,982,718 represents a portion of the total PAB needed but is sufficient to allow the project to proceed with an application to CHFA's statewide bond pool. This step is critical, as CHFA may provide the remaining bond allocation necessary to fully fund the project. Without meeting this minimum threshold, the project would not be competitive or eligible for additional PAB resources.

Unlike the Haven at Salt Flats project, which utilizes a local issuer, this project will rely on CHFA as the bond issuer. This approach is recommended because CHFA is expected to issue additional bonds for the project, and utilizing a single issuer is the most efficient and cost-effective financing structure.

During the 2026 PAB allocation process, the joint City and County review committee evaluated two applications. The committee ultimately prioritized allocation of the majority of available PAB capacity to a new construction project at Salt Flats, recognizing the importance of increasing overall housing supply. Acknowledging the significant value of preservation projects in maintaining existing affordable housing stock, staff is recommending that the remaining City PAB allocation be assigned to the 29 Mile Apartments project.

housing strategies and aligns with Proposition 123 goals by maintaining and securing long-term affordability. Preservation of deeply affordable housing—particularly units serving households below 30% AMI—is a critical component of addressing housing instability and preventing displacement.

This project contributes to the City’s broader housing objectives by ensuring that existing affordable units remain viable, safe, and accessible for current and future residents.

The collaborative Private Activity Bond (PAB) review process between the City and County aligns with City Council Strategic Pillars 2 and 5 by coordinating regional resources and partnerships to support affordable housing development, improving efficiency and consistency in project evaluation, and strengthening intergovernmental collaboration to maximize financial tools and long-term community housing outcomes.

**FISCAL IMPACT:**

Private Activity Bonds are an authorization by the State of Colorado that allows the City to issue tax exempt bonds on behalf of a qualified project or assign the allocation; therefore assignment of the City’s bond allocation does not have a direct fiscal impact.

**SUGGESTED MOTION:**

I move to adopt Resolution 43-26, a resolution assigning \$2,982,718 of the 2026 Private Activity Bond Volume Cap to the Colorado Housing and Finance Authority (CHFA) in support of the 29-mile project, an Affordable Housing Rehabilitation Project

**Attachments**

- 1. 2026-Assignment-of-Allocation-City (2)
- 2. RES 2026 Evergreen PAB Allocation



# assignment of allocation - city

## Multifamily Housing Facility Bonds/Single Family Mortgage Revenue Bonds

This Assignment of Allocation (the "Assignment"), dated this \_\_\_\_\_ day of \_\_\_\_\_, 2026, is between the City of Grand Junction, Colorado (the "Assignor" or the "Jurisdiction") and Colorado Housing and Finance Authority (the "Assignee").

### WITNESSETH:

WHEREAS, the Assignor and the Assignee are authorized and empowered under the laws of the State of Colorado (the "State") to issue revenue bonds for the purpose of providing single-family mortgage loans to low- and moderate-income persons and families; and

WHEREAS, the Internal Revenue Code of 1986, as amended (the "Code"), restricts the amount of tax-exempt bonds ("Private Activity Bonds") which may be issued in the State to finance such projects and for certain other purposes (the "State Ceiling"); and

WHEREAS, pursuant to the Code, the Colorado legislature adopted the Colorado Private Activity Bond Ceiling Allocation Act, Part 17 of Article 32 of Title 24, Colorado Revised Statutes (the "Allocation Act"), providing for the allocation of the State Ceiling among the Assignee and other governmental units in the State, and further providing for the assignment of allocations from such other governmental units to the Assignee; and

WHEREAS, pursuant to an allocation under Section 24-32-1706 of the Allocation Act, the Assignor has an allocation of the 2026 State Ceiling for the issuance of a specified principal amount of Private Activity Bonds prior to September 15, 2026, (the "2026 Allocation"); and

WHEREAS, the Assignor has determined that, in order to increase the availability of adequate affordable housing for low- and moderate-income persons and families within the Jurisdiction, Colorado and elsewhere in the State, it is necessary or desirable to provide for the utilization of all or a portion of the 2026 Allocation; and

WHEREAS, the Assignor has determined that the 2026 Allocation, or a portion thereof, can be utilized most efficiently by assigning it to the Assignee to issue Private Activity Bonds for the purpose of financing one or more multifamily rental housing projects for low- and moderate-income persons and families or to issue Private Activity Bonds for the purpose of providing single-family mortgage loans to low- and moderate-income persons and families ("Revenue Bonds"), and the Assignee has expressed its willingness to attempt to issue Revenue Bonds with respect to the 2026 Allocation assigned herein; and

WHEREAS, the City Council of the Assignor has determined to assign to the Assignee all or a portion of its 2026 Allocation, and the Assignee has agreed to accept such assignment, which is to be evidenced by this Assignment.

NOW, THEREFORE, in consideration of the premises and the mutual promises hereinafter set forth, the parties hereto agree as follows:

1. The Assignor hereby assigns to the Assignee \$2,982,718 of its 2026 Allocation (the "Assigned Allocation"), subject to the terms and conditions contained herein. The Assignor represents that it has received no monetary consideration for said assignment.

2. The Assignee hereby accepts the assignment to it by the Assignor of the Assigned Allocation, subject to the terms and conditions contained herein. The Assignee agrees to use its best efforts to issue and sell Revenue Bonds in an aggregate principal amount equal to or greater than the Assigned Allocation, in one or more series, and to make proceeds of such Revenue Bonds available from time to time for a period of one (1) year from the date of this Assignment to finance multi-family rental housing projects located in the Jurisdiction, or to issue Revenue Bonds for the purpose of providing single-family mortgage loans to low- and moderate income persons and families in the Jurisdiction.

3. The Assignor hereby consents to the election by the Assignee, if the Assignee in its discretion so decides, to treat all or any portion of the Assigned Allocation as an allocation for a project with a carryforward purpose or to make a mortgage credit certificate election, in lieu of issuing Revenue Bonds.

4. The Assignor and Assignee each agree that it will take such further action and adopt such further proceedings as may be required to implement the terms of this Assignment.

5. Nothing contained in this Assignment shall obligate the Assignee to finance any particular multi-family rental housing project located in the Jurisdiction or elsewhere or to finance single-family mortgage loans in any particular amount or at any particular interest rate or to use any particular percentage of the proceeds of its Revenue Bonds to provide mortgage loans or mortgage credit certificates to finance single-family housing facilities in the Jurisdiction, provided that any Revenue Bond proceeds attributable to the Assigned Allocation shall be subject to paragraph 2 above.

6. This Assignment is effective upon execution and is irrevocable.

7. Counterparts. This Assignment may be executed in one or more counterparts, each of which will be deemed an original, but all of which together will constitute one and the same instrument. Delivery of an executed counterpart of a signature page of this Assignment by electronic image scan transmission will be effective as delivery of a manually executed counterpart of the Assignment.

IN WITNESS WHEREOF, the parties hereto have duly executed this Assignment on the date first written above.

City of City of Grand Junction, Colorado

By: \_\_\_\_\_

Name: Cody Kennedy

Title: City Mayor

COLORADO HOUSING AND FINANCE  
AUTHORITY

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

RESOLUTION NO.xx-26

**AUTHORIZING ASSIGNMENT TO THE COLORADO HOUSING FINANCE AUTHORITY OF A PRIVATE ACTIVITY BOND ALLOCATION OF GRAND JUNCTION, COLORADO IN SUPPORT OF THE HAVEN AT THE SALT FLATS PROJECT, PURSUANT TO THE COLORADO PRIVATE ACTIVITY BOND ACT**

RECITALS:

The City of Grand Junction, Colorado ("City") is authorized and empowered under the laws of the State of Colorado ("State") to issue revenue bonds for the purpose of financing qualified residential rental projects for low and moderate income persons and families. The City is also authorized and empowered to issue revenue bonds for the purpose of providing single-family mortgage loans to low and moderate-income persons and families.

The Internal Revenue Code of 1986, as amended ("Code") restricts the amount of tax-exempt bonds ("Private Activity Bonds") which may be issued in the State to provide such mortgage loans and for certain other purposes and pursuant to the Code, the State adopted the Colorado Private Activity Bond Ceiling Allocation Act, C.R.S. 24-32-1701 *et. seq.* (the "Allocation Act") providing for the allocation of the ceiling among the **Colorado Housing Finance Authority** ("Authority") and other governmental units in the State, and further providing for the assignment of such allocations from such other governmental units to the Authority.

Pursuant to an allocation under §24-32-1706 of the Allocation Act the City has an allocation of the 2026 Ceiling for the issuance of a specified principal amount of Private Activity Bonds prior to September 15, 2026 (the "2026 Allocation.") The City has determined that, in order to increase the availability of adequate affordable housing for low and moderate income persons and families it is necessary or desirable to provide for the utilization of all or a portion of the 2026 Allocation for the use of the Volunteers of America Development for the purpose of financing the Haven at the Salt Flats in Grand Junction, Colorado ("Project.")

With the Resolution the City has determined that the 2026 Allocation can be utilized most efficiently by assigning it to the Authority to issue Private Activity Bonds for the purpose of financing the Project which will provide housing for low and moderate income persons and families.

In the event the Project is not developed, the City assigns its Private Activity Bonds for the purpose of providing financing for one or more multifamily rental housing projects for low-and moderate-income persons and/or families or to issue Private Activity Bonds for single-family mortgage loans to low and moderate-income persons and families ("Revenue Bonds") or for the issuance of mortgage credit certificates.

By, through and with this Resolution the City Council of the City of Grand Junction, Colorado has determined to assign **\$2,982,718**, a portion of its 2026 Allocation to the Authority for the purposes of the Project, which assignment is to be evidenced by an Assignment of Allocation between the City and the Authority (the "Assignment of Allocation").

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The assignment to the Authority of **\$2,982,718**, a portion of the City's 2026 Allocation, is hereby approved for the Project or in the event the Project does not come to fruition one or more multifamily rental housing projects for low-and moderate-income persons and/or families for single-family mortgage loans for homebuyers in Grand Junction, Colorado.

2. The form and substance of the Assignment of Allocation are hereby approved; provided, however, that the City Manager and City Attorney are authorized to make such technical variations, additions or deletions in or to such Assignment of Allocation as they shall deem necessary or appropriate and not inconsistent with the approval thereof by this resolution.

3. The City Manager is authorized to execute and deliver the final form of the Assignment of Allocation on behalf of the City and to take such other steps or actions as may be necessary, useful or convenient to effect the aforesaid assignment in accordance with the intent of this resolution.

4. If any section, paragraph, clause, or provision of this resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this resolution.

5. This resolution shall be in full force and effect upon its passage and approval.

PASSED, ADOPTED AND APPROVED this xx day of May 2026.

CITY COUNCIL OF THE CITY OF GRAND JUNCTION

---

Cody Kennedy  
President of the Council

ATTEST:

---

Selestina Sandoval  
City Clerk

DRAFT



## Grand Junction City Council

### Regular Session

Item #4.d.

---

**Meeting Date:** May 20, 2026  
**Presented By:** Trenton Prall, Engineering & Transportation Director  
**Department:** Engineering & Transportation  
**Submitted By:** Trent Prall, Engineering and Transportation Director

---

### Information

#### **SUBJECT:**

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

#### **RECOMMENDATION:**

Authorize the City Manager to submit an application in response to the United States Department of Transportation (USDOT) notice of funding opportunity for additional funding for North Ave Enhanced Transit Corridor Improvements and other safety-related program development, including a safety symposium, roadway safety audits, traffic garden, and safety education, in accordance with the Mesa County Safety Action Plan.

#### **EXECUTIVE SUMMARY:**

The US Department of Transportation has opened applications for funding under the Safe Streets and Roads for All Grant Program. Mesa County Regional Transportation Planning Office (RTPO) received a grant in 2023 for the development of the Mesa County Safety Action Plan. City of Grand Junction adopted the Mesa County Safety Action Plan on November 20, 2024. Adoption of the Mesa County Safety Action Plan opened up additional SS4A Implementation funding, currently identified at \$1 billion/year through the Bipartisan Infrastructure Law (BIL). This application accesses implementation funding.

Applications are due May 26, 2026, and must include a comprehensive scope that addresses not only infrastructure but also other goals and parameters within the Mesa County Safety Access Plan. Additional infrastructure funds are requested to augment existing federal and state grant funds for the North Ave Enhanced Transit Corridor while non-infrastructure funds will fund a safety symposium, roadway safety audits, a traffic garden, and safety education.

## **BACKGROUND OR DETAILED INFORMATION:**

The Safe Streets and Roads for All Grant program (SS4A) is represented as a "once-in-a-generation funding opportunity" by the U.S. Department of Transportation (USDOT) as part of their Safe System Approach (SSA) to roadway safety. This approach incorporates Vision Zero, Towards Zero Deaths, complete streets, and other proven countermeasures in the effort to eliminate fatal and serious injuries for all roadway users.

This grant opportunity pledges a minimum of \$1 billion annually for fiscal years FY22-26 with at least 40 percent of the annual funding awarded for Action Plan Grants and supplemental action plan activities. The remaining balance of the annual funding will be available for Implementation Grants. Implementation Grants will not be awarded without a comprehensive safety action plan in place, and will not be awarded concurrently with action plan grants.

In 2022, the City signed a memorandum of agreement (MOA) formalizing a fiscal commitment between the City of Grand Junction, City of Fruita, Town of Palisade, and Mesa County to apply for the Safe Streets and Roads for All (SS4A) grant program in an effort to fund and develop a Comprehensive Safety Action Plan for the aforementioned entities and other partners affiliated within the Grand Valley Metropolitan Planning Organization (GVMPO) as spearheaded by the Mesa County Regional Transportation Planning Office (MCRTPO). The action plan was completed and each respective entity passed a resolution supporting and adopting the 2024 Mesa County Safety Action Plan. City of Grand Junction adopted the Mesa County Safety Action Plan on November 20, 2024. Adoption of the Mesa County Safety Action Plan opened up additional SS4A Implementation funding, currently identified at \$1 billion/year through the Bipartisan Infrastructure Law (BIL). This application accesses implementation funding.

### **Mesa County Safety Action Plan**

The overarching goal of the Mesa County Safety Action Plan is to identify solutions to reduce the deaths and serious injuries on roadways across Mesa County with an ultimate goal of zero deaths on our roadways. The plan was developed through:

- Identifying the problem(s) with a comprehensive crash analysis
- Robust stakeholder and community engagement
- Developing an Action plan that is ready for implementation

The safety strategies identified throughout the process are split into four categories:

- Build Safer Streets
- Protect Vulnerable Road Users
- Address Dangerous Behaviors
- Create a Culture of Safety

The project also included a Power BI Crash Analysis Dashboard for ongoing data analysis by staff and stakeholders, the identification of a High Injury Network (HIN), an Engineering Toolbox to be used as a resource for signalized intersections and rural roads, and project cards for nine priority locations.

**Safe Streets and Roads for All Implementation Grant Program**

Grant applications must be multidisciplinary in nature, requiring both infrastructure and non-infrastructure components. Staff is proposing the following scope:

***Safer Roads and Safer Speeds through Engineering (Infrastructure)***

North Avenue has served the community as a major arterial since its construction in the mid-1950s. While it has functioned well over the years as a corridor for cars, trucks, and freight, it has lacked transit and pedestrian-friendly elements in many locations. This project phase will eliminate a gap in connectivity on the north side between 28 ½ Rd. and I-70B to the east, as well as on the south side between 29 Rd. and I-70B to the east. The project has been identified in the Grand Valley Regional Transportation Planning Office's 2022 North Avenue Enhanced Transit Corridor Study and the 2045 Regional Transportation Plan, the City's One Grand Junction Comprehensive Plan (2020) the City's North Avenue Plan (2011), and the City's Grand Junction Circulation Plan (2018) that identifies North Ave as an active transportation corridor. It is also identified in the 2023 Pedestrian and Bicycle Plan and is a high priority for the City's Urban Trails Committee. This project is also funded by the State Multi-Modal Options Fund (MMOF) and the federal Transportation Alternative Program (TAP). As the project has progressed through design and right-of-way needs have been more accurately determined, the cost estimate is at \$9.2m. With \$6.0m in previously identified funding, an additional \$4.0m is needed to finish the scope. The wide, well-lit, detached multi-use path will enhance the transit experience, increase safety for pedestrians, bicyclists and transit riders of all user groups providing a non-motorized connection to many goods and services along the North Ave corridor.

***Safer People through Education and Engagement***

A Social Media Safety Video Series will include short, scenario-based traffic safety videos that demonstrate common driving situations such as making safe left turns at intersections, properly navigating roundabouts, sharing space with bicycles and e-bikes, and safely entering roadways from driveways or alleys. Each video will clearly explain key laws and expectations for drivers, including yielding to pedestrians, Colorado's hands-free phone law, seatbelt use, speed limits, DUI prevention, insurance and post-crash procedures, and what to expect during a traffic stop. Additional segments will focus on high-risk behaviors and conditions - such as road rage, impatience, unsafe stopping habits, and driving on wet or snowy roads - to reinforce how good decisions and patience help prevent crashes and save lives.

A traffic garden is a simulated street environment where children can learn and practice good street safety habits in a car-free space. Also known by other names such as

“safety town” or “traffic playground,” this hands-on environment will build confidence, teach lifelong skills, and foster community. In a rural community like Grand Junction, a traffic garden will be the perfect teaching tool for children and others to learn real-world navigation and develop essential skills. The traffic garden is proposed to include simulated crosswalks, stop-controlled intersections, a roundabout, yield conditions, turn lanes, and/or other common street and roadway environments. Programming will include single-session or multi-day training for young residents and for general community members looking to enhance their understanding of safe street and roadway behaviors.

***Safer Roads and Safer Speeds through Evaluation and Engagement***

The Western Colorado Transportation Symposium will provide an annual venue for professionals, community leaders, and other stakeholders to gather, review and evaluate safety projects, outcomes, and opportunities, and develop strategies for advancing the Mesa County Safety Action Plan.

***Safer Roads through Supplemental Planning***

A Road Safety Audit (RSA) program will be pursued to develop methodology for studying the safety conditions of local streets and roadways. Corridors and intersections will be selected based on the HIN identified in the Mesa County Safety Action Plan, as well as potential upcoming capital improvement projects that may currently be planned/budgeted. In the first year, contracted experts will co-develop methodology alongside City staff, building internal expertise to allow for optimized execution in following years. These RSAs will be geographically distributed across the portions of the City, and will be critical in identifying root causes, specific gaps and needed improvements at specific locations identified on the HIN.

Awards are anticipated within 150 days. If selected, the North Ave Enhanced Transit Corridor Phase 2 is scheduled for construction upon execution of the grant agreement, while the other elements of the grant request, other than the construction of the traffic garden, are implemented over the five-year period from 2027 to 2031.

**FISCAL IMPACT:**

Anticipated project cost for both infrastructure and non-infrastructure scope is \$4,500,000. 20% match requirement equates to \$900,000 which would be necessary to include in the 2027 Budget. Staff will be looking for other project partners as well as other state grant funds that could be leveraged to obtain the federal funds.

**SUGGESTED MOTION:**

I move to adopt Resolution No. 44-26, a resolution supporting the grant application for Safe Streets and Roads for All Grant Program for both infrastructure and non-infrastructure implementation.

**Attachments**

1. SS4A Grant Budget Final 20260512
2. RES-Safe Streets and Roads for All Grant - 20260512

**Project: USDOT FY 26 - Safe Streets and Roads for All**

**Subject: Grant Scope**

<b>Scope</b>	<b>Total Costs</b>	2027	2028	2029	2030	2031
A. North Ave	\$ 4,000,000	\$ 4,000,000	\$ -	\$ -	\$ -	\$ -
B. Safety Symposium	\$ 75,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
C. Roadway Safety Audits	\$ 275,000	\$ 75,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
D. Traffic Garden	\$ 110,000	\$ 110,000	\$ -	\$ -	\$ -	\$ -
E. Social Media Safety Video Series	\$ 14,000	\$ 14,000	\$ -	\$ -	\$ -	\$ -
<b>Total Project Scope</b>	<b>\$ 4,474,000</b>	<b>\$ 4,214,000</b>	<b>\$ 65,000</b>	<b>\$ 65,000</b>	<b>\$ 65,000</b>	<b>\$ 65,000</b>
<i>Match required</i>	<i>\$ 894,800</i>	<i>\$ 842,800</i>	<i>\$ 13,000</i>	<i>\$ 13,000</i>	<i>\$ 13,000</i>	<i>\$ 13,000</i>
<b>Grant funds requested</b>	<b>\$ 3,579,200</b>	<b>\$ 3,371,200</b>	<b>\$ 52,000</b>	<b>\$ 52,000</b>	<b>\$ 52,000</b>	<b>\$ 52,000</b>

Resolution No. \_\_\_\_=26

A RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT AN APPLICATION IN RESPONSE TO THE UNITED STATES DEPARTMENT OF TRANSPORTATION (USDOT) NOTICE OF FUNDING OPPORTUNITY FOR ADDITIONAL FUNDING FOR NORTH AVE ENHANCED TRANSIT CORRIDOR IMPROVEMENTS AS WELL AS OTHER SAFETY RELATED PROGRAM DEVELOPMENT INCLUDING SAFETY SYMPOSIUM, ROADWAY SAFETY AUDITS, TRAFFIC GARDEN AND EDUCATION AS RECOMMENDED IN THE MESA COUNTY SAFETY ACTION PLAN AND AS REQUIRED TO MEET THE GOALS AND OBJECTIVES OF THE PROGRAM.

The Safe Streets and Roads for All Grant program (SS4A) is represented as a "once-in-a-generation funding opportunity" by the U.S. Department of Transportation (USDOT) as part of their Safe System Approach (SSA) to roadway safety. This approach incorporates Vision Zero, Towards Zero Deaths, Complete Streets, and other proven countermeasures in the effort to eliminate fatal and serious injuries for all roadway users.

This grant opportunity pledges a minimum of \$1 billion annually for fiscal years FY22-26 with at least 40 percent of the annual funding awarded for Action Plan Grants and supplemental action plan activities. The remaining balance of the annual funding will be available for Implementation Grants. Implementation Grants will not be awarded without a comprehensive safety action plan in place, and will not be awarded concurrently with action plan grants.

In 2022, the City signed a memorandum of agreement (MOA) formalizing a fiscal commitment between the City of Grand Junction, City of Fruita, Town of Palisade, and Mesa County to apply for the Safe Streets and Roads for All (SS4A) grant program in an effort to fund and develop a Comprehensive Safety Action Plan for the aforementioned entities and other partners affiliated within the Grand Valley Metropolitan Planning Organization (GVMPO) as spearheaded by the Mesa County Regional Transportation Planning Office (MCRTPO). The action plan was completed and each respective entity passed a resolution supporting and adopting the 2024 Mesa County Safety Action Plan. City of Grand Junction adopted the Mesa County Safety Action Plan on November 20, 2024. Adoption of the Mesa County Safety Action Plan opened up additional SS4A Implementation funding, currently identified at \$1 billion/year through the Bipartisan Infrastructure Law (BIL). This application accesses implementation funding.

Grant applications must be multidisciplinary in nature requiring both infrastructure and non-infrastructure components. Additional infrastructure funds are requested to augment existing federal and state grant funds for the North Ave Enhanced Transit Corridor while non-infrastructure funds will fund a safety symposium, crash software licensing, roadway safety audits and education.

The project scope is anticipated at \$4.5 million with USDOT grant funding in the amount of \$3.6 million ("Grant") for the Project. The City staff has recommended that the City Council support the Grant application and if awarded that the Grant be utilized.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Grand Junction, Colorado that:

The City Council of the City of Grand Junction by with and through this Resolution expresses its supports for the City's *Safe Streets and Roads for All* grant application.

The City Council of the City of Grand Junction authorizes the expenditure of funds necessary to meet the terms and obligations, including established deadlines, of any Grant awarded.

If the Grant is awarded, the City Council hereby authorizes the City Manager to sign the grant agreement with the Colorado Department of Transportation, on behalf of the USDOT, for the Project.

PASSED and ADOPTED this 20th day of May 2026

\_\_\_\_\_  
Laurel Lutz  
President of the City Council

ATTEST:

\_\_\_\_\_  
Selestina Sandoval  
City Clerk

DRAFT



**Grand Junction City Council**

**Regular Session**

**Item #4.e.**

---

**Meeting Date:** May 20, 2026

**Presented By:**

**Department:** City Manager's Office

**Submitted By:**

---

**Information**

**SUBJECT:**

A Resolution Authorizing the City Manager to Sign an Agreement with the Grand Junction Regional Air Service Alliance

**RECOMMENDATION:**

**EXECUTIVE SUMMARY:**

**BACKGROUND OR DETAILED INFORMATION:**

**FISCAL IMPACT:**

**SUGGESTED MOTION:**

**Attachments**

None



## Grand Junction City Council

### Regular Session

Item #4.f.

---

**Meeting Date:** May 20, 2026  
**Presented By:** Selestina Sandoval, City Clerk  
**Department:** City Clerk  
**Submitted By:** Selestina Sandoval

---

#### Information

##### **SUBJECT:**

A Resolution Assigning City Councilmembers to Various Boards, Commissions and Authorities

##### **RECOMMENDATION:**

Staff recommends adoption of the resolution and the attached table (to be added after the March 18th workshop), making assignments to the various boards, commissions, and agencies.

##### **EXECUTIVE SUMMARY:**

Annually, the City Council reviews and determines who on the City Council will represent the City Council on various boards, committees, commissions, authorities, and organizations.

##### **BACKGROUND OR DETAILED INFORMATION:**

The City Council assigns its members to serve on a variety of Council-appointed boards, committees, commissions, and authorities, as well as a number of outside organizations. Assignments will be discussed at the May 18, 2026, City Council Workshop; this resolution formalizes that discussion.

##### **FISCAL IMPACT:**

There is no direct fiscal impact from this action.

##### **SUGGESTED MOTION:**

I move to adopt Resolution No.46-26, a resolution appointing and assigning City Councilmembers to represent the City on various boards, committees, commissions, authorities, and organizations.

## **Attachments**

1. RES-Council Assignments 052026

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. XX-26**

**A RESOLUTION APPOINTING AND ASSIGNING CITY COUNCILMEMBERS TO REPRESENT THE CITY ON VARIOUS BOARDS, COMMITTEES, COMMISSIONS, AUTHORITIES AND ORGANIZATIONS**

**Recitals:**

Through various boards, committees, commissions and organizations the citizens of the City have a longstanding tradition of service to the community. The City Council by, and through, its creation of many of those boards and its participation thereon and therewith is no exception.

The City is regularly and genuinely benefitted by the service performed by its boards, committees, commissions, and organizations.

In order to continue that service, the City Council annually, or at convenient intervals, designates certain Council members to serve on the various boards, committees, commissions, authorities, and organizations and with this Resolution accomplishes the same.

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

Until further action by the City Council, the appointments, and assignments of the members of the City Council are as attached and incorporated by this reference and the various appointments and assignments are the action of the City Council.

PASSED AND ADOPTED THIS 20<sup>th</sup> day of May 2026.

---

Laurel Lutz  
President of the City Council

ATTEST:

---

Selestina Sandoval  
City Clerk



**Grand Junction City Council**

**Regular Session**

**Item #5.a.i.**

---

**Meeting Date:** May 20, 2026  
**Presented By:** Jay Valentine, Chief Financial Officer  
**Department:** Finance  
**Submitted By:** Jay Valentine Chief Financial Officer

---

**Information**

**SUBJECT:**

An Ordinance for Supplemental Appropriation

**RECOMMENDATION:**

Staff recommends approval of the Ordinance for Supplemental Appropriation.

**EXECUTIVE SUMMARY:**

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

This supplemental appropriation is predominantly for the carry-forward of capital projects and affordable housing initiatives. New spending authorization is required to spend grant funding and other outside revenues not anticipated in the original 2026 budget. A detailed listing per fund is included.

**BACKGROUND OR DETAILED INFORMATION:**

**General Fund**

The General Fund requires a total supplemental appropriation of \$3,750,244.

The majority of this, \$3.5 million, is for affordable housing initiatives. Some of these initiatives were previously budgeted within the Sales Tax Capital Improvement Fund, any unspent funds are being transferred to be expended out of the General Fund in order to consolidate the management of all housing initiatives within the Housing

Divisions operation. These include previously Council authorized initiatives for the Grand Junction Housing Authority's The Current project, Aspire Liberty Apartments, and grant match of \$125,000 for the Accessory Dwelling Unit program which also received a \$325,000 Department of Local Affairs Grant.

Also included in the requested supplemental appropriation is the authorization to spend revenues not originally anticipated in the 2026 budget for equitable sharing funds for Police operations and donations for the K-9 Unit program. In 2026 Council authorized \$60,000 for improvements to the Avalon Theatre; the Avalon Foundation has committed \$40,000 towards this project so additional appropriation authority is required to spend that donation.

Because this appropriation is for previously budgeted and authorized expenses or the spending of new revenues, this does not result in a decrease to the 2026 Adopted General Fund Balance.

Sales Tax Capital Improvement Fund

The Sales Tax Capital Improvement Fund requires a total supplemental appropriation of \$2,182,544 to transfer previously authorized but unspent housing initiatives to the General Fund as discussed above.

Storm Drainage Fund

The Storm Drainage Fund requires a total supplemental appropriation of \$237,000 for the City's contribution to a regional stormwater detention basin that will be constructed by private developers in the Matchett Park area.

Major Capital Projects Fund

The Major Capital Projects Fund is being used to budget and account for the Community Recreation Center (CRC) project as well as the Outdoor project at the CRC. This fund requires a total supplemental appropriation of \$2,204,291. This will carryforward \$1,032,872 for the CRC and \$1,098,419 for the Outdoor project which received a substantial donation in 2025. It also includes the CRC's contribution of \$73,000 towards the previously discussed detention basin.

Transportation Capacity Payment Fund

The Transportation Capacity Payment Fund requires a total supplemental appropriation of \$5,045,191 to carryforward two projects including unspent budget for the Four Canyons Parkway. Additionally, new spending authorization of \$330,000 is required for an increase in the Patterson Capacity Improvements Project as well as the Redlands 360 Roundabout and related improvements to 23 Road.

Water Fund

The Water Fund requires a total supplemental appropriation of \$565,070 for the carryforward of six projects not completed in 2025.

### Solid Waste Fund

The Solid Waste Fund requires a total supplemental appropriation of \$14,615,000. The majority of this is \$14.3 million for the completion of the Materials Recycling Facility including the issuance of additional COPs as well as \$2.8 million remaining from 2025 in State grant funds.

### Irrigation Fund

The Irrigation Fund requires a total supplemental appropriation of \$25,000 for additional funding required for the Ridges Primary Pump MCC Replacement.

### Equipment Fund

The Equipment Fund requires a total supplemental appropriation of \$3,690,170 for the carryforward of vehicles authorized for replacement in 2025, but not received by year-end.

### Joint Sewer Fund

The Joint Sewer Fund requires a total supplemental appropriation of \$31,689,655 for the carryforward of eight projects not completed in 2025. This includes a major Lift Station Elimination/Rehab project for \$10.3 million as well as the Wastewater Treatment Plant Rehabilitation/Expansion for \$14.6 million and Phase 2 of the Wastewater Treatment Plant Expansion for \$3.9 million both funded by debt proceeds.

### **FISCAL IMPACT:**

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

### **SUGGESTED MOTION:**

I move to adopt Ordinance No. 5318, an ordinance making supplemental appropriations to the 2026 Budget of the City of Grand Junction, Colorado, for the year beginning January 1, 2026, and ending December 31, 2026, and on final passage and order final publication in pamphlet form.

### **Attachments**

1. Supplemental Appropriation List May 6, 2026 (1)
2. 2026 Supplemental Appropriation Ordinance

**Supplemental Appropriation List By Fund**  
**May 6, 2026**

<b>Fund</b>	<b>Description</b>	<b>Amount</b>
<b>General Fund 100</b>		
New	Avalon Improvements Additional Funding from Avalon Foundation	\$ 40,000
Carryforward + New	2025 and 2026 Equitable Sharing Funds for PD Operations	147,832
Carryforward	Donations for K-9 Unit Received in 2025	116,404
Carryforward + New	ADU Program Grant Match From Capital Fund \$125k + Grant Spending DOLA \$325K	450,000
Carryforward	Previously Authorized Affordable Housing Initiatives-Transfer from Capital Fund	557,544
Carryforward	Grand Junction Housing Authority The Current Project-Transfer from Capital Fund	1,500,000
Carryforward	Previously Authorized Incentive for Aspire Liberty Apartments (including Transfer from Capital Fund	938,464
	<b>Total Supplemental Appropriation</b>	<b>\$ 3,750,244</b>
<b>Sales Tax Capital Improvement Fund 201</b>		
Carryforward	Previously Authorized Affordable Housing Incentives-Transfer to the General Fund	\$ 2,557,181
	<b>Total Supplemental Appropriation</b>	<b>\$ 2,557,181</b>
<b>Storm Drainage Fund 202</b>		
Carryforward	Regional Stormwater Detention Basin (City Share)	\$ 237,000
	<b>Total Supplemental Appropriation</b>	<b>\$ 237,000</b>
<b>Major Capital Projects Fund 204</b>		
Carryforward	Community Recreation Center - Unspent in 2025	\$ 1,032,872
Carryforward + New	Community Recreation Center Outdoor Project - Unspent Funds in 2025 + Donation	1,098,419
Carryforward	Transfer to Storm Drainage Fund for CRC Portion of Detention Basin	73,000
	<b>Total Supplemental Appropriation</b>	<b>\$ 2,204,291</b>
<b>Transportation Capacity Payment Fund 207</b>		
Carryforward	B 1/2 Road, 29 Road to 29 1/2 Road	\$ 206,547
Carryforward	Four Canyons Parkway, Market to Patterson	4,508,644
New	Patterson Capacity Improvements Additional Funds Needed	30,000
New	Redlands 360 Roundabout and 23 Road Improvements Additional Funds Needed	300,000
	<b>Total Supplemental Appropriation</b>	<b>\$ 5,045,191</b>
<b>Water Fund 301</b>		
Carryforward	Turf Replacement Program (grant funded)	\$ 78,203
Carryforward	Linden Avenu Waterline Phase 1	\$ 46,420
Carryforward	Juniata Enlarged Ditch Piping	\$ 199,620
Carryforward	Ouray Ave 7-12th Street Waterline Replacement	\$ 67,235
Carryforward	Waterline Replacements	\$ 90,870
Carryforward	Design of Juniata Reservoir Seepage Repair	\$ 82,722
	<b>Total Supplemental Appropriation</b>	<b>\$ 565,070</b>
<b>Solid Waste Fund 302</b>		
Carryforward	Electric Trash/Recycling Truck (grant funded)	\$ 315,000
Carryforward + New	Materials Recycling Facility Project	14,300,000
	<b>Total Supplemental Appropriation</b>	<b>\$ 14,615,000</b>
<b>Irrigation Fund 309</b>		
New	Ridges Primary Pump MCC Replacement	\$ 25,000

<b>Supplemental Appropriation List By Fund</b>		
<b>May 6, 2026</b>		
<b>Fund</b>	<b>Description</b>	<b>Amount</b>
	<b>Total Supplemental Appropriation</b>	<b>\$ 25,000</b>
<b>Equipment Fund 402</b>		
Carryforward	Previously Authorized Fleet Purchases Ordered in 2025	\$ 3,266,287
Carryforward	Electric Trash/Recycling Truck (46% grant funded)	373,883
	<b>Total Supplemental Appropriation</b>	<b>\$ 3,690,170</b>
<b>Joint Sewer Fund 900</b>		
Carryforward	Lift Station Elimination/Rehabilitation	\$ 10,267,795
Carryforward	Grand Valley Byproducts lift station replacement	1,275,000
Carryforward	2025 Sewer Replacement Projects	1,253,925
Carryforward	El Poso lift station replacement	205,000
Carryforward	Wastewater Treatment Plant Imp and Asset Replace	174,000
Carryforward	Sewer Capacity Projects	29,735
Carryforward	Wastewater Treatment Plant Rehabilitation/Expansion Projects	14,564,693
Carryforward	Phase 2 Wastewater Treatment Plant Expansion	3,919,507
	<b>Total Supplemental Appropriation</b>	<b>\$ 31,689,655</b>

**ORDINANCE NO. \_\_\_\_**

**AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS TO THE 2026 BUDGET OF THE CITY OF GRAND JUNCTION, COLORADO BEGINNING JANUARY 1, 2026, AND ENDING DECEMBER 31, 2026**

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

That the following sums of money be appropriated from unappropriated fund balance and additional revenues to the funds indicated for the year ending December 31, 2026, to be expended from such funds as follows:

<b>Fund Name</b>	<b>Fund #</b>	<b>Appropriation</b>
General Fund	100	\$ 3,750,244
Sales Tax CIP Fund	201	\$ 2,182,544
Storm Drainage Fund	202	\$ 237,000
Major Projects Capital Fund	204	\$ 2,204,291
Transportation Capacity Fund	207	\$ 5,045,191
Water Fund	301	\$ 565,070
Solid Waste and Recycling Fund	302	\$ 14,615,000
Irrigation Fund	309	\$ 25,000
Fleet and Equipment Fund	402	\$ 3,690,170
Joint Sewer Operations Fund	900	\$ 31,689,655

**INTRODUCED AND ORDERED PUBLISHED IN PAMPHLET FORM** this 6th day of May 2026.

**TO BE PASSED AND ADOPTED AND ORDERED PUBLISHED IN PAMPHLET FORM** this 20<sup>th</sup> day of May, 2026

\_\_\_\_\_  
President of the Council

Attest:

\_\_\_\_\_  
City Clerk



## Grand Junction City Council

### Regular Session

Item #5.a.ii.

---

**Meeting Date:** May 20, 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 (Title 21 of the Grand Junction Municipal Code) Regarding Final Plat Recordation, Accessory Dwelling Units, Design Standards for Multi-unit Residential Redevelopment, Landscape Substitutions, Subdivision Natural Hazards and Significant Natural Features, Signs in Public, Parks, and Open Space Districts, and Outdoor Lighting

#### **RECOMMENDATION:**

The Planning Commission heard this request at the April 28, 2026 regular meeting and voted (7-0) to recommend approval.

#### **EXECUTIVE SUMMARY:**

In the course of regular review of the Zoning and Development Code, staff has identified items that inadvertently conflict with standard practice, pose challenges with implementation, or require correction or clarification. Staff proposes revisions to resolve the issues these items present.

#### **BACKGROUND OR DETAILED INFORMATION:**

##### **BACKGROUND**

In the course of regular review of the Zoning and Development Code, staff has identified items that inadvertently conflict with standard practice, pose challenges with implementation, or require correction or clarification. Staff proposes revisions to resolve the issues these items present.

The noticed and published title for this Code Text Amendment included an item on Zoning Board of Appeals that has been removed from consideration at this time. The draft ordinance submitted to the Planning Commission and City Council for consideration does not contain this item.

Proposed amendments are as follows:

*GJMC § 21.02.040(k) Subdivision, Major*

The requirement to submit a Mylar copy of the approved final plat for recording is deleted. In its place is added the requirement that the original, signed plat is to be submitted in a form acceptable to the Mesa County Clerk and Recorder’s Office, which may include electronic or paper submittal.

*GJMC § 21.04.040(e)(1)(i)(A)(a) Accessory Dwelling Unit – Maximum Number of ADUs*

The code presently allows that one single-unit detached dwelling or a single-unit attached dwelling with two units in the structure may have two ADUs if at least one of the ADUs is attached to the principal dwelling unit. Language is introduced to clarify what “attached” means for this purpose. Attached is meant to include any connection by common wall, floor, or ceiling with the principal structure, including connection to a garage or accessory dwelling unit which is itself attached to the principal dwelling unit. Conversely, attached does not include connection by features like breezeway, deck, porch, or stairwell.

*GJMC § 21.05.050 Residential Attached and Multi-unit Design Standards*

The applicability of Residential Attached and Multi-unit Design Standards to redevelopment is updated to include only projects for which replacement of building exteriors or an addition exceeding the floor area of the existing structure(s) is proposed.

*GJMC § 21.07.100 Landscape Substitutions*

The code presently provides that existing trees preserved during development will be counted towards tree planting requirements at a specified ratio. The amendment creates a similar allowance for existing shrubs, perennials, and groundcover preserved during development to be counted toward shrub planting requirements. Specifically, one preserved shrub will count as two new shrubs, while three preserved #1 container perennial and/or groundcover will count as one new shrub.

*GJMC § 21.09.070 Subdivision Standards – Natural Hazards and Significant Natural Features*

The Subdivision Standards include requirements to address natural hazards and significant natural features on a subdivision plat.

Natural hazard is defined as a geologic, floodplain, or wildfire hazard as identified by a state or federal agency. Natural hazards are required to be addressed by one of two methods. One method is specifying limits of development on the plat where development and construction shall be limited or prohibited and a plat note that those areas are not available for sale nor development. The second method is to provide a geotechnical report designating specific mitigation measures necessary to make areas of natural hazard safe for development and occupancy and a plat note stating that those measures must be followed.

Significant natural features include (but are not limited to) bluffs, ridges, steep slopes, stands of mature trees, rock outcroppings, wetlands, native upland ecosystems, riparian areas, and wildfire corridors, as well as all significant water features such as drainages, washes, canals, ditches, lakes, natural ponds, and retention and detention ponds. Significant natural features must be protected by specifying limits of development, limiting development activity within them, and adding a plat note preventing their sale or development.

The provisions do not specify the extent of the protections for natural hazards and significant natural features, nor how they are to be maintained. Waterways, wetlands, floodplains, ridgelines, steep slopes, geologic hazards, and wildfire prevention are already regulated by other local, state, and federal codes, which provide for their mapping and hazard mitigations. As a result, the provisions in this section are superfluous and result in additional line work and notes that are neither necessary nor appropriate for inclusion on a subdivision plat.

The amendment removes this section in its entirety.

*GJMC § 21.10.080 Sign Standards by Zone District*

There are unclear and conflicting standards for signs in the Public Parks and Open Space (P-1) and Public, Civic, and Institutional Campus (P-2) zone districts.

GJMC § 21.10.080(d) applies sign standards to “All Other Mixed-Use and Industrial Zone Districts” and includes the P-2 zone district within its scope.

However, GJMC § 21.10.080(f) further provides that signs on a property zoned P-1 or P-2 “shall be limited to signage allowed in the surrounding zone districts.” This presents five challenges with application:

1. There are two conflicting provisions governing signs in the P-2 zone district.
2. GJMC § 21.10.080(f) does not specify whether “surrounding” means abutting or adjacent.
3. Properties zoned P-1 and P-2 are distributed throughout the city and are surrounded by residential and non-residential zone districts alike. GJMC § 21.10.080(f) creates uneven sign allowances and restrictions across different properties zoned P-1 and P-2.
4. GJMC § 21.10.080(f) does not resolve the question of which standards apply to the P-1 and P-2 zone districts when there is more than one surrounding zone district with different sign standards.
5. GJMC § 21.10.080(f) applies regulation to the P-1 zone district that may not facilitate the needs of parks facilities including public information signage and scoreboards.

The proposed amendment removes GJMC § 21.10.080(f).

*GJMC § 21.11.050 Outdoor Lighting – General Standards*

Chapter 21.11, Outdoor Lighting, of the Zoning and Development Code, contains provisions for minimum lighting output requirements and maximum lighting at property lines.

§ 21.11.050(c)(4) provides that "Light levels measured at the property line of the development site shall not exceed 0.2 footcandles as a direct result of the on-site lighting." This provision is intended to protect adjacent properties from excessive light spillover.

Table 21.11-1: Lighting Level Requirements specifies the minimum and maximum footcandles for site features requiring illumination: building entries (1.0 footcandle minimum), bicycle paths and pedestrian walkways (0.6), loading and unloading platforms (5.0), parking areas (0.6), playgrounds (5.0), and under-canopy areas (5.0).

In order to meet both the minimum lighting levels for site features and the maximum light level at property lines, it is necessary to locate those features a significant distance from property lines or provide shielding that is not indicated by the code as a requirement. While it is possible in some cases to meet both requirements, it may be unnecessary or impractical to do so.

For example, a building entry may be required by building or fire codes for egress on the side or rear of the building. Options for meeting both the minimum 5.0 footcandles at the building entry and the maximum 0.2 footcandles at the property line would be to set the building back significantly farther than the minimum setback for the zone district (typically 0-5 feet for nonresidential districts), to shield the fixture to such extent that it may not illuminate the required extent of and beyond the feature, or some combination of the two. Similarly, the pedestrian walkway providing the required path of egress from such a door is required to be illuminated to a minimum of 0.6 footcandles, but this walkway is often placed directly abutting the property line, which means the lighting level at the property line will be 0.6 footcandles, or three times the 0.2 maximum. Finally, there is an instance which cannot be reconciled by any mitigation: when a bicycle path or pedestrian walkway intersects with the public right-of-way, as required by the Zoning and Development Code as well as building and fire codes. There, the minimum lighting level of 0.6 footcandles cannot be met without exceeding the maximum 0.2 footcandles at the boundary between the property and the right-of-way.

The proposed amendment maintains the light level protection for abutting properties zoned for single-unit detached or duplex dwellings but provides a greater allowance for light levels at property lines abutting all other properties or the public right-of-way.

**NOTIFICATION REQUIREMENTS**

Notice was completed as required by GJMC § 21.02.030(g). Notice of the public hearing was published on April 18, 2026, in the Grand Junction Daily Sentinel.

**ANALYSIS**

The criteria for review are set forth in GJMC § 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.

Plan Principle 2, Goal 3, Strategy f. calls for reducing barriers to entry for new business. The proposed amendment increases flexibility for meeting landscape standards using existing plants.

Plan Principle 5, Goal 1, Strategy c. calls for the promotion of housing variety that increases density while maintaining neighborhood character. The amendment clarifies the applicability of design standards for redevelopment of existing residential buildings, ensuring a balance between promoting housing production and appropriately introducing architectural and site design standards to exterior changes and expansions. Neighborhood character is further preserved by the clarification of what constitutes attached and detached accessory dwelling units. Barriers to housing production are reduced by the proposed changes to subdivision, landscape, and lighting requirements.

Plan Principle 11, Goal 3, Strategy c. calls for continuous evaluation of existing practices and systems to improve outcomes and provide excellent, equitable service to the public. The amendment improves development outcomes and service to the public by bringing consistency to plat recordation requirements of the City, Mesa County, and the State of Colorado, by removing provisions governing the identification and protection of natural hazards and features by subdivision plat that are ineffective, duplicative, potentially burdensome, and arguably an inappropriate mechanism for their purposes, by clarifying sign requirements, and by removing a conflict to facilitate compliance with all outdoor lighting requirements.

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 removes conflicts 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;*

The proposed amendment addresses the trend in City policy and practice, consistent with Resolutions No. 47-25 (establishing the Housing Affordability Code Task Force) and No. 67-25 (adopting the 2025-2027 Strategic Framework), to promote housing production and affordability, principally by reducing regulatory burdens to developing new affordable and workforce housing.

Obsolete or unnecessary requirements for approval and recording of subdivision plats are refined or removed. Design standards for redevelopment that converts existing buildings into dwelling units (or adds more dwelling units) are modified to apply only when building exteriors are proposed to be replaced or when an expansion will increase the floor area of existing structure(s) by an area exceeding the existing floor area. Increased flexibility is given to meet landscape and outdoor lighting requirements.

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

Residential attached and multi-unit design standards are modified to exclude any redevelopment projects that do not replace building exteriors or expand existing building(s) by more than the existing floor area. This responds to the challenge of meeting the design standards when converting an existing nonresidential building to dwelling units or adding dwelling units to an existing residential or mixed-use building.

Landscape substitution requirements are modified to address situations where healthy landscape (shrubs, perennials, and groundcover) would otherwise have to be removed and replaced to meet planting requirements—those situations add cost and complexity to projects and result in removal of landscape, which is often native, attractive, and mature, in favor of new landscape which provides less initial coverage and requires cost, effort, and time to become established and mature.

Outdoor lighting requirements are modified to remove conflicting provisions that presently are difficult to meet or cannot be met in combination.

*c. To add, modify or expand zone districts; or*  
Not applicable.

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

The process for recording a subdivision plat is modified to allow for additional submittal options (any form acceptable to the Mesa County Clerk and Recorder's Office). Processing applications for accessory dwelling units is clarified by more clearly distinguishing attached from detached accessory dwelling units.

Specific reasons a, b, and d are satisfied. Staff finds this criterion has been met.

**FINDING OF FACT AND RECOMMENDATION**

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

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

Therefore, the Planning Commission recommended approval.

**FISCAL IMPACT:**

There is no direct fiscal impact for this item.

**SUGGESTED MOTION:**

I move to adopt Ordinance No. 5319, an ordinance amending sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Final Plat Recordation, Accessory Dwelling Units, Design Standards for Multi-unit Residential Redevelopment, Landscape Substitutions, Subdivision Natural Hazards and Significant Natural Features, Signs in Public, Parks, and Open Space Districts, and Outdoor Lighting on final passage and order final publication in pamphlet form.

**Attachments**

- 1. Planning Commission Minutes - 2026 - April 28 - DRAFT
- 2. Draft Ordinance

**GRAND JUNCTION PLANNING COMMISSION**  
**April 28, 2026, 5:30 PM**  
**MINUTES**

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

Those present were Planning Commissioners; Ian Moore (Virtually), Ian Thomas, Orin Zyvan, Robert Quintero, Gregg Palmer, and Keith Ehlers.

Also present were Jamie Beard (Assistant City Attorney), Thomas Lloyd (Planning Manager), Sam Wuebbles (Associate Planner), and Madeline Robinson (Planning Technician).

There were 4 members of the public in attendance, and 4 virtually.

**CONSENT AGENDA**

---

**1. Approval of Minutes**

---

Minutes of Previous Meeting(s) from March 10, 2026, and April 14, 2026.

*Commissioner Palmer moved to approve the Consent Agenda.*

*Commissioner Thomas seconded; motion passed 7-0.*

**REGULAR AGENDA**

---

**1. 2426 G Road ROW Vacation VAC-2025-202**

Consider a request by 2426 G Road LLC to vacate the eastern 15 feet of 24 ¼ Road Public Right-of-Way between Canyon View Park and 2426 G Road.

**Staff Presentation**

Sam Wuebbles, Associate Planner, introduced exhibits into the record and provided a presentation regarding the request.

**Questions for Staff**

There were no questions from Commissioner's for staff.

**Public Hearing**

*The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via [www.gjcity.org](http://www.gjcity.org).*

*There were no public comments.*

*The public hearing was closed at 5:43 p.m. on April 28, 2026.*

## **Discussion**

No discussion occurred between the Commissioners.

## **Motion and Vote**

Commissioner Quintero made the following motion “Chair, on the 24 ¼ Road Public Right-Of-Way Vacation located between Canyon View Park and 2426 G Road, I move that the Planning Commission forward a recommendation of conditional approval to City Council with the findings of fact and conditions as listed in the staff report.”

*Commissioner Palmer seconded; Motion passed 7-0.*

## **2. Brookfield West Comprehensive Plan Amendment **CPA-2025-52****

Consider a request by Brookfield Mixed Use 35, LLC for a Comprehensive Plan Amendment for approximately 19.83 acres from Industrial to Residential Low located at 860 21 Road.

### **Staff Presentation**

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

### **Questions for Staff**

Commissioner Palmer asked about the buffer zone between Fruita and Grand Junction. Planning Manager Lloyd answered that the buffer zone is to the west. Commissioner Zyvan asked about the long-term planning of the area.

Representative Tracy States made a brief presentation that the original parcel was 35 acres and then was subdivided. The applicant still owns some of the surrounding industrial sites but has not seen any demand for industrial properties to be sold, but there is for residential properties.

Commissioner Ehlers asked about the property line and size and asked if the subdivision has already occurred. Planning Manager Lloyd answered that the Assessor’s Office is behind, but the Subdivision has occurred and property lines exist, but that they have not been drawn in yet on the GIS map.

### **Public Hearing**

*The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via [www.gjcity.org](http://www.gjcity.org).*

*There were no public comments.*

*The public hearing was closed at 6:05 p.m. on April 28, 2026.*

## **Discussion**

Commissioner Ehlers voiced concern about giving up industrial property but acknowledged there currently is a huge need for residential properties and the request makes sense. Commissioner

Palmer also said that the request matches with what is already in the area. Commissioner Zyvan voiced some concern about the request and the challenge the community faces with affordable and obtainable housing. Commissioner Quintero and Thomas also shared these concerns.

### **Motion and Vote**

Commissioner Palmer made the following motion “Chair, on the Comprehensive Plan Amendment request for the property located at 860 21 Road, City file number CPA-2025-52, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.”

*Commissioner Quintero seconded; Motion passed 7-0.*

### **3. Brookfield West Rezone RZN-2025-62**

Consider a request by Brookfield Mixed Use 35, LLC for a Rezone of approximately 19.83 acres from Industrial Light (I-1) to Residential Low 5 (RL-5) located at 860 21 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 if City Council will also need to approve this request. Staff explained that the decision would be a recommendation of conditional approval, with the recommendation of approval being conditioned on the Comprehensive Plan Amendment being approved by City Council.

### **Public Hearing**

*The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via [www.gjcity.org](http://www.gjcity.org).*

*There were no public comments.*

*The public hearing was closed at 6:24 p.m. on April 28, 2026.*

### **Discussion**

There was no discussion among Commissioner’s on this item.

### **Motion and Vote**

Commissioner Quintero made the following motion “Chair, on the Rezone request for the property located at 860 21 Road, City file number RZN-2025-62, 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 7-0.*

#### **4. Zoning Code Amendments – Q2 2026**

**ZCA-2026-191**

Consider a request by the City of Grand Junction to amend sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Zoning Board of Appeals, Final Plat Recordation, Accessory Dwelling Units, Design Standards for Multi-unit Residential Redevelopment, Landscape Substitutions, Subdivision Natural Hazards and Significant Natural Features, Signs in Public, Parks, and Open Space Districts, Outdoor Lighting, and Definitions.

#### **Staff Presentation**

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

#### **Questions for Staff**

Commissioner Thomas asked what a footcandle was. Planning Manager Lloyd explained it's a measurement of light. Commission Moore asked about the square footage requirement and if it meant regarding building footprint or overall square footage.

Commissioner Ehlers asked about site improvements and expanding the building footprint and when those review criteria would apply. Ehlers also asked about the lighting requirements for projects and what stage they would be implemented.

Commissioner Zyvan asked about ADU's and if two attached ADU's would be allowed.

#### **Public Hearing**

*The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via [www.gjcity.org](http://www.gjcity.org).*

*There were no public comments.*

*The public hearing was closed at 6:52 p.m. on April 28, 2026.*

#### **Discussion**

No discussion occurred between the Commissioners.

#### **Motion and Vote**

Commissioner Quintero made the following motion "Chair, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2026-191, 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 Zyvan seconded; Motion passed 7-0.*

#### **5. Zoning Code Amendments – Drive-Through Facilities**

**ZCA-2026-211**

Consider a request by the City of Grand Junction to amend Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Drive-Through Facilities.

### **Staff Presentation**

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

### **Questions for Staff**

Commissioner Moore asked where current code originated from referencing drive-throughs.

Commissioner Palmer asked about where drive-throughs are specifically allowed in the community.

Commissioner Zyvan asked about cases where the current provisions of the drive-through standards have not worked in the community. Commissioner Weckerly asked about the frequency of site plans not working due to the drive-through standards.

Commissioner Ehlers asked staff if they were aware of any incidents of pedestrians being harmed in a drive-through lane.

### **Public Hearing**

*The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via [www.gjcity.org](http://www.gjcity.org).*

Sid Squirrell made comment that these proposed changes are needed for development to occur.

Mike Foster also made comment that the proposed changes will not cause any detriment to pedestrians and was in favor of the request.

*The public hearing was closed at 7:08 p.m. on April 28, 2026.*

### **Discussion**

Commissioner Quintero made mention of where the current drive-through provisions originally came from isn't exactly known. This proposed provision seems to be correcting the problem.

Commissioner Thomas mentioned vehicles in a drive-through typically drive slowly and the risk of injury is minimal. Further proposed an alternative to what has been stricken from code and rather allow more direct connection for pedestrians and bicyclists to the building and not allowing the full wraparound of a drive-through around a building. Commissioner Zyvan agreed with Commissioner Thomas.

Further discussion ensued by Commissioner Ehlers and Weckerly in opposition to Commissioner Thomas's proposal and are in favor of tonight's proposal.

Commissioner Moore made comment that with every opposition against pedestrian access makes it harder for alternative modes of travel, and echoes Commissioner's Thomas's and Zyvan's concerns.

Commissioner Quintero proposed making a motion and seeing if anyone would second the motion.

Commissioner Palmer stated that he is for the proposal as written.

### **Motion and Vote**

Commissioner Quintero made the following motion "Chair, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2026-211, 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 Ehlers seconded; Motion passed 4-3.*

### **OTHER BUSINESS**

---

### **ADJOURNMENT**

---

Commissioner Ehlers made a motion to adjourn the meeting.

*The vote to adjourn was 7-0.*

The meeting adjourned at 7:41 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 FINAL PLAT RECORDATION, ACCESSORY DWELLING UNITS, DESIGN STANDARDS FOR MULTI-UNIT RESIDENTIAL REDEVELOPMENT, LANDSCAPE SUBSTITUTIONS, SUBDIVISION NATURAL HAZARDS AND SIGNIFICANT NATURAL FEATURES, SIGNS IN PUBLIC, PARKS, AND OPEN SPACE DISTRICTS, AND OUTDOOR LIGHTING**

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, pose challenges with implementation, or require correction or clarification.

State legislation, including SB17-129 and HB20-1318, updated the Colorado Revised Statutes to allow that counties may accept plats for recording either electronically or on paper or a dimensionally stable polyester sheet such as Cronar or Mylar or any other product of equal quality. Mesa County has implemented these standards and, accordingly, it is no longer necessary to require Mylar alone for submittal of the original, approved plat for recording.

Staff has identified the need to clarify what constitutes an "attached" accessory dwelling unit for purposes of determining whether an accessory dwelling unit is considered attached or detached. This is to ensure that the limits of the allowed number of detached accessory dwelling units are not circumvented by making superficial connections between separate structures.

Staff has determined that the application of multi-unit design standards to existing buildings is appropriate only when the addition exceeds the area of the existing building, or when changes to the existing exterior are proposed. This is to ensure that conversions of existing nonresidential buildings or small additions to add housing units are not unduly burdened by design standards which are more appropriate to significant exterior changes or additions.

Staff has determined that existing landscape regulations offer insufficient incentive to preserve existing landscape and finds that relief from planting requirements by accepting

existing landscape as a substitute for required plantings will promote preservation and reduce the incidence of removing healthy, mature landscape in favor of new plantings.

Staff has determined that subdivision regulations concerning natural hazards and significant natural features are vague and ineffective, and portions of these provisions call for the inclusion on plats of features which are unnecessary or inappropriate on a plat.

Staff has determined that regulations concerning signs in Public, Parks, and Open Space zone districts contain a conflict and are vague.

Staff has identified a conflict in outdoor lighting requirements that requires resolving.

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):**

**21.02.040 ADMINISTRATIVE APPLICATIONS.**

---

...

(k) Subdivision, Major.

...

(5) Final Plat.

...

(ii) Review Procedures.

...

(F) Post-Decision Actions.

...

b. Recordation.

...

2. When all boundary line encroachments have been remedied, the Director shall proceed with recording as follows:

i. The original plat, together with any other required documentation such as, but not limited to, the following, shall be submitted for recording along with all necessary recording fees: a Mylar copy the original, signed plat in a form acceptable to the Mesa County Clerk and Recorder's Office; improvements agreements; powers of attorney; easement or right-of-way dedications not shown on the plat; covenants; deeds conveying property to the homeowners' association; etc. The plat shall contain notarized signatures of each owner of the property, necessary engineer's and surveyor's signatures, and corporate seal, if required. All signatures and seals on the plat shall be in permanent black ink.

...

...

...

**21.04.040    ACCESSORY USES AND STRUCTURES**

---

...

(e) Accessory Use-Specific Standards.

(1) Residential Uses.

(i) Accessory Dwelling Unit. An accessory dwelling unit (ADU) is allowed only in conjunction with a single-unit attached dwelling, a single-unit detached dwelling, or a duplex dwelling. ~~Any restrictions in an ODP or PD ordinance regarding accessory dwelling units that are more restrictive than the Code shall not be enforced.~~ ADUs are not allowed in conjunction with cottage court dwellings. Any restrictions in an ODP or PD ordinance regarding accessory dwelling units that are more restrictive than the Code shall not be enforced. ADUs shall not be included in density calculations. A Planning Clearance is required for any ADU and an ADU must demonstrate compliance with the following:

(A) Maximum Number of ADUs.

a. A lot with one single-unit detached dwelling or a single-unit attached dwelling with two units in the structure may have two ADUs if at least one of the ADUs is attached to the principal dwelling unit ~~(e.g., attic, basement, carriage house, etc.).~~ For purposes of this section, "attached" means connected by a common wall, floor, or ceiling with the principal structure, including a garage or accessory dwelling unit which is itself attached to the dwelling or is otherwise an integral part of the principal structure. Connections made by

breezeway, deck, porch, stairwell, or other similar features shall not be considered attached, whether or not such features are enclosed.

...

...

...

## **21.05.050 RESIDENTIAL ATTACHED AND MULTI-UNIT DESIGN STANDARDS**

---

...

(b) Applicability.

...

(2) Redevelopment. Redevelopment that includes the replacement of building exteriors or an addition exceeding the floor area of the existing structure(s) of units shall comply with these standards to the maximum extent practicable for the new or replacement units.

## **21.07.100 SUBSTITUTIONS**

---

The requirements outlined below may be varied based on the following rates of substitution. Plants identified as Prohibited on the Suitable Plant List may be preserved during development but will not be counted as substitutions for any planting requirements.

...

(h) Existing shrubs preserved during development: one preserved shrub shall count toward the total shrub requirement as two required shrub plantings.

(i) Existing groundcover/perennials preserved during development: three preserved #1 container perennials and/or ground covers shall count toward the total shrub requirement as one required #5 container shrub planting.

## **21.09.070 NATURAL HAZARDS AND SIGNIFICANT NATURAL FEATURES**

---

(a) Natural Hazards. If natural or geologic hazards exist within the property, the applicant shall comply with either Subsection (a)(1), (2), or a combination of those approaches:

(1) Identify the limits of development (as defined in Subsection (b) below) on the plat and include a plat note that those areas are not available for sale nor development;

(2) Provide a report from a geotechnical engineer licensed in Colorado designating the specific mitigation measures or engineering precautions necessary to make such areas safe for development and occupancy, and include a plat note stating that development will be subject to those mitigation measures and engineering precautions although the specific design needed as a part of a building permit may occur as a part of the building permit; or

(b) Significant Natural Features.

(1) Each subdivision plat shall identify each of the following that exist within the area covered by the subdivision plat:

(i) All significant natural features, including but not limited to bluffs, ridges, steep slopes, stands of mature trees, rock outcroppings, wetlands, native upland ecosystems, riparian areas, and wildlife corridors; and

(ii) All significant water features, including but not limited to drainages, washes, canals, ditches, lakes, natural ponds, and retention and detention ponds.

(2) Each subdivision plat containing any of the features listed or referenced in Subsection (b)(1) shall show the limits of development established pursuant to Subsection (c) below and shall include a plat note clearly stating that such areas are not available for sale or development.

(c) Limits of Development. Each subdivision plat shall specify the limits of development (LOD), which shall include all specific areas of a subdivision within which development and construction shall be limited or prohibited so that natural hazard areas are avoided and significant natural features are preserved. LODs shall be determined based on:

(1) Available mapping of hazard areas and significant natural features;

(2) Site topography, including but not limited to steepness of slopes, existing drainage features, rock outcroppings, river and stream terraces, valley walls, ridgelines, and scenic topographic features; and

(3) The practical needs to give access to heavy equipment for the developed project and reasonable staging and operational areas. Plat notes shall indicate any areas in which construction or development activities are only permitted during build-out of the subdivision, and that shall thereafter be outside the LODs.

## **21.10.080 SIGN STANDARDS BY ZONE DISTRICT**

---

...

(f) P-1 and P-2 Districts. Signage on a property zoned P-1 or P-2 shall be limited to signage allowed in the surrounding zone districts.

...

## **21.11.050 GENERAL STANDARDS.**

---

...

(c) Shielding and Light Trespass.

...

(4) Light levels measured at the property line of the development site shall not exceed 0.2 footcandles adjacent to a property zoned for single-unit detached dwelling or duplex dwelling, or 0.6 footcandles adjacent to all other properties, as a direct result of the on-site

lighting. Light levels at the property line abutting the public right-of-way shall be the minimum necessary to meet the standards provided at § 21.11.050(d).

...

**INTRODUCED** on first reading this 6th day of May 2026 and ordered published in pamphlet form.

**ADOPTED** on second reading this 20th day of May 2026 and ordered published in pamphlet form.

ATTEST:

---

Laurel Lutz  
President of the City Council

---

Selestina Sandoval  
City Clerk



**Grand Junction City Council**

**Regular Session**

**Item #5.a.iii.**

---

**Meeting Date:** May 20, 2026  
**Presented By:** Thomas Lloyd, Planning Manager  
**Department:** Community Development  
**Submitted By:** Thomas Lloyd, Planning Manager

---

**Information**

**SUBJECT:**

An Ordinance Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Drive-Through Facilities

**RECOMMENDATION:**

The Planning Commission heard this request at the April 28, 2026 regular meeting and voted (4-3) to recommend approval.

**EXECUTIVE SUMMARY:**

Staff received ongoing feedback from members of the development community regarding the difficulty and challenges of meeting a portion of the accessory use specific standards for drive-through facilities in GJMC Section 21.040(e)(2)(i). In response, staff workshopped the code provisions with the Planning Commission on January 22, 2026 and again on March 5, 2026. Staff proposes these revisions based on feedback from the Planning Commission to resolve the practical issues presented by these use specific standards.

**BACKGROUND OR DETAILED INFORMATION:**

**BACKGROUND**

Staff received ongoing feedback from members of the development community regarding the difficulty and challenges of meeting a portion of the accessory use specific standards for drive-through facilities in GJMC Section 21.040(e)(2)(i). In response, staff workshopped the code provision with the Planning Commission at its January 22, 2026 and again on March 5, 2026. Staff proposes these revisions based on feedback from the Planning Commission to resolve the issues these use specific standards present.

The amendment would remove the requirement that drive-through facilities shall be

designed and located to avoid impairing pedestrian mobility to or from the principal structure or creating risks to pedestrian safety. It also includes some minor reformatting and removes the requirement that drive-through lanes shall not be located between the designated front of the building and adjacent public right of way. Feedback from the development community has indicated that this will make site design less challenging for these types of uses in the future, especially on corner lots. Adjacent is defined as a radius of 100 ft, so staff thought it would be more clear and easier to enforce if it read the “abutting” public right-of-way. Abutting is defined as uses or parcels that directly touch.

**NOTIFICATION REQUIREMENTS**

Notice was completed as required by Section 21.02.030(g). Notice of the public hearing was published on April 18, 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.*

Subsection A above establishes an important policy objective supported by the Comprehensive plan when it comes to pedestrian safety. However, the current language is broad and not specific as to how those standards would be met. The intent of providing pedestrian safety is also met through specific, measurable standards elsewhere in the Zoning Code and TEDs. An example of this is the pedestrian connection requirement. The removal of the language in subsection A helps advance the Comprehensive Plans goal of predictable and transparent development processes by instead relying on more objective standards such as site design requirements, frontage orientation, and engineering and access standards in TEDS that address circulation, queuing, and conflict points.

The removal of language prohibiting drive-through lanes between the designated front of a building and the adjacent public right-of-way remains consistent with the Comprehensive Plan. The existing provision was prescriptive in site design and when combined with the rest of the City’s regulations, created unintended design challenges, especially on constrained or irregularly shaped parcels. Its removal supports the Comprehensive Plan’s emphasis on flexible and context-sensitive site development, allowing site layouts to respond to more unique conditions. Further, it is also important to note that the code promotes pedestrian-oriented development and high-quality streetscapes in other ways. The City recently adopted regulations reducing front setback requirements to encourage an urban form of building closer to the street.

Plan Principle 2, Goal 3, Strategy f. calls for reducing barriers to entry for new business. The proposed amendment increases flexibility for site design standards for new businesses.

Plan Principle 11, Goal 3, Strategy c. calls for continuous evaluation of existing practices and systems to improve outcomes and provide excellent, equitable service to the public. The amendment improves development outcomes and service to the public by bringing consistency to design standards for commercial properties.

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 removes conflicts 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;

Staff has received feedback from the development community that the accessory use specific standards for drive throughs have made it difficult to develop commercial uses on more challenging sites, especially on corner lots. This text amendment addresses this specific development issue by allowing more uses with drive throughs as an accessory use.

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

Not applicable.

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

The design standards for a drive-thru as an accessory use is changing how development applications are processed. The accessory use specific standards are being modified to allow for additional options on how an applicant designs a drive-through on their site. This allows the drive-thru to be designed in a way that makes sense for the context specific to the site, rather than having a prescriptive regulation that all sites are subject to.

Staff finds this criterion has been met.

### **FINDING OF FACT AND RECOMMENDATION**

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

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

The Planning Commission heard this request at the April 28, 2026 meeting and recommended approval.

### **FISCAL IMPACT:**

There is no direct fiscal impact associated with this request.

### **SUGGESTED MOTION:**

I move to adopt Ordinance No. 5320, an Ordinance Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Drive-Through Facilities on final passage and order final publication in pamphlet form.

### **Attachments**

1. Planning Commission Minutes - 2026 - April 28 - DRAFT
2. Draft Ordinance

**GRAND JUNCTION PLANNING COMMISSION**  
**April 28, 2026, 5:30 PM**  
**MINUTES**

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

Those present were Planning Commissioners; Ian Moore (Virtually), Ian Thomas, Orin Zyvan, Robert Quintero, Gregg Palmer, and Keith Ehlers.

Also present were Jamie Beard (Assistant City Attorney), Thomas Lloyd (Planning Manager), Sam Wuebbles (Associate Planner), and Madeline Robinson (Planning Technician).

There were 4 members of the public in attendance, and 4 virtually.

**CONSENT AGENDA**

---

**1. Approval of Minutes**

---

Minutes of Previous Meeting(s) from March 10, 2026, and April 14, 2026.

*Commissioner Palmer moved to approve the Consent Agenda.*

*Commissioner Thomas seconded; motion passed 7-0.*

**REGULAR AGENDA**

---

**1. 2426 G Road ROW Vacation VAC-2025-202**

---

Consider a request by 2426 G Road LLC to vacate the eastern 15 feet of 24 ¼ Road Public Right-of-Way between Canyon View Park and 2426 G Road.

**Staff Presentation**

Sam Wuebbles, Associate Planner, introduced exhibits into the record and provided a presentation regarding the request.

**Questions for Staff**

There were no questions from Commissioner's for staff.

**Public Hearing**

*The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via [www.gjcity.org](http://www.gjcity.org).*

*There were no public comments.*

*The public hearing was closed at 5:43 p.m. on April 28, 2026.*

## **Discussion**

No discussion occurred between the Commissioners.

## **Motion and Vote**

Commissioner Quintero made the following motion “Chair, on the 24 ¼ Road Public Right-Of-Way Vacation located between Canyon View Park and 2426 G Road, I move that the Planning Commission forward a recommendation of conditional approval to City Council with the findings of fact and conditions as listed in the staff report.”

*Commissioner Palmer seconded; Motion passed 7-0.*

## **2. Brookfield West Comprehensive Plan Amendment **CPA-2025-52****

Consider a request by Brookfield Mixed Use 35, LLC for a Comprehensive Plan Amendment for approximately 19.83 acres from Industrial to Residential Low located at 860 21 Road.

### **Staff Presentation**

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

### **Questions for Staff**

Commissioner Palmer asked about the buffer zone between Fruita and Grand Junction. Planning Manager Lloyd answered that the buffer zone is to the west. Commissioner Zyvan asked about the long-term planning of the area.

Representative Tracy States made a brief presentation that the original parcel was 35 acres and then was subdivided. The applicant still owns some of the surrounding industrial sites but has not seen any demand for industrial properties to be sold, but there is for residential properties.

Commissioner Ehlers asked about the property line and size and asked if the subdivision has already occurred. Planning Manager Lloyd answered that the Assessor’s Office is behind, but the Subdivision has occurred and property lines exist, but that they have not been drawn in yet on the GIS map.

### **Public Hearing**

*The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via [www.gjcity.org](http://www.gjcity.org).*

*There were no public comments.*

*The public hearing was closed at 6:05 p.m. on April 28, 2026.*

## **Discussion**

Commissioner Ehlers voiced concern about giving up industrial property but acknowledged there currently is a huge need for residential properties and the request makes sense. Commissioner

Palmer also said that the request matches with what is already in the area. Commissioner Zyvan voiced some concern about the request and the challenge the community faces with affordable and obtainable housing. Commissioner Quintero and Thomas also shared these concerns.

### **Motion and Vote**

Commissioner Palmer made the following motion “Chair, on the Comprehensive Plan Amendment request for the property located at 860 21 Road, City file number CPA-2025-52, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.”

*Commissioner Quintero seconded; Motion passed 7-0.*

### **3. Brookfield West Rezone RZN-2025-62**

Consider a request by Brookfield Mixed Use 35, LLC for a Rezone of approximately 19.83 acres from Industrial Light (I-1) to Residential Low 5 (RL-5) located at 860 21 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 if City Council will also need to approve this request. Staff explained that the decision would be a recommendation of conditional approval, with the recommendation of approval being conditioned on the Comprehensive Plan Amendment being approved by City Council.

### **Public Hearing**

*The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via [www.gjcity.org](http://www.gjcity.org).*

*There were no public comments.*

*The public hearing was closed at 6:24 p.m. on April 28, 2026.*

### **Discussion**

There was no discussion among Commissioner’s on this item.

### **Motion and Vote**

Commissioner Quintero made the following motion “Chair, on the Rezone request for the property located at 860 21 Road, City file number RZN-2025-62, 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 7-0.*

#### **4. Zoning Code Amendments – Q2 2026**

**ZCA-2026-191**

Consider a request by the City of Grand Junction to amend sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Zoning Board of Appeals, Final Plat Recordation, Accessory Dwelling Units, Design Standards for Multi-unit Residential Redevelopment, Landscape Substitutions, Subdivision Natural Hazards and Significant Natural Features, Signs in Public, Parks, and Open Space Districts, Outdoor Lighting, and Definitions.

##### **Staff Presentation**

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

##### **Questions for Staff**

Commissioner Thomas asked what a footcandle was. Planning Manager Lloyd explained it's a measurement of light. Commission Moore asked about the square footage requirement and if it meant regarding building footprint or overall square footage.

Commissioner Ehlers asked about site improvements and expanding the building footprint and when those review criteria would apply. Ehlers also asked about the lighting requirements for projects and what stage they would be implemented.

Commissioner Zyvan asked about ADU's and if two attached ADU's would be allowed.

##### **Public Hearing**

*The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via [www.gjcity.org](http://www.gjcity.org).*

*There were no public comments.*

*The public hearing was closed at 6:52 p.m. on April 28, 2026.*

##### **Discussion**

No discussion occurred between the Commissioners.

##### **Motion and Vote**

Commissioner Quintero made the following motion "Chair, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2026-191, 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 Zyvan seconded; Motion passed 7-0.*

#### **5. Zoning Code Amendments – Drive-Through Facilities**

**ZCA-2026-211**

Consider a request by the City of Grand Junction to amend Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Drive-Through Facilities.

### **Staff Presentation**

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

### **Questions for Staff**

Commissioner Moore asked where current code originated from referencing drive-throughs.

Commissioner Palmer asked about where drive-throughs are specifically allowed in the community.

Commissioner Zyvan asked about cases where the current provisions of the drive-through standards have not worked in the community. Commissioner Weckerly asked about the frequency of site plans not working due to the drive-through standards.

Commissioner Ehlers asked staff if they were aware of any incidents of pedestrians being harmed in a drive-through lane.

### **Public Hearing**

*The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via [www.gjcity.org](http://www.gjcity.org).*

Sid Squirrell made comment that these proposed changes are needed for development to occur.

Mike Foster also made comment that the proposed changes will not cause any detriment to pedestrians and was in favor of the request.

*The public hearing was closed at 7:08 p.m. on April 28, 2026.*

### **Discussion**

Commissioner Quintero made mention of where the current drive-through provisions originally came from isn't exactly known. This proposed provision seems to be correcting the problem.

Commissioner Thomas mentioned vehicles in a drive-through typically drive slowly and the risk of injury is minimal. Further proposed an alternative to what has been stricken from code and rather allow more direct connection for pedestrians and bicyclists to the building and not allowing the full wraparound of a drive-through around a building. Commissioner Zyvan agreed with Commissioner Thomas.

Further discussion ensued by Commissioner Ehlers and Weckerly in opposition to Commissioner Thomas's proposal and are in favor of tonight's proposal.

Commissioner Moore made comment that with every opposition against pedestrian access makes it harder for alternative modes of travel, and echoes Commissioner's Thomas's and Zyvan's concerns.

Commissioner Quintero proposed making a motion and seeing if anyone would second the motion.

Commissioner Palmer stated that he is for the proposal as written.

**Motion and Vote**

Commissioner Quintero made the following motion "Chair, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2026-211, 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 Ehlers seconded; Motion passed 4-3.*

**OTHER BUSINESS**

---

**ADJOURNMENT**

---

Commissioner Ehlers made a motion to adjourn the meeting.

*The vote to adjourn was 7-0.*

The meeting adjourned at 7:41 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 DRIVE-THROUGH FACILITIES ACCESSORY USE SPECIFIC STANDARDS**

Recitals

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

Staff has identified items that have challenges with implementation.

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)**

**21.04.040      ACCESSORY USES AND STRUCTURES**

---

...

(e) Accessory Use Specific Standards

(2) Commercial Uses.

(i) Drive-Through Facility.

~~(A) All drive-through facilities shall be designed and located to avoid impairing pedestrian mobility to or from the principal structure or creating risks to pedestrian safety.~~

~~(A)(B) Drive-through facilities shall be clearly signed and marked to provide efficient flow through the facility.~~

~~(B)(C) Drive-through lanes shall be set back at least 10 feet from a residentially zoned lot.~~

~~(C)(D) All drive-through facilities shall comply with the loading and stacking standards as set forth in TEDS (GJMC Title 29).~~

~~(D)(E) Drive-through windows, menu boards, and speaker boxes, and drive-through lanes shall not be located between the designated front of the building pursuant to § 21.14.010(c)(iii) and the adjacent abutting public right-of-way.~~

~~(E)(F) Drive-throughs for restaurants and retail are not allowed within the boundaries shown in Figure 04.04-1.~~

**INTRODUCED** on first reading this 6<sup>th</sup> day of May 2026 and ordered published in pamphlet form.

**ADOPTED** on second reading this 20<sup>th</sup> day of May 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 #5.b.i.

---

**Meeting Date:** May 20, 2026

**Presented By:** Trenton Prall, Engineering & Transportation Director, Jeremiah Boies, Interim City Attorney

**Department:** Engineering & Transportation

**Submitted By:** Trent Prall, Engineering and Transportation Director

---

### Information

#### **SUBJECT:**

An Ordinance Amending Ordinance 4991 Concerning the City - Las Colonias Development Corporation Master Lease and the Third Amendment thereto for Purposes of Amending the Description of Lease Parcel 2 for the Purpose of Facilitating the Development of Monument Business Park on Site D/E at the Las Colonias Business Park

#### **RECOMMENDATION:**

Staff recommends approval of this ordinance.

#### **EXECUTIVE SUMMARY:**

The proposed ordinance amends the Las Colonias Development Corporation (LCDC) to amend the leaseable boundary for Lease Parcel 2 (Pad D/E) to the south.

#### **BACKGROUND OR DETAILED INFORMATION:**

In November 2017, with adoption of Resolution 69-17, the City Council authorized and approved actions furthering the development of 15 acres of the Las Colonias property known as the Las Colonias Business Park. The redevelopment was anticipated to occur pursuant to a Master Lease from the City to the Las Colonias Development Corporation (LCDC). The Master Lease was considered and approved by the City Council in accordance with the City Charter.

In November 2019, City voters approved an amendment to the City Charter, which allowed the City to lease certain property, including the Las Colonias Business Park, for a term of up to 99 years. The Charter amendment affirmed the City Council's right to

lease the property for a term of not to exceed 99 years. The Master Lease was amended to provide the same.

The LCDC has subleased four of the developable sites and otherwise facilitated the development of three of those sites within the Las Colonias Business Park by commercial subtenants in accordance with the Master Lease, as amended. Recently a developer and LCDC have agreed to lease terms for a fifth site, Lease Parcel 2; however, for that site to develop the area of the site as provided in the Master Lease as amended needs to be revised. This adjustment is just along the south line of Lease Parcel 2 and better accommodates the proposed development.

The City Council, by and with approval of this Ordinance, does amend the description of Lease Parcel 2 provided in the Master Lease as amended and does authorize the Third Amendment to the Master Lease and Development Agreement for Las Colonias Business and Recreation Park, all in furtherance of the LCDC sublease of Lease Parcel 2 for the development of Monument Business Park on the area shown in the attached legal description. The form of the Third Amendment to the Master Lease and Development Agreement for Las Colonias Business and Recreation Park shall be reviewed and approved by the City Attorney and, with his advice and approval, shall be executed by the City Manager.

**FISCAL IMPACT:**

Amending the lease has no direct financial impact to the City.

**SUGGESTED MOTION:**

I move to adopt Ordinance No. 5321, an ordinance to amend Ordinance 4991 concerning the City-Las Colonias Development Corporation Master Lease and the third amendment thereto for the purpose of amending the description of Lease Parcel 2 for the purpose of facilitating the development of Monument Business Park on Site D/E at the Las Colonias Business Park, on final passage and order final publication in pamphlet form.

**Attachments**

- 1. LasColoniasPadDELocationMap20260421\_Monument Business Park
- 2. Lease Parcel 2 Amended Boundary Legal
- 3. Lease Parcel 2 Amended Boundary Exhibit
- 4. Master Lease Amendment Number 3 DRAFT 20260506
- 5. ORD-LCDC Third Amend Monument Business Park 20260506



Monument Business Park  
Location

Riverfront at Las Colonias  
Lease Area 2 / Pad D/E – Monument Business Park  
Location Map



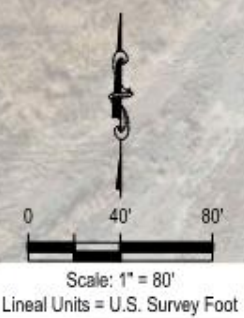
**LAS COLONIAS MASTER LEASE PARCEL 2**

Parkerson Brothers LLC  
2741 Riverside Parkway  
Rec. No. 1936868  
PN 2945-242-00-263

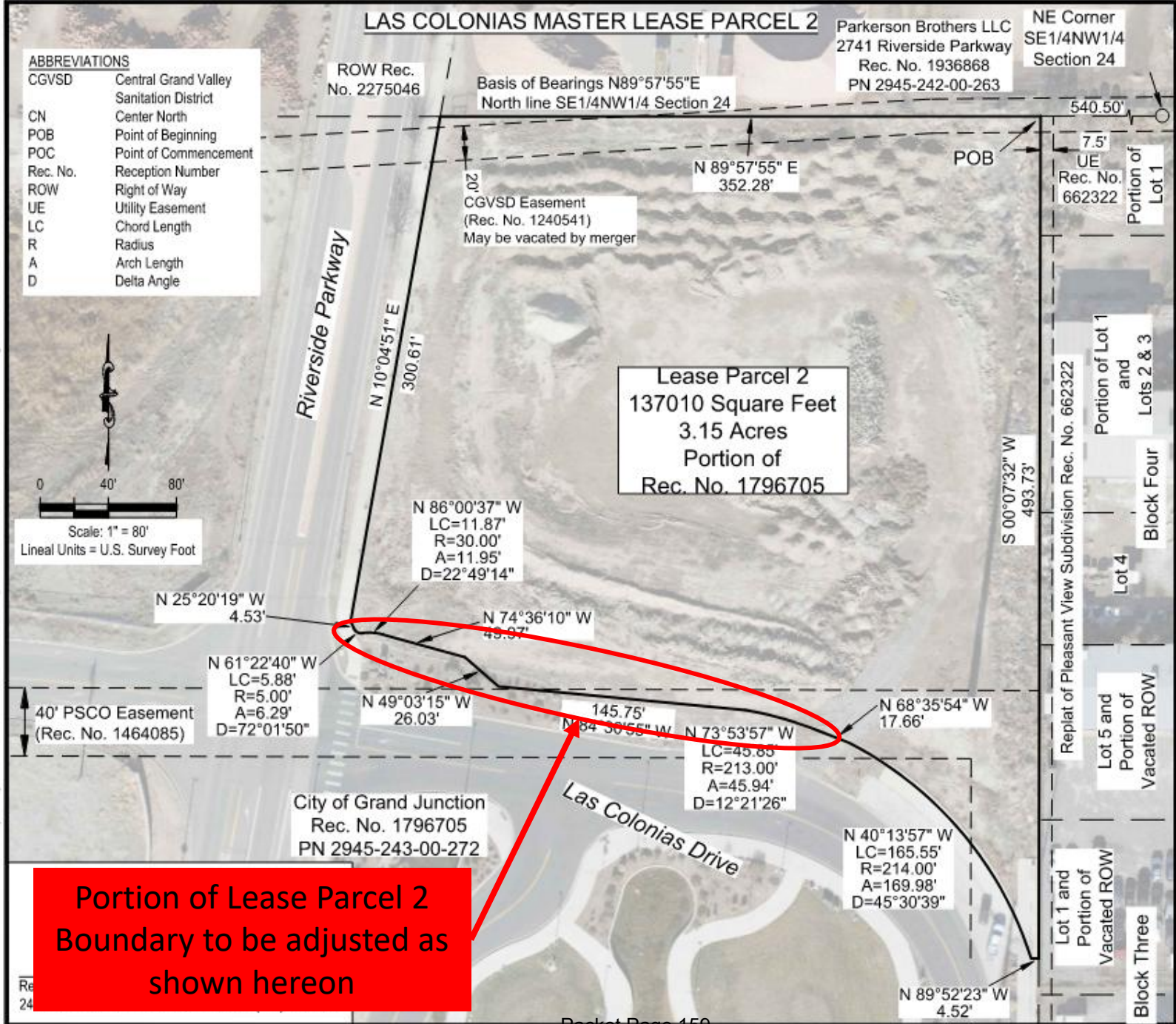
NE Corner  
SE1/4NW1/4  
Section 24

**ABBREVIATIONS**

CGVSD	Central Grand Valley Sanitation District
CN	Center North
POB	Point of Beginning
POC	Point of Commencement
Rec. No.	Reception Number
ROW	Right of Way
UE	Utility Easement
LC	Chord Length
R	Radius
A	Arch Length
D	Delta Angle



G:\Data\SURVEY\_2026 Survey Projects\Las Colonias\Parcel 2 update EXHIBIT 04-07-2026 DJM.dwg, 4/7/2026 10:59:18 AM



**Portion of Lease Parcel 2  
Boundary to be adjusted as  
shown hereon**

**CITY OF Grand Junction**  
COLORADO  
244 North 7th Street  
Grand Junction, Co. 81501

Located in the SE1/4NW1/4, Section 24  
Township 1 South, Range 1 West  
Ute Meridian, City of Grand Junction  
Mesa County, Colorado

Drawn By: RBP  
Date: 03/18/26  
Reviewed By: ABL  
Approved By: TP

The descriptions shown hereon have been derived from subdivision plats, deposit surveys & deed descriptions as they appear in the office of the Mesa County Clerk & Recorder & monuments as shown. This sketch does not constitute a legal boundary survey, & is not intended to be used as a means for establishing or verifying property boundary lines.

## Lease Parcel 2

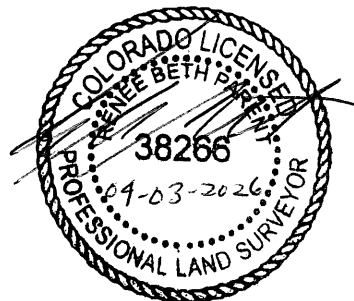
A parcel of land being a portion of Reception Number 1796705 located in the Southeast Quarter of the Northwest Quarter (SE1/4NW1/4) of Section 24, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado being more particularly described as follows:

Beginning at the northwest corner of Replat of Pleasant View Subdivision same as recorded at Reception Number 662322 being a point on the north line of said SE1/4NW1/4 Section 24 whence the NE corner of said SE1/4NW1/4 bears N89°57'55"E 540.50 feet based on Mesa County Local Coordinates GVA with all other bearings contained herein being relative thereto; thence S00°07'32"W along the West line of said Replat of Pleasant View Subdivision a distance of 493.73 feet; thence N89°52'23"W a distance of 4.52 feet to the beginning of a 214.00 foot radius curve, concave Southwesterly, whose long chord bears N40°13'57"W with a long chord length of 165.55 feet; thence Northwesterly along the arc of said curve, thru a central angle of 45°30'39", an arc length of 169.98 feet; thence N68°35'54"W a distance of 17.66 feet to the beginning of a 213.00 foot radius curve, concave Southerly, whose long chord bears N73°53'57"W with a long chord length of a 45.85 feet; thence Northwesterly along the arc of said curve, thru a central angle of 12°21'26", an arc length of 45.94 feet; thence N84°30'55"W a distance of 145.75 feet; thence N49°03'15"W a distance of 26.03 feet; thence N74°36'10"W a distance of 49.97 feet to the beginning of a 30.00 foot radius curve, concave Southerly, whose long chord bears N86°00'37"W with a long chord length of 11.87 feet; thence Westerly along the arc of said curve, thru a central angle of 22°49'14", an arc distance of 11.95 feet to the beginning of a 5.00 foot radius curve, concave Northeasterly, whose long chord bears N61°22'40"W with a long chord length of 5.88 feet; thence Northwesterly along the arc of said curve, thru a central angle of 72°01'50", an arc length of 6.29 feet; thence N25°20'19"W a distance of 4.53 feet, thence N10°04'51"E a distance of 300.61 feet to a point on said North line of the SE1/4 NW1/4 of Section 24; thence N89°57'55"E along said North line a distance of 352.28 feet, more or less, to the Point of Beginning.

CONTAINING 137,010 Square Feet or 3.15 Acres, more or less, as described.

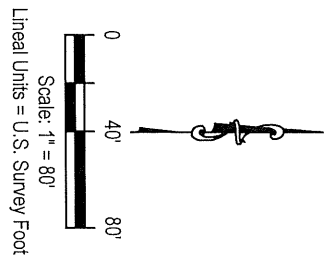
Written by:

Renee B. Parent, PE, PLS, CFedS  
for the City of Grand Junction  
244 N. 7<sup>th</sup> St. Grand Junction, CO 81501  
970-256-4003



# LAS COLONIAS MASTER LEASE PARCEL 2

- ABBREVIATIONS**
- CGVSD Central Grand Valley Sanitation District
  - CN Center North
  - POB Point of Beginning
  - POC Point of Commencement
  - Rec. No. Reception Number
  - ROW Right of Way
  - UE Utility Easement
  - LC Chord Length
  - R Radius
  - A Arch Length
  - D Delta Angle



ROW Rec. No. 2275046

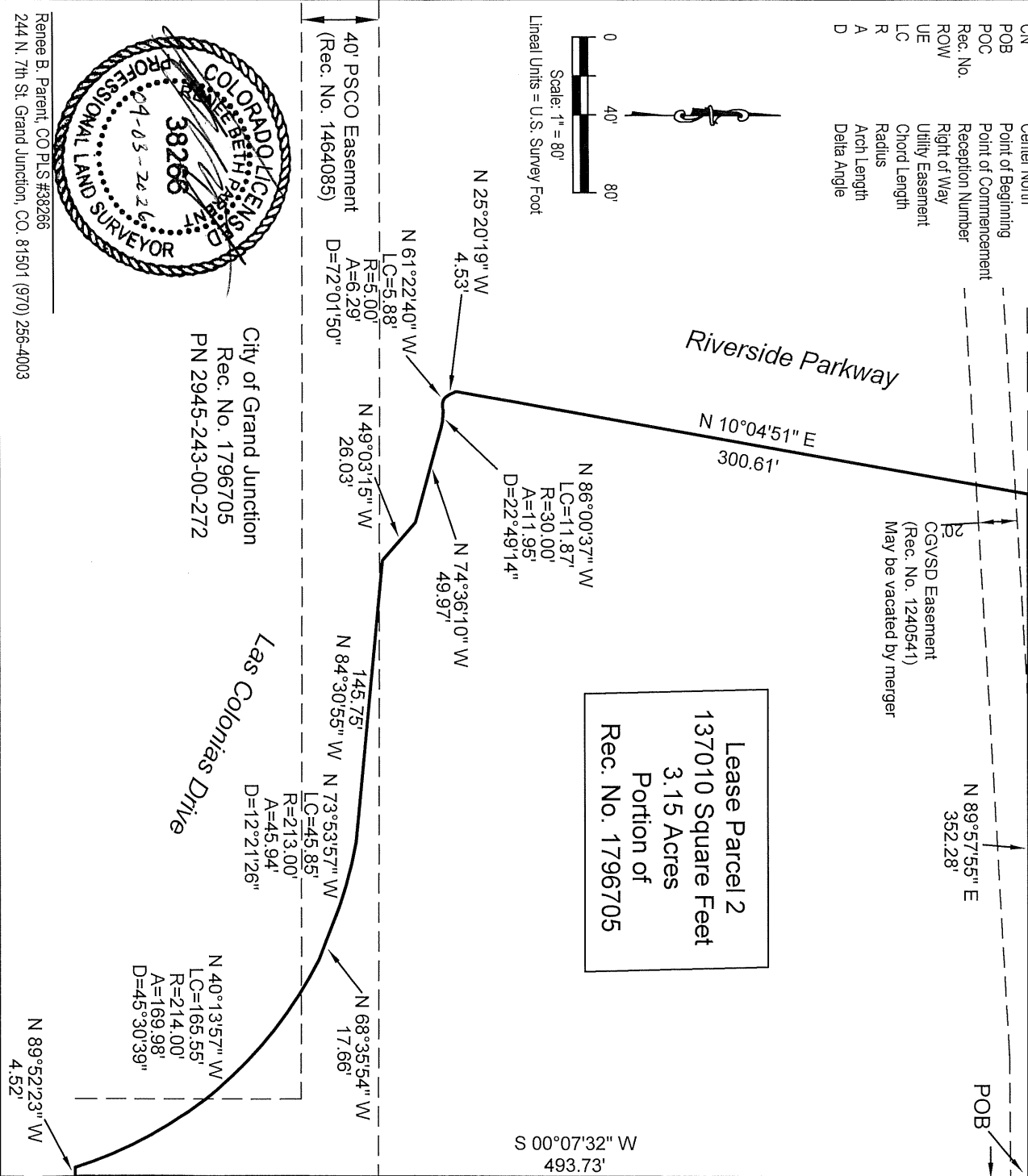
Basis of Bearings N89°57'55" E  
North line SE1/4NW1/4 Section 24

Parkerson Brothers LLC  
2741 Riverside Parkway  
Rec. No. 1936868  
PN 2945-242-00-263

NE Corner  
SE1/4NW1/4  
Section 24

CGVSD Easement  
(Rec. No. 1240541)  
May be vacated by merger

Lease Parcel 2  
137010 Square Feet  
3.15 Acres  
Portion of  
Rec. No. 1796705



40' PSCO Easement  
(Rec. No. 1464085)

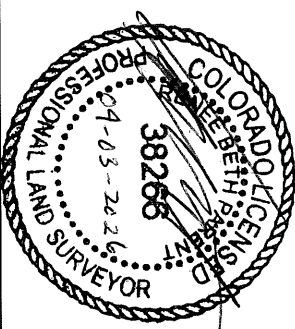
City of Grand Junction  
Rec. No. 1796705  
PN 2945-243-00-272

Las Colonias Drive

N 89°52'23" W  
4.52'

S 00°07'32" W  
493.73'

Lot 1 and Portion of Vacated ROW	Replat of Pleasant View Subdivision Rec. No. 662322	Lot 4	Portion of Lot 1 and Lots 2 & 3	Portion of Lot 1
Block Three	Lot 5 and Portion of Vacated ROW	Block Four		



Renee B. Parent, CO PLS #38266  
244 N. 7th St. Grand Junction, CO. 81501 (970) 256-4003

The descriptions shown hereon has been derived from subdivision plats, deposit surveys & deed descriptions as they appear in the office of the Mesa County Clerk & Recorder & monuments as shown. This sketch does not constitute a legal boundary survey, & is not intended to be used as a means for establishing or verifying property boundary lines.

Drawn By: RBP  
Date: 03/18/26  
Reviewed By: ABL  
Approved By: TP

Located in the SE1/4NW1/4, Section 24  
Township 1 South, Range 1 West  
Ute Meridian, City of Grand Junction  
Mesa County, Colorado

**CITY OF Grand Junction COLORADO**  
244 North 7th Street  
Grand Junction, Co. 81501

**THIRD AMENDMENT TO MASTER LEASE AND DEVELOPMENT AGREEMENT  
FOR LAS COLONIAS BUSINESS AND RECREATION PARK**

THIS **THIRD** AMENDMENT TO MASTER LEASE AND DEVELOPMENT AGREEMENT FOR LAS COLONIAS BUSINESS AND RECREATION PARK (“Lease Amendment”) is made and entered into this 20<sup>th</sup> day of May 2026 by and between the City of Grand Junction, a Colorado home rule municipal corporation (“the City”), and the Las Colonias Development Corporation, a Colorado nonprofit corporation (“LCDC”) collectively “Parties.”

RECITALS

- A. The City and the LCDC entered into that certain Master Lease and Development Agreement for Las Colonias Business and Recreation Park (“Master Lease”) on or about March 22, 2018 in which the City leased certain premises described therein (the Premises) for a term of 25 years to the LCDC for the purpose of developing a recreation and business park on such premises upon the terms and conditions described therein.
- B. On November 5, 2019, the voters of the City of Grand Junction authorized the City to lease Las Colonias properties, including the Premises, for a term of up to 99 years.
- C. Thereafter the Master Lease was amended (“first Amendment”) to:
  - a. increase the term of the Master Lease from 25 to 99 years;
  - b. clarify the process for the LCDC to review, approve and recommend development plans;
  - c. clarify that in the event of conflicts between any covenants, conditions and restrictions running with the land and the City’s zoning and development requirements, regulations, and/or restrictions, the greater restriction shall control;
  - d. clarify the process for certification of compliance for subleases;
  - e. clarify the “campus” nature of the Business and Recreation Park and the application of zoning and development requirements to site plans for individual pad sites; and,
  - f. clarify the right of the LCDC to amend covenants, conditions and restrictions running with the land.
- D. On April 17, 2024, the City Council approved Ordinance 5216, which Ordinance amended Ordinance 4991 regarding the Master Lease. With the approval of Ordinance 5216 the City Council authorized and approved a revision to the description of Lease Parcel M for the purposes of the Master Lease and in turn a sublease from LCDC to Oak Star Bank for the development of Lease Parcel M.
- E. On \_\_\_\_\_, 2026, the City Council approved Ordinance \_\_\_\_, which Ordinance amended Ordinance \_\_\_\_ regarding the Master Lease. With the approval of Ordinance

\_\_\_ the City Council authorized and approved a revision to the description of Lease Parcel 2 for the purposes of the Master Lease and in turn a sublease from LCDC to Summit Development Corporation for the development of Monument Business Park on Lease Parcel 2.

WHEREFORE, the Parties do amend the Master Lease as amended to revise and replace the description of Lease Parcel 2 in Exhibit A as the same is attached hereto and incorporated herein by this reference as if fully set forth.

ALL OTHER provisions of the Master Lease as amended not expressly stated herein shall remain in full force and effect and unmodified hereby.

ENTERED INTO effective the day and year first set forth above.

LAS COLONIAS DEVELOPMENT CORPORATION

By: \_\_\_\_\_  
President of the LCDC Board of Directors

CITY OF GRAND JUNCTION

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Cody Kennedy  
President of the City Council

\_\_\_\_\_  
Jeremiah Boies  
Interim City Attorney

ATTEST:

\_\_\_\_\_  
Selestina Sandoval  
City Clerk

1 CITY OF GRAND JUNCTION, COLORADO

2  
3 ORDINANCE NO. \_\_\_\_  
4

5 AN ORDINANCE AMENDING ORDINANCE 4991 CONCERNING THE CITY- LAS  
6 COLONIAS DEVELOPMENT CORPORATION MASTER LEASE AND THE THIRD  
7 AMENDMENT THERETO FOR PURPOSES OF AMENDING THE DESCRIPTION OF  
8 LEASE PARCEL 2 FOR THE PURPOSE OF FACILITATING THE DEVELOPMENT OF  
9 MONUMENT BUSINESS PARK ON SITES D/E AT THE LAS COLONIAS BUSINESS  
10 PARK IN THE CITY OF GRAND JUNCTION, COLORADO.

11 RECITALS:

12 In November 2017 with adoption of Resolution 69-17 the City Council authorized and  
13 approved actions furthering the development of 15 acres of the Las Colonias property  
14 known as the Las Colonias Business Park. The redevelopment was anticipated to  
15 occur pursuant to a Master Lease from the City to the Las Colonias Development  
16 Corporation (LCDC). The Master Lease was considered and approved by the City  
17 Council in accordance with the City Charter.

18 In November 2019 City voters approved an amendment to the City Charter which  
19 allowed the City to lease certain property, including the Las Colonias Business Park, for  
20 a term of up to 99 years. The Charter amendment affirmed the City Council's right to  
21 lease the property for a term of not to exceed 99-years. The Master Lease was  
22 amended to provide the same.

23 The LCDC has subleased four of the developable sites and otherwise facilitated the  
24 development of three of those sites within the Las Colonias Business Park by  
25 commercial subtenants in accordance with the Master Lease, as amended. Recently a  
26 developer and LCDC have agreed to lease terms for a fifth site, Lease Parcel 2;  
27 however, for that site to develop the area of the site as provided in the Master Lease as  
28 amended needs to be revised.

29 The City Council, by and with approval of this Ordinance does amend the description of  
30 Lease Parcel 2 provided in the Master Lease as amended and does authorize the Third  
31 Amendment to the Master Lease and Development Agreement for Las Colonias  
32 Business and Recreation Park all in furtherance of the LCDC sublease of Lease Parcel  
33 2 for the development of Monument Business Park on the area shown in the attached  
34 legal description. The form of the Third Amendment to the Master Lease and  
35 Development Agreement for Las Colonias Business and Recreation Park shall be  
36 reviewed and approved by the City Attorney and with his advice and approval, shall be  
37 executed by the City Manager.

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

40 Incorporating the foregoing Recitals, the City Council does authorize and approve  
41 amendment of the Master Lease by and with the Third Amendment (Third Master Lease  
42 Amendment) thereto, as provided herein, for Lease Parcel 2 of the Las Colonias  
43 Business and Recreation Park all in furtherance of the LCDC subleasing for the  
44 development of Monument Business Park.

45 The Third Master Lease Amendment shall upon execution be attached hereto and  
46 incorporated by this reference and the same shall be deemed by the City Council to  
47 discharge the City Charter and the laws and ordinances of the City of Grand Junction  
48 and State of Colorado.

49 Introduced on first reading this 6<sup>th</sup> day of May 2026 and ordered published in pamphlet  
50 form.

51

52 Proposed for public hearing and adoption on second reading the 20<sup>th</sup> day of May 2026  
53 and ordered published in pamphlet form.

54

55

56 \_\_\_\_\_  
57 Cody Kennedy  
58 President of the City Council

59

60

61 ATTEST:

62

63 \_\_\_\_\_  
64 Selestina Sandoval  
City Clerk



## Grand Junction City Council

### Regular Session

Item #5.b.ii.

---

**Meeting Date:** May 20, 2026  
**Presented By:** Thomas Lloyd, Planning Manager  
**Department:** Community Development  
**Submitted By:** Thomas Lloyd, Planning Manager

---

### Information

#### **SUBJECT:**

An Ordinance Amending the Comprehensive Plan for Approximately 19.83 Acres from Industrial to Residential Low Located on Lot 2 of the Monument Vistas Subdivision at 860 21 Road

#### **RECOMMENDATION:**

The Planning Commission heard this request at the April 28, 2026 meeting and voted (7-0) to recommend approval.

#### **EXECUTIVE SUMMARY:**

The property owner, Brookfield Mixed Use 65, LLC is requesting a Comprehensive Plan Amendment from the Industrial and use designation to the Residential Low designation for property located on Lot 2 of the Monument Vistas Subdivision at 860 21 Road on 19.83 acres.

#### **BACKGROUND OR DETAILED INFORMATION:**

##### **BACKGROUND**

The Property Owner, Brookfield Mixed Use 65, LLC is requesting a Comprehensive Plan Amendment from the Industrial land use designation to the Residential Low designation and a subsequent rezone from Industrial Light (I-1) to Residential Low 5 (RL-5) for property located on Lot 2 of the Monument Vistas Subdivision at 860 21 Road on 19.83 acres. The Comprehensive Plan Amendment and the subsequent Rezone request will be considered as separate action items.

The Applicant is proposing the change for the property to mirror and act as a continuation to the residential development directly adjacent to the east.

The Comprehensive Plan Amendment encompasses the Residential Low land use

possibilities. The primary land uses within the surrounding area are a mixture of large lot residential to the west, low-density residential uses to the east, and light industrial uses.

The allowable residential density across the zone districts of RL-4, RL-5, P-1, P-2, and PD ranges from a minimum of 2 dwelling units an acre to a maximum of 5.5 units an acre. Surrounding properties include the Residential Low designation to the North, East, and Industrial designation to the South and East. Residential Low in this area would match and be more consistent with the Residential Low to the North and East. The Residential Low designation would also be more consistent with the lower density residential land uses to the North and West.

The zoning map shows that the properties to the East are zoned a mixture of Industrial Light (I-1) and Residential Low 5 (RL-5). To the North, the property is currently within the County and is zoned Residential Single Family - Rural District (RSF-R). The property to the west is zoned Agricultural, Forestry, Transitional District (AFT). Lastly, the property to the South is zoned (I-1). With this being on the far reaches of the Persigo Boundary and Urban Development Boundary, lower density residential zones would be appropriate in this area. In terms of surrounding land uses, to the East there are lower density single family residential uses, to the north there is rural single family uses, to the east rural single family uses, and vacant industrial uses to the south.

Implementing zone districts of the Residential Low land use designation are as follows:

- a. Residential Low 4 (RL-4 )
- b. Residential Low 5 (RL-5)
- c. Public Parks and Open Space (P-1)
- d. Public, Civic, and Institutional Campus (P-2)

The subject property would need to extend sewer from the development to the east but has sewer service and all other urban amenities needed to support the range of Residential Low development options. The Applicant is requesting to amend the Comprehensive Plan land use map from Industrial to Residential Low, creating consistency with the established land use pattern of the adjacent properties to the east and northeast. The subject property is located within the Tier 2 category on the Intensification and Growth Tiers Map of the Comprehensive Plan which classifies this location as an area within the existing UDB and 201 that are urbanizing or proximate to areas that are urbanizing. Development of these parcels will provide development opportunities while minimizing the impact on infrastructure and City services.

The Comprehensive Plan Amendment request will be followed by an associated Rezone request.

**NOTIFICATION REQUIREMENTS**

A Neighborhood Comment Meeting regarding the proposed Comprehensive Plan Amendment and the subsequent Rezone request was held on October 24, 2024 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 April 17, 2026. The notice of the Planning Commission public hearing was published April 18, 2026, in the Grand Junction Daily Sentinel.

**ANALYSIS**  
**Comprehensive Plan Land Use Map Amendment**

The Industrial and Residential Low land use designations are intended to fulfill distinct and different purposes. The Industrial land use designation provides opportunities for industrial uses that typically have greater impacts on surrounding areas. They are generally situated away from residential areas. However, smaller commercial activities or buffering may serve to transition between industrial and residential developments. Primary land uses are light and heavy industrial uses including manufacturing, processing, assembly, warehousing and distribution, outdoor storage. Secondary land uses are commercial services, mining, and sand or gravel operations.

The Residential Low land use designation is comprised of residential uses with varying types and lot sizes. Secondary uses are designed in a manner to fit the character of the neighborhood. Residential Low is an appropriate transition between the open, less-developed edges of Grand Junction and unincorporated area towards the denser urban areas.

**Section 21.02.050(e)(4)(iii) 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 Industrial land use designation is implemented by the zone districts of CG, I-1, and I-2. The proposed RL-5 zone district considered in the subsequent application is not an implementing zone district of the existing Industrial Land Use designation and as such would not be supported by the Comprehensive Plan. However, considering an amendment to the Comprehensive Plan’s Land Use designation in this area, Chapter 2 of the Plan provides guidance on how and where the City should grow in the future.

Plan Principle 3.1b – Responsible and Managed Growth – calls on the City to support the efficient use of existing public facilities and services by directing development to locations where it can meet and maintain level of service targets. As a Tier 2 property already within the City with residential already adjacent to it with sewer available, this is a logical area for the Residential Low designation.

Grand Junction’s Comprehensive Plan acknowledges growing demand for housing and a limited supply of attainable housing. Reclassifying land from Industrial to Residential Low increases opportunities for new housing stock and helps meet the community’s long-term residential needs. This is consistent with managed growth because it aligns land use policy with changing market and demographic conditions. A Comprehensive Plan amendment is the formal mechanism for evaluating whether a property should transition to a more appropriate future use. If the site is adjacent to existing neighborhoods, utilities, roads, schools, and services, redesignating it to Residential Low supports orderly expansion rather than scattered or inefficient development patterns.

Further, if industrial development is no longer viable or appropriate for the site particularly where nearby residential uses exist, changing the designation to Residential Low can reduce future land use conflicts such as noise, traffic, outdoor storage, and truck activity. This helps maintain neighborhood quality and promotes predictable land use patterns.

The requested amendment from Industrial to Residential Low is consistent with Plan Principle 3.1(b) – Responsible and Managed Growth because it responds to Grand Junction’s recognized housing needs, directs growth to an appropriate and serviceable location, promotes compatible land use transitions, and supports efficient long-term community development in accordance with the goals of the 2020 One Grand Junction Comprehensive Plan.

Staff finds that this criterion has been met.

*(B) The community or area will derive benefits from the proposed amendment; and/or*

A Comprehensive Plan Amendment to change the future land use designation from Industrial to Residential Low under the 2020 One Grand Junction Comprehensive Plan can help the community and surrounding area derive several meaningful benefits by aligning land use with current community needs, improving neighborhood compatibility, and supporting balanced long-term growth.

Grand Junction continues to experience population growth and demand for housing. Redesignating the property to Residential Low creates the opportunity for additional single-unit homes and increasing the supply of residential units, helping meet local housing needs. Further, the Residential Low designation is a more compatible transition between the surrounding land uses than the Industrial designation. Low-density residential uses are typically more consistent with neighborhood character

and can strengthen surrounding property values and long-term stability. Industrial uses can generate truck traffic, noise, lighting, outdoor storage, and operational impacts that may conflict with nearby homes or community-serving uses. Changing the designation to Residential Low can avoid these future conflicts and create a more harmonious land use pattern.

Land use plans should adapt when conditions evolve. If the site is no longer optimal for industrial use due to surrounding development patterns or a lack of market demand, redesignating the property to Residential Low ensures the land can be used productively in a manner that benefits the community. The proposed Comprehensive Plan Amendment from Industrial to Residential Low will benefit the community by increasing housing opportunities, promoting compatible neighborhood development, reducing potential industrial impacts, efficiently utilizing existing infrastructure, and supporting orderly long-term growth consistent with the evolving needs of Grand Junction.

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.*

Plan Principle 3.1b – Responsible and Managed Growth – calls on the City to support the efficient use of existing public facilities and services by directing development to locations where it can meet and maintain level of service targets. As a Tier 2 property already within the City with residential already adjacent to it with sewer available, this is a logical area for the Residential Low designation.

Grand Junction’s Comprehensive Plan acknowledges growing demand for housing and a limited supply of attainable housing. Reclassifying land from Industrial to Residential Low increases opportunities for new housing stock and helps meet the community’s long-term residential needs. This is consistent with managed growth because it aligns land use policy with changing market and demographic conditions. A Comprehensive Plan amendment is the formal mechanism for evaluating whether a property should transition to a more appropriate future use. If the site is adjacent to existing neighborhoods, utilities, roads, schools, and services, redesignating it to Residential Low supports orderly expansion rather than scattered or inefficient development patterns.

Plan Principle 5.1a – Strong Neighborhoods and Housing Choices – calls on the City to promote more opportunities for housing choices that meet the needs of people of all ages, abilities and incomes. More specifically principle 5.1a calls on the City to monitor and periodically update the Land Use Plan to ensure the City has an adequate supply of land designated for a wide variety of housing types based on demand.

The Comprehensive Plan also encourages transitions between differing land uses to minimize conflict. Residential Low is more compatible with the residential properties surrounding the property as opposed to industrial. The plan also supports new development contiguous to existing urbanized areas. Since the subject property is near established residential development to the east, the amendment advances an orderly growth pattern. It's important to note that while the City's Comprehensive Plan generally has policies to protect and preserve Industrial properties in certain established areas and areas with railroad spurs, this property is not within The H Road /Northwest Subarea nor does it have rail access. T

The requested Comprehensive Plan Amendment from Industrial to Residential Low is consistent with the vision, goals, principles, policies, and applicable elements of the 2020 One Grand Junction Comprehensive Plan because it responds to current housing needs, promotes compatible and cohesive land use patterns, supports efficient use of infrastructure, and advances orderly growth that enhances community livability and long-term sustainability.

Therefore Staff finds that this criterion has been met.

### **FINDINGS OF FACT AND STAFF RECOMMENDATION**

After reviewing the Comprehensive Plan Amendment CPA-2025-52 requesting an Amendment from Industrial to Residential Low for the property located on Lot 2 of the Monument Vistas Subdivision at 860 21 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 request at the April 28, 2026, meeting and recommended approval.

### **FISCAL IMPACT:**

There is no direct associated fiscal impact on this request.

### **SUGGESTED MOTION:**

I move to adopt Ordinance No. 5322, an Ordinance Amending the Comprehensive Plan for approximately 19.83 acres from Industrial to Residential Low, located at 860 21 Road, on final passage and order final publication in pamphlet form.

### **Attachments**

1. Development Application
2. Neighborhood Meeting Notes
3. Maps
4. Planning Commission Minutes - 2026 - April 28 - DRAFT

5. Draft Ordinance CPA

## Development Application

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

Petition For:

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

Existing Land Use Designation <input type="text" value="Industrial"/>	Existing Zoning <input type="text" value="I-1"/>
Proposed Land Use Designation <input type="text" value="Split Residential/Industrial"/>	Proposed Zoning <input type="text" value="RL-5"/>

Property Information

Site Location: <input type="text" value="860 21 Road, Grand Junction, CO 81505"/>	Site Acreage: <input type="text" value="19.725 Acres"/>
Site Tax No(s): <input type="text" value="2697-252-00-126"/>	Site Zoning: <input type="text" value="I-1"/>
Project Description: <input type="text" value="To amend the 2020 Comprehensive regarding the northerly 19.725 acres upon completion of the simple subdivisions"/>	

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

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

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

Signature of Person Completing the Application <input type="text" value="Tracy States"/>	Date <input type="text" value="January 9, 2025"/>
Signature of Legal Property Owner <input type="text" value="Darin Carei"/>	Date <input type="text" value="1/30/25"/>

Digitally signed by Tracy States  
 Date: 2025.01.09 09:18:54 -07'00'

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Brookfield Mixed Use 35, LLC ("Entity") is the owner of the following property:

(b) 860 21 Road, Grand Junction, CO 81505

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

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

My legal authority to bind the Entity both financially and concerning this property is unlimited.

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

[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) Comprehensive Plan Amendment

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: \_\_\_\_\_

*Darin Carei*

Printed name of person signing: Darin J. Carei, Managing Member

State of Colorado )

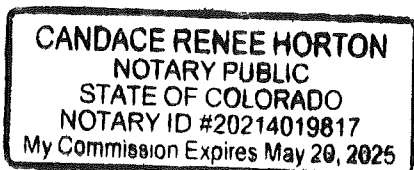
County of Mesa ) ss.

Subscribed and sworn to before me on this 30 day of January, 20 25

by Darin Carei

Witness my hand and seal.

My Notary Commission expires on May 20, 2025



Cherita  
Notary Public Signature



**Special Warranty Deed**  
(Pursuant to C.R.S. 38-30-113(1)(b))

State Documentary Fee  
Date: November 15, 2024  
\$133.00

This Deed, effective as of **November 15th, 2024**, signed on the date(s) acknowledged below, by Grantor(s), **NORTHWEST GJ, LLC, A COLORADO LIMITED LIABILITY COMPANY**, whose street address is **120 HURRICANE RIDGE DRIVE, SEQUIM, WA 98382**, City or Town of **SEQUIM**, County of **Clallam** and State of **Washington**, for the consideration of **(\$1,330,000.00) \*\*\*One Million Three Hundred Thirty Thousand and 00/100\*\*\*** dollars, in hand paid, hereby sell(s) and convey(s) to **BROOKFIELD MIXED USE 35, LLC, A COLORADO LIMITED LIABILITY COMPANY**, whose street address is **1111 S 7TH STREET, GRAND JUNCTION, CO 81501**, City or Town of **GRAND JUNCTION**, County of **Mesa** and State of **Colorado**, 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: **860 21 ROAD - VACANT LAND, GRAND JUNCTION, CO 81505**

with all its appurtenances and warrant(s) the title to the same against all persons claiming under me(us), subject to Statutory Exceptions.

**NORTHWEST GJ, LLC, A COLORADO LIMITED LIABILITY COMPANY**

By: *Justin Waterman*  
**JUSTIN WATERMAN AS AUTHORIZED AGENT**

State of ~~Colorado~~ Florida )  
County of ~~MESA~~ Duval *Jos* ) ss.

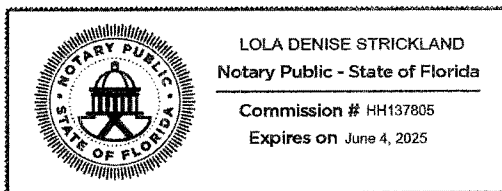
14th *Jos*

The foregoing instrument was acknowledged before me on this day of ~~November 15th~~ **November 15th, 2024** by **JUSTIN WATERMAN, AS AUTHORIZED AGENT OF NORTHWEST GJ, LLC, A COLORADO LIMITED LIABILITY COMPANY**

Witness my hand and official seal

My Commission expires: 06/04/2025

Lola Denise Strickland  
Notary Public



Provided NY DRIVER LICENSE  
Notarized remotely online using communication technology via Proof.

When recorded return to: **BROOKFIELD MIXED USE 35, LLC, A COLORADO LIMITED LIABILITY COMPANY**  
**1111 S 7TH STREET, GRAND JUNCTION, CO 81501**



**Exhibit A**

A PARCEL OF LAND SITUATE IN THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE WEST ¼ CORNER OF SAID SECTION 25, BEING A FOUND MESA COUNTY SURVEY MARKER, THE BASIS OF BEARING BEING N00°01'28"E TO THE NORTH 1/16TH CORNER ON THE WEST LINE OF SAID SECTION 25, BEING A FOUND MESA COUNTY SURVEY MARKER;  
THENCE N00°01'28"E A DISTANCE OF 1320.80 FEET TO SAID NORTH 1/16TH CORNER ON THE WEST LINE OF SAID SECTION 25;  
THENCE S89°52'29"E ALONG THE NORTH LINE OF SAID SOUTHWEST ¼ OF THE NORTHWEST ¼ A DISTANCE OF 1157.60 FEET;  
THENCE S00°01'28"W A DISTANCE OF 1320.97 FEET TO THE SOUTH LINE OF SAID SOUTHWEST ¼ OF THE NORTHWEST ¼;  
THENCE N89°51'58"W A DISTANCE OF 1157.60 FEET TO THE POINT OF BEGINNING,  
COUNTY OF MESA, STATE OF COLORADO.

**STATEMENT OF AUTHORITY**

Pursuant to C.R.S. §38-30-172, the undersigned hereby execute this Statement of Authority on behalf of **BROOKFIELD MIXED USE 35, LLC**, an entity other than an individual, capable of holding title to real property (the "Entity"), and states as follows:

The name of the Entity is: **BROOKFIELD MIXED USE 35, LLC**

The Entity is a: Colorado limited liability company  
(state type of entity and state, country, or other governmental authority under whose laws such entity was formed)

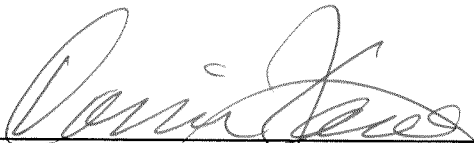
The mailing address for the Entity is: 1111 S. 7th Street  
Grand Junction, CO 81501

The name or position of the person(s) authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the Entity are: Darin J. Carei, Managing Member

The limitations upon the authority of the person(s) named above or holding the position described above to bind the Entity are as follows: None

Other matters concerning the manner in which the Entity deals with any interest in real property are: N/A

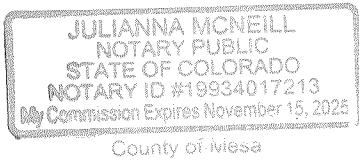
EXECUTED this 15<sup>th</sup> day of November, 2024.

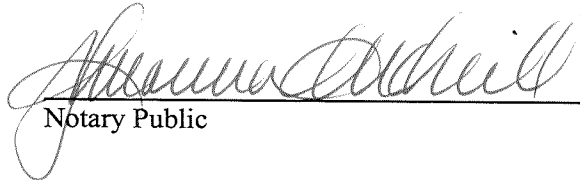
  
\_\_\_\_\_  
Darin J. Carei, Managing Member of  
Brookfield Mixed Use 35, LLC

STATE OF COLORADO       )  
COUNTY OF M E S A       )ss.

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of November, 2024, by Darin J. Carei, as Managing Member of Brookfield Mixed Use 35, LLC, a Colorado limited liability company.

Witness my hand and official seal.  
My commission expires: 11-15-25



  
\_\_\_\_\_  
Notary Public

**- General Project Report *Revised* –  
Comprehensive Plan Amendment  
Brookfield West Filing One**

**860 21 Road  
Grand Junction, CO  
Tax Parcel No. 2697-252-00-126  
Owner(s): Brookfield Mixed Use 35, LLC**

**January 29, 2025  
*Revised June 3, 2025***

**A. Project Description:**

**Location:** The parcel is located on the east side of 21 Road, south of I Road.

**Acreage:** The parcel is approximately 35.11 acres.

**Proposed Use:** The applicant currently has an application in with the City (SSU-2025-45) to subdivide the parcel into two separate parcels containing 19.725 acres and 14.471 acres. The parcel is zoned I-1 but the use is currently residential/agricultural. The proposed amendment would be of the northerly 19.725 acres, changing the land use from Industrial to Residential Low.

**B. Public Benefit**

The public benefit would be the addition of residential building lots, creating a feathering effect between industrial and agricultural uses in this desirable north area of Grand Junction. The project would extend services, including sewer, once developed. Short term, the eventual construction of infrastructure and subsequent housing would provide local jobs and interject money into the local economy.

**C. Neighborhood Meeting**

A neighborhood meeting was held via a Zoom meeting on January 23, 2025. A summary of the meeting is included with this submittal.

**D. Project Compliance, Compatibility, and Impact**

**1) Adopted plans and/or policies:**

It is intended, upon approval and recording of the plat of the Simple Subdivision, the approved amendment of the Comprehensive Plan and rezone the northern parcel to

Residential Low (RL-5) and then mirror the Brookfield developments adjacent to the east. Applications for Simple Subdivision and Rezone have been submitted for review concurrently with the Comprehensive Plan Amendment.

If the simple subdivision, amendment and rezoning are approved, the parcels will develop in accordance and compliance with the Municipal Code and Comprehensive Plan.

**2) Land use in the surrounding area:**

The uses contained within the surrounding area are a mixture of large lot residential/agricultural uses, low-density residential uses, and light industrial uses. The parcel is currently designated with a future land use of Light Industrial with Residential Low uses adjacent to the north and a portion of the east boundary.

**3) Site access and traffic patterns:**

The parcel has direct access to 21 Road, which provides direct access Hwy 6 & 50. The Comprehensive Plan Amendment will have no effect on existing traffic patterns.

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

The subject parcel is served by the following:

- Ute Water
- City of Grand Junction Sewer (future, on-site waste treatment (ISDS) currently)
- City of Grand Junction Storm Sewer
- Xcel Energy (gas)
- Grand Valley Power (electric)
- Grand Valley Irrigation Company
- Grand Valley Drainage District
- City of Grand Junction Fire – Station 3
- Charter/Spectrum (Cable)
- CenturyLink/Lumen (Phone)

All utilities, with the exception of sewer, exist to the subject parcel. A Fire Flow Form is included with this submittal indicating locations of fire hydrants.

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

There will be no special or unusual demands on utilities as a result of the project.

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

The Comprehensive Plan Amendment will have no adverse effect on public facilities.

**7) Hours of operation:**

Typical of residential development.

**8) Number of employees:**

This criterion is not applicable for this submittal.

**9) Signage:**

This criterion is not applicable for this submittal.

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

This criterion is not applicable for this submittal.

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

None are anticipated.

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

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

**(i) The application complies with all provisions of this code;**

The request is in compliance with the 2023 zoning and development code. Future design/development would meet the design guidelines and dimensional standards of the proposed RL-5 zone district.

**(ii) The application is consistent with the Comprehensive Plan;**

This is a request to amend the 2020 Comprehensive Plan but it is consistent with surrounding development.

**(iii) The application complies with any other approvals on the property;**

There are no prior approvals associated with the parcel.

**(iv) The application complies with or will comply with other City, state, and federal regulations;**

Not applicable to this request.

**(v) The property is not subject to a pending notice of violation or legal action as a result of a violation of any federal, state county, or city land use law or administrative rule.**

None of these conditions exist with regards to this project.

**(iv) Public facilities and utilities shall be available concurrently with the development.**

All public facilities and utilities will be available, concurrently with the Comprehensive Plan Amendment.

**Section 21.02.050 (e)(4)(iii) Review Criteria for Comprehensive Plan Amendments (Non Administrative):**

**A. The existing Comprehensive Plan and/or any related element thereof requires the proposed amendment; and**

Per the exiting 2020 Comprehensive Plan, the entire parcel has a future land use of Industrial. The applicant desires to mirror the existing development to the east and is requesting, after the approval of the Simple Subdivision in process, to amend the northerly 19.725 acres to a future land use of Residential Low. The applicant also has a rezone request in review, seeking a zoning of RL-5, similar to the east, if the Comprehensive Plan Amendment is approved.

*By amending the Comprehensive Plan to allow for the norther portion to be zoned with a Residential Low designation, a smoother transition between the industrial zoned parcel to the south and the agricultural uses to the north is achieved. Low density residential is more cohesive with the residential development to the east. The Amendment would allow balanced growth with extended infrastructure while still allowing for the continued location and expansion of industrial and manufacturing businesses in the City.*

**B. The community or area will derive benefits from the proposed amendment; and/or**

The community will derive benefits of the addition of attainable residential building lots in this desirable north area of Grand Junction. The project would extend services, including sewer, once developed. The eventual construction of infrastructure and subsequent housing would provide local jobs and interject money into the local economy.

*The Residential Low category would allow for development of 2 to 5.5 dwelling units per acre, providing housing choices that include single family detached, duplex units and small scale single family attached housing, up to 4 attached dwelling units. The benefit of developing at this type of density is costs are able to be disbursed between multiple lots, providing more attainable housing products. The Residential Low future land use extends north of the subject property, north to I Road. Infrastructure extension that could be provided with the development of Residential Low product on the northern 19.725 acres could help facilitate development of Residential Low to the identified boundary while minimizing the impact on infrastructure and City services.*

**C. The amendment will be consistent with the vision, goals, principles, and policies of the Comprehensive Plan and the elements thereof.**

The amendment is consistent with Plan Principles 2 and 3 and 5, maintaining industrial acreage available for development while creating a feathering effect

between industrial and agricultural uses, and providing an increased, attainable housing stock.

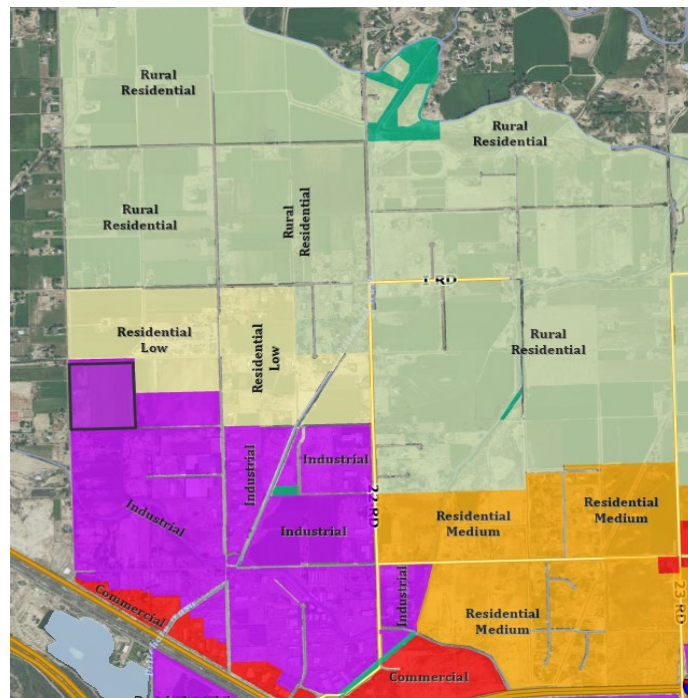
*Plan Principle 2: Resilient and Diverse Economy*

*The proposed amendment still preserves industrial land to promote industrial/manufacturing businesses. The developer/owner of the subject parcel has already developed one parcel of industrial land on the northeast corner of 21 ½ Road and H ½ Road with ready to build sites, all utilities extended. There is currently a development application in City review for the adjacent 11.74 southerly acres to create nine 1 + acre industrial lots which will be served by all utilities, including previously installed sewer (SUB-2025-97). The intent would be to continue residential development on the north and industrial development on the south, connecting to the existing development to the east.*

*Even though the amendment will reduce the overall industrial zoned land by 19.725 acres, there is still an ample supply of industrial zoned land as you get closer to downtown and the riverfront areas.*

*Plan Principle 3: Responsible and Managed Growth*

*The parcel is located in Tier II, Urban Infill, of the Growth Plan. The parcel's adjacency to Residential Low designated land on the north and also on the east portion of the 19.725 acres makes that piece ideal for residential development. The Residential Low designation and requested RL-5 zoning would provide building lots more economically feasible to develop than larger, acreage residential sites, creating a more attainable housing product. The land zoned for Residential Low density is very limited in this northwest section of the City limits.*



*Plan Principle 5: Strong Neighborhoods and Housing Choices*

*As discussed previously, the Amendment of the plan to residential low and the rezone request of RL-5 provide alternative housing type options that will be attainable as a result of the higher density that industrial and rural residential zone districts would not provide. The existing Brookfield residential development to the east has established a unique community. 21 Road is a major collector providing easy access to I-70 and Hwy 6 & 50, providing future residents with access to local shopping, dining and other services located along these corridors.*

**F. Development Schedule**

This criterion is not applicable for this submittal.

**LEGAL DESCRIPTION**

Lot 2, Monument Vistas Filing One, County of Mesa, State of Colorado



**860 21 Road, Comprehensive Plan Amendment and Rezone  
Parcel No. 2697-252-00-126**

**SUMMARY OF VIRTUAL NEIGHBORHOOD MEETING  
THURSDAY, OCTOBER 24, 2024, @ 5:30 PM  
VIA ZOOM**

A virtual neighborhood meeting for the above-referenced annexation and zoning, was held Thursday, October 24, 2024, via Zoom, at 5:30 PM. The initial letter notifying the neighboring property owners within the surrounding 500 feet was sent on October 7, 2024, per the mailing list received from the City of Grand Junction. Present were Tracy States, Project Coordinator with River City Consultants and Thomas Lloyd, Senior Planner, City of Grand Junction. Craig Rothluebber, P.E. with River City also attended as a training exercise. No one from the public attended the meeting.

The meeting began at approximately 5:30 PM. Tracy shared with Thomas the exhibits that she had intended to present. After 15 minutes, no one still had joined the meeting. The meeting ended at approximately 5:45 PM.

4PF GZ IMPACT LAND FUND LLC  
1555 BLAKE ST SUITE 210  
DENVER CO 80202

AUSTIN JEFFREY B  
AUSTIN MELANIE M  
893 21 RD  
FRUITA CO 81521

BABCOCK JAMES C  
883 CANYON BROOK ST  
GRAND JUNCTION CO 81505

BENSON JANICE E  
850 21 RD  
FRUITA CO 81521

BLAIR RONALD JOHN  
BLAIR CHERYL A  
863 21 RD  
FRUITA CO 81521

BLICHFELDT JEFFREY E  
BLICHFELDT KATHI M  
857 21 RD  
FRUITA CO 81521

BROOKFIELD  
HERITAGE PROPERTY MGMT - BARB  
BUNTZEN  
2650 NORTH AVE STE 116  
GRAND JUNCTION CO 81501

BROOKFIELD FILING 3 & 4 LLC  
BROOKFIELD COMMERCIAL WEST LLC  
1111 S 7TH ST  
GRAND JUNCTION CO 81501

BROOKFIELD NORTH HOMEOWNERS  
ASSOCIATION  
SENERGY BUILDERS LLC  
591 25 RD UNIT B1  
GRAND JUNCTION CO 81505

CAMPBELL SHERI V  
CAMPBELL SAM E  
848 21 RD  
FRUITA CO 81521

DAMICO ANTHONY  
DAMICO JEMMI  
2130 SLOPE CREEK AVE  
GRAND JUNCTION CO 81505

DIMMICK ORRIN  
DIMMICK STEPHANIE  
2128 SLOPE CREEK AVE  
GRAND JUNCTION CO 81505

EDWARDS PATRICK T  
EDWARDS LINDA J  
891 21 RD  
FRUITA CO 81521

GORDON JOHN I  
GORDON SHARON A, DIGRAPPA F S  
629 1/2 26 1/2 RD  
GRAND JUNCTION CO 81506

HERNANDEZ JESUS M  
HERNANDEZ MARTHA E  
875 21 RD  
FRUITA CO 81521

KARREN MAXWELL  
NETZAHUALCOYOTL  
KARREN KIMBERLY ANN  
2129 TIMMERLAND AVE  
GRAND JUNCTION CO 81505

MCFARLAND JAZMIN RAE  
2126 SLOPE CREEK AVE  
GRAND JUNCTION CO 81505

MEEKS ASHLEIGH K H  
MEEKS SAMUEL E P  
2126 TIMMERLAND AVE  
GRAND JUNCTION CO 81505

NORTHWEST GJ LLC  
JUSTIN WATERMAN, COREY GOETH  
120 HURRICANE RIDGE DR  
SEQUIM WA 98382

PRICE MATTHEW A  
PRICE REBECCA P  
849 21 RD  
FRUITA CO 81521

RED ROCK RV & MARINE STORAGE  
OWNERS ASSOCIATION INC  
2082 E 1/2 RD  
GRAND JUNCTION CO 81507

REECE JERRY R  
REECE MICHELE H  
851 21 RD  
FRUITA CO 81521

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

SENERGY BUILDERS  
DARIN CAREI  
1111 S 7TH ST  
GRAND JUNCTION CO 81501

SIXBEY INVESTMENTS LLC  
2108 HIGHWAY 6 AND 50  
GRAND JUNCTION CO 81505

SMITH CAITLIN  
879 CANYON BROOK ST  
GRAND JUNCTION CO 81505

THOM HEATHER  
WALKER BILLY RICHARD JR  
844 21 RD  
GRAND JUNCTION CO 81505

WALT LINDSEY  
CISAR DEVON J  
881 CANYON BROOK ST  
GRAND JUNCTION CO 81505

WILLIS CHRISTOPHER  
WILLIS SABRINA  
67 SUMMITCREST  
TRABUCO CANYON CA 92679

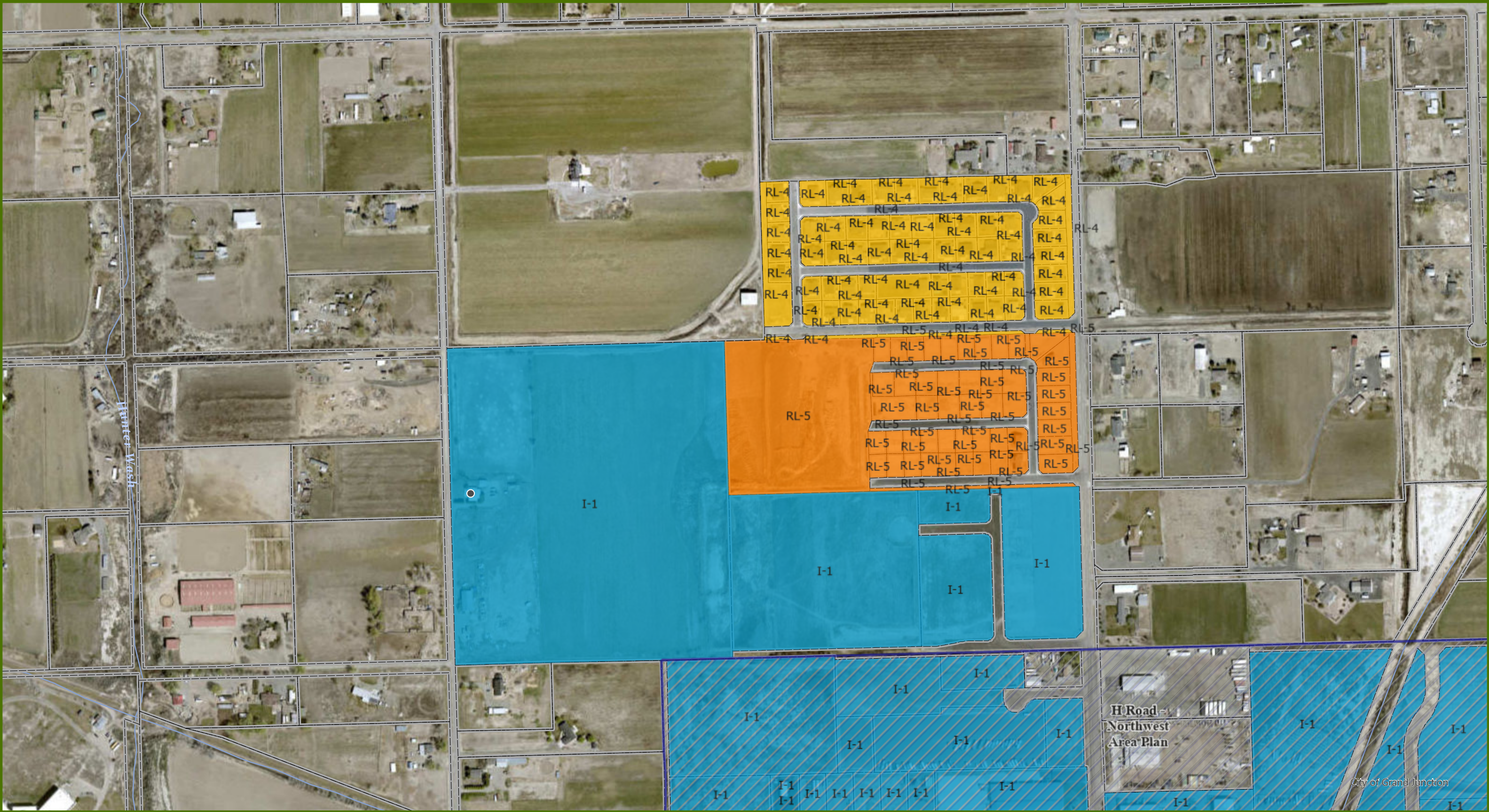
CITY OF GRAND JUNCTION  
THOMAS LLOYD  
250 N 5<sup>TH</sup> ST  
GRAND JUNCTION CO 81501

# Location Map



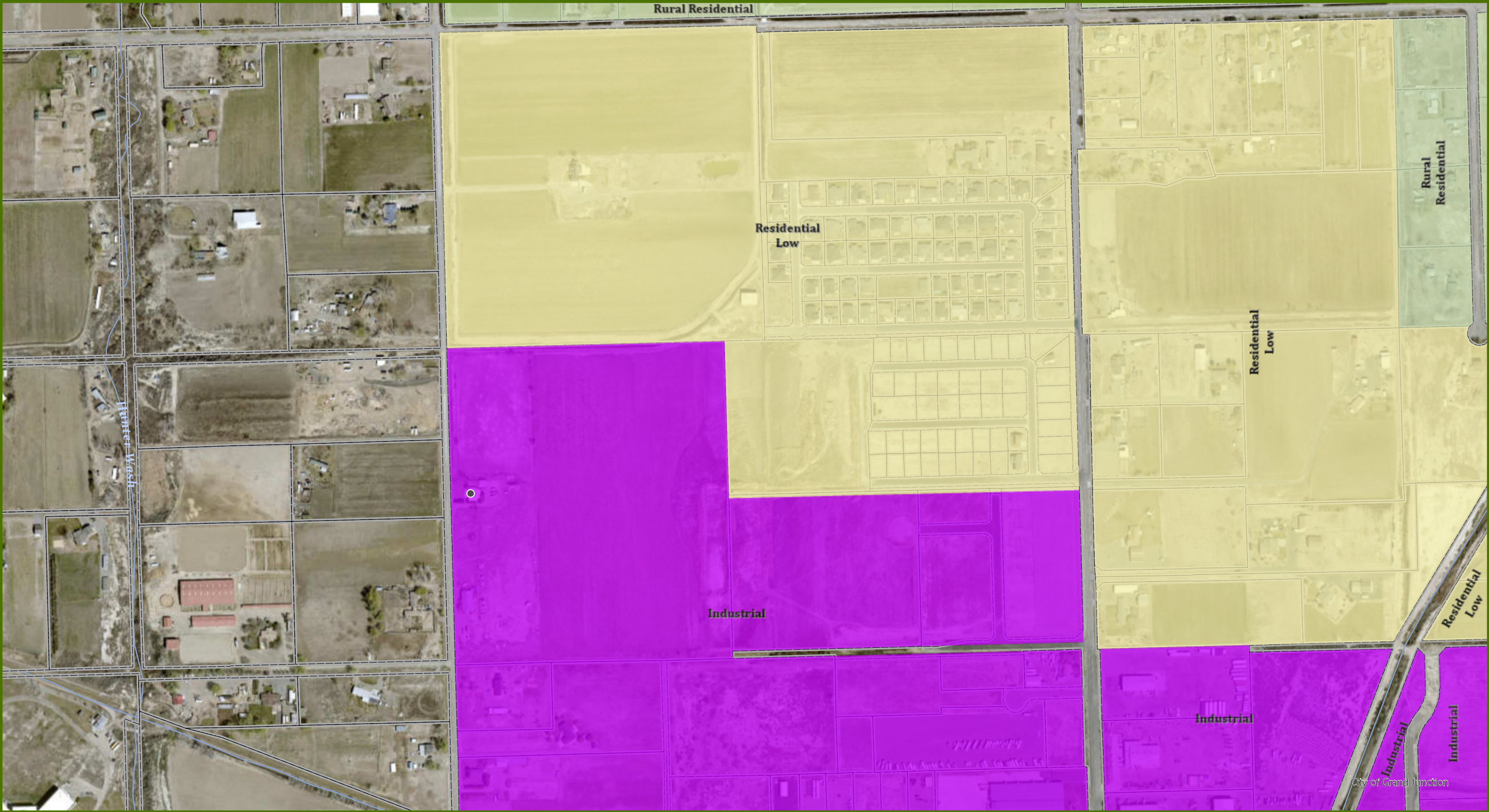
Printed: 10/24/2024  
1 inch equals 0 miles  
Scale: 1:4,514

# Existing Zoning Map



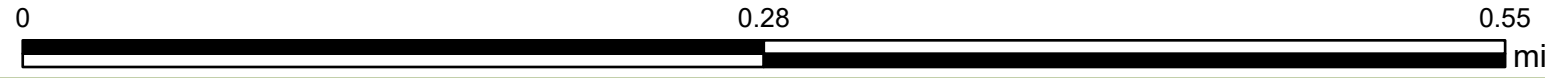
Printed: 10/24/2024  
1 inch equals 0 miles  
Scale: 1:4,514

# 2020 Comprehensive Plan Map



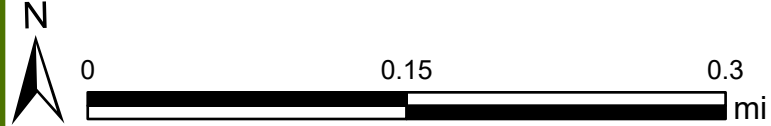
Printed: 10/24/2024  
1 inch equals 0 miles  
Scale: 1:4,514

# 201 (Sewer) Boundary Map



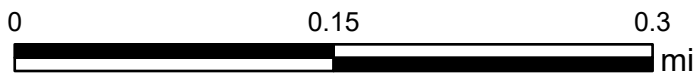
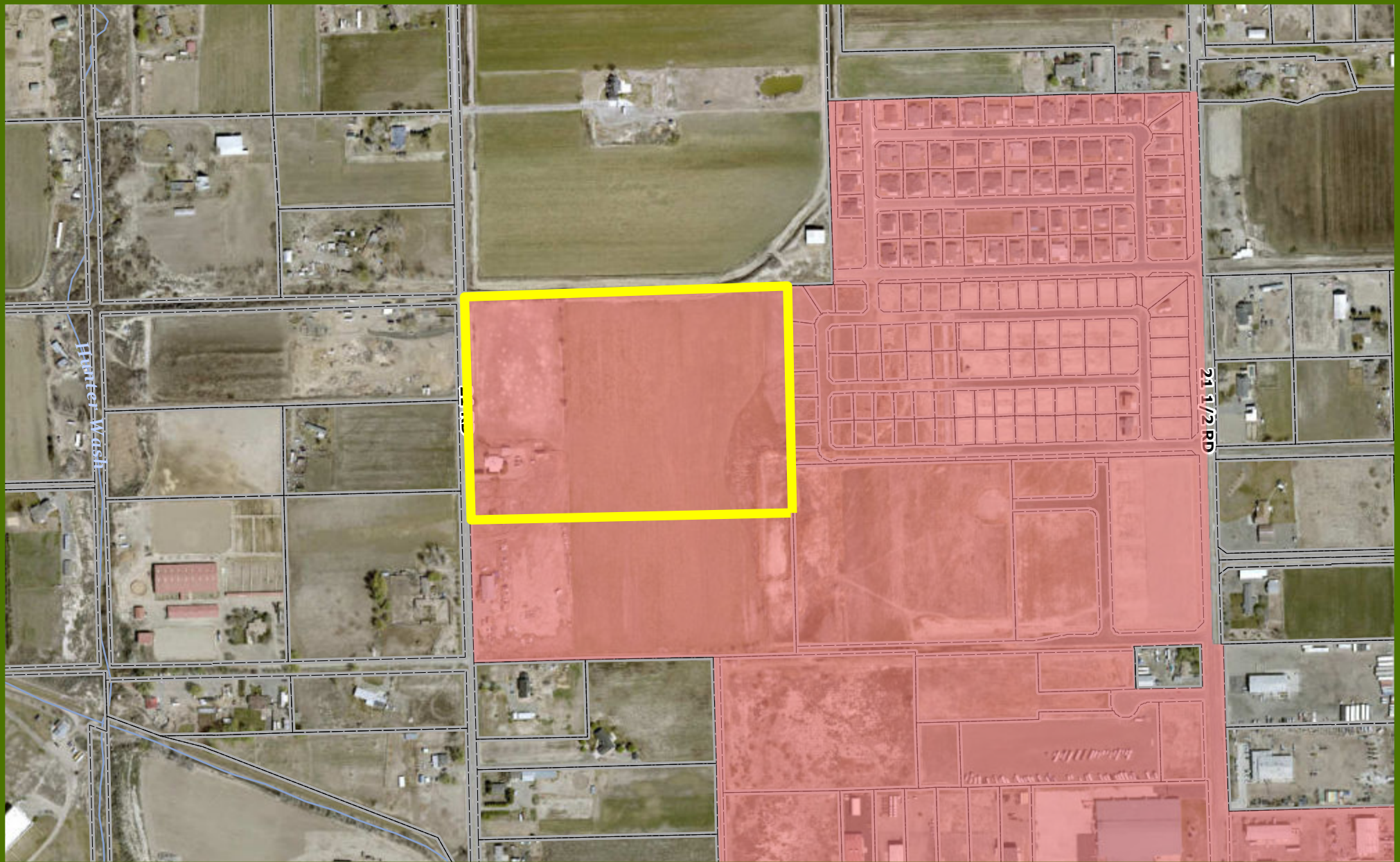
Printed: 10/24/2024  
1 inch equals 0 miles  
Scale: 1:4,514

# Aerial Map



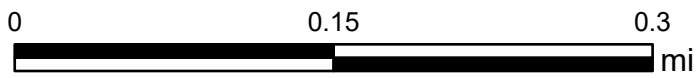
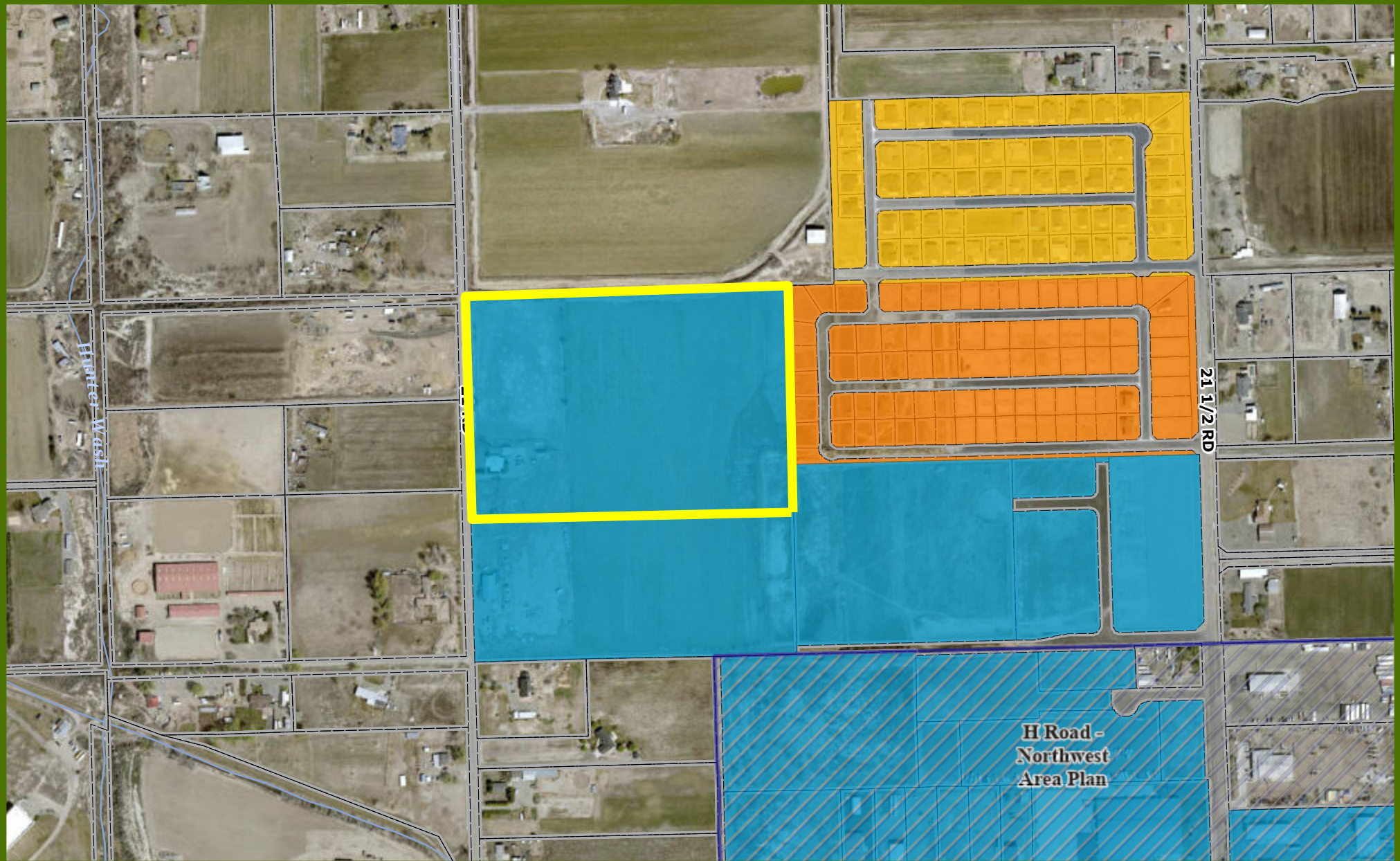
Printed: 4/20/2026  
1 inch equals 0 miles  
Scale: 1:5,722  
Packet Page 191

# City Limits



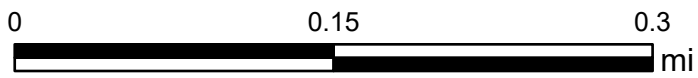
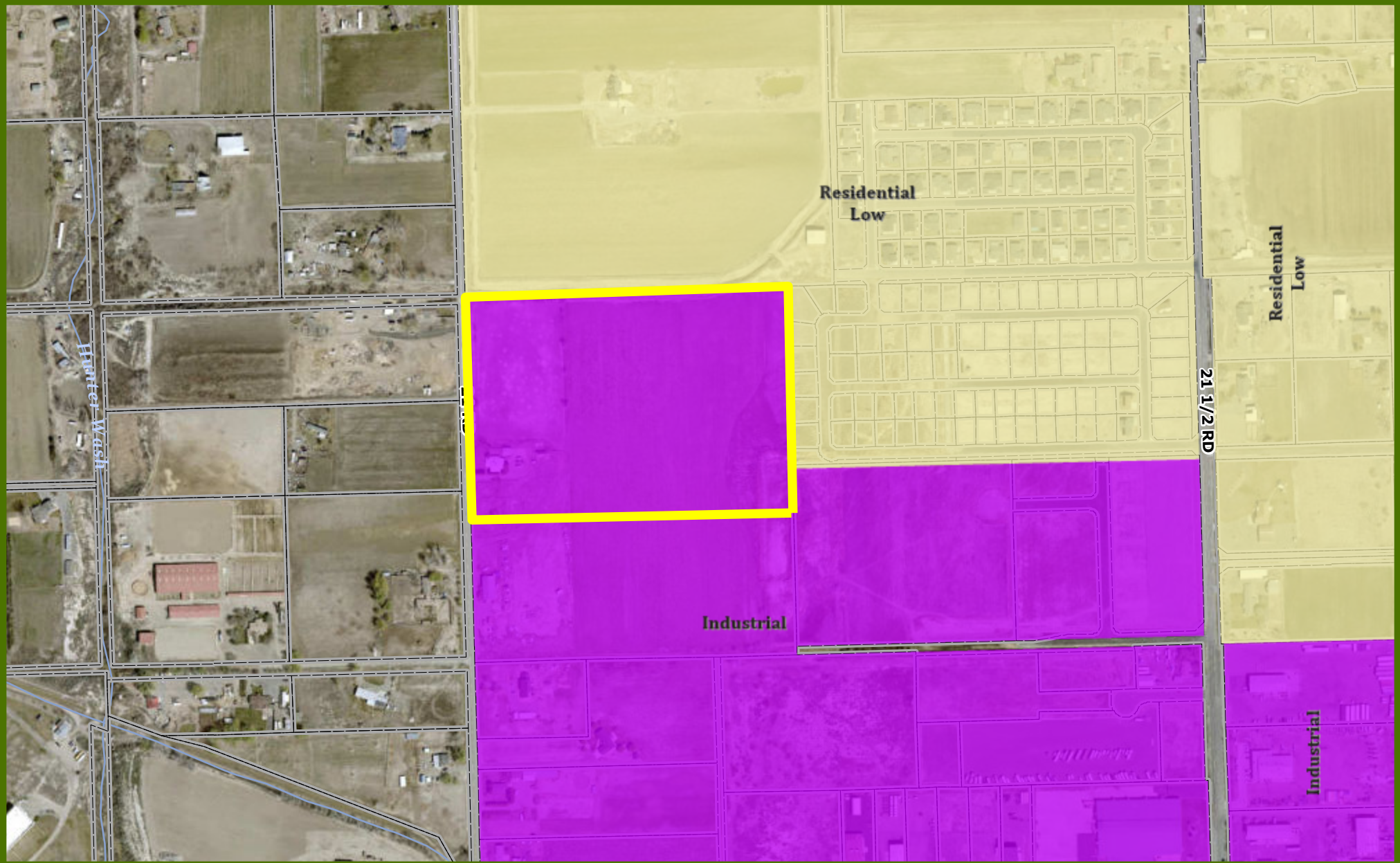
Printed: 4/20/2026  
1 inch equals 0 miles  
Scale: 1:5,722  
Packet Page 192

# Zoning Map



Printed: 4/20/2026  
1 inch equals 0 miles  
Scale: 1:5,722  
Packet Page 193

# Land Use Map



Printed: 4/20/2026  
1 inch equals 0 miles  
Scale: 1:5,722  
Packet Page 194

**GRAND JUNCTION PLANNING COMMISSION**  
**April 28, 2026, 5:30 PM**  
**MINUTES**

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

Those present were Planning Commissioners; Ian Moore (Virtually), Ian Thomas, Orin Zyvan, Robert Quintero, Gregg Palmer, and Keith Ehlers.

Also present were Jamie Beard (Assistant City Attorney), Thomas Lloyd (Planning Manager), Sam Wuebbles (Associate Planner), and Madeline Robinson (Planning Technician).

There were 4 members of the public in attendance, and 4 virtually.

**CONSENT AGENDA**

---

**1. Approval of Minutes**

---

Minutes of Previous Meeting(s) from March 10, 2026, and April 14, 2026.

*Commissioner Palmer moved to approve the Consent Agenda.*

*Commissioner Thomas seconded; motion passed 7-0.*

**REGULAR AGENDA**

---

**1. 2426 G Road ROW Vacation VAC-2025-202**

---

Consider a request by 2426 G Road LLC to vacate the eastern 15 feet of 24 ¼ Road Public Right-of-Way between Canyon View Park and 2426 G Road.

**Staff Presentation**

Sam Wuebbles, Associate Planner, introduced exhibits into the record and provided a presentation regarding the request.

**Questions for Staff**

There were no questions from Commissioner's for staff.

**Public Hearing**

*The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via [www.gjcity.org](http://www.gjcity.org).*

*There were no public comments.*

*The public hearing was closed at 5:43 p.m. on April 28, 2026.*

## **Discussion**

No discussion occurred between the Commissioners.

## **Motion and Vote**

Commissioner Quintero made the following motion “Chair, on the 24 ¼ Road Public Right-Of-Way Vacation located between Canyon View Park and 2426 G Road, I move that the Planning Commission forward a recommendation of conditional approval to City Council with the findings of fact and conditions as listed in the staff report.”

*Commissioner Palmer seconded; Motion passed 7-0.*

## **2. Brookfield West Comprehensive Plan Amendment **CPA-2025-52****

Consider a request by Brookfield Mixed Use 35, LLC for a Comprehensive Plan Amendment for approximately 19.83 acres from Industrial to Residential Low located at 860 21 Road.

### **Staff Presentation**

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

### **Questions for Staff**

Commissioner Palmer asked about the buffer zone between Fruita and Grand Junction. Planning Manager Lloyd answered that the buffer zone is to the west. Commissioner Zyvan asked about the long-term planning of the area.

Representative Tracy States made a brief presentation that the original parcel was 35 acres and then was subdivided. The applicant still owns some of the surrounding industrial sites but has not seen any demand for industrial properties to be sold, but there is for residential properties.

Commissioner Ehlers asked about the property line and size and asked if the subdivision has already occurred. Planning Manager Lloyd answered that the Assessor’s Office is behind, but the Subdivision has occurred and property lines exist, but that they have not been drawn in yet on the GIS map.

### **Public Hearing**

*The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via [www.gjcity.org](http://www.gjcity.org).*

*There were no public comments.*

*The public hearing was closed at 6:05 p.m. on April 28, 2026.*

## **Discussion**

Commissioner Ehlers voiced concern about giving up industrial property but acknowledged there currently is a huge need for residential properties and the request makes sense. Commissioner

Palmer also said that the request matches with what is already in the area. Commissioner Zyvan voiced some concern about the request and the challenge the community faces with affordable and obtainable housing. Commissioner Quintero and Thomas also shared these concerns.

### **Motion and Vote**

Commissioner Palmer made the following motion “Chair, on the Comprehensive Plan Amendment request for the property located at 860 21 Road, City file number CPA-2025-52, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.”

*Commissioner Quintero seconded; Motion passed 7-0.*

### **3. Brookfield West Rezone RZN-2025-62**

Consider a request by Brookfield Mixed Use 35, LLC for a Rezone of approximately 19.83 acres from Industrial Light (I-1) to Residential Low 5 (RL-5) located at 860 21 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 if City Council will also need to approve this request. Staff explained that the decision would be a recommendation of conditional approval, with the recommendation of approval being conditioned on the Comprehensive Plan Amendment being approved by City Council.

### **Public Hearing**

*The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via [www.gjcity.org](http://www.gjcity.org).*

*There were no public comments.*

*The public hearing was closed at 6:24 p.m. on April 28, 2026.*

### **Discussion**

There was no discussion among Commissioner’s on this item.

### **Motion and Vote**

Commissioner Quintero made the following motion “Chair, on the Rezone request for the property located at 860 21 Road, City file number RZN-2025-62, 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 7-0.*

#### **4. Zoning Code Amendments – Q2 2026**

**ZCA-2026-191**

Consider a request by the City of Grand Junction to amend sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Zoning Board of Appeals, Final Plat Recordation, Accessory Dwelling Units, Design Standards for Multi-unit Residential Redevelopment, Landscape Substitutions, Subdivision Natural Hazards and Significant Natural Features, Signs in Public, Parks, and Open Space Districts, Outdoor Lighting, and Definitions.

##### **Staff Presentation**

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

##### **Questions for Staff**

Commissioner Thomas asked what a footcandle was. Planning Manager Lloyd explained it's a measurement of light. Commission Moore asked about the square footage requirement and if it meant regarding building footprint or overall square footage.

Commissioner Ehlers asked about site improvements and expanding the building footprint and when those review criteria would apply. Ehlers also asked about the lighting requirements for projects and what stage they would be implemented.

Commissioner Zyvan asked about ADU's and if two attached ADU's would be allowed.

##### **Public Hearing**

*The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via [www.gjcity.org](http://www.gjcity.org).*

*There were no public comments.*

*The public hearing was closed at 6:52 p.m. on April 28, 2026.*

##### **Discussion**

No discussion occurred between the Commissioners.

##### **Motion and Vote**

Commissioner Quintero made the following motion "Chair, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2026-191, 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 Zyvan seconded; Motion passed 7-0.*

#### **5. Zoning Code Amendments – Drive-Through Facilities**

**ZCA-2026-211**

Consider a request by the City of Grand Junction to amend Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Drive-Through Facilities.

### **Staff Presentation**

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

### **Questions for Staff**

Commissioner Moore asked where current code originated from referencing drive-throughs.

Commissioner Palmer asked about where drive-throughs are specifically allowed in the community.

Commissioner Zyvan asked about cases where the current provisions of the drive-through standards have not worked in the community. Commissioner Weckerly asked about the frequency of site plans not working due to the drive-through standards.

Commissioner Ehlers asked staff if they were aware of any incidents of pedestrians being harmed in a drive-through lane.

### **Public Hearing**

*The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via [www.gjcity.org](http://www.gjcity.org).*

Sid Squirrell made comment that these proposed changes are needed for development to occur.

Mike Foster also made comment that the proposed changes will not cause any detriment to pedestrians and was in favor of the request.

*The public hearing was closed at 7:08 p.m. on April 28, 2026.*

### **Discussion**

Commissioner Quintero made mention of where the current drive-through provisions originally came from isn't exactly known. This proposed provision seems to be correcting the problem.

Commissioner Thomas mentioned vehicles in a drive-through typically drive slowly and the risk of injury is minimal. Further proposed an alternative to what has been stricken from code and rather allow more direct connection for pedestrians and bicyclists to the building and not allowing the full wraparound of a drive-through around a building. Commissioner Zyvan agreed with Commissioner Thomas.

Further discussion ensued by Commissioner Ehlers and Weckerly in opposition to Commissioner Thomas's proposal and are in favor of tonight's proposal.

Commissioner Moore made comment that with every opposition against pedestrian access makes it harder for alternative modes of travel, and echoes Commissioner's Thomas's and Zyvan's concerns.

Commissioner Quintero proposed making a motion and seeing if anyone would second the motion.

Commissioner Palmer stated that he is for the proposal as written.

**Motion and Vote**

Commissioner Quintero made the following motion "Chair, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2026-211, 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 Ehlers seconded; Motion passed 4-3.*

**OTHER BUSINESS**

---

**ADJOURNMENT**

---

Commissioner Ehlers made a motion to adjourn the meeting.

*The vote to adjourn was 7-0.*

The meeting adjourned at 7:41 p.m.

**ORDINANCE NO.**

**AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN LAND USE MAP OF THE CITY OF GRAND JUNCTION FROM INDUSTRIAL TO RESIDENTIAL LOW FOR BROOKFIELD MIXED USE 65, LLC**

**LOCATED ON LOT 2 OF THE MONUMENT VISTAS SUBDIVISION AT 860 21 ROAD**

Recitals:

The property owner, Brookfield Mixed Use 65, LLC proposes **an amendment to the Comprehensive Plan Land Use Map from** Industrial to Residential Low on a total of 19.83 acres, located on Lot 2 of the Monument Vistas Subdivision at 860 21 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** Industrial to Residential Low, 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 Residential Low on the Land Use Map of the Comprehensive Plan:

One parcel of land situated in the Southwest Quarter of the Northwest Quarter Section 25, Township 1 North, Range 2 West, Ute Meridian. City of Grand Junction, County of Mesa, Colorado, being more particularly described as follows:

Lot 2, Monument Vistas Filing One, County of Mesa, State of Colorado (Reception No. 3152831 of the Mesa County Clerk and Recorder's records.)

Said parcel of land containing 19.83 acres as described.

**INTRODUCED** on first reading this 6th day of May, 2026 and ordered published in pamphlet form.

**ADOPTED** on second reading this 20<sup>th</sup> day of May, 2026 and ordered published in pamphlet form.

---

Cody Kennedy  
President of the Council

ATTEST:

---

Selestina Sandoval  
City Clerk

DRAFT



## Grand Junction City Council

### Regular Session

Item #5.b.iii.

---

**Meeting Date:** May 20, 2026  
**Presented By:** Thomas Lloyd, Planning Manager  
**Department:** Community Development  
**Submitted By:** Thomas Lloyd, Planning Manager

---

### Information

#### **SUBJECT:**

An Ordinance Rezoning Approximately 19.83 Acres from Industrial Light (I-1) to Residential Low 5 (RL-5) Located on Lot 2 of the Monument Vistas Subdivision at 860 21 Road

#### **RECOMMENDATION:**

The Planning Commission heard this request at the April 28, 2026 meeting and voted (7-0) to recommend approval.

#### **EXECUTIVE SUMMARY:**

The Property Owner, Brookfield Mixed Use 65, LLC is requesting a rezone from the Industrial Light (I-1) zone district to the Residential Low 5 (RL-5) designation for property located on Lot 2 of the Monument Vistas Subdivision at 860 21 Road on 19.83 acres.

#### **BACKGROUND OR DETAILED INFORMATION:**

##### **BACKGROUND**

The Property Owner, Brookfield Mixed Use 65, LLC is requesting a rezone from the Industrial Light (I-1) zone district to the Residential Low 5 (RL-5) designation for property located on Lot 2 of the Monument Vistas Subdivision at 860 21 Road on 19.83 acres. The intent of the rezone is for the property to mirror and act as a continuation to the residential development directly adjacent to the east.

The zoning map shows that the properties to the East are zoned a mixture of Industrial Light (I-1) and Residential Low 5 (RL-5). To the North, the property is currently within the County and is zoned Residential Single Family - Rural District (RSF-R). The property to the west is zoned Agricultural, Forestry, Transitional District (AFT). Lastly, the property to the South is zoned (I-1). With this being on the far reaches of the

Persigo Boundary and Urban Development Boundary, lower density residential zones would be appropriate in this area. In terms of surrounding land uses, to the East there are lower density single family residential uses, to the north there are rural single family uses, to the east rural single family uses, and vacant industrial uses to the south.

In addition to the Residential Low 5 (RL-5) zone requested by the petitioner, the following zone districts would also be consistent with the Comprehensive Plan land use designation of Residential Low.

- a. Residential Low 4 (RL-4 )
- b. Residential Low 5 (RL-5)
- c. Public Parks and Open Space (P-1)
- d. Public, Civic, and Institutional Campus (P-2)

The RL-5 zone district is intended to provide for a low-density development pattern that may include detached and attached dwellings along with small-scale multi-unit structures in the Residential Low future land use designation. The minimum density of RL-5 is 3 units and acre and the maximum density is 5.5 units an acre. Thus, the minimum density on the site is 60 units and the maximum density is 109 units.

**NOTIFICATION REQUIREMENTS**

A Neighborhood Comment Meeting regarding the proposed Rezone request was held on October 24, 2024 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 April 17, 2026. The notice of the Planning Commission public hearing was published April 18, 2026 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 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.

**Section 21.02.050(m)(3)(ii)**

*(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-2025-52, the proposed rezone also advances several long-range goals and plan principles identified in the Comprehensive Plan:

Plan Principle 3.1b – Responsible and Managed Growth – calls on the City to support the efficient use of existing public facilities and services by directing development to locations where it can meet and maintain level of service targets. As a Tier 2 property already within the City with RL-4 and RL-5 already adjacent to it with sewer available, this is a logical area for the RL-5 zone district.

Grand Junction’s Comprehensive Plan acknowledges growing demand for housing and a limited supply of attainable housing. Rezoning this property from I-1 to RL-5 increases opportunities for new housing stock and helps meet the community’s long-term residential needs. This is consistent with managed growth because it aligns land use policy with changing market and demographic conditions. A rezone is the formal mechanism for evaluating whether a property should transition to more appropriate uses. If the site is adjacent to existing neighborhoods, utilities, roads, schools, and services, rezoning it to RL-5 supports orderly expansion rather than scattered or inefficient development patterns.

Plan Principle 5.1a – Strong Neighborhoods and Housing Choices – calls on the City to promote more opportunities for housing choices that meet the needs of people of all ages, abilities and incomes. More specifically, plan principle 5.1a calls on the City to monitor and periodically update the Land Use Plan and zoning to ensure the City has an adequate supply of land designated for a wide variety of housing types based on demand.

The Comprehensive Plan also encourages transitions between differing land uses to minimize conflict. RL-5 is more compatible with the residential properties surrounding the property to the west, east, and north than I-1. The plan also supports new development contiguous to existing urbanized areas. Since the subject property is near established like residential development to the east, the rezonet advances an orderly growth pattern. It’s important to note that while the City’s Comprehensive Plan generally has policies to protect and preserve Industrial properties in certain established areas and areas with railroad spurs, this property is not within The H Road /Northwest Subarea nor does it have rail access.

The requested Rezone from I-1 to RL-5 is consistent with the vision, goals, principles, policies, and applicable elements of the 2020 One Grand Junction Comprehensive Plan because it responds to current housing needs, promotes compatible and cohesive land use patterns, supports efficient use of infrastructure, and advances orderly growth that enhances community livability and long-term sustainability.

Staff finds that this criterion has been met.

*(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.

A rezone from I-1 to RL-5 results in a logical and orderly development pattern because it would align the subject property with the established development pattern surrounding the site and create a more coherent transition of land uses. Because the property is already bordered by residential zoning to the North, East, and West, rezoning to RL-5 would extend the predominant residential pattern already present in the area.

With the I-1 zoning to the South, RL-5 can serve as a transitional district between more intense industrial activity and more rural residential districts in the County, particularly if site design includes buffering, setbacks, fencing, landscaping, or internal lot orientation. This creates a more orderly gradation of land use intensity rather than an abrupt industrial-to-residential interface. Grand Junction's planning framework generally favors development that occurs within already served areas rather than leapfrog growth. Rezoning to RL-5 allows residential infill on land surrounded by urban development, using existing streets and utilities while completing the neighborhood pattern.

Lastly, I-1 zoning allows uses involving service, involving transportation, deliveries, outdoor activity, lighting, and noise that may be less compatible next to residential zone districts. The residential zoning uses allowed in RL-5 better match the established neighborhood context and reduces future conflicts between adjoining properties. The proposed rezone from (I-1) to (RL-5) results in a logical and orderly development pattern because the subject property is bordered by residential zoning to the north, east, and west, making residential use consistent with the prevailing character of the area. The rezone provides an appropriate transition to industrial zoning to the south, supports infill development, and promotes a more cohesive and compatible land use pattern.

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 from I-1 to RL-5 can help the community and surrounding area derive several meaningful benefits by aligning zoning with current community needs, improving neighborhood compatibility, and supporting balanced long-term growth.

Grand Junction continues to experience population growth and demand for housing. Rezoning the property to RL-5 creates the opportunity for additional single-family

homes and increasing the supply of residential units, helping meet local housing needs. Further, the RL-5 zone district is a more compatible transition between the surrounding zone districts and land uses than I-1 zone district. Lower density residential uses are more consistent with the surrounding neighborhood character and can strengthen surrounding property values and long-term stability. Industrial zone districts can generate more intensive impacts such as truck traffic, noise, lighting, outdoor storage. These are impacts that may conflict with nearby homes or community-serving uses. Changing the designation to Residential Low can avoid these future conflicts and create a more harmonious land use pattern.

Changes in zoning are necessary to adapt when conditions evolve. If the site is no longer optimal for industrial zoning due to surrounding development patterns or a lack of market demand, rezoning the property to a district like RL-5 ensures the land can be used productively in a manner that benefits the community. The proposed Rezone from I-1 to RL-5 will benefit the community by increasing housing opportunities, promoting compatible neighborhood development, reducing potential industrial impacts, efficiently utilizing existing infrastructure, and supporting orderly long-term growth consistent with the evolving needs of Grand Junction.

Staff finds that this criterion has been met.

#### **FINDING OF FACT AND RECOMMENDATION**

After reviewing the Brookfield Mixed Use 65, LLC request for a rezone of approximately 19.83 acres from Industrial Light (I-1) to Residential Low (RL-5), located on Lot 2 of the Monument Vistas Subdivision at 860 21 Road, the following findings 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

Therefore, the Planning Commission recommended conditional approval.

#### **FISCAL IMPACT:**

There is no direct associated fiscal impact on this request.

#### **SUGGESTED MOTION:**

I move to adopt Ordinance No. 5323, an Ordinance Rezoning Approximately 19.83 Acres from Industrial Light (I-1) to Residential Low 5 (RL-5) Located on Lot 2 of the Monument Vistas Subdivision at 860 21 Road and Order Publication in Pamphlet Form

#### **Attachments**

1. Development Application
2. Neighborhood Meeting Notes
3. Maps
4. Planning Commission Minutes - 2026 - April 28 - DRAFT

5. Draft Rezone 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:

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

Existing Land Use Designation <input style="width: 250px;" type="text" value="Industrial"/>	Existing Zoning <input style="width: 200px;" type="text" value="I-1"/>
Proposed Land Use Designation <input style="width: 250px;" type="text" value="Split Residential/Industrial"/>	Proposed Zoning <input style="width: 200px;" type="text" value="RL-5"/>

Property Information

Site Location: <input style="width: 350px;" type="text" value="860 21 Road, Grand Junction, CO 81505"/>	Site Acreage: <input style="width: 200px;" type="text" value="19.725 Acres"/>
Site Tax No(s): <input style="width: 350px;" type="text" value="2697-252-00-126"/>	Site Zoning: <input style="width: 200px;" type="text" value="I-1"/>
Project Description: <input style="width: 90%; border-bottom: 1px solid black;" type="text" value="To rezone the northerly 19.725 acres from I-1 to RL-5 upon completion of the Simple Subdivision and Comprehensive Plan Amendment"/>	

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

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

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

Signature of Person Completing the Application <input style="width: 250px;" type="text" value="Tracy States"/>	Date <input style="width: 150px;" type="text" value="January 9, 2025"/>
Signature of Legal Property Owner <input style="width: 350px;" type="text" value="Darin Carei"/>	Date <input style="width: 150px;" type="text" value="1/30/25"/>

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Brookfield Mixed Use 35, LLC ("Entity") is the owner of the following property:

(b) 860 21 Road, Grand Junction, CO 81505

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

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

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

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

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

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

(e) None

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

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

Signature of Entity representative: *Darin Carei*

Printed name of person signing: \_\_\_\_\_

State of Colorado )

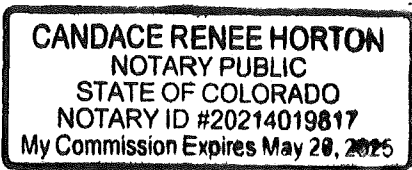
County of Mesa ) ss.

Subscribed and sworn to before me on this 30 day of January, 20 25

by Darin Carei

Witness my hand and seal.

My Notary Commission expires on May 20, 2025



*C Horton*  
Notary Public Signature



**Special Warranty Deed**  
(Pursuant to C.R.S. 38-30-113(1)(b))

State Documentary Fee  
Date: November 15, 2024  
\$133.00

This Deed, effective as of **November 15th, 2024**, signed on the date(s) acknowledged below, by Grantor(s), **NORTHWEST GJ, LLC, A COLORADO LIMITED LIABILITY COMPANY**, whose street address is **120 HURRICANE RIDGE DRIVE, SEQUIM, WA 98382**, City or Town of **SEQUIM**, County of **Clallam** and State of **Washington**, for the consideration of **(\$1,330,000.00) \*\*\*One Million Three Hundred Thirty Thousand and 00/100\*\*\*** dollars, in hand paid, hereby sell(s) and convey(s) to **BROOKFIELD MIXED USE 35, LLC, A COLORADO LIMITED LIABILITY COMPANY**, whose street address is **1111 S 7TH STREET, GRAND JUNCTION, CO 81501**, City or Town of **GRAND JUNCTION**, County of **Mesa** and State of **Colorado**, 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: **860 21 ROAD - VACANT LAND, GRAND JUNCTION, CO 81505**

with all its appurtenances and warrant(s) the title to the same against all persons claiming under me(us), subject to Statutory Exceptions.

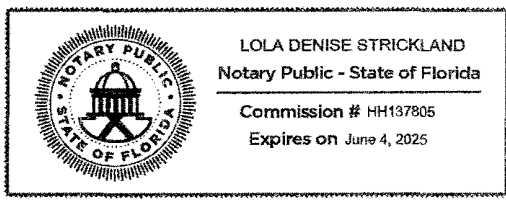
**NORTHWEST GJ, LLC, A COLORADO LIMITED LIABILITY COMPANY**

By: *Justin Waterman*  
**JUSTIN WATERMAN AS AUTHORIZED AGENT**

State of ~~Colorado~~ Florida )  
County of ~~MESA~~ Duval *Jos* )ss.  
14th *Jos*

The foregoing instrument was acknowledged before me on this day of **November 15th, 2024** by **JUSTIN WATERMAN, AS AUTHORIZED AGENT OF NORTHWEST GJ, LLC, A COLORADO LIMITED LIABILITY COMPANY**

Witness my hand and official seal  
My Commission expires: 06/04/2025  
*Lola Denise Strickland*  
Notary Public **Lola Denise Strickland**



Provided NY DRIVER LICENSE  
Notarized remotely online using communication technology via Proof.

When recorded return to: **BROOKFIELD MIXED USE 35, LLC, A COLORADO LIMITED LIABILITY COMPANY**  
**1111 S 7TH STREET, GRAND JUNCTION, CO 81501**



**Exhibit A**

A PARCEL OF LAND SITUATE IN THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE WEST ¼ CORNER OF SAID SECTION 25, BEING A FOUND MESA COUNTY SURVEY MARKER, THE BASIS OF BEARING BEING N00°01'28"E TO THE NORTH 1/16TH CORNER ON THE WEST LINE OF SAID SECTION 25, BEING A FOUND MESA COUNTY SURVEY MARKER;  
THENCE N00°01'28"E A DISTANCE OF 1320.80 FEET TO SAID NORTH 1/16TH CORNER ON THE WEST LINE OF SAID SECTION 25;  
THENCE S89°52'29"E ALONG THE NORTH LINE OF SAID SOUTHWEST ¼ OF THE NORTHWEST ¼ A DISTANCE OF 1157.60 FEET;  
THENCE S00°01'28"W A DISTANCE OF 1320.97 FEET TO THE SOUTH LINE OF SAID SOUTHWEST ¼ OF THE NORTHWEST ¼;  
THENCE N89°51'58"W A DISTANCE OF 1157.60 FEET TO THE POINT OF BEGINNING,  
COUNTY OF MESA, STATE OF COLORADO.

**STATEMENT OF AUTHORITY**

Pursuant to C.R.S. §38-30-172, the undersigned hereby execute this Statement of Authority on behalf of **BROOKFIELD MIXED USE 35, LLC**, an entity other than an individual, capable of holding title to real property (the "Entity"), and states as follows:

The name of the Entity is: **BROOKFIELD MIXED USE 35, LLC**

The Entity is a: Colorado limited liability company  
(state type of entity and state, country, or other governmental authority under whose laws such entity was formed)

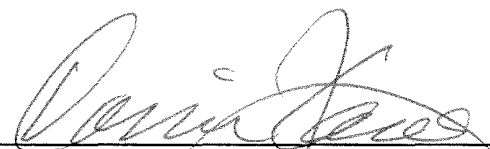
The mailing address for the Entity is: 1111 S. 7th Street  
Grand Junction, CO 81501

The name or position of the person(s) authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the Entity are: Darin J. Carei, Managing Member

The limitations upon the authority of the person(s) named above or holding the position described above to bind the Entity are as follows: None

Other matters concerning the manner in which the Entity deals with any interest in real property are: N/A

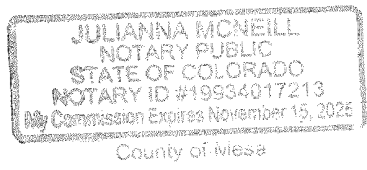
EXECUTED this 15<sup>th</sup> day of November, 2024.

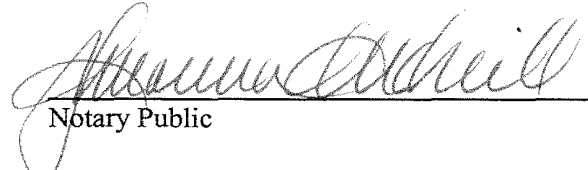
  
\_\_\_\_\_  
Darin J. Carei, Managing Member of  
Brookfield Mixed Use 35, LLC

STATE OF COLORADO       )  
COUNTY OF M E S A       )ss.

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of November, 2024, by Darin J. Carei, as Managing Member of Brookfield Mixed Use 35, LLC, a Colorado limited liability company.

Witness my hand and official seal.  
My commission expires: 11-15-25



  
\_\_\_\_\_  
Notary Public

**General Project Report *Revised***  
**Rezone**  
**Brookfield West Filing One**

**860 21 Road**  
**Grand Junction, CO**  
**Tax Parcel No. 2697-252-00-126**  
**Owner(s): Brookfield Mixed Use 35, LLC**

**January 31, 2025**  
***Revised May 7, 2025***

**A. Project Description:**

**Location:** The parcel is located on the east side of 21 Road, south of I Road.

**Acreage:** The parcel is approximately 35.11 acres.

**Proposed Use:** The applicant currently has applications in with the City (SSU-2025-45 and CPA-2025-52) to subdivide the parcel into two separate parcels containing 19.725 acres and 14.471 acres and amend the Comprehensive Plan regarding the northerly 19.725 acres to Residential Low. The parcel is zoned I-1 but the use is currently residential/agricultural. Upon approval of the Simple Subdivision and Comprehensive Plan Amendment, the applicant respectfully requests a zoning of RL-5 in compliance with the Residential Low designation. The remaining 14.471 acres will remain I-1 zoning (light industrial).

**B. Public Benefit**

The *long term* public benefit would be the addition of *attainable* residential building lots, creating a feathering effect between industrial and *residential/agricultural* uses in this desirable north area of Grand Junction. *The approval of the rezoning of the north portion of this parcel and its location promotes Plan Principles 2, 3, 5 and 7 of the 2020 Comprehensive Plan, presented in more detail later in this report.* The project would extend services, including sewer, once developed. *Short term, the eventual construction of infrastructure and subsequent housing would provide local jobs contributing to the overall economy of the City.*

**C. Neighborhood Meeting**

A neighborhood meeting was held via a Zoom meeting on January 23, 2025. A summary of the meeting is included with this submittal.

## **D. Project Compliance, Compatibility, and Impact**

### **1) Adopted plans and/or policies:**

It is intended, upon approval and recording of the plat of the Simple Subdivision, the approved amendment of the Comprehensive Plan and Rezone the northern parcel to Residential Low (RL-5), to mirror the Brookfield developments adjacent to the east. Applications for Simple Subdivision and Comprehensive Plan Amendment have been submitted for review concurrently with the Rezone request.

If the simple subdivision, amendment, and rezoning are approved, the parcels will develop in accordance and compliance with the Municipal Code and Comprehensive Plan.

### **2) Land use in the surrounding area:**

The uses contained within the surrounding area are a mixture of large lot residential/agricultural uses, low-density residential uses, and light industrial uses. The parcel is currently designated with a future land use of Light Industrial with Residential Low uses adjacent to the north and *the north* portion of the east boundary.

### **3) Site access and traffic patterns:**

The parcel has access to 21 Road, which provides direct access Hwy 6 & 50. The rezone request will have no effect on existing traffic patterns.

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

The subject parcel is served by the following:  
Ute Water  
City of Grand Junction Sewer (future, on-site waste treatment (ISDS) currently)  
City of Grand Junction Storm Sewer  
Xcel Energy (gas)  
Grand Valley Power (electric)  
Grand Valley Irrigation Company  
Grand Valley Drainage District  
City of Grand Junction Fire – Station 3  
Charter/Spectrum (Cable)  
CenturyLink/Lumen (Phone)

All utilities, with the exception of sewer, exist to the subject parcel. A Fire Flow Form is included with this submittal indicating locations of fire hydrants.

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

There will be no special or unusual demands on utilities as a result of the project.

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

The rezone will have no adverse effect on public facilities.

**7) Hours of operation:**

Typical of residential development.

**8) Number of employees:**

This criterion is not applicable for this submittal.

**9) Signage:**

This criterion is not applicable for this submittal.

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

This criterion is not applicable for this submittal.

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

None are anticipated.

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

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

**(i) The application complies with all provisions of this code;**

The request is in compliance with the 2023 zoning and development code.

**(ii) The application is consistent with the Comprehensive Plan;**

The requested zoning of RL-5, once the Comprehensive Plan Amendment is approved, will be consistent with the Plan and surrounding development.

**(iii) The application complies with any other approvals on the property;**

There are no prior approvals associated with the parcel.

**(iv) The application complies with or will comply with other City, state, and federal regulations;**

Not applicable to this request.

**(v) The property is not subject to a pending notice of violation or legal action as a result of a violation of any federal, state county, or city land use law or administrative rule.**

None of these conditions exist with regards to this project.

**(iv) Public facilities and utilities shall be available concurrent with the development.**

All public facilities and utilities will be available, concurrent with the Rezone request.

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

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

Once the Comprehensive Plan Amendment is approved, the requested RL-5 zoning will be consistent with the Residential Low future land use designation. The Residential Low designation is appropriate for RL-4 and RL-5 zone districts.

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

The applicant's intent, upon approval of all applications, is to mirror the development adjacent to the east, resulting in logical and orderly development patterns *of both residential zoned and industrial zoned properties.*

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

The community will derive *long term* benefits from the addition of attainable residential building lots in this desirable north area of Grand Junction, while maintaining industrial zoned acreage. The project would extend services, including sewer, once developed. *Short term, the* eventual construction of infrastructure and subsequent housing would provide local jobs *contributing to the overall economy of the City.*

*The parcel is located in Tier 2 of the Urban Development Boundary but is adjacent to parcels to the east that are developed or are developing in Tier 1 and has access to utilities extended with the development of those residential and industrial zoned parcels. The rezone of the north portion to residential creates a smoother transition of development between the east parcel and the parcel directly to the north, which is also identified as Residential Low by the Comprehensive Plan. The proposal facilitates Plan Principle 2: Resilient and Diverse Economy, and Plan Principle 3: Responsible and Managed Growth, of the Comprehensive Plan, and Plan Principle 5: Strong Neighborhoods and Housing Choices.*

*The proposal promotes Plan Principle 2 by maintaining industrial zoned acreage in this northwest area, which would still facilitate the development of*

*commercial/light industrial uses, i.e., manufacturing, telecommunication, food, and beverage services, etc., promoting economic diversity.*

*The proposed zoning further implements Plan Principles 3 and 5 by enacting zoning that will provide the opportunity for a variety of housing options. The RL-5 zone district allows single family detached, duplex units and single family attached housing (a maximum of four attached units). While it is most likely the north parcel will develop with single family detached, mirroring the development to the east, these options would be available. The addition of attainable housing supports/meets the demand for Grand Junction's growing population, promoting Plan Principle 3.*

*The location of this project provides easy access to Hwy 6 & 50 to the south, which in turn provides access to employment centers, services, transit, shopping, Community Hospital and Canyon View park located to the south and east along the Hwy 6 & 50 and 24 Road corridors. The City of Fruita is easily accessed by Hwy 6 & 50 to the northwest providing further services, recreation opportunities and shopping. Easy access to I-70 providing regional and statewide travel is also within close proximity, promoting Plan Principle 5.*

*24 Road (which becomes Redlands Parkway on the south side of Hwy 6 & 50) provides easy access to the Grand Junction River Front Trail, a 28-mile paved path that runs along the Colorado River. Access is also provided to the extensive trail systems located in the Redlands, south of the Colorado River, promoting Plan Principle 7: Great Places and Recreation.*

## **F. Development Schedule**

This criterion is not applicable for this submittal.

**LEGAL DESCRIPTION**

Lot 2, Monument Vistas Filing One, County of Mesa, State of Colorado



**860 21 Road, Comprehensive Plan Amendment and Rezone  
Parcel No. 2697-252-00-126**

**SUMMARY OF VIRTUAL NEIGHBORHOOD MEETING  
THURSDAY, OCTOBER 24, 2024, @ 5:30 PM  
VIA ZOOM**

A virtual neighborhood meeting for the above-referenced annexation and zoning, was held Thursday, October 24, 2024, via Zoom, at 5:30 PM. The initial letter notifying the neighboring property owners within the surrounding 500 feet was sent on October 7, 2024, per the mailing list received from the City of Grand Junction. Present were Tracy States, Project Coordinator with River City Consultants and Thomas Lloyd, Senior Planner, City of Grand Junction. Craig Rothluebber, P.E. with River City also attended as a training exercise. No one from the public attended the meeting.

The meeting began at approximately 5:30 PM. Tracy shared with Thomas the exhibits that she had intended to present. After 15 minutes, no one still had joined the meeting. The meeting ended at approximately 5:45 PM.

4PF GZ IMPACT LAND FUND LLC  
1555 BLAKE ST SUITE 210  
DENVER CO 80202

AUSTIN JEFFREY B  
AUSTIN MELANIE M  
893 21 RD  
FRUITA CO 81521

BABCOCK JAMES C  
883 CANYON BROOK ST  
GRAND JUNCTION CO 81505

BENSON JANICE E  
850 21 RD  
FRUITA CO 81521

BLAIR RONALD JOHN  
BLAIR CHERYL A  
863 21 RD  
FRUITA CO 81521

BLICHFELDT JEFFREY E  
BLICHFELDT KATHI M  
857 21 RD  
FRUITA CO 81521

BROOKFIELD  
HERITAGE PROPERTY MGMT - BARB  
BUNTZEN  
2650 NORTH AVE STE 116  
GRAND JUNCTION CO 81501

BROOKFIELD FILING 3 & 4 LLC  
BROOKFIELD COMMERCIAL WEST LLC  
1111 S 7TH ST  
GRAND JUNCTION CO 81501

BROOKFIELD NORTH HOMEOWNERS  
ASSOCIATION  
SENERGY BUILDERS LLC  
591 25 RD UNIT B1  
GRAND JUNCTION CO 81505

CAMPBELL SHERI V  
CAMPBELL SAM E  
848 21 RD  
FRUITA CO 81521

DAMICO ANTHONY  
DAMICO JEMMI  
2130 SLOPE CREEK AVE  
GRAND JUNCTION CO 81505

DIMMICK ORRIN  
DIMMICK STEPHANIE  
2128 SLOPE CREEK AVE  
GRAND JUNCTION CO 81505

EDWARDS PATRICK T  
EDWARDS LINDA J  
891 21 RD  
FRUITA CO 81521

GORDON JOHN I  
GORDON SHARON A, DIGRAPPA F S  
629 1/2 26 1/2 RD  
GRAND JUNCTION CO 81506

HERNANDEZ JESUS M  
HERNANDEZ MARTHA E  
875 21 RD  
FRUITA CO 81521

KARREN MAXWELL  
NETZAHUALCOYOTL  
KARREN KIMBERLY ANN  
2129 TIMMERLAND AVE  
GRAND JUNCTION CO 81505

MCFARLAND JAZMIN RAE  
2126 SLOPE CREEK AVE  
GRAND JUNCTION CO 81505

MEEKS ASHLEIGH K H  
MEEKS SAMUEL E P  
2126 TIMMERLAND AVE  
GRAND JUNCTION CO 81505

NORTHWEST GJ LLC  
JUSTIN WATERMAN, COREY GOETH  
120 HURRICANE RIDGE DR  
SEQUIM WA 98382

PRICE MATTHEW A  
PRICE REBECCA P  
849 21 RD  
FRUITA CO 81521

RED ROCK RV & MARINE STORAGE  
OWNERS ASSOCIATION INC  
2082 E 1/2 RD  
GRAND JUNCTION CO 81507

REECE JERRY R  
REECE MICHELE H  
851 21 RD  
FRUITA CO 81521

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

SENERGY BUILDERS  
DARIN CAREI  
1111 S 7TH ST  
GRAND JUNCTION CO 81501

SIXBEY INVESTMENTS LLC  
2108 HIGHWAY 6 AND 50  
GRAND JUNCTION CO 81505

SMITH CAITLIN  
879 CANYON BROOK ST  
GRAND JUNCTION CO 81505

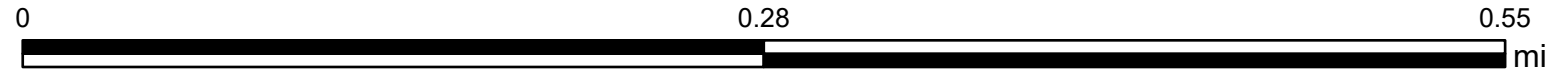
THOM HEATHER  
WALKER BILLY RICHARD JR  
844 21 RD  
GRAND JUNCTION CO 81505

WALT LINDSEY  
CISAR DEVON J  
881 CANYON BROOK ST  
GRAND JUNCTION CO 81505

WILLIS CHRISTOPHER  
WILLIS SABRINA  
67 SUMMITCREST  
TRABUCO CANYON CA 92679

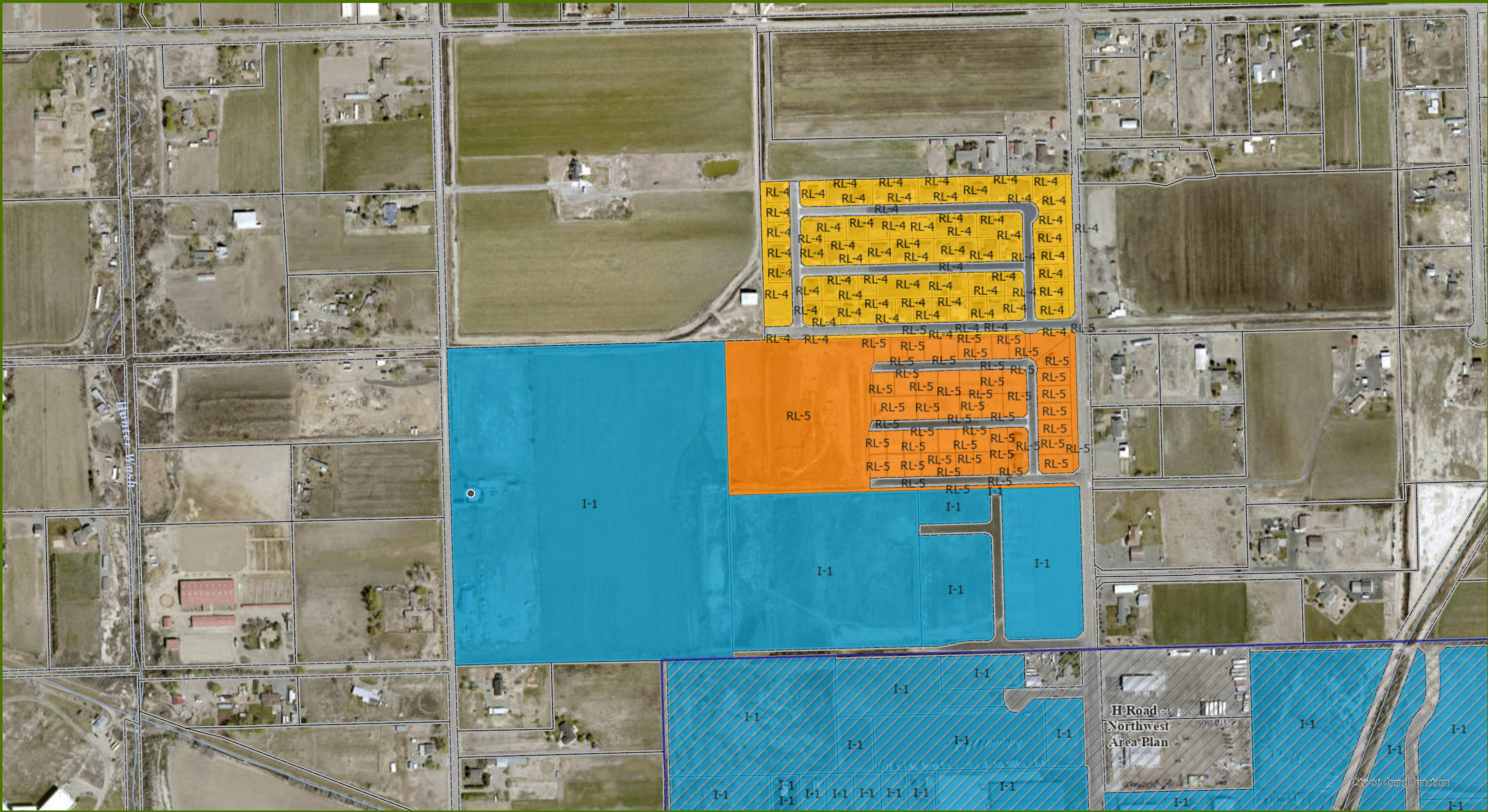
CITY OF GRAND JUNCTION  
THOMAS LLOYD  
250 N 5<sup>TH</sup> ST  
GRAND JUNCTION CO 81501

# Location Map



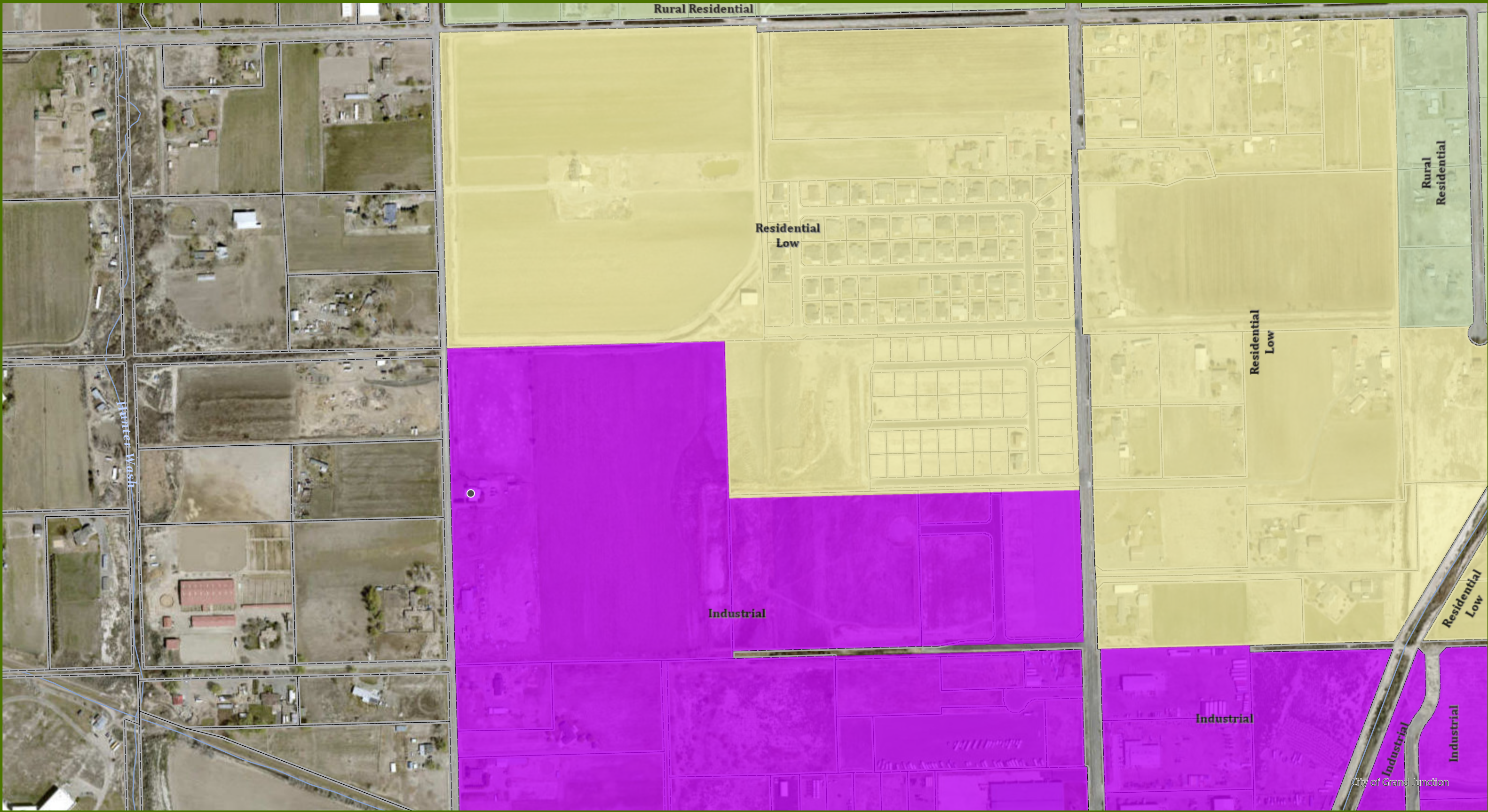
Printed: 10/24/2024  
1 inch equals 0 miles  
Scale: 1:4,514

# Existing Zoning Map



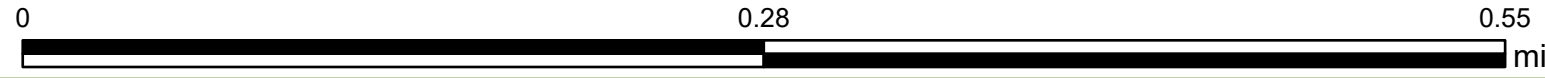
Printed: 10/24/2024  
1 inch equals 0 miles  
Scale: 1:4,514

# 2020 Comprehensive Plan Map



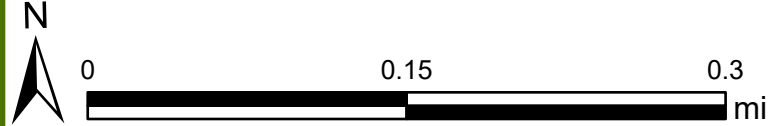
Printed: 10/24/2024  
1 inch equals 0 miles  
Scale: 1:4,514

# 201 (Sewer) Boundary Map



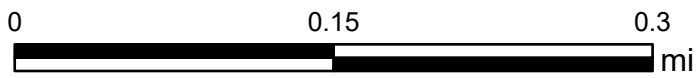
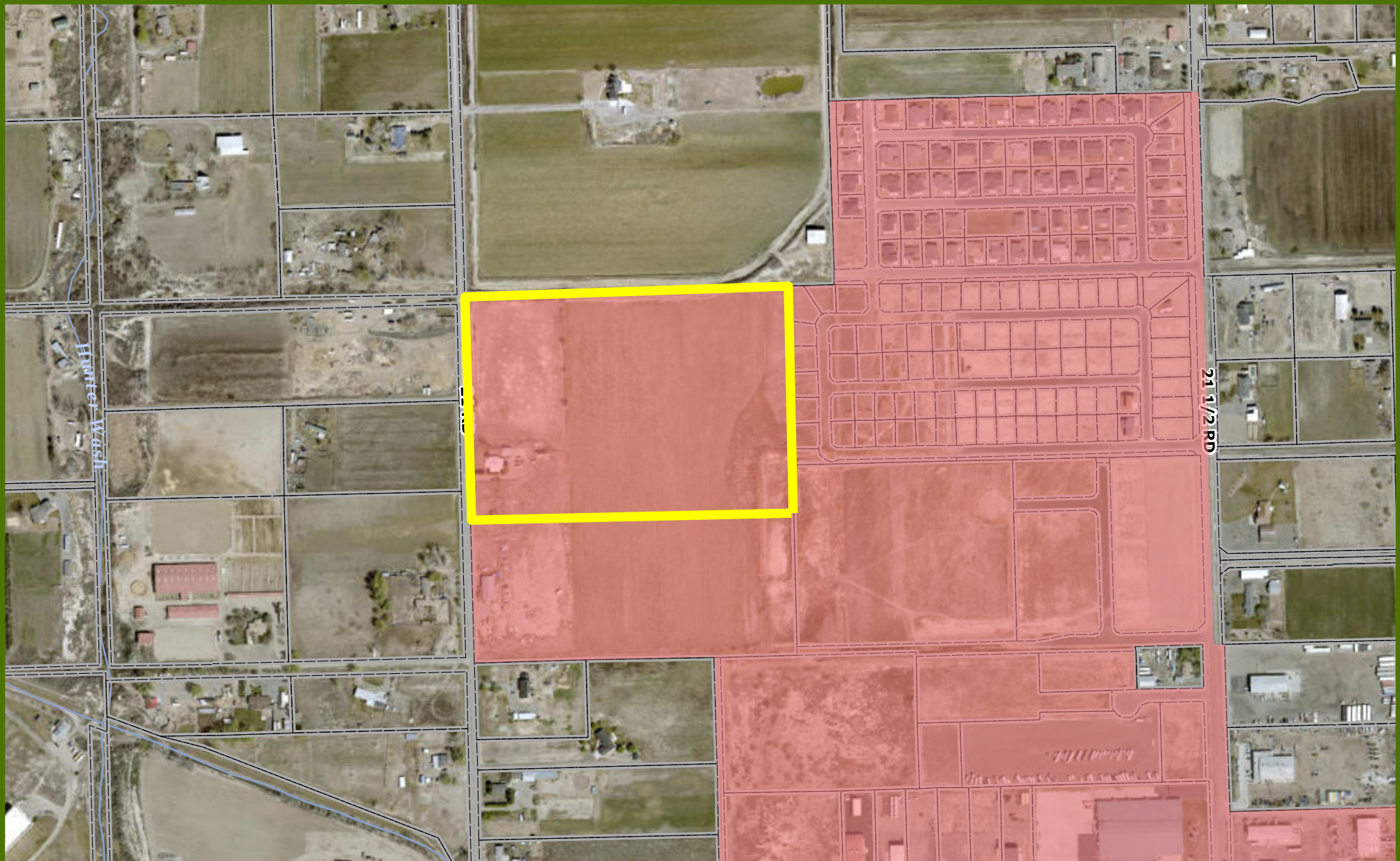
Printed: 10/24/2024  
1 inch equals 0 miles  
Scale: 1:4,514

# Aerial Map



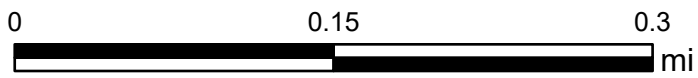
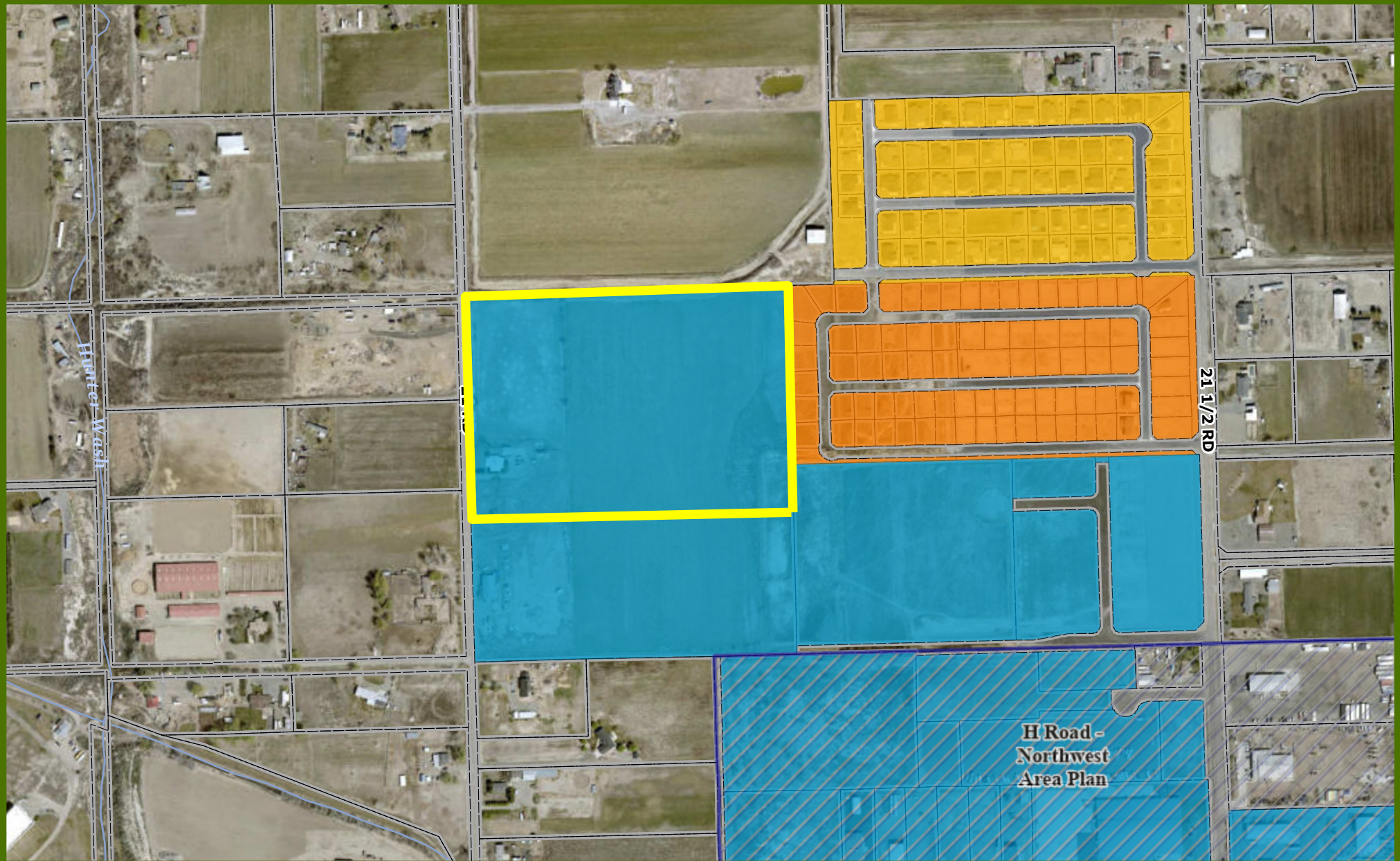
Printed: 4/20/2026  
1 inch equals 0 miles  
Scale: 1:5,722  
Packet Page 226

# City Limits



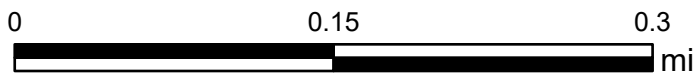
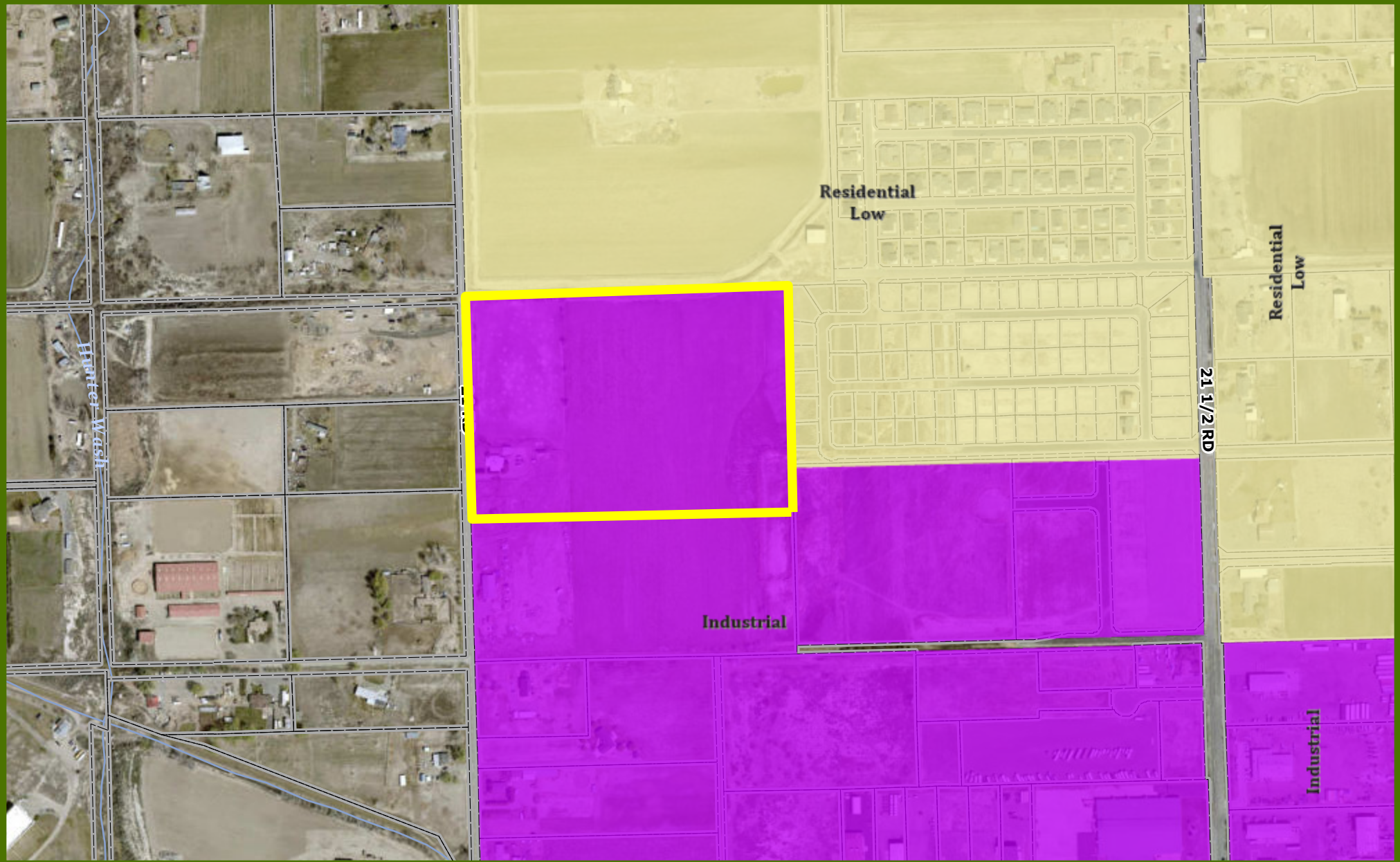
Printed: 4/20/2026  
1 inch equals 0 miles  
Scale: 1:5,722  
Packet Page 227

# Zoning Map



Printed: 4/20/2026  
1 inch equals 0 miles  
Scale: 1:5,722  
Packet Page 228

# Land Use Map



Printed: 4/20/2026  
1 inch equals 0 miles  
Scale: 1:5,722  
Packet Page 229

**GRAND JUNCTION PLANNING COMMISSION**  
**April 28, 2026, 5:30 PM**  
**MINUTES**

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

Those present were Planning Commissioners; Ian Moore (Virtually), Ian Thomas, Orin Zyvan, Robert Quintero, Gregg Palmer, and Keith Ehlers.

Also present were Jamie Beard (Assistant City Attorney), Thomas Lloyd (Planning Manager), Sam Wuebbles (Associate Planner), and Madeline Robinson (Planning Technician).

There were 4 members of the public in attendance, and 4 virtually.

**CONSENT AGENDA**

---

**1. Approval of Minutes**

---

Minutes of Previous Meeting(s) from March 10, 2026, and April 14, 2026.

*Commissioner Palmer moved to approve the Consent Agenda.*

*Commissioner Thomas seconded; motion passed 7-0.*

**REGULAR AGENDA**

---

**1. 2426 G Road ROW Vacation VAC-2025-202**

---

Consider a request by 2426 G Road LLC to vacate the eastern 15 feet of 24 ¼ Road Public Right-of-Way between Canyon View Park and 2426 G Road.

**Staff Presentation**

Sam Wuebbles, Associate Planner, introduced exhibits into the record and provided a presentation regarding the request.

**Questions for Staff**

There were no questions from Commissioner's for staff.

**Public Hearing**

*The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via [www.gjcity.org](http://www.gjcity.org).*

*There were no public comments.*

*The public hearing was closed at 5:43 p.m. on April 28, 2026.*

## **Discussion**

No discussion occurred between the Commissioners.

## **Motion and Vote**

Commissioner Quintero made the following motion “Chair, on the 24 ¼ Road Public Right-Of-Way Vacation located between Canyon View Park and 2426 G Road, I move that the Planning Commission forward a recommendation of conditional approval to City Council with the findings of fact and conditions as listed in the staff report.”

*Commissioner Palmer seconded; Motion passed 7-0.*

## **2. Brookfield West Comprehensive Plan Amendment **CPA-2025-52****

Consider a request by Brookfield Mixed Use 35, LLC for a Comprehensive Plan Amendment for approximately 19.83 acres from Industrial to Residential Low located at 860 21 Road.

### **Staff Presentation**

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

### **Questions for Staff**

Commissioner Palmer asked about the buffer zone between Fruita and Grand Junction. Planning Manager Lloyd answered that the buffer zone is to the west. Commissioner Zyvan asked about the long-term planning of the area.

Representative Tracy States made a brief presentation that the original parcel was 35 acres and then was subdivided. The applicant still owns some of the surrounding industrial sites but has not seen any demand for industrial properties to be sold, but there is for residential properties.

Commissioner Ehlers asked about the property line and size and asked if the subdivision has already occurred. Planning Manager Lloyd answered that the Assessor’s Office is behind, but the Subdivision has occurred and property lines exist, but that they have not been drawn in yet on the GIS map.

### **Public Hearing**

*The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via [www.gjcity.org](http://www.gjcity.org).*

*There were no public comments.*

*The public hearing was closed at 6:05 p.m. on April 28, 2026.*

## **Discussion**

Commissioner Ehlers voiced concern about giving up industrial property but acknowledged there currently is a huge need for residential properties and the request makes sense. Commissioner

Palmer also said that the request matches with what is already in the area. Commissioner Zyvan voiced some concern about the request and the challenge the community faces with affordable and obtainable housing. Commissioner Quintero and Thomas also shared these concerns.

### **Motion and Vote**

Commissioner Palmer made the following motion “Chair, on the Comprehensive Plan Amendment request for the property located at 860 21 Road, City file number CPA-2025-52, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.”

*Commissioner Quintero seconded; Motion passed 7-0.*

### **3. Brookfield West Rezone RZN-2025-62**

Consider a request by Brookfield Mixed Use 35, LLC for a Rezone of approximately 19.83 acres from Industrial Light (I-1) to Residential Low 5 (RL-5) located at 860 21 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 if City Council will also need to approve this request. Staff explained that the decision would be a recommendation of conditional approval, with the recommendation of approval being conditioned on the Comprehensive Plan Amendment being approved by City Council.

### **Public Hearing**

*The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via [www.gjcity.org](http://www.gjcity.org).*

*There were no public comments.*

*The public hearing was closed at 6:24 p.m. on April 28, 2026.*

### **Discussion**

There was no discussion among Commissioner’s on this item.

### **Motion and Vote**

Commissioner Quintero made the following motion “Chair, on the Rezone request for the property located at 860 21 Road, City file number RZN-2025-62, 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 7-0.*

#### **4. Zoning Code Amendments – Q2 2026**

**ZCA-2026-191**

Consider a request by the City of Grand Junction to amend sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Zoning Board of Appeals, Final Plat Recordation, Accessory Dwelling Units, Design Standards for Multi-unit Residential Redevelopment, Landscape Substitutions, Subdivision Natural Hazards and Significant Natural Features, Signs in Public, Parks, and Open Space Districts, Outdoor Lighting, and Definitions.

#### **Staff Presentation**

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

#### **Questions for Staff**

Commissioner Thomas asked what a footcandle was. Planning Manager Lloyd explained it's a measurement of light. Commission Moore asked about the square footage requirement and if it meant regarding building footprint or overall square footage.

Commissioner Ehlers asked about site improvements and expanding the building footprint and when those review criteria would apply. Ehlers also asked about the lighting requirements for projects and what stage they would be implemented.

Commissioner Zyvan asked about ADU's and if two attached ADU's would be allowed.

#### **Public Hearing**

*The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via [www.gjcity.org](http://www.gjcity.org).*

*There were no public comments.*

*The public hearing was closed at 6:52 p.m. on April 28, 2026.*

#### **Discussion**

No discussion occurred between the Commissioners.

#### **Motion and Vote**

Commissioner Quintero made the following motion "Chair, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2026-191, 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 Zyvan seconded; Motion passed 7-0.*

#### **5. Zoning Code Amendments – Drive-Through Facilities**

**ZCA-2026-211**

Consider a request by the City of Grand Junction to amend Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Drive-Through Facilities.

### **Staff Presentation**

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

### **Questions for Staff**

Commissioner Moore asked where current code originated from referencing drive-throughs.

Commissioner Palmer asked about where drive-throughs are specifically allowed in the community.

Commissioner Zyvan asked about cases where the current provisions of the drive-through standards have not worked in the community. Commissioner Weckerly asked about the frequency of site plans not working due to the drive-through standards.

Commissioner Ehlers asked staff if they were aware of any incidents of pedestrians being harmed in a drive-through lane.

### **Public Hearing**

*The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via [www.gjcity.org](http://www.gjcity.org).*

Sid Squirrell made comment that these proposed changes are needed for development to occur.

Mike Foster also made comment that the proposed changes will not cause any detriment to pedestrians and was in favor of the request.

*The public hearing was closed at 7:08 p.m. on April 28, 2026.*

### **Discussion**

Commissioner Quintero made mention of where the current drive-through provisions originally came from isn't exactly known. This proposed provision seems to be correcting the problem.

Commissioner Thomas mentioned vehicles in a drive-through typically drive slowly and the risk of injury is minimal. Further proposed an alternative to what has been stricken from code and rather allow more direct connection for pedestrians and bicyclists to the building and not allowing the full wraparound of a drive-through around a building. Commissioner Zyvan agreed with Commissioner Thomas.

Further discussion ensued by Commissioner Ehlers and Weckerly in opposition to Commissioner Thomas's proposal and are in favor of tonight's proposal.

Commissioner Moore made comment that with every opposition against pedestrian access makes it harder for alternative modes of travel, and echoes Commissioner's Thomas's and Zyvan's concerns.

Commissioner Quintero proposed making a motion and seeing if anyone would second the motion.

Commissioner Palmer stated that he is for the proposal as written.

**Motion and Vote**

Commissioner Quintero made the following motion "Chair, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2026-211, 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 Ehlers seconded; Motion passed 4-3.*

**OTHER BUSINESS**

---

**ADJOURNMENT**

---

Commissioner Ehlers made a motion to adjourn the meeting.

*The vote to adjourn was 7-0.*

The meeting adjourned at 7:41 p.m.

**ORDINANCE NO.**

**AN ORDINANCE REZONING FROM INDUSTRIAL LIGHT (I-1) TO RESIDENTIAL LOW 5 (RL-5) FOR BROOKFIELD MIXED USE 65, LLC**

**LOCATED ON LOT 2 OF THE MONUMENT VISTAS SUBDIVISION AT 860 21 ROAD**

Recitals:

The property owner, Brookfield Mixed Use 65, LLC proposes a rezone from Industrial Light (I-1) to Residential Low 5 (RL-5) on a total of 19.83 acres, located on Lot 2 of the Monument Vistas Subdivision at 860 21 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 Industrial Light (I-1) to Residential Low 5 (RL-5) on the property, finding that it conforms to and is consistent with the Land Use Map designation of Residential Low 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 Residential Low rather than Industrial.

After public notice and public hearing, the Grand Junction City Council finds that changing the zoning from Industrial Light (I-1) to Residential Low 5 (RL-5) 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 Residential Low 5 (RL-5) on the zoning map conditioned upon the Comprehensive Plan Land Use Map being changed to a Residential Low Land Use Designation as approved in CPA-2025-52:

One parcel of land situated in the Southwest Quarter of the Northwest Quarter Section 25, Township 1 North, Range 2 West, Ute Meridian. City of Grand Junction, County of Mesa, Colorado, being more particularly described as follows:

Lot 2, Monument Vistas Filing One, County of Mesa, State of Colorado

Said parcel of land containing 19.83 acres as described. (Reception No. 3152831 of the Mesa County Clerk and Recorder's records.)

**INTRODUCED** on first reading this 6<sup>th</sup> day of May, 2026 and ordered published in pamphlet form.

**ADOPTED** on second reading this 20<sup>th</sup> day of May, 2026 and ordered published in pamphlet form.

---

Cody Kennedy  
President of the Council

ATTEST:

---

Selestina Sandoval  
City Clerk

DRAFT



## Grand Junction City Council

### Regular Session

Item #5.b.iv.

---

**Meeting Date:** May 20, 2026  
**Presented By:** Sam Wuebbles, Associate Planner  
**Department:** Community Development  
**Submitted By:** Sam Wuebbles, Associate Planner

---

### Information

#### **SUBJECT:**

An Ordinance to Vacate the Eastern 15 Feet of 24 ¼ Road Public Right-of-Way Between Canyon View Park and 2426 G Road

#### **RECOMMENDATION:**

The Planning Commission heard this item at their April 28th meeting and voted (7-0) to recommend approval.

#### **EXECUTIVE SUMMARY:**

The owner, 2426 G Road LLC is requesting a vacation of the east 15' of previously dedicated right-of-way (ROW) for 24 ¼ Road which abuts its property along the western property boundary of 2426 G Road. The City does not intend to extend the road ROW in this location for 24 ¼ Road as a connection road to any other property. The City previously vacated the northern east half of the ROW with the development of Spanish Trails. The request to vacate right-of-way is consistent with the City's Comprehensive Plan and Circulation Plan.

Approval of the request is conditioned upon completion of a land exchange between the Applicant and the City. Through this exchange, the Applicant shall obtain the vacated right-of-way, and the City shall obtain right-of-way along G Road.

#### **BACKGROUND OR DETAILED INFORMATION:**

The subject vacation area abuts 2426 G Road on the west and is located between Canyon View Park and 2426 G Road. The ROW was dedicated on the plat of Pomona Park in 1900 between lots 56 and 57. The originally dedicated ROW width is 30 feet. In 1995, a portion of the platted but unconstructed 24 1/4 Road right-of-way was vacated as part of the development of Canyon View Park. At that time, the southern segment of the right-of-way was retained because vacating it would have landlocked a lot within the

Pomona Park Subdivision. Since that approval, the northern portion of the formerly affected lot has been incorporated into the Spanish Trails development and no longer relies on 24 1/4 Road for potential access.

Subsequent development in the area has provided adequate alternative access for Canyon View Park and Spanish Trails, eliminating the need for 24 1/4 Road as a future transportation corridor. Additionally, the Mendicelli Subdivision property located along the east of the remaining portion of 24 1/4 Road and north of G Road does not require additional access from this right-of-way.

The current request proposes to vacate the eastern 15' of the remaining portion of the 24 1/4 Road ROW located west of the Mendicelli Subdivision property. The ROW is no longer necessary for access or circulation purposes given existing development patterns.

The property, 2426 G Road, hereafter referred to as the Subject Property, is adjacent to the residential Spanish Trails Subdivision. The proposed development of the subject property consists of 57 townhome units. The Subject Property is zoned RM-12 (Residential Medium 12) and has a land use designation of Residential Medium per the 2020 One Grand Junction Comprehensive Plan.

The proposed vacation is part of a negotiated land exchange between the City and the applicant. Under the terms of the exchange, the applicant will acquire the requested vacated 24 1/4 ROW, which has not been constructed. In return, the applicant will dedicate right-of-way along G Road to the City. G Road is a minor arterial. This exchange allows the City to secure right-of-way in a location that supports the planned roadway network while eliminating an unnecessary and unutilized right-of-way segment. The land exchange is intended to result in a net public benefit and maintain consistency with the City's transportation planning objectives. The applicant agrees that the value of the vacated ROW is acceptable as the market value for the portion of land applicant is granting the City for G Road.

**NOTIFICATION REQUIREMENTS**

A Neighborhood Meeting regarding the proposed right-of-way vacation request was held on March 4, 2025. Ten members of the public attended the meeting, in addition to two members of city staff and the applicant. Questions concerned the future development, but not the right-of-way vacation.

Notice was completed consistent with the provisions in Section 21.02.030(g) of the City's Zoning and Development Code. The Subject Property was posted with application signs on each street frontage on April 16, 2025 (Exhibit 6). 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 April 17, 2026. The notice of the Planning Commission public hearing was published April 18, 2026, in the Grand Junction Daily Sentinel.

**ANALYSIS**

The criteria for review are set forth in Section 21.02.050(p) of the Zoning and Development Code. The purpose of this section is to permit the vacation of surplus rights-of-way and/or easements. The vacation of the right-of-way or easement shall conform to the following:

*1. The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies of the City;*

The request to vacate the east half of the 24 ¼ Road public ROW between Canyon View Park and 2426 G Road is consistent with the Comprehensive Plan, the Grand Junction Circulation Plan, and other adopted plans and policies of the City. The subject right-of-way has not been constructed and is not identified for future transportation improvements. Due to prior vacations the potential for through connectivity in this location was eliminated and is no longer necessary. The vacation will not adversely affect the City’s planned roadway network, as adequate commercial and vehicular circulation is provided by G Road with connections to 24 Road and 24 ½ Road. The proposed vacation will not impact public facilities or services.

Furthermore, the vacation request is consistent with the following goals and policies of the Comprehensive Plan:

- Plan Principle 3: Responsible and Managed Growth
- Plan Principle 5: Strong Neighborhoods and Housing Choices
- Policy 1: Promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes.
- Policy 2: Encourage infill and redevelopment to leverage existing infrastructure.
- Policy 4: Maintain and build infrastructure that supports urban development.

*Plan Principle 3: Responsible and Managed Growth*

This principle emphasizes that growth should occur in a coordinated and efficient manner that maximizes existing infrastructure and avoids unnecessary public costs. The proposed vacation of ROW supports responsible growth by removing a segment of right-of-way that is no longer viable or needed for future connectivity. Because the roadway will not be extended and the northern segment has already been vacated, retaining this isolated portion would not contribute to an efficient or logical transportation network.

Additionally, the proposal includes a land exchange that allows the City to obtain needed right-of-way along G Road for the system network. G Road is an active and important transportation corridor, therefore, obtaining right-of-way better aligns public infrastructure with actual growth patterns. This reflects managed growth by prioritizing infrastructure investments where they provide the greatest public benefit while eliminating surplus or obsolete assets.

*Plan Principle 5: Strong Neighborhoods and Housing Choices*

This principle encourages the development of complete, well-connected neighborhoods that offer a variety of housing types and support quality of life. The proposal with this vacation allows for a more cohesive neighborhood layout. This supports neighborhood continuity, improves land use efficiency, and helps create a more functional and attractive residential environment.

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

This policy emphasizes the importance of diversifying housing stock to meet community needs. The proposed townhome development on the Subject Property aligns with this goal by providing medium density. The vacation of the right-of-way removes a development constraint and enables the property to be utilized more effectively for residential purposes. The proposal contributes to increasing housing supply and variety in a manner consistent with the Comprehensive Plan by supporting the development of 57 townhome units.

*Policy 2: Encourage infill and redevelopment to leverage existing infrastructure*

This policy promotes development in areas where infrastructure such as roads, utilities, and services already exists. The vacation directly supports infill development by removing an unnecessary right-of-way constraint on the subject property which allows it to be developed more efficiently. This aligns with the policy's goal of maximizing the use of existing infrastructure and supporting compact, contiguous development patterns.

*Policy 4: Maintain and build infrastructure that supports urban development*

The proposed vacation is consistent with this policy because it removes right-of-way that no longer serves a transportation or infrastructure purpose and facilitates the acquisition of right-of-way along G Road through the land exchange. G Road is a key corridor that supports existing and future urban development in the area. The City is reinforcing infrastructure in a location that better serves mobility, access, and long-term planning objectives, while the applicant has extra room along the west side of their property for development.

Therefore, staff finds that this criterion is met.

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

The property has frontages along G Road and will, therefore, not be landlocked. The properties to the North have circulation throughout the subdivision connecting to G Road. The vacation will not landlock any properties.

Therefore, staff finds that this criterion is met.

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

The parcels that might utilize this road area have direct access to G Road and will retain full vehicular access following the vacation. This vacation will not restrict access in a manner that is unreasonable or economically prohibitive. Additionally, because the parcel does not rely on the unconstructed right-of-way for ingress or egress, the proposed vacation will not reduce or devalue the property or any adjacent properties.

Therefore, staff finds that this criterion is met.

*4. There shall be no adverse impacts on the health, safety, and/or welfare of the general community, and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g., police/fire protection and utility services);*

The proposed vacation of will not result in adverse impacts to the health, safety, or welfare of the general community. The subject right-of-way has not been constructed and is not utilized for vehicular or pedestrian circulation.

The parcels will retain direct access from G Road, which provides adequate connectivity for police, fire, and emergency response services. The proposed vacation will not reduce the quality or availability of public facilities or services to the subject parcel or surrounding properties.

No objections to the proposed vacation were received from reviewing agencies.

Staff therefore finds this criterion has been met.

*5. The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter 21.06 GJMC; and*

The proposed vacation will not inhibit the provision of adequate public facilities and services to the subject property or surrounding parcels. A private irrigation line that conveys wastewater for the subject property is located within the right-of-way area proposed for vacation. Because this line serves only the subject parcel, its function will not be impaired by the vacation and will remain the responsibility of the property owner.

A separate water line is located within the G Road right-of-way and will not be affected by the proposed vacation. No other public utilities or infrastructure are located within the area to be vacated. Therefore, the proposed vacation will not interfere with the continued provision of public facilities and services.

Staff finds that this criterion has been met.

*6. The proposal shall not hinder public and City functions.*

The proposed vacation of 15 feet of 24 ¼ Road right-of-way will not hinder public or City functions. The right-of-way has not been constructed and is not utilized for transportation, pedestrian access, utilities, or other municipal purposes. Upon vacation, the property will revert to private ownership.

The proposed vacation is part of a land exchange between the City and the applicant. Through this exchange, the applicant will acquire the vacated right-of-way,

and the City will obtain additional right-of-way along G Road. The acquisition of right-of-way along G Road supports the City's transportation network and public infrastructure needs.

Because the subject right-of-way does not currently serve a public function and the exchange results in the City obtaining right-of-way in a more beneficial location, the proposal will not hinder public or City functions.

Therefore, staff finds that this criterion is met.

**RECOMMENDATION AND FINDINGS OF FACT**

After reviewing the 24 ¼ Road Public Right-Of-Way Vacation, VAC-2025-202, located between Canyon View Park and 2426 G Road, the following findings of fact have been made with the recommended conditions of approval.

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

Therefore, the Planning Commission recommended approval of the requested vacation with the following conditions:

1. The vacation shall not be effective until 2426 G Road LLC or a later owner of the land at 2426 G Road dedicates to the City of Grand Junction the land in fee simple interest for G Road as a minor arterial as set forth in the attached warranty deed. The dedication of land must occur on or before two years from the date that City Council approves the ordinance for vacation or the ordinance shall no longer be effective.

**FISCAL IMPACT:**

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

**SUGGESTED MOTION:**

I move to adopt Ordinance No. 5324, an Ordinance vacating the eastern 15 Feet of 24 ¼ Road public right-of-way between Canyon View Park and 2426 G Road on final passage and order final publication in pamphlet form.

**Attachments**

1. Exhibit 1 - Development Application
2. Exhibit 2 - Site Map
3. Exhibit 3 - Zoning Map
4. Exhibit 4 - Legal Description and Exhibits
5. Exhibit 5 - Deed
6. Exhibit 7 - Planning Commission Minutes
7. Exhibit 6 - Draft Ordinance
8. Exhibit 6 - Draft 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:

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

Existing Land Use Designation	<input type="text"/>	Existing Zoning	<input type="text"/>
Proposed Land Use Designation	<input type="text"/>	Proposed Zoning	<input type="text"/>

## Property Information

Site Location:	<input type="text" value="2624 G Road, Grand Junction, CO 81505"/>	Site Acreage:	<input type="text" value="4.33 Acres"/>
Site Tax No(s):	<input type="text" value="2701-333-01-002"/>	Site Zoning:	<input type="text" value="RM-12 Proposed"/>
Project Description:	<input type="text" value="To vacate 15' of right-of-way along the western boundary previously dedicated for 24 1/4 Road."/>		

## Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

## Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

## Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

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

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

Signature of Person Completing the Application	<input type="text" value="Tracy States"/>	Digitally signed by Tracy States Date: 2025.02.13 12:27:37 -07'00'	Date	<input type="text" value="February 13, 2025"/>
Signature of Legal Property Owner	<input type="text" value="Jason Fish"/>	Digitally signed by Jason Fish Date: 2025.02.18 16:04:15 -07'00'	Date	<input type="text" value="February 18, 2025"/>

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

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

(b) 2426 G Road

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

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

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

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

On behalf of Entity, I have reviewed the application for the (d) Vacation - Right-of-way

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

(e) None

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

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

Signature of Entity representative: 

Printed name of person signing: Jason Fish

State of Colorado )

County of Eagle ) ss.


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

by Jason M. Fish

Witness my hand and seal.

My Notary Commission expires on 01-06-2027

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

  
 Notary Public Signature



FNTC

Doc Fee: \$122.50

Order No.: 200-F15615-24

**SPECIAL WARRANTY DEED**

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

**Sharon Ann Mendicelli**

grantor(s), and

**2426 G Road LLC, A colorado Limited Liability Company**

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

grantee(s);

**WITNESS**, That the grantor(s), for and in consideration of the sum of **One Million Two Hundred Twenty-Five Thousand And No/100 Dollars (\$1,225,000.00)**, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee(s), their heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Mesa, State of COLORADO, described as follows:

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

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

**TOGETHER** with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.

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

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, the grantor(s) has executed this deed on the date set forth above.

**GRANTOR:**

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

STATE OF COLORADO

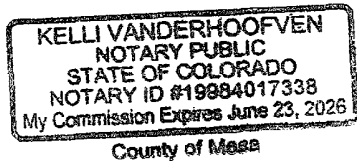
COUNTY OF Mesa

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

*[Signature]*  
Notary Public

My Commission Expires 6/23/2026

(SEAL)





STATEMENT OF AUTHORITY

Order No.: 200-F15615-24-KV

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

<input checked="" type="checkbox"/> Corporation	<input type="checkbox"/> Registered Limited Liability Partnership
<input type="checkbox"/> Nonprofit Corporation	<input type="checkbox"/> Registered Limited Liability Limited Partnership
<input type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Limited Partnership Association
<input type="checkbox"/> General Partnership	<input type="checkbox"/> Government or Governmental Subdivision or Agency
<input type="checkbox"/> Limited Partnership	<input type="checkbox"/> Trust
<input type="checkbox"/> _____	
- 3. The entity is formed under the laws of Colorado.
- 4. The mailing address for the entity is 2426 G Rd, Grand Junction, CO 81505-9678.
- 5. The  name  position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is: Jason Fish and Paola Hirmas.
- 6. <sup>2</sup>The authority of the foregoing person(s) to bind the entity is  not limited  limited as follows:  
\_\_\_\_\_
- 7. Other matters concerning the manner in which the entity deals with interests in real property:  
\_\_\_\_\_

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

2426 G Road LLC

Greenfish Investments Seasons LLC

BY: [Signature]  
Jason Fish, Manager

STATE OF COLORADO

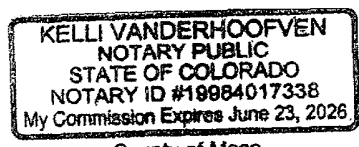
COUNTY OF Mesa

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

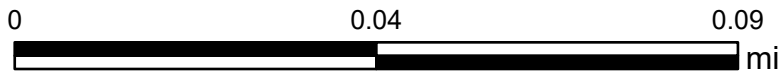
[Signature]  
Notary Public

My Commission Expires: 6/23/2026

(SEAL)



# Site Map



Printed: 4/15/2026  
1 inch equals 0 miles  
Scale: 1:1,430  
Packet Page 249

# Zoning Map



Printed: 4/15/2026  
1 inch equals 0 miles  
Scale: 1:2,861  
Packet Page 250

**HIGH DESERT SURVEYING, INC**

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

**EXHIBIT A**

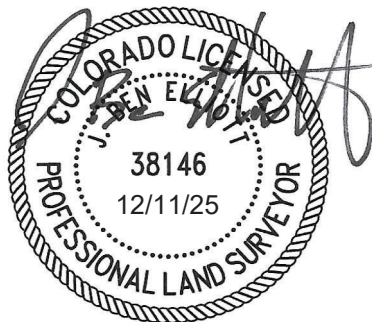
**Right-of-Way Parcel  
Legal Description**

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

COMMENCING at the Southwest corner of said SE1/4 SW1/4, whence the Northwest corner of said SE1/4 SW1/4 bears N00°00'17"W for a basis of bearings with all bearings hereon relative thereto; thence along the West line of said SE1/4 SW1/4, N00°00'17"W a distance of 46.00 feet to the POINT OF BEGINNING; thence continuing along said West line, N00°00'17"W a distance of 613.67 feet; thence S89°55'57"E a distance of 15.00 feet to the Northwest corner of Lot 2, Mendicelli Subdivision, Reception Numbers 1892763 & 1942058; thence along the West line of said Lot 2, S00°00'17"E a distance of 613.66 feet; thence N89°56'51"W a distance of 15.00 feet to the POINT OF BEGINNING.

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

Said parcel contains an area of 0.21 acres, more or less, as herein described.



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

Southwest Corner  
Spanish Trails Subdivision  
Phase 3

15.00'  
S89°55'57"E

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

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

10.00' Utility Esmt. Rec. No. 1972635

20.00' Irrigation, Drainage & Utility Easement  
Reception No. 1892763 & 1942058

## EXHIBIT B ROW Parcel

15.00' 15.00'

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

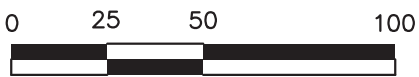
24  $\frac{1}{4}$  Road  
N00°00'17"W 613.67'  
Right-of-Way Parcel 0.21 Acres  
S00°00'17"E 613.66'

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

Lot 2  
Mendicelli Subdivision  
Reception No. 1892763 & 1942058  
2426 G Road LLC  
2426 G Road  
2701-333-01-002



SCALE: 1" = 50'



15.00' 15.00'

15.00'  
N89°56'51"W

POB

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

G Road

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

6.00' Irrigation & Drainage  
Esmt. Rec. No. 1892763 & 1942058

10.00' Utility Easement  
Reception No. 2998883

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

### LEGEND & ABBREVIATIONS

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

High Desert Surveying, Inc.

591 25 Road, Suite B1  
Grand Junction, Colorado 81505  
Tele: 970-254-8649 Fax: 970-241-0451

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

**HIGH DESERT SURVEYING, INC**

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

**EXHIBIT A**

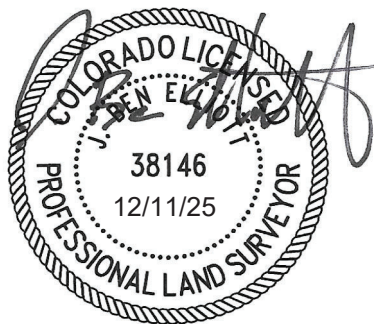
**Right-of-Way Parcel  
Legal Description**

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

COMMENCING at the Southwest corner of said SE1/4 SW1/4, whence the Northwest corner of said SE1/4 SW1/4 bears N00°00'17"W for a basis of bearings with all bearings hereon relative thereto; thence along the West line of said SE1/4 SW1/4, N00°00'17"W a distance of 30.00 feet; thence S89°56'51"E a distance of 15.00 feet to the Southwest corner of Lot 2, Mendicelli Subdivision, Reception No. 1892763 & 1942058 and the POINT OF BEGINNING; thence along the West line of said Lot 2, N00°00'17"W a distance of 16.00 feet; thence S89°56'51"E a distance of 136.51 feet; thence N87°04'26"E a distance of 155.72 feet; thence N83°47'50"E a distance of 8.83 feet to the East line of said Lot 2 and the Southwest corner of Tract A, Spanish Trail Subdivision, Phase 1, Reception No. 2018401; thence along said East line, S00°00'17"E a distance of 16.09 feet to the North line of G Road right-of-way, Reception No. 2998882; thence along said north line, S83°47'50"W a distance of 7.55 feet; thence continuing along said North line, S87°04'26"W a distance of 156.59 feet to the North line of G Road right-of-way, Reception No. 12485; thence along said North line, N89°56'51"W a distance of 136.91 feet to the POINT OF BEGINNING.

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

Said parcel contains an area of 0.11 acres, more or less, as herein described.



25-02 G Rd Deeded ROW\_Exhibit A.doc  
J. Ben Elliott, PLS 38146  
High Desert Surveying, Inc.

# EXHIBIT B ROW Parcel

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

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

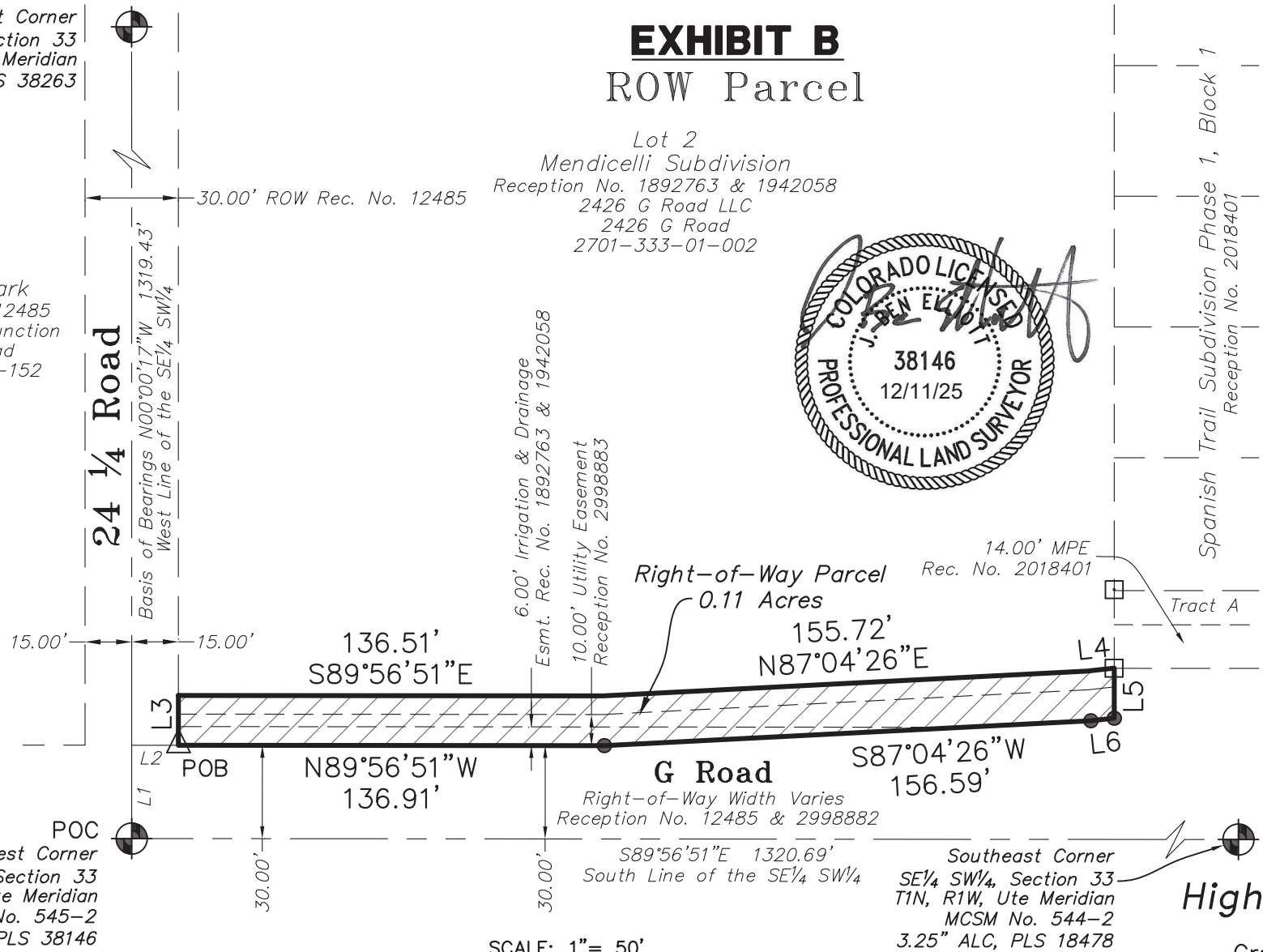
Lot 2  
Mendicelli Subdivision  
Reception No. 1892763 & 1942058  
2426 G Road LLC  
2426 G Road  
2701-333-01-002



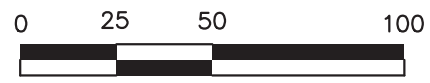
- ### LEGEND & ABBREVIATIONS
- FOUND ALIQUOT SURVEY MARKER
  - FOUND 2" ALC PLS 18478
  - FOUND 1.5" BPC PLS 38266, FLUSH SOUTHWEST CORNER OF LOT 2, MENDICELLI SUBDIVISION
  - FOUND 2" ALC PLS 38146
  - MCSM MESA COUNTY SURVEY MARKER
  - ROW RIGHT-OF-WAY
  - PLS PROFESSIONAL LAND SURVEYOR
  - Rec. No. RECEPTION NUMBER
  - Esmt. EASEMENT
  - MPE MULTIPURPOSE EASEMENT
  - ALC 2" ALUMINUM CAP
  - BPC 1.5" BLUE PLASTIC CAP
  - T TOWNSHIP
  - R RANGE
  - POC POINT OF COMMENCEMENT
  - POB POINT OF BEGINNING

### LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°00'17"W	30.00'
L2	S89°56'51"E	15.00'
L3	N00°00'17"W	16.00'
L4	N83°47'50"E	8.83'
L5	S00°00'17"E	16.09'
L6	S83°47'50"W	7.55'



SCALE: 1" = 50'



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

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

## WARRANTY DEED

This Warranty Deed made this \_\_\_\_\_ day of \_\_\_\_\_ 2026 by and between **2426 G ROAD LLC, Grantor**, whose mailing address is 1714 N. 21<sup>st</sup> Street, Grand Junction, CO 81501, who is the owner of a parcel of land located at 2426 G Road, Grand Junction, Colorado as recorded at Reception #3117030 and the legal description corrected at Reception #3123943, Mesa County Clerk and Recorder's records, and in consideration of Ten and 00/100 Dollars, (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does hereby sell, grant and convey to the **City of Grand Junction, a Colorado home rule municipality, Grantee**, whose address is 250 N. 5th Street, Grand Junction, CO 81501, its successors and assigns forever, for the benefit of the public forever, all right title and fee simple interest in the following described tract or parcel of land for public roadway and utility purposes, to wit:

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

COMMENCING at the Southwest corner of said SE1/4 SW1/4, whence the Northwest corner of said SE1/4 SW1/4 bears N00°00'17"W for a basis of bearings with all bearings hereon relative thereto; thence along the West line of said SE1/4 SW1/4, N00°00'17"W a distance of 30.00 feet; thence S89°56'51"E a distance of 15.00 feet to the Southwest corner of Lot 2, Mendicelli Subdivision, Reception No. 1892763 & 1942058 and the POINT OF BEGINNING; thence along the West line of said Lot 2, N00°00'17"W a distance of 16.00 feet; thence S89°56'51"E a distance of 136.51 feet; thence N87°04'26"E a distance of 155.72 feet; thence N83°47'50"E a distance of 8.83 feet to the East line of said Lot 2 and the Southwest corner of Tract A, Spanish Trail Subdivision, Phase 1, Reception No. 2018401; thence along said East line, S00°00'17"E a distance of 16.09 feet to the North line of G Road right-of-way, Reception No. 2998882; thence along said north line, S83°47'50"W a distance of 7.55 feet; thence continuing along said North line, S87°04'26"W a distance of 156.59 feet to the North line of G Road right-of-way, Reception No. 12485; thence along said North line, N89°56'51"W a distance of 136.91 feet to the POINT OF BEGINNING.

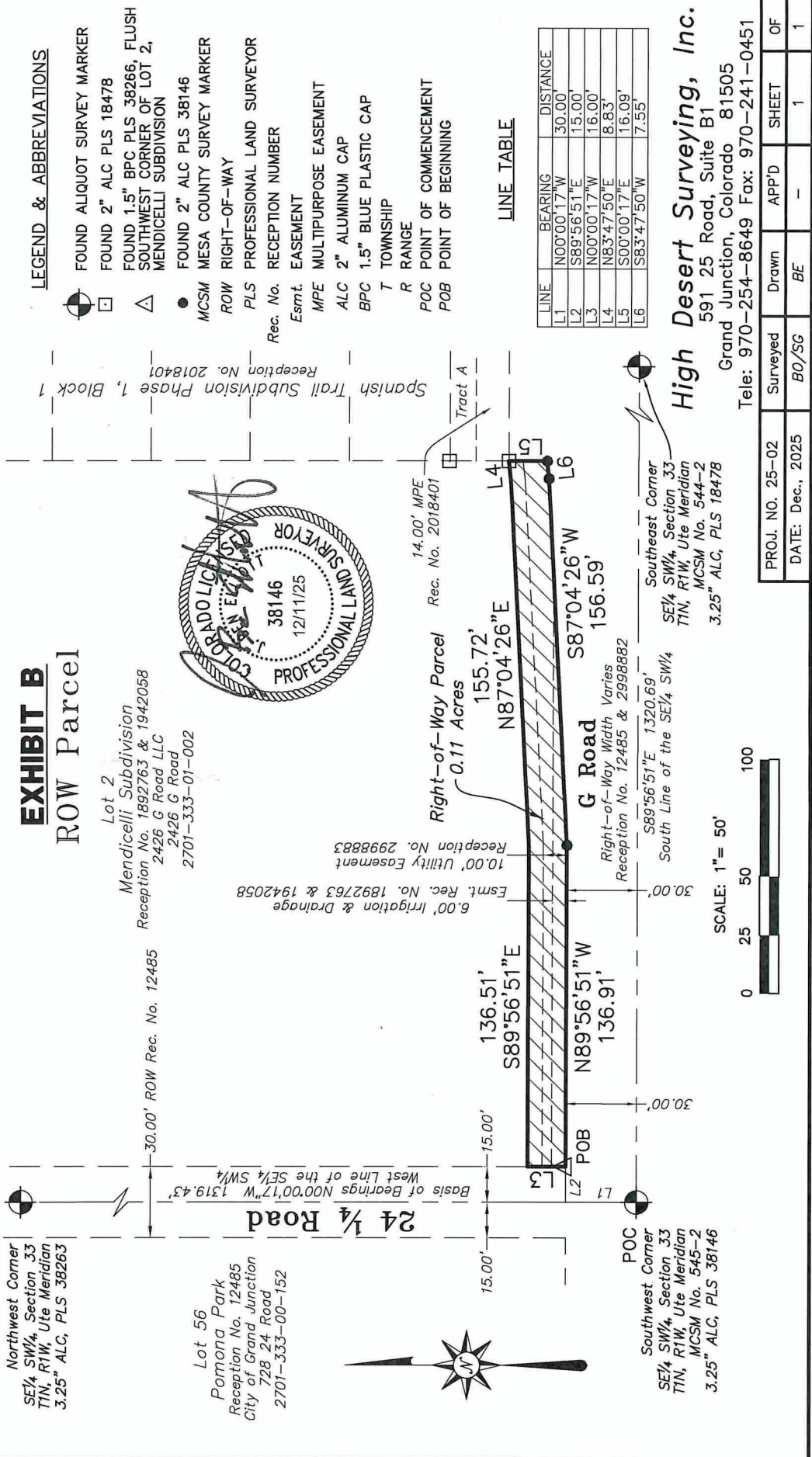
City of Grand Junction, County of Mesa, State of Colorado.

Said parcel contains an area of 0.11 acres, more or less, as herein described and depicted on **Exhibit B**, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantor hereby covenanting that it will warrant and defend the title to said premises unto the said Grantee and unto its



# EXHIBIT B ROW Parcel



### LEGEND & ABBREVIATIONS

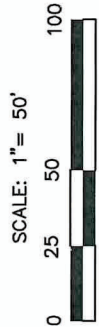
- FOUND ALIQUOT SURVEY MARKER
- FOUND 2" ALC PLS 18478
- FOUND 1.5" BPC PLS 38266, FLUSH SOUTHWEST CORNER OF LOT 2, MENDICELLI SUBDIVISION
- FOUND 2" ALC PLS 38146
- MCSM MESA COUNTY SURVEY MARKER
- ROW RIGHT-OF-WAY
- PLS PROFESSIONAL LAND SURVEYOR
- Rec. No. RECEPTION NUMBER
- Esmt. EASEMENT
- MPE MULTIPURPOSE EASEMENT
- ALC 2" ALUMINUM CAP
- BPC 1.5" BLUE PLASTIC CAP
- T TOWNSHIP
- R RANGE
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING

### LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°00'17"W	30.00'
L2	S89°56'51"E	15.00'
L3	N00°00'17"W	16.00'
L4	N83°47'50"E	8.83'
L5	S00°00'17"E	16.09'
L6	S83°47'50"W	7.55'

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

PROJ. NO. 25-02	Drawn	APP'D	SHEET	OF
DATE: Dec., 2025	BE	-	1	1



**GRAND JUNCTION PLANNING COMMISSION**  
**April 28, 2026, 5:30 PM**  
**MINUTES**

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

Those present were Planning Commissioners; Ian Moore (Virtually), Ian Thomas, Orin Zyvan, Robert Quintero, Gregg Palmer, and Keith Ehlers.

Also present were Jamie Beard (Assistant City Attorney), Thomas Lloyd (Planning Manager), Sam Wuebbles (Associate Planner), and Madeline Robinson (Planning Technician).

There were 4 members of the public in attendance, and 4 virtually.

**CONSENT AGENDA**

---

**1. Approval of Minutes**

---

Minutes of Previous Meeting(s) from March 10, 2026, and April 14, 2026.

*Commissioner Palmer moved to approve the Consent Agenda.*

*Commissioner Thomas seconded; motion passed 7-0.*

**REGULAR AGENDA**

---

**1. 2426 G Road ROW Vacation VAC-2025-202**

---

Consider a request by 2426 G Road LLC to vacate the eastern 15 feet of 24 ¼ Road Public Right-of-Way between Canyon View Park and 2426 G Road.

**Staff Presentation**

Sam Wuebbles, Associate Planner, introduced exhibits into the record and provided a presentation regarding the request.

**Questions for Staff**

There were no questions from Commissioner's for staff.

**Public Hearing**

*The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via [www.gjcity.org](http://www.gjcity.org).*

*There were no public comments.*

*The public hearing was closed at 5:43 p.m. on April 28, 2026.*

## **Discussion**

No discussion occurred between the Commissioners.

## **Motion and Vote**

Commissioner Quintero made the following motion “Chair, on the 24 ¼ Road Public Right-Of-Way Vacation located between Canyon View Park and 2426 G Road, I move that the Planning Commission forward a recommendation of conditional approval to City Council with the findings of fact and conditions as listed in the staff report.”

*Commissioner Palmer seconded; Motion passed 7-0.*

## **2. Brookfield West Comprehensive Plan Amendment **CPA-2025-52****

Consider a request by Brookfield Mixed Use 35, LLC for a Comprehensive Plan Amendment for approximately 19.83 acres from Industrial to Residential Low located at 860 21 Road.

### **Staff Presentation**

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

### **Questions for Staff**

Commissioner Palmer asked about the buffer zone between Fruita and Grand Junction. Planning Manager Lloyd answered that the buffer zone is to the west. Commissioner Zyvan asked about the long-term planning of the area.

Representative Tracy States made a brief presentation that the original parcel was 35 acres and then was subdivided. The applicant still owns some of the surrounding industrial sites but has not seen any demand for industrial properties to be sold, but there is for residential properties.

Commissioner Ehlers asked about the property line and size and asked if the subdivision has already occurred. Planning Manager Lloyd answered that the Assessor’s Office is behind, but the Subdivision has occurred and property lines exist, but that they have not been drawn in yet on the GIS map.

### **Public Hearing**

*The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via [www.gjcity.org](http://www.gjcity.org).*

*There were no public comments.*

*The public hearing was closed at 6:05 p.m. on April 28, 2026.*

## **Discussion**

Commissioner Ehlers voiced concern about giving up industrial property but acknowledged there currently is a huge need for residential properties and the request makes sense. Commissioner

Palmer also said that the request matches with what is already in the area. Commissioner Zyvan voiced some concern about the request and the challenge the community faces with affordable and obtainable housing. Commissioner Quintero and Thomas also shared these concerns.

### **Motion and Vote**

Commissioner Palmer made the following motion “Chair, on the Comprehensive Plan Amendment request for the property located at 860 21 Road, City file number CPA-2025-52, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.”

*Commissioner Quintero seconded; Motion passed 7-0.*

### **3. Brookfield West Rezone RZN-2025-62**

Consider a request by Brookfield Mixed Use 35, LLC for a Rezone of approximately 19.83 acres from Industrial Light (I-1) to Residential Low 5 (RL-5) located at 860 21 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 if City Council will also need to approve this request. Staff explained that the decision would be a recommendation of conditional approval, with the recommendation of approval being conditioned on the Comprehensive Plan Amendment being approved by City Council.

### **Public Hearing**

*The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via [www.gjcity.org](http://www.gjcity.org).*

*There were no public comments.*

*The public hearing was closed at 6:24 p.m. on April 28, 2026.*

### **Discussion**

There was no discussion among Commissioner’s on this item.

### **Motion and Vote**

Commissioner Quintero made the following motion “Chair, on the Rezone request for the property located at 860 21 Road, City file number RZN-2025-62, 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 7-0.*

#### **4. Zoning Code Amendments – Q2 2026**

**ZCA-2026-191**

Consider a request by the City of Grand Junction to amend sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Zoning Board of Appeals, Final Plat Recordation, Accessory Dwelling Units, Design Standards for Multi-unit Residential Redevelopment, Landscape Substitutions, Subdivision Natural Hazards and Significant Natural Features, Signs in Public, Parks, and Open Space Districts, Outdoor Lighting, and Definitions.

##### **Staff Presentation**

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

##### **Questions for Staff**

Commissioner Thomas asked what a footcandle was. Planning Manager Lloyd explained it's a measurement of light. Commission Moore asked about the square footage requirement and if it meant regarding building footprint or overall square footage.

Commissioner Ehlers asked about site improvements and expanding the building footprint and when those review criteria would apply. Ehlers also asked about the lighting requirements for projects and what stage they would be implemented.

Commissioner Zyvan asked about ADU's and if two attached ADU's would be allowed.

##### **Public Hearing**

*The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via [www.gjcity.org](http://www.gjcity.org).*

*There were no public comments.*

*The public hearing was closed at 6:52 p.m. on April 28, 2026.*

##### **Discussion**

No discussion occurred between the Commissioners.

##### **Motion and Vote**

Commissioner Quintero made the following motion "Chair, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2026-191, 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 Zyvan seconded; Motion passed 7-0.*

#### **5. Zoning Code Amendments – Drive-Through Facilities**

**ZCA-2026-211**

Consider a request by the City of Grand Junction to amend Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Drive-Through Facilities.

### **Staff Presentation**

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

### **Questions for Staff**

Commissioner Moore asked where current code originated from referencing drive-throughs.

Commissioner Palmer asked about where drive-throughs are specifically allowed in the community.

Commissioner Zyvan asked about cases where the current provisions of the drive-through standards have not worked in the community. Commissioner Weckerly asked about the frequency of site plans not working due to the drive-through standards.

Commissioner Ehlers asked staff if they were aware of any incidents of pedestrians being harmed in a drive-through lane.

### **Public Hearing**

*The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via [www.gjcity.org](http://www.gjcity.org).*

Sid Squirrell made comment that these proposed changes are needed for development to occur.

Mike Foster also made comment that the proposed changes will not cause any detriment to pedestrians and was in favor of the request.

*The public hearing was closed at 7:08 p.m. on April 28, 2026.*

### **Discussion**

Commissioner Quintero made mention of where the current drive-through provisions originally came from isn't exactly known. This proposed provision seems to be correcting the problem.

Commissioner Thomas mentioned vehicles in a drive-through typically drive slowly and the risk of injury is minimal. Further proposed an alternative to what has been stricken from code and rather allow more direct connection for pedestrians and bicyclists to the building and not allowing the full wraparound of a drive-through around a building. Commissioner Zyvan agreed with Commissioner Thomas.

Further discussion ensued by Commissioner Ehlers and Weckerly in opposition to Commissioner Thomas's proposal and are in favor of tonight's proposal.

Commissioner Moore made comment that with every opposition against pedestrian access makes it harder for alternative modes of travel, and echoes Commissioner's Thomas's and Zyvan's concerns.

Commissioner Quintero proposed making a motion and seeing if anyone would second the motion.

Commissioner Palmer stated that he is for the proposal as written.

### **Motion and Vote**

Commissioner Quintero made the following motion "Chair, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2026-211, 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 Ehlers seconded; Motion passed 4-3.*

### **OTHER BUSINESS**

---

### **ADJOURNMENT**

---

Commissioner Ehlers made a motion to adjourn the meeting.

*The vote to adjourn was 7-0.*

The meeting adjourned at 7:41 p.m.

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE VACATING THE EASTERN 15 FEET OF 24 ¼ ROAD RIGHT-OF-WAY LOCATED BETWEEN 2426 G ROAD AND CANYON VIEW PARK**

Recitals:

The 2426 G Road LLC has requested to vacate the eastern 15 feet of 24 ¼ Road public right-of-way between 2426 G Road and Canyon View Park. The 2426 G Road LLC is initiating this vacation to facilitate a land exchange agreement with 2426 G Road LLC. The proposed right-of-way vacation will have no impact on public facilities or services provided to the public because they will continue to exist within easements retained along the G Road right-of-way.

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

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

The vacation shall not be effective until the land exchange between the Applicant and City is approved.

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

COMMENCING at the Southwest corner of said SE1/4 SW1/4, whence the Northwest corner of said SE1/4 SW1/4 bears N00°00'17"W for a basis of bearings with all bearings hereon relative thereto; thence along the West line of said SE1/4 SW1/4, N00°00'17"W a distance of 46.00 feet to the POINT OF BEGINNING; thence continuing along said West line, N00°00'17"W a distance of 613.67 feet; thence S89°55'57"E a distance of 15.00 feet to the Northwest corner of Lot 2, Mendicelli Subdivision, Reception Numbers 1892763 & 1942058; thence along the West line of said Lot 2, S00°00'17"E a distance of 613.66 feet; thence N89°56'51"W a distance of 15.00 feet to the POINT OF BEGINNING.

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

Said parcel contains an area of 0.21 acres, more or less, as herein described.

Introduced on first reading this 6<sup>th</sup> day of May 2026 and ordered published in pamphlet form.

Adopted on second reading this 20<sup>th</sup> day of May 2026 and ordered published in pamphlet form.

ATTEST:

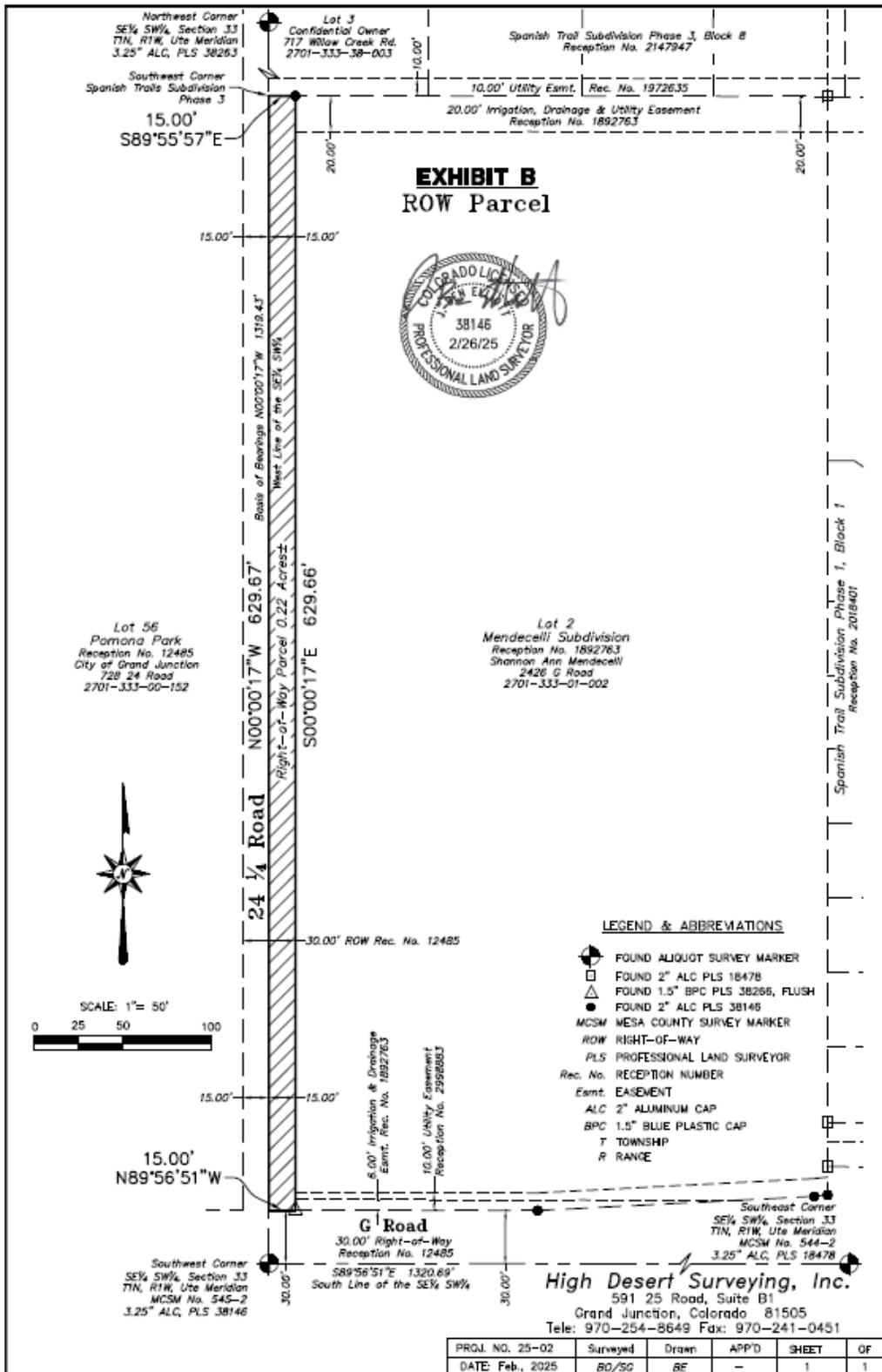
---

Selestina Sandoval  
City Clerk

---

Cody Kennedy  
City Council President

# EXHIBIT B



**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE VACATING THE EASTERN 15 FEET OF 24 ¼ ROAD RIGHT-OF-WAY LOCATED BETWEEN 2426 G ROAD AND CANYON VIEW PARK**

Recitals:

The 2426 G Road LLC has requested to vacate the eastern 15 feet of 24 ¼ Road public right-of-way between 2426 G Road and Canyon View Park. The 2426 G Road LLC is initiating this vacation to facilitate a land exchange agreement with 2426 G Road LLC. The proposed right-of-way vacation will have no impact on public facilities or services provided to the public because they will continue to exist within easements retained along the G Road right-of-way.

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

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

The vacation shall not be effective until the land exchange between the Applicant and City is approved.

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

COMMENCING at the Southwest corner of said SE1/4 SW1/4, whence the Northwest corner of said SE1/4 SW1/4 bears N00°00'17"W for a basis of bearings with all bearings hereon relative thereto; thence along the West line of said SE1/4 SW1/4, N00°00'17"W a distance of 46.00 feet to the POINT OF BEGINNING; thence continuing along said West line, N00°00'17"W a distance of 613.67 feet; thence S89°55'57"E a distance of 15.00 feet to the Northwest corner of Lot 2, Mendicelli Subdivision, Reception Numbers 1892763 & 1942058; thence along the West line of said Lot 2, S00°00'17"E a distance of 613.66 feet; thence N89°56'51"W a distance of 15.00 feet to the POINT OF BEGINNING.

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

Said parcel contains an area of 0.21 acres, more or less, as herein described.

Introduced on first reading this 6<sup>th</sup> day of May 2026 and ordered published in pamphlet form.

Adopted on second reading this 20<sup>th</sup> day of May 2026 and ordered published in pamphlet form.

ATTEST:

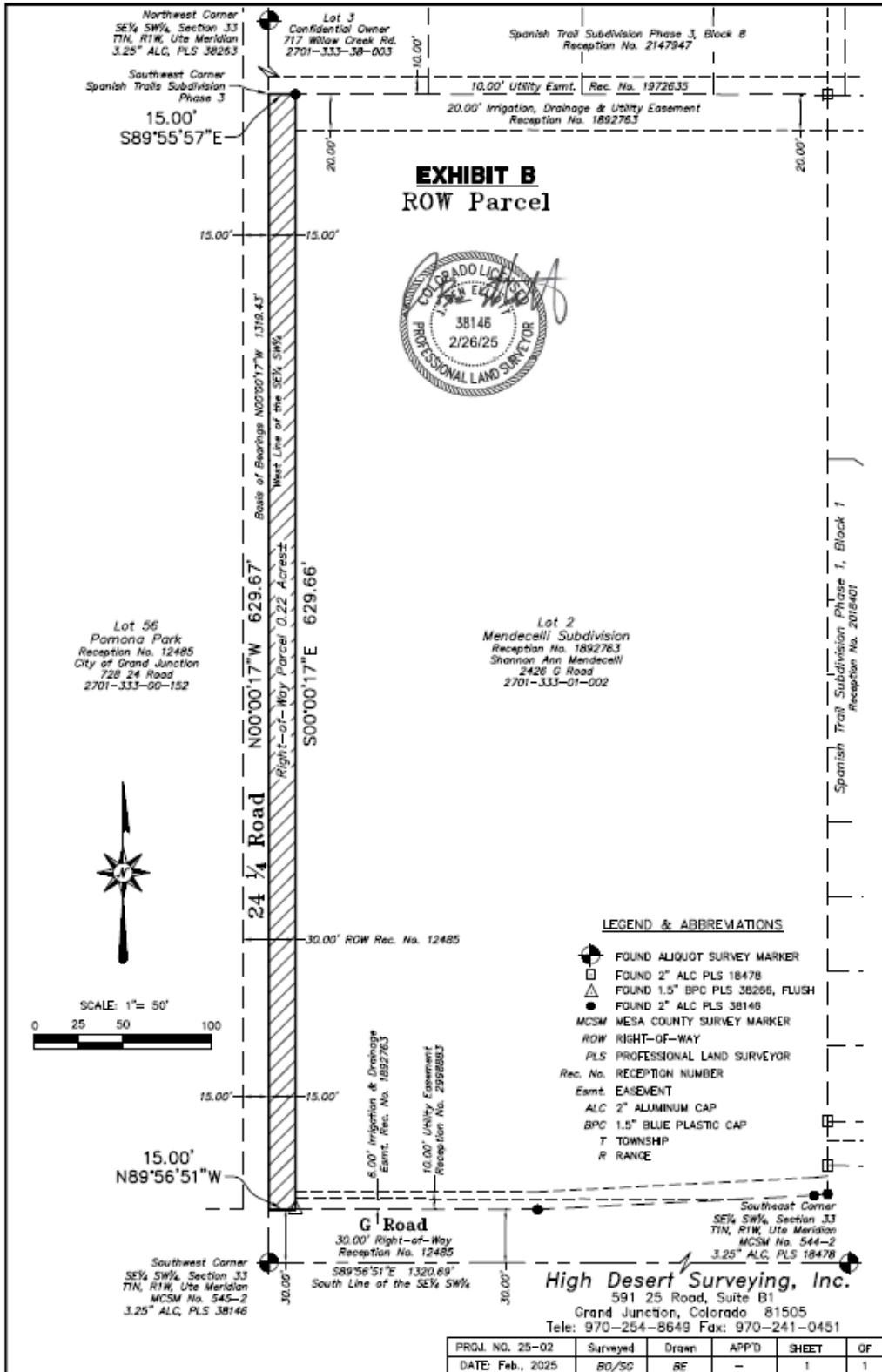
---

Selestina Sandoval  
City Clerk

---

Cody Kennedy  
City Council President

# EXHIBIT B





**Grand Junction City Council**

**Regular Session**

**Item #6.a.**

---

**Meeting Date:** May 20, 2026  
**Presented By:** Ashley Firl, Interim Utilities Director  
**Department:** Utilities  
**Submitted By:** Ashley Firl

---

**Information**

**SUBJECT:**

Authorize Contract: Water Treatment Plant South Tank Interior Recoating

**RECOMMENDATION:**

Staff recommends authorizing the City Purchasing Division to execute a construction contract with Mandros Painting, Inc. for the Water Treatment Plant South Tank Interior Recoating project in the amount of \$821,300.00.

**EXECUTIVE SUMMARY:**

This item is to award a construction contract for the Water Treatment Plant South Tank Interior Recoating project. The scope of work includes furnishing all labor, materials, and equipment necessary to prepare and recoat the interior of the water storage tank, along with two add alternate maintenance items: (1) replacement of the outlet nozzle and (2) sealing of the exterior joint between the wall and floor plates. The project was formally solicited through the City's Invitation for Bids (IFB) process. Staff evaluated the bids received and performed additional due diligence related to project references, and compliance requirements prior to bringing forward a recommendation for award.

**BACKGROUND OR DETAILED INFORMATION:**

**Background:** The City of Grand Junction stores potable water in two 4-million-gallon steel tanks at the Water Treatment Plant (WTP), located at 244 26 1/4 Rd. Each tank measures approximately 170 feet in diameter, has perimeter walls approximately 24 feet high, and contains approximately 58,214 square feet of interior surface area. The tanks rest on a concrete ring wall with an interior base consisting of 6-inch granular fill. Interior structural components include support columns, girders, rafters, and overflow piping.

The tanks were originally constructed in 1968. Interior recoating projects were

completed in 1981, 1998, and 2014. A warranty inspection of the south tank in 2015 identified significant peeling of the ceiling coating, which was subsequently recoated in 2017 to address those deficiencies. A 2024 annual inspection of the south tank identified additional coating failures on portions of the ceiling and support columns. In 2025, a floor inspection of the south tank was completed and recommended additional maintenance items in conjunction with the recoating project, including installation of patch plates on floor deficiencies, replacement of the outlet nozzle, and sealing of the exterior transition between the floor plate projection and concrete ring wall. The City has already completed the installation of the patch plates in advance of this project.

**Project Description:** The project generally consists of surface preparation and recoating of the full interior of the south steel water storage tank at the WTP. An American Water Works Association (AWWA) and National Sanitation Foundation (NSF) approved coating will be applied per City specifications to approximately 58,214 square feet of interior ceiling, wall, and floor surfaces, along with all interior structural components including rafters, girders, support columns, and overflow piping. In addition to recoating activities, the project includes replacement of the outlet nozzle and sealing of the exterior transition between the floor plate projection and concrete ring wall.

**Bid:** A formal Invitation for Bids (IFB) was issued via BidNet (an online site for government agencies to post solicitations) and advertised in accordance with City procurement requirements. The solicitation was additionally posted on the City’s Purchasing website, distributed to the Grand Junction Chamber of Commerce and the Western Colorado Contractors Association, and advertised in The Grand Junction Daily Sentinel.

The City received eleven bids for the project, inclusive of the add alternates items. Following bid opening, staff evaluated the bids for responsiveness and contractor responsibility in accordance with the IFB requirements. Staff additionally performed follow-up due diligence related to contractor references, qualifications, and compliance requirements that will be incorporated as contractual obligations.

Contractor	Location	Bid Amount
Mandros Painting, Inc.	Rock Springs, WY	\$ 821,300.00
WBS Coatings, Inc.	Grand Junction, CO	\$ 876,817.00
Riley Industrial Service, Inc	Farmington, NM	\$ 967,024.00
Coblaco Services, Inc	Henderson, CO	\$ 963,445.00
Swedish Industrial Coatings	Parker, CO	\$ 1,028,650.00
TMI Coatings	St Paul, MN	\$ 968,800.00
Classic Protective Coatings	Menomonie, WI	\$ 1,241,900.00
Markleys Precision Company	New London, OH	\$ 1,477,000.00
Utility Service Co., Inc	Perry, GA	\$ 1,387,600.00
Viking Industrial Painting LLC	Omaha, NE	\$ 1,615,400.00

Protective Finishes  
Company

Denver, CO

\$ 1,627,000.00

Contractor bid pricing is guaranteed for 60 days following bid opening. Staff requested and received an extension from Mandros Painting of bid pricing to June 2, 2026 in order to complete additional review activities. No further bid extensions will be granted.

Due to high domestic water demand in the summer and prohibitive weather conditions in winter, the project has a limited construction window and must begin in early Fall 2026.

**FISCAL IMPACT:**

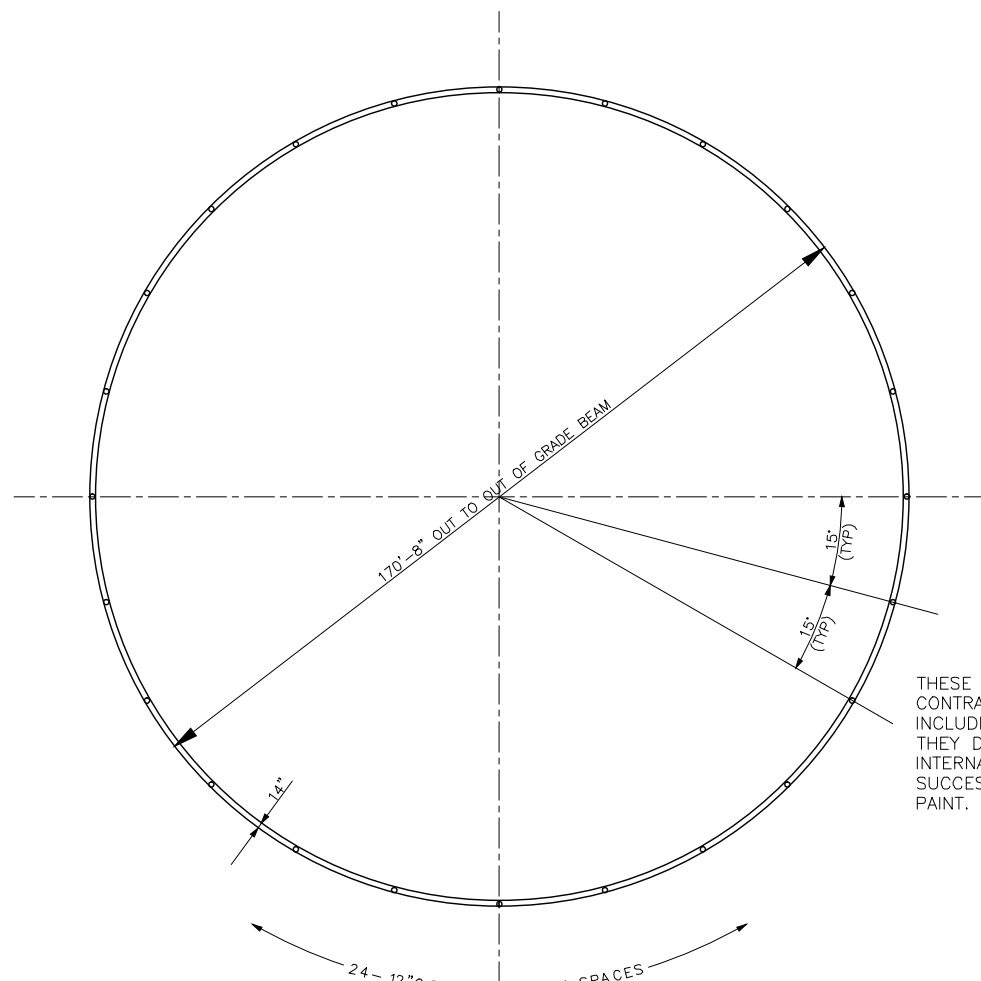
Funding for this project is included in the 2026 Adopted Budget for the Water Enterprise Fund.

**SUGGESTED MOTION:**

I move to (authorize/ not authorize) the City Purchasing Division to enter into a contract with Mandros Paintng, Inc. of Rock Springs, Wyoming for the WTP South Tank Interior Recoating project in the amount of \$821,300.00.

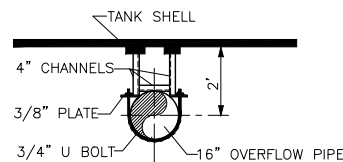
**Attachments**

1. Tank Detail
2. South Tank Interior Recoating Presentation

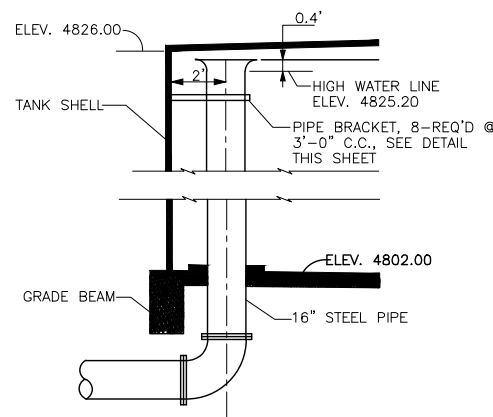


**PLAN  
TANK GRADE BEAM**  
1" = 20'

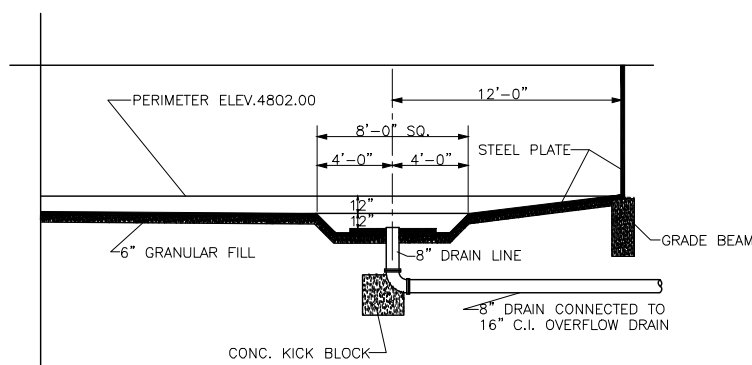
THESE PLANS ARE INTENDED TO PROVIDE THE PAINTING CONTRACTOR A GENERAL LAYOUT OF EACH TANK INCLUDING SOME OF THE INTERNAL STRUCTURES. THEY DO NOT DEPICT COLUMNS AND SOME OTHER INTERNAL STRUCTURES IN EACH TANK THAT THE SUCCESSFUL CONTRACTOR WILL BE RESPONSIBLE TO PAINT.



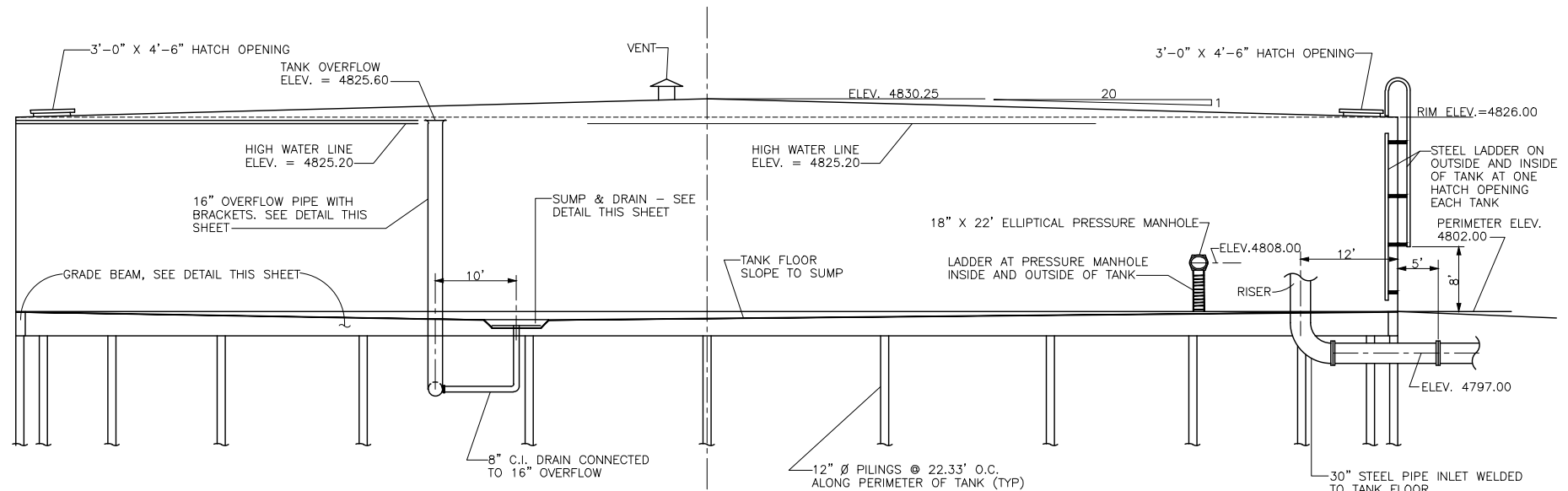
**TANK BRACKET DETAIL**  
NO SCALE



**TANK OVERFLOW PIPING DETAIL**  
NO SCALE



**TANK SUMP & DRAIN DETAIL**  
NO SCALE



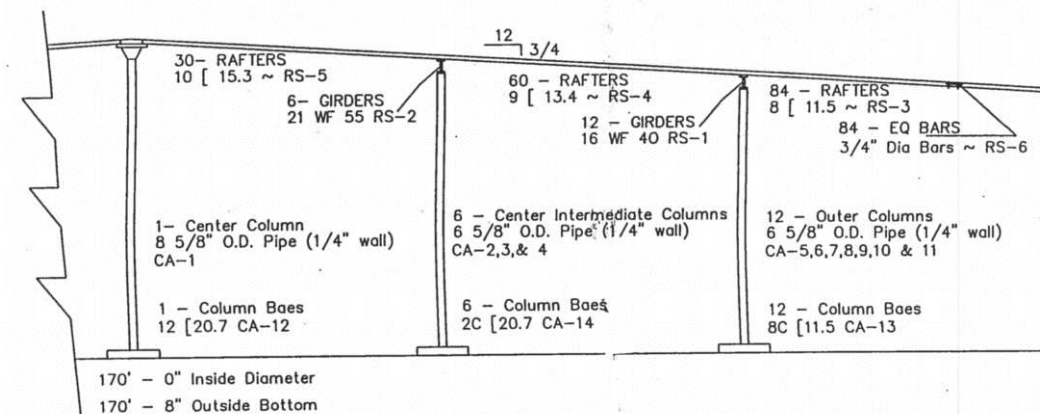
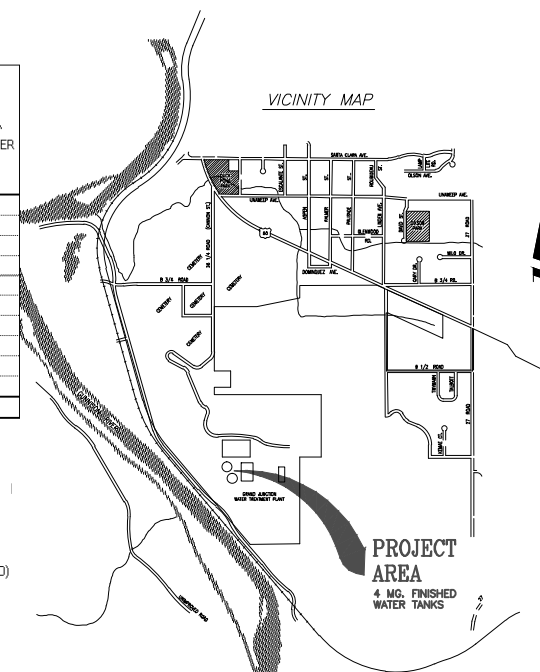
**TYPICAL RESERVOIR SECTION**  
1" = 10'

**SUMMARY OF PAINTING AREAS - FOR INFORMATION ONLY (See Notes Below)**

INTERIOR SURFACE AREA OF TANKS	SURFACE AREA (SF)	SURFACE AREA AT OR ABOVE THE WATER LINE (ASSUMED TOP 5 FEET OF WALL) (SF)	SURFACE AREA BELOW THE WATER LINE (SF)
SOUTH TANK, 4 million gallons, 180 ft diameter, 24 ft wall height at sides			
Interior Walls (24 ft height)	12,818	2,670	10,148
Interior Ceiling	22,698	22,698	
Interior Floor	22,698		22,698
	58,214		

**NOTES:**

- This table is being provided for information only, to provide additional clarity on what the specified scope of work includes.
- Areas shown are FLAT SURFACE ONLY and do not include any interior columns, supports, or any other protruding or overlapping surfaces. Contractor is responsible for calculating actual surface areas.
- Up to 10% of the surface area below the water line of the tanks may require additional surface preparation to the Near White Blast (SSPC-SP10) level in order to address localized areas of corrosion.
- Up to 5% of the total surface area of the tanks may require Hand Tool Cleaning (SSPC-SP2) and/or Power Tool Cleaning (SSPC-SP3).



**INTERNAL TANK DIMENSIONS**

ALL DRAWINGS AND NOTES APPLICABLE TO BOTH TANKS

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
REVISION			DESIGNED BY	DATE	AS SHOWN
REVISION			CHECKED BY	DATE	
REVISION			APPROVED BY	DATE	



**PUBLIC WORKS  
AND UTILITIES  
ENGINEERING DIVISION**

**APPENDIX B  
TANK RECOATING PROJECT**



# Water Treatment Plant South Tank Interior Recoating

---

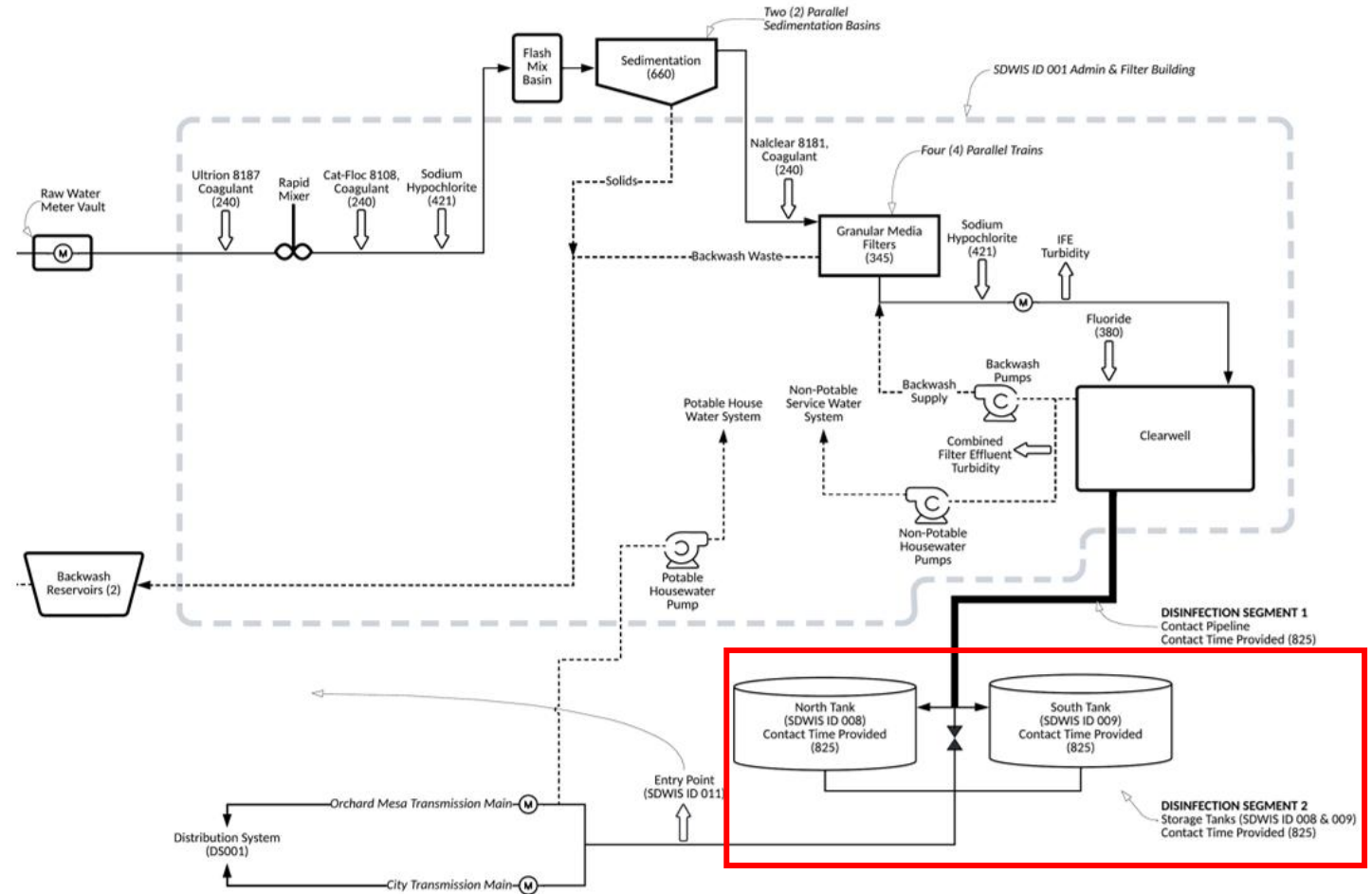
Ashley Firl

Interim Utilities Director

Environmental Compliance and Sustainability  
Manager

# Grand Junction WTP Treatment Process

- Chlorine disinfection requires minimum contact time
  - Tank sizes ensure the system meets regulation
- Two 4 MG tanks store treated, disinfected potable water ready for distribution to the community
- Summer can be 4xs winter demand
  - Recoating is weather dependent
  - Short window for this project



# WTP South Tank Recoating

- CCR 11.28 Storage Tank Rule applies to every drinking water storage vessel downstream of the designated entry point.
  - Requires periodic comprehensive inspections
  - Establishes a mandate to establish corrective action plans once sanitary defects are identified
- Annual inspections revealed coating on the ceiling plates and some vertical support columns were peeling and cracking, and deterioration may be accelerating
  - Corrective action plan initiated



## 4 MG South Tank

Constructed in 1968  
170 ft diameter  
24 ft exterior walls  
58,214 SF interior surface area  
Recoated in 1981, 1998, 2014,  
and 2017 (ceiling only)

# Project Timeline

### Fall 2024

Interior coating defects deemed critical

→ Corrective action plan initiated

✓ Funds budgeted and approved for recoating

### 2026 2Q

✗ Contract award delayed

30-day extended guarantee (one-time)

✓ Additional City due diligence

### 2026 1Q

✓ Project scope specified

Work breakdown

Coating type

→ IFB closed March 4

\*Contractors guarantee prices for 60 days

### 2026 September

NTP Labor Day

94 days to complete

→ Corrective action plan closed

# Fiscal Impact

---

- Funding for this project is included in the 2026 Water Enterprise Fund Adopted Budget





# Questions and Discussion

Thank You

