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**CITY COUNCIL AGENDA  
WEDNESDAY, JUNE 18, 2014  
250 NORTH 5<sup>TH</sup> STREET  
6:30 P.M. – PLANNING DIVISION CONFERENCE ROOM  
7:00 P.M. – REGULAR MEETING – CITY HALL AUDITORIUM**

*To become the most livable community west of the Rockies by 2025*

**Call to Order**  
(7:00 P.M.)

Pledge of Allegiance  
Invocation – Pastor Michael Shannon, Palisade Seventh Day  
Adventist Church

[The invocation is offered for the use and benefit of the City Council. The invocation is intended to solemnize the occasion of the meeting, express confidence in the future and encourage recognition of what is worthy of appreciation in our society. During the invocation you may choose to sit, stand or leave the room.]

**Presentation**

May Yard of the Month

**Proclamation**

Proclaiming the Week of June 22, 2014 as “St. Baldrick’s Foundation Week” in the City of Grand Junction [Attachment](#)

*Revised July 3, 2014*

*\*\* Indicates Changed Item*

*\*\*\* Indicates New Item*

*® Requires Roll Call Vote*

**REVISED**

\*\*\* **Certificates of Appointment**

To the Downtown Development Authority/Downtown Grand Junction Business Improvement District

**Council Comments**

**Citizen Comments** – [Supplemental Document](#)

**\*\*\* CONSENT CALENDAR \*\*\***

1. **Minutes of the Previous Meeting** [Attach 1](#)

*Action: Approve the Minutes of the June 4, 2014 Regular Meeting*

2. **Setting a Hearing on Zoning the GSI Annexation, Located at 543 31 Road** [File #ANX-2014-170 and #RZN-2014-171] [Attach 2](#)

A request to zone the GSI Annexation, consisting of one parcel of 0.707 acres, and a request to rezone 0.728 acres, both located at 543 31 Road, to a C-2 (General Commercial) zone district.

Proposed Ordinance Zoning the GSI Annexation to C-2 (General Commercial) Located at 543 31 Road

Proposed Ordinance Rezoning 0.728 Acres from C-1 (Light Commercial) to C-2 (General Commercial) Located at 543 31 Road

*Action: Introduction of Proposed Ordinances and Set a Public Hearing for July 2, 2014*

Staff presentation: Brian Rusche, Senior Planner

**\*\*\* END OF CONSENT CALENDAR \*\*\***

**\*\*\* ITEMS NEEDING INDIVIDUAL CONSIDERATION \*\*\***

3. **Vacate a 15' Utility Easement, Located at 2696 Highway 50 for Maverik, Inc.**  
[File #VAC-2014-200] [Attach 3](#)

Request to vacate a 15' utility easement on 2.73 +/- acres (Lot 1, Mesa Plaza Subdivision) in a C-1 (Light Commercial) zone district, which is no longer needed.

Resolution No. 18-14—A Resolution Vacating a 15' Utility Easement Located at 2696 Highway 50 for Maverik, Inc.

®Action: *Adopt Resolution No. 18-14*

Staff presentation: Scott D. Peterson, Senior Planner

4. **Public Hearing—Bella Dimora, Outline Development Plan, Located at 2850 Grand Falls Drive and 598 Sinatra Way** [File #PLD-2013-455] [Attach 4](#)

Request to approve an Outline Development Plan (ODP) as a Planned Development with a default zone of R-8 (Residential – 8 du/ac) for the proposed Bella Dimora subdivision.

Ordinance No. 4632—An Ordinance Approving the Outline Development Plan as a Planned Development with a Default R-8 (Residential – 8 DU/Ac) Zone District for the Development of 108 Dwelling Units to be known as the Bella Dimora Subdivision, Located at 2850 Grand Falls Drive and 598 Sinatra Way

®Action: *Adopt Ordinance No. 4632 on Final Passage and Final Publication in Pamphlet Form*

Staff presentation: Scott D. Peterson, Senior Planner

5. **Public Hearing—2014 Community Development Block Grant (CDBG) Program Year Action Plan** [File #2014 CDBG] [Attach 5](#)

The City will receive \$376,349 CDBG funding for the 2014 Program Year which begins September 1<sup>st</sup>. The City also has \$51,899 in funds remaining from previous years to be allocated with the 2014 funds. The purpose of this hearing is to adopt the 2014 Annual Action Plan which includes allocation of funding for 13 projects as a part of the Five-Year Consolidated Plan.

Resolution No. 19-14—A Resolution Adopting the 2014 Program Year Action Plan as a Part of the City of Grand Junction Five-Year Consolidated Plan for the Grand Junction Community Development Block Grant (CDBG) Program

®Action: *Adopt Resolution No. 19-14*

Staff presentation: Tim Moore, Deputy City Manager  
Kristen Ashbeck, Senior Planner/CDBG Administrator

6. **Non-Scheduled Citizens & Visitors**
7. **Other Business**
8. **Adjournment**

# Grand Junction

State of Colorado

## PROCLAMATION

**WHEREAS,** *worldwide, more than 175,000 children are diagnosed with cancer each year; and*

**WHEREAS,** *childhood cancer is the number one cause of death by disease of children in the United States; and*

**WHEREAS,** *the St. Baldrick's Foundation is the largest volunteer-driven charity committed to funding the most promising research to find cures for childhood cancers and give survivors long and healthy lives; and*

**WHEREAS,** *the St. Baldrick's Foundation currently funds more in childhood cancer research grants than any organization except the U.S. government; and*

**WHEREAS,** *enlisting the recognition and support of elected officials in the City of Grand Junction will help to raise awareness and move us closer to finding cures and better treatment options for kids battling this disease.*

**NOW, THEREFORE, I, Phyllis Norris, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim the week of June 22<sup>nd</sup> as**

### **"ST. BALDRICK'S FOUNDATION WEEK"**

*in the City of Grand Junction and urge all the citizens of the City to recognize the seriousness of childhood cancers and the meritorious work of the St. Baldrick's Foundation to Conquer Kids' Cancer by supporting the 3<sup>rd</sup> Annual Grand Junction Head Shaving Event on June 28<sup>th</sup>!*

**IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 18<sup>th</sup> day of June 2014.**

\_\_\_\_\_  
Mayor



**GRAND JUNCTION CITY COUNCIL  
MINUTES OF THE REGULAR MEETING**

**June 4, 2014**

The City Council of the City of Grand Junction convened into regular session on the 4<sup>th</sup> day of June, 2014 at 7:00 p.m. in the City Auditorium. Those present were Councilmembers Bennett Boeschstein, Martin Chazen, Jim Doody, Duncan McArthur, Sam Susuras, Barbara Traylor Smith, and Council President Phyllis Norris. Also present were City Manager Rich Englehart, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Norris called the meeting to order. Councilmember McArthur led the Pledge of Allegiance, followed by Invocation by Reverend Robert Babcox, Orchard Mesa Baptist Church.

**Proclamation**

**Proclaiming the Week of June 7 – 15, 2014 as “National NeighborWorks Week” in the City of Grand Junction**

Councilmember Susuras read the proclamation. Ryan Burkpile, Self Help Build Program Manager for the Housing Resources Western Colorado, was present to receive the proclamation. He thanked the City Council and said in honor of the 31<sup>st</sup> NeighborWorks Week, they will hold two special events: June 7<sup>th</sup> (a clean-up of an existing home) at 121 Roberson Drive, Fruita, and June 14<sup>th</sup> (the start-up of a community garden) in Wine Valley Estates, Palisade.

**Proclaiming the Month of June, 2014 as “Adult Protection Awareness Month” in the City of Grand Junction**

Councilmember Traylor Smith read the proclamation. Tanya May, Senior Case Manager for Mesa County Department of Human Services, was present to receive the proclamation. Ms. May thanked the City Council and advised that the law for mandatory reporting on elder abuse and neglect is in effect this year which provides more “teeth” with knowing what is going on with the elderly and disabled.

**Proclaiming the Month of June and Wednesday, June 25, 2014 as “Bike Month and Bike to Work Day” in the City of Grand Junction**

Councilmember Boeschstein read the proclamation. Biz Collins, Grand Valley Bikes, Heidi Hoffman, Mesa County Health Department, Kathy Portner, City of Grand Junction, Allison Sanchez with Mesa County, and Ilana Moir from Grand Valley Bikes, were present to receive the proclamation. Biz Collins thanked the City Council noting all the reasons

and facilities that help celebrate this event. She encouraged everyone to ride and wear their helmets. Ms. Hoffman also thanked the City for hosting the breakfast and encouraged everyone to come down and participate. Ms. Moir commended the City for their foresight in recognizing the importance of bicycling in the community.

### **Appointments**

Councilmember Chazen moved to reappoint Jodi Coleman Niernberg and Kirk Granum to the Downtown Development Authority/Downtown Grand Junction Business Improvement District for Four Year Terms Expiring June 2018. Councilmember Susuras seconded the motion. Motion carried by roll call vote.

### **Certificate of Appointments**

Jay Moss was present to receive his Certificate of Appointment to the Horizon Drive Association Business Improvement District. He thanked the Council for the reappointment and also for the continued support of the District. He especially thanked City Engineer Trent Prall for his work. He invited the City Council to attend an open house on June 25<sup>th</sup> from 4:00 p.m. to 7:00 p.m.

### **Council Comments**

Councilmember Doody mentioned that he filled in for the Mayor on Memorial Day at the Veteran's Cemetery. He noted that the 70<sup>th</sup> anniversary of D-day would be in a few days. He read letters from his father who served in World War II. He also mentioned two upcoming events: Flag Day (June 14<sup>th</sup>), the Vietnam War Memorial will have its 16<sup>th</sup> annual golf tournament, and that same evening there will be a free concert at Two Rivers Convention Center for veterans, featuring the musical group Jefferson Starship.

Councilmember Traylor Smith said the City hosted a great JUCO tournament. She commended the teams and the athletes. She noted a letter to the editor from an out of town visitor recognizing what a great event it was.

Councilmember Chazen said that on May 22<sup>nd</sup>, the Downtown Development Authority hosted a meeting with Xcel Energy for a presentation on the Community Energy Efficiency Plan. They also prepared for the upcoming joint meeting with the City Council. On May 23<sup>rd</sup> he attended the JUCO banquet, and he expressed that it was a great event with lots of energy. He recognized the work of the Staff at Two Rivers Convention Center, who served over 1,000 meals in 18 minutes. On May 28<sup>th</sup>, the City hosted a group of Russian ambassadors sponsored by the Friendship Force of Western Colorado. On that same day, he attended the grand opening of the Maker Space at the Business Incubator, which was sponsored by the City. A 3D printer was demonstrated. On May 31<sup>st</sup>, Governor Hickenlooper was at the Chamber office to sign two bills, House Bill 1275, which authorizes a property purchase for an Olympic level shooting range in Cameo, and House Bill 1303 which allows for remote testimony.

Councilmember Boeschstein stated that he was present on May 20<sup>th</sup> for a presentation at the Whitman School by History Colorado, who were collecting information on the State Historic Plan. On May 23<sup>rd</sup>, he was at the JUCO banquet, and reiterated previous comments about the amazing job the Staff at Two Rivers Convention Center did to serve all the people. He mentioned that the Fruita Rotary Club sponsored the Miami Dade JUCO team. He attended the Veteran's Light Dedication at 32 ½ Road in Clifton, which was in honor of a Veteran who invented a solar street light and installed it on the trail. He described his meeting on May 28<sup>th</sup> with 20-30 Russian goodwill ambassadors as being a good cross-cultural exchange for the City. He said that at the Business Incubator Maker Space Grand Opening, they demonstrated that they were able to produce bicycle pins on a 3D printer. On May 28<sup>th</sup> he also attended the Arts and Culture Commission meeting and the State Transportation Plan meeting.

Councilmember McArthur echoed memorializing Veterans from World War II, and mentioned that he has an uncle buried in Lorraine, France, who perished during D-Day. He told his father's story from World War II. He mentioned that he attended the JUCO banquet, which coincidentally was his birthday. He pointed out that he was wearing his "I Voted" button, and encouraged everyone to vote in the primary election.

Council President Norris attended the ten year anniversary celebration of the Colorado Youth Corp Association, where they dedicated the Hilltop Trail. She commented that the Youth Corp has worked on several mountain bike trails and continues to work very hard to make this a better place for all of us.

### **Citizen Comments**

Earl and Shirl Vitus, 292 W. Parkview Drive, addressed the City Council regarding the Citizen's Safety Academy. Mrs. Vitus said she and her husband graduated from the Academy. They attended class for eighteen weeks, and members of Fire and Police Departments presented programs every night. She mentioned that there were many representatives from each department, and that the program will be offered again in the spring. She encouraged everyone to attend. She said her husband is a World War II veteran who served in the South Pacific. Mr. Vitus agreed with his wife on the Academy noting the purpose of the program is to encourage volunteers.

### **CONSENT CALENDAR**

Councilmember Doody read the Consent Calendar items #1-3 and then moved to adopt the Consent Calendar. Councilmember Traylor Smith seconded the motion. Motion carried by roll call vote.



1. **Minutes of the Previous Meetings**

*Action: Approve the Summary of the May 7, 2014 Workshop, the Summary of the May 19, 2014 Workshop, and the Minutes of the May 21, 2014 Regular Meeting*

2. **Setting a Hearing on Bella Dimora – Outline Development Plan, Located at 2850 Grand Falls Drive and 598 Sinatra Way** [File #PLD-2013-455]

Request to approve an Outline Development Plan (ODP) as a Planned Development with a default zone of R-8 (Residential – 8 DU/ac) for the proposed Bella Dimora subdivision.

Proposed Ordinance Approving the Outline Development Plan as a Planned Development with a Default R-8 (Residential – 8 DU/Ac) Zone District for the Development of 108 Dwelling Units to be known as the Bella Dimora Subdivision, Located at 2850 Grand Falls Drive and 598 Sinatra Way

*Action: Introduce a Proposed Ordinance and Set a Public Hearing for June 18, 2014*

3. **Outdoor Dining Lease for MZ Entertainment, LLC, dba Thunderstruck Valley, Located at 436 Main Street**

MZ Entertainment, LLC, located at 436 Main Street, is a new tenant occupying the former location of Boomers nightclub. As a new business entity, MZ Entertainment, LLC, is requesting a first-time Outdoor Dining Lease for an area measuring 288 square feet directly in front of their building. The Outdoor Dining Lease would permit the business to have a revocable license from the City of Grand Junction to expand their licensed premise and allow alcohol sales in this area. The outdoor dining area comprises the same enclosed sidewalk dining area that was occupied by Boomers.

Resolution No. 17-14—A Resolution Authorizing the Lease of Sidewalk Right-of-Way to MZ Entertainment, LLC dba Thunderstruck Valley

*Action: Adopt Resolution No. 17-14*

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There were no items needing City Council's individual consideration .

**Non-Scheduled Citizens & Visitors**

There were none.

**Other Business**

There was none.

**Adjournment**

The meeting was adjourned at 7:35 p.m.

Stephanie Tuin, MMC  
City Clerk



Attach 2

## CITY COUNCIL AGENDA ITEM

Date: June 3, 2014

Author: Brian Rusche

Title/ Phone Ext: Senior Planner x. 4058

Proposed Schedule: 1<sup>st</sup> Reading; Wednesday, June 18, 2014

2nd Reading (if applicable): Wednesday, July 2, 2014

File #: ANX-2014-170 and RZN-2014-171

<b>Subject:</b> Zoning the GSI Annexation, Located at 543 31 Road
<b>Action Requested/Recommendation:</b> Introduce Proposed Ordinances and Set a Public Hearing for July 2, 2014
<b>Presenters Name &amp; Title:</b> Brian Rusche, Senior Planner

**Executive Summary:** A request to zone the GSI Annexation, consisting of one parcel of 0.707 acres, and a request to rezone 0.728 acres, both located at 543 31 Road, to a C-2 (General Commercial) zone district.

### Background, Analysis and Options:

The subject property consists of two separate lots, platted in the 31 Road Business Park in 1981. Lot 1 was annexed in 1999 as the Eberhart Annexation No. 2. A church previously occupied the building on Lot 1. This church also owned the vacant Lot 8. Both properties were purchased in 2013 and are assessed as one parcel. The current property owner has remodeled the former church into offices for GeoStabilization International (GSI). The owner has requested annexation (ANX-2014-170) of Lot 8 into the City and a zoning of C-2 (General Commercial) to facilitate a proposed storage building in conjunction with these new offices. In order to maintain consistency of zoning for the entire property, staff recommended and the applicant requested a rezoning (RZN-2014-171) of Lot 1 to C-2 (General Commercial). The proposed rezone would in no way impact the previously approved conversion to office space, as offices are an allowed use in the C-2 zone.

Land within or annexed to the City shall be zoned in accordance with Grand Junction Municipal Code (GJMC) Section 21.02.140 to a district that is consistent with the adopted Comprehensive Plan and the criteria set forth. The proposed zoning of C-2 (General Commercial) implements the Comprehensive Plan Future Land Use Map designation of the property as Commercial.

The review criteria in Section 21.02.140 of the Grand Junction Municipal Code have all been met. See attached Staff Reports for additional detail.

### How this item relates to the Comprehensive Plan Goals and Policies:

**Goal 3:** The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community.

The property is located within a designated commercial corridor along the I-70 Business Loop.

**Goal 6:** Land use decisions will encourage preservation of existing buildings and their appropriate reuse.

The former church has been remodeled into office space for a growing company.

**Goal 12:** Being a regional provider of goods and services the City and County will sustain, develop, and enhance a healthy, diverse economy.

The City will provide appropriate commercial and industrial development opportunities in order to implement this goal. The annexation, proposed zoning and subsequent expansion of an existing business qualifies as one of those opportunities.

**Board or Committee Recommendation:** On June 10, 2014 the Planning Commission forwarded a recommendation of approval of both requests for a C-2 (General Commercial) zone district.

**Financial Impact/Budget:** The provision of municipal services upon annexation of Lot 8 will be consistent with adjacent properties already in the City. Property tax levies and municipal sales/use tax will be collected, as applicable, upon annexation.

**Legal issues:** The proposed annexation of Lot 8 is consistent with the 1998 Persigo Agreement and Colorado law. The proposed zoning amendment of Lot 1 has been reviewed by the Legal Division and found to be compliant with applicable law.

**Other issues:** A Neighborhood Meeting was held on March 12, 2014. A copy of those in attendance is attached. No objections were raised about the proposed business expansion at this location.

**Previously presented or discussed:** Resolution 15-14 Referring the Petition for Annexation of Lot 8 was adopted on May 21, 2014.

**Attachments:**

1. Staff report and Background information
2. Neighborhood Meeting sign-in sheet
3. Annexation / Site Map
4. Aerial Photo
5. Comprehensive Plan - Future Land Use Map
6. Existing City and County Zoning Map
7. Zoning Ordinance – Lot 8
8. Zoning Ordinance – Lot 1

**STAFF REPORT / BACKGROUND INFORMATION**

<b>Location:</b>		543 31 Road		
<b>Applicants:</b>		Kim S. Ruckman		
<b>Existing Land Use:</b>		Lot 8 = Vacant Lot 1 = Office		
<b>Proposed Land Use:</b>		Lot 8 = Storage Lot 1 = Vacant		
<b>Surrounding Land Use:</b>	<b>North</b>	Commercial		
	<b>South</b>	Commercial		
	<b>East</b>	Residential		
	<b>West</b>	Commercial		
<b>Existing Zoning:</b>		Lot 8 = County I-1 (Limited Industrial) Lot 1 = C-1 (Light Commercial)		
<b>Proposed Zoning:</b>		C-2 (General Commercial)		
<b>Surrounding Zoning:</b>	<b>North</b>	County PUD (Planned Unit Development)		
	<b>South</b>	County B-2 (Concentrated Business)		
	<b>East</b>	County RSF-4 (Residential Single-Family)		
	<b>West</b>	C-1 (Light Commercial) County I-1 (Limited Industrial)		
<b>Future Land Use Designation:</b>		Commercial		
<b>Zoning within density range?</b>	X	<b>Yes</b>		<b>No</b>

**ANALYSIS:**

1. Background (ANX-2014-170):

The subject property was platted as Lot 8 of 31 Road Business Park in 1981. An adjacent parcel, Lot 1, was annexed in 1999 as the Eberhart Annexation No. 2. A church previously occupied the building on Lot 1 and owned the vacant Lot 8. Both properties were purchased in 2013 and are assessed as one parcel. The current property owner has requested annexation of Lot 8 into the City and a zoning of C-2 (General Commercial) to facilitate a proposed storage building in conjunction with new offices, located within the remodeled church on Lot 1. Concurrently, Lot 1 will be considered for rezoning to C-2 (General Commercial) for consistency. This request will be considered separately as RZN-2014-171.

Under the 1998 Persigo Agreement with Mesa County certain proposed development within the Persigo Wastewater Treatment Facility boundary requires annexation and processing in the City. Land annexed to the City shall be zoned in accordance with Grand Junction Municipal Code (GJMC) Section 21.02.140 to a district that is consistent with the adopted Comprehensive Plan and the criteria set forth. The proposed zoning of C-2 (General Commercial) implements the Comprehensive Plan Future Land Use Map designation of the property as Commercial.

2. Background (RZN-2014-171):

The subject property was platted as Lot 1 of 31 Road Business Park in 1981 and was annexed to the City in 1999 as the Eberhart Annexation No. 2. A church previously occupied the building and also owned the adjacent, vacant Lot 8. Both properties were purchased in 2013 and are assessed as one parcel. The current property owner has remodeled the former church into offices for GeoStabilization International (GSI). The owner has requested annexation of Lot 8 into the City and a zoning of C-2 (General Commercial) to facilitate a proposed storage building in conjunction with these new offices; this request will be considered separately as ANX-2014-170.

In order to maintain consistency of zoning for the property, which includes both lots, staff recommended that the applicant consider rezoning Lot 1 to C-2 (General Commercial). The proposed rezone would in no way impact the previously approved conversion to office space, as offices are an allowed use in the C-2 zone.

**Neighborhood Meeting**

A Neighborhood Meeting was held on March 12, 2014. A copy of those in attendance is attached. No objections were raised about the proposed business expansion at this location.

2. Grand Junction Municipal Code – Chapter 21.02 – Administration and Procedures:

Section 21.02.160 of the Grand Junction Municipal Code states: Land annexed to the City shall be zoned in accordance with GJMC Section 21.02.140 to a district that is consistent with the adopted Comprehensive Plan and the criteria set forth.

The requested zone of annexation to a C-2 (General Commercial) zone district is consistent with the Comprehensive Plan Future Land Use Map designation of Commercial.

Section 21.02.140(a) states: *In order to maintain internal consistency between this code and the zoning maps, map amendments must only occur if:*

- 1) *Subsequent events have invalidated the original premises and findings; and/or*

The Comprehensive Plan, adopted in 2010, designated the property as Commercial. Lot 1 was annexed into the City in 1999 and zoned for commercial purposes. The owner recently relocated the offices of GSI to this location and desires to expand onto Lot 8, necessitating annexation and rezoning consistent with the 2010 Comprehensive Plan.

This criterion has been met.

- 2) *The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or*

All of the neighboring properties along the I-70 Business Loop - Frontage Road between 31 Road and E ¼ Road are utilized for commercial purposes, such as recreational vehicle equipment sales, offices, and contractor services. The majority of these properties have outdoor storage.

The owner has recently remodeled the former church, located on Lot 1, into the new offices for GeoStablization International (GSI). The owner proposes to construct a storage building on Lot 8 for materials utilized by GSI. The proposed C-2 (General Commercial) zone district allows outdoor storage “by right” on the lot in addition to storage structures, subject to site plan review. Lot 1, though already permitted for office use, is being considered for rezoning to C-2 (General Commercial) for consistency.

This criterion has been met.

- 3) *Public and community facilities are adequate to serve the type and scope of land use proposed; and/or*

The property has access to the I-70 Business Loop via a full-motion intersection at 31 Road.

There are public utilities already connected to the building, including potable water provided by the Clifton Water District, sanitary sewer service maintained by the City of Grand Junction, and electricity from Xcel Energy (a franchise utility). Utility mains are adjacent to the parcel that can be utilized to facilitate new construction that may occur as a result of the proposed zoning.

This criterion has been met.

- 4) *An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or*

The City of Grand Junction Economic Development Plan, adopted by the City Council in May 2014, identifies 813 acres of C-2 (General Commercial) property within the city limits, representing 26.6% of the commercially zoned land area (including Planned Development).

The existing zoning on Lot 8 in unincorporated Mesa County is I-1 (Limited Industrial), which is inconsistent with the Comprehensive Plan. There are, however, similarities between the “limited” or “light” industrial zoning and the “general” commercial zoning, including provisions for outdoor storage and industrial service (including oil and gas support) contractors as “allowed” uses.

Lot 1 is currently zoned C-1 (Light Commercial). This zone district occupies 1167 acres, according to the Economic Development Plan, by far the largest

share (38.2%) of commercially zoned land area. The proposed land use, as discussed in Criterion 2, fits within either category. There is no difference in setback(s) or other bulk standards between the two zone districts.

The proposed rezoning of both lots will have a negligible effect on the overall balance of different types of commercially zoned land.

This criterion has been met.

- 5) *The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.*

The requested zoning supports the following goals of the Comprehensive Plan:

**Goal 3:** The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community.

The property is located within a designated commercial corridor along the I-70 Business Loop.

**Goal 12:** Being a regional provider of goods and services the City and County will sustain, develop, and enhance a healthy, diverse economy.

The City will provide appropriate commercial and industrial development opportunities in order to implement this goal. The proposed zoning and subsequent expansion of an existing business qualifies as one of those opportunities.

This criterion has been met.

Alternatives: In addition to the C-2 zone district, the following zone districts would also implement the Comprehensive Plan designation of Commercial:

- a. R-O (Residential Office)
- b. B-1 (Neighborhood Business)
- c. C-1 (Light Commercial)
- d. M-U (Mixed Use)

GSI is making this request to facilitate a proposed storage building in conjunction with their new offices. Offices are permitted in all of the zone district alternatives identified above; however, those districts have more restrictive outdoor storage requirements than the proposed C-2 zone.

It is my professional opinion that the C-2 (General Commercial) zone district is the best choice for this property.



If the City Council chooses an alternative zone designation, specific alternative findings must be made.

**PLANNING COMMISSION RECOMMENDATIONS:**

After reviewing the GSI Zone of Annexation, ANX-2014-170, a request to zone the GSI Annexation to C-2 (General Commercial), the Planning Commission made the following findings of fact and conclusions:

1. The requested zone district of C-2 (General Commercial) is consistent with the goals and policies of the Comprehensive Plan and implements the Commercial Future Land Use designation.
2. The review criteria in Section 21.02.140 (a) of the Grand Junction Zoning and Development Code have all been met.

After reviewing the GSI Rezone, RZN-2014-171, a request to rezone the property at 543 31 Road from C-1 (Light Commercial) to C-2 (General Commercial), the following findings of fact and conclusions have been determined:

1. The requested zone is consistent with the goals and policies of the Comprehensive Plan.
2. The review criteria in Section 21.02.140 of the Grand Junction Municipal Code have all been met.

Neighborhood Meeting – March 12, 2014

Proposed Annexation and Storage Yard Development

Located at south of 543 31 Road

Existing Zoning is County I-1

Proposed Zoning is C-2 (General Commercial)

Future land Use Designation is Commercial

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**Please Sign In**

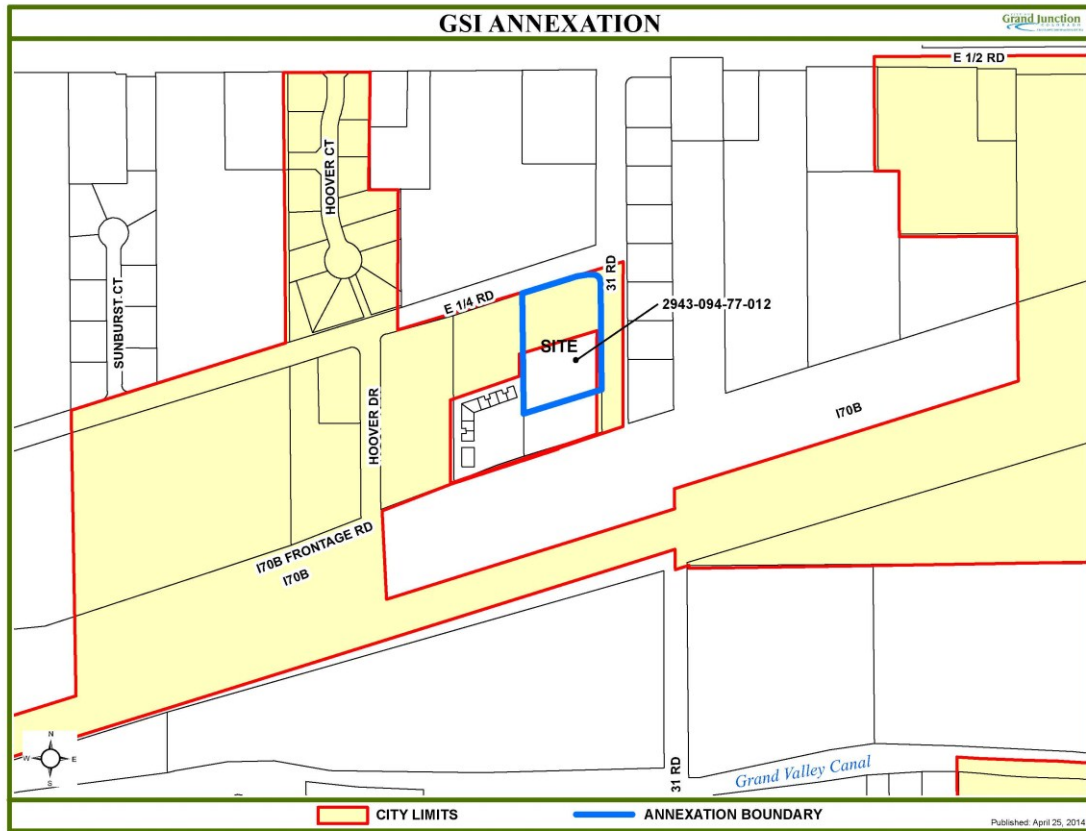
Name	Address	Contact info
Brian Ruscov Malabar Junction	250 N. 5th St.	256-9058
Blake, Sheri McEwen	542 31 Rd.	523-9196
Mark Wright	408 29 Rd	250 8792
Kim Wright	408 29 Rd	589 6604
Brian Bray	875 26 Rd	986-0446
Kerith Owens	536 31 Rd	434-4026

City of Grand Junction Planning Division  
250 North Fifth Street, Grand Junction, CO 81501



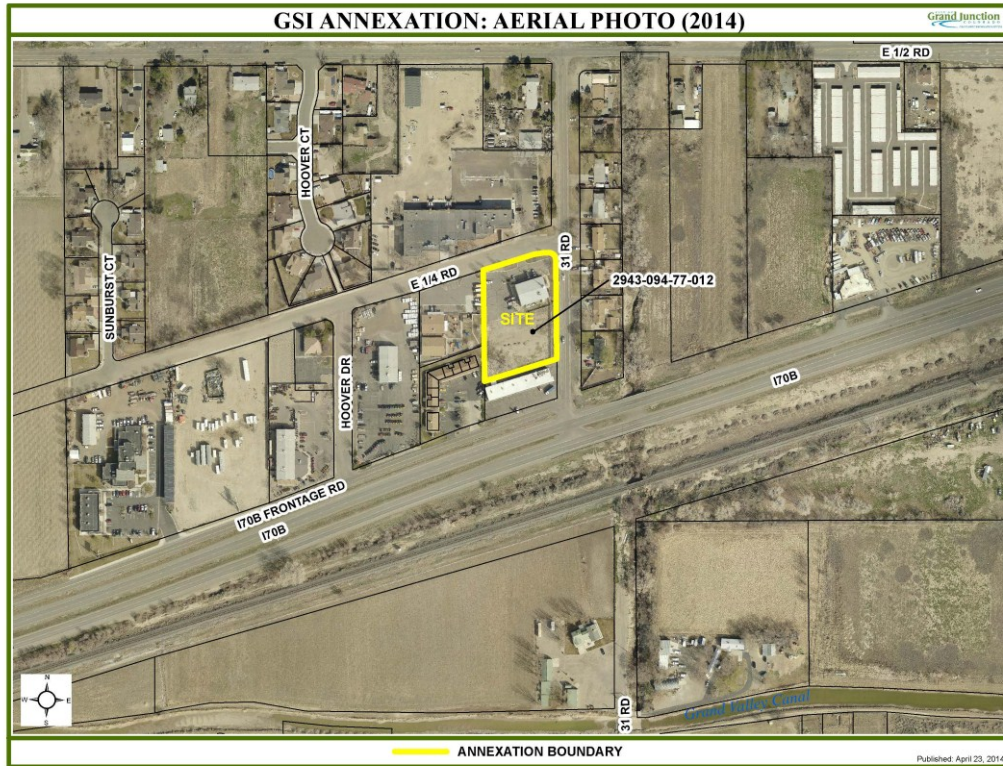
# Annexation / Site Location Map

## Figure 1

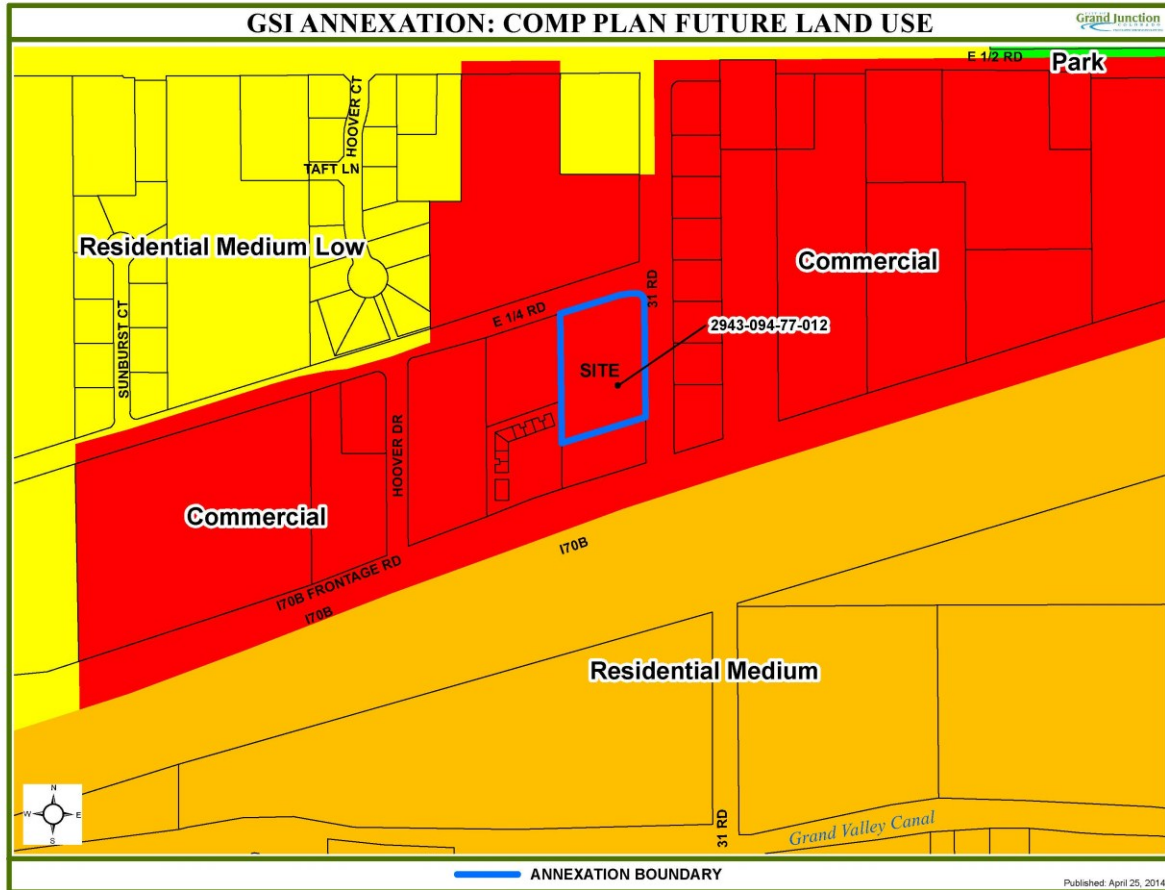


# Aerial Photo

## Figure 2

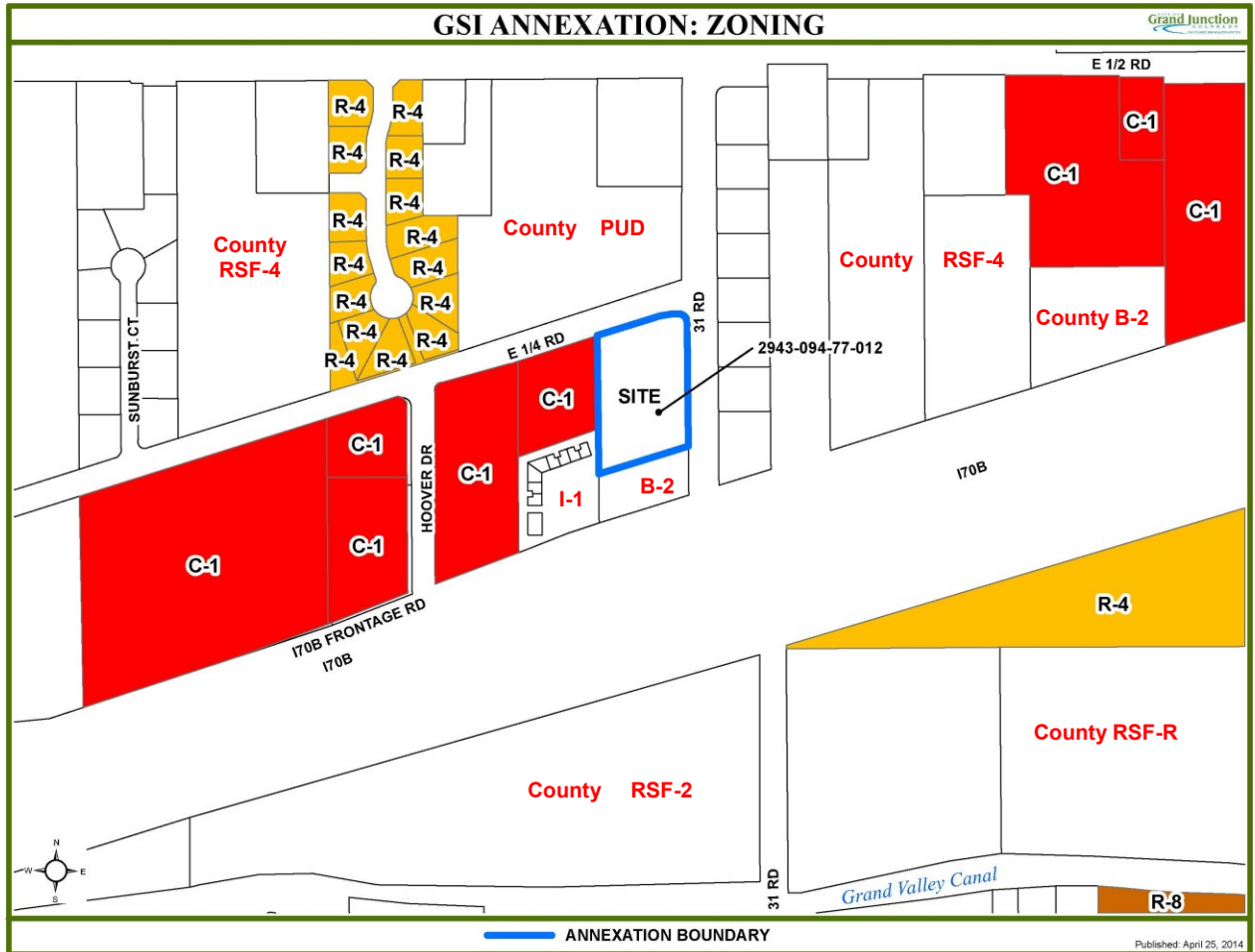


# Comprehensive Plan – Future Land Use Map Figure 3



# Existing City and County Zoning Map

Figure 4



**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE ZONING THE GSI ANNEXATION  
TO C-2 (GENERAL COMMERCIAL)**

**LOCATED AT 543 31 ROAD**

Recitals

The 0.707 acre GSI Annexation consists of one parcel located at 543 31 Road. The property owner has requested annexation into the City and a zoning of C-2 (General Commercial). Under the 1998 Persigo Agreement between the City and Mesa County, certain proposed commercial development within the Persigo Wastewater Treatment Facility boundary requires annexation and processing in the City.

The City has also agreed to zone newly annexed areas using a zone district that implements the Comprehensive Plan. The proposed zoning of C-2 (General Commercial) implements the Comprehensive Plan Future Land Use Map, which has designated the property as Commercial.

After public notice and public hearing as required by the Grand Junction Municipal Code, the Grand Junction Planning Commission recommended approval of zoning the GSI Annexation to the C-2 (General Commercial) zone district finding that it conforms with the recommended land use category as shown on the future land use map of the Comprehensive Plan and the Comprehensive Plan's goals and policies. The zone district meets the criteria found in Section 21.02.140 of the Grand Junction Municipal Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the C-2 (General Commercial) zone district is in conformance with the stated criteria of Section 21.02.140 of the Grand Junction Municipal Code.

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

The following property be zoned C-2 (General Commercial).

**GSI ANNEXATION**

A certain parcel of land lying in the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/) of Section 9, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

ALL of Lot 8, 31 Road Business Park, as same is recorded in Plat Book 12, Page 353, Public Records of Mesa County, Colorado.

**INTRODUCED** on first reading the \_\_\_\_ day of \_\_\_\_, 2014 and ordered published in pamphlet form.

**ADOPTED** on second reading the \_\_\_\_ day of \_\_\_\_\_, 2014 and ordered published in pamphlet form.

ATTEST:

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President of the Council

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City Clerk



**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE REZONING 0.728 ACRES  
FROM C-1 (LIGHT COMMERCIAL)  
TO C-2 (GENERAL COMMERCIAL)**

**LOCATED AT 543 31 ROAD**

Recitals:

The subject property was platted as Lot 1 of 31 Road Business Park in 1981 and was annexed to the City in 1999 as the Eberhart Annexation No. 2. A church previously occupied the building and also owned the adjacent, vacant Lot 8. Both properties were purchased in 2013 and are assessed as one parcel.

The current property owner has remodeled the former church into offices for GeoStabilization International (GSI). The owner has requested annexation of Lot 8 into the City and a zoning of C-2 (General Commercial) to facilitate a proposed storage building in conjunction with these new offices; this request will be considered separately as ANX-2014-170.

In order to maintain consistency of zoning for the property, which includes both lots, staff recommended that the applicant consider rezoning Lot 1 to C-2 (General Commercial). The proposed rezone would in no way impact the previously approved conversion to office space, as offices are an allowed use in the C-2 zone.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of rezoning the property from the C-1 (Light Commercial) to the C-2 (General Commercial) zone district for the following reasons:

The zone district meets the recommended land use category as shown on the future land use map of the Comprehensive Plan, Commercial, and the Comprehensive Plan's goals and policies and/or is generally compatible with appropriate land uses located in the surrounding area.

After the public notice and public hearing before the Grand Junction City Council, City Council finds that the C-2 (General Commercial) zone district to be established.

The Planning Commission and City Council find that the C-2 (General Commercial) zoning is in conformance with the stated criteria of Section 21.02.140 of the Grand Junction Municipal Code.

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

The following property shall be rezoned C-2 (General Commercial):

A certain parcel of land lying in the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/) of Section 9, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Lot 1, 31 Road Business Park, as same is recorded in Plat Book 12, Page 353, Public Records of Mesa County, Colorado.

**INTRODUCED** on first reading the \_\_\_\_ day of \_\_\_\_, 2014 and ordered published in pamphlet form.

**ADOPTED** on second reading the \_\_\_\_\_ day of \_\_\_\_\_, 2014 and order published in pamphlet form.

ATTEST:

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

\_\_\_\_\_  
Mayor



Date: June 3, 2014  
 Author: Scott D. Peterson  
 Title/ Phone Ext: Senior Planner / 1447  
 Proposed Schedule: June 18, 2014  
 2nd Reading: N/A.  
 File #: VAC-2014-200

**Attach 3  
 CITY COUNCIL AGENDA ITEM**

<b>Subject:</b> Vacate a 15' Utility Easement, Located at 2696 Highway 50 for Maverik, Inc.
<b>Action Requested/Recommendation:</b> Approve a Resolution to Vacate a 15' Utility Easement
<b>Presenter Name &amp; Title:</b> Scott D. Peterson, Senior Planner

**Executive Summary:**

Request to vacate a 15' utility easement on 2.73 +/- acres (Lot 1, Mesa Plaza Subdivision) in a C-1 (Light Commercial) zone district, which is no longer needed.

**Background, Analysis and Options:**

The applicant, Maverik Inc., is requesting to vacate the existing 15' Utility Easement dedicated on the subdivision plat for Mesa Plaza that was recorded in 1981, in anticipation of its proposed commercial development, which is currently under review by the Community and Economic Development Division (City file numbers SPN-2013-310 and SSU-2013-311). The existing 15' Utility Easement which bisects the existing Lot 1 of Mesa Plaza currently contains a private water line which serves the existing retail commercial center to the west on Lot 2 of Mesa Plaza. Applicant will grant a Utility Easement for this relocated water line to the owner(s) of Lot 2 Mesa Plaza as a condition of approval for this vacation request.

The applicant's proposed Maverik convenience store and Simple Subdivision are both currently under review by the Planning Division. Those projects, which are near final approval, include relocating the water line to accommodate the new convenience store building.

**How this item relates to the Comprehensive Plan Goals and Policies:**

The request is consistent with the goals and policies of the Comprehensive Plan. The request does not conflict with the Comprehensive Plan because the easement is no longer needed and a new private easement will be provided.

**Board or Committee Recommendation:**

The Planning Commission will review the request on June 10, 2014 and forward a recommendation of conditional approval to City Council.

**Financial Impact/Budget:**

There is no financial impact.

**Legal issues:**

Legal staff has reviewed the proposal and has no concerns or issues.

**Other issues:**

None.

**Previously presented or discussed:**

This has not been previously presented or discussed.

**Attachments:**

Site Location Map / Aerial Photo Map  
Comprehensive Plan Future Land Use Map / Existing Zoning Map  
Proposed Vacation Resolution

BACKGROUND INFORMATION					
<b>Location:</b>		2696 Highway 50			
<b>Applicants:</b>		Maverik Inc., Owner and Applicant			
<b>Existing Land Use:</b>		Vacant Alco building store			
<b>Proposed Land Use:</b>		Maverick convenience store and future commercial development			
<b>Surrounding Land Use:</b>	<b>North</b>	Single-family residential detached			
	<b>South</b>	Commercial development (vacant)			
	<b>East</b>	Single-family residential detached and commercial development			
	<b>West</b>	Commercial development			
<b>Existing Zoning:</b>		C-1 (Light Commercial)			
<b>Proposed Zoning:</b>		N/A			
<b>Surrounding Zoning:</b>	<b>North</b>	R-16 (Residential – 16 du/ac)			
	<b>South</b>	C-1 (Light Commercial)			
	<b>East</b>	R-8 (Residential – 8 du/ac) and C-1 (Light Commercial)			
	<b>West</b>	C-1 (Light Commercial)			
<b>Future Land Use Designation:</b>		Commercial			
<b>Zoning within density range?</b>		X	Yes		No

**Section 21.02.100 (c) of the Grand Junction Zoning and Development Code:**

The vacation of the easement shall conform to the following:

- a. The Comprehensive Plan, Grand Valley Circulation Plan, and other adopted plans and policies of the City.

Granting the request to vacate this utility easement does not conflict with Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies of the City. As a condition of approval, a new private utility easement will be granted to the owner(s) of Lot 2 of Mesa Plaza for the water line.

Therefore, this criterion has been met.

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

Because this is a vacation of a utility easement and not a vacation of right-of-way, this criterion does not apply. Vacating this utility easement will not result in any parcel being landlocked.

Therefore, this criterion has been met.

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

Vacation of this utility easement will not affect access to any parcel. As a condition of approval, a new private utility easement will be dedicated to cover the location for the new relocated water line which will serve both the applicant's and adjacent properties.

Therefore, this criterion has been met.

- d. There shall be no adverse impacts on the health, safety, and/or welfare of the general community and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g. police/fire protection and utility services).

There will be no adverse impacts to the general community and the quality of public facilities and services provided will not be reduced due to the proposed utility easement vacation request. The private water facilities are being relocated, not discontinued. A new private utility easement for the relocated water line is required as a condition of approval of this proposed vacation request.

Therefore, this criterion has been met.

- e. The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter 21.06 of the Grand Junction Zoning and Development Code.

Adequate public facilities and services will not be inhibited to any property. The existing easement area contains a water line which serves the adjacent property and is a private service line. It is intended to be relocated as part of the redevelopment proposed in the Site Plan and Subdivision Plat applications for a new Maverik convenience store currently under review by the City Planning Division (City file numbers SPN-2013-310 and SSU-2013-311). A private utility easement is to be granted by the owners of Lot 1 of Mesa Plaza to the owner(s) of Lot 2 of Mesa Plaza for the private line as a condition of approval of this vacation request.

Therefore, this criterion has been met.

- f. The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.

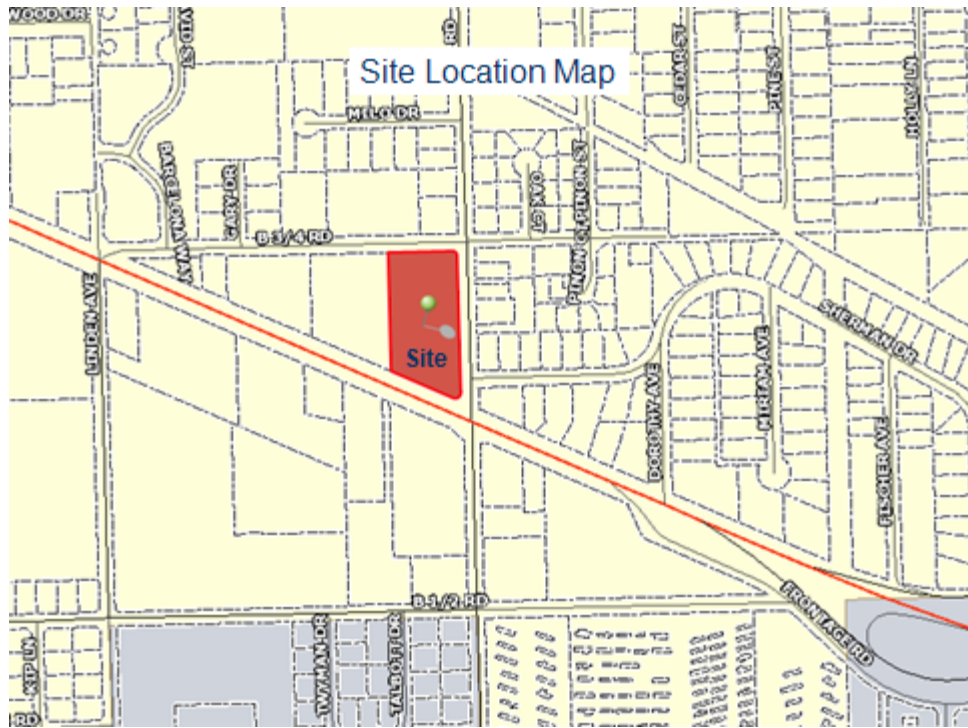
Maintenance requirements for the City will not change as a result of the proposed utility easement vacation. The existing water line is intended to be removed and relocated in order to accommodate the proposed Maverik convenience store building location and a private utility easement will be granted.

### **FINDINGS OF FACT/CONCLUSIONS AND CONDITIONS:**

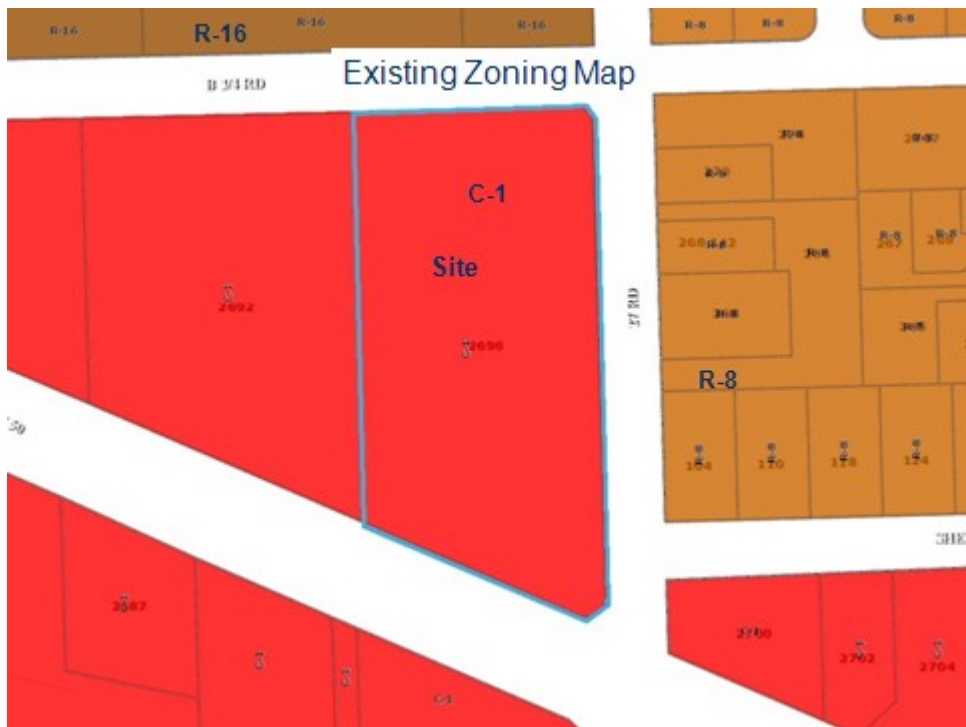
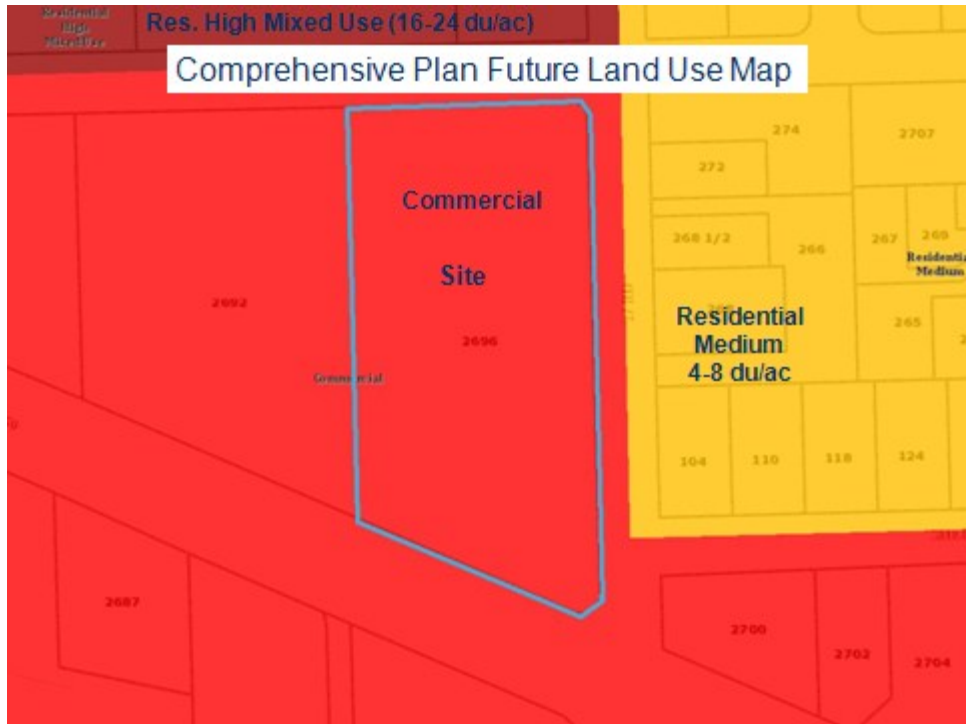
After reviewing the Maverik Convenience Store application, VAC-2014-200 for the vacation of a 15' Utility Easement, I as Project Manager make the following findings of fact, conclusions and conditions:

3. The requested utility easement vacation is consistent with the Comprehensive Plan.
4. The review criteria in Section 21.02.100 (c) of the Grand Junction Zoning and Development Code have all been met.

Approval of the utility easement vacation is conditioned upon the owner(s) of Lot 1 of Mesa Plaza granting a private easement for the water line to the owner(s) of Lot 2 of Mesa Plaza.







**CITY OF GRAND JUNCTION**

**RESOLUTION NO.**

**A RESOLUTION VACATING A 15' UTILITY EASEMENT  
LOCATED AT 2696 HIGHWAY 50 FOR MAVERIK, INC.**

RECITALS:

A vacation of the 15' Utility Easement dedicated across Lot 1 of Mesa Plaza on the subdivision plat for Mesa Plaza that was recorded in 1981, has been requested by the property owner, Maverik Inc., in anticipation of its proposed commercial development (Please refer to SPN-2013-310 and SSU-2013-311). The existing 15' Utility Easement which bisects the Lot 1 of Mesa Plaza currently contains a private water line which serves the retail commercial center to the west on Lot 2 of Mesa Plaza. Applicant will be granting a private Utility Easement a condition of approval for the vacation request.

The City Council finds that the request is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 (c) of the Grand Junction Municipal Code.

The Planning Commission, having heard and considered the request, found the criteria of the Code to have been met, and recommends that the vacation be approved conditionally.

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

The following described dedicated 15' Utility Easement is hereby vacated subject to the listed conditions:

1. Applicants shall pay all recording/documentary fees for the Vacation Resolution and any easement documents.
2. The grant of a private easement by the owner(s) of Lot 1 Mesa Plaza to the owner(s) of Lot 2 of Mesa Plaza for the water line.

The following easement is shown on "Exhibit A" as part of this vacation of description.

Dedicated easement to be vacated:

PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH,  
RANGE 1 WEST, U.M, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF 27 ROAD,  
SAID POINT BEING S00°01'05"W 250.30 FEET AND N89°58'55"W 33.00 FEET

FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE S00°01'05"W ALONG SAID WEST RIGHT OF WAY LINE OF 27 ROAD, 15.00 FEET; THENCE N89°59'11"W 246.98 FEET; THENCE N00°00'49"E 15.00 FEET; THENCE S89°59'11"E 246.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,705 SQUARE FEET OR 0.085 ACRES.

PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

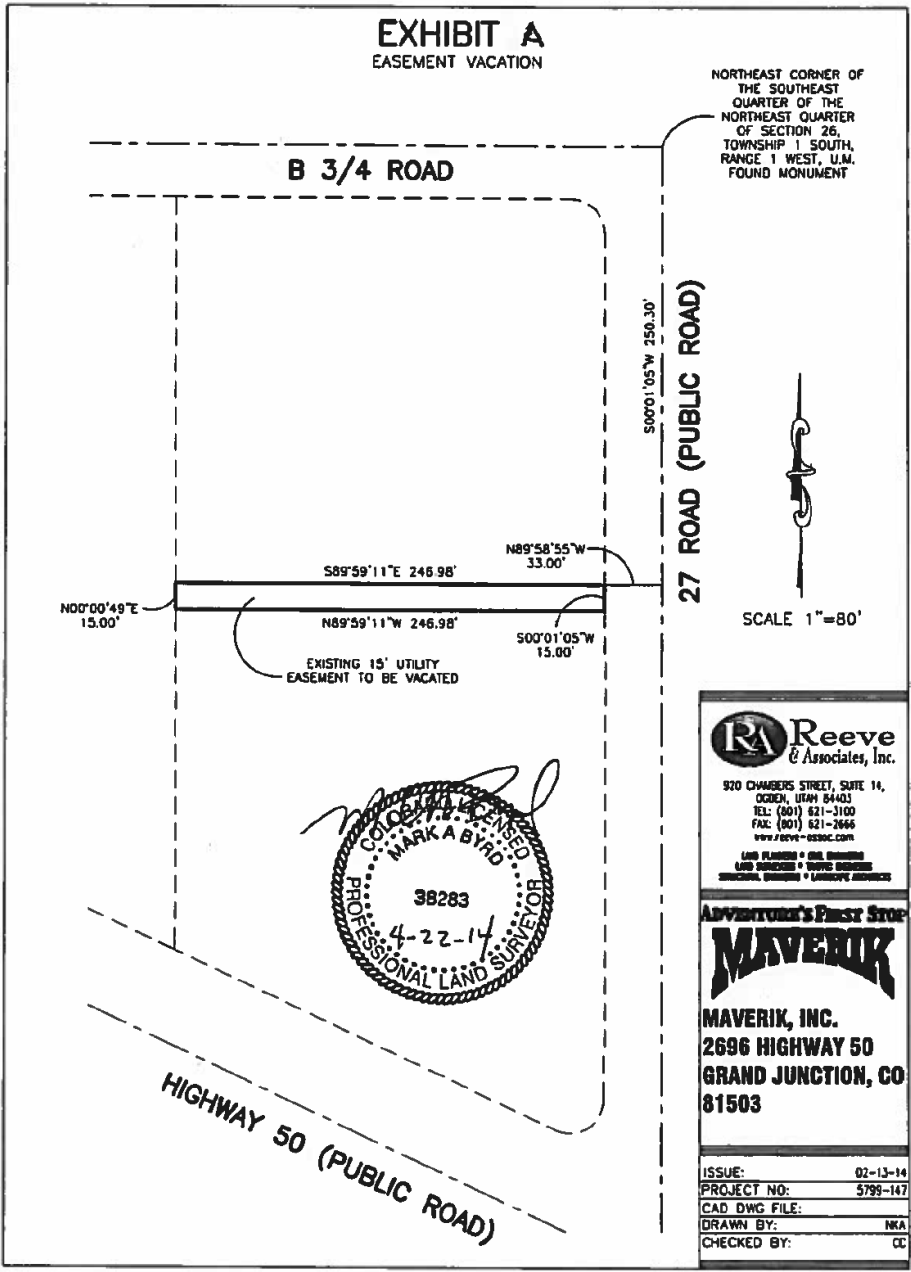
ATTEST:

\_\_\_\_\_  
President of City Council

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

**EXHIBIT A**  
EASEMENT VACATION

NORTHEAST CORNER OF  
THE SOUTHEAST  
QUARTER OF THE  
NORTHEAST QUARTER  
OF SECTION 26,  
TOWNSHIP 1 SOUTH,  
RANGE 1 WEST, U.M.  
FOUND MONUMENT



**Reeve & Associates, Inc.**

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**MAVERIK**

**MAVERIK, INC.**  
2696 HIGHWAY 50  
GRAND JUNCTION, CO  
81503

ISSUE:	02-13-14
PROJECT NO:	5799-147
CAD DWG FILE:	
DRAWN BY:	NKA
CHECKED BY:	CC



**Attach 4  
CITY COUNCIL AGENDA ITEM**

Date: June 3, 2014  
Author: Scott D. Peterson  
Title/ Phone Ext: Senior  
Planner/1447  
Proposed Schedule: 1<sup>st</sup>  
Reading: June 4, 2014  
2nd Reading: June 18, 2014  
File #: PLD-2013-455

<b>Subject:</b> Bella Dimora, Outline Development Plan, Located at 2850 Grand Falls Drive and 598 Sinatra Way
<b>Action Requested/Recommendation:</b> Adopt Proposed Ordinance on Final Passage and Final Publication in Pamphlet Form
<b>Presenter(s) Name &amp; Title:</b> Scott D. Peterson, Senior Planner

**Executive Summary:**

Request to approve an Outline Development Plan (ODP) as a Planned Development with a default zone of R-8 (Residential – 8 du/ac) for the proposed Bella Dimora subdivision.

**Background, Analysis and Options:**

The applicant, Greedy Group LLC, wishes to develop a mixture of 108 single-family detached/attached dwelling units and four-unit townhomes for a proposed residential subdivision to be located south of Patterson Road and north of Grand Falls Drive between Legends Way on a total of 13.8 +/- acres. The total number of dwelling units proposed for the Bella Dimora subdivision is 108 and constructed in five (5) phases.

In 1999, the City Planning Commission approved a Preliminary Plan for The Vistas Subdivision. The approved plan included 80 four-plex townhouse lots and 72 single-family detached lots. The proposed 80 four-plex townhouse lots were never developed.

In 2000, the City Planning Commission approved a revised Preliminary Plan for The Vistas, renamed The Legends that included more single-family detached lots and a revision to develop 80 four-plex units, rather than townhouse lots that were previously approved in the prior year. The proposed 80 four-plex units again were never developed by the applicant. Also in 2000, the City Council rezoned The Legends Subdivision to PD (Planned Development).

In 2000 and 2001, the applicant received Final Plat approval for The Legends, Filing One and Two. The area where the 80 four-plex units were to be developed was platted as Lot 1, Block 1, The Legends, Filing Two and contained 9.44 acres.

The applicant now wishes to develop this 9.44 acre area and incorporate it with the currently vacant adjacent 4.43 acres known as Lot 18, Block 3, Legends East, Filing Three. In 2009, the City Planning Commission and City Council approved the Outline Development Plan for Bella Dimora which was proposed to have 114 two-family and single-family stacked dwelling units. However, no development took place and the ODP approval expired in 2012. The applicant now proposes to develop a mixture of 108 single-family detached/attached dwelling units and four-unit townhomes.

**Neighborhood Meeting:**

The applicant held a Neighborhood Meeting on September 24, 2013 with seven citizens attending the meeting along with City Staff and the applicant's representative. No one in attendance indicated any dissatisfaction with the proposed Outline Development Plan for the Bella Dimora subdivision as presented.

**How this item relates to the Comprehensive Plan Goals and Policies:**

The requested Outline Development Plan for Bella Dimora meets the following goals and policies from the Comprehensive Plan by encouraging higher density development near a Neighborhood Center (located at the intersection of 29 and Patterson Roads) to help reduce vehicle miles driven, and provides a broader mix of housing types to meet the needs of a variety of incomes, family types and life stages.

**Goal 3:** The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community.

Policy B: Create opportunities to reduce the amount of trips generated for shopping and commuting and decrease vehicle miles traveled thus increasing air quality.

**Goal 5:** To provide a broader mix of housing types in the community to meet the needs of a variety of incomes, family types and life stages.

Policy C: Increasing the capacity of housing developers to meet housing demand.

**Board or Committee Recommendation:**

The Planning Commission conditionally approved the application at their May 13, 2014.

**Financial Impact/Budget:**

This proposed Outline Development Plan has no financial impact.

**Legal issues:**

The proposed Outline Development Plan has been reviewed by the Legal Division.

**Other issues:**

There are no other issues.

**Previously presented or discussed:**

First Reading of the Planned Development Ordinance was on June 4, 2014.

**Attachments:**

Site Location Map/Aerial Photo Map  
Future Land Use Map/Existing Zoning Map  
Outline Development Plan (Sheets 2 – 7)  
Parking Plan  
Planned Development Ordinance

BACKGROUND INFORMATION					
<b>Location:</b>		2850 Grand Falls Drive and 598 Sinatra Way			
<b>Applicants:</b>		Greedy Group LLC, Owners			
<b>Existing Land Use:</b>		Vacant land and three single-family detached homes			
<b>Proposed Land Use:</b>		Mix of single-family detached/attached dwelling units and four-unit townhomes			
<b>Surrounding Land Use:</b>	<b>North</b>	Matchett Park (undeveloped) and single-family detached dwelling units			
	<b>South</b>	Single-family detached dwelling units			
	<b>East</b>	Single-family detached and attached dwelling units			
	<b>West</b>	Single-family detached dwelling units			
<b>Existing Zoning:</b>		PD (Planned Development)			
<b>Proposed Zoning:</b>		N/A			
<b>Surrounding Zoning:</b>	<b>North</b>	R-5 (Residential – 5 du/ac), CSR (Community Services and Recreation) and R-O (Residential Office)			
	<b>South</b>	PD (Planned Development) and R-8 (Residential – 8 du/ac)			
	<b>East</b>	PD (Planned Development)			
	<b>West</b>	PD (Planned Development)			
<b>Future Land Use Designation:</b>		Residential Medium High (8 – 16 du/ac)			
<b>Zoning within density range?</b>		X	Yes		No

**ANALYSIS:**

**Density:** The proposed density for Bella Dimora will be approximately 7.82 dwelling units per acre. The Future Land Use Map indicates this area to be Residential Medium High (8 - 16 du/ac). However, because the applicant previously developed single-family detached homes in The Vistas/Legends/Legends East Subdivisions at a density lower than the required densities required by the Growth Plan at the time, the applicant must now make-up for those lower densities in this “phase” of the Planned Development, more specifically to develop a minimum of 108 dwelling units. Currently there are 155 dwelling units (platted lots) within The Legends/Legends East (108 + 155 = 263 dwelling units divided by 47.81 acres (Legends/Legends East and Bella Dimora) = 5.50 dwelling units an acre). The minimum density requirement for the R-8 Zoning District is 5.5 dwelling units/acre.



**Access/Parking:** The proposed development has four (4) access points; Legends Way, Naples Drive, Grand Falls Drive and Verissimo Drive. All proposed streets, with the exception of Legends Way were approved as an Alternate Residential Streets right-of-way design per Chapter 15 of the TEDS Manual (Transportation Engineering Design Standards). For an alternate street design, no on-street parking will be allowed except in designated parking areas with the exception of Naples Drive which allows parking on both sides of the street from Ravenna/Teatro Court to Verissimo Drive. However, for streets that provide 23' of width from flowline to flowline, parking would be allowed on one-side of the street per Fire Department regulations (Milan Lane, Verissimo Drive and Ravenna Court, etc.). Parking spaces in the centers of cul-de-sacs are allowed, but they must be located within HOA tracts separate from public right-of-way and distinguished by vertical curbing and/or islands. Landscaping is not required in the islands; concrete surface of islands is allowed (See Parking Plan).

**Open Space / Park:** The applicant is proposing a series of 4' wide off-street pedestrian trails that will meander throughout the subdivision for the benefit of the residents and public (see Site Plans). Open space areas are proposed in each phase of development that will include landscaping, pedestrian paths, park benches and a gazebo (6.35 +/- acres total of open space – minimum 1 tree per 2,500 sq. ft. and 1 shrub per 300 sq. ft. in accordance with Section 21.06.040 of the Zoning and Development Code). A Pedestrian Easement will be dedicated to the City of Grand Junction at the time of Final Plan approval for ingress and egress by the public on all pedestrian paths. The City's Attorney Office has reviewed the applicant's proposal to construct a 4' wide trail system and has found the proposed trail to be compliant with ADA (American with Disabilities Act) since the proposed surface of 4" compacted decomposed granite will be firm and stable.

**Lot Layout:** The proposed subdivision will contain a mixture of 108 single-family detached/attached dwelling units and four-unit townhomes. The building footprint for each dwelling unit would be the "lot" with the exception of some potential outside building expansion square footage. All areas outside of the building footprint would be designated as "Tracts" for maintenance responsibilities by the homeowner's association (upon recording of a plat, these tracts would become common elements or limited common elements).

**Phasing:** The proposed Bella Dimora subdivision is to be developed in five (5) phases. The proposed phasing schedule is as follows (see attached Site Plans – Sheets 2 through 7):

- Phase 1: To be reviewed and approved by December 31, 2017.
- Phase 2: To be reviewed and approved by December 31, 2018.
- Phase 3: To be reviewed and approved by December 31, 2020.
- Phase 4: To be reviewed and approved by December 31, 2021.
- Phase 5: To be reviewed and approved by December 31, 2023.

**Long-Term Community Benefit:** The intent and purpose of the PD zone is to provide flexibility not available through strict application and interpretation of the standards established in Section 21.03.040 of the Zoning and Development Code. The Zoning and Development Code also states that PD (Planned Development) zoning should be used only when long-term community benefits, which may be achieved through high quality planned development, will be derived. Long-term benefits include, but are not limited to:

1. More effective infrastructure;
2. Reduced traffic demands;
3. A greater quality and quantity of public and/or private open space;
4. Other recreational amenities;
5. Needed housing types and/or mix;
6. Innovative designs;
7. Protection and/or preservation of natural resources, habitat areas and natural features; and/or Public art.

The proposed development has met the following long-term community benefits:

1. Effective infrastructure design and in-fill project with higher density development that provides for better utilization of streets, water and sewer services.
2. Recreational amenities that include a network of off-street pedestrian trails, benches, a gazebo and landscaped park open spaces, throughout the subdivision.
3. A needed mix of housing types for the community.

**Default Zone:** The dimensional standard for the R-8 (Residential – 8 du/ac) zone, as indicated in Section 21.03.040 (g) of the Zoning and Development Code, are as follows:

Density: Maximum of 8 dwelling units to the acre. Minimum 5.5 du/ac.  
Minimum lot area/width: 3,000 sq. ft./40'. (see deviation below)  
Front yard setback (Principal/Accessory): 20/25' (see deviations below)  
Side yard setback (Principal/Accessory): 5/3' (see deviations below)  
Rear yard setback (Principal/Accessory): 10/5' (see deviations below)  
Maximum building height: 40'

**Deviations:**

1. **Building Setbacks:**

- 20' Front Yard
- 15' Adjacent Side Street (Corner Lot)
- 10' Rear Yard
- 14' Rear Yard Setback (Adjacent to Patterson Road)
- 15' Rear Yard Setback (Adjacent to Legends Way)

Standard setbacks apply unless otherwise noted.

2. Six foot (6') tall masonry screen wall required to be located a minimum five feet (5') from north property line adjacent to Patterson Road per Section 21.06.040 (g) (5) (v) of the Zoning and Development Code. Applicant is proposing to construct the masonry wall with a stucco finish on the property line in order to give the unit property owners a larger backyard area as the rear yard setback adjacent to Patterson Road is 14'. Project Manager is supportive of the proposed deviation in this instance. Applicant is also proposing to construct the masonry wall in 30' segments and shift from the property line two feet (2') along Patterson Road which gives the wall architectural relief rather than constructing a standard monolithic wall. A detached sidewalk also exists along Patterson Road with varying landscape buffer dimensions between the sidewalk and wall so that the proposed wall would not be constructed directly adjacent to the sidewalk (See Sheet 2 - Patterson Road Streetscape).

3. There is no minimum lot area or width with this subdivision proposal since the building footprint would be the lot line and the amount of open space provided is providing the community benefit along with the off-street pedestrian trails.

4. The default zone district of R-8 specifies that for residential lots created after October 22, 2006, that garage doors cannot exceed 45% of the width of the street facing façade. In order to accommodate the required residential density for the project and maintain a 10' separation between each dwelling unit (5' Side Yard Setback) along with the Applicant proposing to construct a two-car garage for every dwelling unit to accommodate off-street parking ratios. Project Manager is supportive of the proposed request to vary the percentage width of the garage door since the applicant is providing detached dwelling units between 1200 and 3035 +/- sq. ft. which is providing a needed product mix and also the applicant is meeting applicable minimum density requirements for The Legends area.

5. At the southeast corner of site located within Phase 3, applicant is requesting to utilize the side yard setback of the adjacent Tract B, Legends East, Filing 3 for one of the four-plex units in accordance with Section 21.03.30 (d) (5) (vii) of the Zoning and Development Code and construct the 4-plex unit on the property line. Required side yard setback with the default R-8 zone district is 5'. Existing tract width is 25'.

**Section 21.02.150 of the Zoning and Development Code:**

Requests for an Outline Development Plan (ODP) must demonstrate conformance with all of the following:

- a. The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies.

The proposed Outline Development Plan complies with Comprehensive Plan, Grand Valley Circulation Plan and other applicable adopted plans and policies. The proposed development is within the density ranges of the Residential Medium High (8 - 12 du/ac) category as identified on the Future Land Use Map and the default zoning district of R-8 (Residential - 8 du/ac).

b. The rezoning criteria provided in Section 21.02.140 of the Zoning and Development Code.

1) Subsequent events have invalidated the original premises and findings; and or

Not applicable. The applicant has submitted a request to establish a new PD zone district and improve upon the previous 2008 application with a reconfiguration of the earlier ODP with housing types that are more suitable for the area and current market trends. The ODP application is also within the allowable density range of Residential Medium High (8 - 16 du/ac) as defined by the Future Land Use Map.

Therefore, this criterion is not applicable.

2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and or

There has not been a change of character in the neighborhood as all surrounding properties are residential in character. However, since the applicant had previously developed single-family detached homes in The Vistas/Legends/Legends East Subdivisions that were lower than the required densities per the Future Land Use Map, the applicant is required to develop a minimum of 108 dwelling units with this proposed development in order to meet minimum density requirements.

Therefore, this criterion has been met.

3) Public and community facilities are adequate to serve the type and scope of land use proposed; and or

Adequate public facilities and services (water, sewer, utilities, etc.) are currently available or will be made available concurrent with the development and can address the impacts of development consistent with the PD zone district with an underlying default zoning of R-8. The proposed Bella

Dimora subdivision is within a ¼ mile of grocery stores, banking, restaurants, etc. It is also immediately adjacent to a large future public park (Matchett Park) across Patterson Road.

Therefore, this criterion has been met.

- 4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

Not applicable since the applicant is requesting to establish a new PD zone district. The proposed Bella Dimora subdivision is also within the allowable residential density range as defined by the Future Land Use Map.

Therefore, the criterion is not applicable.

- 5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

The proposed zoning of PD (Planned Development) will allow the properties to be developed with community benefits that might not occur under a straight R-8 zoning district, including recreational amenities that include a network of off-street pedestrian trails, park benches and a gazebo and landscaped open spaces throughout the subdivision. Having residential development closer to shopping, parks (Matchett Park), etc., reduces traffic congestion by allowing drivers to drive shorter distances and by enabling more walking opportunities.

Therefore, this criterion has been met.

- c. The planned development requirements of Section 21.05 of the Zoning and Development Code.

The proposed ODP is in conformance with the Planned Development requirements of Section 21.05 of the Zoning and Development Code through the use of long-term community benefits such as the following; providing needed housing types, open space areas, landscaping plantings and an off-street pedestrian trail.

- d. The applicable corridor guidelines and other overlay districts in Chapter Seven.

Not applicable since the properties are located outside of the floodplain, hillside development standards and other corridor guidelines and overlay districts as defined in Section 21.07 of the Zoning and Development Code.

- e. Adequate public services and facilities shall be provided concurrent with the projected impacts of the development.

Adequate public facilities and services will be provided concurrent with the projected impacts of the development as defined in the attached plans and phasing schedule.

- f. Adequate circulation and access shall be provided to serve all development pods/areas to be developed.

Adequate circulation and access will be provided to serve all properties. Four ingress/egress points are proposed to provide access to the development. Internal streets with the exception of Legends Way were approved by the City under the Alternate Residential Street Standards as allowed in the TEDS Manual (Transportation Engineering Design Standards).

- g. Appropriate screening and buffering of adjacent property and uses shall be provided.

Not applicable since all adjacent land uses are single-family residential units either detached or attached. A masonry wall will be constructed with each phase of development adjacent to Patterson Road to help provide a noise and screening buffer between the street and dwelling units. All land area located outside of the building footprint are to be platted as tracts of land that will be owned and maintained by the Homeowner's Association and be fully landscaped in accordance with Section 21.06.040 of the Zoning and Development Code.

- h. An appropriate range of density for the entire property or for each development pod/area to be developed.

The proposed density for Bella Dimora will be 7.82 du/ac, which is within the Growth Plan designation density of Residential Medium High category of 8 to 16 du/ac. The applicants are required to develop a minimum of 108 dwelling units with this proposed development in order to meet minimum density requirements of 5.50 du/ac for the default zoning district of R-8 for The Vistas/Legends/Legends East Subdivisions.

- i. An appropriate set of “default” or minimum standards for the entire property or for each development pod/area to be developed.

The applicant is proposing an R-8 default zone with deviations as identified within this staff report.

- j. An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed.

The applicant has submitted a plan proposing the subdivision to be developed in five (5) phases over a total of nine (9) years.

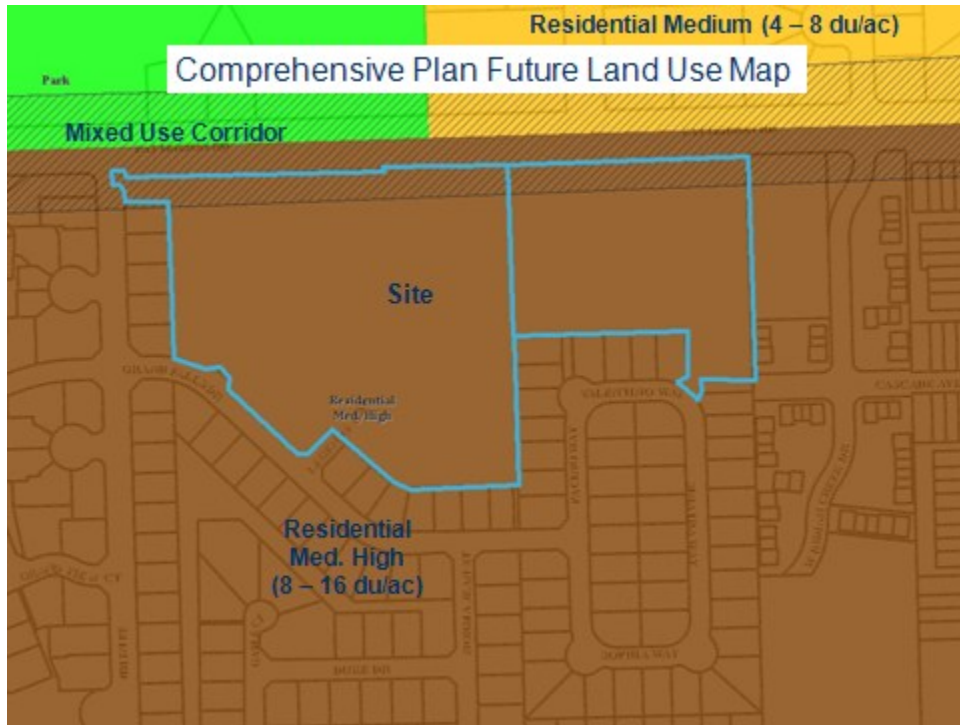
**FINDINGS OF FACT/CONCLUSIONS/CONDITIONS OF APPROVAL:**

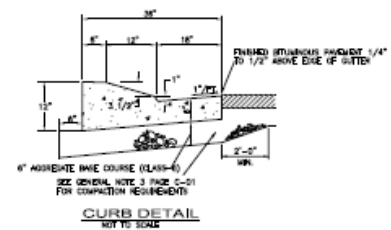
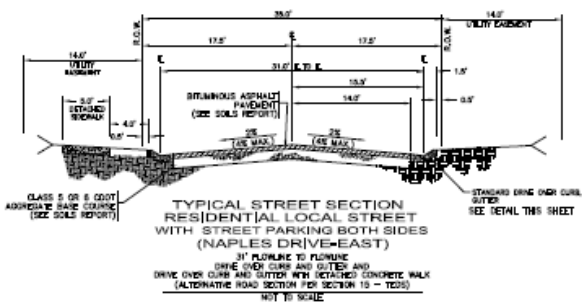
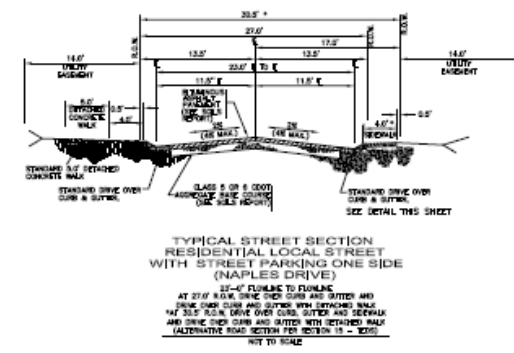
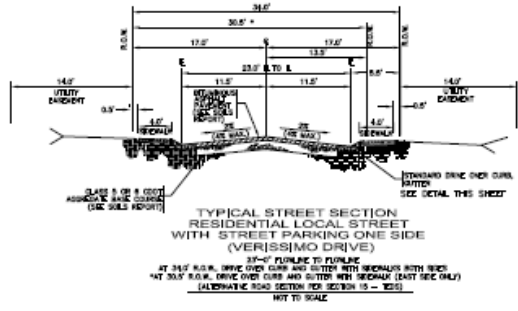
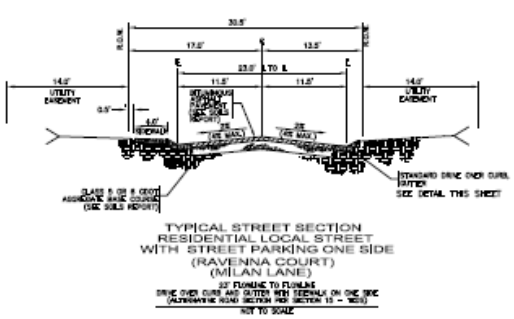
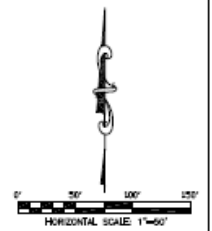
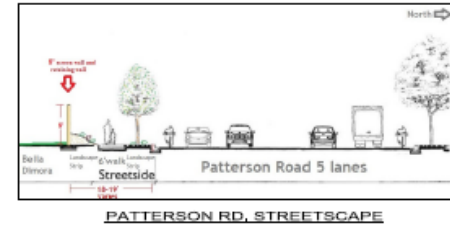
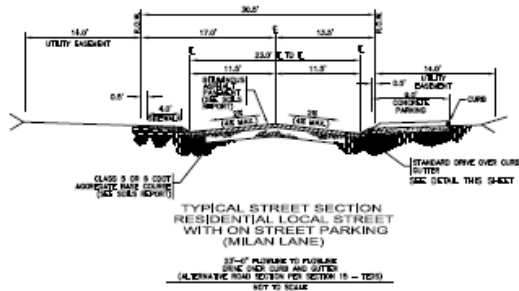
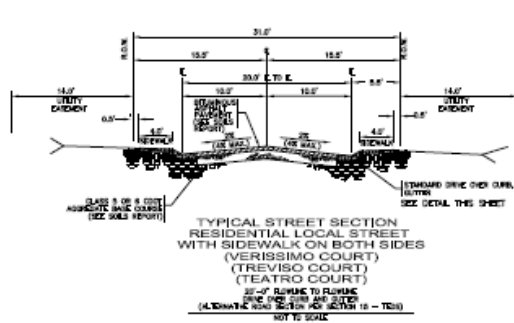
After reviewing the Bella Dimora application, PLD-2013-455 for approval of an Outline Development Plan (ODP) as a Planned Development, the following findings of fact/conclusions and conditions of approval have been determined:

5. The requested Planned Development, Outline Development Plan is consistent with the Comprehensive Plan.
6. The review criteria in Section 21.02.150 of the Zoning and Development Code have all been met or addressed.
7. All fire-hydrant locations and applicable fire hydrant “turnouts” must be approved by Grand Junction Fire Department. All lots must be located within 250’ of a fire hydrant as measured along the road frontage.





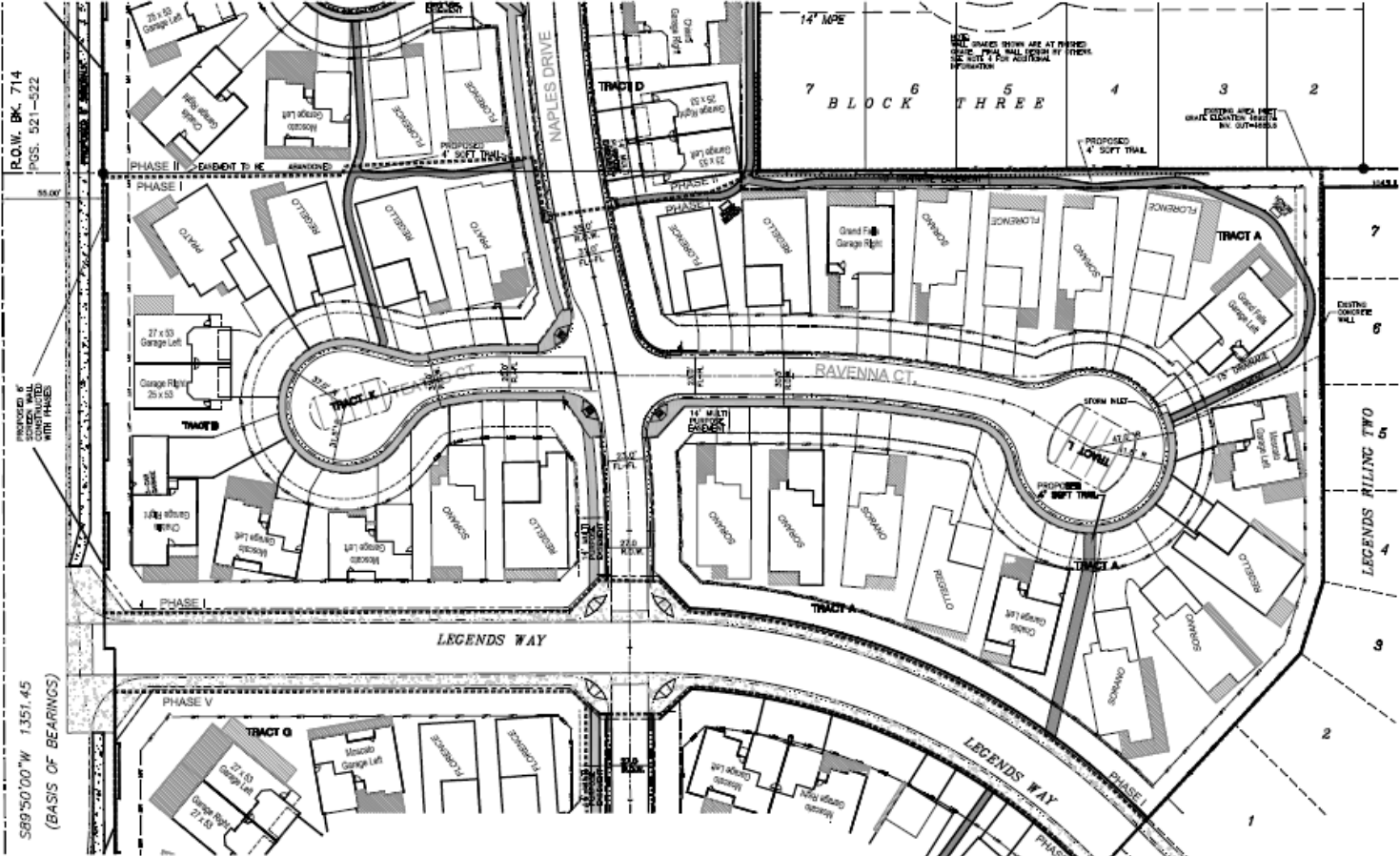




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(800) 451-7234. 24 HOURS A DAY. 7 DAYS A WEEK.  
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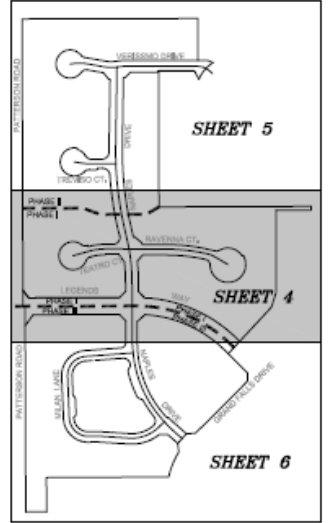
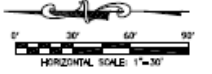
		<b>BELLA DIMORA OUTLINE DEVELOPMENT PLAN TYPICAL SECTIONS AND DETAILS</b>	
Project: KTS Date: 4/30/14	Designer: KTS Scale: AS SHOWN	Sheet: 2 Total: 7	File Path: C:\PROJECTS\A300\A300\BASIC.DWG





R.O.W. BK. 714  
PGS. 521-522

S89°50'00"W 1,351.45  
(BASIS OF BEARINGS)



KEY MAP

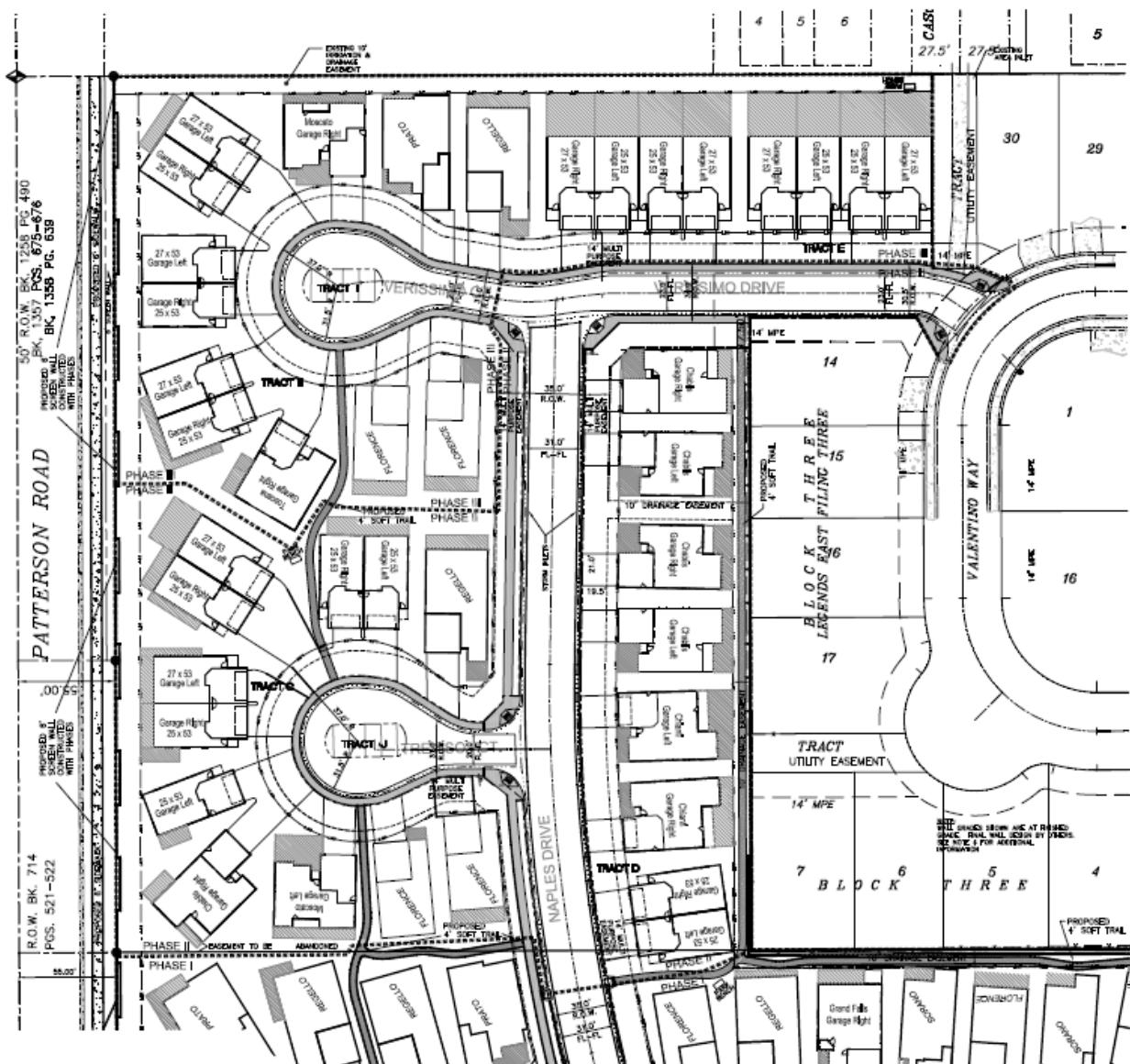
**LEGEND:**

- PHASE LINE
- PROPOSED CENTERLINE
- PROPOSED FLOWLINE
- PROPOSED EASEMENT LINE
- 10' SETBACK LINE
- 15' SETBACK LINE
- 20' SETBACK LINE
- PROPOSED CONCRETE WALK
- PROPOSED SOFT TRAIL
- POTENTIAL BUILDING EXPANSION
- EXISTING SIDEWALK
- EXISTING RETAINING WALL
- R.O.W.
- F.L.

**Unlimited Common Elements** "Unlimited Common Elements" means those Common Elements assigned to the exclusive use by owners of particular Units, as that term is defined by the Bella Dimora Declaration. A portion of the Common Elements to be used and reserved for the exclusive use, management, control, operation, maintenance, repair and improvements of and by the individual owners of the attached Units or Units. Unlimited Common Elements that also all common elements that to carry the right of way. The Association shall be responsible for the maintenance and repair of the Limited Common Elements should the owners fail to maintain or repair the same.

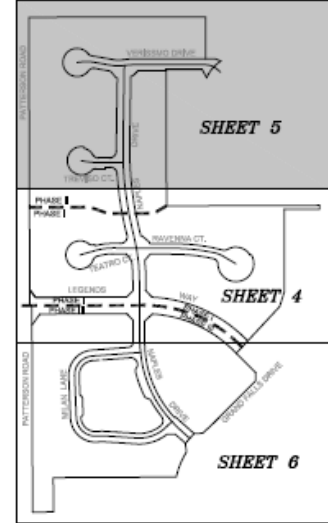
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		<b>BELLA DIMORA OUTLINE DEVELOPMENT PLAN PHASE I</b>	
4814 S. 10th St. Suite 204 Grand Junction, CO 81507 Phone: 970.241.6100 Fax: 970.241.6270 www.pjeng.com		Date: 4/30/14 Scale: 1"=30'	
Date: 4/30/14 Project: CA\PROJECTS\A3201\A3201\1404.DWG	Sheet: 4 of 7 Title: 4/30/14	Scale: 1"=30'	Date: 4/30/14

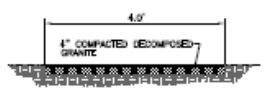


**LEGEND:**

- PHASE LINE
- PROPOSED CENTERLINE
- PROPOSED FLOWLINE
- PROPOSED EASEMENT LINE
- 10' SETBACK LINE
- 15' SETBACK LINE
- 20' SETBACK LINE
- PROPOSED CONCRETE WALK
- PROPOSED SOFT TRAIL
- POTENTIAL BUILDING EXPANSION
- EXISTING SIDEWALK
- EXISTING RETAINING WALL
- R.O.W. RIGHT-OF-WAY
- FL FLOWLINE



**KEY MAP**



**SOFT TRAIL DETAIL**

NTS



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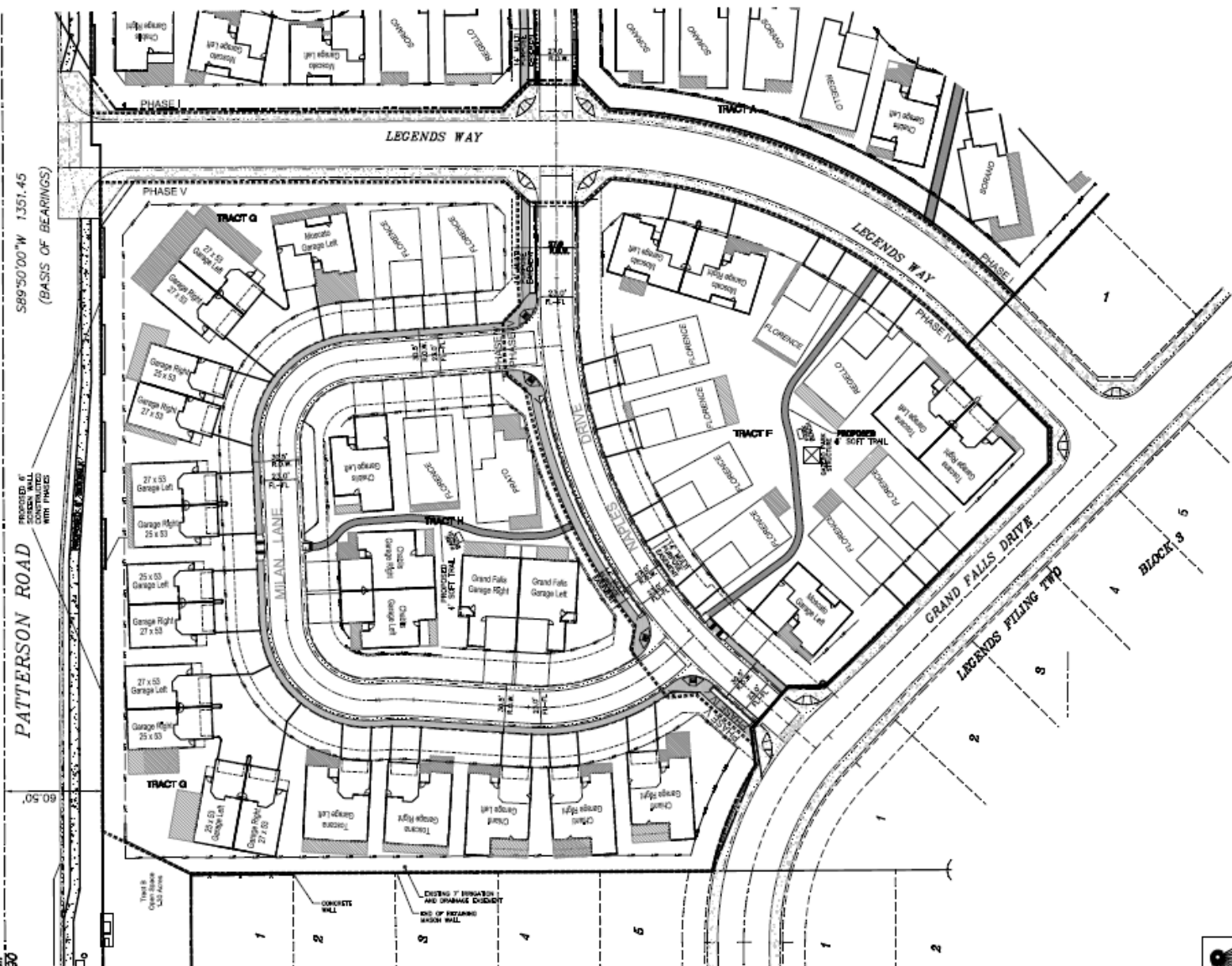
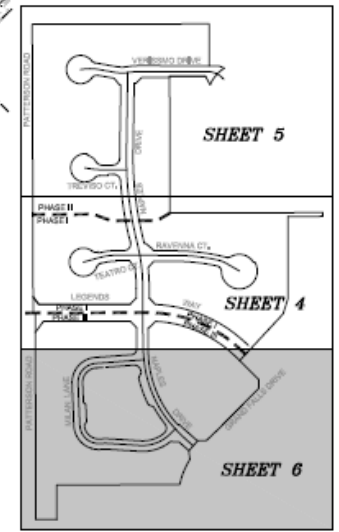
**Limited Common Elements:** "Limited Common Elements" means those Common Elements designated for exclusive use by one or more units, as that term is defined by the applicable Declaration. A portion of the Common Elements is set aside and reserved for the exclusive use, management, control, operation, maintenance, repair and improvements of and by the individual Owners of the limited Use or Units. Limited Common Elements include all common Network that is on the right-of-way. The Association shall be responsible for the maintenance and repair of the Limited Common Elements should the owner(s) fail to maintain or repair the same.

		<b>BELLA DIMORA</b> <b>OUTLINE DEVELOPMENT PLAN</b> <b>PHASE II</b>	
		4800 South A Colorado Springs, CO 80907 Phone: (719) 524-1100 Fax: (719) 524-1270 www.dwg.com	
DATE: 4/30/14 DRAWN BY: [Name] CHECKED BY: [Name]	DATE: 4/30/14 DRAWN BY: [Name] CHECKED BY: [Name]	DATE: 4/30/14 DRAWN BY: [Name] CHECKED BY: [Name]	DATE: 4/30/14 DRAWN BY: [Name] CHECKED BY: [Name]



**LEGEND:**

- PHASE LINE
- PROPOSED CENTERLINE
- PROPOSED FLOWLINE
- PROPOSED EASEMENT LINE
- 10' SETBACK LINE
- 15' SETBACK LINE
- 20' SETBACK LINE
- PROPOSED CONCRETE WALK
- PROPOSED SOFT TRAIL
- POTENTIAL BUILDING EXPANSION
- EXISTING SIDEWALK
- EXISTING RETAINING WALL
- R.O.W.
- FL



**Linked Common Elements:** "Linked Common Elements" means those Common Elements designated herein for exclusive use by owners of particular Units, as that term is defined by the Rules Governing Declaration. A portion of the Common Elements is an area set reserved for the exclusive use, management, control, operation, maintenance, repair and improvements of and by the individual Owners of the attached Units or Units. Linked Common Elements include all concrete network lines to the right of way. The Association shall be responsible for the construction and repair of the Linked Common Elements should the owner(s) fail to maintain or repair the same.



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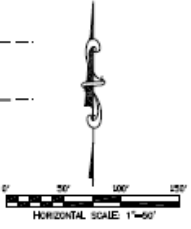
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**BELLA DIMORA**  
OUTLINE DEVELOPMENT PLAN  
PHASE III

401 S. Main Street  
Costa Mesa, CA 92626  
Tel: (714) 261-6100  
Fax: (714) 261-6101  
www.foxgroup.com

DATE	DESCRIPTION	BY	CHKD	REV	DATE
01/15/14	ISSUE FOR PERMIT	RTS	ESS	A3201	1
04/30/14	REVISED PER COMMENTS	RTS	ESS	A3201	2
04/30/14	REVISED PER COMMENTS	RTS	ESS	A3201	3
04/30/14	REVISED PER COMMENTS	RTS	ESS	A3201	4
04/30/14	REVISED PER COMMENTS	RTS	ESS	A3201	5
04/30/14	REVISED PER COMMENTS	RTS	ESS	A3201	6
04/30/14	REVISED PER COMMENTS	RTS	ESS	A3201	7



- LEGEND:**
- 213 [Blue square] PROPOSED DRIVEWAY PARKING
  - 217 [Green square] PROPOSED DRIVEWAY PARKING
  - 218 [Red square] PROPOSED PARKING ON AND OFF STREET
  - 219 [Blue square] DRIVEWAY PARKING ON AND OFF STREET



**BELLA DIMORA  
OUTLINE DEVELOPMENT PLAN  
PARKING PLAN**

DATE	DESCRIPTION	BY	CHKD	APP'D	NO.	SHEET
04/30/14	REVISED	WTS	WTS	WTS	1	7

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**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE APPROVING THE OUTLINE DEVELOPMENT PLAN AS A  
PLANNED DEVELOPMENT WITH A DEFAULT R-8 (RESIDENTIAL – 8 DU/AC)  
ZONE DISTRICT FOR THE DEVELOPMENT OF 108 DWELLING UNITS TO BE  
KNOWN AS THE BELLA DIMORA SUBDIVISION**

**LOCATED AT 2850 GRAND FALLS DRIVE AND 598 SINATRA WAY**

Recitals:

The applicant, Greedy Group LLC, wishes to develop a mixture of 108 single-family detached/attached dwelling units and four-unit townhomes for a proposed residential subdivision to be located south of Patterson Road and north of Grand Falls Drive between Legends Way on a total of 13.8 +/- acres. The total number of dwelling units proposed for the Bella Dimora subdivision is 108 and constructed in three (3) phases.

The request for an Outline Development Plan as a Planned Development with a default R-8, (Residential – 8 du/ac) zoning district, including deviations and conditions of approval, have been submitted in accordance with the Zoning and Development Code (Code).

This Planned Development zoning ordinance will establish the standards, default zoning (R-8), deviations and conditions of approval for the Outline Development Plan for Bella Dimora subdivision (Lot 1, Block 1, The Legends Filing Two and Lot 18, Block 3, Legends East Filing Three).

In public hearings, the Planning Commission and City Council reviewed the request for the proposed Outline Development Plan and determined that the Plan satisfied the criteria of the Code and is consistent with the purpose and intent of the Comprehensive Plan. Furthermore, it was determined that the proposed Plan has achieved “long-term community benefits” by proposing effective infrastructure design and in-fill project with higher density development that provides for better utilization of streets, water and sewer services, recreational amenities that include a network of off-street pedestrian trails, benches, gazebo and landscaped open spaces throughout the subdivision and provides a needed mix of housing types for the community (attached Exhibit A).

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE OUTLINE DEVELOPMENT PLAN AS A PLANNED DEVELOPMENT FOR THE BELLA DIMORA SUBDIVISION IS APPROVED WITH THE FOLLOWING STANDARDS, DEFAULT ZONE AND DEVIATIONS:



- A. This Ordinance applies to the following described properties: Lot 1, Block 1, The Legends Filing Two and Lot 18, Block 3, Legends East Filing Three  
(Properties) Said parcels contain 13.87 +/- acres more or less.
- B. These Properties are zoned PD (Planned Development) with the following standards, deviations and requirements:
1. If the Planned Development approval expires or becomes invalid for any reason, the properties shall be fully subject to the default standards of the R-8 (Residential - 8 du/ac) Zoning District.
  2. **Density:** The proposed density for Bella Dimora will be approximately 7.82 dwelling units per acre. The Future Land Use Map indicates this area to be Residential Medium High (8 - 16 du/ac). However, because the applicant previously developed single-family detached homes in The Vistas/Legends/Legends East Subdivisions at a density lower than the required densities required by the Growth Plan at the time, the applicant must now make-up for those lower densities in this “phase” of the Planned Development, more specifically to develop a minimum of 108 dwelling units. Currently there are 155 dwelling units (platted lots) within The Legends/Legends East (108 + 155 = 263 dwelling units divided by 47.81 acres (Legends/Legends East and Bella Dimora) = 5.50 dwelling units an acre). The minimum density requirement for the R-8 Zoning District is 5.5 dwelling units/acre.
  3. **Access/Parking:** The proposed development has four (4) access points; Legends Way, Naples Drive, Grand Falls Drive and Verissimo Drive. All proposed streets, with the exception of Legends Way were approved as an Alternate Residential Streets right-of-way design per Chapter 15 of the TEDS Manual (Transportation Engineering Design Standards). For an alternate street design, no on-street parking will be allowed except in designated parking areas with the exception of Naples Drive which allows parking on both sides of the street from Ravenna/Teatro Court to Verissimo Drive. However, for streets that provide 23’ of width from flowline to flowline, parking would be allowed on one-side of the street per Fire Department regulations (Milan Lane, Verissimo Drive and Ravenna Court, etc.). Parking spaces in the centers of cul-de-sacs are allowed, but they must be located within HOA tracts separate from public right-of-way and distinguished by vertical curbing and/or islands. Landscaping is not required in the islands; concrete surface of islands is allowed (See Parking Plan – Exhibit B).
  4. **Open Space / Park:** The applicant is proposing a series of 4’ wide off-street pedestrian trails that will meander throughout the subdivision for the benefit of the residents and public (see Exhibit A) and constructed with each phase. Open space areas are proposed in each phase of development that

will include landscaping, pedestrian paths, park benches and a gazebo (6.35 +/- acres total of open space – minimum 1 tree per 2,500 sq. ft. and 1 shrub per 300 sq. ft. in accordance with Section 21.06.040 of the Zoning and Development Code). A Pedestrian Easement will be dedicated to the City of Grand Junction at the time of Final Plan approval for ingress and egress by the public on all pedestrian paths. The City's Attorney Office has reviewed the applicant's proposal to construct a 4' wide trail system and has found the proposed trail to be compliant with ADA (American with Disabilities Act) since the proposed surface of 4" compacted decomposed granite will be firm and stable.

5. **Lot Layout:** The proposed subdivision will contain a mixture of 108 single-family detached/attached dwelling units and four-unit townhomes. The building footprint for each dwelling unit would be the "lot" with the exception of some potential outside building expansion square footage. All areas outside of the building footprint would be designated as "Tracts" for maintenance responsibilities by the homeowner's association (upon recording of a plat, these tracts would become common elements or limited common elements).

6. **Phasing:** The proposed Bella Dimora subdivision is to be developed in five (5) phases. The proposed phasing schedule is as follows (see Exhibit A):

Phase 1: To be reviewed and approved by December 31, 2017.

Phase 2: To be reviewed and approved by December 31, 2018.

Phase 3: To be reviewed and approved by December 31, 2020.

Phase 4: To be reviewed and approved by December 31, 2021

Phase 5: To be reviewed and approved by December 31, 2023.

7. **Long-Term Community Benefit:** The intent and purpose of the PD zone is to provide flexibility not available through strict application and interpretation of the standards established in Section 21.03.040 of the Zoning and Development Code. The Zoning and Development Code also states that PD (Planned Development) zoning should be used only when long-term community benefits, which may be achieved through high quality planned development, will be derived. Long-term benefits include, but are not limited to:

1. More effective infrastructure;
2. Reduced traffic demands;
3. A greater quality and quantity of public and/or private open space;
4. Other recreational amenities;
5. Needed housing types and/or mix;
6. Innovative designs;
7. Protection and/or preservation of natural resources, habitat areas and natural features; and/or Public art.

The proposed development has met the following long-term community benefits:

1. Effective infrastructure design and in-fill project with higher density development that provides for better utilization of streets, water and sewer services.
2. Recreational amenities that include a network of off-street pedestrian trails, benches, a gazebo and landscaped park open spaces, throughout the subdivision.
3. A needed mix of housing types for the community.

8. **Default Zone:** The dimensional standard for the R-8 (Residential – 8 du/ac) zone, as indicated in Section 21.03.040 (g) of the Zoning and Development Code, are as follows:

Density: Maximum of 8 dwelling units to the acre. Minimum 5.5 du/ac.  
Minimum lot area/width: 3,000 sq. ft./40'. (see deviation below)  
Front yard setback (Principal/Accessory): 20/25' (see deviations below)  
Side yard setback (Principal/Accessory): 5/3' (see deviations below)  
Rear yard setback (Principal/Accessory): 10/5' (see deviations below)  
Maximum building height: 40'

9. **Deviations:**

1. **Building Setbacks:**

- 20' Front Yard
  - 15' Adjacent Side Street (Corner Lot)
  - 10' Rear Yard
  - 14' Rear Yard Setback (Adjacent to Patterson Road)
  - 15' Rear Yard Setback (Adjacent to Legends Way)
- Standard setbacks apply unless otherwise noted.

2. Six foot (6') tall masonry screen wall required to be located a minimum five feet (5') from north property line adjacent to Patterson Road per Section 21.06.040 (g) (5) (v) of the Zoning and Development Code. Applicant is proposing to construct the masonry wall with a stucco finish on the property line in order to give the unit property owners a larger backyard area as the rear yard setback adjacent to Patterson Road is 14'. Applicant is also proposing to construct the masonry wall in 30' segments and shift from the property line two feet (2') along Patterson Road which gives the wall architectural relief rather than constructing a standard monolithic wall. A detached sidewalk also exists along Patterson Road with varying landscape buffer dimensions between the sidewalk and wall so that the proposed wall would not be constructed directly adjacent to the sidewalk.

3. There is no minimum lot area or width with this subdivision proposal since the building footprint would be the lot line and the amount of open space provided is providing the community benefit along with the off-street pedestrian trails.

4. The default zone district of R-8 specifies that for residential lots created after October 22, 2006, that garage doors cannot exceed 45% of the width of the street facing façade. In order to accommodate the required residential density for the project and maintain a 10' separation between each dwelling unit (5' Side Yard Setback) along with the Applicant proposing to construct a two-car garage for every dwelling unit to accommodate off-street parking ratios. Applicant is allowed to vary the percentage width of the garage door since the applicant is providing detached dwelling units between 1200 and 3035 +/- sq. ft. which is providing a needed product mix and also the applicant is meeting applicable minimum density requirements for The Legends area.

5. At the southeast corner of site located within Phase 3, applicant is requesting to utilize the side yard setback of the adjacent Tract B, Legends East, Filing 3 for one of the four-plex units in accordance with Section 21.03.30 (d) (5) (vii) of the Zoning and Development Code and construct the 4-plex unit on the property line. Required side yard setback with the default R-8 zone district is 5'. Existing tract width is 25'.

10. **Condition of Approval:**

All fire-hydrant locations and applicable fire hydrant "turnouts" must be approved by Grand Junction Fire Department. All lots must be located within 250' of a fire hydrant as measured along the road frontage.

Introduced for first reading on this 4<sup>th</sup> day of June, 2014 and ordered published in pamphlet form.

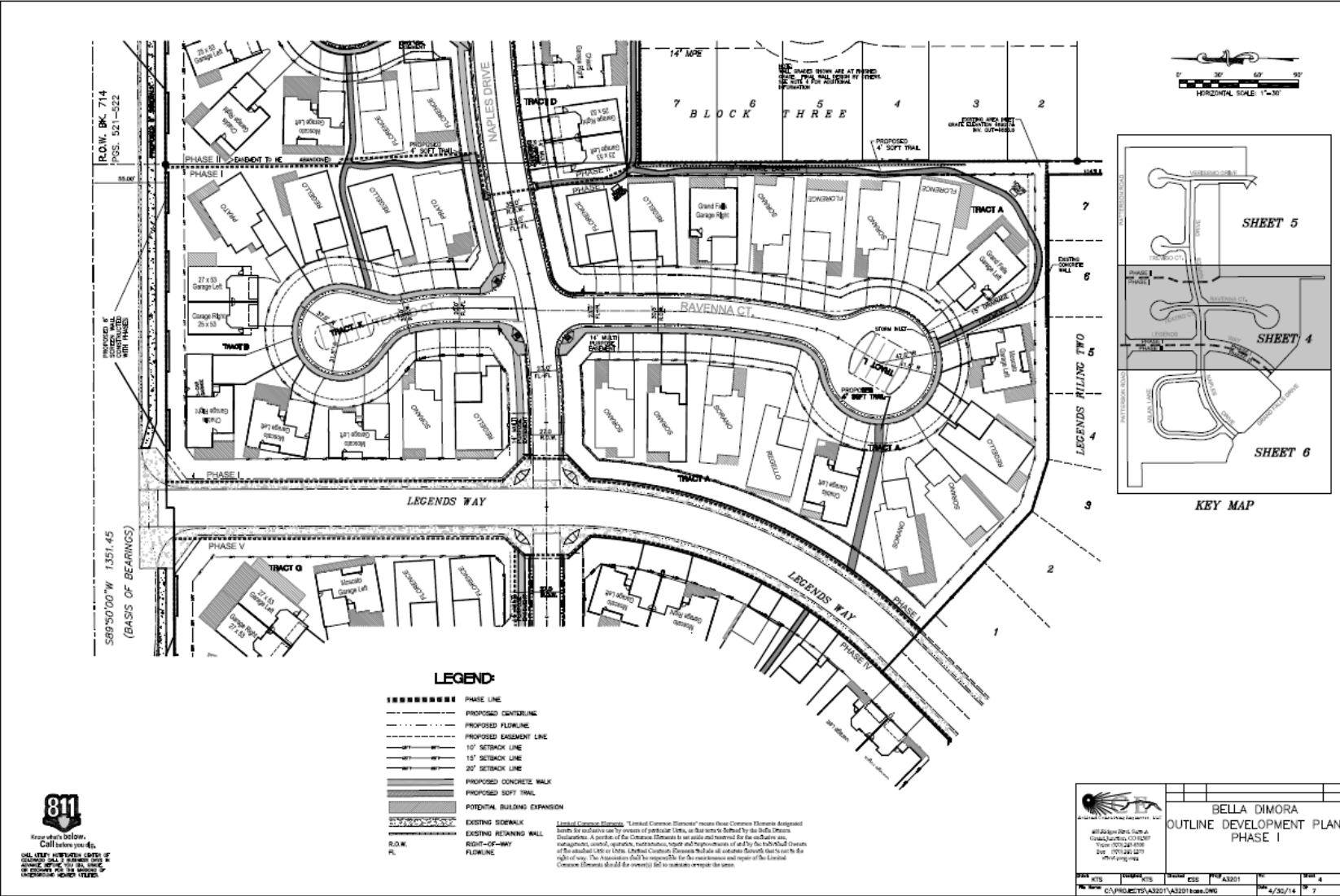
PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2014 and ordered published in pamphlet form.

ATTEST:

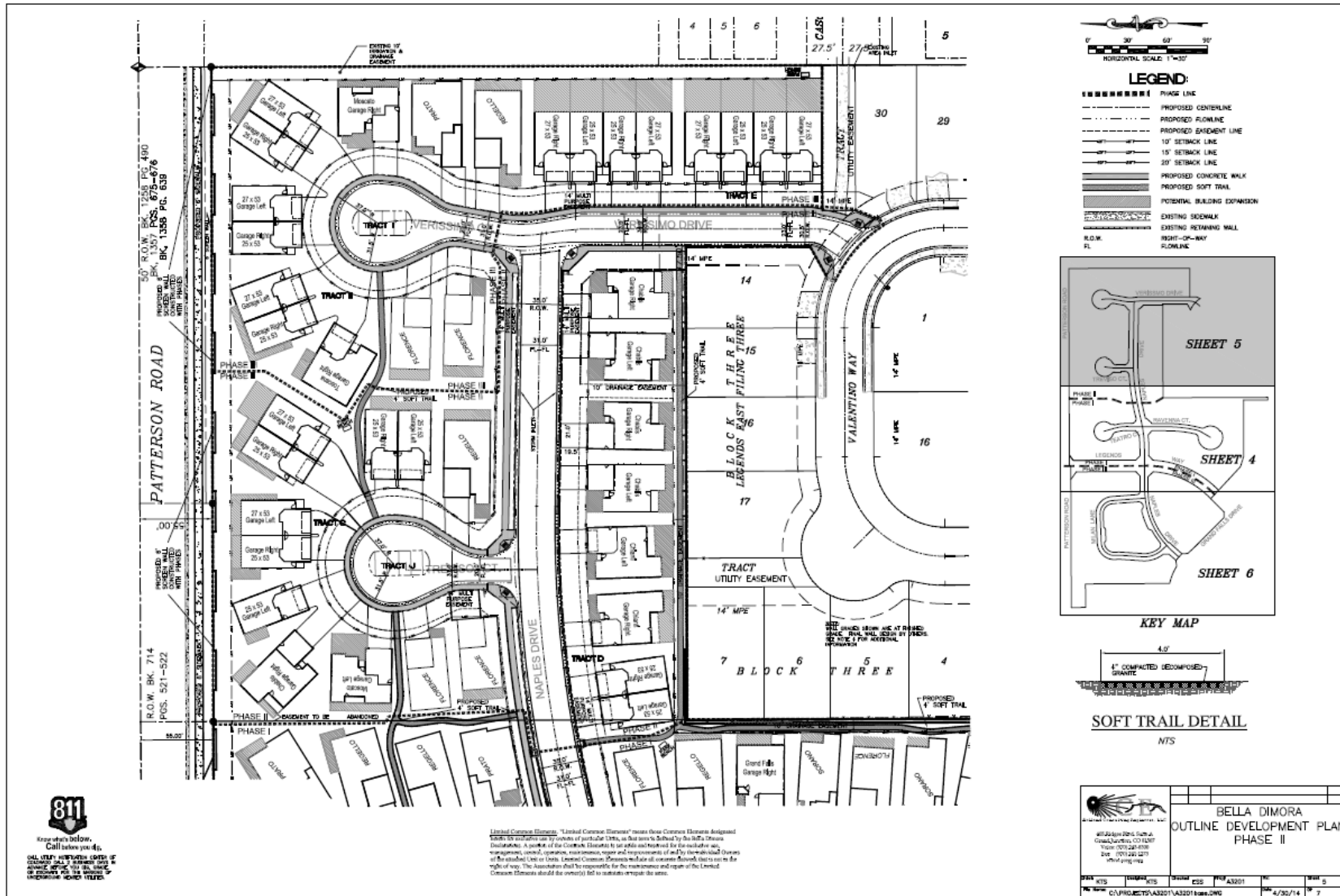
\_\_\_\_\_  
President of City Council

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

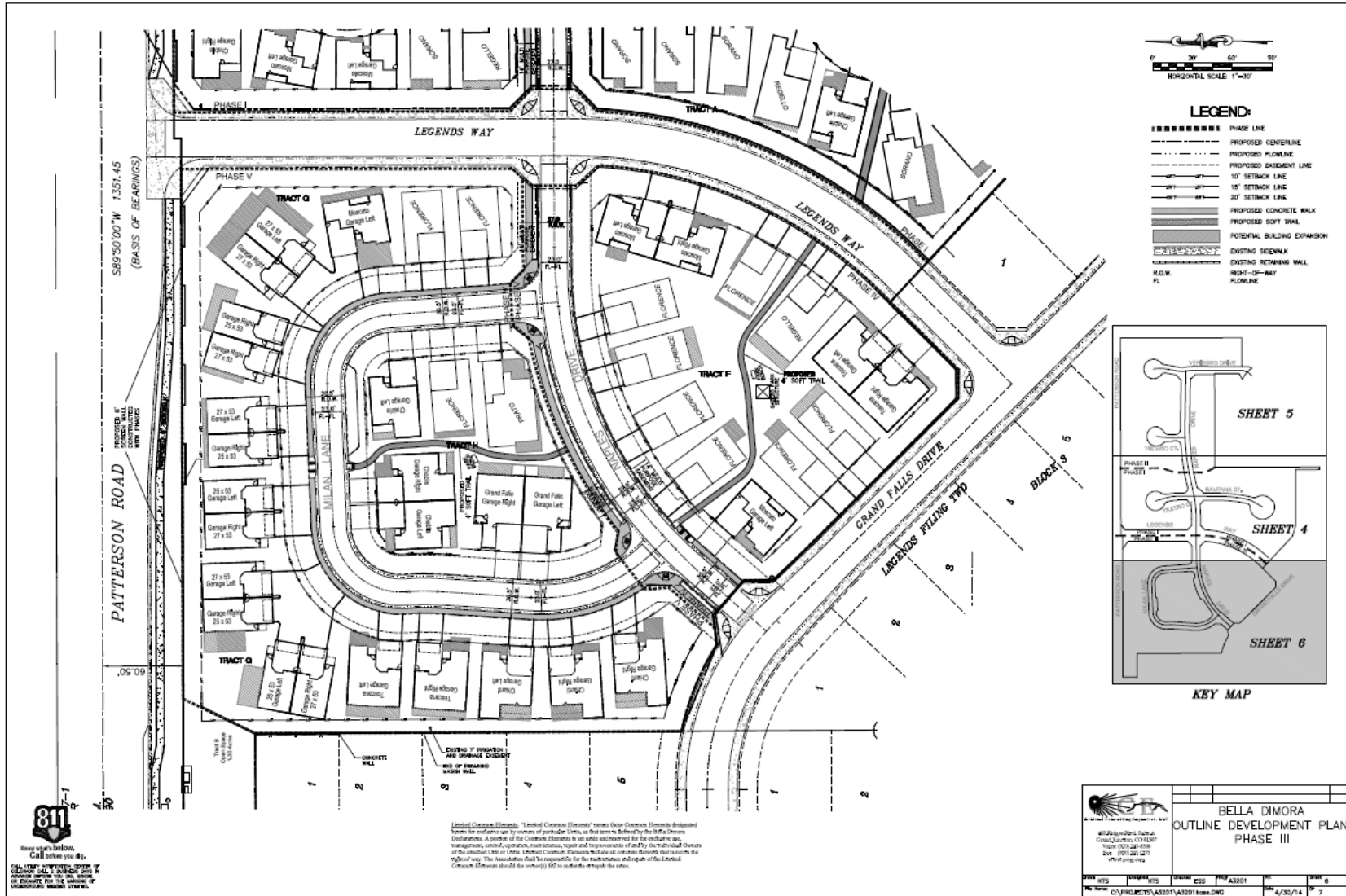
# EXHIBIT A



# EXHIBIT A CONTINUED



# EXHIBIT A CONTINUED



# EXHIBIT B







Date: June 5, 2014  
 Author: Kristen Ashbeck  
 Title/ Phone Ext: Senior Planner x1491  
 Proposed Schedule:  
 Hearing: June 18, 2014  
 File Number: 2014 CDBG

**ATTACH 5**  
**CITY COUNCIL AGENDA ITEM**

<b>Subject:</b> 2014 Community Development Block Grant (CDBG) Program Year Action Plan
<b>Action Requested/Recommendation:</b> Adopt a Resolution Approving the 2014 CDBG Program Year One Year Action Plan
<b>Presenter(s) Name &amp; Title:</b> Tim Moore, Deputy City Manager Kristen Ashbeck, Senior Planner/CDBG Administrator

**Executive Summary:** The City will receive \$376,349 CDBG funding for the 2014 Program Year which begins September 1<sup>st</sup>. The City also has \$51,899 in funds remaining from previous years to be allocated with the 2014 funds. The purpose of this hearing is to adopt the 2014 Annual Action Plan which includes allocation of funding for 13 projects as a part of the Five-Year Consolidated Plan.

**Background, Analysis and Options:** CDBG funds are a Department of Housing and Urban Development (HUD) entitlement grant to the City of Grand Junction which became eligible for the funding in 1996. The City’s 2014 Program Year will begin September 1, 2014. For each CDBG Program Year, a new One-Year Action Plan is completed and adopted as part of the Five-Year Consolidated Plan. Applications for funding were solicited and received by the City in March. The City has received \$1,191,206 in grant requests. The City will receive \$376,349 for the 2014 Program Year and has \$51,899 in funds remaining from previous years to be allocated with the 2014 funds. On May 21, 2014 the Grand Junction City Council approved the 2014 funding requests totaling \$428,248. A summary of the projects to be funded is included on the following page.

**How this item relates to the Comprehensive Plan Goals and Policies:**  
 The projects proposed for CDBG funding meets the following goal of the Comprehensive Plan.

**Goal 12:** Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy. Projects to be funded through the CDBG program will provide facilities and services that enhance our community, particularly for the benefit of low and moderate income citizens and neighborhoods and special needs populations.

**Board or Committee Recommendation:** No board or committee reviews this.

**Financial Impact/Budget:** 2014 CDBG appropriation will be \$376,349 in addition to \$51,899 unexpended from previous program years.

**Summary of Funding:**

	<b>PROPOSED PROJECT</b>	<b>RECOMMENDED FUNDING</b>	<b>FUNDS LEVERAGED</b>
1	Program Administration	\$43,000	-
2	Senior Companion Program	\$10,000	\$227,670
3	Counseling and Education Center	\$3,000	\$44,000
4	Hilltop Latimer House	\$10,320	\$40,027
5	Marillac Clinic Remodel	\$60,000	\$35,700
6	Mind Springs Health Hospital Improvements	\$31,164	\$48,058
7	Salvation Army Kitchen Remodel	\$25,000	\$15,000
8	Hope West Hope's House	Tentatively \$9,682 pending zoning approval	\$22,976
9	Grand Junction Housing Authority	\$50,000	\$125,000
10	HomewardBound of the Grand Valley Homeless Shelter Energy Improvements	\$1,500	\$293,950
11	Orchard Avenue Sidewalk	\$29,313	\$68,707
12	28-3/4 Road Sidewalk	\$25,757	-
13	B-1/2 Road Sidewalk	\$129,512	-

**Total Allocation:** \$428,248

**Total Funds Leveraged:** \$921,088

**Legal issues:** The process for allocating funding is specified in the HUD/CDBG regulations. Close adherence to those regulations ensures that the funding may be properly awarded and used in the community. The City Attorney is aware of no regulatory/compliance issues in the local administration of the program.

**Other issues:** No other issues have been identified.

**Previously presented or discussed:** City Council heard and approved the projects to be funded at its May 21, 2014 meeting.

**Attachments:**

- A. 2014 Program Year Annual Action Plan
- B. Resolution to Adopt the 2014 Program Year Annual Action Plan



# Fourth Program Year Action Plan

Community Development Block Grant Program

HUD - CDBG

2014

250 NORTH 5<sup>TH</sup> STREET GRAND JUNCTION CO 81501

The City of Grand Junction's 2014 Community Development Block Grant (CDBG) Annual Action Plan was produced by the Grand Junction Community and Economic Development Division Office.

For more information on the plan contact:

**Si necesita esta información en español, por favor póngase en contacto con:**

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Community and Economic Development Division  
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**Written comments must be submitted to the City no later than July 7, 2014 at 4:30 pm.**

**Los comentarios escritos deben ser enviados a la ciudad a más tardar el 07 de julio 2014 a las 4:30 pm.**

# Executive Summary

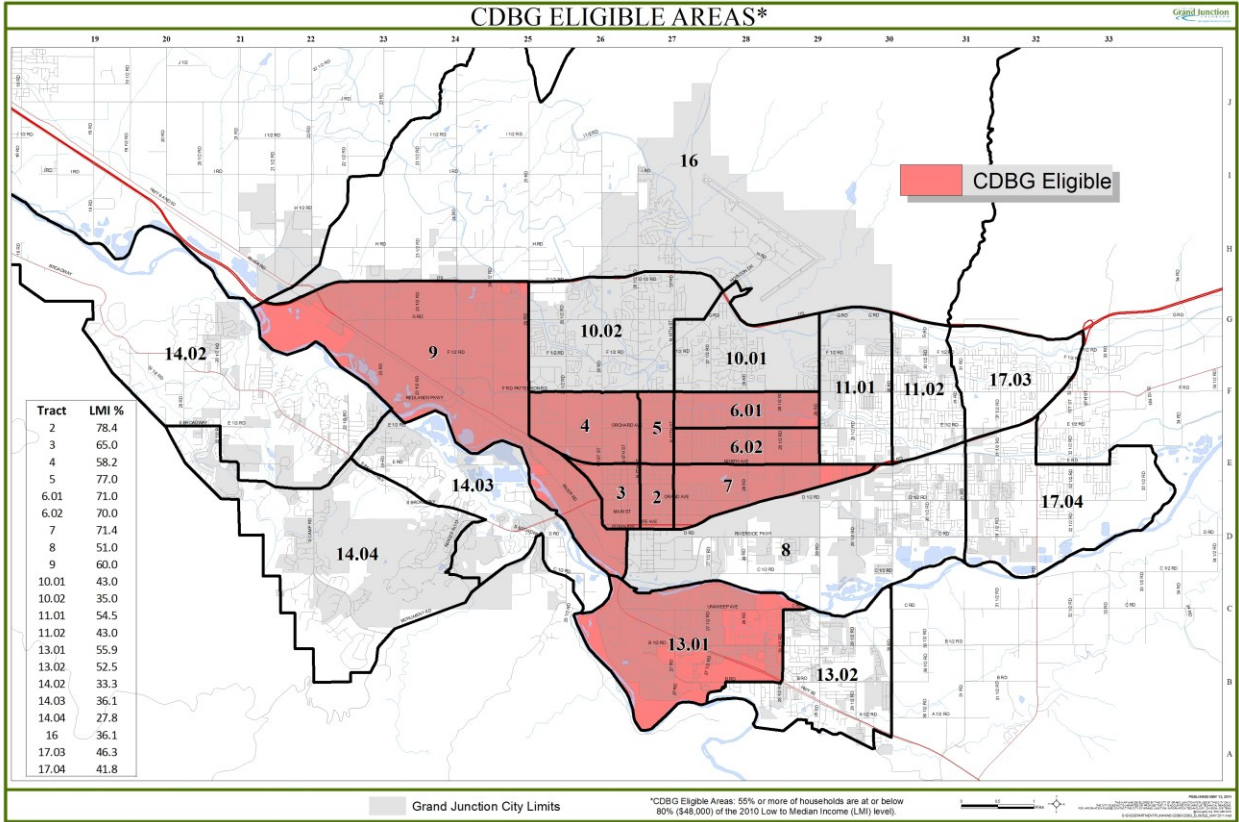
## 1. Introduction

In 1996 the US Department of Housing and Urban Development (HUD) established Grand Junction as a community entitled to receive Community Development Block Grant (CDBG) funds. Every five years the City prepares and adopts a new five-year consolidated plan. The current Five-Year Consolidated Plan was adopted by the Grand Junction City Council in June 2011. In addition, each year the City prepares and adopts a program year action plan, which becomes a part of the five-year consolidated plan. Applications for CDBG funds are made available to all interested parties in February with a March deadline for each Program Year. Applications that are funded become a part of the respective program year action plan. The 2014 Program Year Annual Action Plan outlines how the City of Grand Junction intends to spend CDBG funds during the time period from September 1, 2014 through August 31, 2015.

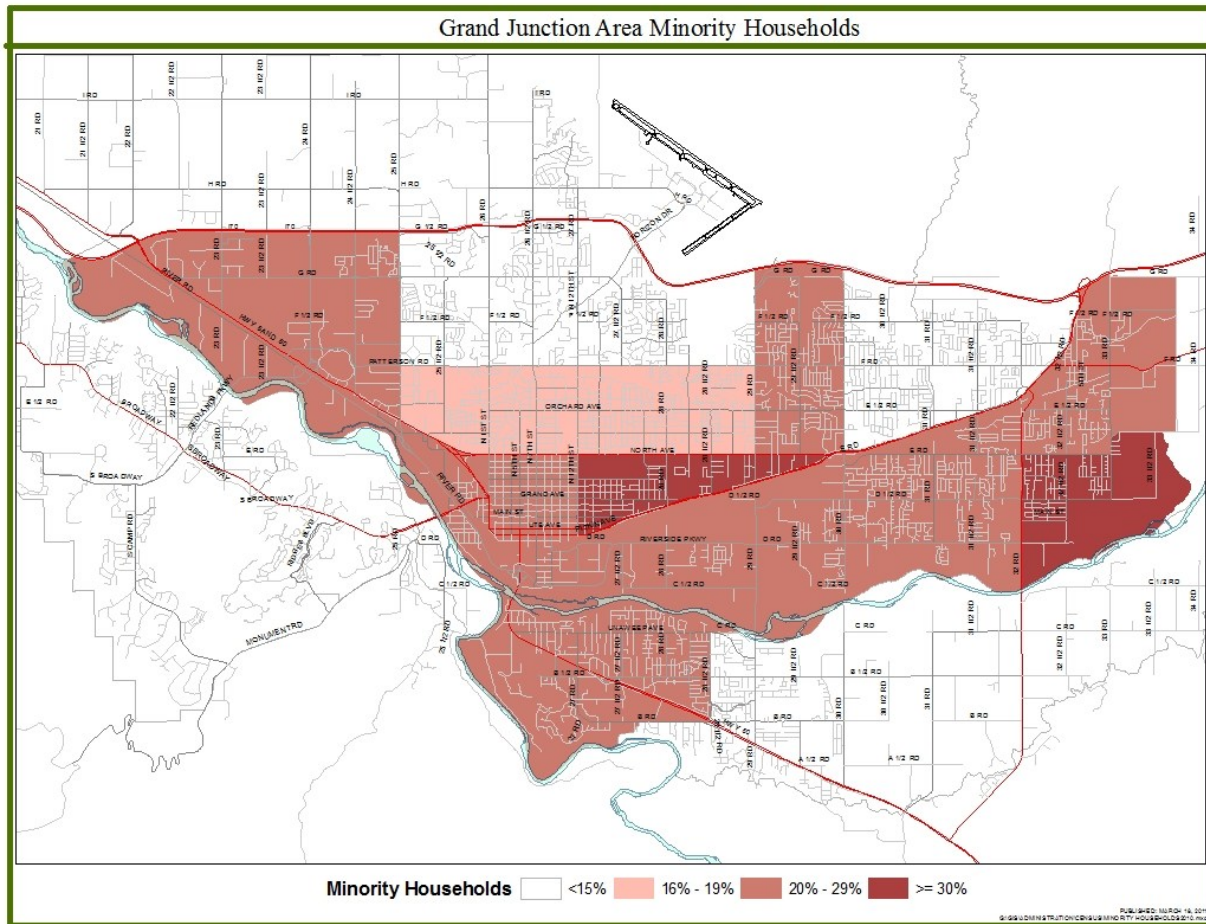
The objectives and proposed outcomes identified in the 2014 Annual Action Plan are to address decent housing, human services and non-housing community development needs. Specific proposed outcomes and objectives for the 2014 Program Year that reflect the City's Five-Year Consolidated Plan objectives are discussed in the full Annual Action Plan report.

## 2. Community Profile

Grand Junction, Colorado is located in Western Colorado 250 miles from Denver. It is the largest city in Western Colorado, the County seat for Mesa County and home of Colorado Mesa University. It is the economic and service center for communities in Western Colorado and Eastern Utah. The 2010 census reports the Grand Junction population as 58,566. Until the recent nation-wide recession, the areas economy demonstrated strong growth but housing market appreciation continues to exceed wage increases. These trends are expected to continue in the foreseeable future, making the need for affordable housing one of many issues facing local government in Grand Junction. Assistance through expenditure of CDBG funds will be directed to areas of low and moderate income concentrations, such as the Orchard Mesa, Riverside, El Poso, Downtown, and Central Grand Junction neighborhoods. These correspond to the red areas shown on Figure 1 CDBG Low to Moderate Income Map. All of the CDBG-eligible areas are within areas of minority concentration shown in Figure 2, although one of the areas with the highest concentration of minority population is east and outside of the Grand Junction city limits. Investments will be allocated geographically according to HUD regulations. CDBG funding must meet national objective requirements of serving low and moderate income persons.



**Figure 1: Low to Moderate Income Neighborhoods**



**Figure 2: Minority Households**

**Summary of objectives and outcomes identified in the Plan**

The 2011 Five-Year Consolidated Plan integrates economic, physical, environmental, community and human development activities in Grand Junction in a comprehensive and coordinated manner so that agencies, groups, and all citizens can work together to improve the quality of life of its residents. Consolidated Plan objectives and specific needs have been identified along with actions that define how the community will respond over the life of the five year consolidated plan.

The Consolidated Plan has three Objectives:

Create a Suitable Living Environment

1. Need for Non-Housing Community Development Infrastructure
2. Need for Neighborhood Program
3. Special Needs Populations and Other Human Service Needs

#### 4. Youth

##### Provide Decent Affordable Housing

1. Increase inventory of affordable housing units
2. Lead-based paint hazards
3. Prevent and Reduce Homelessness

##### Create Economic Opportunities

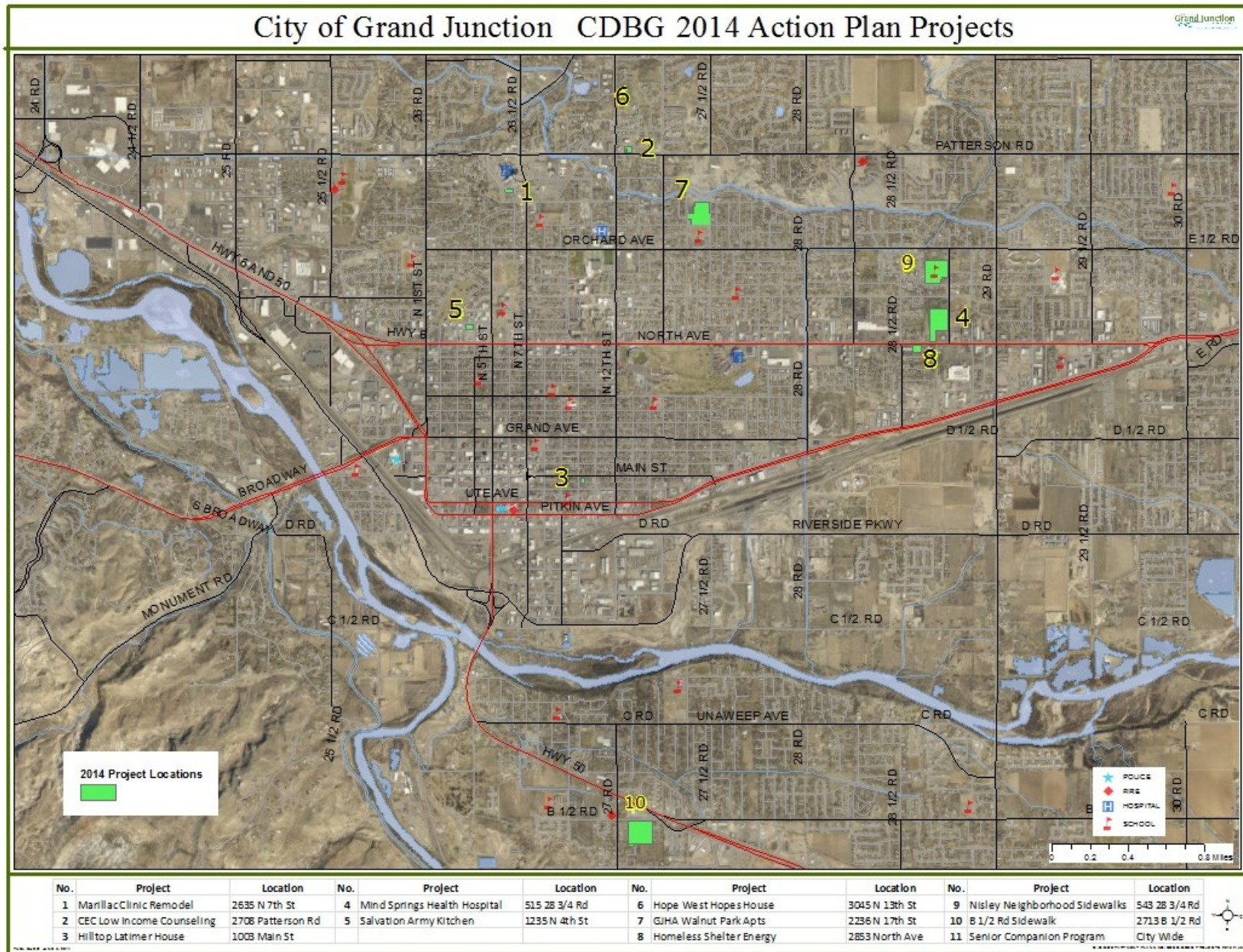
1. Childcare
2. Economic Development

Proposed objectives and outcomes within the 2014 Program Year include the activities listed below and shown in Figure 3.

1. CDBG program administration and furthering fair housing - administer program including staff salary, subrecipient monitoring, reporting, public participation, training and fair housing activities.
2. Increase sustainability of suitable living environment - reimburse seniors for travel expenses to/from service locations for Senior Companions
3. Increase sustainability of suitable living environment - provide counseling sessions for 17 more low income persons and increase children's services and community outreach for emergency shelter
4. Increase sustainability of suitable living environment - Complete remodel of Marillac Clinic, West Springs Hospital, Salvation Army Kitchen, Hope's House and homeless shelter
5. Provide decent, affordable housing - Improve 72 low-moderate income housing units with roof repairs and new HVAC systems
6. Increase sustainability of suitable living environment - Provide public infrastructure improvements for area-wide neighborhood benefit



Figure 3: 2014 Action Plan Project



### **3. Evaluation of past performance**

The past performance of the City of Grand Junction and its CDBG subrecipients has been thorough and timely. Many persons with low and moderate income have benefited through housing activities, human services and community development capital construction. A summary of the CDBG activities for Program Years within the current Five-Year Consolidated Plan (2011, 2012 and 2013) are listed below.

#### 2011 Program Year - All Projects Completed

- Program Administration - \$30,000
- Grand Valley Catholic Outreach St. Martin Place - \$50,000
- Business Incubator Center Small Business Loans- \$47,600
- Grand Junction Housing Courtyard Apartments Rehabilitation - \$101,205
- Mesa Developmental Services Group Home Remodel - \$9,924.22
- Center for Independence Kitchen Remodel - \$30,475
- Strong Families, Safe Kids Parenting Place Remodel - \$9,371
- St. Mary's Senior Companion Program - \$8,000
- St. Mary's Foster Grandparent Program - \$10,000

#### 2012 Program Year - All Projects Completed unless otherwise noted

- Program Administration - \$5,000
- St. Mary's Foster Grandparent Program - \$10,000
- St. Mary's Senior Companion Program - \$8,000
- St. Mary's Gray Gourmet Program - \$11,125 (underway)
- Counseling and Education - Center Low Income Counseling Services - \$7,000
- Karis The House Acquisition - \$85,000
- Homeless Shelter Acquisition - \$109,971
- Grand Valley Catholic Outreach T-House Rehabilitation - \$12,638
- Mesa Developmental Services Program Office Remodel - \$25,000
- Parenting Place Rehabilitation - \$14,080

- St. Mary's Gray Gourmet Kitchen Remodel - \$5,500 (underway)
- 6th Street Sewer Realignment - \$27,500
- 6th Street Pedestrian Safety and Parking Improvements - \$60,536
- North Avenue Accessibility Improvements - \$25,000

2013 Program Year - All Projects Underway unless otherwise noted

- CDBG Program Administration - \$40,000
- St. Mary's Foster Grandparent Program - \$10,000
- St. Mary's Senior Companion Program - \$12,000
- Marillac Clinic Homeless Services - \$10,000 (completed)
- CEC Low Income Counseling Services - \$7,000
- GANG Afterschool Tutoring/Enrichment - \$4,700
- Hospice Teen Grief Program - \$9,242
- Marillac Clinic Dental Equipment - \$23,190 (completed)
- STRIVE Parenting Place Rehabilitation - \$20,000
- Head Start Facilities Security Upgrade - \$20,000
- Hilltop Opportunity Center Rehabilitation - \$86,840
- Partners Van Purchase - \$15,000 (completed)
- Nisley Neighborhood Sidewalks - \$68,707

All Consolidated Plan Objectives will be monitored and reported to the US Department of Housing and Urban Development (HUD) by their outcomes. This outcome and performance based measurement includes 1) availability/accessibility; 2) affordability; and 3) sustainability, promoting livable and viable communities.

Though the competition for CDBG funds has continually increased since program inception and the amount of annual CDBG funds continues to decrease, the City will continue to make an effort to balance disbursement of these funds between the various needs of the community over the course of the five-year Consolidated Plan.

#### **4. Summary of Citizen Participation Process and consultation process**

The City adopted a Citizen Participation Plan in 2011 to describe citizen involvement in the 5-Year Consolidated Plan and Annual Action Plans. The City's Economic Development and Sustainability Division, as lead agency for the Consolidated Plan and Action Plan, has invited human service agencies and citizen involvement and the findings and needs identified by those who serve and work with the low/moderate income populations are the basis of the Plan. The City has met the requirements of the Citizens Participation Plan by publishing public notices and holding public meetings.

A meeting was held in February 2014 to inform and receive input from the public. Invitations were mailed to over 85 citizens and human service providers throughout the area. Additionally, an advertisement was placed in the *Daily Sentinel* inviting citizens to participate. Efforts to broaden public participation included invitations to and working with agencies that serve minority, disabled and special needs populations regarding CDBG applications for funding. These agencies include the Latin-Anglo Alliance, Riverside Educational Center, Head Start, the Center for Independence, STRIVE, Hilltop Community Resources, Audio Information Network, Foster Grandparents, Gray Gourmet, and the Senior Companion program. Of these, applications were received from Hilltop, Riverside, Foster Grandparents, Senior Companions and the Center for Independence. In total, the City received twenty-four requests for CDBG funding that totaled \$1,191,206.

On May 21, 2014 a public hearing before City Council was conducted to discuss projects and determine funding for the 2014 Program Year. On June 18, 2014 City Council conducted a public hearing to seek public comment and consider adoption of the 2014 One Year Annual Action Plan. The City of Grand Junction will, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities to participate in City Council meetings but none were requested for either the May 21 or June 18, 2014 public meetings.

A 30-day public review period occurred from June 4 to July 7, 2014. The Annual Action Plan was available in the City Economic Development and Sustainability office, the City Clerks office and the City's web site. A note in Spanish language was included on the cover page that the office of Economic Development and Sustainability should be contacted if someone requested the document in the Spanish language. Google Translate is also available on the City's website for any document or information that appears on the web site. The City also has phone translation services available as requested.

Legal notices for both public meetings were placed in the local newspaper (Appendix B). The notices were provided in both English and Spanish. In addition, the legal notice for the Annual Action Plan public hearing included a statement regarding the location of the public hearing. City Hall is accessible to people with disabilities. The City of Grand Junction will, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities to participate in City Council meetings. If you are planning to attend the public meeting and require special assistance, please notify the City Clerk office at 970-244-1509 at least one day in advance to the meeting. TDD access available through Colorado Relay at 711.☐

**5. Summary of public comments**

The opportunities for public input described above comply with the City's CDBG Citizen Participation Plan.

**6. Summary of comments or views not accepted and the reasons for not accepting them**

To be inserted at conclusion of public comment period.

**7. Summary**

Refer to Summary of Public Comments in 5. above.

## Lead and Responsible Agencies

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	City of Grand Junction	Economic Development and Sustainability Division

Table 1 – Responsible Agencies

The City's CDBG Consolidated Plan is done every five years, along with the *Analysis of Impediments to Fair Housing* study. Both of these reports were completed and adopted in 2011. Grand Junction will carry out its Consolidated Plan through a combination of public, private, and non-profit organizations that specialize in serving the identified needs of this plan and other needs of the low and moderate income residents of Grand Junction. Highly effective non-profit organizations deliver a wide array of services to Grand Junction citizens. The City depends upon these private agencies to meet the needs of the low and moderate income population. The Economic Development and Sustainability Division will continue to administer the CDBG program by following the City's Public Participation Plan and federal regulations that govern the program. In this role, the City will disburse CDBG funds, oversee their effective use and compliance with federal regulations, submit required reports to HUD including the Consolidated Annual Performance Evaluation Report (CAPER) and maintain performance data in the Integrated Disbursement and Information System (IDIS). The City of Grand Junction will use adequate and timely techniques to ensure the community development projects are compliant with CDBG requirements. This includes continued monitoring of sub-recipients for program objectives and outcomes and compliance with federal regulations including environmental assessments and labor standards. The City uses telephone, e-mail, mail and site visits to ensure program compliance and a contact log is maintained in each activity file. Performance measures will be determined and entered into HUD IDIS. Longer term compliance is required through language in the standard CDBG Subrecipient Agreement executed between the City and each subrecipient prior to use of CDBG funds.

### Consolidated Plan Public Contact Information

City of Grand Junction

Economic Development and Sustainability Division

250 North 5th Street

Grand Junction Colorado 81501

## Community Consultation

### 1. Introduction

Development of the 2011 Consolidated Plan was a community effort, managed by the City of Grand Junction. The City held eight formal consultations with representatives of various organizations, including many of those listed below, who met in committee and special focus groups to formulate the 2011 Five-Year Consolidated Plan. The Plan committee played a major role in identifying the needs of the low and moderate income persons in the Grand Junction area. Drafts of the plan were provided to committee members and others for review and feedback. Many organizations participated in the development the Consolidated Plan and continue to participate in each Annual Action Plan and each Consolidated Annual Performance and Evaluation Report. All agencies are notified of the application process, reviewed pertinent sections of Plan, provide input and accomplishments information. After each agency, the type of organization and the sections for which they provide input are listed.

- Grand Junction Housing Authority Type: Housing Sections: Needs Assessment, Homelessness, Lead Paint, Anti-Poverty Strategy
- Housing Resources of Western Colorado Type: Housing Sections: Needs Assessment, Homelessness, Lead Paint, Anti-Poverty Strategy
- Grand Valley Catholic Outreach Type: Housing, Homeless Services Sections: All Homeless
- Mesa County Partners Type: Children Services Sections: Youth Services
- The Treehouse Center for Youth Type: Children Services Sections: Youth Services
- Center for Independence Type: Persons with Disabilities Services Sections: Non-Homeless Special Needs
- Mesa County Health Department Type: Health Agency Sections: Non-Homeless Special Needs
- Mesa County Human Services Department Type: Human Services Agency Sections: Non-Homeless Special Needs
- School District 51 Type: Education Agency Sections: Homeless Needs
- WestCap Type: Persons with HIV/AIDS Services Sections: Non-Homeless Special Needs
- St. Mary's Hospital Type: Health Agency Sections: Non-Homeless Special Needs, Homeless Needs
- Grand Junction Economic Partnership Type: Economic Development Sections: Economic Development, Anti-Poverty Strategy

- Business Incubator Center Type: Economic Development Sections: Economic Development, Anti-Poverty Strategy
- Latin Anglo Alliance Type: Minority Services Sections: Non-Homeless Special Needs, Minority
- Riverside Education Center Type: Education Services Sections: Non-Homeless Special Needs, Minority
- Mind Springs Health Type: Health Agency Sections: Non-Homeless Special Needs
- Hilltop Community Resources Type: Housing and Human Services Agency Sections: Non-Homeless Special Needs, Housing
- STRIVE Type: Persons with Disabilities Services Sections: Non-Homeless Special Needs
- HomewardBound of the Grand Valley Type: Homeless Services Sections: Homeless Needs, Continuum of Care, Anti-Poverty Strategy

### **Coordination with public and assisted housing providers and private and governmental health, mental health and service agencies**

The City of Grand Junction provides for and encourages citizen participation, especially by: very low, low and moderate income persons; persons that live in areas that CDBG funds are proposed to be used; persons living in slum and blighted areas; minority residents; residents of assisted housing; non-English speaking persons; persons with disabilities; and nonprofit agencies who are currently providing direct services to the person above. The City encourages participation through the CDBG planning process, including identification of priority needs, adoption of goals, objectives and strategies, development of the Five Year Consolidated Plan and Annual Action Plans, substantial amendments to the plans, and the Consolidated Annual Performance and Evaluation Report. In addition, the City has on-going interaction with these agencies as sub-recipients or through participation in various local organizations.

### **Coordination with the Continuum of Care Providers**

The Continuum of Care is a local system for helping people experiencing or are at imminent risk of homelessness by providing housing and services appropriate to the range of needs in the community. The most recent point in time survey was conducted in January 2014 and resulted in an estimated population of 381 shelter individuals. This does not count more than 1,000 men, women and children who "couch surf" - move from home to home each night in search of shelter. In Grand Junction, the Shelter component is served by: Community Homeless Shelter, Rescue Mission, Grand Valley Catholic Outreach (GVCO) and the Latimer House. Food and Day Services are provided by GVCO Day Center and Soup Kitchen, District 51 REACH, KidsAid program, Salvation Army Day Center and meals and food banks. The Housing component is provided by the Grand Junction Housing Authority (GJHA) Next Step program, the Phoenix Project, GVCO Permanent Supportive Housing, Karis The House and the Asset House and the Freedom House. Case Management is covered by many agencies but primarily GVCO,



GJHA and HomewardBound. The City coordinates with all of these agencies in various ways as described above.

**Consultation with the Continuum(s) of Care Providers – ESG Funds**

The City of Grand Junction does not receive ESG Funds but do provide letters of support/certification for other agencies that seek these funds, indicating that its goals are consistent with the Five Year Consolidated Plan.

## Citizen Participation Summary

Citizen participation largely occurs through the various agencies whose Board members are citizens, business leaders and civic leaders. Goals are set within each organization as to current operations and future expansion, new projects or new programs and services. In turn, those goals are often directly translated into overall goals for the community's Five Year Consolidated Plan. Refer to the table below.

### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>The public meeting was advertised in the newspaper and on the City's website.</p> <p>Individual invitations to over 65 agencies were individually emailed or mailed. 22 people were in attendance at the meeting.</p>	<p>CDBG administration staff provided information about the 2014 Program Year grant process and those in attendance asked questions about the application, the funding available, HUD regulations and potential activities.</p>		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	Two public hearings were held for adoption of the 2014 Annual Action Plan - May 21 and June 18, 2014. The hearings were advertised in the newspaper in both English and Spanish as well as on the internet. Those that participated in the application process were given individual invitations to attend.			

Table 2 – Citizen Participation Outreach

## Expected Resources

The City of Grand Junction has received notice from HUD that its entitlement allocation of CDBG funds for the 2014 Program Year will be \$376,349. In addition, the City has \$51,898.97 remaining of unexpended funds from previous program years that was allocated along with the 2014 funds.

### Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	376,349	0	51,899	428,248	700,000	

Table 3 - Expected Resources – Priority Table

### Additional Resources Leveraged

The Federal funds will leverage a total of \$921,088 in additional resources for the projects that have been funded for the 2014 Program Year. The City of Grand Junction does not require matching funds.

### Publically owned property within the jurisdiction that may be used to address the needs identified in the plan

Public right-of-way for streets will be used to be able construct curb, gutter and sidewalk in low and moderate income neighborhoods.

## Annual Goals and Objectives

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Suitable Living Environment - Non-Housing	2011	2015	Non-Housing Community Development	Census Tracts	Non-Housing Community Development Infrastructure Special Needs Populations and Other Human Services Homeless	CDBG: \$244,582	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10500 Persons Assisted
2	Suitable Living Environment - Homeless	2011	2015	Homeless	Census Tracts	Homeless	CDBG: \$1,500	Homeless Person Overnight Shelter: 1200 Persons Assisted
3	Decent Affordable Housing	2011	2015	Affordable Housing Homeless Non-Homeless Special Needs	Census Tracts	Increase the Inventory of Affordable Housing Units	CDBG: \$50,000	Rental units rehabilitated: 72 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Suitable Living Env - Sp Needs/Human Svcs/Youth	2011	2015	Non-Homeless Special Needs	Census Tracts	Special Needs Populations and Other Human Services	CDBG: \$89,166	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 17250 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted

Table 4 – Goals Summary<TYPE=[text] REPORT\_GUID=[9B4786E64DDAC839A8E119B13CB7DB46]>

### Goal Descriptions

1	<b>Goal Name</b>	Suitable Living Environment - Non-Housing
	<b>Goal Description</b>	Infrastructure and facilities
2	<b>Goal Name</b>	Suitable Living Environment - Homeless
	<b>Goal Description</b>	Shelter and services for homeless population
3	<b>Goal Name</b>	Decent Affordable Housing
	<b>Goal Description</b>	Housing provided to low and moderate income individuals and families
4	<b>Goal Name</b>	Suitable Living Env - Sp Needs/Human Svcs/Youth
	<b>Goal Description</b>	Human services to special needs/presumed benefit populations

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):** The City does not provide affordable housing.

## 2014 Program Year Projects

The purpose of the Program Year Action Plan is to identify One-Year Strategies for each of the Objectives set in the Five-Year Consolidated Plan. The Consolidated Plan strategies are accomplished by utilizing a variety of resources including the annual allocation of CDBG funds. For each program year, a new one-year action plan is completed and adopted as part of the Five-Year Consolidated Plan. On May 21, 2014 the Grand Junction City Council approved 2014 CDBG funding requests totaling \$428,248 for twelve projects which will be made a part of the 2014 Action Plan. The total amount is based on the City's allocation for the 2014 Program Year and remaining funds from previous program years.

	Project Name
1	Program Administration
2	St Mary's Hospital Senior Companion Program
3	Counseling and Education Center (CEC) Low Income Counseling Services
4	Hilltop Community Resources Latimer House
5	Marillac Clinic Remodel
6	Mind Springs Health Hospital Improvements
7	Salvation Army Kitchen Remodel
8	Hope West Hopes House
9	GJHA Walnut Park Apartments Rehabilitation
10	Homeless Shelter Energy Improvements
11	Nisley Elementary Neighborhood Pedestrian Improvements
12	Dos Rios Elementary Neighborhood Pedestrian Improvements

Table 5 – Project Information

### Rationale for the priorities for allocating investments geographically

All funds are expended within the City limits or are directed to services and public improvements for city residents. The City of Grand Junction does not limit the use of CDBG funds to any specific geographical location within the City. Nor does the City of Grand Junction limit the use of CDBG funds



to any specific groups based on race, minority or ethnic concentration. All funds will be used to serve persons with low to moderate income who live within the Grand Junction city limits. CDBG allocation priorities are based on need, income level of persons to be served and whether or not a proposed activity meets one of the national objectives and the City's objectives outline in the Five-Year Consolidated Plan. All CDBG funds received from HUD during the 2011-2015 timeframe will be used to address at least one of the priority need categories outlined in the Five-Year Consolidated Plan.

Allocation of investments must be within the City limits and, as applicable, in areas of low to moderate income households are more prevalent in the central and east/southeast parts of the city (refer to Figure 1). Areas of racial/minority concentration are more prevalent in the central and eastern parts of the city (refer to Figure 2). Refer to Figure 3 for Program Year 2014 project locations.

### Program Year 2014 Projects Summary

<b>1</b>	<b>Project Name</b>	Program Administration
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Suitable Living Environment - Non-Housing Decent Affordable Housing Suitable Living Environment - Homeless Suitable Living Environment – Special Needs/Human Services/Youth
	<b>Needs Addressed</b>	Non-Housing Community Development Infrastructure Special Needs Populations and Other Human Services Economic Development and Childcare Increase the Inventory of Affordable Housing Units Homeless
	<b>Funding</b>	CDBG: \$4,300,000
	<b>Description</b>	CDBG funds will be used towards subrecipient oversight, staff salary and training, public participation, fair housing activities and general program administration for the 2014 Program Year.
	<b>Target Date</b>	8/31/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NA
	<b>Location Description</b>	NA

	<b>Planned Activities</b>	CDBG funds will be used for subrecipient oversight, staff salary and training, public participation, fair housing activities and general program administration for the 2014 Program Year.
<b>2</b>	<b>Project Name</b>	St Marys Hospital Senior Companion Program
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Suitable Living Environment - Special Needs/Human Services/Youth
	<b>Needs Addressed</b>	Special Needs Populations and Other Human Services
	<b>Funding</b>	CDBG: \$1,000,000
	<b>Description</b>	The Senior Companion Program enables low to moderate income active seniors to assist other low income frail, elderly persons so that these persons can continue to live at home rather than in an assisted living facility. CDBG funds will be used to reimburse volunteers for mileage expenses incurred for traveling to and from their clients' homes and for travel to provide other services to the clients. Additional funding in the amount of \$239,670 has been leveraged from other sources for this program.
	<b>Target Date</b>	12/31/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	38 - 3 new senior volunteers and 35 more clients in the Senior Companion Program
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	Reimburse volunteers for gas and mileage to travel to/from client homes and assist elderly with services that help keep elderly in their homes.
<b>3</b>	<b>Project Name</b>	Counseling and Education Center (CEC) Low Income Counseling Services
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Suitable Living Environment - Special Needs/Human Services/Youth
	<b>Needs Addressed</b>	Special Needs Populations and Other Human Services
	<b>Funding</b>	CDBG: \$300,000

	<b>Description</b>	This program provides counseling services for low income citizens. CDBG funds will be used to help pay for 103 more counseling sessions for an estimated 26 clients. The number of persons served is directly related to the amount of funding received. In 2013, CEC served 417 low income clients with 3,224 hours of counseling and expects to provide services to about the same number of low income clients but with 3,400 hours of counseling in the next year.
	<b>Target Date</b>	12/31/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	103 additional counseling sessions for 26 clients
	<b>Location Description</b>	2708 Patterson Road Grand Junction CO
	<b>Planned Activities</b>	Counseling services
4	<b>Project Name</b>	Hilltop Community Resources Latimer House
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Suitable Living Environment - Special Needs/Human Services/Youth
	<b>Needs Addressed</b>	Special Needs Populations and Other Human Services
	<b>Funding</b>	CDBG: \$10,320
	<b>Description</b>	Hilltop operates the Latimer House which serves as an emergency shelter to help people who experience domestic violence and sexual assault move from crises to confidence. The Latimer House provides shelter as well as case management, advocacy, individual and group counseling, children's services, transitional housing, 24-hour crisis line and community outreach and education. CDBG funding will be used to expand services at the Latimer House including an increase in the number of children's groups per week and an increase in community outreach activities.
	<b>Target Date</b>	12/31/2015

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	500 individuals including children
	<b>Location Description</b>	1003 Main Street Grand Junction CO
	<b>Planned Activities</b>	Expand services at the Latimer House including an increase in the number of children's groups per week and an increase in community outreach activities.
5	<b>Project Name</b>	Marillac Clinic Remodel
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Suitable Living Environment - Non-Housing
	<b>Needs Addressed</b>	Non-Housing Community Development Infrastructure Special Needs Populations and Other Human Services
	<b>Funding</b>	CDBG: \$60,000
	<b>Description</b>	Marillac Clinic serves low and moderate income, uninsured and underinsured individuals and families who pay a portion of the cost of medical and dental services. Funding is requested to remodel the interior of the clinic to improve the client lobby and the administration space.
	<b>Target Date</b>	12/31/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	8,000 individuals including children
	<b>Location Description</b>	2333 North 7th Street Grand Junction CO
	<b>Planned Activities</b>	Remodel the interior of the clinic to improve the client lobby and the administration space.
6	<b>Project Name</b>	Mind Springs Health Hospital Improvements
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Suitable Living Environment - Non-Housing

	<b>Needs Addressed</b>	Non-Housing Community Development Infrastructure Special Needs Populations and Other Human Services
	<b>Funding</b>	CDBG: \$31,164
	<b>Description</b>	Mind Springs Health provides mental health and substance abuse services. CDBG funding will be used to purchase new, specialized room furnishings for the 32-bed hospital for inpatient psychiatric services.
	<b>Target Date</b>	12/31/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	50 adult clients
	<b>Location Description</b>	515 28-3/4 Road Grand Junction CO
	<b>Planned Activities</b>	Purchase new, specialized room furnishings for the 32-bed hospital for inpatient psychiatric services.
<b>7</b>	<b>Project Name</b>	Salvation Army Kitchen Remodel
	<b>Target Area</b>	City-side
	<b>Goals Supported</b>	Suitable Living Environment - Non-Housing Suitable Living Environment - Homeless Suitable Living Environment - Special Needs/Human Services/Youth
	<b>Needs Addressed</b>	Non-Housing Community Development Infrastructure Special Needs Populations and Other Human Services Homeless
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	The Salvation Army operates a kitchen at its facility located at 1235 North 4th Street for its feeding programs that are expected to expand by 30% in the coming year. CDBG funds will be used to remodel and improve the kitchen including purchase and completion of a walk-in refrigerator, weather enclosure and commercial-scale kitchen equipment.
	<b>Target Date</b>	12/31/2015

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	16,500 individuals including children
	<b>Location Description</b>	1235 North 4th Street Grand Junction CO
	<b>Planned Activities</b>	Remodel and improve the kitchen including purchase and completion of a walk-in refrigerator, weather enclosure and commercial-scale kitchen equipment.
<b>8</b>	<b>Project Name</b>	Hope West Hopes House
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Suitable Living Environment - Non-Housing Suitable Living Environment - Special Needs/Human Services/Youth
	<b>Needs Addressed</b>	Special Needs Populations and Other Human Services
	<b>Funding</b>	CDBG: \$9,682
	<b>Description</b>	Hope West (formerly Hospice) operates the HopeWest Kids Child and Teen Grief Programs which plans to expand to a two-story residence at 3045 N. 13th Street that is owned by HopeWest and is adjacent to the main campus. CDBG will be used to remodel the house for the proposed new use.
	<b>Target Date</b>	12/31/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	700 youth
	<b>Location Description</b>	3045 North 13th Street Grand Junction CO
	<b>Planned Activities</b>	Expand an existing two-story residence at 3045 N. 13th Street that is owned by HopeWest and is adjacent to the main campus to be used as a center for child and teen grief programs. CDBG will be used to remodel the house for the proposed new use.
<b>9</b>	<b>Project Name</b>	GJHA Walnut Park Apartments Rehabilitation

	<b>Target Area</b>	Census Tracts/City-wide clientele benefit
	<b>Goals Supported</b>	Decent Affordable Housing
	<b>Needs Addressed</b>	Increase the Inventory of Affordable Housing Units
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	The Grand Junction Housing Authority owns and manages the 90-unit Walnut Park Apartments located at 2236 North 17th Street which provides housing for elderly and disabled persons. CDBG funds will be used to repair roofs and purchase and install new evaporative coolers in the 78 older units (constructed in 1970s) in the complex.
	<b>Target Date</b>	12/31/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	78 elderly or disabled persons
	<b>Location Description</b>	2236 North 17th Street Grand Junction CO
	<b>Planned Activities</b>	Repair roofs and purchase and install new evaporative coolers in the 78 older units (constructed in 1970s) in the complex.
<b>10</b>	<b>Project Name</b>	Homeless Shelter Energy Improvements
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Suitable Living Environment - Homeless
	<b>Needs Addressed</b>	Non-Housing Community Development Infrastructure Homeless
	<b>Funding</b>	CDBG: \$1,500
	<b>Description</b>	HomewardBound of the Grand Valley (HBGV) provides year-round overnight emergency shelter for up to 160 individuals nightly. CDBG funds will be used to improve energy efficiency of the existing shelter through replacement of the front door and windows and installing three new rooftop HVAC units.



	<b>Target Date</b>	12/31/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1100 persons, including families and children
	<b>Location Description</b>	2853 North Avenue Grand Junction CO
	<b>Planned Activities</b>	Improve energy efficiency of the existing shelter through replacement of the front door and windows and installing three new rooftop HVAC units.
1 1	<b>Project Name</b>	Nisley Elementary Neighborhood Pedestrian Improvements
	<b>Target Area</b>	Census Tracts
	<b>Goals Supported</b>	Suitable Living Environment - Non-Housing
	<b>Needs Addressed</b>	Non-Housing Community Development Infrastructure
	<b>Funding</b>	CDBG: \$123,777
	<b>Description</b>	There are no busses that serve Nisley Elementary School, thus all students must walk or bicycle to school or find alternate transportation. There are segments of both Orchard Avenue and 28 3/4 Road that are primary walking routes to the school that do not have sidewalks along them and present a safety concern in the neighborhood. This project will utilize \$123,777 in CDBG funds to construct approximately 1,065 linear feet of curb, gutter and sidewalk along the south side of Orchard Avenue and the east side of 28 3/4 Road near the school.
	<b>Target Date</b>	12/31/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	4000 persons
	<b>Location Description</b>	Nisley Elementary School attendance area - Orchard Avenue and 28-3/4 Road Grand Junction CO

	<b>Planned Activities</b>	construct 715 linear feet of curb, gutter and sidewalk along the south side of Orchard Avenue and 350 linear feet of curb, gutter and sidewalk along the west side of 28-3/4 Road
1 2	<b>Project Name</b>	Dos Rios Elementary Neighborhood Pedestrian Improvements
	<b>Target Area</b>	Census Tracts
	<b>Goals Supported</b>	Suitable Living Environment - Non-Housing
	<b>Needs Addressed</b>	Non-Housing Community Development Infrastructure
	<b>Funding</b>	CDBG: \$129,512
	<b>Description</b>	There is currently no curb, gutter and sidewalk on either side of B-1/2 Road between approximately 27 Road and the Highway 50 frontage road on Orchard Mesa. This segment is a walking route for students attending Dos Rios Elementary School but it also will eventually create a pedestrian connection between this neighborhood and the Orchard Mesa City Market shopping area when a portion of the B-1/2 Road overpass is converted to provide a pedestrian crossing of Highway 50. CDBG funds will be used to construct 1,420 linear feet of curb, gutter and sidewalk along the south side of B-1/2 Road which is the more heavily travelled side of the street for pedestrians walking to and from the school because of the adjacent 127-unit manufactured housing development.
	<b>Target Date</b>	12/31/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	5400 persons
	<b>Location Description</b>	Dos Rios Elementary attendance area - 27-1/2 Road and B-1/2 Road Grand Junction CO
	<b>Planned Activities</b>	Construct 1,420 linear feet of curb, gutter and sidewalk along the south side of B-1/2 Road

## **Affordable Housing**

### **Housing Needs**

Population growth in Grand Junction has significantly exceeded growth in the number of affordable housing units. The median sales price in Mesa County of an existing single family home is \$169,900 (Trulia Real Estate Overview) which is a 2.4% decrease over the median sales price one year ago. According to the State of Colorado Department of Local Affairs, the average rental rate for the Grand Junction market area is \$578 with a vacancy rate of 7.8% for the third quarter of 2013.

Currently, Mesa County is experiencing a relatively high unemployment rate at 9.1 percent. With very little job growth, Mesa County agencies are experiencing an overwhelming need for their services. As of December 1, 2013, the Grand Junction Housing Authority (GJHA) has closed its waiting list. Mesa County Valley School District 51 reports approximately 300 children were considered homeless this school year.

### **Specific Housing Objectives**

The *Grand Valley Housing Strategy* was released in April 2009. The study is the product of a public-private initiative to create long-term, sustainable solutions for housing challenges in the Grand Valley. Grand Valley jurisdictions, in partnership with private and non-profit entities, are seeking to address barriers to housing investment, while also capitalizing on market opportunities and attending to product voids through development of a comprehensive housing strategy. The recommendations of the *Strategy* are to:

Improve the process for developing housing projects

- Provide community outreach
- Maximize public and non-profit resources to leverage private investment
- Focus, monitor and adjust the strategy over time as conditions change

### **Non-Homeless Special Needs Housing**

Due to the fact that Grand Junction is the largest community on Colorado's Western Slope and Eastern Utah, medical and other special needs services are provided here that are not available in smaller communities. As a consequence, the percentage of the special needs population in Grand Junction is higher than surrounding communities at approximately 12 percent of the total population. The ability of persons with chronic mental illness, physical and developmental disabilities, and HIV/AIDS to compete in the housing market for appropriate housing at an affordable price is limited in many cases by their lack of income and also by their need for special housing accommodations.

The City of Grand Junction will be funding the Senior Companion program that facilitates keeping frail and elderly persons in their homes and in an independent living situation. 2014 CDBG funds will also be

expended on upgrades to 78 units that are owned and operated by the Grand Junction Housing Authority and are occupied by elderly and disabled persons. In addition, the City is supportive of human service agencies in the community that provide housing and services to non-homeless special needs populations and regularly provides letters of support and consistency with the Consolidated Plan when they apply for outside funding, including other HUD grants.

**Housing Opportunities for People with AIDS**

No CDBG funds are being allocated for HOPWA in the 2013 Program Year. WestCAP will continue to be the local agency receiving HOPWA funding through DenverCAP and will continue to serve this population with existing programs. All HOPWA goals and programs are reported through DenverCAP.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	150
Non-Homeless	4,000
Special-Needs	70
Total	4,220

**Table 6 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	700
The Production of New Units	40
Rehab of Existing Units	300
Acquisition of Existing Units	0
Total	1,040

**Table 7 - One Year Goals for Affordable Housing by Support Type**

**Discussion**

The City of Grand Junction has no public housing. The Grand Junction Housing Authority has 30 units of public housing which is addressed in the Five-Year Consolidated Plan. The City will not be spending any CDBG funds on public housing in the 2014 Program Year but will continue to support the housing entities in the community in their pursuit of other funding sources. Early implementation steps of the *Grand Valley Housing Strategy* occurred during the 2010 Program Year through the City’s support of infrastructure costs for a housing project that added 12 new affordable living units for elderly, disabled

seniors. In 2011, CDBG funds were also used towards the rehabilitation of a 27-unit apartment complex owned and operated by the Grand Junction Housing Authority. There were no applications for new housing in the 2012 or 2013 Program Year but the City has provided support for the Grand Junction Housing Authority's Village Park development which recently opened with 72-low and moderate income units. CDBG Program Year 2006 funds were used to facilitate acquisition of the Village Park property. The City will allocate funds to the Grand Junction Housing Authority in the 2014 Program Year to upgrade 78 units in the Walnut Park Apartment complex that are occupied by elderly and disabled persons.

## **Public Housing**

The City of Grand Junction has no public housing but participated in the *Grand Valley Housing Strategy* study. The *Housing Strategy* includes a thorough assessment of local market conditions, a detailed forecast of current and future demand across the spectrum of housing needs and a detailed roadmap for collaborative efforts to address the market needs.

### **Actions planned during the next year to address the needs to public housing**

NA

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

NA

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

NA

## **Discussion**

NA

## **Homeless and Other Special Needs Activities**

### **Introduction**

Homelessness presents a growing challenge to Grand Junction. The combination of low local wages, high unemployment rate and rising housing costs is making a growing percentage of the general population vulnerable to loss of housing, and making it much more difficult for the homeless to work their way off of the streets. In addition, the high percentage of individuals and families without health insurance benefits makes many households vulnerable to housing loss in the event of an expensive major illness.

Prior to 2000, local data collection about the homeless had been primarily anecdotal and informal, as there had not been a coordinated community effort to build local demographic statistics. Although it is very difficult to accurately determine the number of homeless, the Grand Junction community has regularly attempted to provide a count since 2000. The most recent point in time survey was conducted in January 2014 and resulted in an estimated population of 381 sheltered homeless persons. Local groups believe that the actual number of homeless in Grand Junction is greater because the survey did not include “couch surfers” or those who found a hotel or place to stay. The results show that 11% of the homeless are under 18, while 24% are under 25. Nearly half of the individuals who took the survey said they have some sort of disability, with chronic physical illness being the most common.

Through development of the Consolidated Plan, the community identified needs in the following community development areas: Transportation, Medical Services, Child Care and Youth. The high priority non-housing community development need addressed in the Community Development Needs table include a homeless facility for youth, a homeless facility for families and the need for child care services. In the past 5 years, the City funded the Riverside Task Force and the Riverside Educational Center for projects related to child education and day care needs and funds have been allocated several years for the Foster Grandparent Program which serves early and elementary-aged children with special programs at various child care and education locations.

### **Assessing Individual Needs of Homeless**

The City will only receive CDBG funds that could be used to address homeless needs and to prevent homelessness. For the 2014 Program Year Action Plan, funds will be allocated to HomewardBound for repairs to the community homeless shelter. In addition, other 2014 projects will address homeless persons as a portion of the clients served by several organizations including Counseling and Education Center, Latimer House, Marillac Clinic, Minds Springs Health and Salvation Army.

In addition, the City of Grand Junction is supportive of the community’s homeless providers. The Colorado Coalition for the Homeless is responsible for the Balance of State Continuum of Care (CoC) for the Grand Junction Community. Grand Valley Catholic Outreach opened a 23-unit apartment complex in 2008 that is used for permanent housing for the homeless and completed a similar project for 16 units for homeless veterans in late 2011. GVCO is currently building a third such housing complex that

will ultimately provide 24 more apartments that will be available as permanent housing for currently homeless individuals. The City assisted with this projects through development fee relief and general funds. As these projects are completed, they are reported through the MHIS system by the Colorado Coalition for the Homeless as part of the 10-year plan to end chronic homelessness. Obstacles include lack of sufficient CDBG funding to help fund these and other needed projects that help the homeless population of Grand Junction.

The City will also continue to support the various homeless providers with letters of support and letters of consistency with the Consolidated Plan as they compete for and request outside funding including other federal and state grants for homeless activities including prevention.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The Grand Valley Coalition for the Homeless will continue to study the results of the latest survey so they can find the best way to solve the homeless problem. The Coalition has identified that the priority homeless needs are for an emergency shelter, transitional housing, case management, and housing placement for individuals and families. The Continuum of Care Plan, completed in the summer of 2001 by the Coalition, is still being used and implemented. It is intended to provide a continuous network of housing and service support for persons working to permanently leave the streets.

### **Helping homeless persons make the transition to permanent housing and independent living**

The community homeless shelter recently developed a new strategy that re-examines its role in the continuum of care that will focus attention on the shelter as a beginning rather than an end on moving individuals and families on a path from homelessness to self-sustainability in housing and employment. HomewardBound is working with many other local agencies to coordinate services provided to transition homeless individuals and families to permanent housing and independent living. 2012 CDBG funds were used to help HomewardBound purchase a property for construction of a new family center to house these services.

### **Helping low-income individuals and families avoid becoming homeless**

Local agencies in the community have their own discharge coordination policies. For example, Homeward Bound has policies in place to accommodate most people who are released from publicly funded institutions. The Grand Junction Community Homeless Shelter is available so that no one needs to be discharged to the streets. This would include persons discharged from correctional facilities, foster care, mental health facilities and health care facilities. For the vast majority of the persons in this situation, the Grand Junction Community Homeless Shelter is a viable alternative to sleeping on the streets. For those discharged from health care facilities with need for follow-up care or a recuperation period, there is a policy allowing limited daytime shelter at the Grand Junction Community Homeless Shelter during periods of recovery. Other alternatives to homelessness for this population in Mesa County include the Freedom House, for formerly incarcerated persons, and the Rescue Mission.

### **Other Special Needs Activities**

Through development of the Consolidated Plan, the community identified needs in the following community development areas: Transportation, Medical Services, Child Care and Youth. The high priority non-housing community development need addressed in the Community Development Needs table include a homeless facility for youth, a homeless facility for families and the need for child care services. In the past 5 years, the City funded the Riverside Task Force and the Riverside Educational Center for projects related to child education and day care needs and funds have been allocated several years for the Foster Grandparent Program which serves early and elementary-aged children with special programs at various child care and education locations.

In addition, the City of Grand Junction also supports homeless facilities and a variety of community services and programs, many of which are eligible for CDBG funding. Such projects funded for the 2014 Program Year are:

- Hilltop Latimer House
- Marillac Clinic Remodel
- Mind Springs Health Hospital Improvements
- Salvation Army Kitchen Remodel
- Hope West Hopes House
- Counseling and Education Center Counseling Services



## **Barriers to affordable housing**

### **Introduction**

The City of Grand Junction prepared a new (2011) Analysis of Impediments to Fair Housing Choice (AI) during the 2010 Program Year and identified several impediments from the previous (2006) AI that still exist as well as several new impediments. Each year, the City's Consolidated Annual Performance and Evaluation Report (CAPER) details progress made on these concerns in areas of both affordable housing and fair housing activities.

In addition, the City continues to work with the Fair Housing and Equal Opportunity (FHEO) office to strengthen the alignment between funded activities and its fair housing activities and continue to improve the distinction between barriers to affordable housing and impediments to fair housing.

### **Actions planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing**

The City continues to work with the Fair Housing and Equal Opportunity (FHEO) office to strengthen the alignment between funded activities and its fair housing activities and continue to improve the distinction between barriers to affordable housing and impediments to fair housing.

- Approximately \$4,000 Administration resources will be used to improve information available to citizens regarding fair housing issues through staff time, staff resources, training and in-kind contributions by housing and other agencies pertinent to furthering fair housing in Grand Junction.
- The Grand Junction Housing Authority will improve 78 units of low to moderate income apartment units that are occupied by elderly and disabled persons with 2014 CDBG funds.
- Grand Valley Catholic Outreach will construct 24 new housing units to be occupied by homeless veterans. While 2014 CDBG funds are not being utilized on the project, the City has committed general funds to the project to help increase the number of affordable units in the community.
- The City will continue implementation of its Comprehensive Plan and updated Zoning and Development Code that help remove impediments/barriers including enhanced neighborhood input, improved development flexibility to create a variety of housing options, and a streamlined development review process.
- 2014 CDBG-funded human services activities that will improve the self-sufficiency of special needs persons: Senior Companion Program, Counseling and Education Center and Hilltop Latimer House.
- 2014 CDBG-funded capital improvements that improve facilities and agencies that serve low

and moderate income individuals, families, youth and homeless and help them attain fair and affordable housing thereby may impact housing choice for these Grand Junction residents: Marillac Clinic remodel, West Springs Hospital improvements, Salvation Army kitchen remodel, Hope West Hopes House, and Community Homeless Shelter energy improvements.

- The local transit system will continue to expanded its operating hours and routes to be more available to persons using the bus to travel to locations for training/education opportunities, employment and services and at various times of the day.
- The City will continue to work with the Grand Junction Economic Partnership (GJEP), the Business Incubator, the Downtown Development Authority and the Chamber of Commerce to promote opportunities to develop new businesses or expand existing ones and to improve wage levels in the Grand Junction area. The City recently established the Economic Development and Sustainability Division that will work with these partners and adopted an economic development plan to further economic development in the community.

## **Other Actions**

### **Actions planned to address obstacles to meeting underserved needs**

Obstacles to meeting underserved needs include, but are not limited to:

- The decrease in financial support available to the local government and local organizations to address identified needs.
- The number of foreclosures within the community caused by job loss and other factors, increasing the number of households in need of housing and other services.
- The disparity of wage level and housing costs, increasing poverty, increasing unemployment and an aging population demanding more services.

### **Actions planned to foster and maintain affordable housing**

Refer to the Affordable Housing section of this report.

### **Actions planned to reduce lead-based paint hazards**

The City of Grand Junction estimates that 10,000 housing units in Grand Junction were constructed prior to 1978 and that a high percentage of these homes may contain lead-based paint. While it is not known the number of the homes containing lead-based paint that are occupied by low- to moderate-income residents, it is known that older homes are typically more affordable and that a high percentage of these older housing units are occupied by low- and moderate-income persons.

All activities funded with CDBG dollars through the City of Grand Junction must comply with federal

regulations concerning lead-based paint. Lead-based paint reduction regulations are incorporated into all legal agreements between the City and grant sub-recipients. Any residential units or facilities constructed prior to 1978 involved in a CDBG activity must undergo a lead-based paint evaluation by a certified inspector. Any CDBG-funded rehabilitation or demolition activities must comply with lead-safe regulations and mitigation practices.

The number of cases of children with elevated levels of lead in their blood has dropped significantly over the last decade. In a 4-year period between 1996 and 1999 there were 165 children tested in Mesa County and eleven were at levels greater than 10ug/dL. During 2008-2009, only 3 children tested at levels above 10ug/dL per 2008 guidelines. Two of those tested were due to contact with contaminated soil. The State of Colorado no longer supports a significant lead-based paint testing program state-wide. Thus, Mesa County Health Department does not proactively tests persons unless there is reason to believe that a person has been exposed to lead.

### **Actions to be Taken**

- 1) Housing Resources of Western Colorado and the Grand Junction Housing Authority will continue to meet the requirements of the Federal Rule.
- 2) The City of Grand Junction will investigate, identify, coordinate and/or support additional efforts to address this potential health hazard. This includes complying with the Federal Rule as it applies to the expenditure of CDBG funds on the 2014 activities to which it applies.
- 3) The Grand Junction Housing Authority will continue to provide information to residents concerning potential hazards of lead-based paint.

### **Actions planned to reduce the number of poverty-level families**

The Anti-Poverty Strategy is an effort to reduce the number of people earning low- to moderate-income wages and at risk of homelessness. This Strategy, described in the 2011 Five-Year Consolidated Plan, outlines community activities to:

- Collect data regarding poverty levels and local demographics to better identify the problem and monitor trends;
- Focus on a continuum of prevention and intervention strategies/activities by age group to prevent/deter persons from entering poverty situations;
- Encourage efforts to raise earned income levels;
- Maintain a strong diversified economic base;
- Increase the employability of recipients of public benefits;
- Attract higher paying employers to Grand Junction;

- Increase access to employment through expansion of the service area and hours of operation of the public transportation system and through the availability of responsible affordable childcare;
- Foster increased household stability through educational programs, drug and alcohol rehabilitation programs, and services to persons with special needs;
- Support efforts to reduce the possibility of catastrophic expense through the provision of essential healthcare to the uninsured and the availability of effective public transportation to reduce the dependence of low-income persons on private automobiles and their associated costs.
- Focus affordable housing development near employment centers.

Actions to be taken during the 2013 Program Year to reduce the number of poverty level families include the following:

a) Collect data regarding poverty levels and local demographics to better identify the problem and monitor trends including the following:

- Point in Time Homeless Survey
- Mesa County Human Services data
- School District 51 data including Free and Reduced Lunch statistics
- Grand Junction Housing Authority depth of poverty data

b) Continue Work on an Anti-Poverty Coalition

- Economic Development Partners and other stakeholders continue to work on issues and forming an Anti-Poverty Coalition. The Coalition would ultimately be responsible for implementing the Community's Anti-Poverty Strategy. Currently, a number of agencies and groups provide programs and services that improve poverty status including the Grand Valley Catholic Outreach, the Red Cross and the Grand Valley Interfaith Network.

## Program Specific Requirements

### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

**RESOLUTION NO. \_\_-14**

**A RESOLUTION ADOPTING THE 2014 PROGRAM YEAR ACTION PLAN AS A PART OF THE CITY OF GRAND JUNCTION FIVE-YEAR CONSOLIDATED PLAN FOR THE GRAND JUNCTION COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM**

RECITALS.

WHEREAS, the City of Grand Junction was designated as an Entitlement Community by the U.S. Department of Housing and Urban Development in 1996;

WHEREAS, this designation entitles Grand Junction to an annual grant of funds under the CDBG Program;

WHEREAS, to be eligible for funding, the City of Grand Junction must submit an annual Program Year Action Plan to be adopted as part of the City's Five-Year Consolidated Plan which serves as a federally-required planning document that guides community development efforts in Grand Junction;

WHEREAS, the primary objective of the City's Consolidated Plan and CDBG Program is the development of viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income;

WHEREAS, the planning process in developing the 2014 Program Year Action Plan included an emphasis on Citizen Participation and interagency involvement;

WHEREAS, the Five-Year Consolidated Plan included a process of setting local priority needs and objectives through a coordinated effort with non-profit and government agencies in the community that serve the low income and special needs populations; and

WHEREAS, the Five-Year Consolidated Plan established a strategic plan that addresses the priority needs, goals and strategies identified by the community that will be undertaken between 2011 and 2016.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO that the CDBG 2014 Program Year Annual Action Plan, as a part of the 2011-2016 Five-Year Consolidated Plan is hereby adopted.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

ATTEST:

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

\_\_\_\_\_  
President of City Council

CITY COUNCIL MEETING

CITIZEN PRESENTATION

Date: 6/18/14

Citizen's Name: Druce Lohmiller

Address: 445 Chipeta Avenue #25

Phone Number: \_\_\_\_\_

Subject: Wittman Park + 100,000+ homes (60 minutes)

*Please include your address, zip code and telephone number. They are helpful when we try to contact you in response to your questions, comments or concerns. Thank you.*