

**GRAND JUNCTION CITY COUNCIL  
WORKSHOP AGENDA**

**MONDAY, JANUARY 16, 2006, 7:00 P.M.  
CITY HALL AUDITORIUM  
250 N. 5<sup>TH</sup> STREET**

**MAYOR'S INTRODUCTION AND WELCOME**

**7:00 COUNCILMEMBER REPORTS**

**7:10 CITY MANAGER'S REPORT**

**7:15 REVIEW FUTURE WORKSHOP AGENDAS** [Attach W-1](#)

**7:20 REVIEW WEDNESDAY COUNCIL AGENDA**

**7:30 APPOINTMENTS TO BOARDS & COMMISSIONS:** City Clerk Stephanie Tuin will update to the City Council on the upcoming vacancy on the Commission on Arts and Culture. [Attach W-2](#)

**7:35 CDBG Update:** Staff will present an update on the Community Development Block Grant Program, Active Projects, the 2006 five-year Consolidated Plan process, the five-year Analysis of Impediments to Fair Housing Study, and ask Council to consider a request to amend the 2005 Action Plan to include specific funding of programs. [Attach W-3](#)

**8:00 BIRD FLU UPDATE:** Dr. Aduddell, Director of the Mesa County Health Department, will present the update.

**8:35 WHITEWATER RIGHT-OF-WAY REQUEST:** The City Council received a request to sell right-of-way to a developer in the Whitewater area to allow for development. [Attach W-4](#)

**ADJOURN**

# **FUTURE CITY COUNCIL WORKSHOP AGENDAS**

(11 January 2006)

## JANUARY 2006

↪ **JANUARY 30, MONDAY 11:30 AM in the Administration Conference Room**  
11:30 WESTERN COLORADO BOTANICAL GARDENS: Board of Directors

↪ **JANUARY 30, MONDAY 7:00PM**

7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA AND FUTURE WORKSHOP AGENDAS  
7:25 CITY MANAGER'S REPORT  
7:30 INTRODUCE NEW CITY EMPLOYEES  
7:40 NEIGHBORHOOD PROGRAM UPDATE  
8:15 MEET WITH THE PARKS & RECREATION ADVISORY BOARD  
9:00 STRATEGIC PLAN UPDATE



## FEBRUARY 2006

↪ **FEBRUARY 9, THURSDAY 7:30 AM at the Whitman School Building**  
7:30 DDA: Meet with the Board of Directors at their regularly scheduled meeting

↪ **FEBRUARY 13, MONDAY 11:30 AM in the Administration Conference Room**  
11:30 DEVELOPMENT REVIEW PERFORMANCE MEASUREMENTS

↪ **FEBRUARY 13, MONDAY 7:00PM**

7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA AND FUTURE WORKSHOP AGENDAS  
7:25 CITY MANAGER'S REPORT  
7:30 APPOINTMENTS TO BOARDS & COMMISSIONS  
7:35 JARVIS REDEVELOPMENT  
8:10 GJFD AMBULANCE PROVIDER PROPOSAL UPDATE



↪ **FEBRUARY 27, MONDAY 11:30 AM in the Administration Conference Room**  
11:30 OPEN

↪ **FEBRUARY 27, MONDAY 7:00PM**

7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA AND FUTURE WORKSHOP AGENDAS  
7:25 CITY MANAGER'S REPORT  
7:30 STRATEGIC PLAN UPDATE  
7:45 RIVERSIDE PARKWAY: Phase 2 update



## MARCH 2006

### ↳ MARCH 13, MONDAY 11:30 AM (Spring Break)

11:30 OPEN

### ↳ MARCH 13, MONDAY 7:00PM (Spring Break)

7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA AND FUTURE WORKSHOP AGENDAS

7:25 CITY MANAGER'S REPORT

7:30 APPOINTMENTS TO BOARDS & COMMISSIONS

7:35 OPEN

## APRIL 2006

### ↳ APRIL 3, MONDAY 11:30 AM in the Administration Conference Room

11:30 OPEN

### ↳ ~~APRIL 3, MONDAY 7:00PM~~ CANCELED for the NCAA Basket Ball Tournament



### ↳ APRIL 17, MONDAY 11:30 AM

11:30 OPEN

### ↳ APRIL 17, MONDAY 7:00PM

7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA AND FUTURE WORKSHOP AGENDAS

7:25 CITY MANAGER'S REPORT

7:30 APPOINTMENTS TO BOARDS & COMMISSIONS

7:35 OPEN

## ↗ BIN LIST ↖

1. Police Department building
2. North Avenue Corridor Plan (March?)
3. Monthly Legislative Update: January Through May
4. Irrigation Lateral 135 Request
5. Methamphetamine Task Force report (January 30?)

## 2006 Department Presentations to City Council

1. Police Department Crime Lab (March?)
2. Administrative Services? (GIS) *Geographic Information System* \_\_\_\_\_
3. Public Works: Water Treatment Plant
4. Parks & Recreation: Cemetery (May?)
5. Visitor & Convention Bureau: Visitor Center

**Attach W-2  
Upcoming Vacancies - Arts Commission**

**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA						
<b>Subject</b>	Upcoming Appointments to Boards & Commissions – Commission on Arts and Culture					
<b>Meeting Date</b>	January 16, 2006					
<b>Date Prepared</b>	December 19, 2011				<b>File # NA</b>	
<b>Author</b>	Stephanie Tuin			<b>City Clerk</b>		
<b>Presenter Name</b>	Stephanie Tuin			<b>City Clerk</b>		
<b>Report results back to Council</b>	X	<b>No</b>		<b>Yes</b>	<b>When</b>	
<b>Citizen Presentation</b>		<b>Yes</b>	X	<b>No</b>	<b>Name</b>	
X	<b>Workshop</b>		<b>Formal Agenda</b>		<b>Consent</b>	<b>Individual Consideration</b>

**Summary:** An update on the applications received for the vacancy on the Commission on Arts and Culture due to the incumbent being term limited. The vacancy will occur in February, 2006. Scheduling for interviews is the next step.

**Budget:** NA

**Action Requested/Recommendation:** Direction on when to schedule for interviews.

**Attachments:**

1. The current membership roster for both boards being discussed
2. Ethical Standards Resolution No. 84-02, adopted on 9-4-02

**Background Information:**

**Commission on Arts and Culture**

There is one vacancy coming up in February. The incumbent is not eligible for reappointment due to term limits. There are five applications for consideration. Applications close January 16. All applications will be provided at the workshop.

This is a nine-member board where at least 5 members must have acknowledged accomplishment as either an amateur or professional in architecture, art criticism, art education, art history, choreography, dance, communicative arts, crafts, folk and ethnic arts, literature, media arts, music, opera, painting, photography, sculpture, theater or urban

design. Commission members (or their spouse) cannot serve on the governing board or be an employee of any other local arts or cultural organization.

During the last round of solicitations, the Commission Chair had sent a letter advising that the Commission will need at least one more member with expertise - preferably either a performing artist or a sculptor. The last two appointees were teachers, one an art teacher and one a theatre instructor from Mesa State. The Commission would like to have someone with business and marketing or media background.

The mission of the Commission on Arts and Culture is to enhance local arts and cultural opportunities and development, encourage cooperation and collaboration among arts organizations, provide information to area artists and arts agencies and establish community arts priorities.

The Commission meets the 4<sup>th</sup> Wednesday of each month at 4:00 p.m. The time commitment for this board runs around two hours per month plus committee meetings and cultural events which amount to about another 2 to 4 hours per month. Terms are for three years.

Public arts projects, through the 1% for the Arts Program, continue to be a focus with this board, particularly with a number of City facilities being constructed. The Arts Commission advises that due to the nature of the board and the functions they perform, including making recommendations to the City Council on grant funding to cultural events, it is really important that anyone appointed have a true commitment to the arts.

The Art Commission continues to host quarterly receptions for the opening of new art exhibits at City Hall. They coordinate these receptions with the Downtown's Art Hop night and the openings have been, for the most part, well attended and well-received. The Arts and Culture Grant Program continues to expand and Commission members review requests, make recommendations to City Council and then monitor (and generally attend) all functions that have been awarded grant monies.

**COMMISSION ON ARTS & CULTURE**

**9 Member - Three-Year Terms**

<b>NAME</b>	<b>APPTED</b>	<b>REAPPT'D</b>	<b>EXP</b>	<b>OCCUP'N</b>
Lora Quesenberry <b>E</b>	2-18-04		02-07	Housewife, Art Teacher
Pamela Blythe <b>E</b>	06-21-00	02-19-03	02-03 02-06	Architect/Designer
Doug Clary <b>E</b>	09-05-01	03-20-02 02-16-05	02-02 02-08	Publisher/ Flower grower
Jeanine Howe <b>E</b>	11-16-05		02-09	Teacher at Moss Performing Arts Center
Gunilla Bishop <b>E</b>	02-16-05		02-08	Bereavement Counselor for Hospice
Kat Rhein <b>L</b>	11-16-05		02-09	Home Mortgage Consultant / Performer / Director / Actor
Vera Mulder <b>E</b>	02-16-05		02-08	Art Teacher for Palisade High School
Joan Meyers <b>L</b>	03-07-01	2-18-04	02-07	Retired District 51 teacher
Karen Kiefer <b>E</b>	11-21-01	2- 18-04	02-07	Artist/ Business Owner

All nine members are appointed by the Grand Junction City Council. At least five members must have acknowledged accomplishment as an amateur or professional in architecture, art criticism, art education, art history, choreography, dance, communicative arts, crafts, folk and ethnic arts, literature, media arts, music, opera, painting, photography, sculpture, theater or urban design.

Created: September, 1989, By-Laws: 1991, Amendment that City Council member is a voting member on 10-5-94, Amendment that one appointment may be a councilmember but doesn't need to be on 6-5-96.

Meetings: Fourth Wednesday, 4:00 p.m., Parks Conference Room, 1340 Gunnison Avenue

E – expertise  
L – layperson

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 84-02**

**A RESOLUTION CLARIFYING THE ETHICAL STANDARDS FOR MEMBERS OF THE CITY'S BOARDS, COMMISSIONS AND SIMILAR GROUPS**

Recitals.

- A. The various City boards, committees, commissions and other groups are similar in that: the members are typically appointed by the City Council; the mission of each is somehow supportive of the City; and from the perspective of the citizen, the actions and pronouncements of the members of such boards and commissions may be viewed as being the act or pronouncement of the City.
- B. The power and legal responsibilities of several of such City groups rise to the level that the City Council should provide additional guidance and rules, pursuant to the City charter, state and other law.
- C. Members of entities/boards who have one or more of the following powers, duties or opportunities, should be subject to higher scrutiny and care, and will be termed "Authoritative":
- spend money,
  - adopt a budget,
  - buy or sell property,
  - act for or bind the City,
  - sue and be sued,
  - hire/fire and supervise employee(s),
  - make land use decisions, including zoning and/or variances;
  - issue and regulate City licenses, including the power to suspend or revoke a right or privilege to do business with or within the City.
- D. The following are Authoritative:
- Grand Junction Downtown Development Authority
  - Walker Field Public Airport Authority (only for the three City appointees)
  - Grand Junction Housing Authority
  - Grand Junction Planning Commission
  - Grand Junction Planning Commission Board of Appeals
  - Building & Fire Code Board of Appeals
  - Contractor's Licensing Board
  - Parks Improvement Advisory Board (only for the City's appointee)
  - Public Finance Corporation
  - Riverview Technology Corporation
  - Grand Junction Forestry Board
  - Ridges Architectural Control Committee

- E. A member of a body with advisory powers and duties only could normally not make a decision that is an actual conflict of interest, although a question of appearance of impropriety might arise. Such groups that are normally acting through a City employee or another City group will be termed “Advisory” for this resolution. The following groups and boards are Advisory:

- Commission on Arts and Culture
- Parks and Recreation Advisory Board
- Urban Trails Committee
- Riverfront Commission
- Historic Preservation Board
- Growth Plan members
- Study groups
- Transit Committees/groups
- Visitor & Convention Bureau Board of Directors
- Other *Ad Hoc* Committees

- F. All members City’s boards and groups are encouraged to discuss such matters with the City Attorney or the Mayor as soon as the member determines that a situation or circumstances has arisen or is likely to.
- G. Some court cases from other jurisdictions have suggested that the ethical and conflict rules for Authoritative groups should be the same as the rules for the City Council. Based on those cases, initial drafts of these rules treated all members of Authoritative groups as being equivalent as members of the City Council.

While having one rule for the Council and all Authoritative groups has the benefit of simplicity, there are quite real and significant limitations. Namely such a rule would mean, for example, that the spouse of an appointee to a City board would be prohibited from bidding on a City job, even though the particular board has no other connection with the bid.

- H. Having considered the benefits and practical impacts of the earlier draft, the Council determines that the earlier draft rule should apply to the members of the Council. For authoritative boards, the rule should be to view each such board on its own, and not act as though totally unrelated boards and groups are the same for these purposes.

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

1. These rules supplement state and other applicable law, especially including §101 of the City charter.
2. The recitals are a substantive part of these rules.
3. A member of an Authoritative board is subject to the same rules as is a Council person, but only with regard to the particular board or group on which the member serves.



4. Rules for members of an Authoritative board are:
  - (a) With regard to the board or group on which the member serves, it is not allowed for the member, or immediate family or business associates of the member, to contract with or have a business relationship with such member's board or group.
  - (b) It is not allowed for a member to act or be involved in a decision or situation in which it could reasonably be perceived that the member's personal or financial interests could influence the decision-making.
  - (c) Regarding the board or group on which a member serves, such member shall not act, influence or be involved in a decision or situation in which the member's immediate family or business associate is involved.
  - (d) Regarding the board or group on which the member serves, it is not allowed for a member's immediate family or business associate to do business with the board or group.
  - (e) Each member must disclose the conflict or appearance of impropriety (including the potential of either) as soon as possible.
  - (f) If a conflict exists, the member must remove him or herself from further involvement in the decision or the process. If an appearance of impropriety exists, the member may remove him/herself or may seek the guidance of the other members of the board or group. In addition, if either a conflict or the appearance thereof reasonably exists, the member must avoid exercise of any attempt to influence any decision-maker.
5. Advisory boards and members are not subject to the rules that apply to Authoritative boards or groups, except that:
  - (a) A member of an advisory board or group must: as soon as possible disclose the conflict, appearance of impropriety, or potential thereof; and such member must absent him/herself from participation or influence regarding the matter.
6. There is no conflict, nor impropriety, for any member of any City Authoritative or Advisory board or group if the matter does not involve the board or group on which the member serves.
7. Some explanatory situations are described on the attached "Ethical Situations and Recommended Actions."

For this resolution:

- (a) "disclosure" or "disclose" means to write or email each member of the respective board or group, and to send a copy to the Mayor and to the City Attorney. The City Attorney shall deliver a copy of all such disclosures, along with any legal opinion that is made available to the public, to the City Clerk who will keep a public record of all such disclosures;
- (b) "immediate family" means a person's spouse/partner and the person's children, siblings and others living together as a family unit. Cousins, aunts, uncles, and parents would not be deemed "immediate family" unless living with the person as a part of the same family unit;

(c) “business associate(s)” means a person who is:

- (i) an owner of ten percent (10%) or more of a firm, corporation, limited liability company, partnership or other legal entity; and/or
- (ii) an officer or director of a corporation; a manager or general manager of a member of a limited liability company; a partner of a partnership or a similar position of authority in another entity.

PASSED and ADOPTED this 4<sup>th</sup> day of September, 2002.

/s/ Cindy Enos-Martinez  
President of the Council

ATTEST:

/s/ Stephanie Tuin  
Stephanie Tuin  
City Clerk

# Memo

**To:** City Council  
**From:** Dan Wilson, City Attorney  
**CC:** Law, Kelly Arnold, David Varley  
**Date:** July, 2002  
**Re:** Ethical Rules Scenarios

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**Scenario #1:** An applicant for an authoritative board is the owner of a firm and routinely does business for the City, but not for the board for which he is applying. The historical sales to the City by the applicant have all been pursuant to public bid process.

**Answer:** The applicant would be able to do business with the City and with any board other than the authoritative board to which appointed.

**Scenario #2:** An applicant for an authoritative board is not the owner, but is the number three person in a ten person firm that routinely does business with the City, but not for the board for which he is applying. The sales to the City by the applicant's firm are pursuant to public bid process.

**Answer:** If the #3 person is not an owner of the firm nor an officer, manager or member of the firm but is in a support role to the CEO/owner, then there is no conflict of interest.

Does this second scenario involve an appearance of impropriety? Stated another way, would a member of the public view the connection of the applicant to the firm as being identical as that of the owner? If so, the #3 person should disclose his/her relationship with the firm during the application process.

**Scenario #3** – If the applicant for the authoritative board was one of the primary workers for the ten person firm, but not in a management or supervisory role, would the result change?

**Answer:** The resolution would allow the arrangement. The person can serve because the person is not exercising decision making authority for the firm.

**Scenario #4:** – If an applicant for an authoritative board is the owner of a firm that provides services to another City authoritative board (rather than directly to the City), should the result change?

**Answer:** Because each authoritative board is viewed separately from other City authoritative boards, the applicant would be able to do business with the City and with any authoritative board except the one to which the person was appointed.

**Scenario #5:** If an applicant for an authoritative board is the husband of an owner of a firm that provides services to another City authoritative board, should the result change?

**Answer:** The owner/wife would only be barred from doing business with the particular authoritative board on which the husband served.

**Scenario #6** – If an applicant for an authoritative board is the sibling of an owner of a firm that provides services to another City authoritative board, should the result change?

**Answer:** This depends on the relationship between the siblings. Unless the sibling was living in the same house as the owner of the firm, there is no conflict.

An individual applicant or board member might still recuse in a particular instance regarding other members of one's extended family if the relationship is such that it would be difficult to make an independent and objective decision.

**Scenario #7:** If an applicant's best friend does business with the City, but does not do business with the authoritative board itself, is that a problem?

**Answer:** No conflict exists. Nevertheless, because the public could reasonably perceive that the close personal relationship would influence decision-making, recusal is appropriate.

**Scenario #8:** If an applicant's ex-spouse is one of the prime contractors for the City from time to time, but not at the time that the applicant would be appointed, would the applicant's appointment bar another contract during his or her term?

**Answer:** No, because the "ex-spouse" does not fit within the definition of family or close business associate.

**Scenario #9:** May the child of a member of an advisory board bid on a City Public Works Department contract authorized by the City Council?

**Answer:** Because the requirement for members of advisory boards is disclosure, once that has been completed, there is no other bar to such a bid.

**Scenario #10:** Assume that the Arts Commission was expected to recommend to the Parks Director regarding the Director's purchase of a piece of art. If one of the members of the Commission was close friends with the creator of one of the pieces of art, the member should disclose the relationship and avoid further involvement with the process of making recommendations and acquiring the artwork.

-end-

**Attach W-3  
CDBG Update**

**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA						
<b>Subject</b>	Community Development Block Grant Update					
<b>Meeting Date</b>	January 16, 2006					
<b>Date Prepared</b>	January 10, 2006				<b>File #</b>	
<b>Author</b>	Sheryl Trent		Assistant to the City Manager			
<b>Presenter Name</b>	Sheryl Trent David Thornton		Assistant to the City Manager Principal Planner			
<b>Report results back to Council</b>	<input checked="" type="checkbox"/>	<b>No</b>	<input type="checkbox"/>	<b>Yes</b>	<b>When</b>	
<b>Citizen Presentation</b>	<input type="checkbox"/>	<b>Yes</b>	<input checked="" type="checkbox"/>	<b>No</b>	<b>Name</b>	
<input checked="" type="checkbox"/>	<b>Workshop</b>	<input type="checkbox"/>	<b>Formal Agenda</b>		<input type="checkbox"/>	<b>Consent</b>
					<input checked="" type="checkbox"/>	<b>Individual Consideration</b>

**Summary:** Staff will present an update on the Community Development Block Grant (CDBG) Program, Active Projects which includes primarily 2004 and 2005 funded projects. The Council will also be updated on the 2006 five-year Consolidated Plan process (including the 2006 Action Plan process) and the five-year Analysis of Impediments to Fair Housing Study, and consider a request from staff to amend the 2005 Action Plan to include specific funding of programs.

**Budget:** CDBG funds come directly to the City of Grand Junction from Housing and Urban Development, and as such none of these funding requests affect the General Fund. The monies are available and unallocated for the requests that staff will present.

**Action Requested/Recommendation:** That the City Council direct staff to schedule a public hearing on February 1<sup>st</sup>, 2006 to consider funding the Tenant Based Rental Assistance Program (Next Step Program) from the 2005 CDBG allocations in the amount of \$26,850; the Senior Center Remodel Construction for \$25,500; and the unused remainder of the Senior Center Remodel Architect Services (which could be up to \$10,700 out of the original \$20,000) be reallocated to the Senior Center Remodel Construction project.

**Attachments:**

1. CDBG Projects Report (update on active projects)
2. Five-Year Consolidated Plan
3. Analysis of Impediments to Fair Housing (AI)
4. Spreadsheet on the 2004 and 2005 CDBG funding (Active Projects); and
5. Information on the Tenant Based Rental Assistance Program.

**Background Information:** Each year the City Council adopts an Action Plan for the CDBG monies that come directly to the City of Grand Junction. The funding year for CDBG begins in September of each year, so the City Council adopted the 2005 CDBG

budget in May and June as part of the City's one year CDBG Action Plan. An update of both the 2004 and 2005 CDBG allocations will be presented, and since those allocations are approved by HUD, any changes to that adopted Action Plan must go through a public hearing process and also be approved by HUD. In the 2004 Action Plan, there remains \$52,350 as unallocated, which is a part of the Neighborhood Program. Staff is recommending that \$26,850 of that amount fund the Next Step Program as presented here, and the remaining \$25,500 be allocated to the Senior Center remodel project for construction costs as part of the City's Neighborhood Program.

The amount of \$26,850 (maximum allowed under a 15% cap) was arrived at by using HUD calculations as to how our CDBG monies can be allocated. The City is only allowed to spend up to 15% of total funds of our annual allocation on projects costs that are considered "public services", The Next Step Program is a program serving the homeless population and is an eligible activity by HUD regulations under the "public Services" category.

A notice of the public hearing has been advertised, and the public hearing will be held on February 1, 2006.

# CDBG Projects Report

January 10, 2006

*This report on CDBG funded activities contains two parts. The first part lists all active CDBG projects for all funding years. The report summarizes what was accomplished during the past 6 months. The second part of the report lists all CDBG projects completed during the reporting period.*

## Active CDBG Projects

Project 2005-01 **CDBG Administration (\$25,000)**. Funds are to be used by the City of Grand Junction to administer the CDBG program and Neighborhood Program. Funds will be used when 2004 budget has been spent.

Project 2005-02 **The Salvation Army ARP (\$25,000)**. Funds are to be used to expand the Salvation Army Adult Rehabilitation Program allowing the program to serve an additional 20 people.

Project 2005-04 **Neighborhood Program (\$120,000)**. These funds are set aside to be used for neighborhood projects and activities as established and determined through the City's neighborhood program and City Council.



Project 2005-05 **Housing Resources Homeless Veterans Housing Complex Accessibility lift or ramp (\$30,000)**. Funds are to be used to construct either a ramp or lift to provide handicap accessibility to at least one apartment unit.

Project 2005-06 **The City of Grand Junction West Ouray Avenue Storm Drain Enlargement (\$172,644)**. Funds will construct a new 48 inch storm sewer from Mulberry Street to Crosby Avenue within the El Poso Neighborhood, serving a low and moderate income neighborhood.



Project 2004-01 **CDBG Administration (\$20,000)**. Funds are to be used by the City of Grand Junction to administer the CDBG program.

Project 2004-02 **Analysis of Impediments to Fair Housing Study (\$15,000)**. Study is required by HUD and required to be updated every five years. DJ Consulting has been hired to complete the 5-year study by mid April, 2006.

Project 2004-08 **Neighborhood Program (\$52,350)**. Funds remaining from the original \$120,000 allocated for this program. These funds are set aside to be used for neighborhood projects and activities as established and determined through the City's neighborhood program and City Council.

**Project 2004-08(b) Neighborhood Program - Senior Center Architectural Services (Up to \$20,000).** This project includes architectural services for the City's Senior



Center located at 550 Ouray Avenue in the downtown neighborhood of Grand Junction. The architectural services include a space needs study for additional recreation areas and remodel and/or new design and preparation of construction drawings as needed depending on the results of the study. The design phase of the project is underway.

**Project 2004-11 Hope Haven Exterior Windows Project (\$7,500).** CDBG funds will be used to replace the roof at the Hope Haven facility located at 811 Ouray Avenue. Construction is to start in January 2006.



**Project 2002-08 Duck Pond Park Improvements (\$25,116.19).** The 2002 Action Plan included a public infrastructure project to construct a new storm drain in Bass Street to prevent flooding of the West Lake Mobile Home Park caused by storm runoff from upstream drainage basins (CDBG-2002-07). A budget of \$231,000 was appropriated for this project but the actual completion cost was \$205,833.81, leaving a balance of \$25,166.19 in CDBG Program Year 2002 funds. The City will use these funds to upgrade Duck Pond Park, located in the Orchard Mesa neighborhood. The new project will include: New concrete sidewalks to connect the existing pathways with trail and road systems and installation of a new bridge. The Orchard Mesa neighborhood is a low-moderate income neighborhood and, thus, qualifies for CDBG project funding. The project is expected to be completed in 2006.

**Project 2003-03 (includes 2002-02) Early Childhood Programs of Hilltop Community Services (2002 - \$10,000; 2003 - \$7,500).** Hilltop Community Resources, Inc. formerly operated the Western Regional Alternative Placement (WRAP) program which was awarded CDBG funding in 2002 and 2003. The WRAP program provided housing services in order to prevent and reduce the frequency with which Grand Junction/Mesa County youth are placed in out-of-home placement through the juvenile justice, mental health or human services systems. The entire \$10,000 of the 2002 grant has been expended in addition to a small portion of the \$7,500 2003 grant. Hilltop has picked up the program where WRAP left off due to the WRAP program being dissolved due to budget cuts and loss of state funding.. New subrecipient contracts have been executed with Hilltop to expend the remainder of these funds for similar purposes within Early Childhood Programs of Hilltop that provide funds for housing and utility deposits and payments to support families by stabilizing their housing situations.

**Project 2001-03 Habitat For Humanity (\$39,000).** CDBG funds were originally approved for construction of infrastructure in the 1.6 acre 11 lot Camelot Gardens Subdivision, however, Habitat has completed the infrastructure with non-CDBG funding therefore a major plan amendment for the 2001 CDBG Action Plan was required to spend these CDBG funds for a different eligible activity. The amendment and the environmental assessment have been completed for the project which is in the City's development review process for Final Plat approval.

## **Completed CDBG Projects**



Project 2005-03 **Mesa Youth Services (PARTNERS) (\$15,000)**. Funds were used to purchase a 12 passenger van to transport youth in the Restitution Program.

Project 2004-03 **Gray Gourmet Meals on Wheels Program. \$10,000**. CDBG funds were spent to purchase food to facilitate Gray Gourmet delivering 8,576 meals to 91 low-income seniors from September 1, 2004 to April 30, 2005. The seniors identified as low income were provided 29% of the total home-delivered meals served to Grand Junction participants.

Project 2004-04 **Foster Grandparent Program. \$7,000**. Foster Grandparents are low income volunteers who serve 20 hours a week with children who have special needs in school and daycare centers. CDBG funds were spent to allow 24 low income Foster Grandparent volunteers drive 24,946 miles to serve 720 children with special needs.



Project 2004 -05 **Senior Companion Program. \$8,000**. Senior Companions are volunteers fifty-five and over whom help assigned homebound frail elderly each week taking them to medical appointments, grocery store, bank, and post office and hair appointments. With CDBG funds, 42 senior volunteers provided 28,571 miles of visitation, shopping and errands to 193 elderly, homebound seniors.

Project 2004 -06 **Radio Reading Services of the Rockies. \$4,500**. Radio Reading Services provides programming for the visually impaired. New listeners were added to the programming with a total of 17 individuals served.

Project 2004-07 **Mesa County Health Department Clinical Equipment (\$5,000)**. CDBG funds were used towards purchasing clinical equipment for special needs children at the Mesa County Health Department medical clinic located at 510 29-1/2 Road. The general purpose of the project is to provide basic health care services to children with special needs. Equipment included a wheelchair scale, Dina map Pro blood pressure and pulse monitor, and a cabinet/secure storage.



Projects 2004-08(a) **Neighborhood Program - Riverside School Roof Repair (\$47,650)**. On behalf of the Riverside Task Force, the City of Grand Junction received a \$27,350 grant from the Colorado Historical Society State Historical Fund for roof repairs to the Riverside School and funded \$15,000 from its' 2003 CDBG funds along with the 2004 CDBG funds to complete this roof



project. Completion of this project was the initial step towards rehabilitation of the Riverside School building for ultimate use as a neighborhood community center for the

Riverside Neighborhood. The roof work was necessary as it had already been identified as a serious and critical deficiency that was needed to stabilize the building until further rehabilitation work can be accomplished. Construction was completed in July 2005.

**Project 2004-09 Resource Center Energy Conservation Project (\$50,000).** Hilltop Community Resources, Inc. used CDBG funds to replace existing windows at the Resource Center Building and install programmable thermostats to improve the energy efficiency of the building. Work has been completed, however CDBG funds have not been requested yet from Hilltop.



**Project 2004-10 Permanent Supportive Housing for Homeless Veterans (\$50,000).** Housing Resources of Western Colorado used CDBG funds to leverage other funding to purchase an 8-dwelling unit one-bedroom apartment complex to be used to house homeless veterans. The purchase is complete and a grand opening celebration was held on April 15, 2005.

**Project 2004-12 Riverside Neighborhood Sidewalk Improvements (\$50,000).** The City used CDBG funds to construct curb, gutter and sidewalk improvements along a six-block section of Chuluota Avenue and a 2-block section of Park Avenue in the Riverside Neighborhood. The project has been constructed.

**Project 2004-13 Grand Avenue Sidewalk Improvements (\$60,000).** The City used CDBG funds to construct curb, gutter, sidewalk and drainage improvements along the south side of Grand Avenue between 24<sup>th</sup> Street and 28 Road. The project has been constructed.

# Five Year Consolidated Plan

## **Background:**

The City of Grand Junction was designated as an Entitlement Community by the U.S. Department of Housing and Urban Development in 1996 when the County's population reached 100,000. This designation entitles Grand Junction to an annual grant of funds under the Community Development Block Grant Program (CDBG). To be eligible for funding the City must submit a Consolidated Plan, which serves as a federally required planning document that guides community development efforts in Grand Junction.

The primary objective of Title I of the Housing and Community Development Act of 1974, as amended, 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. The content and structure of the Consolidated Plan follows regulations and guidelines promulgated by the U.S. Department of Housing and Urban Development (HUD).

The 2001 Five-Year Consolidated Plan is currently in its' last CDBG program year and a new five year plan is needed. The 2006 Five-Year Plan will mark the continuation of an on-going community development planning process for Grand Junction. The intent of the process is to take a fresh look at the set of local priority needs and objectives through a coordinated effort with special emphasis on citizen participation and interagency involvement. The City of Grand Junction Community Development Department is the lead organization in the development of the City's Consolidated Plan.

The purpose of this Consolidated Plan (Plan) is to collaboratively identify community needs, establish a vision for community development, and incorporate citizen participation in strategic planning for the entire community. The surveys to be conducted and the community needs to be identified by planning participants will focus upon three primary community components:

- Decent Housing;
- A Suitable Living Environment; and
- Expanded Economic Opportunities.

The Consolidated Plan is created through the efforts of people concerned about the day-to-day challenges faced by all citizens, especially people earning low- to moderate-incomes.

## **Planning Process:**

The 2006 Five-Year Consolidated Plan planning process will begin in January and be completed in mid June and includes the one year CDBG Action Plan for 2006. The Planning process includes forming a committee made up of human services agency representatives, City Staff and interested members of the public. We propose to start with those that participated on the 2001 committee and work from there. This advisory committee will meet starting in late January, every two weeks for a couple of hours each time. The last committee meeting will be sometime in April. The one year Action Plan will follow the same schedule as it does every year with an application process in March/April, a City Council subcommittee reviewing and recommending CDBG activities to be funded with 2006 CDBG funds with public hearings in May and June. The 2006 Five-year Consolidated Plan will be adopted at the same time.

## Analysis of Impediments to Fair Housing Study (AI)

### **Background:**

The City of Grand Junction's 1999 AI report was prepared as a requirement of the U. S. Department of Housing and Urban Development (HUD). Entitlement jurisdictions are required to prepare an AI report, generally covering a 5 year time period. For better correlation of the AI with the 2006 Consolidated Plan, the AI study is being conducted in 2006 rather than 2005, although funding for the Study was approved out of the 2004 CDBG budget. The intent of this report is to affirmatively further fair housing choice by identifying all impediments to fair housing which presently exist in the community and to develop actions for the reduction and/or elimination of these impediments. These actions will:

- analyze and eliminate housing discrimination in the community;
- promote fair housing choice for all persons;
- provide opportunities for racially and ethnically inclusive patterns of housing occupancy;
- promote housing that is physically accessible to and usable by all persons, particularly persons with disabilities; and
- foster compliance with the nondiscrimination provisions of the Fair Housing Act.

Impediments to fair housing choice are any actions, omissions, or decisions:

- taken because of race, color, religion, sex, disability, familial status, or national origin which restrict housing choices or the availability of housing choices; or
- which have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, religion, sex, disability, familial status, or national origin.

### **Planning Process:**

The 1999 report was prepared for the City by *Albertson Clark Associates*, a Fort Collins, Colorado consulting firm. The consultant conducting the research, data collection and analysis for the 2006 AI will be David Jacobs from DJ Consulting in Denver. He has and will continue to contact many agencies and individuals in the Grand Junction community in the coming weeks. On December 1, 2005, the AI Study began and will be completed in April 2006, in time for incorporation into the City's Consolidated Plan, planning process and public hearings.



# CITY OF GRAND JUNCTION CDBG ACTIVE PROJECTS

ATTACHMENT 4

Project #	AGENCY	CDBG PROJECTS 2005	Grant Award	Grant Not Spent	FUNDING LIMITATIONS & Additional Info
2005-01	City of Grand Junction CDBG Administration Budget	Administration Costs to manage and administer the City's CDBG Entitlement Program and Neighborhood Program for the 2005 Program Year.	\$25,000	\$25,000	Includes 10K for Neighborhood Program Administration.
2005-02	The Salvation Army ARP	Salvation Army Adult Rehabilitation Program (ARP) is seeking CDBG funding to help fund the expansion of the program to include 10 additional beds allowing Salvation Army to serve an additional 20 people. Currently there are 32 beds serving 64 people annually.	\$25,000	\$25,000	Approximately 44% of the ARP clients are city residents, therefore CDBG funding can only fund up to 44% of the costs of expanding the program to include an additional 10 beds. The future site of these 10 beds is unknown. Total costs of expanding the program is not known and there are not any funds committed from other sources to complete this proposal.
2005-03	Mesa Youth Services (PARTNERS) -12 Passenger Van	CDBG funds to purchase a 12 passenger van to transport youth in the Restitution Program which totalled 1,043 youth in 2004.	\$15,000	\$-	PARTNERS has purchased the van and received full payment from the City. CDBG funds need to be drawn from HUD.
2005-04	City of Grand Junction Neighborhood Program Funds	Budget for the neighborhood based CDBG program	\$120,000	\$120,000	When future neighborhood projects are identified, then a plan amendment and an environmental assessment will be required before spending CDBG funds. \$40,000 of the City's "Public Services" cap of \$58,146 has already been allocated. \$18,146 is the maximum amount left in the "Public Services" 15% cap.
2005-05	Housing Resources of Western Colorado Homeless Veterans Housing Complex - Accessibility Lift or Ramp	CDBG funds will be used to construct ADA accessibility at the Homeless Veterans Transitional Housing complex at 1333 N. 13th Street.	\$30,000	\$30,000	The Homeless Supportive Transitional Housing Complex for Veterans (1333 N. 13th Street) was acquired last year by Housing Resources partially funded by the City's 2004 CDBG (\$50,000) Program. Housing Resources is required to make at least one of the eight one-bedroom units ADA accessible
2005-06	City of Grand Junction Ouray Avenue Storm Drain Enlargement	CDBG funds will construct a new 48 inch storm sewer from Mulberry Street to Crosby Avenue within the El Poso Neighborhood, a low and moderate income neighborhood.	\$172,644	\$172,644	This project is under design by Public Works and needs to be completed prior to funded CIP (\$1.86 million) improvements in El Poso starting in 2006. Davis Bacon Wages will apply.
<b>2005</b>	<b>CDBG</b>	<b>TOTAL</b>	<b>\$387,644</b>	<b>\$372,644</b>	

Project #	AGENCY	CDBG PROJECTS 2004	Grant Award	Grant Not Spent	FUNDING LIMITATIONS & Additional Info
2004-01	City of Grand Junction CDBG Administration Budget	Administration Costs to manage and administer the City's CDBG Entitlement Program.	20,000.00	20,000.00	\$10,000 is earmarked for the Neighborhood Program Administration.
2004-02	City of Grand Junction CDBG Planning Budget for an Analysis of Impediments Study	A consultant will be hired to complete a new five year Analysis of Impediments to Fair Housing Study (AI) for Grand Junction. The last AI study was conducted in 1999	15,000.00	15,000.00	A Consultant has been hired and the Study is currently underway. The Study will be completed by Mid April 2006.
2004-03	St. Mary's Foundation for Gray Gourmet	Gray Gourmet: Home Delivered Meals. CDBG funds will be used for the purchase of food only.	10,000.00	-	Funding for Food Only. Requested full payment May 2005. Project Closed out in IDIS.
2004-04	St Mary's Foundation Foster Grandparent Program	Foster Grand Parent Program. CDBG funds will pay for transportation cost for volunteer mileage reimbursement.	7,000.00	-	Funding for Mileage Only. Requested full payment in September 2005
2004-05	St Mary's Foundation Senior Companion Program	Senior Companion Program. CDBG funds will pay transportation costs (mileage reimbursement for volunteers).	8,000.00	-	Funding for Mileage Only. Requested full payment in September 2005
2004-06	Radio Reading Services of the Rockies	CDBG Funding will be used for radio/headset telephones for listeners, program schedules, outreach and Grand Junction specific programming.	4,500.00	-	Final payment request received January 2006. Projects needs to be closed out.
2004-07	Mesa County Health Department	CDBG Funds to purchase clinical equipment for special needs children.	5,000.00	-	Equipment purchased and full payment requested 6/14/05. Project closed out in IDIS.
2004-08	City of Grand Junction Neighborhood Program Funds	\$120,000 set aside for neighborhood based CDBG program. Funding additional CDBG dollars (up to \$47,650) for the Riverside School Roof project currently receiving funding from a 2003 CDBG Grant. Council funding up to \$20,000 the masterplan for the Senior Center.	52,350.00	52,350.00	Future neighborhood projects will require plan amendment and an environmental assessment before spending CDBG funds. Public Service cap (15%) is \$61,350. Currently \$34,500 in PS Dollars to other grant recipients have been awarded. Administration cap (20%) is \$81,800 and \$35,000 has been awarded to the admin budget. Two new projects are will go to City Council in February 2006 for approval as amendments to the Action Plan.
2004-08(a)	Riverside Task Force/City of Grand Junction	Additional funds to complete the Riverside Community Center building new roof.	47,650.00	-	Final inspection occurred in early July 2005 for warranty. Final Payments completed and paid in July 2005.
2004-08(b)	City of Grand Junction	Senior Center Architectural Services - Expansion Plan	20,000.00	10,747.94	Planning dollars for a consultant (part of 20% CAP). Funding up to 20,000 dollars.
2004-09	Hilltop Community Resources, Inc. - Energy Conservation Project - Rehabilitation	CDBG funds would be used to replace existing windows at the Resource Center Building and install programmable thermostats.	50,000.00	50,000.00	Work completed in late July 2005. Reimbursement to Hilltop has not been requested. Need to follow up and close out project.



2004-10	Housing Resources of Western Colorado - Permanent Supportive Housing for Homeless Veterans	CDBG Funds to help acquire an 8-plex - one bedroom units apartment complex	50,000.00	-	Purchased an 8-plex apartment building at 1333 North 13th Street on November 8, 2004. CDBG dollars have been spent. Project has been closed out in IDIS.
2004-11	Hope Haven Exterior Windows Project	CDBG funds will be used to replace the roof at the Hope Haven facility located at 811 Ouray Avenue	7,500.00	7,500.00	Davis Bacon Wages will apply. Construction begins January 2006. Action Plan Amendment to use funds for a new roof instead of window replacement approved by CC on 9/21/05
2004-12	City of Grand Junction - Riverside Neighborhood Sidewalk Improvements	CDBG funds will construct curb, gutter, sidewalk and drainage improvements along a six block section of Chuluota Avenue in the Riverside Neighborhood.	50,000.00	-	Project has been completed. Funds need to be drawn from HUD.
2004-13	City of Grand Junction - Grand Avenue Sidewalk Improvements	CDBG funds will construct curb, gutter, sidewalk and street improvements along Grand Avenue between 24th Street and 28 Road.	60,000.00	-	Project has been completed. Funds need to be drawn from HUD.
<b>2004</b>	<b>CDBG</b>	<b>TOTAL</b>	<b>407,000.00</b>	<b>155,597.94</b>	

Project #	AGENCY	CDBG PROJECTS 2003	Grant Award	Grant Not Spent	FUNDING LIMITATIONS & Additional Info
2003-03	Western Region Alternative to Placement (WRAP)	Funds for housing support/security deposits, rental assistance, public service assistance, household cleaning products with all funding going to client services	7,500.00	7,331.91	The WRAP program no longer exists and Hilltop the parent organization to WRAP will spend this grant for a similar program that Hilltop manages. Lead Based Paint Regs Apply
<b>2003</b>	<b>CDBG</b>	<b>TOTAL</b>	<b>7,500.00</b>	<b>7,331.91</b>	

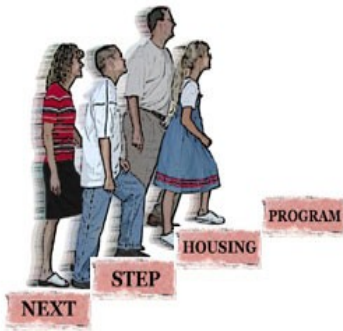
Project #	AGENCY	CDBG PROJECTS 2002	Grant Award	Grant Not Spent	FUNDING LIMITATIONS & Additional Info
2002-8	City of Grand Junction Neighborhood Program	Duck Pond Park Improvements to include new sidewalk and pedestrian bridge installation and improvements.	25,166.19	25,166.19	Action Plan Amendment completed by Council on March 2, 2005.
<b>2002</b>	<b>CDBG</b>	<b>TOTAL</b>	<b>25,166.19</b>	<b>25,166.19</b>	



Project #	AGENCY	CDBG PROJECTS 2001	Grant Award	Grant Not Spent	FUNDING LIMITATIONS & Additional Info
2001-3	Habitat For Humanity	Camelot II Subdivision public infrastructure improvements	39,000.00	39,000.00	Originally the CDBG funds were to pay for the public improvements in Camelot I Subdivision. Camelot II has been submitted to the City for review and consideration of its Final Plat. Habitat received an Action Plan Amendment to the City's 2001 CDBG Action Plan to allow funds to be spent for Camelot II by Council on March 2, 2005.
<b>2001</b>	<b>CDBG</b>	<b>TOTAL</b>	<b>39,000.00</b>	<b>39,000.00</b>	

<b>GRAND TOTAL</b>	<b>\$866,310</b>	<b>\$599,740</b>
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10-Jan-06



1011 N. 10<sup>th</sup> St.  
 Grand Junction, CO 81501  
 (970) 245-0388  
 (970) 241-5514 (fax)

## NEXT STEP HOUSING PROGRAM

The Next Step Housing Program will provide transitional housing for homeless and near homeless families. This is a very unique partnership between agencies who serve homeless families, including the Grand Junction Housing Authority, Mesa County Workforce Center, Catholic Outreach, Homeward Bound of the Grand Valley, Latimer House and Mesa County School District 51. The main focus, however, will be on providing housing for families with children enrolled in the Mesa County School District. During the 2004-2005 school year, 527 school children from 256 local families were attending Mesa County School District 51 and were homeless. 63% of the households identified by School District 51 were doubled up and living with one or more other families in overcrowded conditions.

In accordance with *Title 10 of the "No Child Left Behind" Legislation and the McKinney-Vento Act*, the School District has developed programs for these homeless children that assist them and their families in stabilizing their situation, in turn, improving the children's potential to succeed in school and later in life. One key factor in the success of these children is a stable home life, which means, first and foremost, a stable home of their own. The School District is unable to provide housing for these families.

The Next Step Housing Program is a two year transitional housing program, administered by the Housing Authority, in which participating families will be required to regularly meet with a Case Manager and actively work toward self sufficiency. The Colorado Division of Housing has agreed to provide funding to house 50 families. These families will pay 30% of their adjusted monthly income for rent and utilities. The Division of Housing will pay the remaining rent directly to the Landlord. The security deposit will be paid in full by the Division of Housing. Families will be required to abide by the rules of the program, including actively working toward self sufficiency.

In order to qualify for the program a family must be at or below the following gross annual income level:

30% of Area Median Income

Family Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Gross Annual	\$11,300	\$12,950	\$14,550	\$16,150	\$17,450	\$18,750	\$20,050	\$21,350

Income								
--------	--	--	--	--	--	--	--	--

Current funding commitments for the two year period include:

<b>Colorado Division of Housing (Rent and Deposit Assistance):</b>	<b>\$ 905,600</b>
<b>Contribution by Mesa County (in-kind staff position):</b>	<b>\$ 71,400</b>
<b>Contribution by School District 51 (in-kind staff positions):</b>	<b>\$ 56,102</b>
<b>Contribution by Local Participating Landlords (rent concessions):</b>	<b>\$ 60,000_</b>

**\*\*GJHA is one of the Local Participating Landlords giving rent concessions in a Low-Income Housing Tax Credit Property.**

Currently our funding gap is in administrative dollars. This funding is needed to pay for the following:

- One part-time Housing Specialist, who will be responsible for, face to face eligibility screening of families, interim and annual recertification of the families income eligibility, completion of contracts, billings to Division of Housing, and all clerical functions.
- One part-time Housing Advocate, who will be responsible for ensuring that participating families lease up in a timely manner by providing housing search guidance. The Housing Advocate will be responsible for mediating Landlord and Tenant disputes, advocating on behalf of the family with local Landlords and educating local Landlords about the program.
- One tenth of a Supervisor’s FTE. The Supervisor will be responsible for quality control and over all program compliance.

The total budget for these three positions for the first year is: \$35,000. The Housing Authority is actively pursuing other avenues to fund this program for the remainder of 2006 and for future year funding.

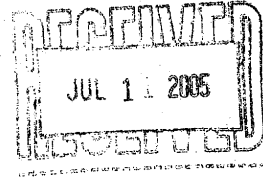
For more information on this program please contact Lori Rosendahl at the Grand Junction Housing Authority.

Attach W-4  
Whitewater ROW  
Request

7/7/05  
TO: MIKE McVIE  
CC: GREG T, PEGGY  
MIKE, I NEED A FORMAL  
ASSESSMENT OF THIS REQUEST.  
PLEASE LET ME KNOW &  
TED MUNKRES HOW MUCH  
TIME (INCLUDE REVIEW  
W/ ME & OTHERS) IT WILL  
TAKE.

*FreeStyle* INC.

DESIGN & BUILDING



Thanks, Mike

July 7, 2005

Kelly Arnold, City Manager  
250 North 5<sup>th</sup> Street  
Grand Junction, Co. 81501

Dear Mr. Arnold;

RE: PURCHASE OF RIGHT-OF-WAY

We (FreeStyle, Inc.) are requesting the City of Grand Junction sell us a Right-of Away so we may construct a road to county standards connecting Desert Road to our property at 1113 Desert Road. We have an existing 30-foot easement to the property which overlaps with our requested Right of Way. We have worked closely with Mesá County to determine the needed alignment and to meet county road standards. After constructing a road to county standards, we will give the Right of Way to Mesa County as a County Road.

We have discussed this matter with Greg Trainor as the property is administered by the City's Utility Department. He indicated he saw no reason why the City would not sell us a Right of Way at fair market value. Attached for your review is a legal description of the property we need to purchase. Please advise us as soon as possible how we should proceed on this matter.

Best Regards,

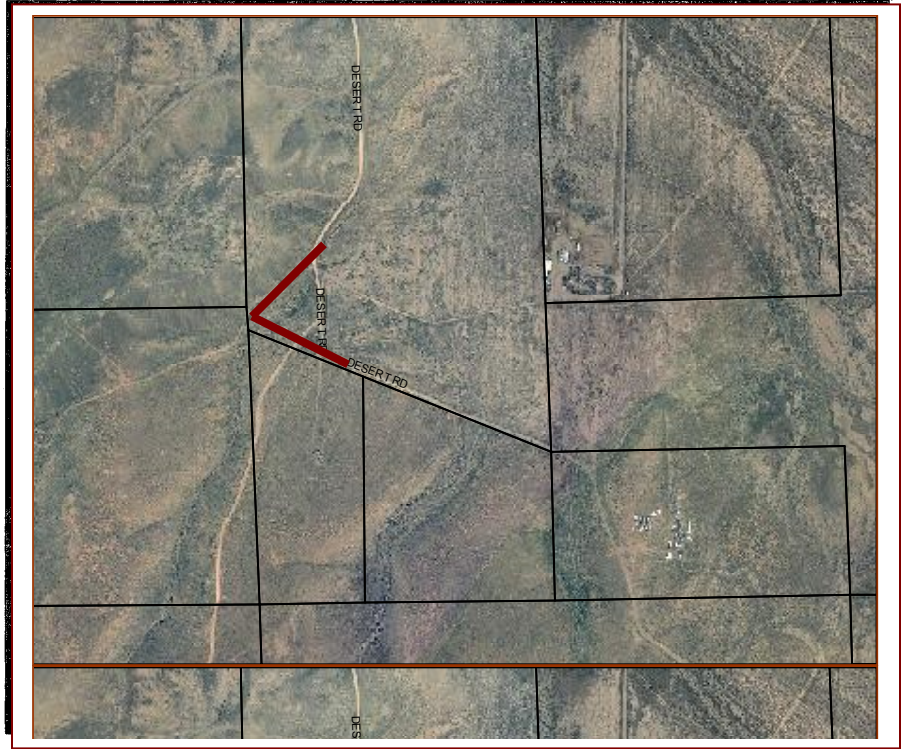
Ted Munkres, President  
FreeStyle, Inc.

121 Chipeta Avenue, Grand Junction, CO 81501 · Phone (970) 243-0929 · Fax (970) 243-9940 ·  
Chipeta@Bresnan.net

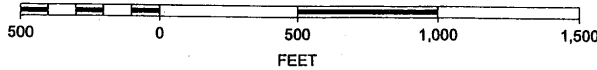
# City of Grand Junction GIS Regional Map ©

7/15/05  
 BEFORE SALE OF ROW, THE CITY NEEDS:  
 CRR TRAINING NOTES: (1) IMPACT OF TRAVEL ON DESERT ROAD THROUGH CITY PROPERTY. IS DEVELOPMENT 4 LOTS OR 100 LOTS?  
 (2) DUST CONTROL (PAVING)?  
 (3) CITY PROPERTY IS LEASED TO SMITHS. IMPACT ON LEASE? FENCING? GATTING?

- Highways
- Rivers
- Grand Mesa Lakes
- Lakes
- Streets 2
- USGS
- 2001 Air Photos



SCALE 1 : 6,190



**DEVELOPER REQUESTED RATE**

**Exhibit A**

A parcel of ground 60 feet in width for road Right-of-Way purposes being situate in Section 23, Township 2 South, Range 1 East of the Utc Meridian, being more particularly described as follows:

Beginning at the East 1/16 corner centerline of said section 23, being a found 3" Brass Cap LS12085, and considering the East line of the NW 1/4 SE 1/4 of said section 23 to Bear S 01°26'48" W and all bearings contained herein to be relative thereto;  
thence S 01°26'48" W a distance of 98.67 feet along said East line;  
thence N 38°53'59" E a distance of 78.33 feet;  
thence along a curve turning to the right,  
with an arc length of 138.16 feet,  
with a radius of 170.00 feet,  
with a chord bearing of N 62°10'55" E,  
with a chord length of 134.39 feet,  
thence N 85°27'50" E a distance of 150.45 feet to the centerline of Desert Road;  
thence N 04°32'10" W a distance of 60.00 feet along said centerline;  
thence S 85°27'50" W a distance of 150.45 feet;  
thence along a curve turning to the left,  
with an arc length of 186.92 feet,  
with a radius of 230.00 feet,  
with a chord bearing of S 62°10'55" W,  
with a chord length of 181.82 feet,  
to the point of beginning,  
having an area of 0.485 acres as described.

Description authored by,  
Vincent Popish  
Independent Survey, Inc.  
133 N. 8<sup>th</sup> St.  
Grand Junction, CO 81501

P. 2

870-257-1263

VINCENT POPISH

JUL 06 05 09 10 P