

To access the Agenda and Backup Materials electronically,
go to www.gjcity.org – Keyword e-packet

**GRAND JUNCTION CITY COUNCIL
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET
AGENDA**

MONDAY, JUNE 19, 2006, 7:00 P.M.

Call to Order

Pledge of Allegiance
Invocation – Reverend Michael Torphy, Religious Science
Spiritual Center

Presentations

Kids Day America/International to Present a Check to the D.A.R.E. Program

Public Works and Utilities Department will Present Council with the 2006 Innovations
Award from the Innovation Group for the Persigo Grease Treatment Facility

Appointments

To the Parks and Recreation Advisory Board

To the Avalon Theatre Advisory Committee

Citizen Comments

***** CONSENT CALENDAR ***®**

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

*Action: Approve the Summary of the June 5, 2006 Additional Workshop, the
Minutes of the June 7, 2006 Regular Meeting, and the June 12, 2006 Special
Session*

2. **Purchase of Road Oil for Chip Seal Program** [Attach 2](#)

*** Indicates New Item

® Requires Roll Call Vote

Purchase of approximately 107,000 gallons of road oil for the annual Streets Division chip seal program.

Action: Authorize the City Purchasing Division to Purchase 107,000 Gallons of Road Oil from Cobitco, Inc., Denver, Colorado in the Amount of \$160,500

Staff presentation: Mark Relph, Public Works and Utilities Director

3. **Construction Contract for F ½ Road from 24 Road to Market Street and a Right Turn Lane on 24 Road** [Attach 3](#)

Award a construction contract to Sorter Construction Company in the amount of \$1,217,396 for the construction of a northbound right turn on 24 Road and a section of the F ½ Road Parkway from 24 Road east to Market Street. This is a Transportation Capacity Payment (TCP) project constructed in conjunction with the Canyon View Marketplace development project which includes a movie theater currently under construction.

Action: Authorize the City Manager to Sign a Construction Contract for the F ½ Road Improvements, 24 Road to Market Street with Sorter Construction, Inc., in the Amount of \$1,217,396

Staff presentation: Mark Relph, Public Works and Utilities Director

4. **Amending the Development Fee Schedule to Include a \$50.00 fee for General, Counter and Pre-application Meetings** [Attach 4](#)

Staff spends a considerable amount of time preparing paperwork for general, counter and pre-application meetings. Pre-meeting preparation may also require a site visit by the engineer and/or planner. A \$50.00 fee for all general, counter and pre-application meetings is recommended to offset some of these pre-meeting preparation costs that are currently absorbed by the City.

Resolution No. 62-06 – A Resolution Amending the Development Fee Schedule, Adding a Fee for General, Counter, and Pre-application Meetings

®Action: Adopt Resolution No. 62-06

Staff presentation: Sheryl Trent, Interim Community Development Director

5. **Ratifying the Amended 24 Road Corridor Guidelines** [File #GPA-2005-148]

[Attach 5](#)

The Ordinance amending the 24 Road Corridor Subarea Plan and the Mixed Use Zoning implementing the decision of the City Council on June 7, 2006.

Resolution No. 65-06 – A Resolution Amending the 24 Road Corridor Subarea Plan and the Growth Plan Specific to the Mixed Use Land Use Designation

Ordinance No. 3904 – An Ordinance Amending Section 3.4.J of the Zoning and Development Code, Mixed Use

®Action: Adopt Resolution No. 65-06 and Consider Final Passage and Final Publication of Ordinance No. 3904

Staff presentation: Lori V. Bowers, Senior Planner

6. **Setting a Hearing on Vacating Portions of Hoesch Street and West Grand Avenue, East of River Road and Designation of the Remainder of Hoesch Street as an Alley** [File #VR-2006-114] [Attach 6](#)

Introduction of a proposed ordinance to vacate portions of Hoesch Street and West Grand Avenue east of River Road. The vacation request is in conjunction with the design of the Riverside Parkway with these sections of right-of-way no longer being necessary or usable. The applicant is also requesting that the remainder of Hoesch Street be designated an alley.

Proposed Ordinance Vacating Rights-of-Way for Portions of Hoesch Street and West Grand Avenue

Action: Introduction of Proposed Ordinances and Set a Hearing for July 5, 2006

Staff presentation: Senta L. Costello, Associate Planner

7. **Setting a Hearing on Zoning the Charlesworth Annexation Located at 248 28 Road** [File #GPA-2006-062] [Attach 7](#)

Request to zone the 10.85 acre Charlesworth Annexation, located at 248 28 Road, to RMF-5 (Residential Multi-family with a maximum of five units per acre) zone district.

Proposed Ordinance Zoning the Charlesworth Annexation to RMF-5 (Residential Multi-Family – 5 Units per Acre), Located at 248 28 Road

Action: Introduction of Proposed Ordinance and Set a Hearing for July 5, 2006

Staff presentation: David Thornton, Principal Planner

8. **Setting a Hearing on the Merkel Annexation, Located at the Northwest Corner of I-70 and 24 ½ Road** [File #GPA-2006-126] [Attach 8](#)

Request to annex 27.11 acres, located at the northwest corner of I-70 and 24 ½ Road. The Merkel Annexation consists of 2 parcels.

a. **Referral of Petition, Setting a Hearing and Exercising Land Use Jurisdiction**

Resolution No. 70-06 – A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation and Exercising Land Use Control, Merkel Annexation, Located at the Northwest Corner of I-70 and 24 ½ Road Including a Portion of the 24 ½ Road Right-of-Way

®Action: Adopt Resolution No. 70-06

b. **Setting a Hearing on Proposed Ordinance**

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Merkel Annexation , Approximately 27.11 Acres Located at the Northwest Corner of I-70 and 24 ½ Road Including a Portion of the 24 ½ Road Right-of-Way

Action: Introduction of Proposed Ordinance and Set a Hearing for August 2, 2006

Staff presentation: David Thornton, Principal Planner

9. **Setting a Hearing on the Pine Industrial No. 1 Annexation, Located at 2769 D Road** [File #ANX-2006-124] [Attach 9](#)

Request to annex 5.08 acres, located at 2769 D Road. The Pine Industrial No.1 Annexation consists of one parcel and is a two part serial annexation.

a. **Referral of Petition, Setting a Hearing and Exercising Land Use Jurisdiction**

Resolution No. 71-06 – A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, and Exercising Land Use Control, Pine Industrial No.1 Annexation #1 & #2, Located At 2769 D Road

®Action: *Adopt Resolution No. 71-06*

b. Setting a Hearing on Proposed Ordinances

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Pine Industrial No.1 Annexation #1, Approximately .30 Acres, Located at 2769 D Road Including a Portion of the D Road Right-of-Way

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Pine Industrial No.1 Annexation #2, Approximately 4.78 Acres, Located at 2769 D Road

Action: *Introduction of Proposed Ordinances and Set a Hearing for August 2, 2006*

Staff presentation: Faye Hall, Associate Planner

10. **Setting a Hearing on the Harris Annexation, Located at 2730 B Road** [File #ANX-2006-125] [Attach 10](#)

Request to annex 9.38 acres, located at 2730 B Road. The Harris Annexation consists of one parcel and is a two part serial annexation.

a. Referral of Petition, Setting a Hearing and Exercising Land Use Jurisdiction

Resolution No. 72-06 – A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation and Exercising Land Use Control, Harris Annexation #1 and #2, Located at 2730 B Road Including a Portion of the B Road and 27 Road Rights-of-Way

®Action: *Adopt Resolution No. 72-06*

b. Setting a Hearing on Proposed Ordinances

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Harris Annexation #1, Approximately 2.73 Acres, Located at 2730 B Road Including a Portion of the B Road and 27 Road Rights-of-Way

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Harris Annexation #2, Approximately 6.65 Acres, Located at 2730 B Road Including a Portion of the B Road Right-of-Way

Action: Introduction of Proposed Ordinances and Set a Hearing for August 2, 2006

Staff presentation: Faye Hall, Associate Planner

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

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

11. **Contract for Ambulance Billing Services** [Attach 11](#)

Approval to contract for Professional Ambulance Billing Services for the City of Grand Junction Fire Department.

Action: Authorize the City Purchasing Manager to Enter into a Contract with Pridemark EMS Billing Services, 6385 W. 52nd Ave, Arvada, Colorado for an Estimated Annual Expenditure of \$310,000

Staff presentation: Jim Bright, Interim Fire Chief
Ron Lappi, Administrative Services and Finance Director

12. **Contract for Non-Emergent Medical Ambulance Dispatch Services** [Attach 12](#)

Approval to contract for Professional Non-emergent Medical Ambulance Dispatch Services for the City of Grand Junction Fire Department.

Action: Authorize the City Purchasing Manager to Enter into a Contract with Pridemark Paramedic Services, 6425 W. 52nd Ave, Arvada, Colorado for an Estimated Annual Expenditure of \$50,000

Staff presentation: Jim Bright, Interim Fire Chief
Ron Lappi, Administrative Services and Finance Director

13. **Ambulance Fee Schedule** [Attach 13](#)

On February 13, 2006, City Council recommended that the GJFD expand services to include ambulance service for the Grand Junction Ambulance Service Area. The Mesa County Commission subsequently approved that recommendation at their February 27, 2006 meeting.

An integral component of this expansion of services is setting the ambulance fee schedule with the objective of balancing system revenues to meet incremental costs of providing the ambulance transport services and to do so within the requirements of the Mesa County EMS Resolution. This includes the ability to negotiate contractual arrangements in specific situations in the non-emergent segment of the business.

Resolution No. 79-06 – A Resolution Authorizing the 2006 Ambulance Transport Fees

®Action: *Adopt Resolution No. 79-06*

Staff presentation: Jim Bright, Interim Fire Chief

14. **Public Hearing – 2006 CDBG Program Year Action Plan, 2006 Five-year Consolidated Plan, and the 2006 Analysis of Impediments to Fair Housing Study** [Attach 14](#)

The two plans and the one study (the City's CDBG 2006 Five-year Consolidated Plan; the 2006 Program Year Action Plan and the 2006 Analysis of Impediments to Fair Housing Choice Study) are required by the Department of Housing and Urban Development (HUD) for the use of CDBG funds. The 2006 Action Plan includes the CDBG projects for the 2006 Program Year City Council approved for funding on May 17, 2006.

Resolution No. 73-06 – A Resolution Adopting the 2006 Five-Year Consolidated Plan as a Part of the City of Grand Junction's Community Development Block Grant (CDBG) Program

Resolution No. 74-06 – A Resolution Adopting the 2006 Program Year Action Plan as a Part of the City of Grand Junction's 2006 Five-Year Consolidated Plan for the Grand Junction Community Development Block Grant (CDBG) Program

Resolution No. 75-06 – A Resolution Adopting the 2006 Analysis of Impediments to Fair Housing Choice Study for the Grand Junction Community Development Block Grant (CDBG) Program

®Action: *Adopt Resolution Nos. 73-06, 74-06, and 75-06*

Staff presentation: David Thornton, Principal Planner

15. **Public Hearing – Repealing the Telephone Exchange Provider Occupation Tax** [Attach 15](#)

The City by and through the Director of Finance and Administrative Services and the City Attorney recommend that the City Council repeal Ordinance No. 1725 concerning the imposition of an occupation tax on telephone exchange providers in the City.

Ordinance No. 3915 – An Ordinance Repealing Ordinance No. 1725, Regarding Revenue and Imposition of a Business and Occupation Tax on all Telephone Exchange Providers Operating within the City of Grand Junction

®Action: *Hold a Public Hearing and Consider Final Passage and Final Publication of Ordinance No. 3915*

Staff presentation: John Shaver, City Attorney

16. **Intergovernmental Agreement Between Mesa County and City of Grand Junction for Scheduling and Management of all Organized, Recreational Activities at Long Family Memorial Park** [Attach 16](#)

City Council authorized the City Manager to work with the County Administrator in preparing a cooperative agreement for the scheduling and management of all organized, recreational activities at Long Family Memorial Park. This park is located at 3117 F Road in Mesa County and was gifted to Mesa County with the understanding that within ten years from the date of acceptance (1998), it would become a developed park and used in perpetuity for park purposes. The County is currently developing the park in accordance with the Long Family's wishes and anticipates a mid-summer opening of Long Family Memorial Park, phase I. In order to maximize the public use and benefit, the City and the County have agreed that collaboration on the management and operation of the park is necessary and desirable.

Action: Authorize the City Manager to Sign an Intergovernmental Agreement with Mesa County that will Lay Out the Terms and Conditions for the Scheduling and Management of Organized, Recreational Activities at Long Family Memorial Park by the City of Grand Junction and Spells out Mesa County's Responsibility for Maintenance and Upkeep of Long Family Memorial Park

Staff presentation: Joe Stevens, Parks and Recreation Director

17. **Public Hearing – Vacating Public Rights-of-Way, Southwest Corner of 29 ½ Road and Ronda Lee Road, Both Sides of Jon Hall Road at 29 ½ Road and an Unnamed Right-of-Way South of Jon Hall Road at 29 ½ Road** [File #PP-2006-042] [Attach 17](#)

Request to vacate three feet of right-of-way on the south side of Ronda Lee Road, three feet on the north and south side of Jon Hall Road, and twenty feet of unnamed right-of way along the southern boundary of the project site.

Ordinance No. 3916 – An Ordinance Vacating Portions of the Public Rights-of-Way Located on Ronda Lee Road, Jon Hall Road and a Twenty Foot Unnamed Right-of-Way to the South of Jon Hall Road, all being Immediately West of 29 ½ Road Extending Approximately 658 Feet West

®Action: Hold a Public Hearing and Consider Final Passage and Final Publication of Ordinance No. 3916

Staff presentation: Pat Cecil, Planning Services Supervisor

18. **Public Hearing – Fox Growth Plan Amendment, Located at 3000 F Road** [File #GPA-2006-087] [Attach 18](#)

Request to amend the Growth Plan, changing the Future Land Use Designation from Residential Medium Low (2-4 units per acre) to Residential Medium (4-8 units per acre) on 1.6 acres, located at 3000 F Road.

Resolution No. 76-06 - A Resolution Amending the Growth Plan of the City of Grand Junction to Designate Approximately 1.6 Acres, Located at 3000 F Road, from Residential Medium Low to Residential Medium, Fox Growth Plan Amendment

®Action: Adopt Resolution No. 76-06

Staff presentation: Kathy Portner, Assistant Director of Community Development

19. **Public Hearing – Walcher Rezone, Located Adjacent to 2483 River Road** [File #GPA-2006-059] [Attach 19](#)

Request to rezone .44 acres, located adjacent to 2483 River Road, from CSR (Community Services and Recreation) to I-1 (Light Industrial).

Ordinance No. 3917 – An Ordinance Rezoning Approximately .44 Acres, Located Adjacent to 2483 River Road from CSR to I-1, Walcher Rezone

®Action: Hold a Public Hearing and Consider Final Passage and Final Publication of Ordinance No. 3917

Staff presentation: Kathy Portner, Assistant Director of Community Development

20. **Public Hearing – Niblic Drive Rezone, Located at 718 Horizon Drive** [File #GPA-2006-061] [Attach 20](#)

Request to rezone .53 acres, located at 718 Horizon Drive, adjacent to Niblic Drive, from C-1 (Light Commercial) to RMF-5 (Residential Multifamily, 5 units per acre).

Ordinance No. 3918 – An Ordinance Rezoning Approximately .53 Acres, Located at 718 Horizon Drive, Adjacent to Niblic Drive, From C-1 to RMF-5, Niblic Drive Rezone

®Action: Hold a Public Hearing and Consider Final Passage and Final Publication of Ordinance No. 3918

Staff presentation: Kathy Portner, Assistant Director of Community Development

21. **Public Hearing – Graff Dairy Rezone, Located at 581 29 Road** [File #GPA-2006-060] [Attach 21](#)

Request approval to rezone .67 acres, located adjacent to 581 29 Road, from RMF-5 (Residential Multifamily, 5 units per acre) to C-1 (Light Commercial).

Ordinance No. 3919 – An Ordinance Rezoning Approximately .67 Acres, Located at 581 29 Road from RMF-5 to C-1, Graff Dairy Rezone

®Action: Hold a Public Hearing and Consider Final Passage and Final Publication of Ordinance No. 3919

Staff presentation: Kathy Portner, Assistant Director of Community Development

22. **Public Hearing - Zoning the GPD Global/Woomer Annexation, Located at I-70 Frontage Road, Between 23 and 23 ½ Road** [File #GPA-2006-065] [Attach 22](#)

Request to zone the 25 acre GPD Global/Woomer Annexation, located at I-70 Frontage Road, between 23 and 23 ½ Road, to I-1 (Light Industrial).

Ordinance No. 3920 – An Ordinance Zoning the GPD Global/Woomer Annexation, Located at I-70 Frontage Road between 23 and 23 ½ Road to I-1 (Light Industrial)

®Action: Hold a Public Hearing and Consider Final Passage and Final Publication of Ordinance No. 3920

Staff presentation: Kathy Portner, Assistant Director of Community Development

23. **Public Hearing – Carpenter Annexation and Zoning, Located at 3137 D ½ Road** [File #ANX-2006-094] [Attach 23](#)

Acceptance of a petition to annex and consider the annexation and zoning for the Carpenter Annexation. The Carpenter Annexation is located at 3137 D ½ Road, consists of 1 parcel on 5.05 acres and is a 2 part serial annexation. The zoning being requested is RMF-5.

a. Accepting Petition

Resolution No. 77-06 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining the Property Known as the Carpenter Annexation, Located at 3137 D ½ Road is Eligible for Annexation

b. Annexation Ordinances

Ordinance No. 3921 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Carpenter Annexation #1, Approximately 0.05 Acres Located at 3137 D ½ Road

Ordinance No. 3922 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Carpenter Annexation #2, Approximately 5.00 Acres Located at 3137 D ½ Road

c. Zoning Ordinance

Ordinance No. 3923 – An Ordinance Zoning the Carpenter Annexation to RMF-5
Located at 3137 D ½ Road

*®Action: Adopt Resolution No. 77-06 and Hold a Public Hearing and Consider
Final Passage and Final Publication of Ordinance Nos. 3921, 3922, and 3923*

Staff presentation: Senta L. Costello, Associate Planner

24. **Public Hearing – Pumpkin Ridge Annexation and Zoning, Located at 2887
Unawep Avenue** [File #ANX-2005-189] [Attach 24](#)

Acceptance of a petition to annex and consider the annexation and zoning for
the Pumpkin Ridge Annexation. The Pumpkin Ridge Annexation is located at
2887 Unawep Avenue and consists of 2 parcels on 8.47 acres. The zoning
being requested is RSF-4.

a. Accepting Petition

Resolution No. 78-06 – A Resolution Accepting a Petition for Annexation, Making
Certain Findings, Determining the Property Known as the Pumpkin Ridge
Annexation, Located at 2887 Unawep Avenue is Eligible for Annexation

b. Annexation Ordinance

Ordinance No. 3924 – An Ordinance Annexing Territory to the City of Grand
Junction, Colorado, Pumpkin Ridge Annexation, Approximately 8.47 Acres,
Located at 2887 Unawep Avenue Including a Portion of Unawep Avenue, Alta
Vista Court, and Alta Vista Drive Rights-of-Way

c. Zoning Ordinance

Ordinance No. 3925 – An Ordinance Zoning the Pumpkin Ridge Annexation to
RSF-4 Located at 2887 Unawep Avenue

*®Action: Adopt Resolution No. 78-06 and Hold a Public Hearing and Consider
Final Passage and Final Publication of Ordinance Nos. 3924 and 3925*

Staff presentation: Senta L. Costello, Associate Planner

25. **Non-Scheduled Citizens & Visitors**

26. **Other Business**

27. **Adjournment**

Attach 1

Minutes from Previous Meetings

GRAND JUNCTION CITY COUNCIL

ADDITIONAL WORKSHOP SUMMARY

June 5, 2006

The City Council of the City of Grand Junction, Colorado met on Monday, June 5, 2006 at 11:45 a.m. at Two Rivers Convention Center, 159 Main Street, to discuss workshop items. Those present were Councilmembers Teresa Coons, Bruce Hill, Gregg Palmer, Jim Spehar, Doug Thomason and Mayor Pro Tem Bonnie Beckstein. Absent was President of the Council Jim Doody. City Staff present were City Manager Kelly Arnold, City Attorney John Shaver, Assistant City Manager David Varley, Administrative Services and Finance Director Ron Lappi, Human Resources Manager Claudia Hazelhurst, Interim Fire Chief Jim Bright, Fire Department/New Hire Pension Board Chairman John Williams, Fire Department/New Hire Pension Board member John Hall, Fire Department/New Hire Pension Board member Jim Houlihan, Parks and Recreation Director Joe Stevens, Public Works and Utilities Director Mark Relph, Chief of Police Bill Gardner, Communications and Community Relations Coordinator Sam Rainguet, and Deputy City Clerk Debbie Kemp.

Summary and action on the following topic:

- 1. REQUEST FROM THE NEW HIRE-FIRE RETIREMENT BOARD:** New Hire Fire Pension Board Chairman John Williams stated that the Fire Pension Board started to discuss developing a re-affiliation plan with the Fire and Police Pension Association (FPPA) in 2002. Legislation allowing reentry into FPPA was enacted in 2003. 98% of the members wanted more information regarding FPPA reentry. In July 2005, the Fire Pension Board met with FPPA. Mr. Williams said that 7 out of 10 market study cities are affiliated with FPPA. In October 2005 there was a proposal to change the contribution rate from the current 10.65% to 10% from the participants and 10% from the City. 92% to 93% percent of the members were in favor of the switch. Any new hires, upon their affiliation date, would have a contribution rate of 8%. In February 2006 the Pension Board met and voted to bring the proposal to City Council. Items that Mr. Williams highlighted are that this proposal could save the City 33% right off the top with any new hire. With 38 people eligible to retire in 2012, the savings could be \$52,000 a year for the new hires coming in. Going from 10.65% to 10% would result in \$340 per proficient firefighter per year with the incumbents. Once the incumbents leave, they are picked up again at the 8%. If a Resolution is adopted, the current new hire pension plan will terminate and no longer exist and the current participants would be enrolled under the umbrella of the Fire and Police Pension Board. The transition to change plans would be about a 6 month transition.

Police Chief Bill Gardner asked for clarification that the firefighters would voluntarily reduce their pension. Mr. Williams confirmed that they would.

Incumbents would go from 10.65% to 10% and any new hires would be at the level of 8%.

Administrative Services and Finance Director Ron Lappi stated that the buy-in requires a 20% contribution so it would be a .65% drop off.

Councilmember Palmer asked for clarification on the 8%. Mr. Lappi explained that the current members of FPPA are contributing 8% along with the City contributing 8% with the defined benefit plan. The opt-in provision would be at the 10% with the City contributing 10%. Currently the fire and police are at a 10.65% match.

Mr. Williams said that there is a possible potential for an unfunded liability. There are some steps in place to make sure a downturn does not occur. With the economic downturn that occurred in 2000, 2001, and 2002, FPPA is still sitting at 11% for annualized returns.

Councilmember Coons stated that she has watched other plans like PERA and United Airlines and questioned why the fire personnel would want to take the risk of a possible downturn. Mr. Williams stated that even with the downturn in 2000, 2001, and 2002, FPPA is doing well and maintaining their actuarial minimums.

Fire Department/New Hire Pension Board member Jim Houlihan clarified that plans like PERA and United Airlines are for profit where as FPPA is not. FPPA has ran very conservatively.

Councilmember Palmer questioned if the \$334,000 that City is contributing with the Old Hire Fire Plan was a PERA plan back then. Mr. Lappi explained that the old plans were individual plans with cities around the state. FPPA took over most of the Old Hire Fire Plans and said some of them are fully funded and some are not. Around 1980, new hire defined benefit plans were started and said the FPPA fights annually to get the funding for the Old Hire Fire Plans.

Councilmember Spehar asked if the 10.65% contribution would remain if there is no change. Mr. Lappi stated that it would remain.

Councilmember Palmer questioned the reason for opting out in the past. Human Resources Manager Claudia Hazelhurst stated that it was prompted by the financial field and design of the plan. There were fundamental problems with the plan. The State allowed incumbents to make an irrevocable decision to stay with the Old Hire Fire Plan or go with a new defined contribution plan.

Councilmember Coons asked if the FPPA plan that is being proposed has the same structural problems. Ms. Hazelhurst stated that the new plan will have portability. Mr. Lappi further explained that the average rate of return for the new defined benefit plan would be based on the assumption of an 8% return. Most of the consultants in the country are warning against all defined benefit plans because capital markets are not expected to return anything like it did in the 90's.

Councilmember Palmer asked if the burden would be on the taxpayers if there is a shortage. Mr. Lappi explained that in the case of a shortage, usually employers

have to make up the shortage or get the employees to contribute more to make up for the shortage.

Councilmember Palmer asked if there is potential for an unfunded liability to the current defined contribution plan. Mr. Lappi explained that defined contribution retirement plans have security and a larger amount of money goes into that plan and the members are matching it.

Jim Houlihan stated that police and fire don't have the option to work into their sixties; the jobs are just too demanding. Historically, age fifty to fifty-seven is generally the age of retirement. In 2000, 2001, and 2002 a lot of fire and cops could not retire because their pensions were decimated. The attraction with the new defined benefit plan is that there is always safety in the numbers.

Councilmember Spehar asked that if the plan were to shortfall from the 8%, would the City have to be responsible for it. Administrative Services Director Ron Lappi stated that the State could increase contributions from the employers. It's an exposure to an unfunded liability situation that the City currently doesn't have.

Councilmember Palmer asked if the new hires will have the same benefits at 8% as the others at 10.65% and 10%. Mr. Lappi stated that they would because they would be working longer. City Attorney John Shaver stated that the benefit is a function of their salary.

Fireman Jim Houlihan stated that the firefighters have a commitment to the defined benefit plan because they are willing to give up .65%.

Fire Department/New Hire Pension Board member John Hall stated that with the current City's defined contribution plan, he would not have enough money to retire when he needed to retire, where with the FPPA defined benefit plan, he would be able to retire.

Public Works and Utilities Director Mark Relph stated he felt that there needed to be more discussion as to how this affects the rest of the general employees. Mr. Houlihan stated that the general employees earn Social Security and the fire and police do not.

Councilmember Spehar asked for clarification on the Social Security. Mr. Hall explained that the general employees put into Social Security, Medicare and Medicaid, and the City matches the percentage. The fire and police only put into their pension fund. Mr. Lappi explained that Social Security isn't really viewed as a benefit, it is viewed as a tax. The amount of benefit that the general employees get from Social Security isn't close enough to be defined as a benefit plan. The general employees are getting less of a benefit than the fire and police.

Councilmember Coons asked if there are any options for a defined benefit plan for the general employees. Mr. Lappi said the only way the general employees could have a defined benefit plan would be to form their own retirement association. Councilmember Beckstein noted that would not be an option because general employees can not opt out of Social Security now.

Police Chief Bill Gardner stated that he is pleased with the City's Defined Contribution Retirement Plan and said he would be concerned if his police staff had the perception that they needed more or were entitled to more.

Action summary: City Council asked that Staff prepare a public notice and bring it to a City Council meeting as a public hearing in July or August, 2006.

Adjourn

The meeting adjourned at 12:46 p.m.

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

June 7, 2006

The City Council of the City of Grand Junction convened into regular session on the 7th day of June 2006, at 7:02 p.m. in the City Auditorium. Those present were Councilmembers Bonnie Beckstein, Teresa Coons, Bruce Hill, Jim Spehar, Doug Thomason, and President of the Council Jim Doody. Absent was Councilmember Gregg Palmer. Also present were City Manager Kelly Arnold, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Doody called the meeting to order. Councilmember Spehar led in the pledge of allegiance. The audience remained standing for the invocation by David Eisner, Congregation Ohr Shalom.

Council President Doody recognized Boy Scout Troop 383 in attendance.

Citizen Comments

There were none.

CONSENT CALENDAR

Councilmember Beckstein read the list of items on the Consent Calendar.

Councilmember Hill moved to move Item #22, the contract for landscaping improvements to the items for individual consideration. Councilmember Thomason seconded. Motion carried.

It was moved by Councilmember Coons, seconded by Councilmember Beckstein and carried by roll call vote to approve Consent Calendar items #1 through #21 and #23.

1. **Minutes of Previous Meetings**

Action: Approve the Summary of the May 15, 2006 Workshop and the Minutes of the May 17, 2006 Regular Meeting

2. **Setting a Hearing on an Amendment to the Downtown Grand Junction Business Improvement District Assessments**

Additional information has been received from property owners at 359 Colorado Avenue (St. Regis) that requires a correction to the special assessment billing that was approved in December, 2005. State Law requires that the notice of intent be published at least twenty days ahead of the hearing considering the amendments. If the amendment is approved following the hearing, then the corrected Special Assessments will be certified to the County Treasurer for immediate collection.

Resolution No. 51-06 – A Resolution Setting a Hearing on an Amendment to the Special Assessment Roll for the Downtown Grand Junction Business Improvement District Special Assessments

Action: Adopt Resolution No. 51-06 and Set a Hearing on Amending the DGJBID Assessment Roll for July 5, 2006

3. **Setting a Hearing on the Creation of the Grand Junction Economic Development Assistance Corporation for the Construction, Financing and Ownership of the CBI Building**

The City by and through the City Manager has agreed to cooperate with Grand Junction Economic Partnership (GJEP) and the State of Colorado in the formation of a not for profit corporation for the purposes of financing, constructing and owning a new building which will be used by the Colorado Bureau of Investigation (CBI). The corporation, once formed will issue revenue bonds which will be secured by a mortgage on the building. The revenue for the repayment of the bonded indebtedness will be derived solely from the building lease revenues.

Proposed Ordinance Establishing the Grand Junction, Colorado, Economic Development Assistance Corporation, Prescribing Certain Requisite Terms for its Operation and Governance, and Authorizing it to Construct and Lease a Facility to the Colorado Department of Public Safety and to Issue Revenue Bonds to Defray the Costs Thereof

Action: Introduction of Proposed Ordinance and Set a Hearing for July 5, 2006

4. **Setting a Hearing on Repealing the Telephone Exchange Provider Occupational Tax**

The City by and through the Director of Finance and Administrative Services and the City Attorney recommend that the City Council repeal Ordinance No. 1725 concerning the imposition of an occupational tax on telephone exchange providers in the City.

Proposed Ordinance Repealing Ordinance No.1725, Regarding Revenue and Imposition of a Business and Occupation Tax on all Telephone Exchange Providers Operating within the City of Grand Junction

Action: Introduction of Proposed Ordinance and Set a Hearing for June 19, 2006

5. **Purchase Live Scan and Mug Shot for the Police Department**

A Single Source request is being made by the Police Department to purchase Identix Live Scan and Mug Shot equipment. The system interfaces with the Mesa County Sheriff's Office and Jail. No other manufacturer or reseller can accomplish this integration of the two systems.

Action: Authorize the City Purchasing Division to Purchase Live Scan and Mug Shot Equipment from Identix Inc. in the Amount of \$45,027

6. **Purchase a Mobile Public Safety Answering Point & Communications Vehicle for the Police Department**

Purchase of a Mobile Public Safety Answering Point and Communications Vehicle to provide backup operations in the event of an evacuation of the Grand Junction Regional Communication Center (GJRCC) and provide ancillary communications support during major events in Mesa County and surrounding areas.

Action: Authorize the City Purchasing Division to Purchase one Mobile PSAP Communications Vehicle from LDV Inc., Burlington, Wisconsin in the Amount of \$522,800

7. **Revocable Permit for Redlands Mesa Entrance Sign, Located at West Ridges Boulevard and Mariposa Drive** [File #RVP-2005-292]

A resolution approving a Revocable Permit to allow an entrance sign for Redlands Mesa, to be located in the Right-of-Way of West Ridges Boulevard and Mariposa Drive.

Resolution No. 52-06 – A Resolution Approving a Revocable Permit to be Issued to Redlands Mesa Homeowners Association to Allow an Entrance Sign for Redlands Mesa, to be Located in the Right-of-Way of West Ridges Boulevard and Mariposa Drive

Action: Adopt Resolution No. 52-06

8. **Setting a Hearing for the Walcher Rezone, Located at 2483 River Road** [File #GPA-2006-059]

Request approval to rezone .44 acres, located adjacent to 2483 River Road, from CSR (Community Services and Recreation) to I-1 (Light Industrial).

Proposed Ordinance – An Ordinance Rezoning Approximately .44 Acres, Located Adjacent to 2483 River Road (Walcher), From CSR to I-1

Action: Introduction of a Proposed Ordinance and Set a Hearing for June 19, 2006

9. **Setting a Hearing on the Niblic Drive Rezone, Located at 718 Horizon Drive** [File #GPA-2006-061]

Request approval to rezone .53 acres, located at 718 Horizon Drive, adjacent to Niblic Drive, from C-1 (Light Commercial) to RMF-5 (Residential Multifamily, 5 units per acre).

Proposed Ordinance Rezoning Approximately .53 Acres, Located at 718 Horizon Drive, Adjacent to Niblic Drive, From C-1 to RMF-5

Action: Introduction of a Proposed Ordinance and Set a Hearing for June 19, 2006

10. **Setting a Hearing on the Graff Dairy Rezone, Located at 581 29 Road** [File #GPA-2006-060]

Request approval to rezone .67 acres, located adjacent to 581 29 Road, from RMF-5 (Residential Multifamily, 5 units per acre) to C-1 (Light Commercial).

Proposed Ordinance Rezoning Approximately .67 Acres, Located at 581 29 Road (Graff Dairy), From RMF-5 to C-1

Action: Introduction of a Proposed Ordinance and Set a Hearing for June 19, 2006

11. **Setting a Hearing on Zoning the GPD Global/Woomer Annexation, Located at I-70 Frontage Road, Between 23 and 23 ½ Road** [File #GPA-2006-065]

Request approval to zone the GPD Global/Woomer Annexation, consisting of 25 acres and located at I-70 Frontage Road, between 23 and 23 ½ Road to I-1 (Light Industrial).

Proposed Ordinance Zoning the GPD Global/Woomer Annexation, Located at I-70 Frontage Road between 23 and 23 ½ Road to I-1 (Light Industrial)

Action: Introduction of a Proposed Ordinance and Set a Hearing for June 19, 2006

12. **Vacation of a Water Line Easement and a Slope and Borrow Pit Easement, Located at 585 28 ¼ Road** [File #PP-2004-153]

The request is for approval to vacate a water line easement and a slope/borrow pit easement at 585 28 ¼ Road to facilitate development of a 71 lot subdivision.

Resolution No. 53-06 – A Resolution Vacating a Waterline Easement Located at 585 28 ¼ Road

Resolution No. 54-06 – A Resolution Vacating a Roadway Slope and Borrow Pit Easement Located at 585 28 ¼ Road

Action: Adopt Resolution Nos. 53-06 and 54-06

13. **Setting a Hearing on Vacating Portions of the Public Rights-of-Way on Ronda Lee Road and Jon Hall Road Immediately West of 29 ½ Road** [File #PP-2006-042]

Request to vacate: a. Three feet of right-of-way on the south side of Ronda Lee Road; b. Three feet on the north and south side of Jon Hall Road; and c. Twenty feet of unnamed right-of way along the southern boundary of the project site for Orchard Park subdivision.

Proposed Ordinance Vacating Portions of the Public Rights-of-Way Located on Ronda Lee Road, Jon Hall Road and a Twenty Foot Unnamed Right-of-Way to the South of Jon Hall Road, all being Immediately West of 29 ½ Road Extending Approximately 658 Feet West

Action: Introduction of Proposed Ordinance and Set a Hearing for June 19, 2006

14. **Setting a Hearing on Zoning the Carpenter Annexation, Located at 3137 D ½ Road** [File #ANX-2006-094]

Introduction of a proposed ordinance to zone the Carpenter Annexation located at 3137 D ½ Road to RMF-5.

Proposed Ordinance Zoning the Carpenter Annexation to RMF-5 Located at 3137 D ½ Road

Action: Introduction of Proposed Ordinance and Set a Hearing for June 19, 2006

15. **Setting a Hearing on Zoning the Pumpkin Ridge Annexation, Located at 2887 UnawEEP Avenue** [File #ANX-2005-189]

Introduction of a proposed ordinance to zone the Pumpkin Ridge Annexation located at 2887 UnawEEP Avenue to RSF-4.

Proposed Ordinance Zoning the Pumpkin Ridge Annexation to RSF-4 Located at 2887 UnawEEP Avenue

Action: Introduction of Proposed Ordinance and Set a Hearing for June 19, 2006

16. **Setting a Hearing on the Hamilton Annexation, Located at 3124 D Road** [File #ANX-2006-105]

Resolution referring a petition for annexation and introduction of a proposed ordinance. The 8.33 acre Hamilton Annexation consists of 1 parcel and is a two part serial annexation.

a. **Referral of Petition, Setting a Hearing and Exercising Land Use Jurisdiction**

Resolution No. 55-06 – A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on

Such Annexation and Exercising Land Use Control, Hamilton Annexation, Located at 3124 D Road

Action: Adopt Resolution No. 55-06

b. Setting a Hearing on Proposed Ordinances

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Hamilton Annexation #1, Approximately 0.15 Acres Located at 3124 D Road and Including a Portion of the D Road Right-of-Way

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Hamilton Annexation #2, Approximately 8.18 Acres Located at 3124 D Road

Action: Introduction of Proposed Ordinances and Set a Hearing for July 19, 2006

17. **Setting a Hearing on the Bekon Annexation, Located at 2250 Railroad Avenue** [File #ANX-2006-143]

Resolution referring a petition for annexation and introduction of a proposed ordinance. The 7.21 acre Bekon Annexation consists of one (1) parcel of land and associated rights-of-way of Railroad Avenue and Railroad Boulevard.

a. Referral of Petition, Setting a Hearing and Exercising Land Use Jurisdiction

Resolution No. 56-06 – A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation and Exercising Land Use Control, Bekon Annexation, Located at 2250 Railroad Avenue and including a Portion of the Railroad Avenue and Railroad Boulevard Right-of-Way

Action: Adopt Resolution No. 56-06

b. Setting a Hearing on Proposed Ordinance

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Bekon Annexation, Approximately 7.21 Acres Located at 2250 Railroad Avenue and Including a Portion of the Railroad Avenue and Railroad Boulevard Right-of-Way

Action: Introduction of a Proposed Ordinance and Set a Hearing for July 19, 2006

18. **Setting a Hearing on the Hoffmann II Annexation, Located at 565 22 ½ Road** [File #ANX-2006-117]

Resolution referring a petition for annexation and introduction of a proposed ordinance. The 1.12 acre Hoffmann II Annexation consists of one (1) parcel.

a. Referral of Petition, Setting a Hearing and Exercising Land Use Jurisdiction

Resolution No. 57-06 – A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation and Exercising Land Use Control, Hoffmann II Annexation, Located at 565 22 ½ Road

Action: Adopt Resolution No. 57-06

b. Setting a Hearing on a Proposed Ordinance

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Hoffmann II Annexation, Approximately 1.12 Acres Located at 565 22 ½ Road

Action: Introduction of Proposed Ordinances and Set a Hearing for July 19, 2006

19. **Setting a Hearing on the Traynor Annexation, Located at 748 and 749 24 ¾ Road** [File #ANX-2006-111]

Resolution referring a petition for annexation and introduction of a proposed ordinance. The 10.71 acre Traynor Annexation consists of 2 parcels and is a two part serial annexation.

a. Referral of Petition, Setting a Hearing and Exercising Land Use Jurisdiction

Resolution No. 58-06 – A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation and Exercising Land Use Control, Traynor Annexation #1 and #2, Located at 748 and 749 24 ¾ Road and Portions of the Grand Valley Canal and 24 ¾ Road Rights-of-Way

Action: Adopt Resolution No. 58-06

b. Setting a Hearing on Proposed Ordinances

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Traynor Annexation #1, Approximately .24 Acres Located at 748 and 749 24 ¾ Road and a Portion of the Grand Valley Canal

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Traynor Annexation #2, Approximately 10.47 Acres, Located at 748 and 749 24 ¾ Road and a Portion of the 24 ¾ Road Right-of-Way

Action: Introduction of Proposed Ordinances and Set a Hearing for July 19, 2006

20. **Setting a Hearing on the Vodopich Annexation, Located at 3023 F ½ Road**
[File #ANX-2006-109]

Resolution referring a petition for annexation and introduction of a proposed ordinance. The 3.23 acre Vodopich Annexation consists of one (1) parcel.

a. Referral of Petition, Setting a Hearing and Exercising Land Use Jurisdiction

Resolution No. 59-06 – A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation and Exercising Land Use Control, Vodopich Annexation, Located at 3023 F ½ Road

Action: Adopt Resolution No. 59-06

b. Setting a Hearing on Proposed Ordinance

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Vodopich Annexation, Approximately 3.23 Acres Located at 3023 F ½ Road

Action: Introduction of Proposed Ordinances and Set a Hearing for July 19, 2006

21. **Setting a Hearing on the Fletcher Annexation, Located ½ Mile West of Monument Road on South Camp Road Across from Monument Valley Subdivision**
[File #ANX-2006-108]

Resolution referring a petition for annexation and introduction of a proposed ordinance. The 144 acre Fletcher Annexation consists of 2 parcels.

a. Referral of Petition, Setting a Hearing and Exercising Land Use Jurisdiction

Resolution No. 60-06 – A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation and Exercising Land Use Control, Fletcher Annexation, Located on South Camp Road ½ Mile West of Monument Road

Action: Adopt Resolution No. 60-06

b. Setting a Hearing on Proposed Ordinance

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Fletcher Annexation, Approximately 144 Acres Located on South Camp Road ½ Miles West of Monument Road

Action: Introduction of Proposed Ordinance and Set a Hearing for July 19, 2006

22. **Construction Contract for the I-70 Interchange and Horizon Drive Landscaping Improvements** (moved to individual consideration)

The project involves landscaping improvements at the Horizon Drive Interchange designed to beautify this gateway to the community. The landscape improvements will include block retaining walls that create terraces for grasses, shrubs, and trees to be planted on. The project will also include decorative monuments, tile mosaic artwork, and curb, gutter, and sidewalks.

23. **Contract for the Rood Avenue Parking Structure Site Demolition**

Bids have been received for the demolition of the Valley Office Supply building (447/451 Rood Avenue) and the Commercial Federal Bank building (130 North 4th Street) on the Rood Avenue Parking Structure site and removal of old foundations and basements on the parking structure site.

Action: Authorize the City Manager to Execute a Demolition Contract for the Valley Office Supply Building and the Commercial Federal Bank Building and Removal of Old Foundations and Basements on the Parking Structure Site with M. A. Concrete Construction in the Amount of \$241,578.00

ITEMS NEEDING INDIVIDUAL CONSIDERATION

Construction Contract for the I-70 Interchange and Horizon Drive Landscaping Improvements (moved from consent calendar)

The project involves landscaping improvements at the Horizon Drive Interchange designed to beautify this gateway to the community. The landscape improvements will include block retaining walls that create terraces for grasses, shrubs, and trees to be planted on. The project will also include decorative monuments, tile mosaic artwork, and curb, gutter, and sidewalks.

Mark Relph, Public Works and Utilities Director, reviewed this item. He described and displayed the design concepts to be used at the interchange, including the stamped concrete and the mosaic. He said Staff is recommending that the contract be awarded to G.H. Daniels of Gypsum, Colorado and said the Horizon Drive Association Business Improvements District is contributing to the improvements.

Mr. Richard Talley, President of the Horizon Drive Business Improvement District, thanked Council for their leadership on this project. He noted that visitors many times form their opinion of Grand Junction on the appearance of this intersection and area. Mr. Talley thanked the specific Staff members that worked with them on this project.

Councilmember Hill also thanked CDOT for their participation at the 24 Road Interchange which freed up funding for this project, thus allowing the Horizon Drive project to happen sooner than thought.

Councilmember Spehar also thanked the Gateway Committee.

Councilmember Hill moved to authorize the City Manager to execute a construction contract in the amount of \$1,067,381.82 with G.H. Daniels for the I-70 & Horizon Interchange Landscaping and Change Order #1 in the Amount of \$37,684. Councilmember Spehar seconded the motion. Motion carried.

Public Hearing – Arbogast Annexation Located at 785 24 Road [File #GPA-2006-064]

Resolution for acceptance of petition to annex and to hold a public hearing and consider final passage of the annexation ordinance for the Arbogast Annexation, located at 785 24 Road. The 18.05 acre Arbogast Annexation consists of 1 parcel and is a 2 part serial annexation.

The public hearing was opened at 7:20 p.m.

David Thornton, Principal Planner, reviewed this item. He described the location and the reasons for the annexation being a serial annexation. He said Staff finds that the annexation meets all the statutory requirements for an annexation and recommends that the property be annexed.

Paul Johnson, 1692 Snow Eagle Court, Loma, representing the applicant, said that he will be making a presentation for the Growth Plan request and said he feels that the annexation is straight forward.

There were no public comments.

The public hearing was closed at 7:23 p.m.

a. Accepting Petition

Resolution No. 61-06 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Arbogast Annexation Located at 785 24 Road is Eligible for Annexation

b. Annexation Ordinances

Ordinance No. 3900 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Arbogast Annexation #1, Approximately 4.40 Acres Located at 785 24 Road

Ordinance No. 3901 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Arbogast Annexation #2, Approximately 13.65 Acres Located at 785 24 Road

Councilmember Hill moved to adopt Resolution No. 61-06 and Ordinance Nos. 3900 and 3901 on Second Reading and ordered them published. Councilmember Beckstein seconded the motion. Motion carried by roll call vote.

Public Hearing – Mallard View (Arbogast Annexation) Growth Plan Amendment, Located at 785 24 Road [File #GPA-2006-064]

Hold a public hearing and consider passage of the Resolution to change the Growth Plan designation from "Estate" (2 acres per dwelling unit) to "Residential Medium Low" (2 to 4 dwelling units per acre) for one property located at 785 24 Road.

The public hearing was opened at 7:25 p.m.

Paul Johnson, 1692 Snow Eagle Court, Loma, representing the petitioner and owner, presented first. He noted the change in name of the subdivision and said the area is located in the area of the North Central Valley Plan and also the Appleton area. He described the location more specifically on the north side of the interstate. Mr. Johnson said the request is to change the growth plan designation from an Estate to Residential Medium Low (RML) and said a neighborhood meeting was held in which 12 people showed up and 11 were opposed to the change. He said City Staff and the Planning Commission have also recommended denial of this request. Mr. Johnson said the petitioner still thinks the change is appropriate because of the need for affordable housing and said their specialty is to build houses at 2 to 4 units per acre. Mr. Johnson said they cannot find anymore land in the area that will allow for 2 to 4 units per acre and said zoning the property Estate is zoning for rich people. He displayed the City Growth Plan Map and showed that there is very little land that allows 2 to 4 units per acre in the north area. He advised that the present growth plan will create leapfrog development in the north and also development in the Fruita, Loma, and the Mack areas. Mr. Johnson then reviewed the seven criteria for the Growth Plan amendment and said he does not think they meet all seven criteria but hoped that Council could overrule that. Mr. Johnson addressed if the current zoning was an error. He said the petitioner feels that there was an error because the need for affordable housing was not foreseen for this area at the time of the zoning. He said circumstances have changed in that area and said the accelerated rate of growth has created the situation for the need of affordable housing. Mr. Johnson said the character of the area has changed with the new Fellowship Church and the commercial development along 24 Road. He said 2 to 4 units per acre is consistent with the needs of the community and the sewer capacity is available. Mr. Johnson said this is an efficient use of the 24 Road corridor with the increase of affordable housing.

David Thornton, Principal Planner, then made the Staff presentation. He said the property is less than ½ mile north of the interstate. He described the Future Land Use designation and the surrounding land use designations as well as the existing zoning. He said looking at a larger view, the area south of the interstate are higher densities but north of I-70 is Estate and Rural, as part of the North Central Valley Plan. He said, regarding the seven criteria, the neither City Staff or the Planning Commission feel that the criteria are being met. He said the Future Land Use Map is consistent with the North Central Valley Plan to retain the integrity of the neighborhood. Mr. Thornton said there have been no changes to invalidate the original premise and, regarding the character of the area, there has been no change in character. He said the request is not consistent with the goals and policies of the Growth Plan or Neighborhood Plan and said the facilities are in adequate to serve the request. Mr. Thornton noted that Tim Moore, Public Works Manager, can address the adequacy of the sewer and if the sewer capacity is only sufficient to serve the properties as currently zoned. He said there was a request for a Growth Plan amendment in 2003 to Residential Medium Low which was denied; that request was also based on inadequate supply of land in this category. Mr. Thornton said,

in conclusion, the site is in the middle of an area designated Estate and in 2003 this parcel was included in an area of 150 acres that was being requested to change. Mr. Thornton advised that if Council feels there is a desire to make a change in this area in the long term, it should be looked at more comprehensively over a larger area.

Councilmember Hill asked for clarification on the 201 boundary as to where the line was originally and the subsequent inclusions. Mr. Thornton said the boundary did extend north of the interstate when the North Central Valley Plan was drafted. City Attorney Shaver agreed.

Councilmember Coons inquired if the impact fees noted by the applicant would be adequate to upgrade the sewer. Public Works Manager Tim Moore advised that the sewer extension was designed with Estate zoning in mind. Councilmember Coons asked if the Growth Plan amendment were to be approved, who would pay for the upgrade. Mr. Moore said the fund is an Enterprise Fund which would pay for the upgrade and reimbursement could occur as the taps are connected.

Councilmember Beckstein inquired about the existing lots in the Appleton area. Mr. Thornton responded and said there are some lots that are smaller than two acres that were created long before the modern day zoning. Councilmember Beckstein asked why it is a detriment if there are already some smaller lots. Mr. Thornton said he was part of the development of the North Central Valley Plan and said that a higher density would create a different character, even though there are some smaller lots, it is still a more rural feel.

Council President Doody asked where the sewer stub is in Canyon View Park. Mr. Moore advised that sewer line would not serve this basin.

Ron Gray, 2369 H Road, said that he has a one acre lot and noted there are affordable houses in the area. He said, regarding the smaller lots shown on map, they are two acre lots. He is opposed to the proposed subdivision. Mr. Gray said that he bought in the area relying on the Future Land Use Plan and agreed with a comprehensive view of the area.

Dick Pennington, 782 23 7/10 Road, representing four property owners comprising of 30 acres, wanted to clarify that it was his application three years ago and was turned down, and it was not a similar application. He addressed the ditch situation, the impact on the wildlife, and the impact on the character of the area. He is opposed to the proposed subdivision.

Marilyn Scott, also of 782 23 7/10 Road, is opposed to the project. She described the location of the original grocery store and said it was moved to the small lot (as the market). She said the increased density of the proposed subdivision will completely destroy the character of the neighborhood.

Dave Lacy, 2379 H Road, said that he lives on two acres and he is not opposed to development under the current zoning. He said the proposal, however, is completely out of character for the neighborhood and said other developments that are occurring in the neighborhood are at least two acre lots.

There were no other comments.

The public hearing was closed at 8:20 p.m.

Mr. Johnson said no one can afford lots in this area and said the sewer capacity study was done previously that went beyond the 201 Sewer Service boundaries, so it was inappropriate. He asked when a change to that area would be looked at.

Resolution No. 62-06 – A Resolution Amending the City of Grand Junction Growth Plan Future Land Use Map to Re-designate One Property Located at 785 24 Road, from “Estate One Du Per 2 Acres” to “Residential Medium Low 2-4 du/ac”

Councilmember Spehar said the Growth Plan has created the expectations as established. He agreed with Staff and the Planning Commission recommendations and said the City does not need to create all kinds of housing in all the areas throughout the City. He said to increase the density in this area is not appropriate.

Councilmember Coons agreed with Councilmember Spehar and said that she is also concerned with the adequacy of the sewer. She said the cost of an upgrade would impact the affordability and that although she advocates affordable housing and agrees there is a need, she is not sure if the proposal would provide work force housing.

Councilmember Thomason agreed with Councilmember Coons and said that he does not feel that the request meets the criteria. He noted the Planning Commission recommended denial and the neighborhood is very much opposed.

Councilmember Beckstein said being on the committee that studied the expanded Persigo area, there were concerns that the sewer availability does increase pressure for development. She agrees with the Planning Commission and supports their recommendation.

Councilmember Hill noted the importance of the Growth Plan and said this area also has a specific neighborhood plan that indicates how special the area is. He agrees with maximizing the existing facilities, however the seven criteria are not being met. He said there was no error in the zoning of Estate and said a great amount of time was spent to ensure this area was not to be changed. He said criterion has not been met and the goals of the Growth Plan would not be met by this change, specifically the specific neighborhood plan on top of the Growth Plan.

Council President Doody agreed with all of the statements made, but noted that Staff should have presented the sewer capacity reports.

Councilmember Thomason asked if the passage of the annexation has any affect. City Attorney Shaver said they are two independent actions.

Councilmember Hill moved to adopt Resolution No. 62-06. Councilmember Spehar seconded the motion. Motion failed unanimously by roll call vote.

Council President Doody called a recess at 8:31 p.m.

The meeting reconvened at 8:43 p.m.

Public Hearing – Charlesworth Annexation, Located at 248 28 Road [File #GPA-2006-062]

Resolution for acceptance of petition to annex and to hold a public hearing and consider final passage of the annexation ordinance for the Charlesworth Annexation, located at 248 28 Road. The 10.85 acre Charlesworth Annexation consists of 2 parcels.

The public hearing was opened at 8:43 p.m.

David Thornton, Principal Planner, reviewed this item. He described the site location. He said Staff has reviewed the request and feels the annexation does meet all statutory requirements for the annexation. He said the annexation will create an enclave around the rendering plant. Mr. Thornton said the Persigo Agreement does require all enclaves to be annexed within five years and a letter was sent to the property owner advising him of the situation.

Ted Ciavonne, Ciavonne, Roberts & Assoc. Inc., representing the applicant was present.

Councilmember Beckstein disclosed that Mr. Ciavonne and one of the petitioners is a client of her employer. City Attorney Shaver advised that Councilmember Beckstein confirmed with him that she has no conflict or information that would lead to any bias on her part.

Mr. Ciavonne said he does not have anything to present regarding the annexation.

There were no public comments.

The public hearing was closed at 8:45 p.m.

a. Accepting Petition

Resolution No. 63-06 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining the Property Known as the Charlesworth Annexation, Located at 248 28 Road is Eligible for Annexation

b. Annexation Ordinance

Ordinance No. 3902 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Charlesworth Annexation, Approximately 10.85 Acres, Located at 248 28 Road

Councilmember Hill moved to adopt Resolution No. 63-06 and Ordinance No. 3902 on Second Reading and ordered it published. Councilmember Thomason seconded the motion. Motion carried by roll call vote.

Public Hearing – Charlesworth Growth Plan Amendment, Located at 248 28 Road
[File #GPA-2006-062]

Hold a public hearing and consider passage of the Resolution to change the Growth Plan designation from “Residential Medium Low” (2 to 4 dwelling units per acre) to “Residential Medium” (4 to 8 dwelling units per acre) for two properties located at 248 28 Road.

The public hearing was opened at 8:49 p.m.

David Thornton, Principal Planner, reviewed this item. He described the existing land use designation and zoning, the surrounding and the existing zoning of the site just annexed. He pointed out that in looking at the Future Land Use Map the site is out of place with the surrounding designations of Residential Medium. He said it is Staff’s contention that there was an error in the designation; regarding subsequent events, he said there were some changes in the area that has made the area out of place. Mr. Thornton said the character of the area has changed and the request is consistent with the goals and policies of the Growth Plan. Mr. Thornton pointed out which goals the request is consistent with and said there are public and community facilities that are adequate in the area. He said the request also meets the last two criteria and Staff recommends approval.

Ted Ciavonne, Ciavonne, Roberts & Assoc. Inc., commended Staff’s presentation. He noted the irregularity of the site makes it difficult to develop and said it is adjacent to a commercial/industrial area, so a transitional density is appropriate. He had nothing else to add.

There were no public comments.

The public hearing was closed at 8:58 p.m.

Resolution No. 64-06 – A Resolution Amending the City of Grand Junction Growth Plan Future Land Use Map to Re-designate Two Properties Located at 248 28 Road, from “Residential Medium Low 2-4 du/ac” to “Residential Medium 4-8 du/ac”

Councilmember Spehar moved to adopt Resolution No. 64-06. Councilmember Coons seconded the motion.

Councilmember Hill noted that Staff did a good job presenting and he believes that all the criteria were met.

Motion carried by roll call vote.

Public Hearing – Rezone Four Unplatted Parcels Located at 2809, 2811, 2813 & 2815 Elm Avenue [File # RZ-2006-080]

The petitioner, The Warren Living Trust, is requesting approval to rezone four (4) properties located at 2809, 2811, 2813 & 2815 Elm Avenue from RMF-8 to RMF-12. The four (4) properties total 3.16 acres. The Planning Commission recommended approval at its April 25, 2006 meeting.

The public hearing was opened at 9:00 p.m.

Scott D. Peterson, Senior Planner, reviewed this item. He described the location of the site, noting that the Planning Commission did recommend approval of the rezone. He described the Future Land Use designation and said the rezone request does meet the range allowed in that designation. He said the property will be a transition from Neighborhood Commercial to the RMF-8 to the north so Staff recommends approval. The applicant was present but had nothing to add.

There were no public comments.

The public hearing was closed at 9:04 p.m.

Councilmember Spehar was supportive of the higher density and said it is needed in the City to maintain some affordability in housing.

Ordinance No. 3903 – An Ordinance Rezoning the Property Known as the Capstone Village Rezone Located at 2809, 2811, 2813 & 2815 Elm Avenue from RMF-8 to RMF-12 Councilmember Thomason moved to adopt Ordinance No. 3903 on Second Reading and ordered it published. Councilmember Beckstein seconded the motion. Motion carried by roll call vote.

Public Hearing – Amending the 24 Road Corridor Guidelines [File #GPA-2005-148]

A request to amend the 24 Road Corridor Subarea Plan and the Mixed Use Zoning to implement the recommendations of the Planning Commission, based upon the recommendations from the 24 Road Steering Committee.

The public hearing was opened at 9:05 p.m.

Lori V. Bowers, Senior Planner, reviewed this item. She reviewed the process that started last September and then reviewed the recommendations. Ms. Bowers said Public Works Manager Tim Moore will present the traffic findings. She said the 24 Road Subarea Committee Chair Jeff Over will present the Committee's findings. Ms. Bowers gave the history of the project and the formation of the Committee and their work. She said the traffic modeling came up later and was then taken back to the Committee, but said it did not change the Committee's recommendations.

Councilmember Spehar questioned the requirements within the first ¼ mile of the 24 Road corridor and south of I-70. Ms. Bowers said the maximum commercial size would be eliminated in that ¼ mile area and be capped at 50,000 square feet in the remainder of the study area. She said the Planning Commission recommended that the retention of the residential requirement be within the remainder of the 24 Road Subarea whereas the steering committee recommends that it be deleted.

Tim Moore, Public Works Manager, explained the traffic modeling. He said looking at the worst case scenario, if developed completely as retail; the retail development generates 4 times more traffic than office developments and said office developments generates 1.5 times more than residential development. He displayed a forecast of the congestion if the area is developed as retail. In conclusion, he said the transportation changes would be manageable but some solutions would need to be addressed. Mr. Moore said the reason

it would still be manageable is that millions of dollars in capital are being spent now on transportation systems in that area.

Councilmember Hill asked about improvements on G Road in the next ten years. Mr. Moore said there are improvements dialed into the Capital Plan within the next fifteen years west of 24 Road.

Jeff Over, Chair of the Steering Committee, thanked the Staff for their assistance. The Committee was comprised of a cross section of the community and said their recommendation did not change when they were provided with the traffic modeling because they do not believe the worst case scenario will happen. He said the difference between the Committee and the Planning Commission's recommendation was the residential component and said the Planning Commission wanted to keep the requirement.

Councilmember Coons questioned if the developers and realtors were the ones that thought the worst case scenario would not happen. Mr. Over said they were adamant about that.

Councilmember Spehar asked what they expect besides retail. Mr. Over said office and some residential.

Councilmember Coons questioned that the removal of requirements resulted in the assurance that residential will happen. Mr. Over said it was the requirements being applied to each parcel that was the difficulty.

Warren Jacobsen, 702 Golfmore, said that in 1965 he bought 80 acres located at the southwest corner of 24 Road and I-70. He said that he bought the property because it was zoned commercial. Mr. Jacobsen said that he received a bill from Mesa County for \$65,000 for a sewer line which he still does not have and said the zoning was changed 4 different times before it was brought into the City limits. He said this all happened within 15 years and said it was done without his advice or permission. He said that he has had many inquiries from realtors, but he does not know what the zoning is today.

Larry Beckner, 653 Larkspur, representing WDM Corporation who has property in the area, but not in the corridor, he asked for more clarification on the residential requirements. Ms. Bowers said the proposal still requires 20% residential in the non-hatched area, outside the ¼ mile corridor from 24 Road.

Mr. Beckner asked if there is no maximum size relative to non-retail development. Ms. Bowers confirmed that to be correct.

There were no further comments.

The public hearing was closed at 9:30 p.m.

Councilmember Hill moved to change the 24 Road Subarea Corridor Plan to change minimum density of 12 units per acre to 8 units per acre, remove the 20% requirement for a residential component and remove the size restriction of 30,000 sq ft. for retail development. Councilmember Beckstein seconded the motion.

Councilmember Hill stated with this change there would be no ¼ mile corridor and no 50,000 sq. ft. maximum requirement. He said he excluded these two recommendations in that ¼ mile piece because it was not proposed at the public meeting and the new requirement would force residential up against industrial. He said that he would like to keep the quality of standards for development in the area. He said with the traffic modeling it is good to be prepared, but there is a strong consensus that it won't max out. He said transportation is manageable per Staff and the Committee did not change their recommendations based on traffic concerns.

Councilmember Thomason asked Councilmember Hill to restate his motion and questioned if the motion included taking out the ¼ mile area. Councilmember Hill said that is correct; his motion is to remove the ¼ mile area and to change the minimum density from 12 units per acre to 8 units per acre, remove the 20% requirement for residential and remove the restriction of the 30,000 sq. ft. for retail development.

Councilmember Spehar asked Councilmember Hill that if under the motion that is proposed, there is no commercial maximum size and no housing requirements. Councilmember Hill said that is correct.

Council President Doody questioned Sheryl Trent, Interim Community Development Director, about a developer that went to Community Development inquiring about a high rise development.

Councilmember Spehar asked City Attorney John Shaver if it is appropriate for Council to speculate. City Attorney Shaver said that it depends on where the question is leading.

Council President Doody questioned if the developers are also looking at developing residential along with a high rise development.

Sheryl Trent, Interim Community Development Director, said that Community Development has had contact from a developer since before the discussions regarding the change and the developers have inquired about the exchange of development rights.

Councilmember Spehar stated that it is unfortunate that the motion was made as it was. He said with this motion, this area could be built with no housing. He said the City could end up in this area with no housing and when the City started with this, it could have had up to 1,920 residential units in that area with access to shopping, transportation, and the parks. He said it is unfortunate that the Planning Commission's recommendation was not taken into consideration as they spent a lot of time on this. He said now this has the potential to strip out this area and will maximize the imbalance of the area. He said the role of planning is to anticipate the needs of the community and not just react to today and not tomorrow.

Councilmember Coons agreed with Councilmember Spehar and that she agrees there is a need to make some change. She said it is a good compromise to reduce the 12 units per acre density to 8 and said she has heard about the need for higher density housing in this area. She is concerned that the property will be seen more valuable as commercial. She appreciates the traffic plan, all of Staff's work, but the traffic worse case scenario will be bad for the valley. She feels there will be an imbalance for the City to have all

commercial at one end and residential at the other. She agrees there must be a plan for the future and applauds the work of the Committee. She agrees with changing the size of the commercial/retail development but is concerned with the housing requirement being lifted.

Councilmember Thomason said that he supports the motion as it stands.

Council President Doody said that he supports the motion and said that he believes that there will be housing in this area. He said the 29 Road corridor will be opening up to the east and said this is different than the Jarvis property because the City owns the Jarvis property, but what Council needs to do, as a City, is to set a vision for this area. He clarified the motion to reduce from 12 to 8 units per acre, no ¼ mile corridor, remove the 20% requirement and no 30,000 square foot buildings limitation.

Motion carried by roll call vote with Spehar and Coons voting NO.

Council President Doody called a recess at 9:57 p.m.

The meeting reconvened at 10:08 p.m.

Public Hearing – Amending The Ridges Planned Development Zoning and Preliminary Development Plan for Redlands Vista Located at Ridges Blvd., School Ridge Road and Ridge Circle Drive [File #PP-2005-294]

Consideration of an Amendment to the Planned Development zoning ordinance for The Ridges PD and Preliminary Development Plan for a parcel within The Ridges containing private streets.

The public hearing was opened at 10:10 p.m.

Lori V. Bowers, Senior Planner, reviewed this item. She described the request and noted that the area is within The Ridges development. She said the applicant is asking for an exception of the setback from 20 feet to 18.5 feet under a Planned Development for patio homes. The Planning Commission recommended approval and said the applicant is present for questions.

Council President Doody asked for ramification of the setback reduction. Ms. Bowers said this is considered a double frontage lot so there is still a distance from Ridges Blvd. Paul Shukas, 1575 Boulder Street, Suite F, Denver CO 80211, he said this is a great infill development project and is very proud to be part of it. He said the underlying zoning is RMF-8; he then described the surrounding zoning. Mr. Shukas said there will probably be around 32 units and to the east there is City open space. He said the current zoning is for 62 units and they are proposing 32. He said there will be both two story and ranch homes that have a European style. He said there will be courtyard spaces and the exterior will all be common space. Mr. Shukas said the site is challenging and said there is a high point where there will be 75 feet of vertical change. He said there is an open space area with natural vegetation that is going to be preserved and they will improve the existing bike path and dedicate that part of the subject property to the City. He said they are also going to provide a pedestrian connection through the open space. Mr. Shukas said the

site plan will be clustered with two stories that have interior court yards and the ranches will have an exterior court yards. He said there will be 24 foot interior roads which will be wide enough for fire trucks with lots of off street parking. He said the setback deviation request is to allow for the pedestrian trail connection.

Councilmember Thomason thanked Mr. Shukas for his thoroughness of the presentation and said he did a good job.

There were no public comments.

The public hearing was closed at 10:28 p.m.

Councilmember Spehar questioned City Attorney John Shaver regarding the City maintenance policy of private streets.

City Attorney Shaver said the requirement is an agreement with the homeowners association and said if it is not maintained the City will enter the project to maintain the area.

Councilmember Spehar said that he is impressed with the design solutions for this difficult infill project.

Councilmember Coons agreed and said the design is very creative.

Ordinance No. 3905 – An Ordinance Zoning Lot 1 and Lot 2, Block Twenty-One, The Ridges Filing No. Four Known as Redland Vista in The Ridges

Councilmember Coons moved to adopt Ordinance No. 3905 on Second Reading and ordered it published. Councilmember Spehar seconded the motion. Motion carried by roll call vote.

Public Hearing – Zoning the CR Nevada Annexation, Located at 22 ½ Road and South Broadway [File #ANX-2006-030]

Hold a public hearing and consider final passage of the ordinance to zone the CR Nevada Annexation RSF-E, located at 22 ½ Road and South Broadway. The CR Nevada Annexation consists of 1 parcel on 19.73 acres.

The public hearing was opened at 10:31 p.m.

Senta L. Costello, Associate Planner, reviewed this item. She described the location and said currently the parcel is vacant. She said the development plan has not been submitted and the request is for zoning of RSF-E. She described the surrounding zoning and said the original request was RSF-1. Ms. Costello said the Planning Commission recommended RSF-E and the applicant has now changed their request to RSF-E.

There were no public comments.

The public hearing was closed at 10:35 p.m.

Ordinance No. 3906 – An Ordinance Zoning the CR Nevada Annexation to RSF-E, Located at 22 ½ Road and South Broadway

Councilmember Spehar moved to adopt Ordinance No. 3906 on Second Reading and ordered it published. Councilmember Hill seconded the motion. Motion carried by roll call vote.

Public Hearing – GPD Global/Woomer Annexation Located at 2322 and 2328 I-70 Frontage Road [File #GPA-2006-065]

Resolution for acceptance of petition to annex and to hold a public hearing and consider final passage of the annexation ordinance for the GPD Global/Woomer Annexation, located at 2322/2328 I-70 Frontage Road. The 37.57 acre GPD Global/Woomer Annexation consists of 3 parcels.

The public hearing was opened at 10:35 p.m.

Sheryl Trent, Interim Director of Community Development, reviewed this item. She noted the request is for annexation and the zoning will be reviewed at the next meeting. She said the Growth Plan amendment that was approved earlier at this meeting changed the Future Land Use Designation to Commercial/Industrial. There were no public comments.

The public hearing was closed at 10:37 p.m.

a. Accepting Petition

Resolution No. 66-06 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the GPD Global/Woomer Annexation, Located at 2322 and 2328 I-70 Frontage Road including a Portion of I-70 and 23 Road Rights-of-way is Eligible for Annexation

b. Annexation Ordinance

Ordinance No. 3907 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, GPD Global/Woomer Annexation, Approximately 37.57 Acres Located at 2322 and 2328 I-70 Frontage Road Including a Portion of I-70 and 23 Road Rights-of-Way

Councilmember Hill moved to adopt Resolution No. 66-06 and Ordinance No. 3907 on Second Reading and ordered it published. Councilmember Thomason seconded the motion. Motion carried by roll call vote.

Public Hearing – Thunder Hog Estates Annexation and Zoning Located at 3079 F ½ Road and 3088 Shadowbrook Court [File #ANX-2006-072]

Acceptance of a petition to annex and consider the annexation and zoning for the Thunder Hog Estates Annexation. The Thunder Hog Estates Annexation is located at 3079 F ½ Road / 3088 Shadowbrook Court and consists of 2 parcels on 13.76 acres. The zoning being requested is RSF-4.

The public hearing was opened at 10:38 p.m.

Senta L. Costello, Associate Planner, reviewed this item. She described the location and the two parcels. She described the current use as vacant north of F ¼ and said there is one single family home on the parcel just to the south. Ms. Costello said the existing zoning is RSF-4 to the north and the south parcel is a Planned Development. Ms. Costello said there are two applicants and both are present.

Councilmember Hill questioned where the 201 boundary is. Ms. Costello said it is to the east.

Ted Ciavonne, Ciavonne, Roberts & Assoc, Inc., was present to represent the northern parcel. He said the other parcel is dovetailing on their annexation and there is an adjacent school site which lends this site to higher density. Mr. Ciavonne said it will probably develop out at three units per acre.

Billy Dodd, owner of 3088 Shadowbrook Court, is asking for the annexation and said that he wants to be in the City.

There were no public comments.

The public hearing was closed at 10:44 p.m.

a. Accepting Petition

Resolution No. 67-06 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining the Property Known as the Thunder Hog Estates Annexation, Located at 3079 F ½ Road and 3088 Shadowbrook Court Including a Portion of the F ½ Road Right-of-Way is Eligible for Annexation

Action: Adopt Resolution No. 67-06

b. Annexation Ordinances

Ordinance No. 3908 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Thunder Hog Estates Annexation #1, Approximately 0.09 Acres Located Within the F ½ Road Right-of-Way

Ordinance No. 3909 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Thunder Hog Estates Annexation #2, Approximately 13.67 Acres Located at 3079 F ½ Road and 3088 Shadowbrook Court Including a Portion of the F ½ Road Right-of-Way

c. Zoning Ordinance

Ordinance No. 3910 – An Ordinance Zoning the Thunder Hog Estates Annexation to RSF-4, Located at 3079 F ½ Road and 3088 Shadowbrook Court

Councilmember Spehar moved to adopt Resolution No. 67-06 and Ordinance Nos. 3908, 3909, and 3910 on Second Reading and ordered them published. Councilmember Coons seconded the motion. Motion carried by roll call vote.

Public Hearing – Kresin Annexation and Zoning, Located at 530 South Broadway
[File #ANX-2006-084]

Acceptance of a petition to annex and consider the annexation and zoning for the Kresin Annexation. The Kresin Annexation is located at 530 South Broadway and consists of 2 parcels on 8.20 acres. The zoning being requested is RSF-2. The public hearing was opened at 10:45 p.m.

Lori V. Bowers, Senior Planner, reviewed this item. She described the location and described the surrounding area. She said the original zoning request was for RSF-4. Ms. Bowers said the Planning Commission recommended RSF-2 and the applicant subsequently changed their request for zoning to RSF-2.

The applicant was not present.

There were no public comments.

The public hearing was closed at 10:46 p.m.

a. Accepting Petition

Resolution No. 68-06 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Kresin Annexation, Located at 530 South Broadway is Eligible for Annexation

b. Annexation Ordinance

Ordinance No. 3911 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Kresin Annexation, Approximately 8.20 Acres Located at 530 South Broadway

c. Zoning Ordinance

Ordinance No. 3912 – An Ordinance Zoning the Kresin Annexation to RSF-2, Located at 530 South Broadway

Councilmember Coons moved to adopt Resolution No. 68-06 and Ordinance Nos. 3911 and 3912 on Second Reading and ordered them published. Councilmember Beckstein seconded the motion. Motion carried by roll call vote.

Public Hearing – Fox Annexation Located at 3000 F Road [File #GPA-2006-087]

Resolution for acceptance of petition to annex and to hold a public hearing and consider final passage of the annexation ordinance for the Fox Annexation, located at 3000 F Road. The 1.92 acre Fox Annexation consists of 1 parcel.

The public hearing was opened at 10:48 p.m.

Sheryl Trent, Interim Director of Community Development, reviewed this item. She described the location and the site. The zoning will come before the City Council at the next meeting. The applicant is present.

There were no public comments.
The public hearing was closed at 10:50 p.m.

a. Accepting Petition

Resolution No. 69-06 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining the Property Known as the Fox Annexation, Located at 3000 F Road is Eligible for Annexation

b. Annexation Ordinance

Ordinance No. 3913 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Fox Annexation, Approximately 1.92 Acres Located at 3000 F Road Including a Portion of the 30 Road Right-of-Way

Councilmember Hill moved to adopt Resolution No. 69-06 and Ordinance No. 3913 on Second Reading and ordered it published. Councilmember Thomason seconded the motion. Motion carried by roll call vote.

Public Hearing – Amending the Smoking Ordinance

The City adopted Ordinance No. 3540 regulating smoking in public places on July 2, 2003. Amendments were made to that ordinance on October 19, 2005 with Ordinance No. 3829. On March 27, 2006, Governor Owens signed House Bill 06-1175 concerning the enactment of the "Colorado Clean Indoor Air Act," prohibiting smoking in indoor enclosed areas. The State law is effective as of July 1, 2006. Parts of the State law are more restrictive than the City's ordinance. Parts of the City's ordinance are more restrictive than the State law. It is proposed that Ordinance No. 3829 be amended to be in conformance with the stricter terms of the Colorado Clean Indoor Air Act. The public hearing was opened at 10:51 p.m.

John Shaver, City Attorney, reviewed this item. He highlighted the changes that enact the newly enacted Colorado Law with the current City provisions. He said the Colorado legislature enacted a much stricter law and detailed the main differences. He said the City's ordinance allowed an exception for bars regarding smoking and, in reconciling with the States version, that exception will no longer exist as well as the process for the exception. Additionally, bingo halls were allowed under certain conditions and with the new law, smoking will not be allowed in bingo halls. Private clubs will also be restricted. Lastly, smoking is prohibited within fifteen feet of the main doorway. In general the City ordinance adopts the more restrictive provisions of the State law and retain the more restrictive provisions of the City's existing ordinance.

Councilmember Hill confirmed that the City did not reduce the standards that were higher than the State. City Attorney Shaver said that is correct.

There were no public comments.

The public hearing was closed at 10:53 p.m.

Ordinance No. 3914 – An Ordinance Amending Chapter 16, Article VI, Section 16-127, of the Code of Ordinances (Smoking)

Councilmember Coons moved to adopt Ordinance No. 3914 on Second Reading and ordered it published. Councilmember Spehar seconded the motion. Motion carried by roll call vote.

Non-Scheduled Citizens & Visitors

Council President Doody recognized the representative from the League of Women's Voters still in attendance.

Other Business

There was none.

Adjournment

The meeting adjourned at 11:00 p.m.

Stephanie Tuin, MMC
City Clerk

GRAND JUNCTION CITY COUNCIL

SPECIAL SESSION MINUTES

JUNE 12, 2006

The City Council of the City of Grand Junction, Colorado met in Special Session on Monday, June 12, 2006 at 11:30 p.m. in the Administration Conference Room, 2nd Floor of City Hall. Those present were Councilmembers Bonnie Beckstein, Teresa Coons, Bruce Hill, Doug Thomason, Gregg Palmer, Jim Spehar and President of the Council Jim Doody. Also present was City Attorney John Shaver.

Council President Doody called the meeting to order.

Councilmember Beckstein moved to go into executive session for discussion of personnel matters under Section 402 (4)(f)(I) of the Open Meetings Law regarding City Council employees and will not be returning to open session. Councilmember Hill seconded the motion. The motion carried.

The City Council convened into executive session at 11:40 a.m.

Stephanie Tuin, MMC
City Clerk

Attach 2
Purchase of Road Oil for Chip Seal Program
CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA						
Subject	Purchase of Road Oil for Chip Seal Program					
Meeting Date	June 19, 2006					
Date Prepared	June 15, 2006					
Author	Scott Hockins		Senior Buyer			
Presenter Name	Mark Relph		Public Works & Utilities Director			
Report results back to Council	X	No		Yes	When	
Citizen Presentation		Yes	X	No	Name	
	Workshop	X	Formal Agenda	X	Consent	Individual Consideration

Summary: Purchase of approximately 107,000 gallons of road oil for the annual Streets Division chip seal program.

Budget: \$135,318 has been budgeted for this expenditure, and an additional \$24,682 will be used from money saved in the purchase of aggregate chips for the program.

Action Requested/Recommendation: Authorize the City Purchasing Division to purchase 107,000 gallons of road oil from Cobitco Inc., Denver, Colorado in the amount of \$160,500.

Attachments: N/A

Background Information: The solicitation was advertised in the Daily Sentinel and invitations were sent to Twenty-two (22) potential Bidders. One company responded with a formal response.

- Cobitco Inc., Denver, Colorado \$160,500

Attach 3

**Const. Contract for F ½ Rd. from 24 Rd. to Market St. & a Right Turn Lane on 24 Rd.
CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA									
Subject		Award of a Construction Contract for F ½ Road from 24 Road to Market Street and a right turn lane on 24 Road.							
Meeting Date		June 19, 2006							
Date Prepared		June 15, 2006				File # - N/A			
Author		Rick Dorris, Development Engineer							
Presenter Name		Mark Relph, Public Works & Utilities Director							
Report results back to Council		X	No		Yes	When			
Citizen Presentation			Yes	X	No	Name			
	Workshop	X	Formal Agenda			X	Consent	Individual Consideration	

Summary: Award a construction contract to Sorter Construction Company in the amount of \$1,217,396 for the construction of a northbound right turn on 24 Road and a section of the F ½ Road Parkway from 24 Road east to Market Street. This is a Transportation Capacity Payment (TCP) project constructed in conjunction with the Canyon View Marketplace development project which includes a movie theater currently under construction.

Budget: This project is budgeted in the City of Grand Junction Transportation Capacity Payment fund (see attached 10-year plan). Project costs and funding sources are listed below:

Estimated Project Cost:

Construction	\$1,217,396.00
Construction Contingency	\$30,000.00
Construction Inspection, Testing & Admin. (estimate)	\$22,931.00
Total Cost	\$1,270,327.00

Funding Sources:

Fund 207 – Transportation Capacity Payment	\$781,102.37
Developers share for minimum access improvements	\$489,224.63
Total Funding	\$1,270,327.00

The following bids were received on May 2, 2006.

Bidder	From	Bid Amount
Sorter Construction	Grand Junction	\$1,077,571.00
SEMA Construction	Denver	\$1,265,828.30
Engineer's Estimate		\$933,708.92

After the bids were opened, the Consulting Engineer who designed the project discovered the subsurface soils are much softer than was assumed with the design. Additional geotechnical investigation was performed, the design was revised to include more extensive foundations for the box and retaining walls, and a price increase was negotiated with Sorter Construction. The price increase is \$139,825.00. This makes the total contract price \$1,217,396.

Action Requested/Recommendation: Authorize the City Manager to sign a Construction Contract for the F ½ Road Improvements, 24 Road to Market Street with Sorter Construction, Inc. in the amount of \$1,217,396.

Attachments:

- Project Vicinity Map
- 10-Year financial plan for TCP (Fund 207)
- Fund 207 – Transfers Out

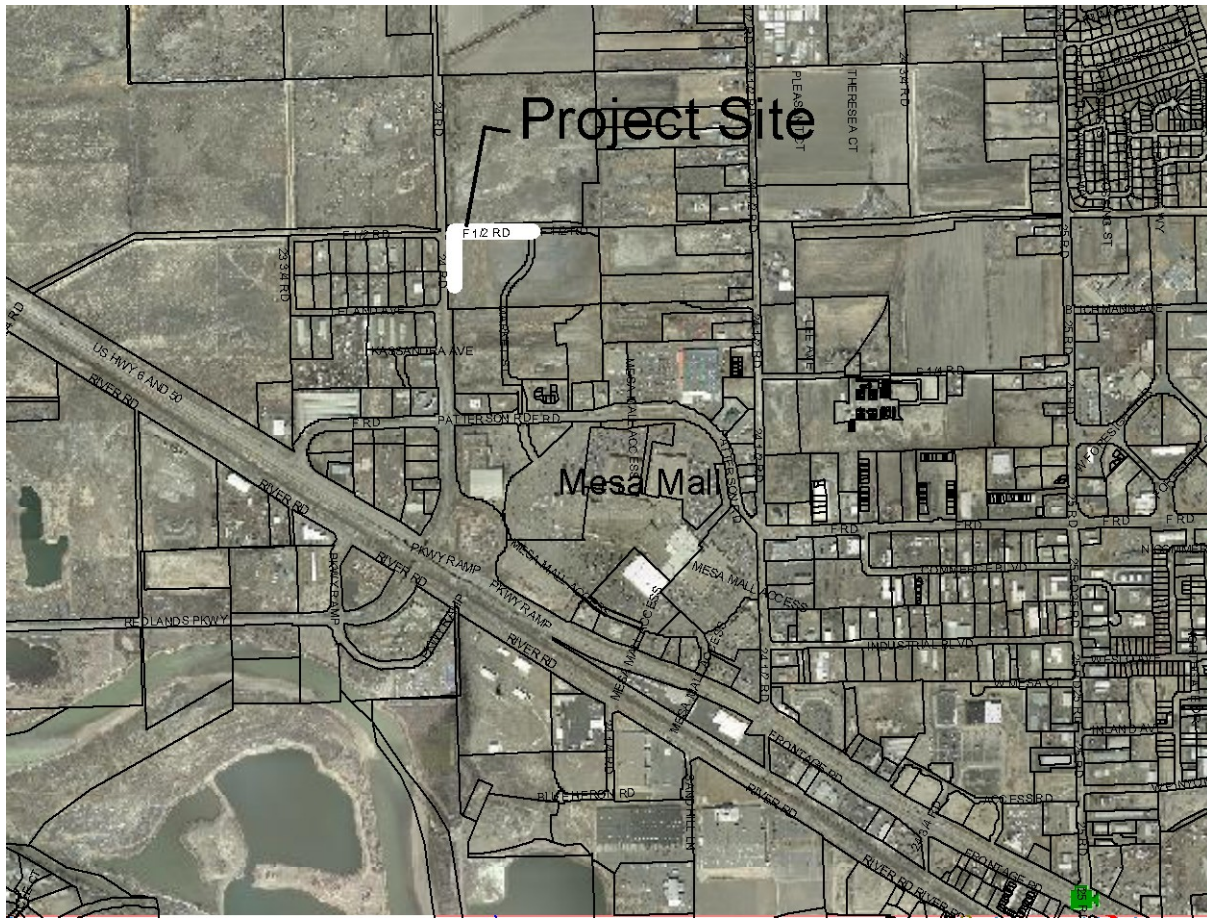
Background Information:

The TCP ordinance adopted in July of 2004 changed the way streets fronting most developments are built. Previously, the Developer would be responsible for constructing ½ Street improvements on these adjacent streets. Now, the Developer pays a TCP (roughly triple the previous TCP) and the City builds and pays for the project. This project is a cost share with the Developer of the Canyon View Marketplace because they need F ½ Road access to 24 Road to make their project traffic work. In this situation the new TCP ordinance requires the developer to construct “minimum access;” to the site. The City has elected to construct the full southern section of the F ½ Road Parkway and partner with the developer to create a more complete and functional street project. Their share of the project is 39.44% and the City’s is 60.56%.

The proposed F ½ Road Parkway runs from 25 Road and Patterson on the east north to the F ½ Road alignment on 25 Road then west to the Business Loop. Ultimately, it is a 4-lane principal arterial with a 160’ right of way and a 30’ landscaped median. Construction is planned as development occurs. This spreads the cost of the project over time allowing funds to be spent as traffic and development demand. It also minimizes the cost of land and easement acquisition because the developing parcels will be dedicating the lion’s share at no cost to the City.

Construction is planned to start the first part of July. The street will be open by the first of October to provide access to the theater which is planned to open on October 1, 2006. Final project completion will be in early November.

VICINITY MAP



FUND 207 Long Range Financial Projection

6/15/2006

	Actual 2004	Actual 2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
BEG. FUNDS AVAILABLE	\$ 672,258	\$ 799,991	\$ 1,503,235	\$ 519,606	\$ 894,390	\$ 1,272,802	\$ 964,192	\$ 584,958	\$ 384,798	\$ 199,130	\$ 281,491	\$ 1,396,308
TOTAL SOURCES												
<i>Fees & Charges</i>	\$ 636,422	\$ 1,469,234	\$ 1,500,000	\$ 1,560,000	\$ 1,622,400	\$ 1,687,296	\$ 1,754,788	\$ 1,824,979	\$ 1,897,979	\$ 1,973,898	\$ 2,052,854	\$ 2,134,968
<i>Pooled Interest Income</i>	41,311	69,010	56,371	20,784	38,012	54,094	40,978	24,861	16,354	8,463	11,963	59,343
<i>Transfers-In</i>	-	-	-	-	-	-	-	-	-	-	-	-
<i>Other</i>	-	-	-	-	-	-	-	-	-	-	-	-
Total	677,733	1,538,244	1,556,371	1,580,784	1,660,412	1,741,390	1,795,766	1,849,840	1,914,332	1,982,361	2,064,817	2,194,311
USES												
<i>Corridor Projects</i>	\$ 550,000	\$ 735,000	\$ -	\$ 190,000	\$ 190,000	\$ 1,450,000	\$ 1,425,000	\$ 1,250,000	\$ 1,250,000	\$ 1,000,000	\$ -	\$ -
<i>New Development</i>	-	100,000	1,990,000	466,000	492,000	-	-	-	-	-	-	-
<i>Regional Projects</i>	-	-	550,000	550,000	600,000	600,000	-	-	-	-	-	-
<i>Transfers-out to CIP Fund</i>	-	-	-	-	-	-	750,000	800,000	850,000	900,000	950,000	1,000,000
Total	\$ 550,000	\$ 835,000	\$ 2,540,000	\$ 1,206,000	\$ 1,282,000	\$ 2,050,000	\$ 2,175,000	\$ 2,050,000	\$ 2,100,000	\$ 1,900,000	\$ 950,000	\$ 1,000,000
NET SOURCE (USE)	\$ 127,733	\$ 703,244	\$ (983,629)	\$ 374,784	\$ 378,412	\$ (308,610)	\$ (379,234)	\$ (200,160)	\$ (185,668)	\$ 82,361	\$ 1,114,817	\$ 1,194,311
Ending Fund Balance	\$ 799,991	\$ 1,503,235	\$ 519,606	\$ 894,390	\$ 1,272,802	\$ 964,192	\$ 584,958	\$ 384,798	\$ 199,130	\$ 281,491	\$ 1,396,308	\$ 2,590,619

Fund 207 / Transfers-Out

6/15/2006

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Corridors												
F02500, 25.5 Road	550,000											
F59200, Crosby Avenue		600,000										
24 1/2 Road North of G Rd.						200,000						
F 1/2 Road (design I-70B to 24 1/2)		135,000										
24 Road Rt. Turn In. at F 1/2							175,000					
D Road 29 Road to 31 Road				95,000	95,000	1,250,000	1,250,000	1,250,000				
D 1/2 Road - 29 to 30 Road				95,000	95,000				1,250,000	1,000,000		
Subtotal	550,000	735,000	-	190,000	190,000	1,450,000	1,425,000	1,250,000	1,250,000	1,000,000	-	-
New Development												
26 Road @ G 1/2 Road			30,000	300,000								
D 1/2 Road (Summit Meadows)				30,000								
Canyon View Marketplace (F 1/2 Rd. movie theater)			800,000									
Monument Plaza		25,000										
Rimrock - Frontage Rd. Design			20,000	110,000								
School Site 30 1/4 Road		35,000										
29 1/4 Rd. Bookcliff School Site		40,000	590,000									
Meridian Park Hwy 50 Signal						120,000						
Flint Ridge III Rt. Turn lane (D Road)				26,000								
Continental Properties (F 1/2 & I-70B)					345,000							
Ridgewood Hts. Rt. Turn In. (28 1/4 Rd)					27,000							
Subtotal	-	100,000	1,990,000	466,000	492,000	-	-	-	-	-	-	-
Regional Projects												
29 Road Viaduct			550,000	550,000	600,000	600,000						
-												
-												
-												
-												
Subtotal	-	-	550,000	550,000	600,000	600,000	-	-	-	-	-	-
Other												
Transfers-out to CIP Fund							750,000	800,000	850,000	900,000	950,000	1,000,000
-												
-												
Subtotal	-	-	-	-	-	-	750,000	800,000	850,000	900,000	950,000	1,000,000
TOTAL	550,000	835,000	2,540,000	1,206,000	1,282,000	2,050,000	2,175,000	2,050,000	2,100,000	1,900,000	950,000	1,000,000

Attach 4

Amending the Development Fee Schedule to Include a \$50.00 fee for General, Counter and Pre-application Meetings

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA							
Subject	Request to amending the Development Fee Schedule to include a \$50.00 fee for general, counter and pre-application meetings						
Meeting Date	June 19, 2006						
Date Prepared	June 1, 2006				File: n/a		
Author	Sheryl Trent		Interim Community Development Director / Assistant to the City Manager				
Presenter Name	Sheryl Trent		Interim Community Development Director / Assistant to the City Manager				
Report results back to Council	X	No		Yes	When		
Citizen Presentation		Yes	X	No	Name		
	Workshop	X	Formal Agenda		X	Consent	Individual Consideration

Summary: Staff spends a considerable amount of time preparing paperwork for general, counter and pre-application meetings. Pre-meeting preparation may also require a site visit by the engineer and/or planner. A \$50.00 fee for all general, counter and pre-application meetings is recommended to offset some of these pre-meeting preparation costs that are currently absorbed by the City. The fee might also reduce the number of no-shows and/or those who do not pick up the completed packets. The \$50.00 fee can be credited to the application fee if a submittal is made within six months of the scheduled general, counter or pre-application meeting. If a submittal is not made within the six month period and/or if no one shows up to the scheduled meeting without the required notification, the fee will be forfeited by the depositor.

Budget: Average of 40 meetings per month x \$50.00 per meeting = \$24,000 annually

Action Requested/Recommendation: Recommend approval of the resolution to implement a \$50.00 fee for all general, counter and pre-application meetings.

Attachments:

Resolution

RESOLUTION NO. ____-06

A RESOLUTION AMENDING THE DEVELOPMENT FEE SCHEDULE ADDING A FEE FOR GENERAL, COUNTER AND PRE-APPLICATION MEETINGS

RECITALS:

Staff spends a considerable amount of time preparing paperwork for general, counter and pre-application meetings. Pre-meeting preparation may also require a site visit by the engineer and/or planner. A \$50.00 fee for all general, counter and pre-application meetings is recommended to offset some of these pre-meeting preparation costs that are currently being absorbed by the City. The \$50.00 fee will be credited to the application fee if a submittal is made within six months of the scheduled general, counter or pre-application meeting. If a submittal is not made within the six month period and/or if no one shows up to the scheduled meeting without the required notification, the fee will be forfeited by the depositor. For scheduled meetings, the applicant will be allowed to reschedule one time, so long as the front counter staff receives notice a least one week prior to the scheduled meeting.

It is anticipated that by charging a fee for all general, counter and pre-application meetings the number of no-shows for Monday morning meetings will be reduced; the number of general/counter meetings overall will be reduced, shortening the wait for a meeting; and the amount of paperwork and site checks that are done to prepare for these meetings will be reduced.

The fees stated and described herein are found to be in an amount bearing a reasonable relationship to the cost of providing services.

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

The Development Fee Scheduled is hereby amended as follows:

General, Counter and Pre-Application Meeting Fee - \$50.00

This fee shall be effective _____, 2006.

PASSED and ADOPTED this ____ day of _____, 2006.

ATTEST:

President of the Council

City Clerk

Attach 5
Ratifying the Amended 24 Road Corridor Guidelines
CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA						
Subject	24 Road Amendments					
Meeting Date	June 21, 2006					
Date Prepared	June 15, 2006			File # GPA-2005-148		
Author	Lori V. Bowers		Senior Planner			
Presenter Name	Lori V. Bowers		Senior Planner			
Report results back to Council	X	No		Yes	When	
Citizen Presentation		Yes	X	No	Name	
	Workshop	X	Formal Agenda	X	Consent	Individual Consideration

Summary: The Ordinance amending the 24 Road Corridor Subarea Plan and the Mixed Use Zoning implementing the decision of the City Council on June 7, 2006.

Budget: N/A

Action Requested/Recommendation: Consideration of an Ordinance amending the 24 Road Mixed Use Area.

Background Information: See the attached Resolution and Ordinance.

Attachments:

1. Resolution
2. Ordinance

RESOLUTION NO. _____

A RESOLUTION AMENDING THE 24 ROAD CORRIDOR SUBAREA PLAN AND THE GROWTH PLAN SPECIFIC TO THE MIXED USE LAND USE DESIGNATION

Recitals:

The 24 Road Corridor Subarea Plan was adopted in 2000 (Resolution No. 109-00), with specific element incorporated into the Growth Plan with the update in 2003. The 24 Road Plan designated an area generally bounded by F ½ Road, I-70, 24 ¼ Road and 23 ½ Road as “Mixed-Use”. A new zoning designation of “Mixed Use” was also adopted to implement the Plan.

In February, 2005, the City received a request from a group of property owners to amend the text of the Mixed use zone district, specifically: 1) reduce the minimum required residential density from 12 units per acre to 4 units per acre; 2) delete the requirement that residential development is required as 20% of the overall commercial project; and 3) remove the maximum size of 30,000 square feet for retail buildings. It was determined that to proceed with the requested zoning amendments, that Growth Plan amendments would also be required.

A Citizen’s Review Committee was formed to consider the property owner request and make a recommendation to the Planning Commission and City Council. The Planning Commission considered the Steering Committee recommendation and is proposing a revised recommendation.

City Council finds that to make the changes as recommended by the Planning Commission, the following amendments to the 24 Road Corridor Subarea Plan and Growth Plan are necessary.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE 24 ROAD CORRIDOR SUBAREA PLAN AND GROWTH PLAN BE AMENDED AS FOLLOWS:

Growth Plan

Chapter 5, D: 15 is hereby amended to read:
Mixed Use (employment, residential, open space and ~~limited~~ retail)

Chapter 5, D, page V.10 is hereby amended to read:
Mixed Use. Mixed Use development to include employment, residential, retail and open space. ~~Retail commercial may be appropriate as a secondary use, integral to other uses and structures or as small (eight to ten acres) nodal development.~~

Exhibit V.2: Future Land Use Categories Table is hereby amended to read:
Land use: Mixed Use. Intensity: Urban—~~12~~ 8 to 24 DU/A, non-residential intensity based on location/services. Typical Uses: Employment, residential, retail and open space, ~~with limited retail.~~

24 Road Corridor Subarea Plan

Section 6, Land Use is hereby amended to read:

Mixed-Use Development: Mixed-use development is encouraged in the remaining areas to include employment, residential, retail and open space. ~~Retail commercial may be appropriate as a secondary use, integral to other uses and structures or as a small (eight to ten acres) nodal development at 24 Road and G Road intersection.~~

PASSED on this _____ day of _____, 2006.

ATTEST:

President of Council

City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE AMENDING SECTION 3.4.J OF THE ZONING AND
DEVELOPMENT CODE, MIXED USE**

Recitals:

Section 3.4.J, Mixed Use (MU), of the Zoning and Development Code was adopted in 2000 to implement the recommendations of the 24 Road Corridor Subarea Plan for an

area of "Mixed Use". In February, 2005, the City received a request from a group of property owners to amend the text of the Mixed use zone district, specifically: 1) reduce the minimum required residential density from 12 units per acre to 4 units per acre; 2) delete the requirement that residential development is required as 20% of the overall commercial project; and 3) remove the maximum size of 30,000 square feet for retail buildings.

A Citizen's Review Committee was formed to consider the property owner request and make a recommendation to the Planning Commission and City Council. The Planning Commission considered the Steering Committee recommendation and is proposing a revised recommendation. The City Council having considered the proposal, the recommendations of the Committee and the Planning Commission and the best interest of the community, finds that amendment of the 24 Road Corridor Plan and Growth Plan, as amended by this Ordinance, is necessary and required to further the health, safety and general welfare of the people of the City of Grand Junction.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT SECTION 3.4.J OF THE ZONING AND DEVELOPMENT CODE IS AMENDED AS FOLLOWS:

1. Subsection **1. Purpose** is amended to read in part (the balance of the section remains unchanged):
To provide for a mix of light manufacturing and office park employment centers, retail, service and multifamily residential uses with appropriate screening, buffering and open space and enhancement of natural features and other amenities such as trails, shared drainage facilities, and common landscape and streetscape character. ...
2. Subsection 3.c. is amended to read in entirety:
Maximum building size shall be 150,000 square feet unless a Conditional Use Permit is issued.

Subsection 3.e. is amended to read in entirety:
Minimum net residential density shall be 8 units per acre.
3. Subsection 3.f. is deleted in its entirety.
4. Subsection 5 is deleted in its entirety.

INTRODUCED AND PASSED ON FIRST READING AND ORDERED PUBLISHED ON 5TH DAY OF APRIL 2006.

PASSED ON SECOND READING, APPROVED AND ORDERED PUBLISHED ON THE _____ DAY OF _____ 2006.

ATTEST:

Jim Doody
President of Council

Stephanie Tuin
City Clerk

Attach 6

Setting a Hearing on Vacating Portions of Hoesch Street and West Grand Avenue, East of River Road and Designation of the Remainder of Hoesch Street as an Alley
CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA							
Subject	Vacation of portions of Hoesch Street and West Grand Avenue east of River Road and designation of the remainder of Hoesch Street as an alley.						
Meeting Date	June 19, 2006						
Date Prepared	June 15, 2006				File #VR-2006-114		
Author	Senta L. Costello		Associate Planner				
Presenter Name	Senta L. Costello		Associate Planner				
Report results back to Council	X	No		Yes	When		
Citizen Presentation		Yes	X	No	Name		
	Workshop	X	Formal Agenda		X	Consent	Individual Consideration

Summary: Introduction of a proposed ordinance to vacate portions of Hoesch Street and West Grand Avenue east of River Road. The vacation request is in conjunction with the design of the Riverside Parkway with these sections of right-of-way no longer being necessary or usable. The applicant is also requesting that the remainder of Hoesch Street be designated an alley.

Budget: N/A

Action Requested/Recommendation: Introduce a proposed vacation ordinance and set a public hearing for July 5, 2006.

Background Information: See attached Staff report/Background information

Attachments:

1. Staff report/Background information
2. Vicinity Map / Aerial Photo
3. Growth Plan Map / Zoning Map
4. Ordinance
5. Exhibits "A" – "D"

AGENDA TOPIC: Vacation of Public Right-of-Way, VR-2006-114.

ACTION REQUESTED: Vacation of Public Right-of-Way and designation of alley

BACKGROUND INFORMATION					
Location:		Portions of Hoesch Street and West Grand Avenue east of River Road			
Applicants:		Owner/Developer/Representative: City of Grand Junction – Jim Shanks			
Existing Land Use:		Hoesch Street and W. Grand Avenue			
Proposed Land Use:		N/A			
Surrounding Land Use:	North	Riverside Parkway / Railroad property			
	South	Light Industrial/Heavy Commercial			
	East	Riverside Parkway / Railroad property			
	West	City Shops			
Existing Zoning:		N/A			
Proposed Zoning:		I-1			
Surrounding Zoning:	North	I-1			
	South	I-1			
	East	I-1			
	West	I-1			
Growth Plan Designation:		Commercial / Industrial			
Zoning within density range?		X	Yes		No

PROJECT DESCRIPTION: Request to vacate portions of Hoesch Street and West Grand Avenue east of River Road and designate the remainder of Hoesch Street as an alley.

RECOMMENDATION: Conditional approval of the vacation and alley designation.

ANALYSIS

1. Background

The applicant is requesting to vacate a portion of Hoesch Street and West Grand Avenue east of River Road. The areas requested to be vacated are pieces that will not be needed for right-of-way after construction of the Riverside Parkway.

Upon the vacation of the right-of-way the land will revert back to the land from which it came. WDD Properties, LLLP, ("WDD") is the owner of some of the land to which it will revert. WDD has an application before the City to do a subdivision which will include the vacated right-of-way. The subdivision plat will also include a dedication of right-of-way from WDD to the City for the Riverside Parkway.

Hoesch Street was originally dedicated as a public street in 1894 as a part of The Grand River Subdivision with a total of 18'. An additional 10' was dedicated in 1980 as a part of the West Grand Subdivision. While the right-of-way width is now at 28' it does not meet the 44' minimum required for a commercial street. The street has approximately 23' of pavement; minimum requirement for an alley is 20'. The street functions more like an alley rather than a street for purposes of circulation (trash truck traffic, rear yard access). It has been determined by the Public Works Department that this section of right-of-way is not needed as a full street and can adequately function as an alley.

2. Consistency with the Growth Plan

This project is consistent with the following Goals and Policies of the Growth Plan:

- Goal 5: To ensure that urban growth and development make efficient use of investments in streets, utilities and other public facilities.
 - Policy 5.1: The City and County will target capital investments to serve developed areas of the community prior to investing in capital improvements to serve new development, except when there are unmet community needs that the new development will address.
- Goal 23: To foster a well-balanced transportation system that supports the use of a variety of modes of transportation, including automobile, local transit, pedestrian and bicycle use.
 - Policy 23.3: The City and County should maintain levels of service consistent with the goals of the Grand Valley circulation Plan and Transportation Engineering Design Standards manual.
- Goal 24: To develop and maintain a street system which effectively moves traffic throughout the community.

3. Section 2.11.c of the Zoning and Development Code

Requests to vacate any public right-of-way or easement must conform to all of the following:

- a. The Growth Plan, major street plan and other adopted plans and policies of the City.
 - The request conforms to the Growth Plan, Major Street Plan and other adopted Plans and policies of the City of Grand Junction.
- b. No parcel shall be landlocked as a result of the vacation.
 - No parcels will be landlocked as a result of the vacation.
- 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.
 - Access will not be restricted to any parcels.
- 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).
 - The health, safety, and/or welfare of the general community will not be adversely affected and the quality of public facilities and services will not be reduced.
- e. The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter Six of the Zoning and Development Code.
 - Adequate public facilities and services will not be inhibited.
- f. The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.
 - The proposal provides benefits to the City of Grand Junction through improved traffic circulation with the construction of the Riverside Parkway.

Staff has reviewed the project and finds that all applicable review criteria as listed above have been met conditioned upon the recording of a plat and dedication of right-of-way for Riverside Parkway.

FINDINGS OF FACT/CONCLUSIONS

After reviewing the WDD request for right-of-way vacation application, VR-2006-114, for the vacation of a public right-of-way, staff makes the following findings of fact and conclusions:

1. The requested right-of-way vacation is consistent with the Growth Plan.
2. The review criteria in Section 2.11.C of the Zoning and Development Code have all been met.
3. Designation of Hoesch Street as an alley

PLANNING COMMISSION RECOMMENDATION:

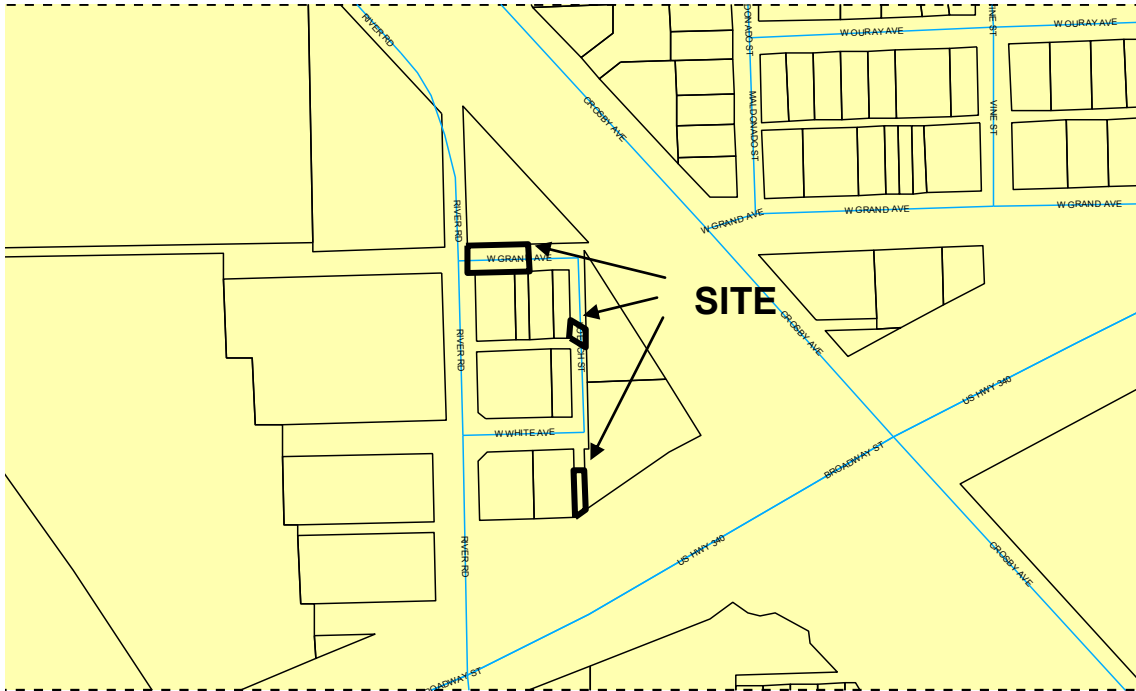
Planning Commission forwarded a recommendation of approval of the requested right-of-way, VR-2006-114, to the City Council with the findings and conclusions listed above.

Attachments:

Vicinity Map / Aerial Photo
Growth Plan Map / Zoning Map
Ordinance
Exhibits "A" – "D"

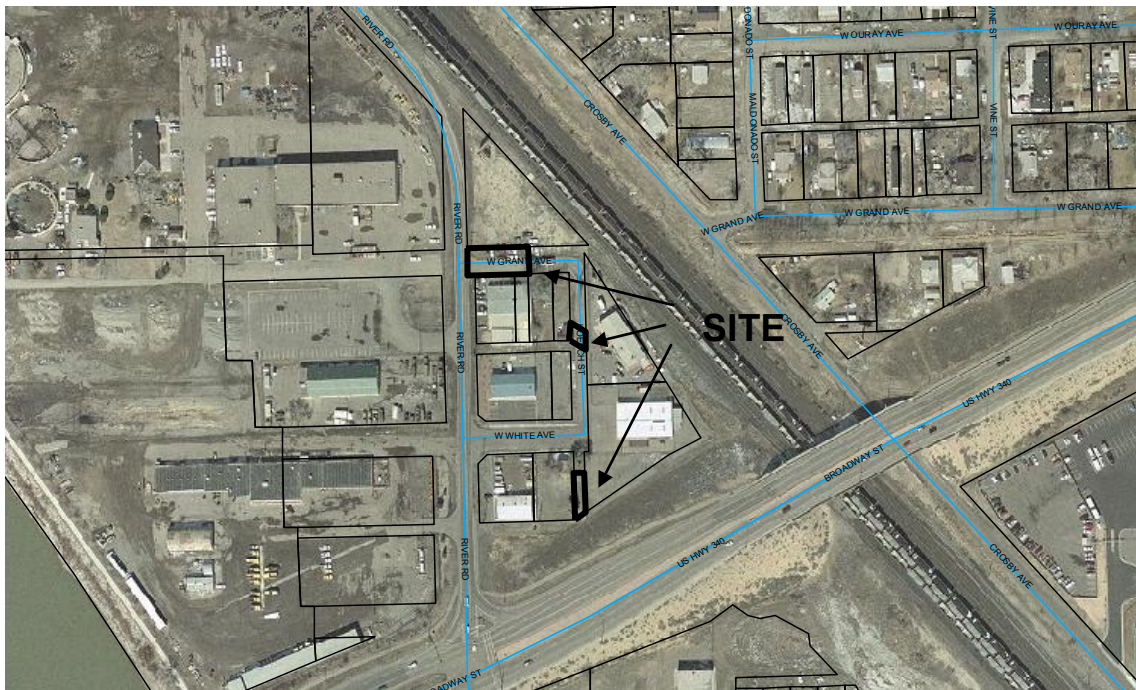
Site Location Map

Figure 1



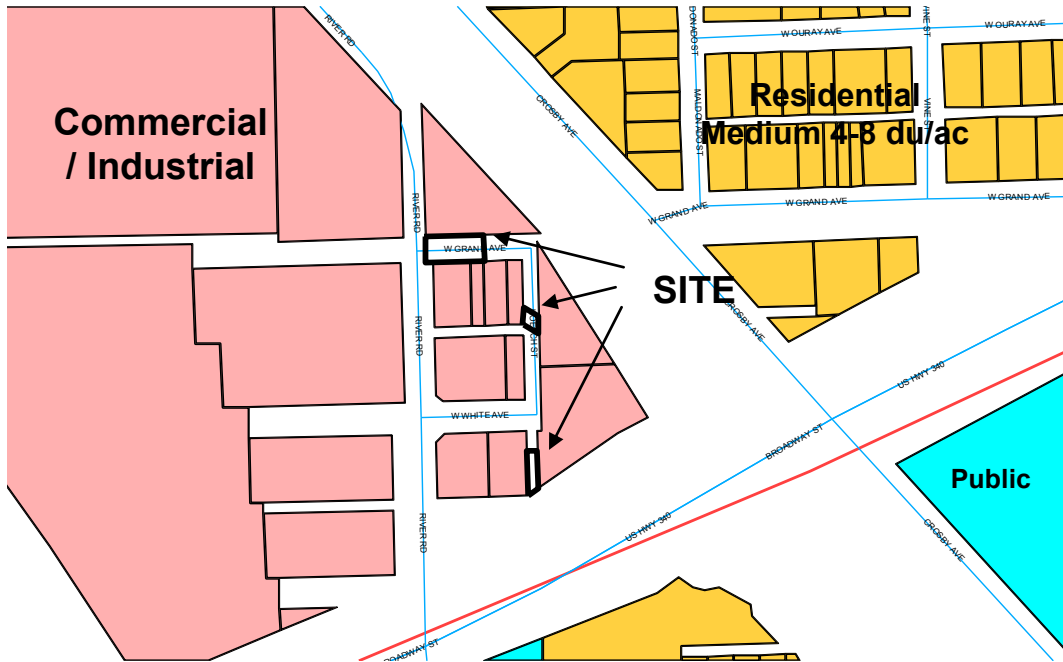
Aerial Photo Map

Figure 2



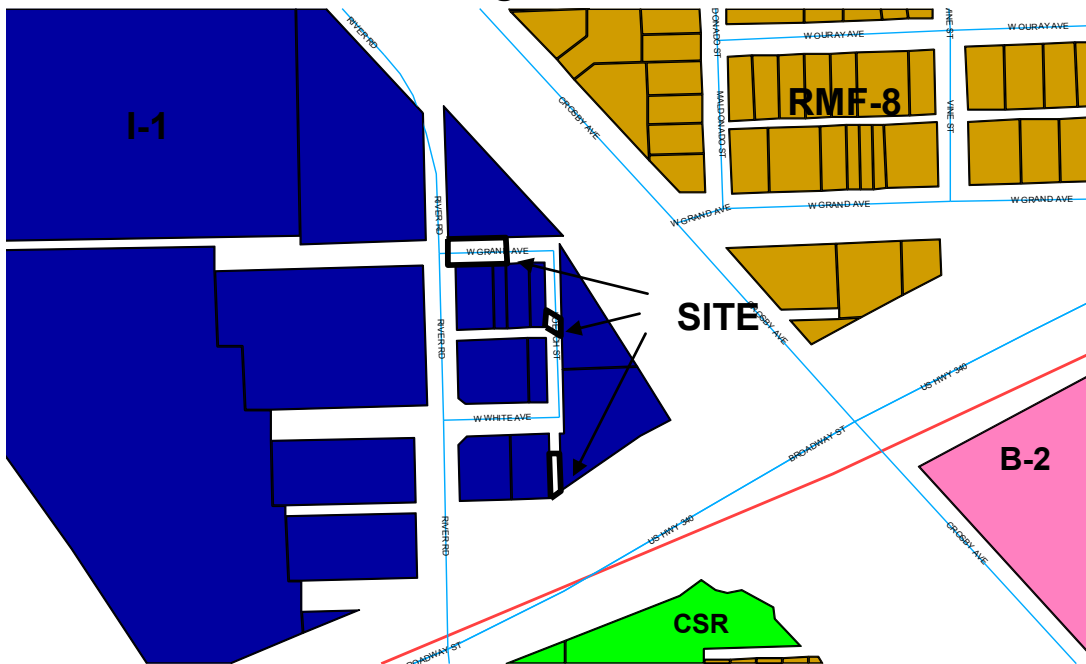
Future Land Use Map

Figure 3



Existing City Zoning

Figure 4



CITY OF GRAND JUNCTION

ORDINANCE NO.

AN ORDINANCE VACATING RIGHTS-OF-WAY FOR PORTIONS OF HOESCH STREET AND WEST GRAND AVENUE

RECITALS:

A vacation of the dedicated right-of-way for a portion of Hoesch Street and West Grand Avenue has been requested by the City of Grand Junction.

WDD Properties, LLLP, ("WDD") is the owner of some of the land to which the vacated right-of-way will revert. WDD has an application before the City to do a subdivision which will include the vacated right-of-way. The subdivision plat will also include a dedication of right-of-way from WDD to the City for the Riverside Parkway. The vacation of the right-of-way shall be conditioned upon a subdivision plat being recorded granting the right-of-way required for Riverside Parkway from the land owned by WDD with City approval.

Hoesch Street was originally dedicated as a public street in 1894 as a part of The Grand River Subdivision with a total of 18'. An additional 10' was dedicated in 1980 as a part of the West Grand Subdivision. While the right-of-way width is now at 28' it does not meet the 44' minimum required for a commercial street. The street has approximately 23' of pavement; minimum requirement for an alley is 20'. The street functions more like an alley rather than a street for purposes of circulation (trash truck traffic, rear yard access). It has been determined by the Public Works Department that this section of right-of-way is not needed as a full street and can adequately function as an alley.

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

The City Council finds that the request is consistent with the Growth Plan, the Grand Valley Circulation Plan and Section 2.11 of the Zoning and Development Code.

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

The following described dedicated right-of-way is hereby vacated upon the recording of a plat dedicating the right-of-way determined necessary by staff for the Riverside Parkway:

The following right-of-way is shown on Exhibit "A" – "D" respectively as part of this vacation of description.

Dedicated right-of-way to be vacated:

“A” - A portion of West Grand Avenue between River Road (dedicated as West Street) and Hoesch Street as shown on THE GRAND RIVER SUBDIVISION, recorded at Reception Number 18387 in the Mesa County Clerk and Recorder's Office, lying in the SE1/4 of SEC 15, T1S, R1W of the UM, being more particularly described as follows: Commencing at the Center ¼ COR of said SEC 15, (a 3" aluminum cap stamped "MESA COUNTY SURVEY MARKER c1/4-S15-LS 32824-2003") whence the Center East1/16 COR of said SEC 15, (a brass cap stamped "E1/16-S15-543-2280") bears N89°39'30"E (Basis-of-Bearing Assumed) a DIS of 1323.42 ft; thence S83°34'07"E a DIS of 329.15 ft to a pt on the extension of the westerly line of Block 6 of said THE GRAND RIVER SUBDIVISION, being the POB; thence N00°03'54"E along the extension of the westerly line of said Block 6 a DIS of 17.73 ft; thence N71°57'55"E a DIS of 52.92 ft; thence S79°48'20"E a DIS of 24.03 ft; thence S40°26'24"E a DIS of 45.88 ft; thence S89°39'30"W along the northerly line of said Block 6 a DIS of 18.30 ft; thence N40°26'24"W a DIS of 25.56 ft; thence S89°59'42"W a DIS of 34.21 ft; thence S71°57'55"W a DIS of 36.44 ft to the POB. Containing 1660 sq ft (0.038 acres) more or less.

“B” - A portion of West Grand Avenue between River Road (dedicated as West Street) and Hoesch Street as shown on THE GRAND RIVER SUBDIVISION, recorded at Reception Number 18387 in the Mesa County Clerk and Recorder's Office, lying in the SE1/4 of SEC 15, T1S, R1W of the UM, being more particularly described as follows: Commencing at the Center ¼ COR of said SEC 15, (a 3" aluminum cap stamped "MESA COUNTY SURVEY MARKER C1/4-S15-LS 32824-2003") whence the Center East1/16 COR of said SEC 15, (a brass cap stamped "E1/16-S15-543-2280") bears N89°39'30"E (Basis-of-Bearing Assumed) a DIS of 1323.42 ft; thence S83°34'07"E a DIS of 329.15 ft to a pt on the extension of the westerly line of Block 6 of said THE GRAND RIVER SUBDIVISION, being the POB; thence N71°57'55"E a DIS of 36.44 ft; thence N89°59'42"E a DIS of 34.21ft; thence S40°48'26'24"E a DIS of 25.56 ft; thence S89°39'30"W along the northerly line of said Block 6 DIS of 85.45 ft; thence N00°03'54"E along the extension of the westerly line of said Block 6 a DIS of 85.45 ft; thence N00°03'54"E along the extension of the westerly line of said Block 6 a DIS of 8.68 ft; to the POB. Containing 1327 sq ft (0.030 acres) more or less.

“C” - A parcel of land being a portion of Hoesch Street lying between West Grand Avenue and West White Avenue in the Southeast Quarter of Section 15, T1S, R1W of the Ute Meridian, City of Grand Junction, Mesa County, Colorado being more particularly described as follows: COMMENCING at the Center Quarter Corner of said Section 15 (3" aluminum cap stamped "T1S R1W C ¼ S 15 2003 NO. 1271-2 LS 23824"); WHENCE Center-East Sixteenth Corner of said Section 15 (a 2 ½" brass cap stamped "E1/16 S 15 543 2280") bears N89°39'30"E (Basis of Bearing-assumed) a distance of 1323.42 feet; THENCE S71°21'23"E a distance of 529.72 feet to the southeast corner of Lot 1 Block 6 of THE GRAND RIVER SUBDIVISION, recorded May 2, 1894 in Plat Book 1 at Page 29 in the Mesa County Clerk and Recorder's Office, being the POINT OF BEGINNING; THENCE N00°03'54"E along the easterly line of said Lot 1 a distance of 40.93 feet; THENCE S40°26'24"E along the southerly right-of-way line of the Riverside Parkway a distance of 42.43 feet; THENCE S00°23'25"E along the westerly line of Lot 1 of the WEST GRAND SUBDIVISION, recorded April 11, 1980 in Plat Book 12 at Page 250 in the Mesa County Clerk and Recorder's Office, non-tangent with the following described curve a distance of 36.456 feet; THENC along the arc of a curve to the left, having a central angel of 89°13'58", a radius of 28.00 feet, a chord

bearing N45°00'22"W a distance of 39.33 feet, and an arc distance of 43.61 feet to the POINT OF BEGINNING. Containing 0.019 acres (849 sq ft) more or less.

"D" - A parcel of land being a portion of Hoesch Street lying between West White Avenue and Highway 340, in the Southeast Quarter of Section 15, T1S R1W of the Ute Meridian, City of Grand Junction, Mesa County, Colorado being more particularly described as follows: COMMENCING at the Center Quarter Corner of said Section 15 (3" aluminum cap stamped "T1S R1W C ¼ S 15 2003 NO. 1271-2 LS 23824"); WHENCE Center-East Sixteenth Corner of said Section 15 (a 2 ½" brass cap stamped "E1/16 S 15 543 2280) bears N89°39'30" (Basis of Bearing-assumed) a distance of 1323.42 feet; THENCE S51°55'35"E a distance of 660.03 feet the POINT OF BEGINNING; THENCE S00°16'56"W along the westerly line of Lot 2 of the WEST GRAND SUBDIVISION, recorded April 11, 1980 in Plat Book 12 at Page 250 in the Mesa County Clerk and Recorder's Office, a distance of 82.42 feet; THENCE S56°43'45"W along the northerly right-of-way line of Highway 340 a distance of 21.60 feet to the southeast corner of Lot 1, of Block 5 of THE GRAND RIVER SUBDIVISION, recorded May 2, 1894 in Plat Book 1 at Page 29 in the Mesa County Clerk and Recorder's Office; THENCE N00°16'56"E along the easterly line of said Lot 1 a distance of 94.28 feet; THENCE S89°57'36"E a distance of 18.00 feet to the POINT OF BEGINNING. Containing 0.037 acres (1590 sq ft), more or less.

HENCEFORTH, Hoesch Street is designated as an alley.

Introduced for first reading on this _____ day of _____, 2006

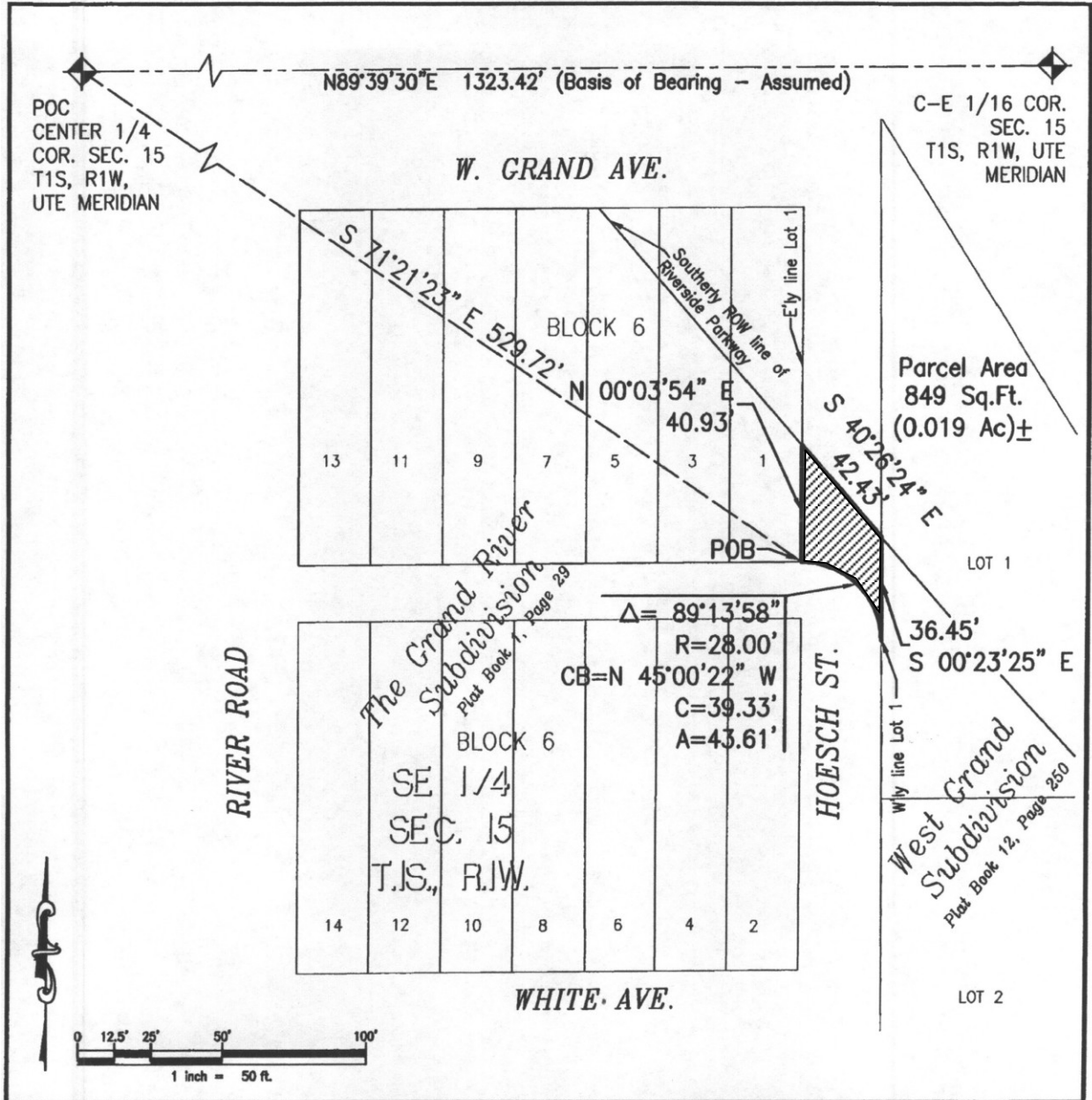
PASSED and ADOPTED this _____ day of _____, 2006.

ATTEST:

President of City Council

City Clerk

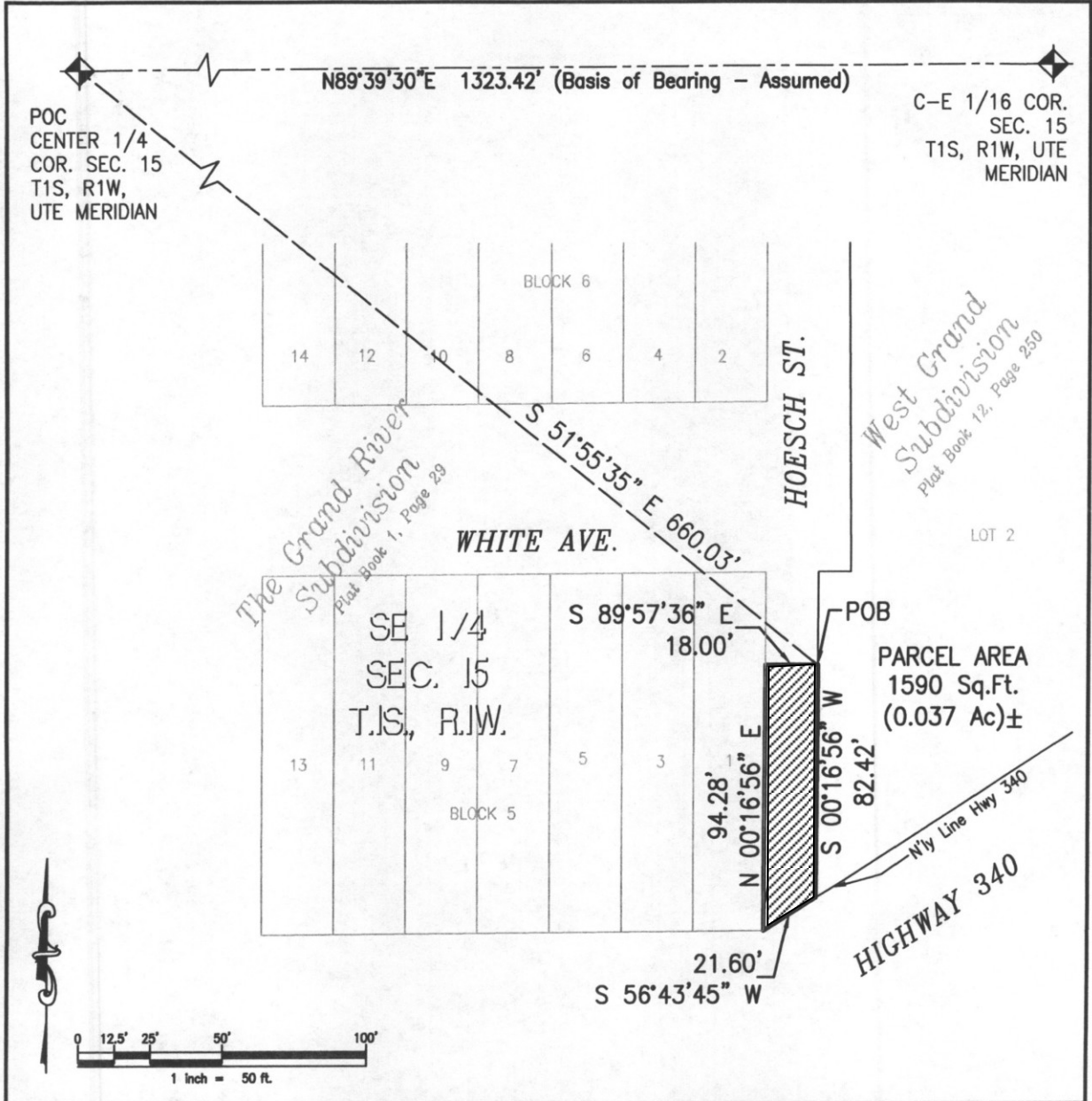
Exhibit "C"



CARTER & BURGESS PROJECT NO. 071514.406
 CLIENT PROJECT NO.
 REVISION DESCRIPTION
 DRAWN jsk DATE 3/20/06 SCALE 1"=50'
Carter-Burgess
 707 Seventeenth St., #2300, Denver, CO 80202
 (303) 830-5040 Fax (303) 830-4842
 THIS MATERIAL AND ANY ASSOCIATED ELECTRONIC DATA WAS PREPARED BY CARTER & BURGESS, INC. FOR THE PROJECT INDICATED. ANY REUSE OR MODIFICATION WITHOUT THE WRITTEN CONSENT OF CARTER & BURGESS SHALL BE AT THE SOLE RISK OF THE USER.

RIGHT OF WAY VACATION
 SE 1/4 SEC. 15
 T1S R1W UTE MERIDIAN
 TITLE:
 CITY OF GRAND JUNCTION
 MESA COUNTY, COLORADO
 REVISION: 0 DRAWING NO. RoadVac1.DWG SHEET NO. 2 of 2

Exhibit "D"



CARTER & BURGESS PROJECT NO.		071514.406	
CLIENT PROJECT NO.		3/30/06 Revised parcel	
REVISION DESCRIPTION			
DRAWN	jak	DATE	3/20/06
SCALE		1"=50'	
Carter-Burgess			
707 Seventeenth St., #2300, Denver, CO 80202 (303) 820-8040 Fax (303) 820-4842			
THIS MATERIAL AND ANY ASSOCIATED ELECTRONIC DATA WAS PREPARED BY CARTER & BURGESS, INC. FOR THE PROJECT INDICATED. ANY REUSE OR MODIFICATION WITHOUT THE WRITTEN CONSENT OF CARTER & BURGESS SHALL BE AT THE SOLE RISK OF THE USER.			

RIGHT OF WAY VACATION SE 1/4 SEC. 15 T1S R1W UTE MERIDIAN		
TITLE: CITY OF GRAND JUNCTION MESA COUNTY, COLORADO		
REVISION: 1	DRAWING NO. RoadVac2Rev.DWG	SHEET NO. 2 of 2

Attach 7

**Setting a Hearing on Zoning the Charlesworth Annexation Located at 248 28 Road
CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA							
Subject	Zoning the Charlesworth Annexation, located at 248 28 Road						
Meeting Date	June 19, 2006						
Date Prepared	June 14, 2006				File # GPA-2006-062		
Author	David Thornton		Principal Planner				
Presenter Name	David Thornton		Principal Planner				
Report results back to Council	X	No		Yes	When		
Citizen Presentation		Yes	X	No	Name		
	Workshop	X		Formal Agenda	X	Consent	Individual Consideration

Summary: Request to zone the 10.85 acre Charlesworth Annexation, located at 248 28 Road, to RMF-5 (Residential Multi-family with a maximum of five units per acre) zone district.

Budget: N/A

Action Requested/Recommendation: Introduce a proposed zoning ordinance and set a public hearing for July 5, 2006.

Background Information: See attached Staff Report/Background Information

Attachments:

1. Staff report/Background information
2. Site Location Map / Aerial Photo Map
3. Future Land Use Map / Existing Zoning Map
4. Petitioner's General Project Report
5. Zoning Ordinance

ANALYSIS

1. Background

The 10.64 acre Charlesworth Annexation located at 248 28 Road on Orchard Mesa is proposed to be a single family subdivision. The property is currently zoned Planned Development and RSF-4 in Mesa County. The property to the southeast, Mesa Estates is zoned RMF-8. Arrowhead Acres II, located to the east was zoned as RMF-5 when it was annexed in 1999. Durango Acres located to the north is zoned RSF-4. The properties to the west are zoned Commercial C-1 and C-2 and to the south are zoned Planned Commercial and C-2.

2. Consistency with the Growth Plan:

A Growth Plan Amendment for this property to Residential Medium 4 to 8 units per acre was approved by City Council on June 7, 2006. The requested zone district of RMF-5 is consistent with the Future Land Use designation of Residential Medium.

3. Section 2.6.A.3, 4, 5 of the Zoning and Development Code:

Zone of Annexation: The requested zone of annexation to the RMF-5 district is consistent with the Growth Plan density of four to eight units per acre. The existing County zoning is Planned (Residential) Development (PD) and RSF-4. Section 2.14 of the Zoning and Development Code states that the zoning of an annexation area shall be consistent with either the Growth Plan or the existing County zoning.

In order for the zoning to occur, the following questions must be answered and a finding of consistency with the Zoning and Development Code must be made per Section 2.6.A.3, 4, 5 as follows:

- The proposed zone is compatible with the neighborhood and will not create adverse impacts such as: capacity or safety of the street network, parking problems, storm water or drainage problems, water, air or noise pollution, excessive nighttime lighting, or nuisances;

Response: RMF-5 zoning is compatible with the neighborhood and will make for a better transition from the existing RSF-4 zoning to the north and the Commercial zoning to the south. Infrastructure capacity will not be compromised nor create adverse impacts to surrounding development.

- The proposal conforms with and furthers the goals and policies of the Growth Plan, other adopted plans, and policies, the requirements of this Code, and other City regulations and guidelines;

Response: The proposed zoning is consistent with the goals and polices of the Growth Plan, the requirements of the Zoning and Development Code and other City regulations and guidelines.

The zoning is consistent with the following goals and policies of the Growth Plan:

Goal 4: To coordinate the timing, location and intensity of growth with the provision of adequate public facilities.

Policy 4.1: The City will place different priorities on growth depending on where growth is located...to locations...with adequate public facilities....

Goal 5: To ensure that urban growth and development make efficient use of investments in streets, utilities and other public facilities.

Policy 5.2: The City will encourage development that uses existing facilities and is compatible with existing development.

Goal 28: The City of Grand Junction is committed to taking an active role in the facilitation and promotion of infill and redevelopment within the urban growth area of the City.

Policy 28.3: The City's elected officials and leadership will consistently advocate and promote the planning, fiscal, and quality of life advantages and benefits achievable through infill and redevelopment.

- Adequate public facilities and services are available or will be made available concurrent with the projected impacts of the proposed development;

Response: Adequate public facilities are available or will be supplied at the time of further development of the property.

Alternatives: In addition to the zoning that the petitioner has requested, the following zone districts would also be consistent with the Growth Plan designation for the subject property.

RSF-4 or RMF-8

If the City Council chooses to approve one of the alternative zone designations, specific alternative findings must be made as to why the City Council is approving an alternative zone designation.

FINDINGS OF FACT/CONCLUSIONS:

4. The requested zone is consistent with the Growth Plan
5. The review criteria in Section 2.6.A and 2.14 of the Zoning and Development Code have all been met.

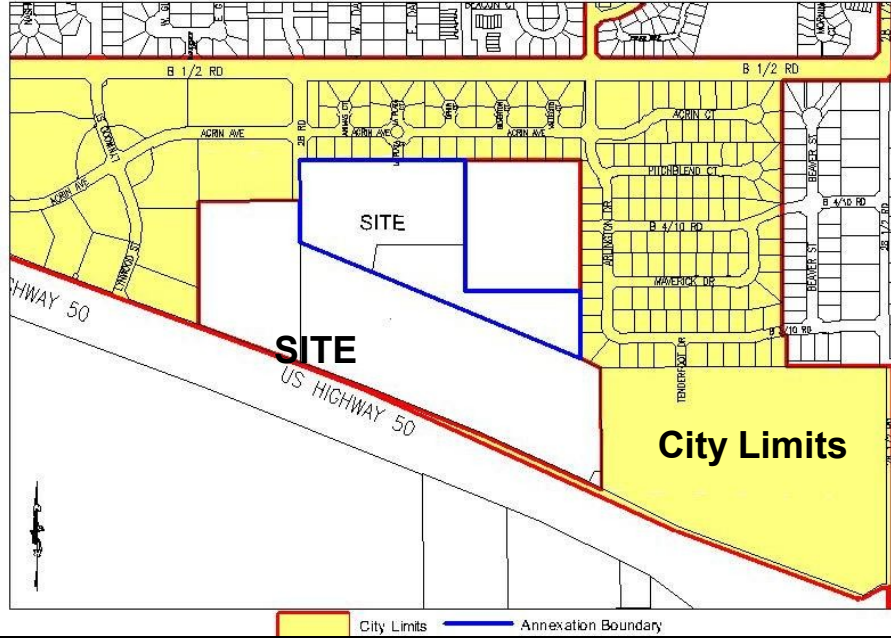
PLANNING COMMISSION RECOMMENDATION:

On June 13, 2006 Planning Commission recommended approval of the requested zone of Annexation of RMF-5 (Residential Multi-family with a maximum density of five units per acre), with a vote of 7 to 0, with the findings and conclusions listed above.

Site Location Map

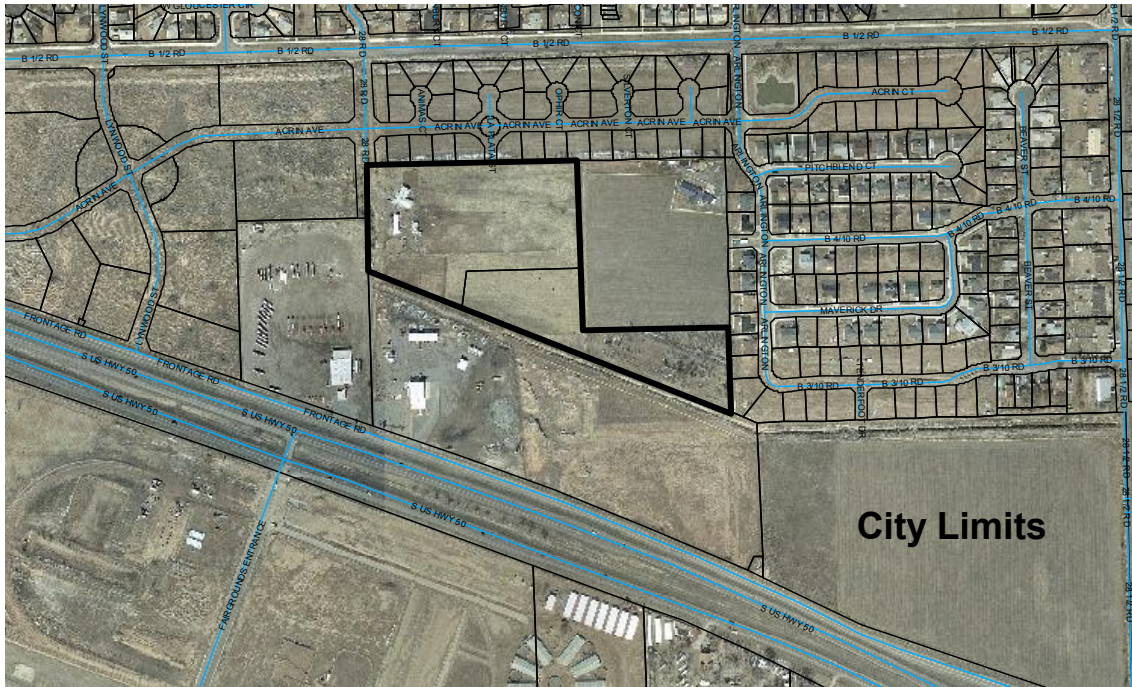
Figure 1

Charlesworth Annexation
Figure 5



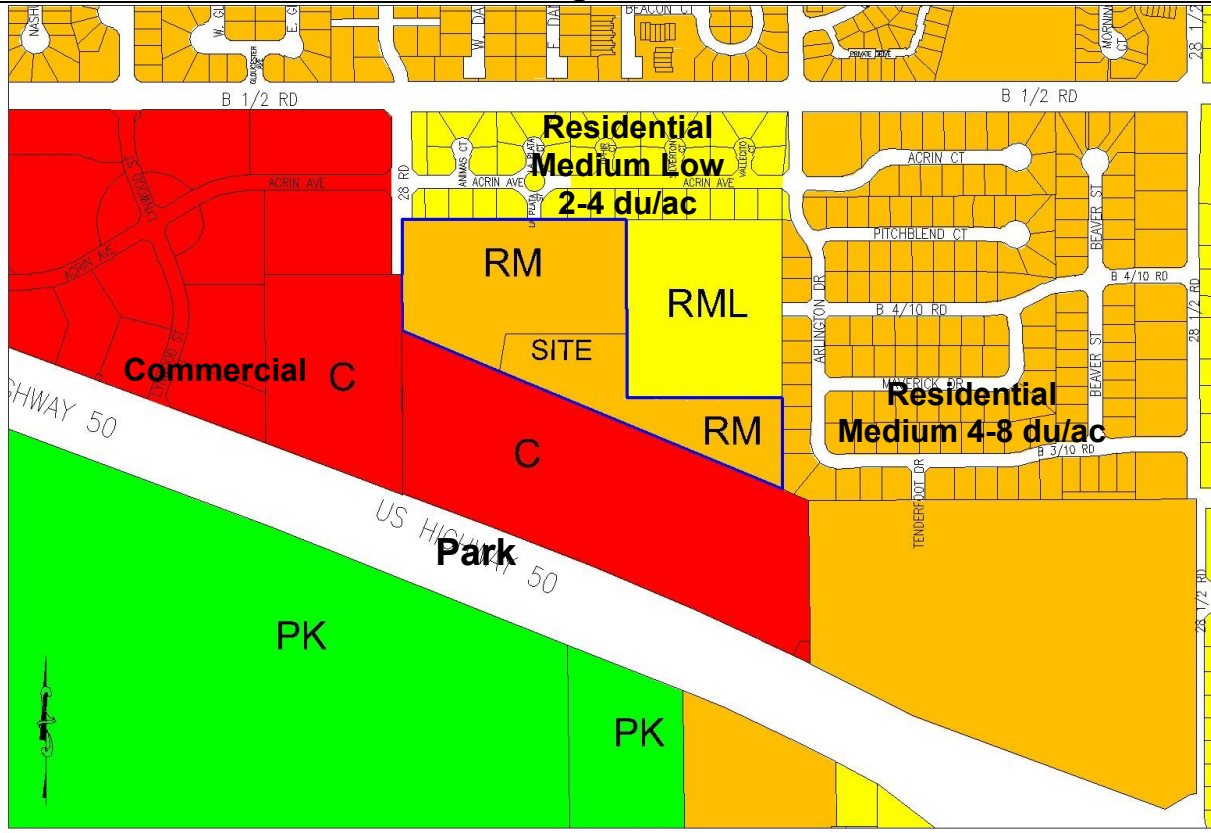
Aerial Photo Map

Figure 2



Future Land Use Map

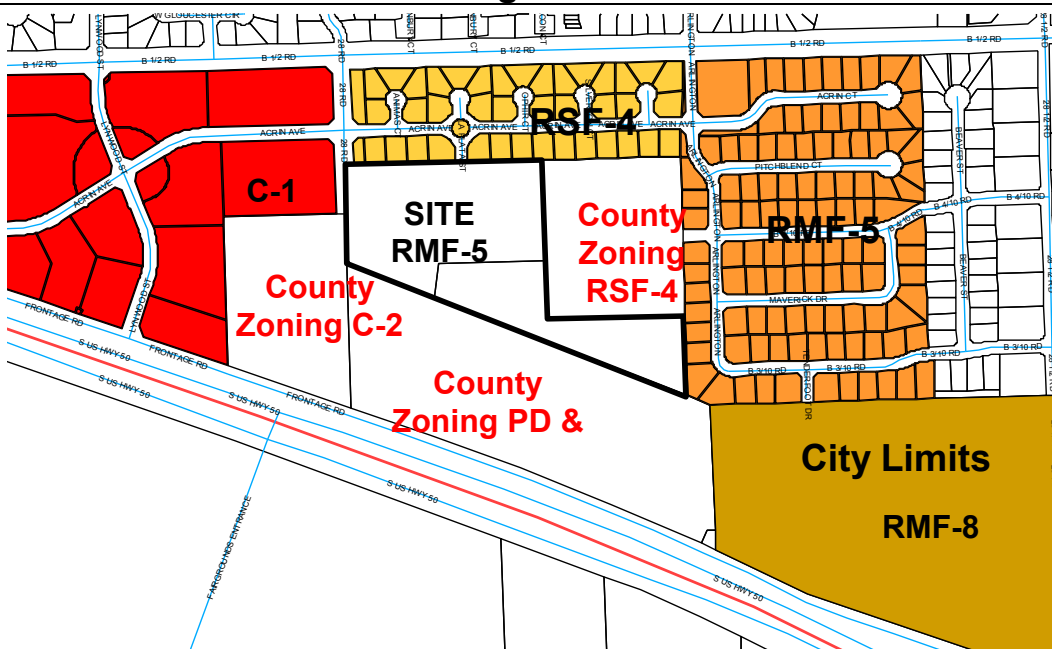
Figure 3



— Annexation Boundary

Existing City and County Zoning

Figure 4



NOTE: Mesa County is currently in the process of updating their zoning map. Please contact Mesa County directly to determine parcels and the zoning thereof."

Charlesworth Property
Growth Plan Ammendment and Annexation
April 20, 2006
General Project Report

Project Overview

Owner of the subject property is Darrell and Eldora Charlesworth but is under contract for purchase by La Cima III, LLC. The owner is seeking a Growth Plan Amendment and Annexation by the City of Grand Junction for a subdivision involving two (2) parcels known as the Charlesworth Property. The first parcel, 6.7 acres, is east and adjacent to the recently approved Meridian Commercial Park and Groendyke Transport Inc. which is east of the existing City Market on Orchard Mesa. The second parcel, 4.2 acres, is directly east of the first. Per the checklist received from the City of Grand Junction the annexation petition request is included with this Growth Plan Amendment submittal.

A. Project Description

Location and Site Features

- These two (2) parcels, totaling approximately 11 acres, are vacant. Generally, these parcels are located north of Highway 50 between and adjacent to the east side of the 28 Road right of way. Access to these parcels will be from 28 Road and from La Plata Street.
- Topography of the two (2) parcels gently slopes down from the southeast corner to the northwest corner, with approximately 8 feet of grade variation (avg. 0.5% grade).

Existing Zoning

- The first parcel having a parcel number of 2943-303-00-213 is presently zoned RSF-4 in Mesa County. The second parcel having a parcel number of 2943-303-00-226 is presently zoned PD in Mesa County. The current Growth Plan indicates Residential - 2 to 4 units per acre.

Proposed Plan

- The proposed plan is to subdivide these parcels into single family residential lots under RMF-5 zoning. We believe the RMF-5 zoning is a better transition between the adjacent commercial to the south and the existing residential to the north and east. The plan will include the appropriate open space and detention areas that will be owned and maintained by the homeowners association. In addition, the plan will have an internal road system which provides interconnectivity to the adjacent parcels and subdivisions that meets TEDS requirements. All residential lots will meet the RMF-5 Zone setback standards, as described in The City Of Grand Junction Zoning and Development Code. Lot layout and dimensions shall be designed to meet current City standards.

B. Public Benefit

The proposed Growth Plan amendment and the subsequent development will create a residential neighborhood that provides a transition from the commercial zoning to the south and west to the existing residential neighborhoods to the north and east.

Public benefits include:

- the development of property adjacent to existing City services;
- smooth transition from commercial zoning to medium low density residential zoning;
- consistent zoning with that of adjacent subdivisions to the east;
- ROW land dedications and utility stubs that provide connectivity to adjacent developable parcels;
- the creation of maintained open space for detention;

C. Neighborhood Meeting

A neighborhood meeting is currently scheduled for 6pm on April 3, 2006 at 1015 N. 7th Street, which is Bray and Company's Education Center.

D. Project Compliance, Compatibility, And Impact

Adopted Plans and Policies

The proposed growth plan amendment and subdivision will meet the goals outlined in the Orchard Mesa Neighborhood Growth Plan, including but not limited to:

- the General Services Action Plan;
- the Land Use/Zoning Action Plan;
- The Annexation Action Plan.

It does so by: providing in-fill development between existing leap frog developments; providing urban services of water, sewer, roads, and street lighting; approximating zoning density suggested for the south Orchard Mesa area;

Although we are requesting a Growth Plan Amendment, the Charlesworth proposal will meet the following goals of the adopted Growth Plan by complying with the following:

- Policy 5.2 - Proposed zoning will encourage development compatible with existing development;
- Policy 6.5. Charlesworth will use existing irrigation water for home irrigation systems as well as open space irrigation;
- Policies 7.1-7.4. Charlesworth will pay its appropriate share of development and open space fees;
- Policy 9.1 - 9.2 - Proposed zoning will support Neighborhood Area Plans;
- Policies 13.1-13.3. Charlesworth will plan areas for landscaped detention;

Growth Plan Amendment and Annexation Criteria

Growth Plan Amendment Criteria

Growth Plan Amendments must be reviewed for conformance with the criteria established by Section 2.5 Growth Plan Amendment (GPA), as follows:

1. *There was an error such that then existing facts, projects, or trends (that were reasonably foreseeable) were not accounted for.* It is unknown if there was an error; however, there are two notable inconsistencies.
 - These properties and the properties immediately to the north comprise a limited 'enclaved' Residential Medium Low (2 to 4) zone that is surrounded by Residential Medium (4 to 8) and Commercial zones;
 - In reviewing the Growth Plan, typically where residential abuts commercial it is proposed as a Residential Medium (4 to 8) zone.
2. *Subsequent events have invalidated the original premises and findings.* With the exception of the Durango acres Subdivision to the north, the surrounding residential properties have developed according to the Growth Plan (at RMF 5, well within the Residential Medium 4 to 8 of the Growth Plan). Durango Acres, which is zoned RSF-4 and has a Residential Medium Low 2 to 4 Growth Plan designation, is a platted subdivision in which over 25% of the lots are smaller than the RSF-4 minimums ... that is, they are technically RMF-5 lots.
3. *The character and/or condition of the area have changed enough that the amendment is acceptable and such changes were not anticipated and are not consistent with the plan.* The character of the area is predominantly Residential Low (4 to 8 units per acre). The density of the abutting developed residential subdivisions is 4 to 5 units per acre ... at the upper end of the Residential Medium Low 2-4 Growth Plan designation, and at the lower end of the Residential Medium 4-8 Growth Plan designation. This is not a change, but rather further support that the area should continue to develop with the existing character.
4. *The change is consistent with the goals and policies of the plan, including applicable special area, neighborhood and corridor plans.* The proposal conforms, or will conform, with City Code and known City regulations, with respect to this request for an amendment to the Growth Plan. Note: the unusual shape of the property will prohibit maximizing the RMF-5 density, resulting in densities closer to the 4 to 4.3 range.
5. *Public and community facilities are adequate to serve the type and scope of land use proposed.* Yes.
6. *An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use.* In that the marketplace is demanding single family lots, there is an inadequate supply of suitably designated land in the community.
7. *The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.* The slight increase in density being requested makes the project economically feasible. The development of this property will demand attention to circulation, drainage and irrigation issues that will benefit the abutting properties.

Annexation Criteria

Annexation must be reviewed for conformance with the criteria established by Section 2.6. REZONING of the Zoning and Development Code, as follows:

1. *The existing zoning was in error at the time of adoption.* The existing zoning is County zoning RSF-4, and per Persigo must be annexed and zoned within the City. Our request for RMF-5 is consistent with the GPA noted above.
2. *There has been a change of character in the neighborhood due to installation of public facilities, or other zone changes, new growth trends, deterioration, development transitions, etc. and such changes were not anticipated and are not consistent with the plan.* With the exception of the Durango acres Subdivision to the north, the adjacent residential properties have developed at RMF 5. Durango Acres, which is zoned RSF-4, is a platted subdivision in which over 25% of the lots do not meet the RSF-4 minimums, however, they do meet the RMF-5 minimums.
3. *The proposed rezone is compatible with the neighborhood and will not create adverse impacts such as: capacity or safety of the street network, parking problems, storm water or drainage problems, water, air or noise pollution, excessive nighttime lighting, or other nuisances.* The proposed rezone is compatible with adjacent neighborhoods. The unusual shape of the property will prohibit maximizing the RMF-5 density, resulting in densities closer to 4 than to 5 units per acre. Impacts will not be in excess of those normally associated with this type of zoning.
4. *The proposal conforms with and furthers the goals and policies of the Growth Plan, other adopted plans, and policies, the requirements of this Code, and other City regulations and guidelines.* The proposal conforms to the Orchard Mesa Neighborhood Plan, the City Code, and known City regulations, but is requesting an amendment to the Growth Plan.
5. *Adequate public facilities and services are available or will be made available concurrent with the projected impacts of the proposed development.* Yes.
6. *There is not an adequate supply of land available in the neighborhood and surrounding area to accommodate the zoning and community needs.* In that it is more desirable to have higher density next to commercial, there is an inadequate supply of land.
7. *The community or neighborhood will benefit from the proposed zone.* The slight increase in density being requested makes the project economically feasible. The development of this property will demand attention to circulation, drainage and irrigation issues that will benefit the abutting properties.

Surrounding Land Use

The land surrounding the two (2) parcels to be planned has gradually converted from agricultural uses to residential uses to the north and east, and commercial to the west through the City of Grand Junction subdivision process. A parcel of agricultural land exists adjacent to the northeast corner and a commercial parcel exists adjacent to the south of the site in Mesa County. Vacant land and large in-fill lots are common in the area.

Site Access and Traffic

Access to the subject parcels will be from 28 Road to the west and La Plata St. to the north. The plan will develop internal roads consistent with the City of Grand Junction standards and TEDS.

Availability of Utilities

Water, sewer, gas and electric services are available and will be extended from existing developments adjacent to the site. Irrigation is available from Orchard Mesa Irrigation District. Water is provided by Ute, Sewer by Orchard Mesa Sanitation/Persigo, gas by Xcel, and electric by Grand Valley Rural Power.

Effects On Public Facilities

The addition of more residential sites and the resulting new homes will have expected, but not unusual impacts on the fire department, police department, and the public school system.

Site Soils

Soils do not appear to provide any unusual constraints.

E. Development Schedule and Phasing

A Growth Plan amendment, Annexation and Rezone is being requested concurrently with the submission of this General Project Report. The goal is to start the preliminary planning process when the amendment, annexation and rezone approval have been obtained. These parcels will be constructed as a single phase.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ZONING THE CHARLESWORTH ANNEXATION TO RMF-5
(RESIDENTIAL MULTI-FAMILY – 5 UNITS PER ACRE)**

LOCATED AT 248 28 ROAD

Recitals

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the Charlesworth Annexation to RMF-5 (Residential Multi-family with a maximum of 5 units per acre), finding that it conforms with the recommended land use category as shown on the future land use map of the Growth Plan and the Growth Plan's goals and policies and is generally compatible with land uses located in the surrounding area. The zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the RMF-5 zone district is in conformance with the stated criteria of Section 2.6 of the Grand Junction Zoning and Development Code.

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

The following property be zoned RMF-5 (Residential Multi-Family, 5 units per acre).

CHARLESWORTH ANNEXATION

A certain parcel of land located in the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 30, Township One South, Range One East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Southwest Corner of the NW 1/4 SW 1/4 of said Section 30 and assuming the West line of the NW 1/4 SW 1/4 of said Section 30 to bear N00°03'02"W with all bearings contained herein relative thereto; thence N00°03'02"W along the West line of the NW 1/4 SW 1/4 of said Section 30 a distance of 555.63 feet to the Point of Beginning; thence N00°03'02"W continuing along the West line of the NW 1/4 SW 1/4 of said Section 30 a distance of 359.30 feet; thence S89°54'15"E along the Southerly line and the Westerly extension of Durango Acres Filing One, recorded in Plat Book 19, Pages 105 and 106, and Durango Acres Filing Two, recorded in Plat Book 20, Page 49 of the Mesa County, Colorado public records a distance of 733.78 feet; thence S00°03'45"W a distance of 580.99 feet; thence S89°54'15"E a distance of 509.96 feet to a point on the West line of Arrowhead Acres II Filing No. 3, recorded in Plat Book 18, Page 329 and 330 of the Mesa County, Colorado public records; thence S00°04'39"W

along the West line of said Arrowhead Acres II Filing No. 3 a distance of 296.71 feet; thence N67°16'10"W a distance of 1347.01 feet to the Point of Beginning.

Said parcel contains 10.85 acres (472,670 square feet), more or less, as described.

Housing type, density and bulk standards shall be for the RMF-5 zone district.

INTRODUCED on first reading this ____ day of _____, 2006 and ordered published.

ADOPTED on second reading this ____ day of _____, 2006.

ATTEST:

President of the Council

City Clerk

Attach 8

**Setting a Hearing – Merkel Annex., Located at the NW Corner of I-70 and 24 ½ Road
CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA							
Subject	Merkel Annexation - Located at northwest corner of 1-70 and 24 ½ Road						
Meeting Date	June 19, 2006						
Date Prepared	June 15, 2006				File #GPA-2006-126		
Author	David Thornton		Principle Planner				
Presenter Name	David Thornton		Principle Planner				
Report results back to Council	X	No		Yes	When		
Citizen Presentation		Yes	X	No	Name		
	Workshop	X	Formal Agenda		X	Consent	Individual Consideration

Summary: Request to annex 27.11 acres, located at the northwest corner of I-70 and 24 ½ Road. The Merkel Annexation consists of 2 parcels.

Budget: N/A

Action Requested/Recommendation: Adopt a Resolution referring the petition for the Merkel Annexation and introduce the proposed Ordinance and set a hearing for August 2, 2006.

Background Information: See attached Staff Report/Background Information

Attachments:

1. Staff report/Background information
2. Annexation / Location Map; Aerial Photo
3. Growth Plan Map; Zoning Map
4. Resolution Referring Petition
5. Annexation Ordinance

STAFF REPORT / BACKGROUND INFORMATION

Location:		1-70 and 24 ½ Road		
Applicants:		Owner: W&D Merkel Family Developer/Representative: Opus Northwest–H. McNeish		
Existing Land Use:		Agricultural		
Proposed Land Use:		Commercial		
Surrounding Land Use:	North	Agricultural		
	South	Park		
	East	Agricultural		
	West	Agricultural		
Existing Zoning:		County AFT		
Proposed Zoning:		City C-1		
Surrounding Zoning:	North	County AFT		
	South	City CSR		
	East	County AFT		
	West	City RSF-R / C-1		
Growth Plan Designation:		Existing: Estate 2-5 ac/du Requesting: Commercial		
Zoning within density range?		w/ GPA	Yes	No

Staff Analysis:

ANNEXATION:

This annexation area consists of 27.11 acres of land and is comprised of 2 parcels. The property owners have requested annexation into the City to allow for development of the property. Under the 1998 Persigo Agreement all proposed development within the Persigo Wastewater Treatment boundary requires annexation and processing in the City.

It is staff's opinion, based on review of the petition and knowledge of applicable state law, including the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, that the Merkel Annexation is eligible to be annexed because of compliance with the following:

- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities;
- d) The area is or will be urbanized in the near future;
- e) The area is capable of being integrated with the City;
- f) No land held in identical ownership is being divided by the proposed annexation;

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

The following annexation and zoning schedule is being proposed.

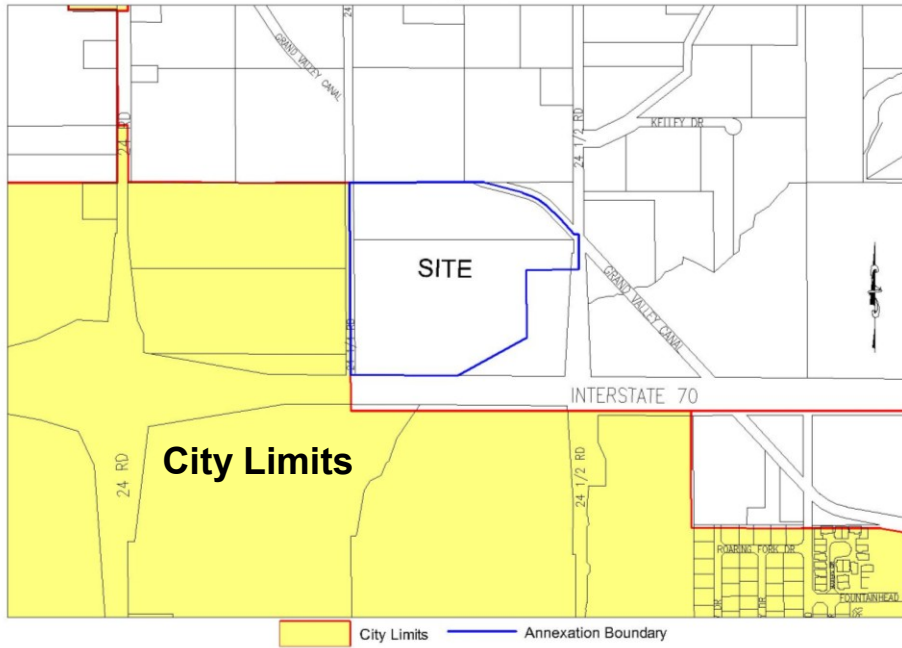
<i>ANNEXATION SCHEDULE</i>	
June 19, 2006	Referral of Petition (30 Day Notice), Introduction Of A Proposed Ordinance, Exercising Land Use
To be scheduled after GPA	Planning Commission considers Zone of Annexation
To be scheduled after GPA	Introduction Of A Proposed Ordinance on Zoning by City Council
August 2, 2006	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
September 3, 2006	Effective date of Annexation and Zoning

MERKEL ANNEXATION SUMMARY

File Number:	ANX-2006-126	
Location:	Northwest corner of I-70 and 24 ½ Road	
Tax ID Number:	2701-332-00-023/133	
Parcels:	2	
Estimated Population:	0	
# of Parcels (owner occupied):	0	
# of Dwelling Units:	0	
Acres land annexed:	27.11 acres	
Developable Acres Remaining:	26.73 acres	
Right-of-way in Annexation:	16,683 square feet of 24 ½ Road	
Previous County Zoning:	AFT	
Proposed City Zoning:	C-1	
Current Land Use:	Agricultural	
Future Land Use:	Commercial	
Values:	Assessed:	= \$2,780
	Actual:	= \$9,550
Address Ranges:	767-771 24 ½ Road (odd only); 750-774 24 ¼ Road (even only)	
Special Districts:	Water:	Ute Water
	Sewer:	-----
	Fire:	Grand Junction Rural
	Irrigation/ Drainage:	Grand Junction Drainage
	School:	Mesa Co School District #51
	Pest:	-----

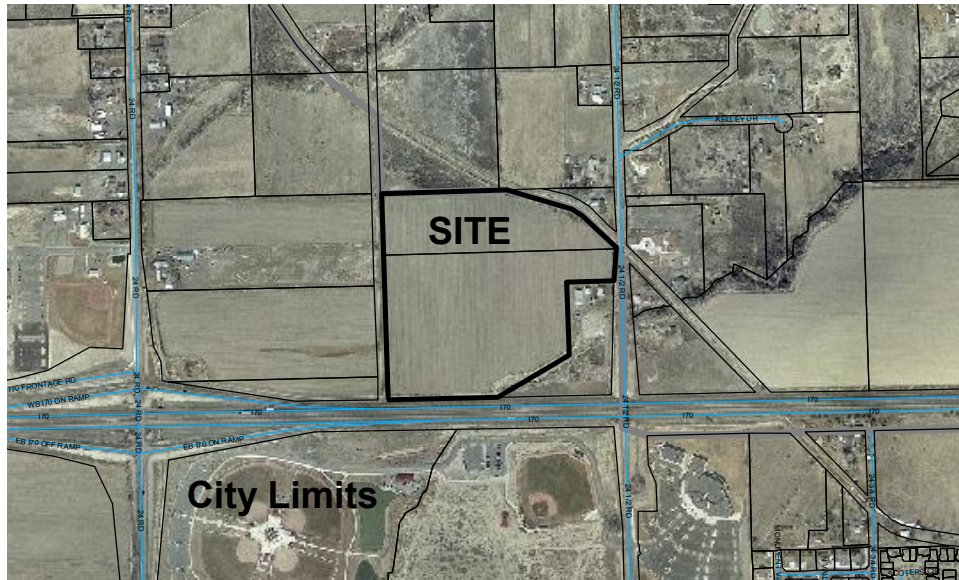
Site Location Map

Figure 1



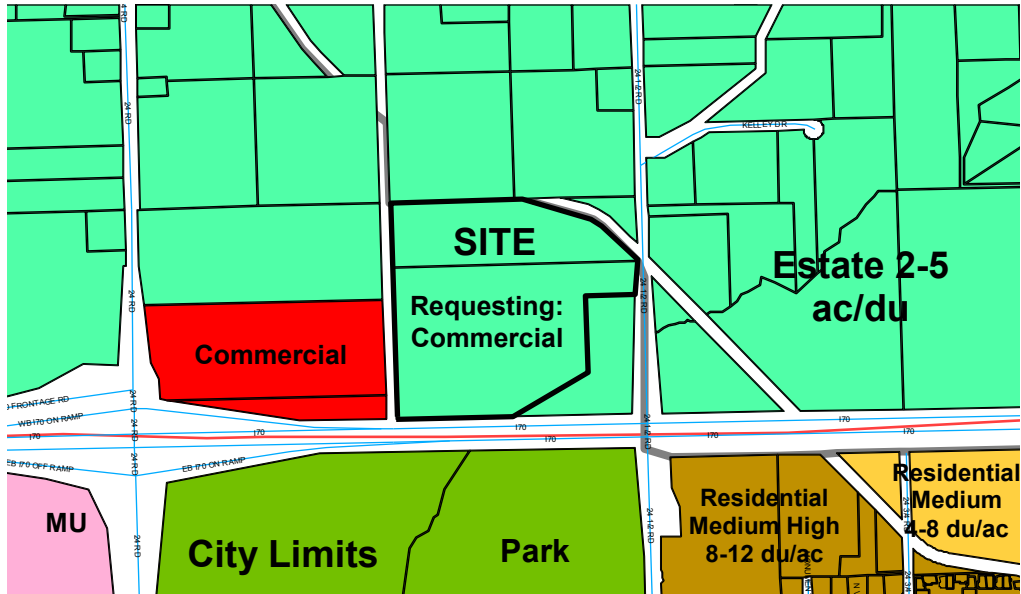
Aerial Photo Map

Figure 2



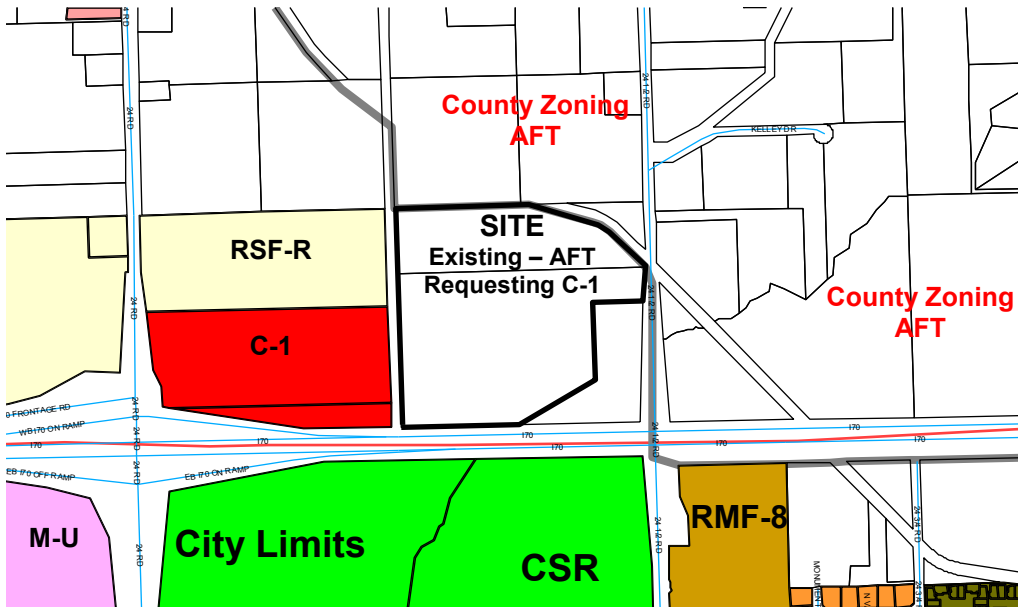
Future Land Use Map

Figure 3



Existing City and County Zoning

Figure 4



NOTE: Mesa County is currently in the process of updating their zoning map. Please contact Mesa County directly to determine parcels and the zoning thereof."

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

NOTICE IS HEREBY GIVEN that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 19th of June, 2006, the following Resolution was adopted:

RESOLUTION NO. _____

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

MERKEL ANNEXATION

**LOCATED AT THE NORTHWEST CORNER OF I-70 AND 24 ½ ROAD INCLUDING A
PORTION OF THE 24 ½ ROAD RIGHT-OF-WAY**

WHEREAS, on the 19th day of June, 2006, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

MERKEL ANNEXATION

A certain parcel of land located in the Southeast corner of the Northwest corner (SE 1/4 NW 1/4) of section 33, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northwest corner of the SE 1/4 NW 1/4 of said section 33 and assuming the North line of said SE 1/4 NW 1/4 bears S89°50'39"E with all other bearings contained herein being relative thereto; thence S89°50'39"E a distance of 772.10 feet to a point on the centerline of the Grand Valley Canal; thence S75°15'49"E along said centerline a distance of 228.75 feet; thence 160.38 feet along said centerline and the arc of a 301.19 foot radius curve concave Southwest, having a central angle of 30°30'32" and a chord bearing S62°19'02"E a distance of 158.49 feet; thence S46°24'53"E a distance of 108.84 feet; thence S40°18'58"E a distance of 123.59 feet to a point on the Westerly right of way of 24 1/4 Road; thence N89°56'21"E a distance of 25.00 to a point on the East line of the SE 1/4 NW 1/4 of said section 33; thence S00°03'39"E along said East line a distance of 211.12; thence N89°55'06"W a distance of 298.55 feet to the Northwest corner of that certain parcel of land as described in Book 1283, Page 226, Public Records of Mesa County, Colorado; thence S00°05'10"E a distance of 390.53 feet; thence S60°59'15"W a distance of 437.48 feet; thence N89°40'33"W a distance of 637.08 feet to a point on the West line of the SE 1/4 NW 1/4 of said section 33; thence along said West line N00°00'20"W a distance of 1112.96 feet, more or less, to the Point of Beginning.

Said parcel contains 27.11 acres (1,181,225 square feet), more or less, as described.

WHEREAS, the Council has found and determined that the petition complies substantially with the provisions of the Municipal Annexation Act and a hearing should

be held to determine whether or not the lands should be annexed to the City by Ordinance;

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

1. That a hearing will be held on the 2nd day of August, 2006, in the City Hall auditorium, located at 250 North 5th Street, City of Grand Junction, Colorado, at 7:00 PM to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community of interest exists between the territory and the city; whether the territory proposed to be annexed is urban or will be urbanized in the near future; whether the territory is integrated or is capable of being integrated with said City; whether any land in single ownership has been divided by the proposed annexation without the consent of the landowner; whether any land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; whether any of the land is now subject to other annexation proceedings; and whether an election is required under the Municipal Annexation Act of 1965.
2. Pursuant to the State's Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Community Development Department of the City.

ADOPTED this _____ day of _____, 2006.

Attest:

President of the Council

City Clerk

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

City Clerk

<i>DATES PUBLISHED</i>
June 23, 2006
June 30, 2006
July 7, 2006
July 14, 2006

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

MERKEL ANNEXATION

APPROXIMATELY 27.11 ACRES

**LOCATED AT THE NORTHWEST CORNER OF I-70 AND 24 ½ ROAD INCLUDING A
PORTION OF THE 24 ½ ROAD RIGHT-OF-WAY**

WHEREAS, on the 19th day of June, 2006, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 2nd day of August, 2006; and

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

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

That the property situate in Mesa County, Colorado, and described to wit:

MERKEL ANNEXATION

A certain parcel of land located in the Southeast corner of the Northwest corner (SE 1/4 NW 1/4) of section 33, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northwest corner of the SE 1/4 NW 1/4 of said section 33 and assuming the North line of said SE 1/4 NW 1/4 bears S89°50'39"E with all other bearings contained herein being relative thereto; thence S89°50'39"E a distance of 772.10 feet to a point on the centerline of the Grand Valley Canal; thence S75°15'49"E along said centerline a distance of 228.75 feet; thence 160.38 feet along said centerline and the arc of a 301.19 foot radius curve concave Southwest, having a central angle of 30°30'32" and a chord bearing S62°19'02"E a distance of 158.49 feet; thence S46°24'53"E a distance of 108.84 feet; thence S40°18'58"E a distance of 123.59 feet to a point on the Westerly right of way of 24 1/4 Road; thence N89°56'21"E a distance of 25.00 to a point on the East line of the SE 1/4 NW 1/4 of said section 33; thence S00°03'39"E along said East line a distance of 211.12; thence N89°55'06"W a distance

of 298.55 feet to the Northwest corner of that certain parcel of land as described in Book 1283, Page 226, Public Records of Mesa County, Colorado; thence S00°05'10"E a distance of 390.53 feet; thence S60°59'15"W a distance of 437.48 feet; thence N89°40'33"W a distance of 637.08 feet to a point on the West line of the SE 1/4 NW 1/4 of said section 33; thence along said West line N00°00'20"W a distance of 1112.96 feet, more or less, to the Point of Beginning.

Said parcel contains 27.11 acres (1,181,225 square feet), more or less, as described.

Be and is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the ____ day of _____, 2006 and ordered published.

ADOPTED on second reading this ____ day of _____, 2006.

Attest:

President of the Council

City Clerk

Attach 9**Setting a Hearing on the Pine Industrial No. 1 Annexation, Located at 2769 D Road
CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA						
Subject	Pine Industrial No.1 Annexation, Located at 2769 D Road					
Meeting Date	June 19, 2006					
Date Prepared	June 9, 2006			File #ANX-2006-124		
Author	Faye Hall		Associate Planner			
Presenter Name	Faye Hall		Associate Planner			
Report results back to Council	X	No		Yes	When	
Citizen Presentation		Yes	X	No	Name	
	Workshop	X	Formal Agenda	X	Consent	Individual Consideration

Summary: Request to annex 5.08 acres, located at 2769 D Road. The Pine Industrial No.1 Annexation consists of one parcel and is a two part serial annexation.

Budget: N/A

Action Requested/Recommendation: Adopt Resolution Referring the Petition for the Pine Industrial No. 1 Annexation and introduce the proposed Ordinance and set a hearing for August 2, 2006.

Background Information: See attached Staff Report/Background Information

Attachments:

1. Staff report/Background information
2. Annexation / Location Map; Aerial Photo
3. Growth Plan Map; Zoning Map
4. Resolution Referring Petition
5. Annexation Ordinance

STAFF REPORT / BACKGROUND INFORMATION

Location:		2769 D Road		
Applicants:		Owner: 39 Development, LLC – Pam Pine Representative: Development Construction Services, Inc. – Tracy Moore		
Existing Land Use:		Industrial		
Proposed Land Use:		Industrial		
Surrounding Land Use:	North	Railroad Humpyard		
	South	Vacant Industrial		
	East	Industrial salvage yard		
	West	Residential & Industrial		
Existing Zoning:		I-2		
Proposed Zoning:		I-2		
Surrounding Zoning:	North	City I-1 & I-2		
	South	City I-1		
	East	County I-2		
	West	County RSF-R		
Growth Plan Designation:		Industrial		
Zoning within density range?	X	Yes		No

Staff Analysis:

ANNEXATION:

This annexation area consists of 5.08 acres of land and is comprised of one parcel. The property owners have requested annexation into the City to allow for development of the property. Under the 1998 Persigo Agreement all proposed development within the Persigo Wastewater Treatment boundary requires annexation and processing in the City.

It is staff's opinion, based on review of the petition and knowledge of applicable state law, including the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, that the Pine Industrial No.1 Annexation is eligible to be annexed because of compliance with the following:

- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities;
- d) The area is or will be urbanized in the near future;
- e) The area is capable of being integrated with the City;
- f) No land held in identical ownership is being divided by the proposed annexation;

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

The Pine Industrial No.1 Annexation inadvertently completes an enclave of incorporated land. Enclaves are small areas of unincorporated Mesa County that are entirely surrounded by the limits of the City of Grand Junction. Included in the Persigo Agreement is a provision to close all enclaves by bringing them into the City in a timely fashion in accordance with state annexation laws. State Annexation statutes require a minimum of 3 years before an area that is enclaved by a City to be unilaterally annexed by that city.

There are three properties located at 2765, 2767, & 2767 1/2 D Road (see map below) that are within this enclave and all are owned by Debra Rockwell with a combined acreage of 1.89 acres. No dates have been established at this point for annexing the Rockwell properties as an enclave annexation, but under the Persigo Agreement it shall occur within 5 years. The owner of the properties will be notified by mail of this enclave happening as a result of the Pine Industrial No.1 Annexation, then when the enclave annexation is scheduled sometime between 3 and 5 years from now, the owner will be notified again with an established timeline.



The following annexation and zoning schedule is being proposed.

<u>ANNEXATION SCHEDULE</u>	
June 19, 2006	Referral of Petition (30 Day Notice), Introduction Of A Proposed Ordinance, Exercising Land Use

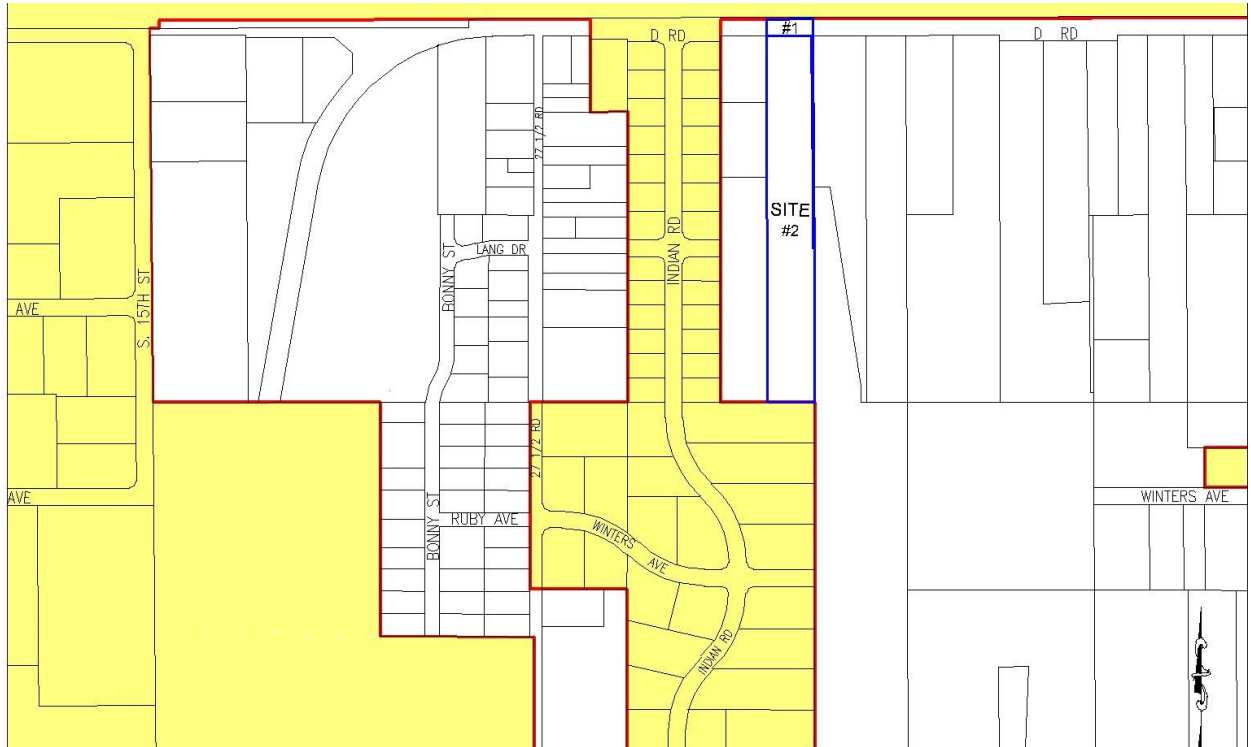
June 27, 2006	Planning Commission considers Zone of Annexation
July 19, 2006	Introduction Of A Proposed Ordinance on Zoning by City Council
August 2, 2006	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
September 3, 2006	Effective date of Annexation and Zoning

PINE INDUSTRIAL NO.1 ANNEXATION SUMMARY

File Number:	ANX-2006-124	
Location:	2769 D Road	
Tax ID Number:	2945-241-00-017	
Parcels:	1	
Estimated Population:	0	
# of Parcels (owner occupied):	0	
# of Dwelling Units:	0	
Acres land annexed:	5.08	
Developable Acres Remaining:	4.86	
Right-of-way in Annexation:	9505 sq ft	
Previous County Zoning:	I-2	
Proposed City Zoning:	I-2	
Current Land Use:	Industrial	
Future Land Use:	Industrial	
Values:	Assessed:	\$6190
	Actual:	\$77,850
Address Ranges:	2769 D Road	
Special Districts:	Water:	Ute Water
	Sewer:	Central Grand Valley Sanitation
	Fire:	Grand Junction Rural Fire
	Irrigation/ Drainage:	Grand Junction Drainage Grand Valley Irrigation
	School:	District 51
	Pest:	Grand River Mosquito

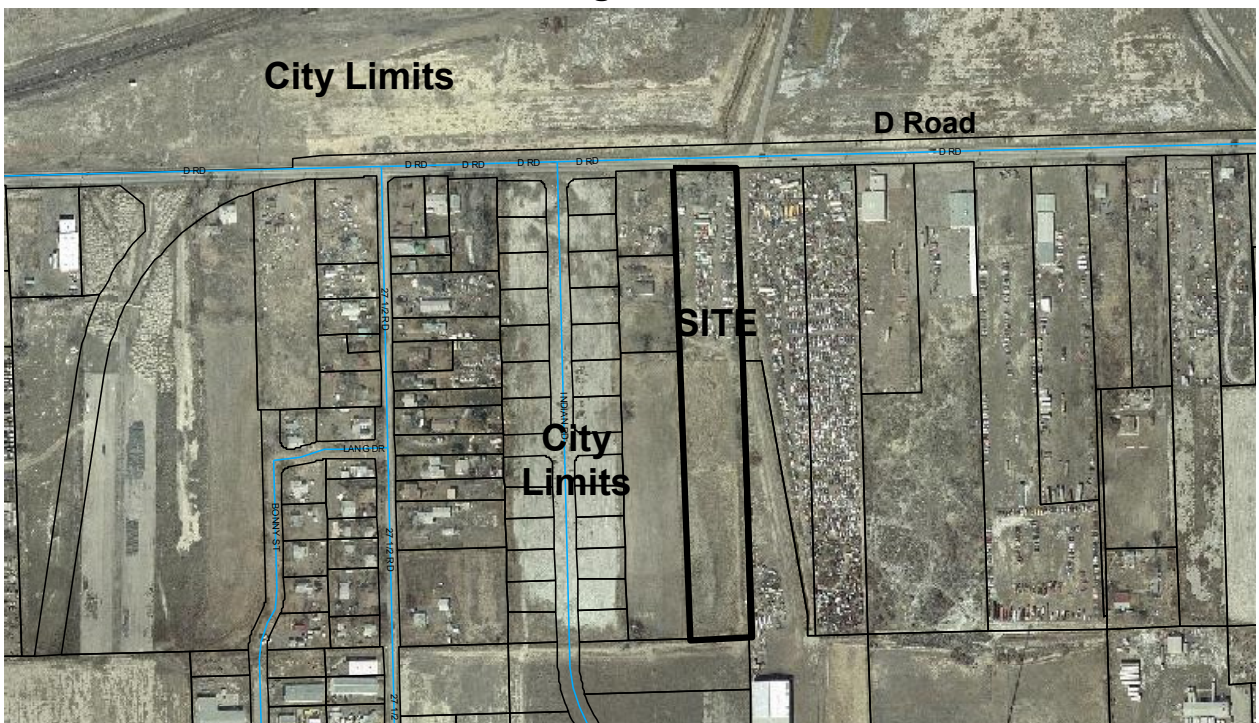
Site Location Map

Figure 1



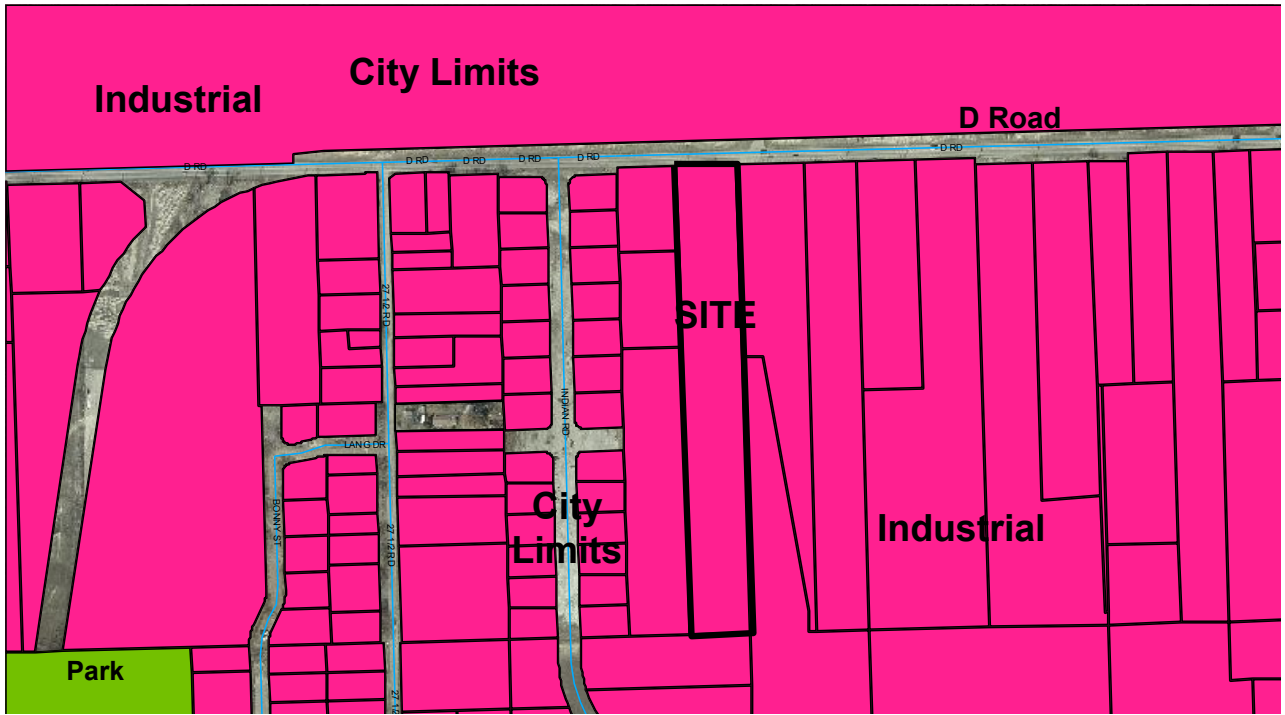
Aerial Photo Map

Figure 2



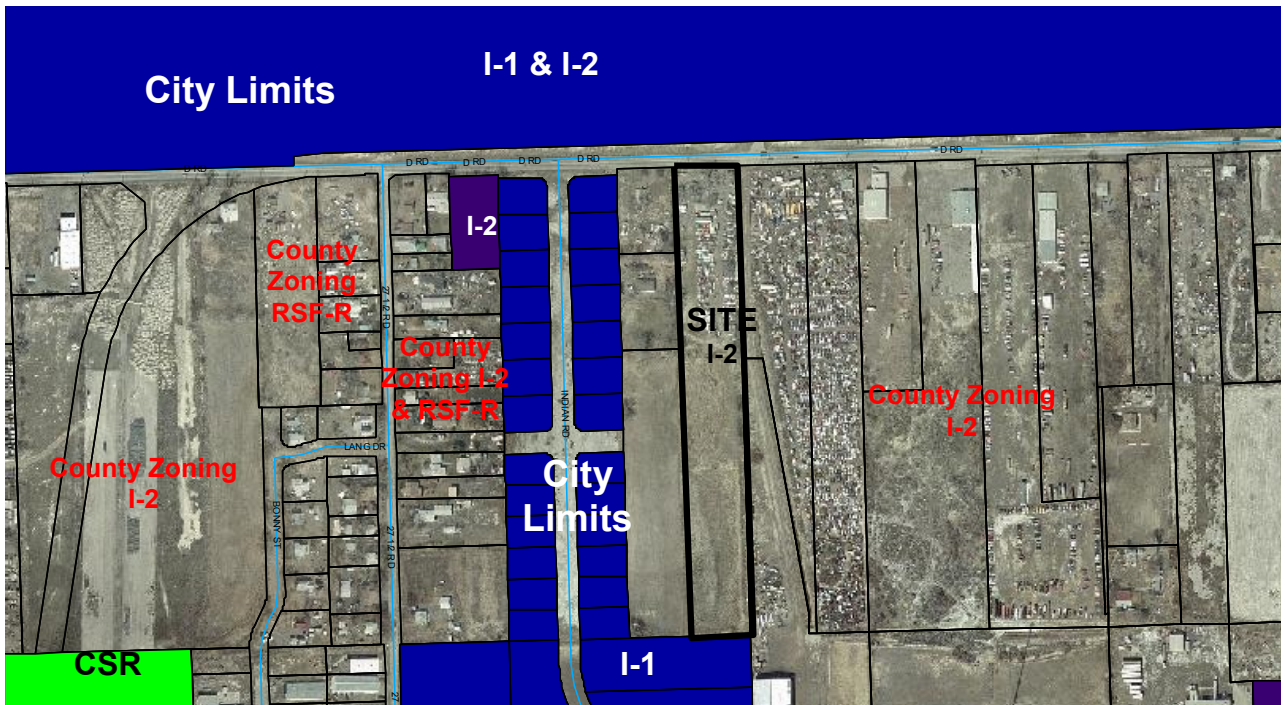
Future Land Use Map

Figure 3



Existing City and County Zoning

Figure 4



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

NOTICE IS HEREBY GIVEN that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 19th of June, 2006, the following Resolution was adopted:

RESOLUTION NO. ____

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

PINE INDUSTRIAL NO.1 ANNEXATION #1 & #2

LOCATED AT 2769 D ROAD

WHEREAS, on the 19th day of June, 2006, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

PINE INDUSTRIAL NO.1 ANNEXATION #1

A certain parcel of land lying in the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northeast corner of Section 24 and assuming the North line of the NE 1/4 of said Section 24 bears N89°59'19"W with all other bearings contained herein being relative thereto; thence N89°59'19"W along said North line of Section 24 to a point on the East line of that certain parcel of land described in Book 4017, Page 424, Public Records of Mesa County, Colorado, a distance of 1638.80 feet to the POINT OF BEGINNING; thence S00°00'42"W along the East line of said parcel a distance of 780.00 feet; thence N89°59'19"W a distance of 5.00 feet; thence N00°00'42"E along a line being 5.00 feet West and parallel with said East line, a distance of 750.00 feet; thence N89°59'19"W along a line being 30.00 feet South of and parallel with the North line of the NE 1/4 of said Section 24 to a point on the West line of said parcel, a distance of 158.89 feet; thence N00°02'07"E along the West line of said parcel, a distance of 58.00 feet to a point on the south line of the Darren Davidson Annexation, as same is recorded with the City of Grand Junction, Ordinance Number 3205; thence S89°59'19"E along a line 28.00 feet North of and parallel with, the North line of the NE 1/4 of said Section 24, a distance of 163.87 feet; thence S00°00'42"W a distance of 28.00 feet, more or less, to the Point of Beginning.

Said parcel contains 0.30 acres (13,256 square feet), more or less, as described.

PINE INDUSTRIAL NO. 1 ANNEXATION # 2

A certain parcel of land lying in the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northeast corner of Section 24 and assuming the North line of the NE 1/4 of said Section 24 bears N89°59'19"W with all other bearings contained herein being relative thereto; thence N89°59'19"W along said North line of Section 24 to a point on the East line of that certain parcel of land described in Book 4017, Page 424, Public Records of Mesa County, Colorado, a distance of 1638.80 feet; thence S00°00'42"W along the East line of said parcel a distance of 780.00 feet to the POINT OF BEGINNING; thence S00°00'42"W along the East line of said parcel a distance of 780.00 feet; thence S00°00'42"W along the East line of said parcel a distance of 541.47 feet to a point on the North line of Lot 7, Block Three of Indian Road Industrial Subdivision, as same is recorded in Plat Book 12, Page 43, Public Records of Mesa County, Colorado; thence N89°52'24"W along said North line of said Lot 7, Block Three a distance of 164.42 feet to the Southwest corner of said parcel; thence N00°02'07"E along the West line of said parcel a distance of 1291.14 feet to the Northwest corner; thence S89°59'19"E along a line being 30.00 feet South of and parallel with, the North line of the NE 1/4 of said Section 24, a distance of 158.89 feet; thence S00°00'42"W along a line being 5.00 feet West of and parallel with the East line of said parcel, a distance of 750.00 feet; thence S89°59'19"E a distance of 5.00 feet, more or less, to the Point of Beginning.

Said parcel contains 4.78 acres (208,229 square feet), more or less, as described.

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

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

1. That a hearing will be held on the 2nd day of August, 2006, in the City Hall auditorium, located at 250 North 5th Street, City of Grand Junction, Colorado, at 7:00 PM to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community of interest exists between the territory and the city; whether the territory proposed to be annexed is urban or will be urbanized in the near future; whether the territory is integrated or is capable of being integrated with said City; whether any land in single ownership has been divided by the proposed annexation without the consent of the landowner; whether any land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; whether any of the land is now subject to other annexation proceedings; and whether an election is required under the Municipal Annexation Act of 1965.

2. Pursuant to the State's Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Community Development Department of the City.

ADOPTED this _____ day of _____, 2006.

Attest:

President of the Council

City Clerk

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

City Clerk

<i>DATES PUBLISHED</i>
June 23, 2006
June 30, 2006
July 7, 2006
July 14, 2006

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

PINE INDUSTRIAL NO.1 ANNEXATION #1

APPROXIMATELY .30 ACRES

**LOCATED AT 2769 D ROAD INCLUDING A PORTION OF THE D ROAD RIGHT-OF-
WAY**

WHEREAS, on the 19th day of June, 2006, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 2nd day of August, 2006; and

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

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

That the property situate in Mesa County, Colorado, and described to wit:

PINE INDUSTRIAL NO.1 ANNEXATION #1

A certain parcel of land lying in the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northeast corner of Section 24 and assuming the North line of the NE 1/4 of said Section 24 bears N89°59'19"W with all other bearings contained herein being relative thereto; thence N89°59'19"W along said North line of Section 24 to a point on the East line of that certain parcel of land described in Book 4017, Page 424, Public Records of Mesa County, Colorado, a distance of 1638.80 feet to the POINT OF BEGINNING; thence S00°00'42"W along the East line of said parcel a distance of 780.00 feet; thence N89°59'19"W a distance of 5.00 feet; thence N00°00'42"E along a line being 5.00 feet West and parallel with said East line, a distance of 750.00 feet; thence N89°59'19"W along a line being 30.00 feet South of and parallel with the North line of the NE 1/4 of said Section 24 to a point on the West line of said parcel, a distance of 158.89 feet; thence N00°02'07"E along the West line of

said parcel, a distance of 58.00 feet to a point on the south line of the Darren Davidson Annexation, as same is recorded with the City of Grand Junction, Ordinance Number 3205; thence S89°59'19"E along a line 28.00 feet North of and parallel with, the North line of the NE 1/4 of said Section 24, a distance of 163.87 feet; thence S00°00'42"W a distance of 28.00 feet, more or less, to the Point of Beginning.

Said parcel contains 0.30 acres (13,256 square feet), more or less, as described.

Be and is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the ____ day of _____, 2006 and ordered published.

ADOPTED on second reading this ____ day of _____, 2006.

Attest:

President of the Council

City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

PINE INDUSTRIAL NO.1 ANNEXATION #2

APPROXIMATELY 4.78 ACRES

LOCATED AT 2769 D ROAD

WHEREAS, on the 19th day of June, 2006, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 2nd day of August, 2006; and

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

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

That the property situate in Mesa County, Colorado, and described to wit:

PINE INDUSTRIAL NO.1 ANNEXATION #2

A certain parcel of land lying in the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northeast corner of Section 24 and assuming the North line of the NE 1/4 of said Section 24 bears N89°59'19"W with all other bearings contained herein being relative thereto; thence N89°59'19"W along said North line of Section 24 to a point on the East line of that certain parcel of land described in Book 4017, Page 424, Public Records of Mesa County, Colorado, a distance of 1638.80 feet; thence S00°00'42"W along the East line of said parcel a distance of 780.00 feet to the POINT OF BEGINNING; thence S00°00'42"W along the East line of said parcel a distance of 780.00 feet; thence S00°00'42"W along the East line of said parcel a distance of 541.47 feet to a point on the North line of Lot 7, Block Three of Indian Road Industrial Subdivision, as same is recorded in Plat Book 12, Page 43, Public Records of Mesa County, Colorado; thence N89°52'24"W along said North line of said Lot 7, Block Three a distance of 164.42 feet to the Southwest corner of said parcel; thence N00°02'07"E

along the West line of said parcel a distance of 1291.14 feet to the Northwest corner; thence S89°59'19"E along a line being 30.00 feet South of and parallel with, the North line of the NE 1/4 of said Section 24, a distance of 158.89 feet; thence S00°00'42"W along a line being 5.00 feet West of and parallel with the East line of said parcel, a distance of 750.00 feet; thence S89°59'19"E a distance of 5.00 feet, more or less, to the Point of Beginning.

Said parcel contains 4.78 acres (208,229 square feet), more or less, as described.

Be and is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the ____ day of _____, 2006 and ordered published.

ADOPTED on second reading this ____ day of _____, 2006.

Attest:

President of the Council

City Clerk

Attach 10**Setting a Hearing on the Harris Annexation, Located at 2730 B Road
CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA						
Subject	Harris Annexation, Located at 2730 B Road					
Meeting Date	June 19, 2006					
Date Prepared	June 8, 2006				File # ANX-2006-125	
Author	Faye Hall			Associate Planner		
Presenter Name	Faye Hall			Associate Planner		
Report results back to Council	X	No		Yes	When	
Citizen Presentation		Yes	X	No	Name	
	Workshop	X	Formal Agenda	X	Consent	Individual Consideration

Summary: Request to annex 9.38 acres, located at 2730 B Road. The Harris Annexation consists of one parcel and is a two part serial annexation.

Budget: N/A

Action Requested/Recommendation: Adopt Resolution Referring the petition for the Harris Annexation and introduce the proposed Ordinance, and set a hearing for August 2, 2006

Background Information: See attached Staff Report/Background Information

Attachments:

1. Staff report/Background information
2. Annexation / Location Map; Aerial Photo
3. Growth Plan Map; Zoning Map
4. Resolution Referring Petition
5. Annexation Ordinance

STAFF REPORT / BACKGROUND INFORMATION

Location:		2730 B Road		
Applicants:		Owner: Jerry Harris Representative: Rhino Engineering – Brynn Vasboe		
Existing Land Use:		Residential		
Proposed Land Use:		Residential		
Surrounding Land Use:	North	Residential		
	South	Residential		
	East	Residential		
	West	Residential		
Existing Zoning:		RSF-4		
Proposed Zoning:		RSF-4		
Surrounding Zoning:	North	County & City RSF-4		
	South	County RSF-4		
	East	County RSF-4		
	West	County RSF-4		
Growth Plan Designation:		Residential Medium Low 2-4 du/ac		
Zoning within density range?		X	Yes	No

Staff Analysis:

ANNEXATION:

This annexation area consists of 9.38 acres of land and is comprised of one parcel. The property owners have requested annexation into the City to allow for development of the property. Under the 1998 Persigo Agreement all proposed development within the Persigo Wastewater Treatment boundary requires annexation and processing in the City.

It is staff's opinion, based on review of the petition and knowledge of applicable state law, including the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, that the Harris Annexation is eligible to be annexed because of compliance with the following:

- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities;
- d) The area is or will be urbanized in the near future;
- e) The area is capable of being integrated with the City;
- f) No land held in identical ownership is being divided by the proposed annexation;

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

The following annexation and zoning schedule is being proposed.

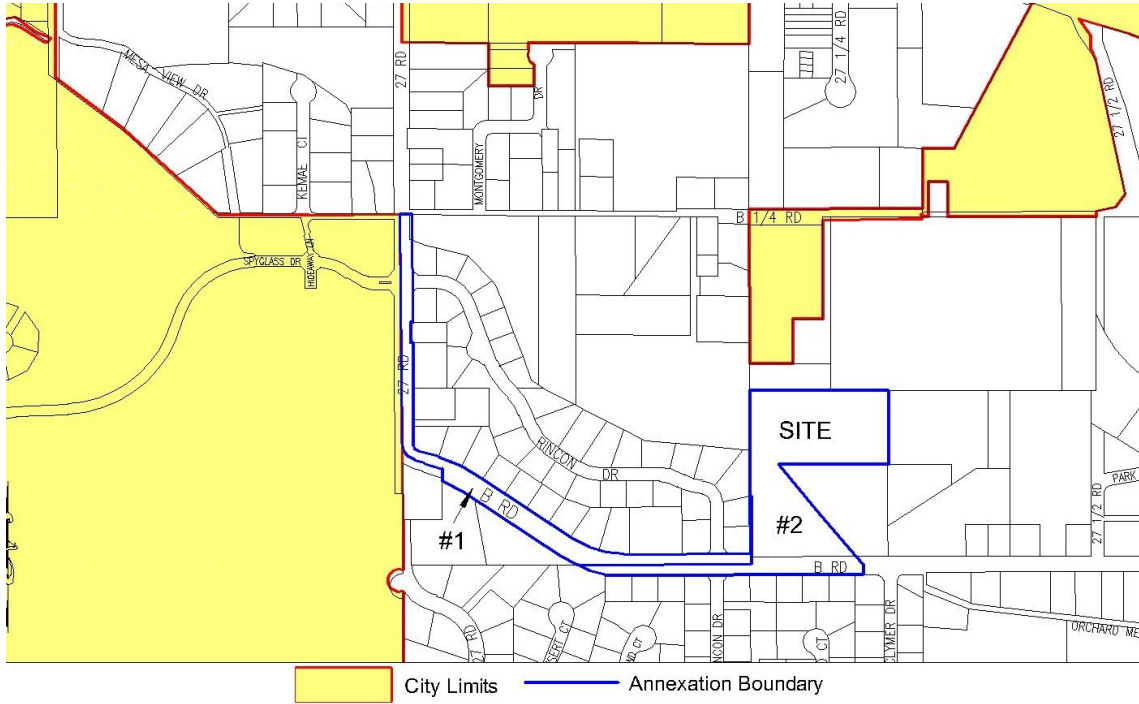
<i><u>ANNEXATION SCHEDULE</u></i>	
June 19, 2006	Referral of Petition (30 Day Notice), Introduction Of A Proposed Ordinance, Exercising Land Use
June 27, 2006	Planning Commission considers Zone of Annexation
July 19, 2006	Introduction Of A Proposed Ordinance on Zoning by City Council
August 2, 2006	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
September 3, 2006	Effective date of Annexation and Zoning

HARRIS ANNEXATION SUMMARY

File Number:		ANX-2006-125
Location:		2730 B Road
Tax ID Number:		2945-253-00-057
Parcels:		1
Estimated Population:		2
# of Parcels (owner occupied):		1
# of Dwelling Units:		1
Acres land annexed:		9.38
Developable Acres Remaining:		5.73
Right-of-way in Annexation:		3.65 (159,162 sqft)
Previous County Zoning:		RSF-4
Proposed City Zoning:		RSF-4
Current Land Use:		Residential
Future Land Use:		Residential
Values:	Assessed:	\$19,070
	Actual:	\$239,630
Address Ranges:		2730 B Road
Special Districts:	Water:	Ute
	Sewer:	Orchard Mesa
	Fire:	Grand Junction Rural
	Irrigation/ Drainage:	Orchard Mesa Irrigation
	School:	District 51
	Pest:	Grand River Pest

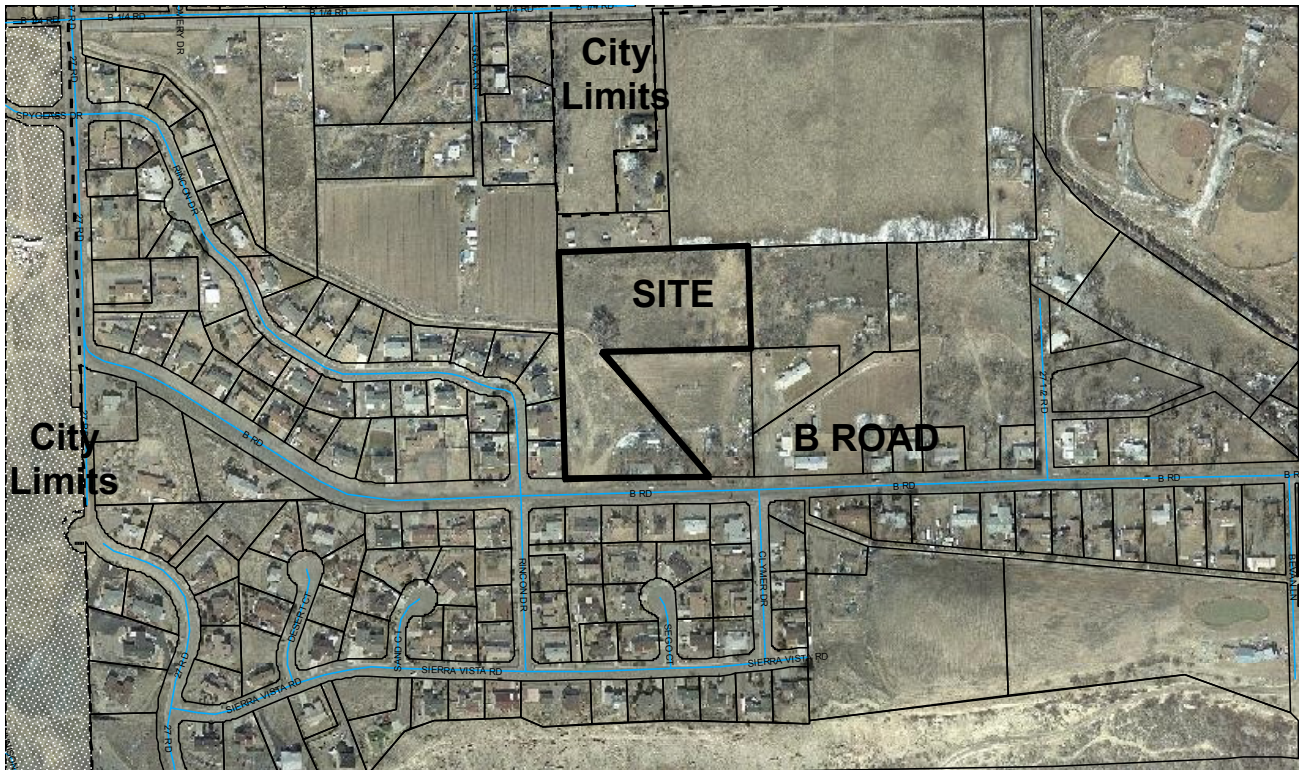
Site Location Map

Figure 1



Aerial Photo Map

Figure 2



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

NOTICE IS HEREBY GIVEN that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 19th of June, 2006, the following Resolution was adopted:

RESOLUTION NO. _____

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

HARRIS ANNEXATION #1 AND #2

**LOCATED AT 2730 B ROAD INCLUDING A PORTION OF THE B ROAD AND 27
ROAD RIGHTS OF WAY**

WHEREAS, on the 19th day of June, 2006, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

HARRIS ANNEXATION #1

A certain parcel of land located in the South half Quarter (S 1/2) of Section 25, and the Northwest Quarter (NW 1/4) of Section 36, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northwest corner of the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of said Section 25 and assuming the West line of the SW1/4 SW1/4 of said Section 25 bears N00°04'22"W with all other bearings contained herein being relative thereto; thence S89°56'01"E along the North line of the SW1/4 SW1/4 of said Section 25 a distance of 40.00 feet; thence S00°04'22"E along the Westerly line of Copper Hills Subdivision, as same is recorded in Plat Book 11, Page 281, Public Records of Mesa County, Colorado, and being the East right of way of 27 Road, a distance of 398.25 feet; thence S89°55'14"W a distance of 10.00 feet; thence S00°04'22"E along said right of way, a distance of 75.00 feet; thence N89°55'14"E a distance of 10.00 feet; thence S00°04'22"E along said right of way a distance of 391.59 feet; thence 26.38 feet along the arc of a 20.00 foot radius curve concave Northeast, having a central angle of 75°34'32" and a chord bearing S37°52'30"E a distance of 24.51 feet; thence S75°39'46"E along the Southerly line of Block Two of Rincon Subdivision, as same is recorded in Plat Book 11, Page 282, Public Records of Mesa County, Colorado, and being the North right of way of B Road, a distance of 39.61 feet; thence along said right of way 206.84 feet along the arc of a 613.00 foot radius curve concave Southwest, having a central angle of 19°20'00" and a chord bearing S65°59'46"E a distance of 205.86 feet; thence S56°19'46"E along said right of way, a distance of 441.30 feet; thence along said right of way 202.97 feet along the arc of a 345.09 foot radius curve concave Northeast, having a central angle of 33°42'00" and a chord bearing S73°10'46"E a distance of 200.06 feet; thence N89°58'14"E along said right of way, a distance of 481.43 feet to a point on the East line of the SW1/4 SW1/4 of said Section 25; thence N00°06'39"W along said East line, a distance of 219.33 feet to

the Northeast corner of Lot 10, Block three of said Rincon Subdivision; thence N89°58'14"E a distance of 5.00 feet; thence S00°06'39"E along a line being 5.00 feet East of and parallel with the East line of the SW1/4 SW1/4 of said Section 25 a distance of 259.93 feet to a point on the South line of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of said Section 25; thence S89°58'14"W a distance of 5.00 feet to the Southwest corner of the SE1/4 SW1/4 of said Section 25; thence S89°58'14"W along the South line of the SW1/4 SW1/4 of said Section 25 a distance of 661.51 feet to a point on the Northerly line of Sierra Vista Subdivision, as same is recorded in Plat Book 12, Page 115, Public Records of Mesa County, Colorado, and being the South right of way of B Road; thence along said right of way, 64.14 feet along the arc of a 425.09 foot radius curve concave Northeast, having a central angle of 08°38'42" and a chord bearing N60°39'07"W a distance of 64.08 feet; thence N56°19'46"W along said right of way, a distance of 441.30 feet; thence along said right of way 98.99 feet along the arc of a 533.00 foot radius curve concave Southwest, having a central angle of 10°38'29" and a chord bearing N61°39'01"W a distance of 98.85 feet; thence N00°04'46"W along said right of way, a distance of 43.22 feet; thence along said right of way 69.96 feet along the arc of a 573.00 foot radius curve concave Southwest, having a central angle of 06°59'44" and a chord bearing N72°09'54"W a distance of 69.92 feet; thence N75°39'46"W along said right of way, a distance of 39.61 feet; thence along said right of way 79.14 feet along the arc of a 60.00 foot radius curve concave Northeast, having a central angle of 75°34'32" and a chord bearing N37°52'30"W a distance of 73.53 feet to a point on the West line of the SW1/4 SW1/4 of said Section 25; thence N00°04'22"W along said West line a distance of 864.95 feet, more or less, to the Point of Beginning.

Said parcel contains 2.73 acres (119,127 square feet), more or less, as described.

HARRIS ANNEXATION #2

A certain parcel of land located in the Southwest Quarter (SW1/4) of Section 25, and the Northwest Quarter (NW 1/4) of Section 36, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Southwest corner of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of said Section 25, and assuming the South line of the SW1/4 SE1/4 of said Section 25 bears N89°58'14"E with all other bearings contained herein being relative thereto; thence N89°58'14"E along the South line of the SE1/4 SW1/4 of said Section 25 a distance of 5.00 feet; thence N00°06'39"W along a line being 5.00 feet East of and parallel with the West line of the SE1/4 SW1/4 of said Section 25 a distance of 259.93 feet; thence N89°58'14"W distance of 5.00 feet to the Northeast corner of Lot 10, Block Three, of Rincon Subdivision, as same is recorded in Plat Book 11, Page 282, Public Records of Mesa County, Colorado, and being a point on the West line of the SW1/4 SE1/4 of said Section 25; thence N00°06'39"W along said West line, a distance of 399.35 feet to the Northwest corner of that certain parcel of land as described in book 3937, page 864, Public Records of Mesa County, Colorado; thence N89°56'56"E a distance of 528.66 feet to the Northeast corner of said parcel; thence S00°01'46"E a distance of 280.00 feet; thence S89°56'44"W a distance of 419.71 feet; thence S40°16'43"E a distance of 394.41 feet; thence S33°52'09"E a distance of 58.13 feet; thence S49°47'58"E a distance of 46.43 feet to a point on the South line of the

SE1/4 SW1/4 of said Section 25; thence S00°01'46"E a distance of 40.00 feet to a point on the Northerly line of Sierra Vista Subdivision, as same is recorded in Plat Book 12, Page 115, Public Records of Mesa County, Colorado, and being the South right of way of B Road; thence S89°58'14"W along said right of way, a distance of 912.17 feet; thence along said right of way 185.89 feet along the arc of a 425.09 foot radius curve concave Northeast, having a central angle of 25°03'18" and a chord bearing N77°30'07"W a distance of 184.41 feet to a point on the South line of the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of said Section 25; thence N89°58'14"E along said South line a distance of 661.51 feet, more or less, to the Point of Beginning.

Said parcel contains 6.65 acres (289,667 square feet), more or less, as described.

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

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

1. That a hearing will be held on the 2nd day of August, 2006, in the City Hall auditorium, located at 250 North 5th Street, City of Grand Junction, Colorado, at 7:00 PM to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community of interest exists between the territory and the city; whether the territory proposed to be annexed is urban or will be urbanized in the near future; whether the territory is integrated or is capable of being integrated with said City; whether any land in single ownership has been divided by the proposed annexation without the consent of the landowner; whether any land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; whether any of the land is now subject to other annexation proceedings; and whether an election is required under the Municipal Annexation Act of 1965.
2. Pursuant to the State's Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Community Development Department of the City.

ADOPTED this _____ day of _____, 2006.

Attest:

President of the Council

City Clerk

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

City Clerk

<i>DATES PUBLISHED</i>
June 23, 2006
June 30, 2006
July 7, 2006
July 14, 2006

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

HARRIS ANNEXATION #1

APPROXIMATELY 2.73 ACRES

**LOCATED AT 2730 B ROAD INCLUDING A PORTION OF THE B ROAD AND 27
ROAD RIGHTS OF WAY**

WHEREAS, on the 19th day of June, 2006, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 2nd day of August, 2006; and

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

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

That the property situate in Mesa County, Colorado, and described to wit:

HARRIS ANNEXATION #1

A certain parcel of land located in the South half Quarter (S 1/2) of Section 25, and the Northwest Quarter (NW 1/4) of Section 36, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northwest corner of the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of said Section 25 and assuming the West line of the SW1/4 SW1/4 of said Section 25 bears N00°04'22"W with all other bearings contained herein being relative thereto; thence S89°56'01"E along the North line of the SW1/4 SW1/4 of said Section 25 a distance of 40.00 feet; thence S00°04'22"E along the Westerly line of Copper Hills Subdivision, as same is recorded in Plat Book 11, Page 281, Public Records of Mesa County, Colorado, and being the East right of way of 27 Road, a distance of 398.25 feet; thence S89°55'14"W a distance of 10.00 feet; thence S00°04'22"E along said right of way, a distance of 75.00 feet; thence N89°55'14"E a distance of 10.00 feet; thence S00°04'22"E along said right of way a distance of 391.59

feet; thence 26.38 feet along the arc of a 20.00 foot radius curve concave Northeast, having a central angle of 75°34'32" and a chord bearing S37°52'30"E a distance of 24.51 feet; thence S75°39'46"E along the Southerly line of Block Two of Rincon Subdivision, as same is recorded in Plat Book 11, Page 282, Public Records of Mesa County, Colorado, and being the North right of way of B Road, a distance of 39.61 feet; thence along said right of way 206.84 feet along the arc of a 613.00 foot radius curve concave Southwest, having a central angle of 19°20'00" and a chord bearing S65°59'46"E a distance of 205.86 feet; thence S56°19'46"E along said right of way, a distance of 441.30 feet; thence along said right of way 202.97 feet along the arc of a 345.09 foot radius curve concave Northeast, having a central angle of 33°42'00" and a chord bearing S73°10'46"E a distance of 200.06 feet; thence N89°58'14"E along said right of way, a distance of 481.43 feet to a point on the East line of the SW1/4 SW1/4 of said Section 25; thence N00°06'39"W along said East line, a distance of 219.33 feet to the Northeast corner of Lot 10, Block three of said Rincon Subdivision; thence N89°58'14"E a distance of 5.00 feet; thence S00°06'39"E along a line being 5.00 feet East of and parallel with the East line of the SW1/4 SW1/4 of said Section 25 a distance of 259.93 feet to a point on the South line of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of said Section 25; thence S89°58'14"W a distance of 5.00 feet to the Southwest corner of the SE1/4 SW1/4 of said Section 25; thence S89°58'14"W along the South line of the SW1/4 SW1/4 of said Section 25 a distance of 661.51 feet to a point on the Northerly line of Sierra Vista Subdivision, as same is recorded in Plat Book 12, Page 115, Public Records of Mesa County, Colorado, and being the South right of way of B Road; thence along said right of way, 64.14 feet along the arc of a 425.09 foot radius curve concave Northeast, having a central angle of 08°38'42" and a chord bearing N60°39'07"W a distance of 64.08 feet; thence N56°19'46"W along said right of way, a distance of 441.30 feet; thence along said right of way 98.99 feet along the arc of a 533.00 foot radius curve concave Southwest, having a central angle of 10°38'29" and a chord bearing N61°39'01"W a distance of 98.85 feet; thence N00°04'46"W along said right of way, a distance of 43.22 feet; thence along said right of way 69.96 feet along the arc of a 573.00 foot radius curve concave Southwest, having a central angle of 06°59'44" and a chord bearing N72°09'54"W a distance of 69.92 feet; thence N75°39'46"W along said right of way, a distance of 39.61 feet; thence along said right of way 79.14 feet along the arc of a 60.00 foot radius curve concave Northeast, having a central angle of 75°34'32" and a chord bearing N37°52'30"W a distance of 73.53 feet to a point on the West line of the SW1/4 SW1/4 of said Section 25; thence N00°04'22"W along said West line a distance of 864.95 feet, more or less, to the Point of Beginning.

Said parcel contains 2.73 acres (119,127 square feet), more or less, as described.

Be and is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the ____ day of _____, 2006 and ordered published.

ADOPTED on second reading this ____ day of _____, 2006.

Attest:

President of the Council

City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

HARRIS ANNEXATION #2

APPROXIMATELY 6.65 ACRES

**LOCATED AT 2730 B ROAD INCLUDING A PORTION OF THE B ROAD RIGHT OF
WAY**

WHEREAS, on the 19th day of June, 2006, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 2nd day of August, 2006; and

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

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

That the property situate in Mesa County, Colorado, and described to wit:

HARRIS ANNEXATION #2

A certain parcel of land located in the Southwest Quarter (SW1/4) of Section 25, and the Northwest Quarter (NW 1/4) of Section 36, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Southwest corner of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of said Section 25, and assuming the South line of the SW1/4 SE1/4 of said Section 25 bears N89°58'14"E with all other bearings contained herein being relative thereto; thence N89°58'14"E along the South line of the SE1/4 SW1/4 of said Section 25 a distance of 5.00 feet; thence N00°06'39"W along a line being 5.00 feet East of and parallel with the West line of the SE1/4 SW1/4 of said Section 25 a distance of 259.93 feet; thence N89°58'14"W distance of 5.00 feet to the Northeast corner of Lot 10, Block Three, of Rincon Subdivision, as same is recorded in Plat Book 11, Page 282, Public Records of Mesa County, Colorado, and being a point on the West line of the SW1/4 SE1/4 of said Section 25; thence N00°06'39"W along said West

line, a distance of 399.35 feet to the Northwest corner of that certain parcel of land as described in book 3937, page 864, Public Records of Mesa County, Colorado; thence N89°56'56"E a distance of 528.66 feet to the Northeast corner of said parcel; thence S00°01'46"E a distance of 280.00 feet; thence S89°56'44"W a distance of 419.71 feet; thence S40°16'43"E a distance of 394.41 feet; thence S33°52'09"E a distance of 58.13 feet; thence S49°47'58"E a distance of 46.43 feet to a point on the South line of the SE1/4 SW1/4 of said Section 25; thence S00°01'46"E a distance of 40.00 feet to a point on the Northerly line of Sierra Vista Subdivision, as same is recorded in Plat Book 12, Page 115, Public Records of Mesa County, Colorado, and being the South right of way of B Road; thence S89°58'14"W along said right of way, a distance of 912.17 feet; thence along said right of way 185.89 feet along the arc of a 425.09 foot radius curve concave Northeast, having a central angle of 25°03'18" and a chord bearing N77°30'07"W a distance of 184.41 feet to a point on the South line of the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of said Section 25; thence N89°58'14"E along said South line a distance of 661.51 feet, more or less, to the Point of Beginning.

Said parcel contains 6.65 acres (289,667 square feet), more or less, as described.

Be and is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the ____ day of _____, 2006 and ordered published.

ADOPTED on second reading this ____ day of _____, 2006.

Attest:

President of the Council

City Clerk

Attach 11
Contract for Ambulance Billing Services
CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA						
Subject	Ambulance Billing Services					
Meeting Date	June 19, 2006					
Date Prepared	June 13, 2006				File #	
Author	Ron Watkins			Purchasing Manager		
Presenter Name	Jim Bright Ron Lappi			Interim Fire Chief Administrative Services and Finance Director		
Report results back to Council	X	No		Yes	When	
Citizen Presentation		Yes	X	No	Name	
	Workshop	X	Formal Agenda	X	Consent	Individual Consideration

Summary: Approval to contract for Professional Ambulance Billing Services for the City of Grand Junction Fire Department.

Budget: Fees will be generated from a percentage of the funds received as a result of actual revenue recovered from the billing services. The fees are less than we have historically been paying for our billing services and fall within an acceptable range when compared to all of the responses received.

Action Requested/Recommendation: Authorize the City Purchasing Manager to enter into a contract with Pridemark EMS Billing Services, 6385 W. 52nd Ave, Arvada, Colorado for an estimated annual expenditure of \$310,000. The 2006 initial fiscal period expenditure is estimated at \$155,000.

Attachments:

N/A

Background Information:

The City Purchasing Manager solicited proposals for Ambulance Billing Services to support the City Fire Department's expanded exclusive ambulance service operations. Proposals were electronically solicited from 49 prospective firms and the solicitations advertised in the Daily Sentinel as required by City policy. Ten responsive and responsible proposals were received. A team made up of EMS Manager, 3 Fire Department EMS representatives, the Accounting Manager and the Purchasing Manager evaluated the responses and recommended the 3 highest rated firms

participate in oral interviews. Oral interviews were held on June 9 which resulted in the above recommendation. The short-listed firms were:

- Diversified Ambulance Billing Svcs Virginia Beach, VA
- Pridemark EMS Billing Svcs Arvada, CO
- Per-Se' Technologies Doral, FL

The criteria used for evaluation included:

- Experience with Similar Contracts
- Success with Similar Contracts
- Key Personnel Experience
- Demonstrated Capability
- References
- Fees Charged
- Responsiveness to RFP

Fees were based on a percentage of revenue collected as a result of the billings by all firms participating. The fees ranged from 4.25% to 8 % with various individual additional charges for patient privacy notices and special mailings. The percentages also varied by company with regard to collections on old or transferred accounts, etc. The evaluation team felt the fees charged by the recommended company were in the acceptable range and the balance of the criteria compliance was exceptional. Two additional factors weighed in on the final recommendation. The City should also experience additional savings by using Pridemarks recommended Collection Firm at a reduced rate for billings sent to the Collection Agency. Also, if Pridemark is approved for the Ambulance Dispatch Services as recommended to the Council, the City should experience an expedited billing process through individual detail obtained at the time the ambulance service is requested, dispatched and subsequently coded for billing.

Attach 12

**Contract for Non-Emergent Medical Ambulance Dispatch Services
CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA						
Subject	Non-emergent Medical Ambulance Dispatch Services					
Meeting Date	June 19, 2006					
Date Prepared	June 13, 2006				File #	
Author	Ron Watkins			Purchasing Manager		
Presenter Name	Jim Bright Ron Lappi			Interim Fire Chief Administrative Services and Finance Director		
Report results back to Council	X	No		Yes	When	
Citizen Presentation		Yes	X	No	Name	
	Workshop	X	Formal Agenda	X	Consent	Individual Consideration

Summary: Approval to contract for Professional Non-emergent Medical Ambulance Dispatch Services for the City of Grand Junction Fire Department.

Budget: Funds were appropriated and approved by the City of Grand Junction Council for FY 2006 to support the initial EMS operations of the Fire Department

Action Requested/Recommendation: Authorize the City Purchasing Manager to enter into a contract with Pridemark Paramedic Services, 6425 W. 52nd Ave, Arvada, Colorado for an estimated annual expenditure of \$50,000. The 2006 initial fiscal period expenditure is estimated at \$25,000.

Attachments:

N/A

Background Information:

The City Purchasing Office solicited proposals for Ambulance Dispatch Services to support the City Fire Department's expanded exclusive ambulance service operations. Proposals were electronically solicited from 25 prospective firms and the solicitations advertised in the Daily Sentinel as required by City policy. No responsive and responsible proposals were received. Follow up calls to prospective provided indicated that most were not interested in our contract do to previous commitments to other organizations, the small size of our contract (non-emergent dispatch only) we are located out of their specific region or territory, thought we would only contract local, etc. One company, Pridemark EMS Operations indicated they would have offered, but a death of an employee delayed their response. The EMS Manager for the City of Grand

Junction and the City Purchasing Manager discussed various options. The Purchasing Manager recommended that due to the time restrictions that it would be in the best interest of the City if we contacted a known provider of the services directly to see if we could negotiate a contract consistent with the City's requirements including a reasonable fee for the services. The Purchasing Manager's recommendation was based on the following:

- We had just attempted to solicit proposals and received no responses despite wide distribution regionally and nationally.
- We felt the lack of responses may have been due to the unusual nature of the contract and to our knowledge similar contracts are not common for limited dispatch services only.
- The time line was crucial to the implementation of the EMS service and the process needed to be expedited in order to have the necessary services in place by July 1, 2006.
- It had already been determined that our City 911 Dispatch service could not provide the additional support without additional staffing and equipment which time did not allow.
- The City Attorney would need to concur with our logic and direction prior to approaching

The City Attorney supported the direct solicitation approach based on the previous stated principals. The Senior Buyer in the Purchasing office provided minimum general terms and conditions with the Fire Departments special requirements to Pridemark Paramedic Services for consideration. The Interim Fire Chief and the Purchasing Manager negotiated the required commitment, infrastructural options, approach, solutions and fees with Pridemark Paramedic Services subject to City Council Approval. The fee established is \$20 per dispatch call to include all medical coding required to meet Federal requirements for Medicare and Medicaid processing, etc. The Fire Department estimates approximately 2500 non-emergent dispatch calls will be made annually.

**Attach 13
Ambulance Fee Schedule**

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA						
Subject	Ambulance Fee Schedule					
Meeting Date	June 19, 2006					
Date Prepared	June 9, 2006				File #	
Author	John Howard			EMS Coordinator		
Presenter Name	Jim Bright			Interim Fire Chief		
Report results back to Council	X	No		Yes	When	
Citizen Presentation		Yes	X	No	Name	
	Workshop	X		Formal Agenda	X	Consent
						Individual Consideration

Summary: On February 13, 2006, City Council recommended that the GJFD expand services to include ambulance service for the Grand Junction Ambulance Service Area. The Mesa County Commission subsequently approved that recommendation at their February 27, 2006 meeting.

An integral component of this expansion of services is setting the ambulance fee schedule with the objective of balancing system revenues to meet incremental costs of providing the ambulance transport services and to do so within the requirements of the Mesa County EMS Resolution. This includes the ability to negotiate contractual arrangements in specific situations in the non-emergent segment of the business.

Budget: See attached budget appropriation worksheet (as approved at May 17, 2006 Council Meeting).

Action Requested/Recommendation: Approve ambulance fee schedule as proposed.

Attachments: Enterprise Fund Accounting Worksheet
Mesa County EMS Resolution, Article V: Rates and Fees
Mesa County EMS Rules, Section 7 – Rates and Fees
Grand Junction Fire Department Proposal and Implementation Plan,
Billing structure

Background Information:

The following table contains the recommended rate structure. Fees are based on the 2005 Mesa County maximum allowable rates plus mileage. The GJFD is proposing to use a “bundled” rate, where all costs except mileage are included in the base rate. Additional charges for supplies and procedures will not be added.

Medicare Code	Description	Charge
AO428	Basic Life Support Non-Emergent	\$572.00
AO429	Basic Life Support Emergent	\$572.00
AO426	Advanced Life Support Non-emergent	\$781.00
AO427	Advanced Life Support One	\$781.00
AO433	Advanced Life Support Two	\$781.00
AO434	Specialty Care (SCT)	\$850.00
AO425	Ground Mileage	\$9.97
A0420	Standby	
	ALS Ambulance	\$80/hour
	BLS Ambulance	\$70/hour
	PM	\$40/hour
	EMT-B	\$30/hour

Currently the City charges a “base rate” and adds charges for supplies and procedures used on each ambulance transport. While the current base rates were set under the now expired Medicare rules, which included a base rate billing structure, the new fees will follow the current Medicare billing standards where services are “bundled”. Additionally, the GJFD proposal includes a fee increase by Mesa County to a more appropriate level. The current rates are consistent with other fire district charges for rural responses, but are very low when compared to the urban services on the Front Range and other urban areas nationally. The current base rates have not been increased in over 10 years.

The proposed fees are based on the Mesa County maximum rates which are calculated on the Western Slope average ambulance base rate plus 10%. The Mesa County Emergency Manager and EMS Coordinator have indicated that the County plans to

review the process used to establish the County maximum billing rates in February, 2007. When this occurs GJFD will re-evaluate the existing fee structure and adjust fees as needed to meet the enterprise fund goals.

We have been approached by several facilities and service providers that wish to explore contractual agreements that may involve reduced rates in certain situations. The Grand Junction Fire Department intends to enter into contractual agreements that comply with the Mesa County rules and Federal anti-kickback statutes in situations where we are able to offset costs by:

- pre-scheduling patient transfers
- setting billing arrangements that improve collection rates or speed of reimbursement
- special needs requests that can be provided with reduced staffing
- long distance transport considerations (prescheduled)
- or, when it is mutually beneficial to share patient transport costs for those indigent or otherwise uncollectible accounts

When applicable, and with appropriate contracts in place, the following rates would apply for non-emergent patient transfer services. These are in compliance with the Mesa County EMS Resolution and Federal statutes. All contracts would be reviewed and approved by City Attorney John Shaver.

Medicare Code	Description	Medicare Allowable
AO428	Basic Life Support Non-Emergent	\$199.56
AO429	Basic Life Support Emergent	\$319.30
AO426	Advanced Life Support Non-emergent	\$239.48
AO427	Advanced Life Support One	\$379.17
AO433	Advanced Life Support Two	\$548.80
AO434	Specialty Care (SCT)	\$648.58
AO425	Ground Mileage	\$6.05

Summary: The proposed fee schedule meets the regulatory requirements of Mesa County and Federal Medicare Compliance standards; the fee schedule is fair, practical, and includes customary discounting provisions provided to the non-emergent customers of transport services.

AMBULANCE TRANSPORT SERVICE
Financial Projection for 2006

Print Date 6/14/2006
 ALS / BLS

REVENUE (Continued)	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2006 Total
Monthly Transport Revenue Collected									
May Transports									
-Emergent	\$0	\$212	\$1,059	\$1,059	\$635	\$424	\$339	\$297	\$4,024
-Non-Emergent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
-Out Of Town	\$0								\$0
-Standby	\$0								\$0
June Transports									
-Emergent		\$0	\$244	\$1,222	\$1,222	\$733	\$489	\$391	\$4,301
-Non-Emergent		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
-Out Of Town		\$0							\$0
-Standby		\$0							\$0
July Transports									
-Emergent			\$0	\$1,776	\$8,880	\$8,880	\$5,328	\$3,552	\$28,415
-Non-Emergent			\$2,068	\$10,341	\$10,341	\$6,204	\$4,136	\$3,309	\$36,399
-Out Of Town			\$3,584						\$3,584
-Standby			\$400						\$400
August Transports									
-Emergent				\$0	\$3,552	\$17,759	\$17,759	\$10,656	\$49,726
-Non-Emergent				\$4,136	\$20,681	\$20,681	\$12,409	\$8,272	\$66,179
-Out Of Town				\$3,584					\$3,584
-Standby				\$400					\$400
September Transports									
-Emergent					\$0	\$3,552	\$17,759	\$17,759	\$39,071
-Non-Emergent					\$4,136	\$20,681	\$20,681	\$12,409	\$57,907
-Out Of Town					\$3,584				\$3,584
-Standby					\$400				\$400
October Transports									
-Emergent						\$0	\$3,552	\$17,759	\$21,311
-Non-Emergent						\$4,136	\$20,681	\$20,681	\$45,498
-Out Of Town						\$3,584			\$3,584
-Standby						\$400			\$400
November Transports									
-Emergent							\$0	\$3,552	\$3,552
-Non-Emergent							\$4,136	\$20,681	\$24,817
-Out Of Town							\$3,584		\$3,584
-Standby							\$400		\$400
December Transports									
-Emergent								\$0	\$0
-Non-Emergent								\$4,136	\$4,136
-Out Of Town								\$3,584	\$3,584
-Standby								\$400	\$400
Subtotal: Transport Revenue	\$0	\$212	\$7,356	\$22,518	\$53,431	\$87,034	\$111,253	\$127,438	\$409,241
OTHER REVENUE									
Interest Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Intergovernmental (Grant for Computers)	\$0	\$0	\$0	\$0	\$0	\$20,000	\$0	\$0	\$20,000
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$759	\$759
Subtotal: Other Revenue	\$0	\$0	\$0	\$0	\$0	\$20,000	\$0	\$759	\$20,759
TOTAL REVENUE	\$0	\$212	\$7,356	\$22,518	\$53,431	\$107,034	\$111,253	\$128,197	\$430,000

E.O.Y. A/R \$469,476

AMBULANCE TRANSPORT SERVICE
Financial Projection for 2006

Print Date 6/14/2006
ALS / BLS

EXPENSE	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2006 Total
LABOR									
Full-Time Salaries & Benefits									
Reclassification	\$0	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$5,250
FF / PM (9)	\$0	\$0	\$48,200	\$48,200	\$48,200	\$48,200	\$48,200	\$48,200	\$289,200
FF / EMT (9)	\$0	\$0	\$42,300	\$42,300	\$42,300	\$42,300	\$42,300	\$42,300	\$253,800
Paramedic (2)	\$0	\$5,100	\$10,200	\$10,200	\$10,200	\$10,200	\$10,200	\$10,200	\$66,300
EMT (1)	\$0	\$2,150	\$4,300	\$4,300	\$4,300	\$4,300	\$4,300	\$4,300	\$27,950
Administrative Clerk	\$0	\$3,800	\$3,800	\$3,800	\$3,800	\$3,800	\$3,800	\$3,800	\$26,600
Part-Time	\$0	\$7,500	\$750	\$750	\$750	\$750	\$750	\$750	\$12,000
Overtime (6% of FT Salary & Benefits)	\$0	\$708	\$6,573	\$6,573	\$6,573	\$6,573	\$6,573	\$6,573	\$40,146
Other Personnel Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal: Labor	\$0	\$20,008	\$116,873	\$116,873	\$116,873	\$116,873	\$116,873	\$116,873	\$721,246
NON-PERSONNEL OPERATING									
Office Supplies	\$0	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$1,400
Uniforms & Clothing	\$0	\$12,600	\$0	\$0	\$0	\$0	\$0	\$0	\$12,600
Medical Supplies - Inventory Purchases	\$0	\$0	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$33,000
Travel & Training (Fire Academy)	\$0	\$0	\$10,150	\$10,150	\$10,150	\$0	\$0	\$0	\$30,450
Utilities	\$0	\$0	\$85	\$85	\$85	\$85	\$85	\$85	\$510
Mesa County Fees (\$5 per Transport)	\$0	\$0	\$1,430	\$2,830	\$2,830	\$2,830	\$2,830	\$2,830	\$15,580
Contract Services (Non-Emergency Dispatch)	\$0	\$0	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$36,000
Contract Services (Billing & Collection) 7.5%	\$0	\$16	\$552	\$1,689	\$4,007	\$6,528	\$8,344	\$9,558	\$30,693
Interfund Service Charges (5%)	\$0	\$11	\$368	\$1,126	\$2,672	\$5,352	\$5,563	\$6,410	\$21,500
Fuel Charges	\$0	\$0	\$0	\$400	\$400	\$400	\$400	\$400	\$2,000
Vehicle Repair & Maintenance	\$0	\$0	\$0	\$600	\$600	\$600	\$600	\$600	\$3,000
Equipment Replacement Accrual	\$0	\$0	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$33,000
Data Processing Charges	\$0	\$0	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$7,500
Property & Liability Insurance	\$0	\$675	\$675	\$675	\$675	\$675	\$675	\$675	\$4,725
Telephone Charges	\$0	\$0	\$40	\$40	\$40	\$40	\$40	\$40	\$240
Radio Equipment	\$0	\$11,456	\$0	\$0	\$0	\$0	\$0	\$0	\$11,456
Computer Equipment	\$0	\$0	\$20,000	\$0	\$0	\$0	\$0	\$0	\$20,000
Personal Protective Equipment	\$0	\$72,000	\$0	\$0	\$0	\$0	\$0	\$0	\$72,000
Specialty Oper. Equipment (Ambulance Equip)	\$0	\$62,100	\$0	\$0	\$0	\$0	\$0	\$0	\$62,100
Subtotal: Non-Personnel Operating	\$0	\$159,057	\$51,749	\$36,045	\$39,909	\$34,959	\$36,987	\$39,048	\$397,754
MAJOR CAPITAL									
Vehicle/Ambulance Purchases	\$0	\$341,000	\$0	\$0	\$0	\$0	\$0	\$0	\$341,000
Other (Station Remodeling)	\$0	\$40,000	\$0	\$0	\$0	\$0	\$0	\$0	\$40,000
Subtotal: Major Capital	\$0	\$381,000	\$0	\$0	\$0	\$0	\$0	\$0	\$381,000
TOTAL EXPENSE	\$0	\$560,065	\$168,622	\$152,918	\$156,782	\$151,832	\$153,860	\$155,921	\$1,500,000

	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2006 Total
NET GAIN (LOSS)	\$0	-\$559,854	-\$161,267	-\$130,400	-\$103,351	-\$44,798	-\$42,606	-\$27,724	-\$1,070,000

Mesa County EMS Resolution MCM 2004-220-2

ARTICLE V: RATES AND FEES

1. County Regulation of Maximum Rates. The Director shall recommend a schedule of maximum ambulance rates that can be charged for ambulance transports that originate in Mesa County. The maximum rates shall be set by resolution of the Board. The Director may recommend changes to the initial maximum rates, or may recommend temporary variances. Rates set by resolution of the Board shall apply throughout the County, except as otherwise provided by the Board in its resolution establishing those rates.

a. Maximum rates that are set by resolution or by variance may be increased annually by notice given by the Director to the ambulance providers pursuant to this Resolution.

b. The Board may set maximum rates for ambulance categories used by the U.S. Center for Medicare and Medicaid Services (CMS), or it may set rates according to a maximum average patient charge (APC).

2. Rate Established for Non-Transport. For those services that do not require a transport, the Board may authorize a "first aid" fee. A "first aid" fee may be applied only when

a. An ambulance remains on the scene for at least 30 minutes, or

b. Ambulance personnel use advanced life support interventions, or

c. An ambulance provider uses an extraordinary amount of supplies and equipment.

3. Annual Increases. Each year, the Director may adjust for inflation the maximum ambulance rates established under this Resolution, for Ambulance Licensees. The inflation adjustment shall become effective on the date specified in a notice given by the Director to such Ambulance Licensees. The Director shall endeavor to give such notice not later than March 1 of each year. The Director shall consider a percentage increase for the inflation adjustment based on the following National Consumer Price Index (CPI) factors, and according to the following ratios, over the most recent 12-month period for which published figures are then available.

a. The CPI-Transportation Index (40 percent); and

b. The CPI-Health Care Index (40 percent); and

c. The CPI All Components (20 percent).

4. Rate Adjustment in Extraordinary Circumstances. In the event of circumstances beyond an Ambulance Licensee's control which cause substantial and unforeseen increases in costs (not including increased personnel and labor costs), the Licensee may ask the Board to adjust the maximum rates set pursuant to this section. The request shall be set forth in writing, shall be filed with the clerk of the Board, and shall include a written explanation of and justification for the proposed adjustment(s).

a. The Board may require that the Licensee furnish a financial audit to verify its request for an increase in the ambulance rates.

b. The Director shall recommend that the Board grant, modify, or deny the requested adjustments.

c. The Board shall determine, by resolution, any rate adjustments under this section. Rate adjustments granted pursuant to this section will apply County-wide and may be given for a limited period of time.

5. Discounts. Discounts based on volume of business or group membership for ambulance transports are prohibited, unless specifically authorized by the Board for service to a group at least 50 percent of whose members have incomes below the Federal Labor Market Index (LMI) level. The Board may approve other payment arrangements, so long as unacceptable "cost shifting" does not result.

a. Discounts based on residential status are allowed so long as they comply with CMS rules for discounting by municipal agencies and special districts.

b. Subscription programs for ambulance services are allowed so long as those programs comply with state and federal law.

6. Medical Standby Services. Rates, if any, for standby services shall be determined by the Licensee providing the service.

7. Regulatory Fee Required. A regulatory fee of five dollars (\$5) for each ambulance transport that originates in Mesa County, and a fee of five percent for each dedicated EMS Medical Standby is hereby established.

a. The regulatory fee shall apply to both emergency and non-emergency transports, and to "first-aid" events.

b. Licensees shall not include the regulatory fee as an additional line item on ambulance invoices.

c. Fees shall be paid semi-annually by licensees, no more than 30 days following the end of the second and fourth calendar quarter.

d. If requested by a Licensee, the Board may waive Medical Standby Service fees for events conducted by public agencies and schools.

e. If requested by Licensee, the Board may, at its option, waive regulatory fees for municipal and special district providers of ambulance service that use volunteers to provide services.

f. Revenues from regulatory fees shall be used to fund regulatory oversight and to enhance the Mesa County EMS system.

Mesa County Emergency Medical Services Rules

Section 7 - Rates and Fees

7.1 County Regulation of Maximum Rates. The Director shall recommend a schedule of maximum ambulance rates that can be charged for ambulance transports that originate in Mesa County. Article V, Paragraph 1.

7.1.1 The maximum ambulance base rate schedule is based on the Western Slope average ambulance base rate plus ten (10) percent.

7.1.2 The maximum ambulance base rates are;

- i) Advanced Life Support (ALS) \$781.00
- ii) Basic Life Support (BLS) \$572.00
- iii) ALS Critical Care Transport \$850.00
- iv) BLS Critical Care Transport \$650.00

7.1.3 Annual Increases

The Director will review, in February of each year, the CPI numbers for the preceding calendar year and make a determination whether to recommend an increase in rates or not. Such notice will be delivered by March 1st of each year as defined pursuant to Article V, ¶ 3.

7.2 First Aid Fee Authorized

A “First Aid” fee is hereby authorized pursuant to Article V, ¶ 2.

7.3 Discounts

7.3.1 Discounts based on volume of business or group membership for ambulance transports are prohibited, unless specifically authorized by the Board for service to a group at least 50 percent of whose members have incomes below the Federal Labor Market Index (LMI) level. Article V, Paragraph 5.

7.3.2 The Board may approve other payment arrangements, so long as unacceptable “cost shifting” does not result. Article V, Paragraph 5.

7.3.3 With regard to “other payment arrangements” (as discussed in the preceding paragraph), the Board hereby approves the following as an “acceptable” “other payment arrangement”: So long as a Licensee, as a condition of their licensing, certifies, signs, and attests, on their applications with the Director, that they will not discount below Medicare allowable rates, and further, that by their signature, they consent to Mesa County reviewing their contracts to ensure compliance with this section, this will be considered an acceptable “other payment arrangement.”

7.3.4 When a Licensee certifies as set forth in the previous paragraph, the Licensee thereby consents that Mesa County may, at its discretion, review their Ambulance Service contracts with third parties to ensure discounting is not causing a cost-shifting detrimental to the Mesa County EMS system.

GRAND JUNCTION FIRE DEPARTMENT PROPOSAL AND
IMPLEMENTATION PLAN

Billing structure

The following table contains the recommended user fee rate structure. Fees are based on the Mesa County Maximum Allowable rates plus mileage. The plan understands the County Maximum to be the bundled rate and that itemized costs are not allowed. The Mesa County Emergency Manager has indicated that the County plans to review the process used to establish the County Maximum in future.

The practice of discounting rates for certain interests is a common practice and is controlled under the Mesa County EMS Resolution. Discounting may be considered for skilled care facilities as long as the practice does not fall below the Medicare allowable and/or where provision in the Mesa County EMS Resolution allows.

Medicare Code	Description	Charge	Comment
AO428	Basic Life Support Non-Emergent	\$572.00	Interfacility/scheduled Dispatched as omega
AO429	Basic Life Support Emergent	\$572.00	Dispatched as Alpha, Bravo
AO426	Advanced Life Support Non-emergent	\$781.00	Dispatched as Omega, requiring ALS personnel
AO427	Advanced Life Support One	\$781.00	Dispatched as Charlie, Delta, or pt. condition warrants upgrade to ALS
AO433	Advanced Life Support Two	\$781.00	Dispatched as Echo or pt. condition warrants upgrade to ALS ₂
AO434	Specialty Care (SCT)	\$850.00	Interfacility, utilizing critical care certified staffing
AO425	Ground Mileage	\$9.97	Mileage is "rounded" up to nearest whole number
AO420	Standby		Based on customer need. Non-profit events referred to Bike Medics and/or other volunteer organization
	ALS Amb.	\$80/hour	
	BLS Amb.	\$70/hour	
	PM	\$40/hour	
	EMT-B	\$30/hour	

Assumptions/Recommendation:

- The revised fee schedule is based on the Mesa County maximum rates plus mileage
- The latest revenue/expense calculations based on 2400 non-emergent transports and 4320 emergent transports the first year.
- The instructions to the committee were to base the Grand Junction Fire Department’s fee schedule at the Mesa County maximum rates. The proposal breaks-even based on the above assumptions.

The proposal calls for the ambulance service to operate under enterprise accounting. That approach ensures fees based on the costs of providing the service and our latest figures at the above fee schedule break even between costs and revenues.

Options:

If revenues exceed expectations and we have built a sufficient fund balance, there are a number of options available to align the fee schedule with system costs. They are:

- Medicare allows governmental ambulance services to waive co-pay fees for tax-paying residents. This would decrease revenues minimally, but would benefit citizens in that use of ambulance services would entail no out-of-pocket expenses for those enrolled in Medicare.
- Medicare allows taxing entities to charge reduced rates for residents of their taxing district and higher rates for those residing outside the taxing district. Reducing fees for City residents could be a way of customizing in-City fees for certain services, while allowing for higher fees to offset costs for services outside the City.
- Mesa County does not allow price discounting below the Medicare allowable for facility or special interests, such as hospitals, Hospice and skilled nursing facilities unless authorized by the Board of County Commissioners or in cases where 50% of the members have incomes below the Federal Labor Market Index. Acceptable “other payment arrangements” must be no lower than the Medicare allowable rates. Currently, our minimum rate is \$572. This is approximately \$374 higher than the BLS non-emergent rate, other rates are:

Medicare Code	Description	Medicare Allowable	Difference between fee and allowable
AO428	Basic Life Support Non-Emergent	\$197.79	\$374.21
AO429	Basic Life Support Emergent	\$316.46	\$255.54
AO426	Advanced Life Support Non-emergent	\$237.35	\$334.65
AO427	Advanced Life Support One	\$375.80	\$405.20

AO433	Advanced Life Support Two	\$543.92	\$237.08
AO434	Specialty Care (SCT)	\$642.81	\$138.19
AO425	Ground Mileage	\$5.90	\$4.07
A0420	Standby	N.A.	N.A.

If revenues allow, these rates could be reduced, especially in the non-emergent categories, to support other services impacted by Medicare rates, and reduce their overall costs of utilizing GJFD non-emergent services.

RESOLUTION NO. ____

A Resolution Authorizing the 2006 Ambulance Transport Fees

Recitals.

In the year 2004 the Mesa County Commission adopted the County ambulance service resolution, MCM 2004-220. Among other things that resolution sought to establish methodologies for consistent delivery of ambulance services throughout the incorporated and unincorporated areas of Mesa County.

In February of 2006 the City and the County designated the Grand Junction Fire Department as the ambulance service provider for the Grand Junction Ambulance Service Area (GJASA). Before, during and after the designation there was significant time and effort devoted to developing a business model for the City's delivery of ambulance service to the GJASA. As part of the effort the City carefully reviewed the fee structure that is included in the Mesa County resolution. Based on that review the City has proposed a fee schedule that it finds to be more consistent with the rates charged by other communities for the delivery of comparable services, is more consistent with the Medicare allowable rates and that will serve to more accurately reflect the cost of providing the ambulance service.

Mesa County has agreed to review the rates in early 2007; however, until that review is completed the City believes that the rates provided for in following table are appropriate and shall be the prevailing rates for ambulance services provided by the City.

Emergency transport rates:

Medicare Code	Description	Charge
AO428	Basic Life Support Non-Emergent	\$572.00
AO429	Basic Life Support Emergent	\$572.00
AO426	Advanced Life Support Non-emergent	\$781.00
AO427	Advanced Life Support One	\$781.00
AO433	Advanced Life Support Two	\$781.00
AO434	Specialty Care (SCT)	\$850.00
AO425	Ground Mileage	\$9.97
A0420	Standby	
	ALS Ambulance	\$80/hour
	BLS Ambulance	\$70/hour
	PM	\$40/hour
	EMT-B	\$30/hour

Non-Emergency transport rates:

Medicare Code	Description	Medicare Allowable
AO428	Basic Life Support Non-Emergent	\$199.56
AO429	Basic Life Support Emergent	\$319.30
AO426	Advanced Life Support Non-emergent	\$239.48
AO427	Advanced Life Support One	\$379.17
AO433	Advanced Life Support Two	\$548.80
AO434	Specialty Care (SCT)	\$648.58
AO425	Ground Mileage	\$6.05

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

1. The dollar amount of the ambulance service fees shall be set as provided herein. The City Council incorporates by this reference the evidence and supporting documentation developed by the Fire Department.
2. The ambulance service fees shall become effective on July 1, 2006.
3. The City Council adopts, confirms and ratifies the actions taken when it approved Resolution ___ and that the same shall to the extent necessary or required amend, continue and extend the resolution first approving and designating the Grand Junction Fire Department as the ambulance service provider for the Grand Junction Ambulance Service Area as the same is defined by Mesa County resolution 2004-220.

PASSED and ADOPTED this ____ day of _____ 2006.

Jim Doody
President of the Council

Attest:

Stephanie Tuin
City Clerk

Attach 14

**Public Hearing – 2006 CDBG Program Year Action Plan, 2006 Five-year Consolidated Plan, and the 2006 Analysis of Impediments to Fair Housing Study
CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA									
Subject		Public Hearing - CDBG 2006 Five-year Consolidated Plan; the 2006 Program Year Action Plan and the 2006 Analysis of Impediments to Fair Housing Choice Study							
Meeting Date		June 19, 2006							
Date Prepared		June 14, 2006				File # N/A			
Author		David Thornton			Principal Planner				
Presenter Name		David Thornton			Principal Planner				
Report results back to Council		X	No		Yes	When			
Citizen Presentation			Yes	X	No	Name			
	Workshop	X	Formal Agenda				Consent	X	Individual Consideration

Summary: The two plans and the one study (the City’s CDBG 2006 Five-year Consolidated Plan; the 2006 Program Year Action Plan and the 2006 Analysis of Impediments to Fair Housing Choice Study) are required by the Department of Housing and Urban Development (HUD) for the use of CDBG funds. The 2006 Action Plan includes the CDBG projects for the 2006 Program Year City Council approved for funding on May 17, 2006.

Budget: CDBG 2006 budget of \$348,286

Action Requested/Recommendation: Adopt by Resolution the CDBG 2006 Five-year Consolidated Plan; 2006 Program Year Action Plan; and the 2006 Analysis of Impediments to Fair Housing Choice Study.

Attachments:

1. 2006 Five-Year Consolidated Plan
2. 2006 Program Year Action Plan
3. 2006 Analysis of Impediments to Fair Housing Choice Study
4. Resolutions for each Plan or Study (Pages 146 to 148)

Background Information: The City is required by HUD to adopt a Five-Year Consolidated Plan; a One Year Action Plan and an Analysis of Impediments to Fair Housing Study. The Consolidated Plan must be completed every 5 years with the Action Plan occurring each year. When adopted, the 2006 Program Year Action Plan is made a part of the Consolidated Plan. The 2006 CDBG program year begins

September 1, 2006. The City of Grand Junction is expecting to receive \$348,286 in CDBG funds for 2006 from the Department of Housing and Urban Development.

Copies of each of these Plans or Study were given to City Council previously and a copy is attached to this staff report.

CDBG 2006 Five-year Consolidated Plan

The overall goal of the Community Development Block Grant (CDBG) Program is to develop viable urban communities by providing 1) decent housing, 2) a suitable living environment and 3) expanding economic opportunities principally for low and moderate income persons. The primary means towards this end is to extend and strengthen partnerships among all levels of government and the private sector, including for-profit and non-profit organizations, in the production and operation of affordable housing.

The U.S. Department of Housing and Urban Development (HUD) requires the Consolidated Plan submission which requires the City of Grand Junction to state in one document its plan to pursue these three goals. It is these goals against which the Plan and the City's performance under the Plan will be evaluated by HUD.

The 2006 Five-Year Consolidated Plan is included in this staff report.

2006 One Year Action Plan

For each program year, a new One-year action plan is completed and adopted as part of the five year Consolidated Plan. On May 17, 2006 the Grand Junction City Council approved 2006 CDBG funding requests totaling \$348,286 for the following two projects, which makes up the 2006 Program Year Action Plan.

1. City of Grand Junction CDBG Administration and Neighborhood Program Administration – Funding for Administration, Planning and Implementation. \$69,656
2. City of Grand Junction Affordable Housing Program – Funding for acquisition of property for affordable housing: \$278,630. This activity will address the objectives of "Providing Decent Housing" and will be measured by the outcome of "Affordability".

2006 PROGRAM TOTAL = \$348,286

The 2006 Program Year Action Plan is included in this staff report.

2006 Analysis of Impediments to Fair Housing Choice Study

Purpose. Grand Junction, as a recipient of federal funding through the Department of Housing and Urban Development (HUD), desires to implement the HUD programs to

promote fair housing for all of its citizens. However, to determine if fair housing is present, it is necessary to conduct a study to determine what impediments to fair housing exist, what steps have been taken to eliminate the impediments, and what positive actions are being implemented to promote fair housing as well as the documentation showing the positive enforcement. Fair Housing prohibits discrimination in housing because of race or color, national origin, religion, sex, familial status or disability. The City contracted with David Jacobs of DJ Consulting to complete the 2006 study.

Conclusions and Recommendations. The study concluded that the following impediments, identified in the 1999 Impediment Study, still exist, some as strongly as in 1999 and some to a lesser extent.

Impediment 1: Land development costs continue to be an impediment to fair housing choice.

Recommendations

1A. The City should take steps to develop land banking and land trusts for future projects.

1B. The City should establish an affordable housing fund financed through developers making payments in lieu of providing required affordable housing on-site and from the City's General Fund.

1C. The City should work in conjunction with the Homebuilder's Association and area homebuilders, service providers and other interested groups and organizations to develop joint venture projects.

Impediment 2: The "not in my backyard" (NIMBY) syndrome is still an impediment to fair housing choice to a lesser degree. This remains an impediment not because the City and housing providers have not made efforts to reduce NIMBY feelings. It is agreed that all the actions that were recommended in 1999 have been taken. The City and providers are to be commended on those efforts. It is just that NIMBY is such a strong part of any development, whether it is housing or commercial development. Where one group sees the project as positive and think the project should be placed in a certain location, another group will see the placement of the project as a negative.

Recommendations

2A. The City and housing providers should continue the good efforts to promote awareness of the need of affordable and fair housing through seminars, fair housing forums and public awareness campaigns.

2B. The solicitation of neighborhood input to housing development should be part of the City's Zoning and Development Code.

Impediment 3: A lack of affordable housing units, one-bedroom or larger, particularly for very-low and low-income households, large families with children, seniors and persons with disabilities continues to be an impediment to fair housing choice. Efforts need to be expanded for tenant/landlord mediation and for foreclosure prevention.

Recommendations

3A. The City should continue the usage of CDBG funding to support affordable housing projects.

3B. Encourage usage of the City's local matching funds for affordable housing development.

3C. Revisit the evaluation of goals, objectives, policies, regulations and fees as to their impact on affordable housing and implement the objectives determined from that evaluation, particularly number 22 goal of Grand Junction's Strategic Plan to implement the results of the Affordable Housing Forum.

3D. The City should have a staff person who is involved exclusively in housing projects whose job would consist of being a liaison with public and private housing providers, serve as a member of the Affordable Housing Partnership, a contact for people with fair housing complaints, and a resource for funding of housing projects. This person could also look into additional funding for security deposits and utility costs.

Impediment 4: The lack of transitional housing units, particularly for homeless families and the mentally ill is still an impediment to fair housing choice. The housing providers are to be commended on all their efforts to supply transitional housing in the community. The same effort needs to be continued to meet future needs.

Recommendations:

4A. The City should continue its support of area housing agencies in the pursuit of additional funding, from public and private sources, for the provision of additional transitional housing units. The staff person recommended in recommendation 3E could be the City contact person to assist in additional funding as well as a resource person on how other cities are handling homelessness.

4B. The area agencies should continue to provide services such as transitional housing, homeless prevention training, health care referrals and housing counseling to homeless person and families, to assist in the prevention of homelessness.

Impediment 5: Low income or wage levels are still an impediment to fair housing choice. While this is an impediment that involves private enterprise even more than the City or public agencies, it is one that will need all the effort from the City and public agencies that can be given.

Recommendations:

5A. The City needs to continue to work with the Grand Junction Economic Partnership and the Business Incubator to promote opportunities to develop new businesses or expand existing ones and to improve wage levels for Grand Junction's residents.

5B. The City and the Grand Junction Economic Partnership should continue to work with area job training agencies to determine if additional training needs exist in the community and can be met through any potential local, state or federal funding sources.

The 2006 Analysis of Impediments to Fair Housing Choice Study is included in this staff report.

**CDBG
2006 Five-Year
Consolidated Plan**



3-5 Year Strategic Plan

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

GENERAL

Executive Summary

The Executive Summary is optional, but encouraged. If you choose to complete it, please provide a brief overview that includes major initiatives and highlights that are proposed throughout the 3-5 year strategic planning period.

3-5 Year Strategic Plan Executive Summary:

The Community Development Department of the City of Grand Junction offers a special thanks to the following Consolidated Plan Advisory Committee members:

Jody Kole	Grand Junction Housing Authority
Lori Rosendahl	Grand Junction Housing Authority
Elizabeth Rowan	Housing Resources of Western Colorado
Sister Karen Bland	Grand Valley Catholic Outreach
Beverly Lampley	Grand Valley Catholic Outreach
Jo Rosenquist	Western Colorado Aids Program (WestCAP)
Cathy Haller	District 51 REACH Program
Teri Clements	Tree House
Ray Coca	PARTNERS
Mary Moore	Center for Independence
Marilee Wood	Mesa Developmental Services
Brian Barry	St. Mary's Hospital
Thea Chase	Business Incubator Center
Russ Schuckman	Marillac Clinic
Karen Brownlee	Mesa Youth
Julie Hinkson	United Way

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 Funds. Every five years the City prepares and adopts a new five-year consolidated plan. The 2006 Five-Year Consolidated Plan will be considered by the Grand Junction City Council for adoption on June 19, 2006. 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 March with an April deadline for each Program Year. Applications that are funded become a part of the respective program year action plans.

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 Mesa State College. It is the economic and service center for more than 300,000 people living in Western Colorado and Eastern Utah. The City's population has grown to over 50,000 (local estimate) people in 2006. The surrounding Grand Valley has about 120,000 residents, and Mesa County's population is approximately 130,000. (local estimates)

While the area's economy has demonstrated strong growth, housing market appreciation far exceeds wage increases. These trends are expected to continue for the foreseeable future, making the need for affordable housing one of many issues facing local government in Grand Junction.

Citizen Participation

The City adopted a Citizen Participation Plan in 1996 to describe citizen involvement in the Five-Year Consolidated Plan (Plan) and annual Program Year Action Plans process. The Community Development Department of the City of Grand Junction, as lead agency for the development of the Consolidated Plan and Program Year Action Plan, has invited human service agencies and citizen involvement in Plan creation. The findings and needs identified by those who serve and work with the very low- to moderate-income populations are the basis of the Plan's development. The City has met the requirements of the Citizens Participation Plan by publishing public notices and holding public meetings. The City solicited applications for 2006 funding available for the CDBG Program and received nine requests that totaled \$1,156,157, three times the amount of CDBG funds the City expects to receive from HUD.

Institutional Structure

Grand Junction will carry out its Consolidated Plan through a mixture 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.

Housing Needs

Population growth in Grand Junction has significantly exceeded growth in the number of affordable housing units. Waiting lists for the limited number of existing assisted housing units are up to 300 days. A Housing Needs Assessment of Mesa County, conducted in 2002 for the Colorado Blue Ribbon Panel on Housing, estimated a 2005 need of 1,670 rental housing units serving households earning less than 60% Median Income. Home ownership needs is estimated to be 867 units.

According to the Mesa County Assessors Office, the cost of a single family home within the county has increased 14% from 2004 to 2005, to an estimated average sales price of \$210,000.

Homeless Needs

Homelessness presents a growing challenge to Grand Junction. The combination of low local wages 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 has not been a coordinated community effort to build local demographic statistics. Although it is very difficult to accurately determine the number of homeless, a point-in-time survey conducted in March 2001 indicates that there are approximately 500 homeless persons in Grand Junction. A new point-in-time survey is planned for August 28, 2006.

A series of planning sessions were conducted to identify needs and develop action plans and a Continuum of Care to address this challenge. The highest priority homeless needs identified through this process 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 a coalition of community homeless service providers, 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.

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.

Anti-Poverty Strategy

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 2006 Five-Year Consolidated Plan, describes 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.

Consolidated Plan

The 2006 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. For each Consolidated Plan Objective and Priority Need, specific Objectives have been identified which define how the community will respond over the life of the five year consolidated plan.

CONSOLIDATED PLAN OBJECTIVES

I. Suitable Living Environment

Need for Non-Housing Community Development Infrastructure

Priority Need Category: Provision of basic citizen services such as public works and utilities, police and fire protection, parks and recreation, general planning, code enforcement, historic preservation, etc.

Objective 1 Maintain, improve and develop City infrastructure and public facilities.

Objective 2 Maintain, improve and develop City parks and facilities.

Objective 3 Conduct planning studies such as Comprehensive Plans, Neighborhood Plans and small area plans, etc.

Objective 4 Provide code enforcement.

Objective 5 Assist with the preservation of the community's historic sites and structures.

Need for Community Development Neighborhood Program

Priority Need Category: City Council's 2002 Strategic Plan identifies "Vital Neighborhoods" as one of six Solutions.

Objective 1 Use of CDBG funds for neighborhood projects in Low and Moderate Income (LMI) qualified neighborhoods.

Needs of Special-Needs Populations and Other Human Service Needs

Priority Need Category: Other Special Needs

Objective 1 Support efforts to reduce the possibility of catastrophic expense.

Objective 2 Increase the number of group homes and facilities that can accommodate individuals with physical and cognitive disabilities

Objective 3 Support programs helping the elderly, persons with HIV/Aids, the homeless and other special need populations.

Objective 4 Increase access to drug and/or alcohol treatment programs and resources for victims of domestic violence.

Priority Need Category: Youth

- Objective 1 Promote and support healthy recreational activities and other youth programs.
- Objective 2 Establish programs aimed at providing preventative measures for at risk youth.
- Objective 3 Establish programs aimed at helping youth that are victims of “meth” households.

II. Decent Affordable Housing

Priority Need Category: Increase the Inventory of Affordable Housing Units

- Objective 1 Increase the number of affordable rental housing units.
- Objective 2 Increase the number and type of home ownership opportunities available to low- to moderate-income homebuyers.
- Objective 3 Remove or reduce substandard housing units.
- Objective 4 Preserve existing stock of affordable housing units.
- Objective 5 Reduce the impact of barriers to affordable housing.
- Objective 6 Establish programs that include the provision of security deposits, legal services and other advocate programs helping renters/owners obtain and maintain housing.

Priority Need Category: Lead Based Paint Hazards

- Objective 1 Evaluate and reduce lead-based paint hazards.
- Needs of the Homeless

Priority Need Category: Prevent and Reduce Homelessness, including Chronic homelessness

- Objective 1 Provide shelter for homeless adults.
- Objective 2 Provide shelter for homeless families.
- Objective 3 Increase the number of transitional housing units with support services for homeless individuals and families.
- Objective 4 Improve homeless prevention activities.
- Objective 5 Provide permanent supportive housing opportunities.

III. Creating Economic Opportunities

Priority Need Category: Childcare

- Objective 1 Increase the availability of affordable childcare for children of the working poor and people entering the workforce.

Priority Need Category: Economic Development

- Objective 1 Support Prevention and Intervention Strategies and Activities.
- Objective 2 Support activities that foster increased household stability and/or increased household income.
- Objective 3 Increase access to employment.
- Objective 4 Support efforts intended to expand and /or diversify the local business base and increased pay scales.
- Objective 5 Support efforts of job creation for low/moderate income residents.

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.

Strategic Plan

Due every three, four, or five years (length of period is at the grantee's discretion) no less than 45 days prior to the start of the grantee's program year start date. HUD does not accept plans between August 15 and November 15.

Mission:

The intent of this plan is to identify and prioritize local needs and objectives through the coordinated efforts of the City of Grand Junction, various local organizations, and citizen participation.

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)).
3. Identify any obstacles to meeting underserved needs (91.215(a)(3)).

3-5 Year Strategic Plan General Questions response:

1. Grand Junction is centrally located between Denver and Salt Lake, is the largest city on the Western Slope of Colorado, and serves as the County Seat for Mesa County. The Colorado State Demography office estimates Grand Junction's 2004 population to be approximately 44,700. Mesa County's 2004 population is estimated to be almost 127,808. Assistance 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.
2. Investments will be allocated geographically according to HUD regulations. CDBG funding must meet national objective requirements of serving low and moderate income persons.
3. Obstacles to meeting underserved needs are addressed in the following sections, however, limited funding and the increasing demand for services by a growing

population are the community's major obstacles. Additionally, the need to connect persons with needs to available programs continues to be an obstacle.

Managing the Process (91.200 (b))

1. Lead Agency. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.

*Note: HOPWA grantees must consult broadly to develop a metropolitan-wide strategy and other jurisdictions must assist in the preparation of the HOPWA submission.

3-5 Year Strategic Plan Managing the Process response:

1. The City of Grand Junction Community Development Department is the lead organization in the development of the Consolidated Plan. The public and private agencies listed below (#2) along with:

Marillac Clinic,
Salvation Army,
Colorado West Mental Health,
Hilltop;

and member agencies of:

the Benevolent Community Partnership,
the Grand Valley Homeless Coalition,
the Grand Valley Housing Partnership;

among others, participate in and are responsible for administering programs covered by this Consolidated Plan.

2. Significant aspects of the planning process are included in part 3 below. Many organizations participated in the development of this Consolidated Plan including an advisory committee comprised of the following agencies:

The Grand Junction Housing Authority - Housing Programs
Housing Resources of Western Colorado - Housing Programs
The Grand Valley Catholic Outreach - Homeless Programs
PARTNERS - Youth Programs
The Treehouse - Youth Programs
The Center for Independence - Disabled and Special Needs Programs
School District 51 - Youth and Homeless Programs
WestCap - HIV/AIDS
St. Mary's Hospital - Medical and Special Needs

The Grand Junction Economic Partnership - Economic Development
The Business Incubator - Economic Development

3. The City held 8 formal consultations with representatives of various organizations, including those listed above, who met in committee and special focus group meetings to formulate this Consolidated Plan. This 2006 Consolidated Plan committee played a major role in identifying the needs of the low and moderate income persons in the Grand Junction area. Additionally, several representatives organized and met several times to formulate the homeless needs of the community. Drafts of the planning document and portions of the plan were sent out electronically and in paper to committee members and others for review and feedback.

Citizen Participation (91.200 (b))

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

3-5 Year Strategic Plan Citizen Participation response:

1. An open house meeting was held in March 2006 to educate and receive input from the public. Invitations were mailed to over 85 citizens and human service providers. Additionally, an advertisement was placed in the Grand Junction Sentinel inviting citizens to attend and participate. On May 17, 2006 a public hearing before City Council was conducted to discuss funding for 2006 and determine what projects would be funded out of nine formal applications received by the City for CDBG funding. Citizen comments included:

On June 19, 2006 City Council will conduct a public hearing to seek for public comments and to consider adoption of the 2006 Analysis of Impediments Study, the 2006 Five-Year Consolidated Plan, and the 2006 One Year Action Plan. A 30 day public review period will occur from June 8th to July 8th, 2006. All public comments will be included in this plan. These opportunities for public input comply with the City's CDBG citizen participation plan.

2. The City received many supportive comments of the Consolidated Plan and planning process. The minutes of the June 19th City Council meeting are included below. A 30 day public review period was held from June 8th to July 8th, 2006 to allow time for citizen input.

Citizen comments:

3. Over 85 open house invitations were mailed to various organizations, including those listed above. The Hispanic/Latino Alliance, the Center for Independence, Mesa Developmental Services, Hilltop, and Senior Companions were among the many organizations, who assist minorities and the disabled, that were invited to the open house.
4. There were no comments that were not accepted.

Institutional Structure (91.215 (i))

1. Explain the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, and public institutions.
2. Assess the strengths and gaps in the delivery system.
3. Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.

3-5 Year Strategic Plan Institutional Structure response:

1. Grand Junction will carry out its administration of the CDBG program through a mixture 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. Much of the needs and programs described in the Consolidated Plan will be met and accomplished.

The City of Grand Junction Community Development Department is one of seven departments that comprise the administration of the City of Grand Junction. The CDBG Manager reports to the City Manager through the Community Development Director. The City Council sets policy on community development activities and adopts the final Consolidated Plan and each annual Action Plan.

In its role as CDBG funds administrator, the City of Grand Junction will disburse grant funds, oversee their effective use, and with community involvement prepare and submit annual Consolidated Action Plan Evaluation Reports (CAPER) to HUD.

The Grand Junction City Council has provided guidance in the development of the Consolidated Plan, particularly the annual One-Year Action Plan. A subcommittee made up of City Council members meets in May of each year to discuss applications for CDBG funding. From this City Council subcommittee, a recommendation is formed and

forwarded to the full City Council at the Consolidated Plan Public Hearing held June of each year.

2. Nonprofit organizations deliver a wide array of services to Grand Junction's citizens. The City, as lead agency responsible for the development and implementation of the Consolidated Plan, depends upon these private agencies to meet the needs of the low- to moderate-income population. Despite the City's dependence on the effectiveness of these private agencies to implement the Consolidated Plan, the capacity of the City to fund their operations is limited. It is clear that all of the human service needs cannot be met with the annual allotment of Community Development Block Grant funds from HUD, and that service providers must continue to seek other resources to fund their operations. The Consolidated Plan will be fully implemented only with the cumulative effort of every public and private agency serving the low- to moderate-income and special needs residents.

3. The Grand Junction Housing Authority (GJHA) was created in 1974 by the City Council, in response to a growing need for affordable housing, particularly for elderly and disabled persons. GJHA now develops and manages housing resources for a wide variety of people in the Grand Valley, ranging from owning the local homeless shelter to providing self-sufficiency and homeless prevention programs to providing home buyer education and down-payment assistance. The Grand Junction City Council appoints the GJHA's seven-member Board of Commissioners, one of whom is a City Council Member and one of whom is a Resident Commissioner, receiving services from GJHA.

GJHA provides affordable rental opportunities for over 1,300 households in the Grand Valley. Additional services including home buyer education, mortgage default counseling, and housing advocacy reach hundreds more families every year. Unfortunately, GJHA's Consolidated Waiting Lists exceed 1,100 unduplicated names, and are expected to reach 1,500 by the end of the fiscal year. The number of families in need exceed the resources available. Federal funding for affordable housing continues to decline, despite growing needs. Local resources are inadequate to make up for the federal funding gaps. The City invests in GJHA housing developments on a case-by-case basis, but does not fund any of GJHA's programs or properties' operating budgets.

GJHA's Board of Commissioners has set ambitious goals to become less dependent on federal funding and less constrained by the attendant regulatory framework. Development of two properties financed under the Low Income Housing Tax Credit program is evidence of this direction. The City's financial investment in these two developments was essential to their success. GJHA hopes to be able to develop a mixed-use, mixed-income property in the downtown area, in cooperation with the Downtown Development Authority and the City.

In addition, GJHA is actively pursuing a Demo-Disposition of its 30 unit Public Housing development. The regulatory burdens of the Public Housing program are disproportionately onerous as compared to the small size of the property. The property is well maintained, but may better serve the low income population through a more decentralized approach. Some negative social patterns emerge when very low income households are concentrated in a dense property. GJHA's Demo-Dispo. goals include retaining the deeply subsidized units, through relocation or replacement Vouchers.

Operationally, GJHA functions independent of the City of Grand Junction, and does not have access to either the personnel or the purchasing functions within the City organization. Periodically, GJHA is able to take advantage of bulk bidding processes completed by the City. GJHA purchases its gas for agency vehicles from the City, resulting in considerable savings. Additionally, City Staff members are always willing to provide technical assistance and advice to the Housing Authority.

Monitoring (91.230)

1. Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

3-5 Year Strategic Plan Monitoring response:

1. The City of Grand Junction will use adequate and timely techniques to ensure that its CDBG Program is in compliance with applicable rules and regulations. The City will also ensure that the programs and activities funded by CDBG funds are properly conducted and accomplished.

All CDBG-funded projects will be monitored on an on-going basis. The City will use its staff and its existing procedures to monitor and ensure compliance. Proper techniques such as telephone calls, reviewing project reports, on-site visits, and inspections of projects and programs will be used. When Davis Bacon wages and other Labor Standards or in-depth Environmental Reviews are required for a CDBG project, the City will perform additional monitoring to ensure that the proper regulations are adhered to by the sub-grantee, contractors and / or sub-contractors. The City uses telephone, e-mail, and site visits to ensure program compliance. performance measures will be calculated and entered into HUD's IDIS system.

Priority Needs Analysis and Strategies (91.215 (a))

1. Describe the basis for assigning the priority given to each category of priority needs.
2. Identify any obstacles to meeting underserved needs.

3-5 Year Strategic Plan Priority Needs Analysis and Strategies response:

1. Although it is recognized that there are needs in all programs serving LMI persons and special needs populations, priority is given to the needs that are most likely to be satisfied and most needed to be dealt with during the next five years.
2. Grand Junction as a community has many human services agencies. Several of these agencies have formed partnerships to better serve the community's needs. Partnerships will continue to be forged, resulting in better communication, less duplication of services, and better, more efficient services being provided. Two very

identifiable obstacles to meeting underserved needs are: (1) a lack of funding, and; (2) the increasing demand for services by a growing population.

Lead-based Paint (91.215 (g))

1. Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.
2. Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs.

3-5 Year Strategic Plan Lead-based Paint response:

1. It is estimated that 10,000 housing units were built before 1978 and that a high percentage of these homes may contain lead-based paint. While it is not known how many of the homes containing lead-based paint 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.

According to the Colorado State Health Department, children from age six months to seventy two months are at the greatest risk of lead poisoning because of their crawling and chewing behavior at that age and because their physiological development is most influenced by lead during that period. From 2003 to 2004, 968 children were tested for lead in the blood in Mesa County and 3 of those were at levels above 10ug / dL. All others tested were below 10ug / dL. All tests must be reported to the State of Colorado. If one test is over 20 or two consecutive tests are over 15 the child's environment should be investigated for lead-based paint and other causes to determine why the level is dangerously high.

On September 15, 1999 the Department of Housing and Urban Development established a Final Rule on Lead-Based Paint Hazards in Federally owned residential property and housing receiving Federal assistance (24 CFR Part 35 of the Federal Register). This Rule became effective on September 15, 2000.

2. The Housing Resources of Western Colorado currently has no certified HUD inspectors who can perform inspections and wipe sample tests, however they anticipate having an inspector within the next six months. Inspecting for lead is currently done by Eastern Colorado consultants authorized to oversee remediation activities and perform remediation themselves.

The Grand Junction Housing Authority currently has two Clearance Technicians and two Maintenance/Rehabilitation Workers that are trained in lead-based paint practices, and provides information to residents concerning this potential hazard. Housing Resources also has two Maintenance/Rehabilitation technicians that are trained and certified by HUD in lead-based paint safe work practices for maintenance and

construction. The Grand Junction Housing Authority has wipe sample kits available for surface dust analysis.

Housing Resources of Western Colorado and Grand Junction Housing Authority integrate lead-based paint hazard reduction into their housing policies and programs. Both agencies inspect their housing for lead-based paint hazards and ensure that the housing is brought into compliance before the housing is rented to program participants. For example, Section 8 Housing vouchers can only be used for housing that has been determined to be in compliance with lead-based paint regulations if there is a child under the age of 6 years or a pregnant woman in the household.

Strategies include the following

- 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.
- 3) The Grand Junction Housing Authority will continue to provide information to residents concerning potential hazards of lead-based paint.

HOUSING

Housing Needs (91.205)

*Please also refer to the Housing Needs Table in the Needs.xls workbook

1. Describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost-burden, substandard housing, and overcrowding (especially large families).
2. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

3-5 Year Strategic Plan Housing Needs response:

Population growth in Grand Junction has significantly exceeded growth in the number of affordable housing units. Waiting lists for the limited number of existing assisted housing units are up to 300 days. A Housing Needs Assessment of Mesa County, conducted in 2002 for the Colorado Blue Ribbon Panel on Housing, estimated a 2005

need of 1,670 rental housing units serving households earning less than 60% Median Income. Home ownership needs is estimated to be 867 units.

1. Projected housing needs for the next five years are based upon the number of applications for housing assistance lead agencies received in 2005. Other indicators of housing needs are the number of waitlisted applicants and the average number of days those applicants wait before receiving assistance or dropping out. Please see the Housing Needs Table for housing needs identified from the 2000 U.S. Census.

30% LMI -

As of May 2006, the Grand Junction Housing Authority (GJHA) reported 1105 applicants for housing assistance, with an average number of days on a waiting list of 294. Of these 1105 applicants, 816 (74%) are categorized at 30% LMI.

In 2005, Housing Resources of Western Colorado (HRWC) received 176 applications for housing assistance, with a waiting list average of 120 days. Of the 176 applicants, 162 (92%) are categorized at or below 30% LMI.

50% LMI -

Out of 1105 waitlisted applicants as of May 2006, the GJHA reported 278 (25%) categorized at 50% LMI.

Out of 176, HRWC received 14 (8%) applications for housing assistance in 2005.

80% LMI -

Out of 1105 waitlisted applicants as of May 2006, the GJHA reported 11 (1.2%) categorized at 80% LMI.

Renters/Owners

Housing Resources of Western Colorado met with 323 individuals in 2005 to determine if they qualify for the Self Help Housing Homeownership Program, a "sweat-equity" home building program that provides new construction of single family homes on subdivision lots for home buyers that earn a low to moderate income. Two primary disqualifiers for this program are poor credit and low income.

Population growth in Grand Junction has significantly exceeded growth in the number of affordable housing units. Waiting lists for the limited number of existing assisted housing units are up to 300 days. A Housing Needs Assessment of Mesa County, conducted in 2002 for the Colorado Blue Ribbon Panel on Housing, estimated a 2005 need of 1,670 rental housing units serving households earning less than 60% Median Income. Home ownership needs is estimated to be 867 units.

Elderly -

Out of 1105 waitlisted applicants as of May 2006, the GJHA reported 82 (about 7.4%) to be from elderly persons as follows: 48 at 30% LMI, 29 at 50% LMI, and 5 at 80% LMI

Out of 176 applications in 2005, HRWC received 6 (about 3.5%) applications from elderly persons at 30% LMI

Persons w/ Disabilities, HIV/AIDS & Families -

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.

Out of 1105 waitlisted applicants as of May 2006, the GJHA reported 264 (about 24%) to be disabled persons as follows: 210 at 30% LMI, 51 at 50% LMI, and 3 at 80% LMI.

Out of 176 applicants, HRWC received 13 (about 7.4%) from disabled persons. Mesa Developmental Services waitlist for section 8 housing at any given time averages 9 people and 30 families with children.

WestCAP currently has 7 clients in their program and two waitlisted. 6 people in the program are living in single room units; 1 is a family of four. As the HIV population changes, WestCAP is seeing an increase of families affected by HIV/AIDS, increasing the need to assist with larger sized on-going and temporary housing units.

Single Persons -

Out of 1105 waitlisted applicants as of May 2006, the GJHA reported 367 (33%) to be single persons as follows: 273 at 30% LMI, 89 at 50% LMI, and 5 at 80% LMI.

Large Families -

Out of 1105 waitlisted applicants as of May 2006, the GJHA reported 87 to be large family households (5 or more persons) as follows: 61 at 30% LMI, 26 at 50% LMI, and 0 at 80% LMI.

Public Housing Residents -

As of May 2006, the GJHA reported 29 Housing residents and 223 waitlisted for public housing.

Families on Public Housing and Section 8 Tenant-Based Waiting Lists -

As of May 2006, the Grand Junction Housing Authority (GJHA) reported 1105 applicants for housing assistance, with an average number of days on a waiting list of 294. Of these 1105 applicants, 738 are households with 2 or more persons.

HRWC received 176 in 2005 with a wait list average of 120 days.

Cost Burden -

See Housing Needs Table

Severe Cost-Burden -

See Housing Needs Table

Substandard Housing -

School District 51 estimates that out of 276 families with school age children assisted by the Resources, Education, and Advocacy for Children who are Homeless (REACH) program in 2005, 5% live in substandard housing.

Overcrowding -

School District 51 estimates that out of 276 families with school age children assisted by the REACH program in 2005, 60% live in overcrowded (more than 1 person per room) conditions.

2. Disproportionate Need - According to the 2000 US Census, there is a disproportionately greater need for Hispanics families at less than 30% MFI and 30-50% MFI levels who rent than the total families at these income levels who also rent. Additionally, Hispanic families at the 30-50% MFI level who own their home are disproportionately greater than the total families at these income levels who are also home owners.

Priority Housing Needs (91.215 (b))

1. Identify the priority housing needs in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.
2. Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category.

Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.

3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.

3-5 Year Strategic Plan Priority Housing Needs response:

Information was obtained with the help of previous studies and reports, including the 2002 Grand Valley Housing Needs Assessment and the 2005 Colorado Blue Ribbon Panel on Housing Study. Additionally, the 2006 Consolidated Plan Committee, comprised of representatives from many human service agencies, provided information from their respective agencies.

1. Generally, higher priority will be given to those subpopulations where the greatest gap occurs, such as renters that earn less than 30% MFI and renters earning between 30% and 50% MFI. Please refer to the Housing Needs Table.
2. The basis for determining the priority of each housing need category is rooted in the gap evident in the 2000 U.S. Census data, the 2002 Grand Valley Housing Needs Assessment, and the waiting lists of the GJHA and other housing assistance providers in the community.

3. A 2005 Colorado Blue Ribbon Panel on Housing Study identified the following Grand Valley affordable housing priorities:

A. Target Populations:

- Homeless families and individuals who request housing help
- Families and individuals who are in need of homeless prevention
- Workforce renters

B. Affordable housing units should be scattered throughout all jurisdictions in the Grand Valley

C. Housing needs should be addressed on a regional basis

4. Obstacles to meeting underserved needs were identified during CDBG committee meetings and by various organizations, such as Mesa Developmental Services, the Center for Independence, the GJHA, and HRWC. Obstacles that were identified include the following:

- Applicants and recipients of housing assistance have difficulty fronting a security deposit along with a first and last month rent payment.
- Some applicants for housing assistance and other services are unable or have difficulty obtaining required documentation and identification.
- Single adults tend to go unassisted – priority is given to disabled persons and single parents with children.
- Employed applicants and recipients for housing assistance are given priority over unemployed.
- Transportation, particularly during nontraditional hours, is difficult or non-existent in many housing areas.
- Housing that accommodates persons with disabilities, particularly wheelchair dependent, is difficult to find.
- Many of the families served are described as the "hidden homeless", meaning that if it were not for kind (and equally poor) friends or relatives who take them in, they would not have a place to live. This is partly due to long waiting lists for Section 8 housing.
- There is a shortage of affordable housing that meets HUD's rent guidelines.
- Many families and adult clients are barely over the HUD income limit and several clients pay more than 50% of their income on housing. About 80% of their income goes to rent and utilities. One client had a \$230 utility bill for a small one bedroom house (which was probably poorly insulated and not energy efficient). As of mid February 2006, none of MDS clients had received assistance through the LEAP program for utilities.
- Most housing in this community is not affordable for the average worker, especially not for the elderly and disabled.
- There is a huge need for families with children with disabilities to have single level homes with yards - this would be for safety and accessibility reasons. Also, single family dwellings are preferable because many severely disabled children are very noisy and/or are up all hours of the night with seizures, medications, etc. - these families are not very popular neighbors in apartment situations.

WestCap Barrier Assessment:

- Limited inventory of affordable housing units, specifically affordable housing that meets the standards of sharing bedrooms in a large family with limited financial resources.
- HOPWA funding is for limited time periods only and as the wait-lists for programs such as Section 8 extend longer and longer, people may lose their eligibility in one program before a slot opens up in another.
- Security deposits are becoming a barrier as well, particularly with the intermittent nature of illness with HIV disease. It is not unusual for a client to need assistance with a deposit, start working, become ill and unable to work, lose their housing, then need assistance with a security deposit again when they get out of the hospital. This scenario may occur two or three times during the onset of complicated, new treatment regimens which save their lives, but are very difficult to tolerate. And as all SSI and SSDI applications are automatically denied upon initial submission, income may be a long way down the road for many of these very ill people.
- Other barriers include monolingual clients who are not able to advocate for themselves.

Housing Market Analysis (91.210)

*Please also refer to the Housing Market Analysis Table in the Needs.xls workbook

1. Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families.
2. Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).
3. Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units. Please note, the goal of affordable housing is not met by beds in nursing homes.

3-5 Year Strategic Plan Housing Market Analysis responses:

1. Supply -

The Mesa County Assessor's office reported an estimated 53,979 housing units in the housing market area as of May 2006. The housing inventory is comprised of approximately 41,072 (76%) single family homes, 7,700 (14.3%) manufactured homes, and 5,207 (9.6%) town homes, condos, and multifamily homes. Of the multifamily homes built since 2000, approximately 80% are for senior or age restricted housing. This may be attributable to in-migration of retirees and the migration from renter to owner as a result of available financing and low interest rates.

Supply of multifamily units is relatively flat. Additionally, a national trend has reached Grand Junction: Owners of multifamily rental properties sell the individual apartments as condos. Town North Apartments has recently completed this transition. Others are expected to follow suit.

According to the GJHA, a total of 2,371 subsidized and below market units were available in 2005, consisting of 949 Section 8 subsidized units, 996 Section 8 vouchers, 303 Low Income Housing Tax Credit units, and 123 publicly financed units.

Demand -

A Housing Needs Assessment of the Grand Valley, conducted in 2002 for the Colorado Blue Ribbon Panel on Housing, estimated a 2005 need of 1,670 rental housing units serving households earning less than 60% AMI. The homeownership need is estimated to be approximately 867 units.

In migration of workers to service the oil & gas industry is putting upward pressure on rental rates and on entry-level home prices. The run-up in mortgage rates has also priced some prospective home buyers out of the market for now, adding to the pressure on the rental market. Though rental rates have remained relatively flat for the past 9 years, area landlords are voicing their plans to raise rental rates. This has become apparent in the GJHA Housing Choice Voucher Program. The Grand Valley has historically seen a large portion of the rental market represented in single-family homes, in addition to apartment complexes. It is difficult to predict the impact of home sale price appreciation on the continued availability of the single family homes in the rental market.

The GJHA and HRWC reported 2005 average waiting lists of 1,014 and 176 respectively.

Condition -

The 2002 Grand Valley Housing Needs Assessment reported the following housing condition survey results:

Condition	Own	Rent
Excellent	47.2%	23.9%
Good (minor repairs)	42%	50%
Fair (major repairs)	10.2%	21.6%
Poor	.5%	4.5%

Since the multifamily rental market has experienced limited new construction in the last 15 years, the existing rental stock is aging, and is generally in need of rehab. If rental rates increase as expected, landlords may be motivated to upgrade units to remain competitive at market rental rates.

Cost of housing -

From an average sales price of \$67,060 in 1990 to an average sales price of \$185,690 in 2004, home prices have increased \$118,630 or 176%. This is an average increase of 12.57% a year.

Housing stock available to serve persons with disabilities -

Of the 1,735 subsidized and below market rate units available in 2005, 58 or 3.3% are reported to be accessible to the disabled.

There appears to be a mis-match between the needs of persons with disabilities and the housing available to serve this population. Organizations that serve persons with

disabilities express a need for additional units, but the existing accessible rental units in the market have experienced long vacancies while the property managers seek a qualified renter. GJHA's recently completed Linden Pointe development added four 2-bedroom apartments and one 3-bedroom apartment to the accessible inventory. In addition, all first floor units at Linden Pointe are visitable and fully adaptable to persons with disabilities.

Not all disabilities involve a mobility impairment. Some persons with disabilities have visual impairments, cognitive impairments, or mental health disabilities. The rental market could be better educated as to how best to serve persons with other disabilities.

Housing serving persons with HIV/AIDS and their families -
In 2005, the Denver CAP provided the Western Colorado AIDS program \$48,771.

WestCAP reports an existing unmet gap of affordable rental units to serve 24 individuals and 4 family units for persons with HIV/AIDS.

Home sale prices continue to escalate, The Mesa County Assessor's office reported the average single family home sales price in 2005 to be approximately \$210,000. Rental rates have remained relatively flat for the past 9 years, but are expected to rise over the next year due to increased pressure on the rental market.

2. The following is a list of subsidized units and their contract expiration date:

Clifton Townhouses - Expires 2/21/2007

Willow Grove (Rocky Mountain Mutual Housing) - Expires 5/31/07

Garden Village (Housing Resources of Western Colorado) - Expires 6/13/2022

Little Bookcliff (Colorado West Mental Health) - Expires 7/23/2007

Monterey Park (Colorado West Senior Citizens) - Contract terminated on 9/30/01

Racquet Club Apartments - Expires 1/20/2007

Monument Ridge Town homes - Expires 12/31/2022

According to the GJHA, a total of 2,371 subsidized and below market units were available in 2005, consisting of 949 Section 8 subsidized units, 996 Section 8 vouchers, 303 Low Income Housing Tax Credit units, and 123 publicly financed units.

Of the currently assisted housing programs/units, a few may be in danger of being lost from the inventory during the next 5 year period, such as Clifton Townhomes, Willow Grove, Little Bookcliff, and Racquet Club Apartments. Preservation of existing low-income housing is important to maintaining the community's existing housing stock.

Federal: The GJHA is considering a demolition/disposition of its 30 unit Public Housing Development, Capitol Terrace Townhomes. IF GJHA completes the Demo-Dispo, the proceeds of the sale of the property will be reinvested in other affordable housing units in Grand Junction. Most of the residents at this property have incomes at or below 30% of AMFI. If any residents are displaced by the demo-dispo proposal, they will be entitled to relocation benefits.

State: The new Tenant Based Rental Assistance program, called "Next Step" has a two year funding contract from the State Division of Housing. At the end of the two year period, many of the assisted households will have become self-sufficient, but some may

not be financially independent. GJHA intends to provide transitional housing for these households, either via provision of rental units or by allocation of some of its Housing Choice Vouchers.

3. Rental assistance, production of new units, rehabilitation, and preservation, often through the acquisition of existing units, are all significantly important in providing needed housing opportunities to Grand Junction low and moderate income residents. As the costs of land and housing development continues to rise in the Grand Junction area, all aspects of housing including rental, new construction, rehabilitation, preservation, and acquisition will be influenced in that funds available will become diluted and not stretch as far as they once did.

Specific Housing Objectives (91.215 (b))

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Strategic Plan Specific Housing Objectives response:

1. The following is a summary of various organizations and the goals they desire to achieve over the next five years:

Grand Junction Housing Authority:

1. Public Housing Demo-Dispo: Analyze potential to sell Capital Terrace Townhomes to generate cash that can be reinvested and leveraged to provide more than 30 units of affordable housing while preserving at least 30 deeply subsidized units. Implement if feasible.
2. Aggressively pursue reinvestment of the DHE funds in partnership with the Downtown Development Authority.
3. Explore potential to provide property management services and residential rehab services for private property owners, under a newly incorporated subsidiary.
4. Expand the single-family home acquisition & rehab program, both for lease-to-purchase and for resale to generate cash.
5. Update the 2002 Housing Needs Assessment, in collaboration with the Grand Valley Housing Partnership.
6. Develop Employer-Assisted Home Ownership Program in Partnership with Freddie Mac and approximately 20 Local Employers
7. Complete HUD Required Selection Process to Site-Base Vouchers for Family Unification Program, and to hold down per-unit cost in Voucher program.
8. Develop Proposal for Tenant-Based Rental Assistance in Partnership with Mesa County, School District 51
9. Actively Participate in "Grand Valley Housing Partnership"
10. Complete Close-out of Linden Pointe; Compliance Requirements; Full Lease-up; Audit; Perfect Tax Credits; Obtain All Equity Pay-ins, Receive Earned Developers Fees
11. Seek Options to Develop Child Care at Linden Pointe

12. Seek entrepreneurial opportunities to expand services and earn unrestricted revenue to be reinvested in affordable housing resources, both new ventures and ongoing programs

Housing Resources of Western Colorado:

- Acquire/rehab rental units in danger of being lost from inventory—approx. 100 units serving 30-60% AMI.
- Rehab approximately 60 homes for homeowners at or below 80% AMI.
- Build approximately 30 single family homes for homeowners at or below 120% AMI. Some of these homes will be built through a self-help program, others through various housing development programs.
- Look for opportunities to infill within the city limits.
- Purchase/rehab approximately 30 foreclosure homes. These homes will be either lease/purchase or sold to those at or below 80% AMI.
- Provide pre-purchase/foreclosure counseling for approximately 1,500 homeowners in the Grand Junction area.
- Weatherize approximately 600 units for those at or below 185% federal poverty level.
- Manage 126+ rental units for eligible renters ranging from 30-60% AMI.
- Provide down payment assistance to approximately 50 potential first-time homebuyers at or below 80% AMI.

Housing Resources of Western Colorado Priorities and Objectives for 2007

- Acquire/rehab rental units in danger of being lost from inventory—approx. 50 units serving 30-60% AMI.
- Rehab approx. 10 homes for homeowners at or below 80% AMI.
- Build approximately 10 single family homes for homeowners at or below 80% AMI.
- Purchase/rehab approximately 5 foreclosure homes. These homes will be either lease-purchase or sold to those at or below 80% AMI.
- Provide pre-purchase/foreclosure counseling for approximately 300 homeowners in the Grand Junction area.
- Weatherize approx. 150 units for those at or below 185% federal poverty level.
- Provide transitional housing for 8 homeless veterans at 30-40% AMI.
- Manage 126+ rental units for eligible renters ranging from 30-60% AMI.
- Provide down payment assistance to approximately 10 potential first-time homebuyers at or below 80% AMI.

Habitat for Humanity of Mesa County building projections in units:

2006-2007	6
2007-2008	6
2008-2009	8
2009-2010	8
2010-2011	10

School District 51:

- Expansion of the Next Step Housing Program and the Tree House Youth Shelter to include a transitional living piece.
- Expansion of the REACH program in response to an anticipated full level of participation at all of our schools, which will likely double the population of identified students.

Grand Valley Catholic Outreach:

- Build a 10 unit permanent supportive housing facility to house chronically homeless disabled individuals.
- Continue operating Catholic Outreach Transitional Housing – HUD granted renewal for an additional two-year period which begins September 1, 2006. The success of this program thus far has been good with 80% of the individuals and families completing the program remaining housed after one year.
- Continue operating Catholic Outreach Emergency Housing program.
- A new program, La Mariposa, begins in the late spring, 2006. This program is designed to build self-esteem in homeless and formerly homeless women.
- Continue current assistance programs and expand with new ones as needed.

2. Determining the allocation of resources that are expected to be available will be done based on the following:

- The proposed project meets national and local objectives and is an eligible project;
- Ability of the applicant to complete the project;
- Agency capacity: performance history, experience, financial stability, etc.
- Proposed project meets Consolidated Plan goals;
- Amount requested;
- Request matches agency need;
- Funding availability

For the 2006 Action Plan year, the City of Grand Junction plans to spend approximately 3/4 of a million dollars, including over \$278,000 in CDBG funds, for an affordable housing project. The number of people and what income level will be targeted has not yet been determined.

Needs of Public Housing (91.210 (b))

In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.

3-5 Year Strategic Plan Needs of Public Housing response:

The GJHA is actively pursuing a Demo-Disposition of its 30 unit Public Housing development known as Capital Terrace. The regulatory burdens of the Public Housing program are disproportionately onerous as compared to the small size of the property. The property is well maintained, but may better serve the low income population through a more decentralized approach. Some negative social patterns emerge when very low income households are concentrated in a dense property. GJHA's Demo-Dispo. goals include retaining the deeply subsidized units, through relocation or replacement Vouchers.

As of May 2006, the GJHA reported 29 Public Housing residents and 223 waitlisted for public housing.

As of May 2006, the Grand Junction Housing Authority (GJHA) reported 1105 applicants for all forms of housing assistance, with an average number of days on a waiting list of 294. Of these 1105 applicants, 738 are households with 2 or more persons.

HRWC received 176 in 2005 with a wait list average of 120 days.

Out of 1105 waitlisted applicants as of May 2006, the GJHA reported 264 (about 24%) to be disabled persons as follows: 210 at 30% LMI, 51 at 50% LMI, and 3 at 80% LMI. Out of 176 applicants, HRWC received 13 (about 7.4%) from disabled persons. Mesa Developmental Services waitlist for section 8 housing at any given time averages 9 people and 30 families with children.

Public Housing Strategy (91.210)

1. Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list), the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing, and the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.
2. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))
3. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))

3-5 Year Strategic Plan Public Housing Strategy response:

1. GJHA strives to expand its services to persons of modest means. In 2006, GJHA initiated the "Next Step Program", a Tenant Based Rental Assistance Program, funded primarily by the Colorado Division of Housing. Local Partners include the Grand Valley Catholic Outreach, School District 51, Mesa County Department of Human Services, the City of Grand Junction, and local shelter organizations. Additionally, moderate income households are likely to be eligible for another new program, "Calling Mesa County Home", an employer-assisted home ownership program. Low income households will be served by GJHA's efficient operation of its Voucher Program and the Public Housing development. GJHA's consideration of the Demo-Dispo of the Public

Housing development will be strongly influenced by the Housing Authority's assessment of client needs and the ability to preserve, and perhaps expand, the number of deeply-subsidized units available.

The GJHA owns one Public Housing development, Capital Terrace Townhomes, which is a 30-unit family development on a split site. The properties are in good condition. If a demo-dispo application is pursued, we propose to build fences in the back yard of the 6 single family homes, providing each house with its own dedicated back yard. Over the years, GJHA has tried a number of approaches to providing family-friendly, durable floor coverings in these units. Ceramic tile may be installed in some units in 2007 to assess its desirability and durability. The outcome of the Demo-Dispo assessment will determine the direction of any other physical improvements.

Single family homes are not the most cost effective way to provide affordable rental housing to low- and very-low-income households. The Demo-Dispo assessment may reveal that we can provide more than 30 units of housing if the resources are realigned.

Pursuing a Demo-Dispo application for the Public Housing units is being explored as a way to disperse the extremely low-income families currently residing in Public Housing. Provision of a Relocation Voucher to each of the 30 families will allow them to select suitable housing in the private market, close to jobs or schools or other amenities. Additionally, the pending funding reductions in the Public Housing program is expected to be detrimental to GJHA's ability to maintain its Public Housing units in a manner acceptable to community standards and conducive to healthy interaction among its residents.

2. One Public Housing development, Capital Terrace, is located in Grand Junction.
3. The GJHA is not designated as troubled by HUD nor considered to be performing poorly.

Barriers to Affordable Housing (91.210 (e) and 91.215 (f))

1. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.
2. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.

3-5 Year Strategic Plan Barriers to Affordable Housing response:

1 & 2. The 2006 Analysis of Impediments to Fair Housing Study identified affordability as a major impediment to local housing needs. The following current impediments and recommendations are listed in the 2006 Analysis of Impediments to Fair Housing study:

Impediment 1: Land development costs continue to be an impediment to fair housing choice.

Recommendations:

1A. The City should take steps to develop land banking and land trusts for future projects.

1B. The City should establish an affordable housing fund financed through developers making payments in lieu of providing required affordable housing on-site and from the City's General Fund.

1C. The City should work in conjunction with the Homebuilder's Association and area homebuilders, service providers and other interested groups and organizations to develop joint venture projects.

Impediment 2: The "not in my backyard" (NIMBY) syndrome is still an impediment to fair housing choice to a lesser degree. This remains an impediment not because the City and housing providers have not made efforts to reduce NIMBY feelings. It is agreed that all the actions that were recommended in 1999 have been taken. The City and providers are to be commended on those efforts. It is just that NIMBY is such a strong part of any development, whether it is housing or commercial development. Where one group sees the project as positive and think the project should be placed in a certain location, another group will see the placement of the project as a negative.

Recommendations:

2A. The City and housing providers should continue the good efforts to promote awareness of the need of affordable and fair housing through seminars, fair housing forums and public awareness campaigns.

2B. The solicitation of neighborhood input to housing development should be part of the City's Zoning and Development Code.

Impediment 3: A lack of affordable housing units, one-bedroom or larger, particularly for very-low and low-income households, large families with children, seniors and persons with disabilities continues to be an impediment to fair housing choice. Efforts need to be expanded for tenant/landlord mediation and for foreclosure prevention.

Recommendations

3A. The City should continue the usage of CDBG funding to support affordable housing projects.

3B. Encourage usage of the City's local matching funds for affordable housing development.

3C. Revisit the evaluation of goals, objectives, policies, regulations and fees as to their impact on affordable housing and implement the objectives determined from that

evaluation, particularly number 22 goal of Grand Junction's Strategic Plan to implement the results of the Affordable Housing Forum.

3D. The City should have a staff person who is involved exclusively in housing projects whose job would consist of being a liaison with public and private housing providers, serve as a member of the Affordable Housing Partnership, a contact for people with fair housing complaints, and a resource for funding of housing projects. This person could also look into additional funding for security deposits and utility costs.

Impediment 4: The lack of transitional housing units, particularly for homeless families and the mentally ill is still an impediment to fair housing choice. The housing providers are to be commended on all their efforts to supply transitional housing in the community. The same effort needs to be continued to meet future needs.

Recommendations:

4A. The City should continue its support of area housing agencies in the pursuit of additional funding, from public and private sources, for the provision of additional transitional housing units. The staff person recommended in recommendation 3E could be the City contact person to assist in additional funding as well as a resource person on how other cities are handling homelessness.

4B. The area agencies should continue to provide services such as transitional housing, homeless prevention training, health care referrals and housing counseling to homeless person and families, to assist in the prevention of homelessness.

Impediment 5: Low income or wage levels are still an impediment to fair housing choice. While this is an impediment that involves private enterprise even more than the City or public agencies, it is one that will need all the effort from the City and public agencies that can be given.

Recommendations:

5A. The City needs to continue to work with the Grand Junction Economic Partnership and the Business Incubator to promote opportunities to develop new businesses or expand existing ones and to improve wage levels for Grand Junction's residents.

5B. The City and the Grand Junction Economic Partnership should continue to work with area job training agencies to determine if additional training needs exist in the community and can be met through any potential local, state or federal funding sources.

HOMELESS

Homeless Needs (91.205 (b) and 91.215 (c))

*Please also refer to the Homeless Needs Table in the Needs.xls workbook

Homeless Needs— The jurisdiction must provide a concise summary of the nature and

extent of homelessness in the jurisdiction, (including rural homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. In addition, to the extent information is available, the plan must include a description of the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

3-5 Year Strategic Plan Homeless Needs response:

The homeless population in Grand Junction and the greater Mesa county area is estimated to be near 400 adults and 350 - 400 children by McKinney Vento standards. This homeless population has increased over the past five years and is expected to continue to increase over the next five years as a result of such conditions as a lack of affordable housing and in-migration from the oil and gas industry. Additionally, wages have not kept pace with the rising costs of living expenses such as energy needs. The need for emergency shelter increases as more and more people lose their housing. In the past, the visible homeless population primarily consisted of adults. Now families with children are more common, particularly single parent families. Since priority in emergency shelter in Grand Junction is given to families and women, single men are often left outside. With this problem now obvious, plans are moving forward to open a new family shelter. Additionally, a new shelter for homeless and runaway youth has just opened.

Typically, low income single individuals and low income families (1 or 2 parent) are either unemployed or underemployed. Pressure (see 1) on housing that such individuals can afford is increasing at a very rapid rate, resulting in an increased number of evictions. Additionally, Colorado is currently experiencing the highest foreclosure rate in the nation.

The homeless population in Grand Junction is overwhelmingly White/Caucasian, approximately 90% with perhaps less than 10% Hispanic. The veteran population is estimated at 37%.

Please see Table 1A in the Strategic Plan Folder for a breakdown of the Homeless and Special Needs Population.

Priority Homeless Needs

1. Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homeless prevention priorities specified in Table 1A, the Homeless and Special Needs Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation

with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.

2. A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.

3-5 Year Strategic Plan Priority Homeless Needs response:

Homelessness presents a growing challenge to Grand Junction. The combination of low local wages 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 has not been a coordinated community effort to build local demographic statistics. Although it is very difficult to accurately determine the number of homeless, a point-in-time survey conducted in March 2001 indicates that there are approximately 500 homeless persons in Grand Junction. A new point-in-time survey is planned for August 28, 2006.

A series of planning sessions was conducted to identify needs and develop action plans and a Continuum of Care to address this challenge. The highest priority homeless needs identified through this process are for 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 a coalition of community homeless service providers, 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.

1 & 2. High priority status is given to emergency shelters for families and transitional housing for individuals, as can be seen by consulting the Continuum of Care Population and Subpopulation Chart. As part of this Consolidated Plan effort, a small committee with members from Catholic Outreach, Homeward Bound of the Grand Valley, District 51 (REACH program), and the Tree House formed to identify Grand Junction's homeless and homeless prevention priorities. This prioritization is based on the reasoning that homeless individuals are easier to shelter and often need assistance in transitioning into permanent housing, whereas homeless families need immediate emergency shelter.

With more and more families becoming homeless, the Community Homeless Shelter is no longer adequate to shelter families and single adults. In order to address this priority in Grand Junction, the Tree House opened an 8 bed youth shelter for homeless teens in May, 2006 and Homeward Bound is expecting to open a shelter that will house 9 families sometime within the next year. These additional 17 beds will result in more shelter availability for chronically homeless individuals.

The ultimate homeless prevention activities include: a vigorous economy, workforce training, and affordable housing, access to drug and/or alcohol treatment programs, and resources for victims of domestic violence. Even in an economy that is a reflection of this, there will always be a population that at any given time will be without housing. Available adequate shelter that is clean, safe and open will always be a priority. The opening of the family shelter and the teen shelter will add an additional 17 beds to the supply of shelter and the needs of the chronically homeless will be closer to being met.

Homeless Inventory (91.210 (c))

The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.

3-5 Year Strategic Plan Homeless Inventory response:

Homeward Bound of the Grand Valley operates the Community Homeless Shelter, a year round shelter facility with a capacity of 87 individuals, from October 1 to April 15 of each year and 45 more individuals during the remainder of the year. Currently this number is divided between single adults and families. Families and women are given priority.

Homeward Bound expects to open another family shelter with a capacity of about 30 by the end of 2006. This will allow more single adults to be housed in the current emergency shelter.

Homeward Bound has a transitional program for 9 families.

The Grand Valley Catholic Outreach has a transitional program with a capacity of 23 adults and two families. Both of these programs also provide assessment, referrals and intensive case management.

The Catholic Outreach expects to construct a permanent supportive housing facility with 10 –12 one-bedroom apartments within the next year.

Mesa County Department of Human Services, Grand Junction Housing Authority, School District 51, Homeward Bound, and Grand Valley Catholic Outreach collaborate

to oversee a grant-funded program, called Next Step, to provide transitional housing for 50 homeless families for up to two years.

Collaboration between Homeward Bound and Housing Resources of Western Colorado provides 8 transitional housing units for homeless veterans.

In May, 2006 the Tree House Youth Shelter opened with a capacity of 8.

The Rescue Mission can house 31 homeless men year round.

Faith Partners offers a mentoring program to help families avoid behaviors that could lead to homelessness.

Homeless Strategic Plan (91.215 (c))

1. Homelessness— Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must also describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.
2. Chronic homelessness—Describe the jurisdiction's strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Conplan, CoC, and any other strategy or plan to address chronic homelessness.
3. Homelessness Prevention—Describe the jurisdiction's strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.
4. Institutional Structure—Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.
5. Discharge Coordination Policy—Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include "policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent

such discharge from immediately resulting in homelessness for such persons.” The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.

3-5 Year Homeless Strategic Plan response:

1. In order to develop a strategy to prevent homelessness, a method must be developed to determine exactly what the magnitude of the problem is. Therefore, a point in time survey will be conducted in August and January of each year. A comparison of the two numbers should accurately predict the magnitude of the problem. Other data can also be accumulated which will indicate the causes of homelessness. Emergency shelter can be used to house individuals temporarily. At this point, employment and /or training can be accessed. Incentives can be made available to employers who are willing to work with homeless individuals with the purpose of getting them back into productive society. Transitional housing programs can be developed for chronically homeless persons that will need casework and other resources to get back to self-sufficiency. Most often these programs allow individuals to stay in supported housing up to two years to develop resources to prevent recurrent homelessness. Some homeless individuals who are disabled will need to be transitioned to permanent supportive housing with necessary supportive casework. Some chronically homeless people will never be otherwise – preferring to live home free. (For other strategies to end homelessness refer to the “Anti –Poverty” section)

2. The strategy for ending chronic homelessness is much the same as the strategy for ending homelessness. The difference is in the behaviors which seem to be more entrenched in the chronically homeless –those with a longstanding recurrent pattern of homelessness. In order to mainstream those individuals, housing options such as those described above must be partnered with intensive casework in the areas of job skills training, mental health, work ethics, substance abuse, – any or all.

The Colorado Coalition for the Homeless is the agency responsible for the Continuum of Care (CoC) for a large part of Colorado, known as "Balance of State CoC" which includes Grand Junction and Mesa County, and has the responsibility and authority to (1) define the number and characteristics of homeless persons, (2) implement a strategic 10 year plan to end chronic homelessness, (3) implement a plan to move homeless individuals and families into permanent housing and (4) submit an annual application for HUD McKinney-Vento competitive grant funds. The Balance of State CoC uses the HMIS performance measurement system to track the outcomes of homeless programs and activities. Local agencies with projects in the 10-year Plan include the Grand Valley Catholic Outreach's Permanent Supportive Housing Project; and Homeward Bound of the Grand Valley's proposal to acquire a new family emergency shelter. These and other local projects will be reported to HUD through the Colorado Coalition for the Homeless as they are completed.

The Grand Valley Coalition for the Homeless is made up of various human service providers helping the homeless in Grand Junction as well as interested citizens and the homeless themselves. This coalition meets monthly, coordinates and finds projects and activities that provide services to the homeless population, often requiring the partnering of multiple agencies. Grand Valley Coalition for the Homeless is part of the

Colorado Coalition for the Homeless Balance of State Continuum of Care (CoC). The City of Grand Junction, the jurisdiction responsible for the Consolidated Plan participates with the Grand Valley Coalition and is supportive of the coordinated efforts to helping homeless persons make the transition to permanent housing and independent living.

3. Families and individuals who are in imminent risk of becoming homeless can often avoid homelessness with help. Help can come in the form of professional case management or concerned trained mentors. Money management or the lack of it often is an issue. Underemployment or unemployment can quickly lead to homelessness. An active job market or job training can help. Programs aimed toward keeping youth in school along with life skills training are crucial to preventing homelessness in the future.

4. Private industry, nonprofit organizations, government and industry can collaborate in the war against homelessness. Some components of the strategy against homelessness would include the following:

- Housing Authority and partners – The Next Step program, designed to house 50 homeless families with children in school, and the Permanent Supportive Housing unit proposed by Catholic Outreach and Homeward Bound are example of a collaborative effort of government, private, and nonprofit agencies to transition people from homelessness to self sufficiency. All of these programs leverage HUD dollars with collaborative community support to address homeless needs.
- Training programs designed to work with entry level employees as well as more skilled employees help individuals earn more income, which is a key to being able to afford housing. Incentives to employers to encourage their participation in these efforts are crucial.
- Affordable housing – Public, private, collaborative

5. The City of Grand Junction does not receive any ESG, Supportive Housing, Shelter Plus Care, or Section 8 SRO program funds. Local agencies in the community that receive such funds have their own discharge coordination policy. 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 they need not 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 GJCHS 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, the GJCHS has a policy allowing limited daytime 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. One continuing gap in services is shelter/housing for convicted sex offenders. There are currently no organizations that serve this segment of the homeless/potentially homeless population.

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

3-5 Year Strategic Plan ESG response:
Not applicable to the City of Grand Junction

COMMUNITY DEVELOPMENT

Community Development (91.215 (e))

*Please also refer to the Community Development Table in the Needs.xls workbook

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), – i.e., public facilities, public improvements, public services and economic development.
2. Describe the basis for assigning the priority given to each category of priority needs.
3. Identify any obstacles to meeting underserved needs.
4. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

NOTE: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

3-5 Year Strategic Plan Community Development response:

Each year many human services agencies serving the low and moderate and special need populations in Grand Junction request CDBG dollars to help fund "Public Services" needs. Many have been funded. Often the requests for dollars far exceeds the amount of CDBG dollars that can be spend on such services (15% of the CDBG budget allotment). The City anticipates that this will continue and each year applications for funding will be continue to be evaluated and considered for CDBG funding.

1. PUBLIC FACILITIES AND IMPROVEMENTS

Community Development Block Grant (CDBG) funds are limited with the City currently receiving less than \$350,000 each year. Generally the City provides infrastructure and urban services and community development needs through its general funds and programs such as its Capital Improvement Program (CIP), Parks and Recreation program, along with participation with the Grand Junction Economic Partnership (GJEP), the Business Incubator and other great programs and activities. Historically CDBG funds have been used to help fund smaller community development projects such as street reconstruction, storm drainage projects and sidewalk construction. Infrastructure projects using CDBG funds are not planned for program year 2006 CDBG funds, but through the life of this five year Consolidated Plan, CDBG funds may be spent on eligible infrastructure and community development projects.

Public Services

The Consolidated Plan Committee identified several priority non-housing community development needs specified in the Community Development Needs Table, such as:

Youth:

- Youth need mentoring and safe places to "hang out"
- More resources need to be dedicated to preventing youth from becoming at-risk
- Various organizations that provide youth services, such as School District 51, Partners, and the Tree House, identified a need for more youth-centered activities and facilities (ie. recreation center) in Grand Junction

Substance Abuse Services:

Substance abuse, particularly the abuse of methamphetamines, was identified as a growing problem within the community. The Salvation Army operates the Adult Rehabilitation Program (ARP) - an intensive, confidential, clinical, and highly structured six-month residential treatment program for men and women. The ARP provides counseling, education, structure, housing, meals, and other needs for successful recovery. ARP's goal is to successfully discharge clients to the community with the ability to become active, healthy, productive, law-abiding community members no longer dependent on social programs. This program currently has 32 beds, 18 for men and 10 for women. CDBG grant funds from 2005 are currently helping to provide scholarships for eligible participants and program expenses.

Mesa County expects to open a meth treatment facility in March 2007 as part of the County's community corrections program, with 48 beds dedicated (24 at opening) to an intensive long-term meth treatment program. This program will accept participants from several local entities including the court system, Mesa County Human Services, and voluntary walk-in clients. These participants are expected to stay anywhere from 45 days to 9 months, depending on their progress and risk to the community.

Health/Medical Care:

- Uninsured and immigrant healthcare needs are rising
- A lack of documentation is a barrier for some residents to receiving healthcare assistance
- Increasing numbers of physicians are not accepting Medicare and Medicaid
- Dental care is becoming less accessible

In 1998 15.1 percent of Mesa County residents were not covered by health insurance, putting these persons and their households at risk of housing loss due to the high cost of major illnesses. Local estimates are that the percentage of uninsured has grown to 19.4 percent of the population of Mesa County. Due to increasing health insurance costs, an increasing number of employers are dropping health insurance coverage as an employment benefit. It is expected, therefore, that the percentage of uninsured persons will continue to increase in Mesa County.

Childcare (also see Antipoverty Strategy) :

- Due to affordability, childcare is limited or unavailable to persons of low income
- Childcare during non traditional hours is costly and less available
- Childcare centers charge according to a five day contract even if less services are used

- Infant care requires more staff, causing it to be more costly
- Children with behavioral problems require more staff

Childcare continues to be a major need in the community. The growing disparity between local pay scales and rising housing costs requires two incomes for many families to maintain their household expenses. Due to the scheduling challenges of two income families, families with children may not be able to hold two jobs without outside childcare. For the single parent household's childcare is a huge need.

Transportation:

- Accessible and available GVT routes do not include travel to and from all areas
- Hours of operation are limited after normal business hours and on weekends
- Required travel time from a to b is often much longer as a result of stops and indirect routes
- Costs of transportation for low income populations, particularly for the disabled and seniors, is commonly a burden

Legal Services:

- Little help is available for landlord/tenant disputes such as wrongful evictions and timely security deposit return
- 65% of Dissolution and Allocation of Parental Responsibilities (Custody) cases are by pro-se litigants. (Meaning without an attorney)
- More families are in crisis situations because of increased meth use and mental health issues; these families struggle with child abuse, child custody, domestic violence, various criminal activities and job loss.
- There is a shortage of parenting time supervisors. These supervisors facilitate the safe exchange of children with parents who are in violent situations and have court-ordered parenting time with the offending parent while one parent has protection orders against the other.
- The 75-84 age group has grown by 23% and the 85 and older has grown by 38%. 40% live at poverty level; legal issues are taking a back seat to medications, utilities, and food.
- Many low-income clients come from "generational poverty" and have inherited mindsets and skills that differ from those of middle-class clients.
- Prior encounters with the legal system may have been disappointing and therefore establishing a trusting relationship is difficult and interferes with an attorney's ability to provide effective representation.
- Inadequate funding for CFI's, (child family investigators) and custody evaluations. These are necessary for Judges to make decisions regarding the best interest of the children in families where domestic violence, meth addiction and mental health issues are present.

Many households struggle to maintain housing and employment due to a reduced awareness of basic life skills, such as money management, literacy, tenant responsibilities in rental housing, energy efficiency, home purchase and maintenance, parenting and family planning skills.

ECONOMIC DEVELOPMENT

Economic activities through the Business Incubator program continue to benefit low and moderate income residents in the community. The Grand Junction Economic Partnership (GJEP) continues to seek more business and economic opportunities for

community residents. There are currently an inadequate number of jobs that pay wages above federal poverty guidelines. The Business Incubator and GJEP work to address the needs of commercial enterprises. Their scope of activity includes; helping new business start up; relocating new business to Grand Junction, providing incentives and expertise to support the needs of new operations, identifying employer's needs for employees with specialized skills and then developing programs to train the local labor force to meet those needs.

The HUD determined Fair Market Rent (FMR) for a modest 2 bed/1 bath apartment in Grand Junction, including utilities, is \$582.00 per month. The wage needed, at 30 percent of MFI income in 2006, to afford this 2 bed/1bath unit at FMR is \$11.19 per hour. The Colorado Division of Housing's 2006 semi-annual Multi-family Housing Vacancy and Rental Survey reports that a local wage of \$13.06 per hour is needed to afford a 2 bed/1 bath unit renting for \$679 a month.

Low area wages and rising real property costs are creating a significant challenge to Grand Junction residents, especially those receiving less than the hourly pay needed to afford a two bedroom apartment. While approximately half of the jobs in the local economy are in the Retail and Service industries, the hourly wage in these industries is well below the wage needed to pay Fair Market Rent rates. To help the low and moderate income access employment, an extension of the Grand Valley Transit's evening and weekend hours of operation is needed. Additionally, job training opportunities, including a support system to end or reduce dependence on public transportation, are needed to increase access to employment.

2. With CDBG funds very limited, the priority for community development projects and activities are judged annually through the CDBG application process and are considered by each project's ability or likeliness to be successful and meet CDBG timeliness requirements.

3. Limited funding is the primary obstacle in meeting under-served community development needs. Other obstacles, including a lack of transportation, accessible childcare, and affordable healthcare become roadblocks for the underserved community.

4. CONSOLIDATED PLAN OBJECTIVES

Creating Suitable Living Environments, Providing for Decent Affordable Housing, and Creating Economic Opportunities are all long term objectives. Creating a suitable living environment relates to activities that are designed to benefit the community, families or individuals by addressing issues in their living environment. Providing decent housing covers the wide range of housing activities whose purpose is to meet individual, family or community needs. Creating economic opportunities applies to activities related to economic development, commercial revitalization or job creation.

Outcomes are the second part of each objective and are closely related to the objective. The program outcome helps further refine the Plan's objective and is designed to capture the nature of the change or the expected result of the objective that the community seeks to achieve.

These objectives will on the most part be accomplished through ongoing programs and activities the City provides its citizenry, programs provided by the many human service agencies (non-profits) serving the community and only in a small way will be funded through the use of future CDBG funds. However the use of CDBG funds often helps to leverage other funding sources and plays a big role in providing need services and projects for Grand Junction low and moderate income residents.

All Consolidated Plan Objectives and outcomes will be monitored and reported to the US Department of Housing and Urban Development (HUD). These outcome performance based measurements promoting livable and viable communities are narrowed down to the following three outcomes:

- Availability/Accessibility – Applies to activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to low and moderate income people, including persons with disabilities.
- Affordability – Applies to activities that provide affordability in a variety of ways in the lives of low and moderate income people, including the creation or maintenance of affordable housing, basic infrastructure hook-ups, or services such as transportation or day care.
- Sustainability – Applies to activities that are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to persons of low and moderate income or by removing or eliminating slums or blighted areas.

Short term objectives are identified as only those activities that will be funded with CDBG funds. It is not known at this time what activities will be funded by CDBG for program years 2007 through 2010. Each one year annual action plan will address this in the future. For 2006, there is one project that will be CDBG funded that will help address the Objective of “Providing Decent Housing” and will be measured by the outcome of “Availability/Accessibility”. For further information on this activity please refer to the 2006 Program Year Action Plan.

I. OBJECTIVE: Suitable Living Environment

Need for Non-Housing Community Development Infrastructure

Priority Need Category: Provision of basic citizen services such as public works and utilities, police and fire protection, parks and recreation, general planning, code enforcement, historic preservation, etc.

LONG TERM OBJECTIVES:

Objective 1 Maintain, improve and develop City infrastructure and public facilities.

Objective 2 Maintain, improve and develop City parks and facilities.

Objective 3 Conduct planning studies such as Comprehensive Plans, Neighborhood Plans and small area plans, etc.

Objective 4 Provide code enforcement.

Objective 5 Assist with the preservation of the community’s historic sites and structures.

Need for Community Development Neighborhood Program

Priority Need Category: City Council’s 2002 Strategic Plan identifies “Vital Neighborhoods” as one of six Solutions.

LONG TERM OBJECTIVE:

Objective 1 Use of CDBG funds for neighborhood projects in Low and Moderate Income (LMI) qualified neighborhoods.

Needs of Special-Needs Populations and Other Human Service Needs

Priority Need Category: Other Special Needs

LONG TERM OBJECTIVES:

Objective 1 Support efforts to reduce the possibility of catastrophic expense.

Objective 2 Increase the number of group homes and facilities that can accommodate individuals with physical and cognitive disabilities.

Objective 3 Support programs helping the elderly, persons with HIV/Aids, the homeless and other special need populations.

Objective 4 Increase access to drug and/or alcohol treatment programs and resources for victims of domestic violence.

Priority Need Category: Youth

LONG TERM OBJECTIVES:

Objective 1 Promote and support healthy recreational activities and other youth programs.

Objective 2 Establish programs aimed at providing preventative measures for at risk youth.

Objective 3 Establish programs aimed at helping youth that are victims of "meth" households.

II. OBJECTIVE: Decent Affordable Housing

Need for Affordable Housing

Priority Need Category: Increase the Inventory of Affordable Housing Units

LONG TERM OBJECTIVES:

Objective 1 Increase the number of affordable rental housing units.

Objective 2 Increase the number and type of home ownership opportunities available to low- to moderate-income homebuyers.

Objective 3 Remove or reduce substandard housing units.

Objective 4 Preserve existing stock of affordable housing units.

Objective 5 Reduce the impact of barriers to affordable housing.

Objective 6 Establish programs that include the provision of security deposits, legal services and other advocate programs helping renters/owners obtain and maintain housing.

Priority Need Category: Lead Based Paint Hazards

LONG TERM OBJECTIVES:

Objective 1 Evaluate and reduce lead-based paint hazards.

Needs of the Homeless

Priority Need Category: Prevent and Reduce Homelessness, including Chronic homelessness

LONG TERM OBJECTIVES:

- Objective 1 Provide shelter for homeless adults.
- Objective 2 Provide shelter for homeless families.
- Objective 3 Increase the number of transitional housing units with support services for homeless individuals and families
- Objective 4 Improve homeless prevention activities.
- Objective 5 Provide permanent supportive housing opportunities

III. Creating Economic Opportunities

Priority Need Category: Childcare

LONG TERM OBJECTIVES:

- Objective 1 Increase the availability of affordable childcare for children of the working poor and people entering the workforce

Priority Need Category: Economic Development

LONG TERM OBJECTIVES:

- Objective 1 Support Prevention and Intervention Strategies and Activities.
- Objective 2 Support activities that foster increased household stability and/or increased household income.
- Objective 3 Increase access to employment
- Objective 4 Support efforts intended to expand and /or diversify the local business base and increased pay scales.
- Objective 5 Support efforts of job creation for low/moderate income residents

Following is a summary of the goals and objectives of just a few of the organizations that are involved in community development activities specified in the Community Development Needs Table:

Partners (Youth):

- Continue to contract with City and County to work Restitution crews
- Revitalize Fund Raiser Programs
- Continue to revamp PARTNERS programs and employment structure
- Expand computer system, website, and computer laboratory
- Continue working with the Meth Task Force to establish avenues for youth whose parents are users, preventing drug addition
- Continue underage drinking classes
- Expand PARTNERS coordination and involvement with School Dist. 51 to increase the number of high school graduates and decrease the number of 'dropouts'
- Expand educational courses and lean towards helping students graduate from high school.

Tree House (Youth):

- To open the Shelter.
- To expand our collaborations to keep programs open and available to all youth regardless of ability to pay, every day, nights weekends and holidays.

- To grow the Tree House organization to any area that supports projects for youth, in whatever capacity that may include.

Pro Bono Project (Legal):

- Increase number of legal clinics to help pro se litigants in divorce, APR
- Increase pool of mental health providers to act as CFI's by supplementing the amount paid by the State for indigent clients.
- Increase availability of pro bono attorneys by providing the resources needed to represent high conflict cases. Resources include costs of CFI's, custody evaluations, expert witness testimony, private investigators, and private process servers.
- Establish a program for professional parenting time supervisors to assist in high conflict parenting situations.

St. Mary's (Health)

- 2007 - 2009: complete the development of the Century Project addition in order to meet both current and future healthcare needs with facilities and technology that bring our patients and medical partners the best healing environment.
- Continue our long-standing tradition in providing Community Benefit to the Grand Junction area, particularly the poor, minorities and other underserved groups, to improve their health status and quality of life.

Antipoverty Strategy (91.215 (h))

1. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.
2. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.

3-5 Year Strategic Plan Antipoverty Strategy response:

While essentially every community is challenged to meet the essential needs of its low-income citizens, the growing disparity between wages and housing costs in Grand Junction is creating an increasing need for an effective multi-faceted community response. To help realize the potential of community resources, utilize those resources, and identify priorities, it is recommended that a grassroots effort to form an "Anti-Poverty Coalition" occur. This coalition should be made up of various Economic Partners and other stakeholders in the Grand Junction/Mesa County area. The Anti-Poverty Coalition should lead the charge in implementing this Anti-Poverty Strategy. Objective: Provide opportunities for all citizens to realize increased stability and increased household income.

Strategies:

A. Collect data regarding poverty levels and local demographics to better identify the problem and monitor trends. Data will be collected continually over time and tracked for progress or other trends. Data from many sources will be used 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. Focus on a continuum of prevention and intervention strategies/activities by age group to prevent/deter persons from entering poverty situations. Groups include those under age 20, young families, families experiencing poverty, the elderly, disabled, and single head of households, etc.

1) Form an Anti-Poverty Coalition.

- Economic Development Partners and other stakeholders will be invited to the table to form an Anti-Poverty Coalition that will be responsible for implementing the Community's Anti-Poverty Strategy.
- Look for models from other communities to find solutions and accomplish anti-poverty work.

2) Support efforts of existing partnerships (Meth Task Force, Benevolent Community partnership, Grand Valley Housing Partnership, Grand Valley Coalition for the Homeless, etc.) and develop new partnerships.

3) Develop work ethic programs.

- Partner with School District 51 to establish basic requirements for high school graduation that require some form of work.
- Deduce high drop-out rates in high school. No diploma equals poverty in today's world.

4) Develop programs to help people be better prepared for retirement (i.e establish income sources in addition to Social Security benefits).

C. Encourage efforts to raise earned income levels:

1) Increase employability of the workforce including recipients of public benefits.

- The Mesa County Workforce Center engages recipients of public benefits in employment training programs, linking them with potential employers, and supporting their movement into the workforce.
- Support Partners Youth Conservation Corps (PYCC) which targets troubled youth, and has a structured training and employment program.
- Support other programs that are implementing the Workforce Investment Act.
- Develop a pipeline to work model that will link people to potential employers.
- Work with employers on providing job training and advancement opportunities.
- Focus on entry level job training for people who lack entry-level job skills and can't yet obtain or be successful in an entry-level job.

2) Support efforts to maintain a strong diversified economic base.

D. Encourage increased access to employment.

1) Public Transportation

- Establish Grand Valley Transit (GVT) routes 7 days a week.
- Extend the hours each day of GVT to provide flexibility for service industry workers and shift workers.
- Increase frequency and total number of GVT routes

Address Childcare Needs:

- Childcare during non traditional hours is costly and less available.
- Childcare centers charge according to a five day contract even if less services are used.
- Infant care requires more staff, causing it to be more costly.
- Children with behavioral problems require more staff.

Objectives:

- Provide affordable childcare for low income workers.
- Provide childcare to children of parents that work evenings and weekends.
- Provide childcare for special needs children.

E. Foster increased household stability

1) Support existing and promote new educational programs (Life Skills)

Such programs included classes in home purchase and maintenance, parenting, family planning, and vocational training which are among the many current programs addressing this need.

- Support existing and promote new educational programs (Skill Development)
- Offer classes in money management, literacy, healthy recreational activities, tenant responsibilities in rental housing, and energy efficiency programs, etc.

2) Maintain and expand existing drug and alcohol rehabilitation services.

3) Maintain and expand existing services to people with special needs.

F. Support efforts to reduce the possibility of catastrophic expense

1) Provide essential healthcare to the uninsured.

- Continue support of existing programs (i.e. Marillac Clinic, St Mary's Medicine Center, etc.)

2) Support and maintain efforts to reduce and control energy costs for low income persons energy cost programs (i.e LEAP, etc.).

G. Focus affordable housing development near centers of high employment such as downtown, Mesa Mall, North Avenue, Horizon Drive etc.

Low Income Housing Tax Credit (LIHTC) Coordination (91.315 (k))

1. (States only) Describe the strategy to coordinate the Low-income Housing Tax Credit (LIHTC) with the development of housing that is affordable to low- and

moderate-income families.

3-5 Year Strategic Plan LIHTC Coordination response:
Not Applicable to the City of Grand Junction

NON-HOMELESS SPECIAL NEEDS

Specific Special Needs Objectives (91.215)

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Non-homeless Special Needs Analysis response:

1. Following is a list of leading organizations in the community who serve non-homeless special needs populations and the priorities and specific objectives they hope to achieve over the next five years:

Colorado West Mental Health (CWMH):

CWMH, Mesa County Department of Human Services, Adult Protective Services Division, St. Mary's Hospital, and various nursing home medical directors have identified the need for a long term residential behavioral unit for adults in the community. Currently, these individuals most often are required to relocate to the Front Range to find the type of residential program that meets their needs. This often necessitates the individual leaving their family support system here in the Grand Valley. Most of these individuals are psychiatrically challenged as well as having co-morbid medical conditions.

CW plans on working with the organizations listed above to support an adult residential behavioral unit in Grand Junction.

Hilltop:

- Improve quality of life and facilities for brain-injured clients
- Work with other community providers to maximize limited resources
- Continue meeting the needs of low-income housing with the Bass apartments
- Remain committed to senior services – allow individuals to stay at home longer
- Provide adolescent programs with seamless services and care
- Meet the need with programs in the Montrose and Delta regions

Center for Independence (CI):

Outreach

- Establish offices (part-time to full time) in Delta/Montrose and Glenwood Springs to provide direct services to consumers in the southern and eastern areas of our catchment.
- Have a viable interactive web site for consumers to use to access the Center's staff.

- Send a quarterly newsletter out to consumers and supporters with information, activities, headlines and program information.
- Have CFI staff and Board members involved with other non-profit service providers to develop collaborative communication for mutual gain.
- Develop conservators for at-risk adults through our rep-payee program.

Program Development

- Grow our deaf services program to meet the needs of our deaf consumers, their families, the other human service providers.
- Provide consulting services to developers, businessmen and community leaders on handicapped access, ADA compliance, home modification, alternative format communication (Braille and TTY), and
- Develop a group of parent advocates to assist other parents of children with disabilities with accessing services through the School District, the Early Childhood Connections, the Dept of Human Services, and the medical system.
- Provide disability specific supports and information.
- Have state-of-the-art demonstration products that show the latest Assistive Technology for work and home life.
- Conduct more public forums for the needs and issues of the disabled to be brought to the attention of the planners and political leaders.
- Develop a housing task force to address the lack of universal design in new developments in Grand Junction. This would have the effect of increasing the capacity of our community to absorb people transiting out of nursing homes and assisted living to independent living.

Organizational Growth

- Reduce the percentage of funding from state and federal grants. Diversify with local government and community support, trust and endowments, and special events.
- Secure a permanent CFI building location.
- Increase direct service staff to provide more one-to-one services.
- Invest in staff through training, education grants and upward mobility

Mesa Developmental Services (MDS):

- Create a comprehensive structure of employment that creates a willingness to join the organization and stay, and promotion opportunities.
- Move our subcontracting service agencies to standards in line with ours.
- Begin transitioning programs to meet the service/health care needs of the clients of the future – more elderly clients with different needs, more severely disabled individuals, offenders, children, autism, family members as paid providers, etc.
- Find diversified sources of income

2. Determining the allocation of resources that are expected to be available will be done based on the following:

The proposed project meets national and local objectives and is an eligible project;

Ability of the applicant to complete the project;

Agency capacity: performance history, experience, financial stability, etc.

Proposed project meets Consolidated Plan goals;

Amount requested;

Request matches agency need;

Funding availability

Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA)

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (formerly Table 1B) of their Consolidated Plan to help identify these needs.

*Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.

2. Identify the priority housing and supportive service needs of persons who are not homeless but require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.
3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.
5. To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.
6. If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.

3-5 Year Non-homeless Special Needs Analysis response:

1. Several organizations provide non-homeless special needs services in the community. Following is an estimate of special needs subpopulations served within the community:

Mesa Developmental Services (MDS)

MDS serves approximately 400 adults that require housing or supportive services.

Hilltop

Hilltop serves the following persons in various subpopulations that are not homeless, but may require housing or supportive services: 500 elderly, 2,000 frail elderly, and 1,500 persons with disabilities.

Colorado West

Colorado West serves an average daily census between 20 and 24, with an average of over 200 patients per month.

2. Priority housing and supportive service needs of persons who are not homeless but require supportive housing include:

Mesa Developmental Services (MDS)

- Low cost housing
- Handicap accessible housing
- Housing close to services, such as grocery store, public transportation, medical services
- Assistance with: budgeting, meal planning, shopping, medications, etc.

Hilltop

The priority of housing and supportive services needs of persons who are not homeless but require supportive housing by Hilltop are as follows:

1. Frail Elderly
2. Elderly
3. Persons with disabilities (mental, physical, developmental, HIV)
4. Alcohol or drug addiction

Colorado West Mental Health:

A committee comprised of Colorado West, Mesa County Department of Human Services, St. Mary's Hospital, and various nursing home directors identified the need for a long-term residential behavioral unit for psychiatrically challenged adults (many with medical conditions as well) and in the community. Currently, these individuals most often are required to move to the Front Range to find the type of residential program that meets their needs. This often requires the individual to leave their family support system in the community.

Colorado West serves those with drug and alcohol addiction and those with mental illnesses/disabilities. Of these persons served, priority is given to those who may be in immediate danger of injuring themselves or others.

3. MDS gives a high priority to high functioning individuals who need minimal services. These individuals are in danger of losing their funding from proposed changes in Medicaid that would cause them to lose what minimal services they have.

Hilltop

Hilltop prioritized their housing and supportive services by evaluating the ongoing demand of current programs and services. Currently, Hilltop has 225+ beds for the frail elderly and 225+ beds for the elderly who don't require as much assistance. These specific spots are constantly in demand and have active waiting lists. The traumatically brain-injured adults' program (Life Adjustment Program) and mental health program for youth (in partnership with Colorado West Mental Health) have 100 beds each and also are at capacity.

4. Limited funding is always an obstacle to meeting underserved needs.

Hilltop

The most highly identified unmet need by Hilltop is the growing senior population. A lack of resources required to serve the increased elderly population as well as their immediate and ongoing needs is an identified obstacle to meeting underserved needs.

Hilltop identifies the growing senior population to have the highest level of unmet needs. The biggest obstacle to meeting the needs of seniors is a lack of funding to continue building capacity in order to meet current and future needs.

5. MDS has 12 group homes, subcontracts for about 75 host homes, and provides support services for approximately another 150 people who live semi-independently and/or with family.

Hilltop

The following are facilities, services, and programs that assist persons who are not homeless but require supportive housing and/or supportive housing after returning from a mental or physical health institution:

- Life Adjustment Program – offers residential and adult-day services to traumatically brain-injured adults and those with related disorders.
- The Commons and Fountains Assisted Living Communities – Premier assisted living communities providing 24-hour access to staff, personal care, utilities paid, restaurant dining, activities and amenities.
- Temporary Assisted Living at the Commons– Perfect for anyone who needs extra assistance after a hospital visit or during an illness.
- The Cottages of Hilltop – provide independent, retirement living for active seniors.
- Residential Youth Services – Provides a 24-hour structured, supervised, residential setting for young people ages 12 – 18 who have demonstrated significant mental health needs and cannot be maintained in a less-restrictive setting.
- Latimer House – Provides a safehouse to victims of domestic violence.
- Bass Apartments – Transitional housing for victims of domestic violence and families in crisis. Many of these families are not homeless, but are on the verge of homelessness.

Colorado West Mental Health

Colorado West has a bed capacity of 46 to serve 16 children, 16 adults, and 14 available beds for triage with the following programs to serve the needs of their recipients:

- Assessment
- 24-Hour Observation
- Detox
- Adult Inpatient Services
- Child/Adolescent Inpatient Services

6. Grand Junction does not receive HOME funds

Housing Opportunities for People with AIDS (HOPWA)

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. The Plan includes a description of the activities to be undertaken with its HOPWA Program funds to address priority unmet housing needs for the eligible population.

Activities will assist persons who are not homeless but require supportive housing, such as efforts to prevent low-income individuals and families from becoming homeless and may address the housing needs of persons who are homeless in order to help homeless persons make the transition to permanent housing and independent living. The plan would identify any obstacles to meeting underserved needs and summarize the priorities and specific objectives, describing how funds made available will be used to address identified needs.

2. The Plan must establish annual HOPWA output goals for the planned number of households to be assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. The plan can also describe the special features or needs being addressed, such as support for persons who are homeless or chronically homeless. These outputs are to be used in connection with an assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
3. For housing facility projects being developed, a target date for the completion of each development activity must be included and information on the continued use of these units for the eligible population based on their stewardship requirements (e.g. within the ten-year use periods for projects involving acquisition, new construction or substantial rehabilitation).
4. The Plan includes an explanation of how the funds will be allocated including a description of the geographic area in which assistance will be directed and the rationale for these geographic allocations and priorities. Include the name of each project sponsor, the zip code for the primary area(s) of planned activities, amounts committed to that sponsor, and whether the sponsor is a faith-based and/or grassroots organization.
5. The Plan describes the role of the lead jurisdiction in the eligible metropolitan statistical area (EMSA), involving (a) consultation to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families living throughout the EMSA with the other jurisdictions within the EMSA; (b) the standards and procedures to be used to monitor HOPWA Program activities in order to ensure compliance by project sponsors of the requirements of the program.
6. The Plan includes the certifications relevant to the HOPWA Program.

3-5 Year Strategic Plan HOPWA response:

The City of Grand Junction does not receive HOPWA funding. The Western Colorado AIDS Program (WestCAP) a nonprofit agency located in Grand Junction, receives pass through HOPWA funding from DenverCAP located in Denver. WestCAP serves persons with HIV/AIDS and their families across Western Colorado, including Grand Junction. All reporting of WestCAP HOPWA funding and activities is done through DenverCAP.

Specific HOPWA Objectives

1. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Specific HOPWA Objectives response:

See above

OTHER NARRATIVE

Include any Strategic Plan information that was not covered by a narrative in any other section.

Attachments

Glossary of Terms

Housing Market Analysis

Table 1A – Homeless & Special Needs Populations

Housing Needs Table

Continuum of Care Homeless Population and Subpopulations Chart

Housing and Community Development Activities

Low to Moderate Income Map

Glossary of Terms Defined by HUD

The terms ***Elderly person*** and ***HUD*** are defined in 24 CFR part 5, ***Urban county*** in 24 570.3.

Certification. A written assertion, based on supporting evidence, that must be kept available for inspection by HUD, by the Inspector General of HUD, and by the public. The assertion shall be deemed to be accurate unless HUD determines otherwise, after inspecting the evidence and providing due notice and opportunity for comment.

Consolidated plan (or "the plan"). The document that is submitted to HUD that serves as the planning document (comprehensive housing affordability strategy and community development plan) of the jurisdiction and an application for funding under any of the Community Planning and Development formula grant programs (CDBG, ESG, HOME, or HOPWA), which is prepared in accordance with the process prescribed in this part.

Consortium. An organization of geographically contiguous units of general local government that are acting as a single unit of general local government for purposes of the HOME program (see 24 CFR part 92).

Cost burden. The extent to which gross housing costs, including utility costs, exceed 30 percent of gross income, based on data available from the U.S. Census Bureau.

Emergency shelter. Any facility with overnight sleeping accommodations, the primary purpose of which is to provide temporary shelter for the homeless in general or for specific populations of the homeless.

Extremely low-income family. Family whose income is between 0 and 30 percent of the median income for the area, as determined by HUD with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 30 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.

Homeless family with children. A family composed of the following types of homeless persons: at least one parent or guardian and one child under the age of 18; a pregnant woman; or a person in the process of securing legal custody of a person under the age of 18.

Homeless person. A youth (17 years or younger) not accompanied by an adult (18 years or older) or an adult without children, who is homeless (not imprisoned or otherwise detained pursuant to an Act of Congress or a State law), including the following:

- (1) An individual who lacks a fixed, regular, and adequate nighttime residence; and
- (2) An individual who has a primary nighttime residence that is:
 - (i) A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);

(ii) An institution that provides a temporary residence for individuals intended to be institutionalized; or

(iii) A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

Homeless subpopulations. Include but are not limited to the following categories of homeless persons: severely mentally ill only, alcohol / drug addicted only, severely mentally ill and alcohol / drug addicted, fleeing domestic violence, youth, and persons with HIV / AIDS.

Jurisdiction. A State or unit of general local government.

Large family. Family of five or more persons.

Lead-based paint hazards means lead-based paint hazards as defined in part 35, subpart B of this title.

Low-income families. Low-income families whose incomes do not exceed 50 percent of the median family income for the area, as determined by HUD with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 50 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.

Middle-income family. Family whose income is between 80 percent and 95 percent of the median income for the area, as determined by HUD, with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 95 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes. (This corresponds to the term "moderate income family" under the CHAS statute, 42 U.S.C. 12705.)

Moderate-income family. Family whose income does not exceed 80 percent of the median income for the area, as determined by HUD with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 80 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.

Overcrowding. For purposes of describing relative housing needs, a housing unit containing more than one person per room, as defined by the U.S. Census Bureau, for which data are made available by the Census Bureau. (See 24 CFR 791.402(b).)

Person with a disability. A person who is determined to:

(1) Have a physical, mental or emotional impairment that:

(i) Is expected to be of long-continued and indefinite duration;

(ii) Substantially impedes his or her ability to live independently; and

(iii) Is of such a nature that the ability could be improved by more suitable

housing conditions; or

(2) Have a developmental disability, as defined in section 102(7) of the Developmental Disabilities Assistance and Bill of Rights Act (42 U.S.C. 6001-6007); or

(3) Be the surviving member or members of any family that had been living in an assisted unit with the deceased member of the family who had a disability at the time of his or her death.

Poverty level family. Family with an income below the poverty line, as defined by the Office of Management and Budget and revised annually.

Severe cost burden. The extent to which gross housing costs, including utility costs, exceed 50 percent of gross income, based on data available from the U.S. Census Bureau.

State. Any State of the United States and the Commonwealth of Puerto Rico.

Transitional housing. A project that is designed to provide housing and appropriate supportive services to homeless persons to facilitate movement to independent living within 24 months, or a longer period approved by HUD. For purposes of the HOME program, there is no HUD- approved time period for moving to independent living.

Unit of general local government. A city, town, township, county, parish, village, or other general purpose political subdivision of a State; an urban county; and a consortium of such political subdivisions recognized by HUD in accordance with the HOME program (24 CFR part 92) or the CDBG program (24 CFR part 570).

GRAND JUNCTION

Housing Market Analysis

Complete cells in blue.

Housing Stock Inventory	Vacancy Rate	0 & 1 Bedroom	2 Bedrooms	3+ Bedroom	Total
Affordability Mismatch					
Occupied Units: Renter		397	541	224	1162
Occupied Units: Owner					0
Vacant Units: For Rent	3%	12	17	7	36
Vacant Units: For Sale	#DIV/0!				0
Total Units Occupied & Vacant		409	558	231	1198
Rents: Applicable FMRs (in \$s)		485	582	847	
Rent Affordable at 30% of 50% of MFI (in \$s)		283	364	404	
Public Housing Units					
Occupied Units			12	17	29
Vacant Units				1	1
Total Units Occupied & Vacant		0	12	18	30
Rehabilitation Needs (in \$s)					0

		Estimated Need	Current Inventory	Unmet Need / Gap	Relative Priority
--	--	----------------	-------------------	------------------	-------------------

Individuals

Example	Emergency Shelter	115	89	26	M
Beds / Units	Emergency Shelter	200	135	65	H
	Transitional Housing	70	54	16	H
	Permanent Housing	100	45	55	H
	Total	370	157	213	
Estimated Supportive Services Slots	Job Training	125	36	89	M
	Case Management	150	64	86	H
	Substance Abuse Treatment	100	36	64	H
	Mental Health Care	50	5	45	M
	Housing Placement	75	58	17	M
	Life Skills Training	75	50	25	M
	Other – Day Center/Soup Kitchen	200	200	0	L
Estimated Sub-populations	Other – Transportation	75	50	25	L
	Chronic Substance Abusers	150	95	55	H
	Seriously Mentally Ill	100	12	88	H
	Dually – Diagnosed	75	15	60	M
	Veterans	125	53	72	L
	Persons with HIV/AIDS	30	6	24	L
	Victims of Domestic Violence	50	15	35	M
Youth	45	8	37	H	
Other –single w disabilities	25	10	15	M	

Persons in Families with Children

Example	Emergency Shelter	115	89	26	M
Beds / Units	Emergency Shelter	90	40	50	H
	Transitional Housing	100	67	33	H
	Permanent Housing	300	150	150	H
	Total	450	257	193	H
Estimated Supportive Services Slots	Job Training	75	75	0	L
	Case Management	150	127	23	M
	Child Care	80	80	0	L
	Substance Abuse Treatment	25	2	23	M
	Mental Health Care	20	2	18	M
	Housing Placement	350	215	135	H
	Life Skills Training	75	22	53	M
Estimated Sub-populations	Other – Transportation	100	17	83	M
	Chronic Substance Abusers	60	5	55	H
	Seriously Mentally Ill	15	0	15	L
	Dually – Diagnosed	10	0	10	L
	Veterans	5	0	5	L
	Persons with HIV/AIDS	4	0	4	L
	Victims of Domestic Violence	50	30	20	M
Other-families w/persons w/disabil	50	25	25	m	

Housing Needs Table		Grantee:		3-5 Year Quantities													Priority Need?	Plan Is Fund?	Fund Source	Households with a Disabled Member		Disproportionate Racial/Ethnic Need?	# of Households in Lead-Hazard Housing	Total Lead Home HV/ADs Population 0
		Current % of Households	Current Number of Households	Year 1		Year 2		Year 3		Year 4*		Year 5*		Multi-Year		% of Goal				% HSHLD	# HSHLD			
		Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual									
Household Income <=30% MFI	Elderly	NUMBER OF HOUSEHOLDS	100%	445														100%	505					
		Any housing problems	62.2	277	5											0	###	51.7	261					
		Cost Burden > 30%	62.2	277												0	###							
		Cost Burden >50%	38.0	169												0	###							
	Small Pooled	NUMBER OF HOUSEHOLDS	100%	402																		Hispanic		
		With Any Housing Problems	75.6	304	5											0	###							
		Cost Burden > 30%	75.6	304												0	###							
		Cost Burden >50%	57.7	232												0	###							
	Large Pooled	NUMBER OF HOUSEHOLDS	100%	42																		Hispanic		
		With Any Housing Problems	90.5	38	5											0	###							
		Cost Burden > 30%	90.5	38												0	###							
		Cost Burden >50%	90.5	38												0	###							
All other household	NUMBER OF HOUSEHOLDS	100%	758																					
	With Any Housing Problems	77.0	584												0	###								
	Cost Burden > 30%	77.0	584												0	###								
	Cost Burden >50%	66.2	502												0	###								
Household Income > 30 to <=50% MFI	Elderly	NUMBER OF HOUSEHOLDS	100%	345																				
		With Any Housing Problems	55.1	190											0	###								
		Cost Burden > 30%	55.1	190											0	###								
		Cost Burden >50%	28.1	97											0	###								
	Small Pooled	NUMBER OF HOUSEHOLDS	100%	133																				
		With Any Housing Problems	80.5	107												0	###							
		Cost Burden > 30%	77.4	103												0	###							
		Cost Burden >50%	68.4	91												0	###							
	Large Pooled	NUMBER OF HOUSEHOLDS	100%	12																				
		With Any Housing Problems	100.0	12												0	###							
		Cost Burden > 30%	100.0	12												0	###							
		Cost Burden >50%	66.7	8												0	###							
All other household	NUMBER OF HOUSEHOLDS	100%	191																					
	With Any Housing Problems	67.5	129												0	###								
	Cost Burden > 30%	67.5	129												0	###								
	Cost Burden >50%	63.4	121												0	###								
Household Income > 30 to <=50% MFI	Elderly	NUMBER OF HOUSEHOLDS	100%	374													100%							
		With Any Housing Problems	45.7	171	10										0	###		0						
		Cost Burden > 30%	45.7	171											0	###								
		Cost Burden >50%	17.4	65											0	###								
	Small Pooled	NUMBER OF HOUSEHOLDS	100%	302																		Hispanic		
		With Any Housing Problems	63.2	191	20										0	###								
		Cost Burden > 30%	61.9	187											0	###								
		Cost Burden >50%	16.9	51											0	###								
	Large Pooled	NUMBER OF HOUSEHOLDS	100%	74																		Hispanic		
		With Any Housing Problems	100.0	74	5										0	###								
		Cost Burden > 30%	47.3	35											0	###								
		Cost Burden >50%	0.0	0											0	###								
All other household	NUMBER OF HOUSEHOLDS	100%	568																					
	With Any Housing Problems	79.9	454											0	###									
	Cost Burden > 30%	79.9	454											0	###									
	Cost Burden >50%	25.0	142											0	###									
Elderly	NUMBER OF HOUSEHOLDS	100%	630																					
	With Any Housing Problems	33.7	212											0	###									
	Cost Burden > 30%	33.7	212											0	###									
	Cost Burden >50%	16.5	104											0	###									
Small Pooled	NUMBER OF HOUSEHOLDS	100%	233																		Hispanic			
	With Any Housing Problems	77.7	181											0	###									
	Cost Burden > 30%	77.7	181											0	###									
	Cost Burden >50%	39.9	93											0	###									
Large Pooled	NUMBER OF HOUSEHOLDS	100%	23																		Hispanic			
	With Any Housing Problems	100.0	23											0	###									
	Cost Burden > 30%	100.0	23											0	###									
	Cost Burden >50%	82.6	19											0	###									
All other household	NUMBER OF HOUSEHOLDS	100%	121																					
	With Any Housing Problems	70.2	85											0	###									
	Cost Burden > 30%	70.2	85											0	###									
	Cost Burden >50%	35.5	43											0	###									

Household Income > 50 to <= 80% MFI																			
		100%												100%					
Renter	Elderly	NUMBER OF HOUSEHOLDS	100%	283															
		With Any Housing Problems	51.2	145															0
		Cost Burden > 30%	51.2	145															0
		Cost Burden >50%	17.0	48															0
	Small Related	NUMBER OF HOUSEHOLDS	100%	612															
		With Any Housing Problems	32.8	201															
		Cost Burden > 30%	27.3	167															
		Cost Burden >50%	2.3	14															
	Large Related	NUMBER OF HOUSEHOLDS	100%	91															
		With Any Housing Problems	73.6	67															
		Cost Burden > 30%	20.9	19															
		Cost Burden >50%	0.0	0															
All other/household	NUMBER OF HOUSEHOLDS	100%	658																
	With Any Housing Problems	35.1	231																
	Cost Burden > 30%	34.5	227																
	Cost Burden >50%	0.6	4																
Owner	Elderly	NUMBER OF HOUSEHOLDS	100%	764															
		With Any Housing Problems	18.3	140															
		Cost Burden > 30%	17.3	132															
		Cost Burden >50%	4.2	32															
	Small Related	NUMBER OF HOUSEHOLDS	100%	517															
		With Any Housing Problems	48.2	249															
		Cost Burden > 30%	47.4	245															
		Cost Burden >50%	13.2	68															
	Large Related	NUMBER OF HOUSEHOLDS	100%	142															
		With Any Housing Problems	59.9	85															
		Cost Burden > 30%	42.3	60															
		Cost Burden >50%	12.7	18															
All other/household	NUMBER OF HOUSEHOLDS	100%	321																
	With Any Housing Problems	50.8	163																
	Cost Burden > 30%	49.5	159																
	Cost Burden >50%	12.5	40																
Total Any Housing Problem					50	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total 215 Renter																		0	
Total 215 Owner																		0	
Total 215					0	0	0	0	0	0	0	0	0	0	0	0	0	0	
												Total Disabled		261					
												Tot. Elderly		1135					
												Total Lead Hazard		0					
												Tot. Sm. Related		2969					
												Total Renters		6608					
												Tot. Lg. Related		569					
												Total Owners		3842					

Continuum of Care Homeless Population and Subpopulations Chart

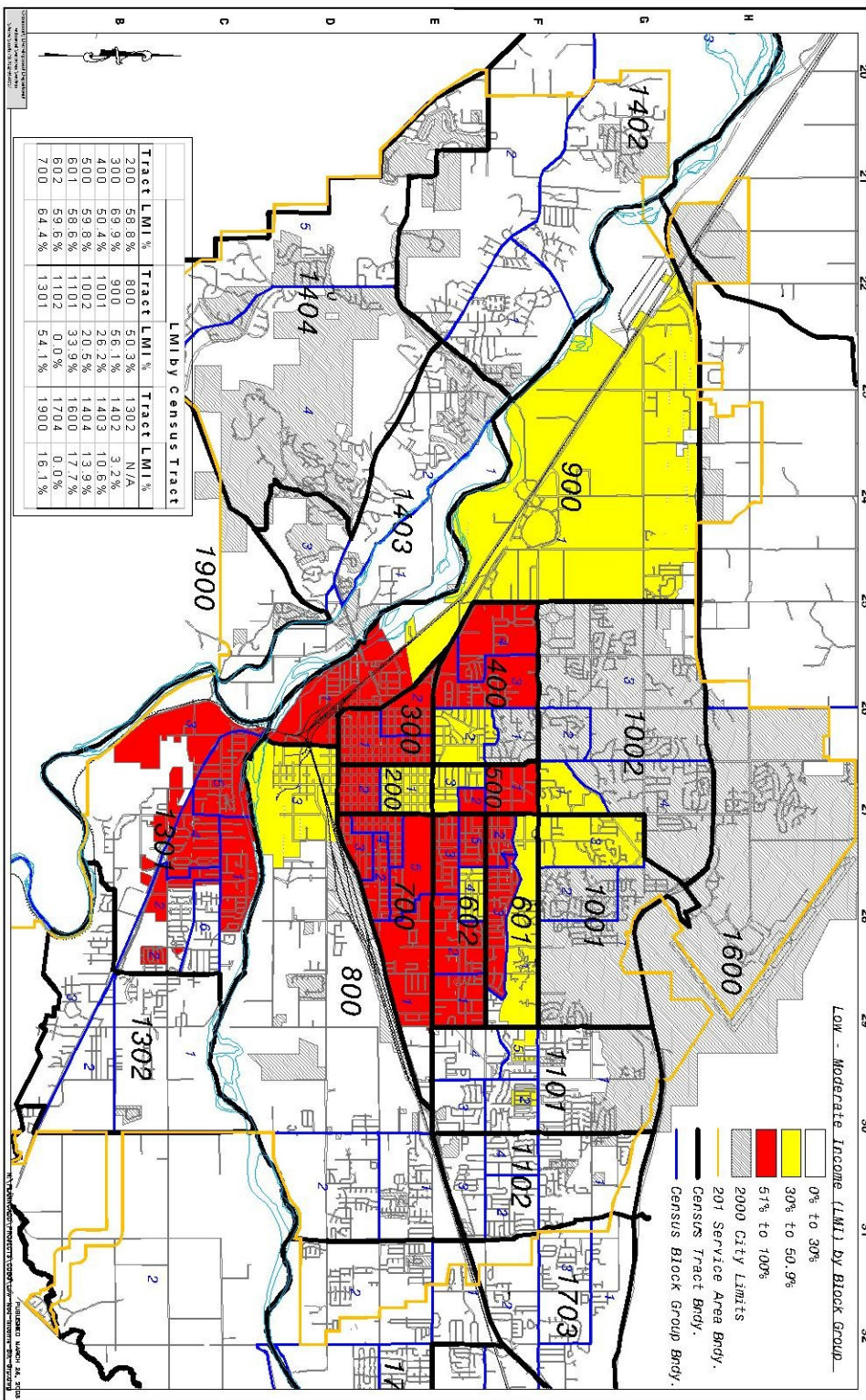
Part 1: Homeless Population		Sheltered		Un-sheltered	Total	GRAND JUNCTION																
		Emergency	Transitional			Data Quality																
1.	Homeless Individuals	135	54	213	402	(E) estimates <input type="button" value="v"/>																
2.	Homeless Families with Children	95	67	193	355																	
	2a. Persons in Homeless with Children Families	118	197	567	882																	
Total (lines 1 + 2a)		253	251	780	1284																	
Part 2: Homeless Subpopulations		Sheltered		Un-sheltered	Total	Data Quality																
						(E) estimates <input type="button" value="v"/>																
1.	Chronically Homeless	115		300	415																	
2.	Severely Mentally Ill	12		103	115																	
3.	Chronic Substance Abuse	100		110	210																	
4.	Veterans	53		77	130																	
5.	Persons with HIV/AIDS	6		28	34																	
6.	Victims of Domestic Violence	45		55	100																	
7.	Youth (Under 18 years of age)	8		37	45																	
Part 3: Homeless Needs Table: Individuals		Needs	Currently Available	Gap	5-Year Quantities										Total			Priority L,M,L	Plan to Fund? Y,N	Fund Source: CDBG, HOME, HFVA, ESG or Other		
					Year 1		Year 2		Year 3		Year 4		Year 5		Goal	Actual	% of Goal					
Beds	Emergency Shelters	200	135	65	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	M	N	Other
	Transitional Housing	70	54	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	L	N	Other
	Permanent Supportive Housing	100	45	55	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	H	Y	Other
	Total	370	234	136	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0%			
Chronically Homeless		370	115											20	0	0%	L	N				
Part 4: Homeless Needs Table: Families		Needs	Currently Available	Gap	5-Year Quantities										Total			Priority L,M,L	Plan to Fund? Y,N	Fund Source: CDBG, HOME, HFVA, ESG or Other		
					Year 1		Year 2		Year 3		Year 4		Year 5		Goal	Actual	% of Goal					
Beds	Emergency Shelters	50	40	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	H	Y	
	Transitional Housing	100	67	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	M	Y	
	Permanent Supportive Housing	300	150	150	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	M	N	
	Total	450	257	193	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%			

GRAND JUNCTION

Only complete blue sections.

Housing and Community Development Activities		Needs	Current	Gap	5-Year Quantities										Cumulative	% Of Goal	Funding/Need H.W.L.	Dollar to Address	Funding Fund? Y/N	Fund Source
					Year 1		Year 2		Year 3		Year 4		Year 5							
					Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual						
01	Acquisition of Real Property 570.201(a)	0	0	0											0	0	###			
02	Disposition 570.201(b)	0	0	0											0	0	###			
Public Facilities and Improvements	03 Public Facilities and Improvements (General) 570.201(c)	0	0	0											0	0	###			
	03A Senior Centers 570.201(c)	0	0	0											0	0	###			
	03B Handicapped Centers 570.201(c)	0	0	0											0	0	###			
	03C Homeless Facilities (not operating costs) 570.201(c)	0	0	0											0	0	###			
	03D Youth Centers 570.201(c)	0	0	0											0	0	###			
	03E Neighborhood Facilities 570.201(c)	0	0	0											0	0	###			
	03F Parks, Recreational Facilities 570.201(c)	0	0	0											0	0	###			
	03G Parking Facilities 570.201(c)	0	0	0											0	0	###			
	03H Solid Waste Disposal Improvements 570.201(c)	0	0	0											0	0	###			
	03I Flood Drain Improvements 570.201(c)	0	0	0											0	0	###			
	03J Water/Sewer Improvements 570.201(c)	0	0	0											0	0	###			
	03K Street Improvements 570.201(c)	0	0	0											0	0	###			
	03L Sidewalks 570.201(c)	0	0	0											0	0	###			
	03M Child Care Centers 570.201(c)	0	0	0											0	0	###			
	03N Tree Planting 570.201(c)	0	0	0											0	0	###			
	03O Fire Stations/Equipment 570.201(c)	0	0	0											0	0	###			
	03P Health Facilities 570.201(c)	0	0	0											0	0	###			
03Q Abused and Neglected Children Facilities 570.201(c)	0	0	0											0	0	###				
03R Asbestos Removal 570.201(c)	0	0	0											0	0	###				
03S Facilities for AIDS Patients (not operating costs) 570.201(c)	0	0	0											0	0	###				
03T Operating Costs of Homeless/AIDS Patients Programs	0	0	0											0	0	###				
04	Clearance and Demolition 570.201(d)	0	0	0											0	0	###			
04A	Clean-up of Contaminated Sites 570.201(d)	0	0	0											0	0	###			
Public Services	05 Public Services (General) 570.201(e)	0	0	0											0	0	###			
	05A Senior Services 570.201(e)	0	0	0											0	0	###			
	05B Handicapped Services 570.201(e)	0	0	0											0	0	###			
	05C Legal Services 570.201(e)	0	0	0											0	0	###			
	05D Youth Services 570.201(e)	0	0	0											0	0	###			
	05E Transportation Services 570.201(e)	0	0	0											0	0	###			
	05F Substance Abuse Services 570.201(e)	0	0	0											0	0	###			
	05G Battered and Abused Spouses 570.201(e)	0	0	0											0	0	###			
	05H Employment Training 570.201(e)	0	0	0											0	0	###			
	05I Crime Awareness 570.201(e)	0	0	0											0	0	###			
	05J Fair Housing Activities (if CDBG, then subject to 570.201(e))	0	0	0											0	0	###			
	05K Tenant/Landlord Counseling 570.201(e)	0	0	0											0	0	###			
	05L Child Care Services 570.201(e)	1000	100	900											0	0	###			
	05M Health Services 570.201(e)	0	0	0											0	0	###			
	05N Abused and Neglected Children 570.201(e)	0	0	0											0	0	###			
	05O Mental Health Services 570.201(e)	0	0	0											0	0	###			
	05P Screening for Lead-Based Paint/Lead Hazards/Poison 570.201(e)	0	0	0											0	0	###			
05Q Subsistence Payments 570.204	0	0	0											0	0	###				
05R Homeownership Assistance (not direct) 570.204	3200	1200	2000											0	0	###				
05S Rental Housing Subsidies (if HOME, not part of 5% 570.204	0	0	0											0	0	###				
05T Security Deposits (if HOME, not part of 5% Admin c	750	450	300											0	0	###				
06	Interim Assistance 570.201(f)	0	0	0											0	0	###			
07	Urban Renewal Completion 570.201(h)	0	0	0											0	0	###			
08	Relocation 570.201(i)	0	0	0											0	0	###			
09	Loss of Rental Income 570.201(j)	0	0	0											0	0	###			
10	Removal of Architectural Barriers 570.201(k)	0	0	0											0	0	###			
11	Privately Owned Utilities 570.201(l)	0	0	0											0	0	###			
12	Construction of Housing 570.201(m)	0	0	0											0	0	###			
13	Direct Homeownership Assistance 570.201(n)	0	0	0											0	0	###			
Public Services	14A Rehab, Single-Unit Residential 570.202	0	0	0											0	0	###			
	14B Rehab, Multi-Unit Residential 570.202	0	0	0											0	0	###			
	14C Public Housing Modernization 570.202	0	0	0											0	0	###			
	14D Rehab, Other Publicly-Owned Residential Buildings 570.202	0	0	0											0	0	###			
	14E Rehab, Publicly or Privately-Owned Commercial/Industrial 570.202	0	0	0											0	0	###			
	14F Energy Efficiency Improvements 570.202	0	0	0											0	0	###			
	14G Acquisition for Rehabilitation 570.202	0	0	0											0	0	###			
	14H Rehabilitation Administration 570.202	0	0	0											0	0	###			
14I Lead-Based/Lead Hazard Test/Abate 570.202	0	0	0											0	0	###				

CDBG Low to Moderate Income Map - Estimates for Grand Junction



LMI by Census Tract

Tract	LMI %	Tract	LMI %	Tract	LMI %
200	58.8%	800	50.3%	1302	N/A
300	69.9%	900	56.1%	1402	3.2%
400	50.4%	1001	26.2%	1403	10.6%
500	59.8%	1002	20.5%	1600	13.9%
601	58.5%	1101	33.9%	1604	17.7%
602	59.6%	1102	0.0%	1704	0.0%
700	64.4%	1301	54.1%	1900	16.1%

Low - Moderate Income (LMI) by Block Group

- 0% to 30%
- 30% to 50.9%
- 51% to 100%
- 100%+
- 2000 City Limits
- 201 Service Area Bndy.
- Census Tract Bndy.
- Census Block Group Bndy.

Map prepared by Grand Junction Economic Development Corporation, 2000. All rights reserved. Map data provided by the City of Grand Junction, 2000. All rights reserved. Map data provided by the City of Grand Junction, 2000. All rights reserved.

CDBG 2006 Program Year Action Plan



First Program Year Action Plan

The CPMP **Error! Reference source not found.** Annual Action Plan includes the [SF 424](#) and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

Narrative Responses

GENERAL

Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

Program Year 1 Action Plan Executive Summary:

The Community Development Department of the City of Grand Junction offers a special thanks to the following Consolidated Plan Advisory Committee members:

Jody Kole	Grand Junction Housing Authority
Lori Rosendahl	Grand Junction Housing Authority
Elizabeth Rowan	Housing Resources of Western Colorado
Sister Karen Bland	Grand Valley Catholic Outreach
Beverly Lampley	Grand Valley Catholic Outreach
Jo Rosenquist	Western Colorado Aids Program (WestCAP)
Cathy Haller	District 51 REACH Program
Teri Clements	Tree House
Ray Coca	PARTNERS
Mary Moore	Center for Independence
Marilee Wood	Mesa Developmental Services
Brian Barry	St. Mary's Hospital
Thea Chase	Business Incubator Center
Russ Schuckman	Marillac Clinic
Karen Brownlee	Mesa Youth
Julie Hinkson	United Way

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 Funds. Every five years the City prepares and adopts a new five-year consolidated plan. The 2006 Five-Year Consolidated Plan will be considered by the Grand Junction City Council for adoption on June 19, 2006. 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 March with an April deadline for each Program Year. Applications that are funded become a part of the respective program year action plans.

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 Mesa State College. It is the economic and service center for more than 300,000 people living in Western Colorado and Eastern Utah. The City's population has grown to over 50,000 (local estimate) people in 2006. The surrounding Grand Valley has about 120,000 residents, and Mesa County's population is approximately 130,000. (local estimates)

While the area's economy has demonstrated strong growth, housing market appreciation far exceeds wage increases. These trends are expected to continue for the foreseeable future, making the need for affordable housing one of many issues facing local government in Grand Junction.

Citizen Participation

The City adopted a Citizen Participation Plan in 1996 to describe citizen involvement in the Five-Year Consolidated Plan (Plan) and annual Program Year Action Plans process. The Community Development Department of the City of Grand Junction, as lead agency for the development of the Consolidated Plan and Program Year Action Plan, has invited human service agencies and citizen involvement in Plan creation. The findings and needs identified by those who serve and work with the very low- to moderate-income populations are the basis of the Plan's development. The City has met the requirements of the Citizens Participation Plan by publishing public notices and holding public meetings. The City solicited applications for 2006 funding available for the CDBG Program and received nine requests that totaled \$1,156,157, three times the amount of CDBG funds the City expects to receive from HUD.

Institutional Structure

Grand Junction will carry out its Consolidated Plan through a mixture 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.

Housing Needs

Population growth in Grand Junction has significantly exceeded growth in the number of affordable housing units. Waiting lists for the limited number of existing assisted housing units are up to 300 days. A Housing Needs Assessment of Mesa County, conducted in 2002 for the Colorado Blue Ribbon Panel on Housing, estimated a 2005 need of 1,670 rental housing units serving households earning less than 60% Median Income. Home ownership need is estimated to be 867 units.

According to the Mesa County Assessors Office, the cost of a single family home within the county has increased 14% from 2004 to 2005, to an estimated average sales price of \$210,000.

Homeless Needs

Homelessness presents a growing challenge to Grand Junction. The combination of low local wages 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 has not been a coordinated community effort to build local demographic statistics. Although it is very difficult to accurately determine the number of homeless, a point-in-time survey conducted in March 2001 indicates that there are approximately 500 homeless persons in Grand Junction. A new point-in-time survey is planned for August 28, 2006.

A series of planning sessions were conducted to identify needs and develop action plans and a Continuum of Care to address this challenge. The highest priority homeless needs identified through this process 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 a coalition of community homeless service providers, 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.

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.

Anti-Poverty Strategy

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 2006 Five-Year Consolidated Plan, describes 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.

Consolidated Plan

The 2006 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:

1. Create a Suitable Living Environment
2. Provide Decent Affordable Housing
3. Create Economic Opportunities

Summary of CDBG activities for Program Years 2001-2005:

2001 Program Year

- The Energy Office Affordable Housing Acquisition/ Preservation Project - Garden Village Apts. (91 units) permanent affordable rental housing. \$200,000
- Catholic Outreach Transitional Housing Services. \$10,000
- Habitat For Humanity Infrastructure for Camelot Gardens II Subdivision – Infrastructure construction. \$39,000
- Marillac Clinic – Dental Clinic Expansion/Relocation at 2333 North 6th Street. \$200,000
- Mesa Youth Services, Inc., Partners – Parking lot and landscaping construction for Partners Activity Center at 12th Street and Colorado Avenue. \$15,000
- Mesa Developmental Services – Barrier Free Lift System and an Arjo Tub at an Accessible Group Home at 1444 North 23rd Street. \$40,000

2002 Program Year

- Grand Valley Catholic Outreach – Equipment/Materials for Soup Kitchen relocation at 245 South First Street. \$50,000
- Western Region Alternative to Placement (WRAP) – Client services. \$10,000
- Homeward Bound of the Grand Valley – Bunk beds for Community Homeless Shelter. \$10,000

- Western Slope Center For Children – Interior remodel/renovation of their facility at 259 Grand Avenue. \$101,280
- Grand Junction Housing Authority – Predevelopment/design/market analysis and engineering cost for an affordable housing project at 276 Linden Avenue. \$41,720
- City of Grand Junction – Bass Street Drainage Improvements Project. \$231,000
- City of Grand Junction – CDBG program administration. \$50,000

2003 Program Year

- City of Grand Junction Neighborhood Program – Neighborhood based CDBG program. \$19,000
- Center For Independence – 14 passenger van (wheel chair accessible). \$20,000
- Western Region Alternative to Placement – Housing support/security deposits, rental assistance and other client services. \$7,500
- The Treehouse – Teen Bistro and americorp volunteer. \$20,000
- Gray Gourmet – Meals on wheels program. \$5,050
- Foster Grand Parents Program – Transportation costs. \$5,000
- Senior Companion Program – Transportation costs. \$5,000
- Grand Junction Housing Authority – Linden Point Affordable Housing project infrastructure. \$335,450

2004 Program Year

- City of Grand Junction CDBG Program - Administration and Neighborhood Program Administration \$20,000
- City of Grand Junction CDBG Planning Budget – Five year Analysis of Impediments of Fair Housing \$15,000
- Gray Gourmet – Meals on wheels program. \$10,000
- Foster Grand Parents Program – Transportation costs. \$7,000
- Senior Companion Program – Transportation costs. \$8,000
- Radio Reading Services of the Rockies – Audio information services for the visually impaired. \$4,500
- Mesa County Health Department – Clinical equipment for children with special needs. \$5,000
- City of Grand Junction Neighborhood Program – City's neighborhood program. \$120,000
- Hilltop Community Resources, Inc. Energy Conservation Project – Replace windows at the Resource Center facility. \$50,000
- Housing Resources of Western Colorado Acquisition of Emergency Transitional Housing – 8-plex for homeless veterans. \$50,000
- Hope Haven Exterior Window Project – Replace roof on Hope Haven facility at 811 Ouray Avenue. \$7,500
- City of Grand Junction Riverside Neighborhood Sidewalk and Street Improvements Project – Construction of new sidewalks and other street improvements. \$50,000

- City of Grand Junction Grand Avenue Sidewalk and Street Improvements Project – Construction of new sidewalks and other street improvements. \$60,000

2005 Program Year

- City of Grand Junction CDBG Program Administration and Neighborhood Program Administration –CDBG Administration program. \$25,000
- The Salvation Army Adult Rehab Program – Operational costs. \$25,000
- Mesa Youth Services (PARTNERS) – 12 passenger van. \$15,000
- City of Grand Junction Neighborhood Program – \$120,000
- Housing Resources of Western Colorado – Handicap access at 8-plex for homeless veterans. \$30,000
- City of Grand Junction Ouray Avenue Drain Enlargement – \$172,644

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.

2006 Program Year Action Plan

The purpose of the Program Year Action Plan is to identify One-Year Strategies for each of the Objectives set in the 2006 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 17, 2006 the Grand Junction City Council approved 2006 CDBG funding requests totaling \$348,286 for the following two projects, which will be made a part of the 2006 Action Plan.

1. City of Grand Junction CDBG Administration and Neighborhood Program Administration – Funding for Administration, Planning and Implementation. \$69,656
2. City of Grand Junction Affordable Housing Program – Funding for acquisition of property for affordable housing: \$278,630. This activity will address the objectives of "Providing Decent Housing" and will be measured by the outcome of "Affordability".

2006 PROGRAM TOTAL = \$348,286

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.
3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.
4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

Error! Reference source not found.Action Plan General Questions response:

1. Grand Junction is centrally located between Denver and Salt Lake, is the largest city on the Western Slope of Colorado, and serves as the County Seat for Mesa County. The Colorado State Demography office estimates Grand Junction's 2004 population to be approximately 44,700. Mesa County's 2004 population is estimated to be almost 127,808. Assistance 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. Please refer to the CDBG Low to Moderate Income Map.
2. Investments will be allocated geographically according to HUD regulations. CDBG funding must meet national objective requirements of serving low and moderate income persons.
3. Obstacles to meeting underserved needs are addressed in the following sections, however, limited funding and the increasing demand for services by a growing population are the community's major obstacles. Additionally, the need to continue to publicize available programs to those in need continues to be an obstacle. The City will encourage local non-profits who serve low to moderate income persons to apply for various funding sources through their respective programs by writing letters of support and identifying appropriate projects consistent with the 2006 Consolidated Plan.
4. The City will receive \$348,286 from HUD for their 2006 Program Year. The City will not be receiving any other Federal Resources that will help address the needs identified in the Plan.

Managing the Process

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

Error! Reference source not found.Action Plan Managing the Process response:

1. The City of Grand Junction is the lead entity with Community Development being responsible for administering the CDBG Program.
2. The City held 8 formal consultations with representatives of various organizations, including many of those listed below, who met in committee and special focus group meetings to formulate the 5-Year Consolidated Plan. This 2006 Consolidated Plan committee played a major role in identifying the needs of the low and moderate income persons in the Grand Junction area. Additionally, several representatives organized and met several times to formulate the homeless needs of the community. Drafts of the planning document and portions of the plan were sent out electronically and in paper to committee members and others for review and feedback.

Many organizations participated in the development of this Consolidated Plan including:

The Grand Junction Housing Authority - Housing Programs
Housing Resources of Western Colorado - Housing Programs
The Grand Valley Catholic Outreach - Homeless Programs
PARTNERS - Youth Programs
The Treehouse - Youth Programs
The Center for Independence - Disabled and Special Needs Programs
School District 51 - Youth and Homeless Programs
WestCap - HIV/AIDS
St. Mary's Hospital - Medical and Special Needs
The Grand Junction Economic Partnership - Economic Development
The Business Incubator - Economic Development
Colorado West Mental Health - Special Needs Programs
Hilltop Community Resources, Inc. – Special Needs Programs

3. The City will holds a public open house each year inviting local human service agencies to meet and discuss the needs within the community and to participate in the CDBG process. This annual meeting occurs in March of each year.

Citizen Participation

5. Provide a summary of the citizen participation process.

6. Provide a summary of citizen comments or views on the plan.
7. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
8. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

Error! Reference source not found. Action Plan Citizen Participation response:

1. An open house meeting was held in March 2006 to educate and receive input from the public. Invitations were mailed to over 85 citizens and human service providers. Additionally, an advertisement was placed in the Grand Junction Sentinel inviting citizens to attend and participate. On May 17, 2006 a public hearing before City Council was conducted to discuss funding for 2006 and determine what projects would be funded out of nine formal applications received by the City for CDBG funding.

On June 19, 2006 City Council will conduct a public hearing to seek for public comments and to consider adoption of the 2006 One Year Action Plan. A 30 day public review period will occur from June 8th to July 8th, 2006. These opportunities for public input comply with the City's CDBG citizen participation plan.

2. A 30 day public review period was held from June 8th to July 8th, 2006 to allow time for citizen input. Comments received by the City were supportive of the CDBG funding being allocated to affordable housing for the community. The following are the minutes of the May 17, 2006 City Council meeting:

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

May 17, 2006

The City Council of the City of Grand Junction convened into regular session on the 17th day of May 2006, at 7:01 p.m. in the City Auditorium. Those present were Councilmembers Bonnie Beckstein, Teresa Coons, Bruce Hill, Gregg Palmer, Jim Spehar, Doug Thomason, and President of the Council Jim Doody. Also present were City Manager Kelly Arnold, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Doody called the meeting to order. Councilmember Hill led in the pledge of allegiance. The audience remained standing for the invocation by Pastor Howard Hays, First Church of the Nazarene.

Public Hearing – 2006 CDBG Program Year Funding for the 2006 Action Plan, a Part of the 2006 Five-Year Consolidated Plan

City Council will consider which activities and programs to fund and will prioritize and recommend levels of funding for Community Development Block Grant (CDBG) projects for the 2006 Program Year.

The public hearing was opened at 11:02 p.m.

David Thornton, Principal Planner, reviewed this item. The purpose of the public hearing is to receive input regarding the proposed CDBG Plan. He said there will be a second public hearing on June 19th and then listed the applicants for CDBG funding. Mr. Thornton said the two that are being recommended for funding is the administration of the program and the City's application for property acquisition for affordable housing.

Councilmember Palmer noted that not all of the applicants met the CDBG criteria. Mr. Thornton explained that the Deep River School's student population did not meet the minimum national objective regarding income levels.

Council President Doody questioned the administration costs.

Mr. Thornton said the City is asking for more to fund to the administration of the program due to the need to fulfill the federal requirements of the CDBG program. He said Staff is asking for a ¾ time position to run the day to day reporting and meeting with the applicants. He said that will free up the existing Staff to do more planning activities.

Councilmember Spehar said the recommendation of the committee is to have someone manage the CDBG funds from the grant.

Councilmember Coons wanted to disclose that she is the City Council representative for the Grand Junction Housing Authority Board and said she was part of the discussion when this request was submitted to the GJHA Board.

Councilmember Hill questioned the administrative costs. He said that he attends the National League of Cities (NLC) Community Economic Development Committee and said they deal with a lot of these issues. He said the Committee is busy fighting Congress to maintain the funding for this grant program. He said that organizations are continuously having to meet more and more requirements when the monies could be better utilized for programs rather than administration.

Councilmember Hill noted that he tried to make a good argument for funding the Linden Avenue storm sewer repairs and said it would be an appropriate use. He said the City needs to do something to mitigate the storm sewer problem at Linden Avenue.

Councilmember Palmer agreed with Councilmember Hill and said those issues need to be addressed.

Councilmember Spehar said if there are any leftover monies from other projects then the City could make the Linden Avenue drainage a priority.

Gi Moon, 885 Hall Avenue, on the Grand Junction Housing Authority Board (GJHA), thanked the City Council for their commitment to affordable housing issues. She said the Housing Authority, since the last allocation of CDBG funds, has been exploring many other options including capital projects. She said at any given time the Housing Authority will have 6/7 capital projects that they are looking at. She asked that Council consider the

scope of citizens that are in need this service. She said there are 1100 families are on the waiting list and said most (2/3) are female, head of households with children. She said out of the 1100 people that are on the list, she said 800 of those are earning 50% or less than the City medium income which means they can only afford \$175 a month for housing; that requires a deep subsidy. She said the City needs the participation from the GJHA and said that she looks forward to working with City Council on this project.

Jody Kole, Executive Director of the Grand Junction Housing Authority (GJHA), 2265 Terrace Court, corrected the number of the people that are on the waiting list which are 1105 and said the people cannot even afford \$175 per month.

The public hearing was closed at 11:24 p.m.

Councilmember Spehar moved to approve funding of the CDBG City Council Subcommittee recommendation for two projects for the City's 2006 CDBG Program Year Action Plan, and set a hearing for final adoption of the CDBG 2006 Action Plan, 2006 Five-year Consolidated Plan, and the 2006 analysis of impediments to Fair Housing Study for June 19, 2006. Councilmember Hill seconded the motion.

Councilmember Hill said this is an opportunity to leverage dollars and noted that if the City cannot find the right project, then the City can reallocate the funding. He said the City of Grand Junction is saying, in a big way, that it wants to address the housing issue.

Councilmember Coons wanted to thank the other Councilmembers for working together to help with the affordable housing issues in the community. She supports the partnership with the GJHA.

Motion carried.

Stephanie Tuin, MMC
City Clerk

3. Over 85 open house invitations were mailed to various organizations, including those listed above. The Hispanic/Latino Alliance, the Center for Independence, Mesa Developmental Services, Hilltop, and Senior Companions were among the many organizations that assist minorities and the disabled that were invited to the open house.

4. There were no comments that were not accepted.

Institutional Structure

1. Describe actions that will take place during the next year to develop institutional structure.

Error! Reference source not found.Action Plan Institutional Structure response:

1. The Community Development Department will continue to administer the CDBG program by following the City's participation plan and by following the federal regulations that govern the program. In this role, the City will disburse CDBG funds, oversee their effective use and compliance with federal regulations, and submit required reports to HUD including the annual Consolidated Action Evaluation Report (CAPER).

Monitoring

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Error! Reference source not found.Action Plan Monitoring response:

1. 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 regulation, such as environmental assessments. Labor standards will be adhered to when applicable. The City uses telephone, e-mail, mail, and site visits to ensure program compliance. Performance measures will be calculated and entered into HUD's IDIS system.

Lead-based Paint

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

Error! Reference source not found.Action Plan Lead-based Paint response:

The number of cases of children with elevated levels of lead in their blood has gone down since the late 90's. In a four year period between 1996 and 1999 there were 165 children tested in Mesa County and eleven were at levels greater than 10ug/dL. During a two year reporting period (2003-04), 968 children were tested for lead and only 3 were at levels above 10ug/dL.

Actions to be taken:

- 1) Housing Resources of Western Colorado and Housing Authority will continue 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.
- 3) The Grand Junction Housing Authority will continue to provide information to residents concerning potential hazards of lead-based paint.

HOUSING

Specific Housing Objectives

*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Error! Reference source not found.Action Plan Specific Objectives response:

Specific housing objectives and priorities the City of Grand Junction hopes to achieve from 2006 Program Year CDBG funding is the creation of 50 new rental housing units for persons that fall within the category of 50% or less of area median income. 2006 CDBG funding include \$278,630 that will be matched by local fund of \$475,000 to purchase land for an affordable housing project. The site will be located within the City limits and after acquisition occurs, the City will seek for an affordable housing developer(s) to build a project that will net the City affordable units for families qualifying under CDBG National Objective guidelines of Low and Moderate Income (LMI) requirements. This CDBG activity will meet the CDBG objective of "Decent Housing" with the outcome of "Affordability". The activity will address the specific CDBG objective of increasing the supply of affordable rental housing, while also improving the quality of and access to affordable rental housing.

Needs of Public Housing

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.
2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

Error! Reference source not found.Action Plan Public Housing Strategy response:

The City of Grand Junction has no public housing. The Grand Junction Housing Authority has 30 units of public housing which is addressed on the 5-Year Consolidated Plan. The city will not be spending any CDBG money on public housing in 2006.

Barriers to Affordable Housing

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

Error! Reference source not found.Action Plan Barriers to Affordable Housing response:

Actions that will take place during the 2006 Program Year that help remove barriers to affordable housing are some of the impediments to fair housing choice as identified in the City's 2006 Analysis of Impediments to Fair Housing report. Specifically, the City of Grand Junction plans to address the following:

Impediment 1: Land development costs continue to be an impediment to fair housing.

The City will spend the bulk of its 2006 CDBG funding on an affordable housing project by acquiring land for the future use of affordable housing. The goal of 50 affordable units is anticipated and will occur sometime after the City acquires the land for the development of affordable housing.

Impediment 3: A lack of affordable housing units, one-bedroom or larger, particularly for very-low and low-income households, large families with children, seniors and persons with disabilities continues to be an impediment to fair housing choice.

The CDBG activity mentioned under Impediment 1 will provide rental housing and/or home-ownership housing opportunities to very low and/or low income households.

HOME/ American Dream Down payment Initiative (ADDI)

1. Describe other forms of investment not described in § 92.205(b).
2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.
3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
 - a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
 - b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
 - c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.

- d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
 - e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.
 - f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.
4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
- a. Describe the planned use of the ADDI funds.
 - b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
 - c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

Error! Reference source not found.Action Plan HOME/ADDI response:

Not Applicable to the City of Grand Junction

HOMELESS

Specific Homeless Prevention Elements

*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.
2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.
3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.

4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.
5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

Error! Reference source not found.Action Plan Special Needs response:

1. For the 2006 Program Year Action Plan, there are no CDBG funds allocated to homeless needs or to prevent homelessness.

2. & 3. Grand Junction is supportive of the community's homeless providers. The Colorado Coalition for the Homeless is responsible for the Balance of State CoC (Continuum of Care) for the Grand Junction community. The one year action plan for the Balance of State CoC includes local activities for their one year plan that includes Grand Valley Catholic Outreach's 10-unit Permanent Supportive Housing Project and Homeward Bound of the Grand Valley's project of acquiring a new 20-bed family emergency shelter. As these projects are completed, they will be reported through the HMIS system by the Colorado Coalition for the Homeless as part of the 10 year plan to end chronic homelessness. Since CDBG funds are not being used for these projects, there will be no reporting through Grand Junction's Consolidated Plan. Obstacles include lack of sufficient CDBG funding to help fund these and other needed projects that help the homeless population in Grand Junction.

4. No CDBG funding is allocated for homeless activities in the 2006 Program Year Action Plan. The City will 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.

5. 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 GJCHS 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.

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

Error! Reference source not found.Action Plan ESG response:

Not Applicable to the City of Grand Junction

COMMUNITY DEVELOPMENT

Community Development

*Please also refer to the Community Development Table in the Needs.xls workbook.

5. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.
6. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

*Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

Error! Reference source not found.Action Plan Community Development response:

1. No funds are being allocated to non-housing community development needs for the 2006 Program Year. However, the City of Grand Junction provides many services and programs to its citizens, many of which are eligible for CDBG funding.
2. Through the use of long-term CDBG funding, the City anticipates to fund many different non-housing community development activities. All such activities will meet the CDBG program's three objectives: (1) Provide decent housing; (2) Create a suitable living environment; and (3) Create economic opportunities for low and moderate income persons.

Antipoverty Strategy

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

Error! Reference source not found.Action Plan Antipoverty Strategy response:

Actions to be taken during the 2006 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) Form an Anti-Poverty Coalition
 - Economic Development Partners and other stakeholders will be invited to the table to form an Anti-Poverty Coalition that will be responsible for implementing the Community's Anti-Poverty Strategy.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs (91.220 (c) and (e))

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Error! Reference source not found.Action Plan Specific Objectives response:

No 2006 CDBG funds are being allocated to non-homeless special needs. The City of Grand Junction is supportive of human service agencies that supply services to this population and will support them by providing 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

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.
2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.
3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.
4. Report on annual HOPWA output goals for the number of households assisted

during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.

5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.
6. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.
7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.
8. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.
9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

Error! Reference source not found.Action Plan HOPWA response:

No CDBG funds are being allocated for HOPWA in the 2006 Program Year Action Plan. 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.

Specific HOPWA Objectives

Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.

Error! Reference source not found.Specific HOPWA Objectives response:

The City of Grand Junction does not receive HOPWA funding.

Other Narrative

Include any Action Plan information that was not covered by a narrative in any other section.

New Project

CPMP Version 13

Grantee Name: **GRAND JUNCTION**

Project Name: City of Grand Junction Affordable Housing					
Description:	IDIS Project #: UOG Code: CO80672 GRAND JUNCTION				
CDBG funds will be used to acquire property to be used for affordable housing. The funding will be combined with an already allocated budget of approximately \$475,000 to purchase land for the development of residential units for low and moderate income r					
Location:	Priority Need Category				
City limits	Select one: Rental Housing				
Explanation:					
Expected Completion Date: (mm/dd/yyyy) 08/31/2007	This project will acquire property that will later be developed as new/rehab residential construction for rental housing and/or homebuyer housing.				
Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environmen <input type="radio"/> Economic Opportunity	Specific Objectives				
Outcome Categories <input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Increase the supply of affordable rental housing 2 Improve the quality of affordable rental housing 3 Improve access to affordable rental housing				
Project-level Accomplishments	10 Housing Units	Proposed	50	Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
Proposed Outcome	Performance Measure	Actual Outcome			
Acquire land for LMI residential units then	50 new rental housing units				
01 Acquisition of Real Property 570.201(a)		Matrix Codes			
Matrix Codes		Matrix Codes			
Matrix Codes		Matrix Codes			
Program Year 1	CDBG	Proposed Amt.	\$278,630	Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Other	Proposed Amt.	\$475,000	Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units

New Specific Objective

Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	
DH-2 Affordability of Decent Housing								
#VALUE!	Increase the supply of affordable housing	CDBG	Performance Indicator #1	2006	50		0%	
		City of Grand Junction		2007			#DIV/0!	
				2008			#DIV/0!	
		Source of Funds #3		2009			#DIV/0!	
				2010			#DIV/0!	
		MULTI-YEAR GOAL					0	#DIV/0!
		Acquire property that will later be developed as new/rehab residential construction.	Source of Funds #1	Performance Indicator #2	2006			#DIV/0!
					2007			#DIV/0!
			Source of Funds #2		2008			#DIV/0!
					2009			#DIV/0!
	Source of Funds #3		2010				#DIV/0!	
			MULTI-YEAR GOAL					0
	Source of Funds #1		Performance Indicator #3	2006			#DIV/0!	
				2007			#DIV/0!	
				Source of Funds #2	2008			#DIV/0!
					2009			#DIV/0!
		Source of Funds #3		2010			#DIV/0!	
	MULTI-YEAR GOAL					0	#DIV/0!	

TABLE 3B ANNUAL HOUSING COMPLETION GOALS

ANNUAL AFFORDABLE RENTAL HOUSING GOALS (SEC. 215)	Annual Expected Number Completed	Resources used during the period			
		CDBG	HOME	ESG	HOPWA
Acquisition of existing units		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Production of new units	50	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rehabilitation of existing units		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Rental Goals		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL AFFORDABLE OWNER HOUSING GOALS (SEC. 215)					
Acquisition of existing units		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Production of new units		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rehabilitation of existing units		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homebuyer Assistance		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Owner Goals		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215)					
Homeless		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-Homeless		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special Needs		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Affordable Housing		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL HOUSING GOALS					
Annual Rental Housing Goal		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Annual Housing Goal	50	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

For the purpose of identification of annual goals, an assisted household is one that will receive benefits through the investment of Federal funds, either alone or in conjunction with the investment of other public or private funds.

2006 Analysis of Impediments to Fair Housing Choice Study

FAIR HOUSING FOR ALL IN GRAND JUNCTION, COLORADO

AN ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE



Prepared By:
DJ Consulting

For:
City of Grand Junction
Community Development Department
250 North 5th Street
Grand Junction, Colorado 81501

April 2006

ACKNOWLEDGEMENTS

Throughout the writing of *Fair Housing for All*, the author benefited from the assistance of many nonprofit groups, City staff persons and persons in private enterprise.

The following groups provided answers to surveys, gave input into the identification of impediments and advice on recommendations to overcome the impediments:

- The Grand Junction Housing Authority
- Grand Valley Catholic Outreach
- Colorado West Mental Health Center
- Rural Community Assistance Corporation
- The City Managers Office
- Center for Independence
- Housing Resources of Western Colorado
- Habitat for Humanity
- The Community Development Department
- The Homebuilders Association
- Mesa County Workforce Center

The staff from various City agencies, nonprofits and private enterprise were invaluable in the research, the assembling of data and the editing of this document.

Table of Contents

	PAGE
Executive Summary	4
I. Introduction	8
Purpose of the Analysis	
Analysis Process	
Author of the Analysis	
II. Background Data on Grand Junction	10
People of Grand Junction according to: Population, racial characteristics, economic Status, housing characteristics and transportation	
III. Programs and Activities to promote Fair Housing	15
Available Programs and Usage of Programs Federal, State, and Local	
IV. Evaluation of Grand Junction's Fair Housing Status	27
HUD Compliance Reviews	
Fair Housing Complaints	
Past Impediments and Recommendations	
V. Surveys and Questionnaires	34
VI. Study Conclusions and Recommendations	50
Conclusions	
Recommendations	
Appendices	59
Appendix A – Blank Questionnaire	
Appendix B – Blank Survey	
Appendix C – Maps	

Executive Summary

A. Purpose of the Analysis

Grand Junction, as a recipient of federal funding through the Department of Housing and Urban Development (HUD), desires to implement the HUD programs to promote fair housing for all of its citizens. However, to determine if fair housing is present, it is necessary to conduct a study to determine what impediments to fair housing exist, what steps have been taken to eliminate the impediments, and what positive actions are being implemented to promote fair housing as well as the documentation showing the positive enforcement. The goal of the study is to identify barriers/impediments to fair housing choice in Grand Junction in both the public and private sector as well as to recommend ways to reduce such barriers and facilitate housing choices for all Grand Junction residents. The study is intended as a tool for the city's efforts to create a strategy for fair housing goals. It outlines specific barriers to housing choice, what needs to change and how to affect that change.

Fair Housing prohibits discrimination in housing because of race or color, national origin, religion, sex, familial status or disability. The Fair Housing Act does not further define race or color, national origin, religion or sex. Familial status means discrimination against a parent or custodian because she or he has someone under 18 living with him or her. Disability means having a physical or mental impairment including hearing, mobility, and vision, chronic alcoholism, chronic mental illness, AIDS, AIDS Related Complex and mental retardation that substantially limits one or more major life activities.

B. Study Methodology:

This study used three approaches to study fair housing choice in Grand Junction:

- 1. Data analysis and mapping of key demographic, income, employment and housing information.**
2. Review of housing discrimination complaints filed with federal and state agencies.
3. Interviews with representatives of public, private, and nonprofit organizations who are knowledgeable about local housing issues.

C. Study Conclusions and Recommendations:

It has been concluded, as a result of the data gathered, the questionnaire responses, and the information and opinions from the surveys in this Impediment Study, that the following impediments, identified in the 1999 Impediment Study, still exist, some as strongly as in 1999 and some to a lesser extent.

Current Impediments and Recommendations

Impediment 1: Land development costs continue to be an impediment to fair housing choice.

Recommendations

1A. The City should take steps to develop land banking and land trusts for future projects.

1B. The City should establish an affordable housing fund financed through developers making payments in lieu of providing required affordable housing on-site and from the City's General Fund.

1C. The City should work in conjunction with the Homebuilder's Association and area homebuilders, service providers and other interested groups and organizations to develop joint venture projects.

Impediment 2: The "not in my backyard" (NIMBY) syndrome is still an impediment to fair housing choice to a lesser degree. This remains an impediment not because the City and housing providers have not made efforts to reduce NIMBY feelings. It is agreed that all the actions that were recommended in 1999 have been taken. The City and providers are to be commended on those efforts. It is just that NIMBY is such a strong part of any development, whether it is housing or commercial development. Where one group sees the project as positive and think the project should be placed in a certain location, another group will see the placement of the project as a negative.

Recommendations

2A. The City and housing providers should continue the good efforts to promote awareness of the need of affordable and fair housing through seminars, fair housing forums and public awareness campaigns.

2B. The solicitation of neighborhood input to housing development should be part of the City's Zoning and Development Code.

Impediment 3: A lack of affordable housing units, one-bedroom or larger, particularly for very-low and low-income households, large families with children, seniors and persons with disabilities continues to be an impediment to fair housing choice. Efforts need to be expanded for tenant/landlord mediation and for foreclosure prevention.

Recommendations

3A. The City should continue the usage of CDBG funding to support affordable housing projects.

3B. Encourage usage of the City's local matching funds for affordable housing development.

3C. Revisit the evaluation of goals, objectives, policies, regulations and fees as to their impact on affordable housing and implement the objectives determined from that evaluation, particularly number 22 goal of Grand Junction's Strategic Plan to implement the results of the Affordable Housing Forum.

3D. The City should have a staff person who is involved exclusively in housing projects whose job would consist of being a liaison with public and private housing providers, serve as a member of the Affordable Housing Partnership, a contact for people with fair

housing complaints, and a resource for funding of housing projects. This person could also look into additional funding for security deposits and utility costs.

Impediment 4: The lack of transitional housing units, particularly for homeless families and the mentally ill is still an impediment to fair housing choice. The housing providers are to be commended on all their efforts to supply transitional housing in the community. The same effort needs to be continued to meet future needs.

Recommendations:

4A. The City should continue its support of area housing agencies in the pursuit of additional funding, from public and private sources, for the provision of additional transitional housing units. The staff person recommended in recommendation 3E could be the City contact person to assist in additional funding as well as a resource person on how other cities are handling homelessness.

One reviewer of this study disagrees with this recommendation because that person thinks that it is not the job of the City to perform this function.

4B. The area agencies should continue to provide services such as transitional housing, homeless prevention training, health care referrals and housing counseling to homeless person and families, to assist in the prevention of homelessness.

Impediment 5: Low income or wage levels are still an impediment to fair housing choice. While this is an impediment that involves private enterprise even more than the City or public agencies, it is one that will need all the effort from the City and public agencies that can be given.

Recommendations:

5A. The City needs to continue to work with the Grand Junction Economic Partnership and the Business Incubator to promote opportunities to develop new businesses or expand existing ones and to improve wage levels for Grand Junction's residents.

5B. The City and the Grand Junction Economic Partnership should continue to work with area job training agencies to determine if additional training needs exist in the community and can be met through any potential local, state or federal funding sources.

I. Introduction

Grand Junction, as a recipient of federal funding through the Department of Housing and Urban Development (HUD), desires to implement the HUD programs to promote fair housing for all of its citizens. However, to determine if fair housing is present, it is necessary to conduct a study to determine what impediments to fair housing exist, what steps have been taken to eliminate the impediments, and what positive actions are being implemented to promote fair housing as well as the documentation showing the positive enforcement.

This analysis will review and analyze data pertaining to the programs of HUD being utilized in Grand Junction.

Fair Housing prohibits discrimination in housing because of race or color, national origin, religion, sex, familial status or disability. The Fair Housing Act does not further define race or color, national origin, religion or sex. Familial status means discrimination against a parent or custodian because she or he has someone under 18 living with him or her. Disability means having a physical or mental impairment including hearing, mobility and vision, chronic alcoholism, chronic mental illness, AIDS, AIDS Related Complex and mental retardation that substantially limits one or more major life activities.

This study used three approaches to study fair housing choice in Grand Junction:

1. Data analysis and mapping of key demographic, income, employment and housing information.
2. Review of housing discrimination complaints filed with federal and state agencies.
3. Interviews with representatives of public, private, and nonprofit organizations who are knowledgeable about local housing issues.

This analysis does not intend to create new reports or establish new data. The existing comprehensive documents reviewed were:

- The City of Grand Junction 2001 Five Year Consolidated Plan
- The 2004 Consolidated Annual Performance and Evaluation Report
- The Grand Valley Housing Needs Assessment
- The United States 2000 Census Report
- The City of Grand Junction's Strategic Plan – 2002-2012
- Grand Junction's Response to Homelessness
- 2005 CDBG Action Plan
- Analysis of Impediments Study – 1999
- Grand Junction's Growth Plan
- Zoning and Development Code
- The City of Grand Junction web site
- The Grand Junction Housing Authority web site

The nonprofit and governmental agencies, which were interviewed in 1999, were re-interviewed to determine if the barriers discovered were mitigated or still existed. They were also asked to provide input on any new barriers they felt exist and if the City had taken the actions recommended in the 1999 Study. These groups along with additional new groups included:

- Center for Independence
- Grand Junction Housing Authority
- Grand Valley Catholic Outreach
- Housing Resources of Western Colorado
- Habitat for Humanity
- Community Development Department
- City Manager's Office
- Rural Community Assistance Corporation

In addition, a questionnaire was provided to:

- Grand Junction Housing Authority tenants
- Grand Valley Catholic Outreach clients
- Housing Resources of Western Colorado clients
- Colorado West Mental Health clients

Author of the Analysis

This Analysis was performed by David Jacops, of DJ Consulting, who worked for the U.S. Department of Housing and Urban Development for 26 years prior to retirement in 2001.

II. Background Data on Grand Junction

Three maps are provided in the Appendix to: (1) illustrate the demographic data on the location of the Community Development Block Grant (CDBG) projects, (2) show the location of low to moderate income persons, and (3) show the location of minority households. They can be used to correlate projects for the low-income and minority persons. For instance, the Grand Junction Housing Authority project, Linden Pointe, project number six on the CDGB map 2, is located in a census tract having 54.1 percent low-income and has 7.7 to 10 percent minority households. The minority household map also shows that the minority population is located in the south and west parts of Grand Junction.

A. Demographic Data (Data from the Grand Junction web site and the 2000 U.S. Census)

1. Population (size, age, education, disability, and grandparents as caregivers)

Grand Junction had its origin in 1881, first known as Ute and later as West Denver. The City became known as Grand Junction due to its location at the confluence of the Gunnison River and Grand River (later renamed the Colorado River). The original site was comprised of only 1 square mile which grew to 31

square miles by the year 2000. In 1882, the Pioneer Canal was dug, diverting water from the Colorado River to the Grand Junction area. This irrigation turned the valley into a green and productive area. In 1887 the arrival of the Denver and Rio Grande Railroad spurred population growth and Grand Junction began to thrive. Homesteaders and a major irrigation system soon turned the valley into a fertile area blossoming with orchards, farms and ranches. Since then, the discovery of dinosaur fossils, uranium and oil shale continued the development. It continues today as a tourism/recreation center and at the crossroads of trade for western Colorado and eastern Utah.

The total population of Grand Junction according to data from the 2002 Grand Valley Housing Needs Assessment is 44,967. There are 19,133 households with an average size of 2.23 people. The age distribution is:

- Under 5 - 6 percent
- Age 5-14 - 12 percent
- Age 15-19 - 8 percent
- Age 20-24 - 8 percent
- Age 25-54 - 40 percent
- Age 55-64 - 9 percent
- Age 65 or older 18 percent

The education level of the citizens is:

- Seven percent have graduate or professional degrees
- Twelve percent have Bachelor's degrees
- Six percent have Associate degrees
- Twenty three percent have some college but no degree
- An additional thirty two percent are high school graduates (includes equivalency degrees)
- Fourteen percent have some high school education but no diploma
- Six percent have less than a ninth grade education

The Census data show that there are a total of 9,063 disabled persons. Of those, 912 people are between the ages of 5-12; 5,200 are between the ages of 21-64; and 2,951 are 65 and over. Some of the difficulties in housing, that the disabled face, are accessible housing for in home care, wheel chair and walker accessibility, living conditions for visually impaired/blind and hearing impaired persons, the inability to climb stairs and the developmentally disabled needs.

There are 185 families where the grandparents are responsible for their grandchildren and 345 households where the grandparents are living in households with one or more grandchildren under the age of 18.

1. Racial characteristics (race and language)

The racial composition in Grand Junction is:

- White - 88 percent
- Persons of Hispanic or Latino origin – 9 percent
- Persons reporting some other race – 3 percent

- Persons reporting two or more races – 3 percent
- American Indian and Alaska Native persons - 0.9 percent
- Asian persons - 0.8 percent
- Black or African American - 0.6 percent
- Native Hawaiian and other Pacific Islanders - 0.1 percent

The number of households that speak English is 90 percent. There are 10 percent who speak English less than well; of those, 7.4 percent speak Spanish; 1.6 percent speaks other Indo-European languages; and .4 percent speaks Asian and Pacific Island languages.

2. Economic (Income, poverty, employment – 2000 Census)

The median household income is \$33,152 and the income levels of households by percentage are:

Less than \$10,000	12 percent
\$ 10,000 - \$14,999	9.1 percent
\$ 15,000 - \$24,999	16.9 percent
\$ 25,000 - \$34,999	14.4 percent
\$ 35,000 - \$49,999	17.8 percent
\$ 50,000 - \$74,999	15.8 percent
\$ 75,000 - \$99,999	6.2 percent
\$100,000 - \$149,000	4.5 percent
\$150,000 - \$199,000	1.7 percent
\$200,000 or more	1.7 percent

The majority of households (74.9 percent) have income through earnings. Only 3.4 percent have public assistance income. In 1999 there were 7.5 percent of households, with related children under 18, who were below the poverty level. There were 20.1 percent of households, with related children under 5, who were below the poverty level.

The statistics for employment of those 16 years and over are:

In the labor force	61.7 percent
Employed	58.1 percent
Unemployed	3.7 percent
Not in the labor force	38.3 percent

The occupations of the labor force are:

Management and professional	32.4 percent
Service occupations	17.9 percent
Sales and office occupations	27.6 percent
Farming, fishing and forestry	0.6 percent
Construction, maintenance	10.0 percent
Production, transportation	11.5 percent

The industry of Grand Junction is:

Agriculture, forestry, fishing	2.2 percent
Construction	9.5 percent
Manufacturing	6.5 percent
Wholesale trade	3.6 percent
Retail trade	13.0 percent
Transportation and warehousing	4.7 percent
Information	2.5 percent
Finance, insurance, real estate	6.2 percent
Professional	8.6 percent
Education, health, social service	22.1 percent

3. Housing characteristics (units, payments, values)

According to the 2000 census, there are 18,872 housing units in Grand Junction. Of those, 11,907 are single family detached structures; 1,203 are 3 or 4 units; 1,667 are 20 or more units; and 1,134 are mobile homes. The total number increased in 2003 to 22,155. The number of building permits issued in 2003 was 26 for mobile homes, 700 for 1 family, 15 for 2 family, and 7 for multi-family homes.

The construction dates of the structures are:

1999 to March 2000	579
1995 to 1998	1,998
1990 to 1994	1,092
1980 to 1989	2,560
1970 to 1979	4,432
1960 to 1969	1,588
1940 to 1959	4,323
1939 or earlier	2,300

The values of the owner-occupied units were:

Less than \$50,000	210
\$50,000 to \$99,999	3,261
\$100,000 to \$149,999	2,816
\$150,000 to \$199,999	1,749
\$200,000 to \$299,999	1,091
\$300,000 to \$499,999	321
\$500,000 to \$999,999	67

However, in 2005, the Daily Sentinel newspaper of Grand Junction reported on December 1, 2005, that "home prices in Grand Junction have jumped more than 10 percent in the past year, rising almost twice as fast as the state average, according to a report released Thursday." The article goes on to say that "Grand Junction home prices were the fastest-growing among seven metropolitan areas of Colorado according to the report. (From the Office of Federal Housing

Enterprise Oversight) With the housing supply not keeping pace with housing need, the prices will continue to escalate.

The majority of the units, 81 percent (14,634 units), are supplied with natural gas for heating. Another 15 percent (2,804 units) use electricity for heating purposes and .07 percent (117) use wood. There are .03 percent units lacking complete plumbing facilities, 1.6 percent lacking complete kitchen facilities and 1.6 percent have no telephone service.

A household is considered cost burdened when housing expenses (rent or mortgage plus utilities) exceed 30 percent of the household income. The 2002 Grand Valley Housing Needs Assessment showed that 39.5 percent of the Grand Junction households were cost burdened. Single parents with children were the most cost burdened. In the same study, 42.1 percent of those polled, believed that affordable housing was a problem among others that needed attention.

B. Transportation between Home and Work

In addition to the cost of housing, the ease of transportation between home, work, child care and school and before and after school daycare can be a major contributor to where one decides to live. The 2000 census showed that there were 1,534 housing units in which there were no vehicles. However, unlike many of the Colorado areas where commute time can be in the hours, the mean travel time for Grand Junction is 15 minutes.

The Grand Valley Transit (GVT) system has ten routes serving Grand Junction, Mesa, Redlands, Fruita, and Clifton. Shuttles include Clifton/Mesa Mall, Fruita. The buses seat 12, with additional standing room for 8. The GVT also has two 45-passenger buses. Dial-A-Ride services are available on a call-in basis at 256-RIDE (7433). Para transit services for qualified disabled riders are provided through scheduled appointments. However, low income families still struggle to get around. The hours need to be expanded for service workers and shift jobs.

III. Programs and Activities to Promote Fair Housing

There are numerous federal, state and local programs to serve the needs of persons protected by the fair housing laws. Not all are available in Grand Junction. This section will describe those that are available and outline some of the types of projects those programs have supported.

A. Community Development Block Grant (CDBG) – administered by HUD and Grand Junction Community Development Department

The CDBG programs support a wide range of activities to assist in economic development, housing, neighborhood improvements and social services. The community makes the decisions in which of the activities they choose to use the funds.

Grand Junction received \$407,000 from the CDBG program and funded \$324,350 in projects for 2004. The 2004 projects have included:

- Gray Gourmet Meals on Wheels program for low-income, homebound seniors who have chronic disease, difficulty with daily activities or mental illness
- Foster Grandparent Program
- Senior Companion Program serving the frail elderly
- Radio Reading Services of the Rockies for the visually impaired
- Mesa County Health Department serving special needs children
- City of Grand Junction neighborhood programs
- Riverside Task Force – a Community Center
- City of Grand Junction Senior Center
- Hilltop Community Resources Center
- Housing Resources of Western Colorado for veteran's transitional housing.
- Hope Haven for a new roof.
- Riverside sidewalk construction
- Grand Avenue sidewalk construction
- Next Step Housing Program

Grand Junction has identified affordable housing as a priority need category for use of their CDBG funding. Their objectives are to increase the number of affordable rental housing units; increase the number and type of homeownership opportunities for low-to moderate-income homebuyers; remove or reduce substandard housing units; and to preserve existing stock of affordable housing units.

The CDBG funded projects to increase affordable housing opportunities in Grand Junction from 1996 to 2003 were:

- \$200,000 to Housing Resources of Western Colorado to purchase the Garden Village Apartments, a 91 unit complex.
- \$55,000 to remodel 12 newly acquired units for low to moderate-income persons.
- \$200,000 for rehabilitation of eight group homes to Mesa Development Services in the continued use of their facility.
- \$25,000 to open and operate a transitional living center for young adults.
- \$330,000 to acquire a 12-unit apartment building for low to moderate-income persons.
- \$80,000 to Habitat for Humanity for land acquisition for four residences.
- \$41,720 to the Grand Junction Housing Authority for predevelopment costs for a 92 unit affordable housing project.
- \$335,450 to the Grand Junction Housing Authority for Linden Pointe.

- \$39,000 has been allocated to Camelot Gardens II subdivision for future infrastructure construction. This subdivision, to be constructed in 2006, will provide homes for 10 families.

CDBG Leveraging Resources

Grand Junction has been able to increase the amount of assistance to CDBG projects by leveraging resources from other funding. The agencies receiving the CDBG funds and the leveraged funding are listed below.

Agency	CDBG Funding	Other Funds
Marillac Clinic Renovation	90,000	418,149
Catholic Outreach Day Center	73,131	152,300
CWMH Transitional Housing	25,000	26,950
MDS Group Home rehabilitation	200,000	28,604
Salvation Army Hope House	50,000	199,500
Catholic Outreach Day Center	130,000	193
South Avenue Reconstruction	330,000	148,530
GJHA Lincoln Apartments	330,000	126,126
Riverside Neighborhood Drainage	400,000	11,048
Community Homeless Shelter	205,000	495,000
Linden Building rehabilitation	55,000	510,000
Garden Village Apartments	200,000	5,299,219
PARTNERS Activity Buildings	15,000	620,000
MDS Group Home equipment	40,000	291
Marillac Clinic Expansion	200,000	1,900,000
Catholic Outreach Soup Kitchen	50,000	850,000
West Slope Center for Children	101,280	25,720
GJHA Linden Pointe	41,720	298,280
Catholic Outreach Transitional	10,000	100,000
Riverside School Historic	4,000	10,000
Riverside School Roof	15,000	27,350
Center for Independence Van	20,000	21,755
Tree House Teen Bistro	20,000	35,000
Gray Gourmet Meals on Wheels	5,050	3,950
Foster Grandparents	5,000	271,443
Senior Companion Program	5,000	128,000
GJHA Linden Pointe Apartments	335,450	11,141,001
Totals	2,955,631	22,848,409

B. HOME (Not an acronym) – administered by HUD and the State but not the City

Whereas the CDBG activities, listed above, can contain both housing activities and City improvements such as streets and parks, HOME does not have this broad range. Instead it concentrates totally on housing. Its purpose is to expand and preserve the supply of affordable housing increase the number of families that can be served through both housing ownership and rental. Housing

developed with HOME funds must serve families with income guidelines of less than eighty percent of the median income for the area. HOME funds can be used for acquisition, construction, reconstruction, tenant assistance, and rehabilitation to promote affordable rental and ownership housing. The HOME funds are directly administered by the State.

The HOME projects in Grand Junction for 2005 were:

- \$100,000 was given to an 8-unit Phoenix project, a veteran's transitional housing project with supportive services. (CDBG funds were also used in this project.)
- \$227,000 was received by Housing Resources of Western Colorado for single family owner rehabilitation in Mesa County.
- \$905,600 went to the Grand Junction Housing Authority for tenant based rental assistance to begin in 2006. (CDBG funds were also used in this project.) HOME funds were also used in the Next Step Housing Program.

C. Homeless programs – administered by HUD

The Emergency Shelter Grant Program (ESG) provides funds to states, cities, urban counties, and Nonprofit groups. It provides funds for renovation, major rehabilitation, or conversion of buildings for use as emergency shelters and the cost of supportive services for the homeless.

The ESG funded projects in Grand Junction in 2005 were:

- \$21,350 went to Catholic Outreach for homeless prevention.
- \$25,000 went to Latimer House for shelter for victims of domestic violence.
- \$7,500 was given to Homeward Bound for homeless shelter operations. (CDBG funds were previously used for the purchase of the homeless shelter.)

The Supportive Housing Program (SHP) is designed to promote the development of supportive housing and services, including innovative approaches to assist homeless persons in the transition from homelessness and to enable them to live as independently as possible. Funds can be used for the acquisition, rehabilitation, new construction, leasing and operation of structures for use as supportive housing or services; cost of structures for use as supportive housing; or the cost of supportive services provided to homeless persons who do not reside in supportive housing. States, local governments, other governmental entities, Native American tribes, and private Nonprofit organizations are eligible to compete for grant funds through a national selection process. In Grand Junction, these funds have been utilized for the following projects.

- Grand Valley Catholic Outreach received an SHP grant for 2003 to 2006 in the amount of \$283,966 with \$83,208 for supportive services, \$13,522 for administration, and \$187,236 for leasing.
- The Colorado Coalition for the Homeless received an SHP grant for Mesa County rural family transitional housing. \$169,441 went for support services;

- \$20,555 was for administration; \$222,831 was for leasing; and \$18,827 was for Homeless Management Information System.
- In a related program, Supportive Housing and Homeless Programs (SHHP), Colorado West Mental Health received \$1,275.42 in 2004 and \$450.18 for the months of April, May and June. These are called "incentive" dollars which can be used for Section 8 housing related purposes. These purposes are for security deposit loans, to purchase computer equipment for the Coordinator, to access SHHP's data base, or purchase household items for Section 8 consumers. The funds come from the Colorado Department of Human Services.

The Shelter Plus Care Program is designed to link federally provided rental assistance with locally supplied supportive services for hard-to-serve homeless persons with disabilities. Rental assistance can be tenant, sponsor or project based. States, units of general local government, Public Housing Authorities and Indian Tribes may apply for this assistance. HUD did not report any funding in this category for Grand Junction for 2005. There was one application submitted but it was not funded.

D. Housing Opportunities for Persons with AIDS (HOPWA)
(Administered by the State for Colorado sub-grantees)

HOPWA provides housing assistance and supportive services for low-income persons with HIV/AIDS and their families. This assistance is designed to help eligible persons retain or gain access to appropriate housing where they can maintain complex medication regimens and address HIV/AIDS related problems.

HOPWA grants provide assistance through formula allocations to eligible States and metro-areas and competitive selection of projects proposed by State and local governments and nonprofit organizations.

The State provided \$48,771 to the Western Colorado AIDS program in 2005.

E. Low-income Housing Assistance Programs

1. Public Housing, including Housing Choice Vouchers and Subsidized Housing – administered by HUD and States

Housing Choice Vouchers for eligible low-income households pay that portion of the rent that exceeds 30 percent of the household's income. Housing Choice Vouchers can only be used for dwellings rented at or below the fair market rent. Households using vouchers are allowed to supplement the voucher subsidy and pay a larger portion of their household income for their rent if they desire to rent a house or apartment at more than the fair market rent.

The Grand Junction Housing Authority makes the Housing Choice Vouchers available to renters. The Housing Authority has been serving

the community by providing safe, affordable housing for those in need since 1974. They have received several commendations recognizing the quality of work. Their continuing challenge for the future is to become more financially self-sustaining and less susceptible to the impact of federal funding cut backs.

The Housing Authority provides a homeownership counseling program which is designed to teach entry-level homebuyers the advantages and disadvantages of homeownership and how to navigate the process of buying a home.

The Housing Authority also has a Housing Advocate program, a Family Unification voucher program, a Family Self-Sufficiency program, a Ratekin Tower Apartment Service Coordinator program and a renter education program. The Authority has also been developing an Employee-Assisted Home Ownership program, to be formally approved in April 2006.

Annually, the Grand Junction Housing Authority hosts a fair housing training, open to the public, but focused toward local landlords. The training is well attended.

The Grand Junction Housing Authority property is:

- Capital Terrace

Subsidized housing is similar to public housing except that the properties are owned by private or nonprofit groups. The subsidized properties are:

- Bass Apartment
- Clifton Townhomes
- Garden Village
- Grand Manor
- Grand Mesa
- Grand Valley Apartments
- Grand View Apartments
- Independence Village
- Racquet Club
- Monument Ridge
- Tiffany Apartments
- Willow Grove

2. Single Family Housing – 203(b) and 203(k) – administered by HUD

The basis of HUD and its predecessor, Federal Housing Administration (FHA), is the 203(b) program. It provides mortgage insurance for a person to purchase or refinance a principal residence. A lending institution funds the mortgage loan: such as a mortgage company, a bank or a savings and loan institution to give the borrower a lower interest rate. This program flows from HUD through private enterprise to the citizens of Grand Junction.

The 203(k) program provides funds for acquisition and rehabilitation of single family homes. The borrower can get one mortgage loan at a long-term fixed interest rate to finance or refinance the acquisition and rehabilitation. This program also is administered from HUD through lending institutions to the individual.

203(b) and 203(k) usage

The Department of HUD reported that, in 2005, the assistance provided to Grand Junction under the 203(b) and 203(k) programs was \$86,025,110.

F. Weatherization Assistance Program – State administered

To reduce energy costs and conserve energy, this program provides funds to States for weatherizing the dwellings of low-income persons. A unit is eligible for weatherization assistance if it is occupied by a family and if income requirements are met. To obtain funding as a supplier of weatherization assistance, an organization must submit an application to the local agency designated in the State's plan as the sub-grantee for the area in which the organization is located. In the current fiscal year, the State has authorized, statewide, \$20 million for heating bill assistance, with \$4 million set aside to make homes more energy-efficient. In each of the next three fiscal years, \$7 million from severance tax revenues will go into the Low-income Energy Assistance Program, and \$4 million, \$5 million and \$6 million, progressively, into reducing home energy consumption.

Housing Resources of Western Colorado administers the weatherization program. They provided weatherization activity for 179 units in the amount of \$602,000 in 2005 in Mesa County which included Grand Junction.

G. Low-Income Housing Tax Credits (LIHTC) – CHFA administered

Housing providers may utilize these credits to provide additional funding for projects. The provider must, in turn, provide a certain amount of low-income housing units for a minimum of 15 years. Tax credits can be used for new construction or acquisition and rehabilitation of existing buildings.

Grand Junction did not submit any applications for tax credit projects in 2005.

H. Colorado Housing Finance Authority (CHFA) – State quasi-governmental agency

This agency provides additional mortgage funds at reduced interest rates through bond financing. This funding can be used in addition to the HOME down payment assistance to create a very usable package of financing for low/moderate income buyers.

Nonprofit groups apply to CHFA for funding of projects. Also CHFA's homebuyer mortgage products are available at certain banks in the area.

CHFA provided \$18 million in loans for single family housing in Grand Junction in 2005.

I. Local agencies and nonprofit groups

In addition to the Federal and State programs to assist with housing needs, there are a number of local agencies and nonprofit groups operating in Grand Junction. Some of these are assisted with the above-mentioned funding. Others have a variety of resources to assist in their projects. Some of these groups are:

1. Housing Resources of Western Colorado

Housing Resources, a private nonprofit corporation, has as its mission to provide affordable housing and to promote the wise and sustainable use of resources. They offer education and awareness programs, opportunities for community revitalization and the provision of decent, safe and affordable housing for those with low and moderate income.

The programs they offer are self-help homeownership, housing rehabilitation, weatherization and rental housing.

The Mutual Self Help program is a "sweat-equity" home building which provides new construction of single family homes on subdivision lots for homebuyers that are low-income and will provide assistance in the construction. Through the Rural Development funding, Housing Resources has built 22 homes in Fruitvale Meadows and 33 in eastern Grand Junction.

Housing rehabilitation loans are provided to homeowners to repair remodel or replace those homes.

The weatherization program provides no cost energy savings measures such as furnace tune-up, air infiltration reduction, window replacement, and insulation improvements for renters and homeowners.

The rental housing program consists of the Tiffany Apartments, Garden Village Apartments, Grand Valley Apartments and the Phoenix Apartments.

The accomplishments, to date, were:

- Rehabilitated or repaired 378 rental or owner occupied units.
- Assisted 21 families in purchasing a home through home ownership counseling, down payment, closing costs or financing assistance.
- Purchased and rehabilitated two apartment buildings totaling 27 units.

2. Grand Valley Catholic Outreach

Grand Valley Catholic Outreach is staffed and supported through the commitment of time, talent and resources by many community churches, foundations, businesses and organizations, volunteers and friends. Their mission statement is to come together to share a common mission dedicated to Christian service, proclaiming the dignity and worth of all persons, responding to their human needs and striving to show the compassion of Christ.

They operate a Day Center for homeless persons who can take showers, wash clothes, receive and make phone calls and store their possessions. During their four years of existence 800 persons have been able to acquire jobs through the use of the Day Center services.

Another Catholic Outreach endeavor is the operation of a Soup Kitchen where meals are served from 12:00 to 1:00 pm Monday through Saturday. From July 1, 2003, to June 30, 2004, the Soup Kitchen served 56,333 meals to men, women and children who were hungry.

The Catholic Outreach provides, on an emergency basis, two duplex apartments, called the T-House, for families who find themselves homeless. At least one adult must hold a job. The family may stay for approximately one month while they earn sufficient funds for deposit and first month's rent and locate suitable, affordable housing.

Almost Home and Roommate Exchange, a function of Catholic Outreach, gathers listings of available affordable housing from realtors, property managers and owners and make the listings available throughout the community with weekly updating. More than 500 copies are circulated in Mesa County. Housing counseling is also provided to those who are interested.

There is also a service which provides emergency financial aid for basic needs such as rental evictions, mortgage foreclosures, past due utility bills, gasoline for stranded travelers, emergency medical prescriptions, car repairs, emergency bus fare, identification cards, and birth certificates for Mesa County residents and the homeless.

3. Mesa County Workforce Center

The Mesa County Workforce Center is committed to an ongoing partnership with Mesa County workers, employers and those seeking employment that creates and ensures a self-sufficient community. Their programs are designed to serve a broad spectrum.

The Workforce Center offers a vast array of services and information to give an edge in today's competitive economy. An employer service representative will assist the clients in customizing their services to fit the client's workforce needs.

Their experienced placement specialists recruit, prescreen and refer qualified applicants. They recruit locally and statewide by newspaper and through Colorado's Job Bank system. In addition, their job postings are connected to the national employment network through America's Job Bank.

4. Habitat for Humanity

Habitat for Humanity of Mesa County has built 33 homes through June, 2005, providing housing for over 100 adults and children. The typical mortgage payment (principal, insurance and taxes) is approximately \$450 a month. Habitat for Humanity of Mesa County, like all other Habitat affiliates, works with Habitat International by sending ten percent of all “undesignated funds” for overseas projects.

5. Mesa Developmental Services

Mesa Developmental Services serves Mesa County residents with developmental disabilities and their families. They participate in one or more of the following programs which stress personal growth, independence, freedom of choice, and integration.

- Infant and toddler early intervention
- Family support services
- Case management
- Vocational and day services
- Residential services
 - o Group homes
 - o Personal care alternatives
 - o Supported living services
 - o Host home living options
 - o Behavior and nursing services
- Transportation

IV. Evaluation of Grand Junction’s Fair Housing Status

A. HUD Compliance Reviews

The HUD Office of Community Planning and Development (CPD) and the Office of Public Housing have not conducted monitoring visits to Grand Junction in the last few years. HUD does a rating of their grantees on an annual basis. For those with high ratings, there are less monitoring visits.

B. Fair Housing Complaints

The Office of Fair Housing and Equal Opportunity in the Department of HUD was contacted regarding the number of complaints they had received in Grand Junction. The Federal Fair Housing Act prohibits discrimination in housing because of race or color, national origin, religion, sex, familial status or disability. Persons who believe their fair housing rights have been violated are entitled to fill out a Housing Discrimination Complaint form, write a letter to HUD, telephone the HUD hotline, or file a complaint over the internet within one year after an alleged violation. Upon filing a complaint, HUD notifies the alleged violator of the complaint and permits the alleged violator to submit an answer, investigates the

complaint and determines where there is reasonable cause to believe the Fair Housing Act has been violated and notifies the complainant if a HUD investigation cannot be completed within 100 days of receipt of the complaint.

HUD will try to reach an agreement with the person the complaint is against, and if a conciliation agreement is signed, HUD will take no further action. If HUD has a reasonable cause to believe that the agreement has been breached, HUD will recommend that the Attorney General file suit.

If after investigating the complaint, HUD finds reasonable cause to believe discrimination has occurred, it may take the course to an administrative hearing or district court. If discrimination is found, the person the complaint is against may be ordered to compensate for damages, provide relief such as making the housing available to the complainant, or pay a civil penalty and reasonable attorney's fees and costs.

There have been seven complaints from Grand Junction filed with HUD. The data on the complaints filed between 1999 and 2005 is listed below:

Date Filed	Basis of Complaint	Date Closed	Closure Type
04/14/2000	Discriminatory terms in rent/sale	10/11/2001	No cause determination
09/17/2001	Failure to make reasonable accommodations	12/12/2001	No cause determination
09/30/2002	Failure to make reasonable accommodations	03/27/2003	Complaint withdrawn after resolution
05/30/2003	Discriminatory refusal to rent	10/01/2003	Conciliation/Resolution Agreement
05/20/2004	Steering	11/10/2004	Conciliation/Resolution Agreement
05/28/2004	Steering and failure to make reasonable accommodations	11/10/2004	Conciliation/Resolution Agreement
08/19/2004	Discriminatory terms in rent/sale	02/07/2005	No cause Determination

Three of the seven cases were found to have no cause; three were settled by a Conciliation/Resolution Agreement; and one was withdrawn after resolution.

C. Past Impediments

Listed below are the impediments outlined from the 1999 Analysis of Impediments study and the recommendations made at that time.

Impediments and Recommendations

1. Land development costs are an impediment to fair housing choice, with the single largest impediment being rapidly escalating costs of raw land.

Recommendation 1A: The City will work in conjunction with the Homebuilder's Association and area home builders, service providers and other interested groups and organizations to evaluate land development costs and the related impact on affordable housing and identify possible solutions and alternatives. This is to be completed in the year 2000.

Recommendation 1B: The City will evaluate various methods of development, including land trust development and other development incentives for their potential use in Grand Junction to encourage and facilitate the construction of affordable housing. This is to be completed in the year 2000.

Recommendation 1C: The City will evaluate all existing development-related fees to determine their impact on the cost of housing development. This is to be completed in the year 2001.

2. The "not in my backyard" (NIMBY) syndrome is an impediment to fair housing choice

Recommendation 2A: The City, along with area housing agencies, Grand Junction Housing Authority, the Civil Rights Division and area lenders will encourage and participate in an Affordable Housing/Fair Housing Public Awareness Program, including landlord/tenant rights issues, to use throughout the community, including informational materials such as brochures, videos, press releases, etc. into the program. This is to be completed in the year 2000.

Recommendation 2B: The City and area housing agencies will work to designate a location for an information clearing house on affordable housing in the community. This is to be addressed in the year 1999.

3. A lack of affordable housing units, one-bedroom or larger, particularly for very-low and low-income households, large families with children, seniors and persons with disabilities is an impediment to fair housing choice.

Recommendation 3A: The City will facilitate the provision of housing for low and very low-income households, families with children, seniors and persons with disabilities through the consideration of funding to developments targeting these populations. This is to be addressed on an on-going basis.

Recommendation 3B: The City and home builders will encourage independent living through the provision of fully accessible housing units for those with special housing needs and by the removal of barriers. This is to be addressed on an on-going basis.

Recommendation 3C: The City and Mesa County will evaluate the potential of adopting the 1997 Uniform Building Code. This is to be addressed in 2001.

Recommendation 3D: The City will evaluate all goals, objectives, policies, regulations and fees as to their potential impact on the provision of affordable housing in the community. This is to be addressed on an on-going basis.

4. The lack of transitional housing units, particularly for homeless families and the mentally ill is an impediment to fair housing choice.

Recommendation 4A: The City will support area housing agencies in the pursuit of additional funding, from public and private sources, for the provision of additional transitional housing units. This is to be addressed on an on-going basis.

Recommendation 4B: Area agencies will continue to provide services such as transitional housing, homeless prevention training, health care referrals and housing counseling to homeless persons and families, to assist in the prevention of homelessness and in breaking the cycle of homelessness. This is to be addressed on an on-going basis.

5. Low income or wage levels are an impediment to fair housing choice.

Recommendation 5A: The City will continue to work with the Mesa County Economic Development Council (MCEDC), now called the Grand Junction Economic Partnership (GJEP), to promote opportunities to develop new businesses or expand existing ones and to improve wage levels for Grand Junction residents. This is to be addressed on an on-going basis.

Recommendation 5B: The City and MCEDC will work with area job training agencies to determine if additional training needs exist in the community and can be met through any potential local, state or federal funding sources. This is to be addressed on an on-going basis.

E. Related Studies

In 2002 Economic Planning Systems conducted a study of Grand Valley Housing Needs Assessment which was facilitated by the Grand Junction Housing Authority.

The study had four areas of concern which were the need for more rental housing, creation of funding sources for the Housing Authority, the need for multi-family units, and the need to monitor the housing needs annually. The recommended actions the study proposed were:

1. Increase Inventory of Rental Housing

The most critical gap of available rental housing was for those households earning 60 percent or less of the average medium income. The rental gap was approximately 1,100 units. The recommended actions were:

- Acquire existing units. It was determined that it was more cost effective to acquire and rehabilitate existing housing rather than develop new units; however, Housing Resources has acquired some units.
- Facilitate the development of a tax credit property.
- Develop the Linden Property.
- Build new units.

The actions taken to address these recommendations were:

- The Grand Junction Housing Authority has completely developed the Linden Property, with 92 affordable units on it. Linden Pointe contains 1, 2, and 3 bedroom apartments, serving 30 to 60 percent of the average medium income families. There are five 2 and 3 bedroom accessible units and all the first floor units are adaptable.

2. Create funding sources for the Housing Authority

Four potential sources of revenue were listed which included:

- Refinance Walnut Park Apartments.
- Sell the Pitkin Property.
- Use \$300,000, held jointly by the Downtown Development Authority and the Grand Junction Housing Authority, for a project in the downtown area.
- There should be a greater use of private activity bonds.

The actions taken to address these recommendations were:

- The Pitkin Property was sold.
- It was determined that refinancing Walnut Park Apartments was not beneficial.
- The Downtown Development Authority and the Grand Junction Housing Authority are continuing the efforts to develop a downtown project.

3. Increase the number of multi-family units through policy changes at the municipal and county level.

It was recommended that local development standards for minimum densities be increased to incorporate a small percentage of attached housing within a majority of projects.

The action taken to address this recommendation was that the City of Grand Junction put into their Zoning and Development Code incentives to developers to obtain a 20 percent density bonus for their project if affordable housing is included in their development.

4. Adopt the housing needs assessment methodology and monitor for housing needs annually.

The methodology was not used because it would have required more time and training than was available. An informal update was performed in early 2005

and the Grand Valley Housing Coalition members considered the findings to be reasonably close to actual need.

Additional discussion about updating the needs assessment occurred in 2005 between members of the Grand Valley Affordable Housing Partnership sponsored by the City. Since the Colorado Division of Housing was willing to consider the findings of the 2002 Assessment "still current" in applications for State funding, the Partnership decided that it would be a better to create housing units with the dollars that would otherwise be spent to update the Assessment.

F. In 2004 there was an Affordable Housing Forum which showed these polling results.

The top three populations that needed to be addressed first were:

- Homeless families and individuals who request housing help.
- Families and individuals who are in need of homeless prevention.
- Workforce renters.

It was felt that affordable housing should be scattered throughout all the jurisdictions in Grand Valley.

The policies that would help mitigate the housing shortage as the area grew were listed as:

- Require new employers to provide some mitigation for workforce housing.
- Require new employers to provide some mitigation for workforce housing for those employees below sustenance wages.
- Rely on governmental or non-profit organizations to develop affordable housing.
- Require commercial developers to pay impact fees to mitigate projects that increase the demand for affordable housing.
- Require residential developers to build a portion of each development in the affordable housing range.
- Establish incentive bonuses to encourage developers to build affordable housing in each subdivision.

V. Surveys and Questionnaires

1. Surveys

Agencies, nonprofit groups, the Homebuilders Association and the Realtors Association were asked to give input on their perceptions of fair housing issues in Grand Junction, via a survey which is included in the Appendix. The survey was sent to eighteen members of housing organizations or agencies. Three declined because of lack of experience with the issues; two did not respond; and thirteen gave responses. The following summarizes the responses.

The survey addressed the five impediments to fair housing that were identified in the 1999 study. It asked if each impediment still exists and if the actions, that were directed to be addressed, were taken. In the response to whether the action was taken or not, the response was either yes or no with comments to be added. In the response to whether the impediment still existed, the responders were given a range of 1 to 4.

- A rating of 1 indicated that this is considered still as much of an impediment as it was in 1999.
- A rating of 2 indicated that little progress has been made in overcoming this impediment.
- A rating of 3 indicated that this is considered not as much of an impediment as in 1999 or that more progress has been made.
- A rating of 4 indicated that this is no longer considered to be an impediment.

The Impediments and Responses were:

Impediment 1

Land development costs are an impediment to fair housing choice with the single largest impediment being rapidly escalating costs of raw land.

Response

1. Eight felt this is still an impediment
2. One felt some progress being made
3. Two felt this was less of an impediment
4. One felt this is no longer an impediment

Past Recommendation 1A: The City will work in conjunction with the Homebuilder's Association and area home builders, service providers and other interested groups and organizations to evaluate land development costs and the related impact on affordable housing and identify possible solutions and alternatives. This is to be completed in the year 2000.

Response

1. One felt this action had been addressed.
2. Eleven felt this action had not been addressed.

Comments

- This issue has become bigger than in 1999. There has been a lot of discussion and various groups coming together recognizing the issues, but market forces have been a major barrier.
- Land development costs were evaluated adequately but prices continue to escalate, requiring cash, etcetera to alleviate the problem.
- The action was minimal if any. The most significant element of land development costs as stated above is the rising cost of raw land, and 2006 land cost are approaching twice the 2000 cost. There has been no land banking to "set aside" land for current or future affordable housing development. No inclusionary zoning has been adopted to require market rate developers to create affordable units or pay a fee in lieu of creating affordable units – one way to fund land purchase. Developable land has

been set aside to create buffer zones between Grand Junction and other Grand Valley municipalities. As a consequence, the supply of available land is shrinking. The demand for developable land is increasing and so is land cost.

Past Recommendation 1B: The City will evaluate various methods of development, including land trust development and other development incentives for their potential use in Grand Junction to encourage and facilitate the construction of affordable housing. This is to be completed in the year 2000.

Response

1. None felt this action had been addressed.
2. Twelve felt this action had not been addressed.

Comments

- Grand Junction Housing Authority has looked into land trust development but no project has been planned at this time.
- There has been some evaluation but not much action.
- The action has been minimal if any. No land trust has been created and one does not exist in 2005. The City in 2003, at the encouragement of the Grand Valley Housing Coalition, identified a number of sites that met specific affordable housing development criteria, such as sites on a public transportation route, near public schools, accessible by bus, near shopping and employment centers, near child-care,.. No affordable housing land trust exists.
- The City evaluated land in its inventory for possible use for affordable housing.

Past Recommendation 1C: The City will evaluate all existing development-related fees to determine their impact on the cost of housing development. This is to be completed in the year 2001.

Response

1. Seven felt this action had been addressed
2. Five felt this action had not been addressed

Comments

- Through the Grand Valley Housing Coalition, committee members studied and discussed the issue extensively. Meetings were conducted with utility service providers regarding tap fees and the potential to waive or reduce those fees for affordable housing projects. This was met with resistance.
- The evaluation has taken place. There hasn't been a lot done to lower impact related fees.
- The City Community Development Department in 2003 evaluated all development related fees and it was determined that the fee total did not constitute a significant barrier to the development of affordable housing, particularly since the City was willing to defer payment of fees to the end of construction or make a General Fund contribution in an amount equal to or greater than the fees as it did for 2004-2005 Linden Pointe affordable rental

- housing development by the Grand Junction Housing Authority. A General Fund contribution was made to avoid setting a fee-waiver precedent – Council could determine the community value of the development and make a corresponding contribution.
- However, it seems no action has been taken.

Impediment 2

The “not in my backyard” (NIMBY) syndrome is an impediment to fair housing choice

Response

1. Three felt this is still an impediment
2. Six felt some progress being made
3. Three felt this as less of an impediment
4. None felt this is no longer an impediment

Past Recommendation 2A: The City, along with area housing agencies, Grand Junction Housing Authority, the Civil Rights Division and area lenders will encourage and participate in an Affordable Housing/Fair Housing Public Awareness Program, including landlord/tenant rights issues, to use throughout the community, including informational materials such as brochures, videos, press releases, etc. into the program. This is to be completed in the year 2000.

Response

1. Three felt this action had been addressed.
2. Nine felt this action had not been addressed.

Comments

- Fair Housing seminars were available to agencies, landlords and the public during the past few years. More could be done.
- There have been a couple of Fair Housing forums by the Grand Valley Housing Partnership.
- As one of the objectives of the 2002 Grand Valley Housing Needs Assessment and at the encouragement of the Grand Valley Housing Coalition, in late 2003 and 2004 the Grand Junction Housing Authority initiated a public awareness campaign. The campaign included public presentations about the local affordable housing need (defined by the 2002 Housing Needs Assessment) and the posting of educational posters identifying the gap between the actual wages of local workers in typical industries and the wages required to afford local housing.
- But progress is being made and current activities should lead to more outreach and increased public awareness.
- Much more needs to be done with landlord/tenant rights issues plus continuation of progress in the other areas.
- There is always more to be done.

Past Recommendation 2B: The City and area housing agencies will work to designate a location for an information clearing house on affordable housing in the community. This is to be addressed in the year 1999.

Response

1. None felt this action had been addressed
2. Eleven felt this action had not been addressed

Comments

- This is ongoing.
- This is being addressed now.
- I am not sure how to answer this because I am not certain what "location for an information clearing house" means. A listing of available affordable rental units and/or landlords willing to accept a Housing Choice Voucher is maintained by the Grand Junction Housing Authority. I am not aware of any other centralized affordable housing information. (Author's note: A list is also available through Catholic Outreach Services.)
- Progress is being made. The web site "GJHA.org" and information line are great tools.

Impediment 3

A lack of affordable housing units, one-bedroom or larger, particularly for very-low and low-income households, large families with children, seniors and persons with disabilities is an impediment to fair housing choice.

Response

1. Seven felt this is still an impediment
2. Three felt some progress being made
3. One felt this as less of an impediment
4. One felt this is no longer an impediment

Comments

- According to the 2002 Grand Valley Housing Needs Assessment, the local housing inventory was short approximately 1,080 rental and 589 homeownership affordable housing units in 2002; essentially all of those units are needed by households earning less than 60 percent Area Median Income. An informal update performed by the regional Blue Ribbon Panel on Housing reported that, despite the new affordable housing units created since completion of the Housing Needs Assessment, the 2005 housing shortage had grown to 1,670 rental units and 867 homeownership units.

Past Recommendation 3A: The City will facilitate the provision of housing for low and very low-income households, families with children, seniors and persons with disabilities through the consideration of fund to developments targeting these populations. This is to be addressed on an on-going basis.

Response

1. Two felt this action had been addressed.

2. Ten felt this action had not been addressed.

Comments

- CDBG funds have gone to the Grand Junction Housing Authority and Housing Resources to purchase/build properties.
- In addition to listing affordable housing objectives in its strategic plan, the City in 2004 budgeted \$500,000 as local matching funds for affordable housing development. The City also hosted an Affordable Housing Forum in August 2004 to help educate policy makers and the general public about the need for affordable housing and to consider solutions that could be implemented to meet the need. The City also has hosted and facilitated meeting of the Affordable Housing Partnership – a task force formed to address the housing need. The City's desire was that the Partnership would generate an increase in the affordable housing inventory, but local housing agencies to date have not taken advantage of this opportunity.
- This is being done on a case basis at best currently.
- The Affordable Housing Partnership is making progress in 2005-2006.

Past Recommendation 3B: The City and home builders will encourage independent living through the provision of fully accessible housing units for those with special housing needs and by the removal of barriers. This is to be addressed on an on-going basis.

Response

1. Four felt this action had been addressed.
2. Seven felt this action had not been addressed.

Comments

- Through adoption of the 2000 International Building Code, adopted by the City, the City is requiring new construction and rehabilitation of existing construction to meet accessibility standards.
- The Grand Junction Housing Authority's Linden Pointe Development (92 units) includes 46 first floor units, six of which are fully accessible, 40 more are adaptable.
- More accessible units are needed. Additional units constructed need to be adaptable – easily converted to accessible units.

Past Recommendation 3C: The City and Mesa County will evaluate the potential of adopting the 1997 Uniform Building Code. This is to be addressed in 2001.

Response

1. Four felt this action had been addressed.
2. One felt this action had not been addressed.

Comments

- Through adoption of the International Building Code the City is requiring new construction and rehabilitation of existing construction to meet accessibility standards.

Past Recommendation 3D: The City will evaluate all goals, objectives, policies, regulations and fees as to their potential impact on the provision of affordable housing in the community. This is to be addressed on an on-going basis.

Response

1. Three felt this action had been addressed.
2. Ten felt this action had not been addressed.

Comments

- Providing affordable housing in the community is one of six solutions identified in the City's 2002 Strategic Plan. Still need for more evaluation.
- Evaluation has taken place, implementation is questionable.
- The most recent evaluation of Code barriers to the creation of affordable housing was completed in August 2005. City solutions to Code barriers are listed below.

Zoning/land use (allow increased density to reduce land cost per housing unit)

The City of Grand Junction Zoning and Development Code allows a variety of housing types in some districts with densities greater than 4 units per acre. Cluster provision has not been used as of August 2005.

Density bonuses are available by Code when dwelling units are restricted in accordance with HUD standards. Bonuses include the allowance of one bonus dwelling unit per restricted unit when monthly rents serve the very low income of 30 percent of local median income. The number of bonus units is less for development with units that are restricted at 50 and 60 percent of median income. Accessory dwelling units are allowed in all residential zone districts with no public hearing requirement.

Administrative Processes/Issues (expedited movement through the planning process to save time and money)

With the desire to create affordable housing in Grand Junction, as identified in the City's Strategic Plan, the City of Grand Junction took a streamlined approach with the new Linden Pointe Development by the Grand Junction Housing Authority. This streamlined approach basically treats the affordable housing project as a special project; the project is prioritized by moving it to the top of the stack of development applications and additional meeting with the developer are held to expeditiously iron out details throughout the process.

Lack of Compatibility Definitions ("compatibility" needs to be standardized to save time and money in the development process)

The Grand Junction Zoning and Development Code do not define whether or not the development of different parcel sizes and densities within the same development are considered compatible. The City's Growth Plan establishes a range of density in its land use categories and often two different densities are allowed within the same category. There are development design standards and practices that can be incorporated into the design of new developments that creates transitioning and buffering between two different

developments with different densities. Currently this is looked at by City Planning staff and the City's Planning Commission and City Council as a proposed residential development is reviewed and approved.

Transportation related issues

The Grand Junction Zoning and Development Code allows for reduction in parking requirements through an administrative variance process. Per-unit parking space requirements can be reduced if expected use patterns vary from national or typical standards; or parking demand varies during the day and week in relation to parking supply; or operational aspects of the use of the property warrants unique parking arrangements.

The City of Grand Junction requires new and existing neighborhood connectivity as shown in the Grand Valley Circulation Plan and Urban Trails Master Plan.

The City of Grand Junction has flexibility in street design and right-of-way widths on local residential streets. Design standards are approved administratively using performance based criteria.

Impediment 4

The lack of transitional housing units, particularly for homeless families and the mentally ill is an impediment to fair housing choice.

Response

1. Six felt this is still an impediment
2. Three felt some progress being made
3. Three felt this as less of an impediment
4. None felt this is no longer an impediment

Past Recommendation 4A: The City will support area housing agencies in the pursuit of additional funding, from public and private sources, for the provision of additional transitional housing units. This is to be addressed on an on-going basis.

Response

1. Seven felt this action had been addressed.
2. Six felt this action had not been addressed.

Comments

- Ongoing – need more. \$50,000 in CDBG funds was given to Housing Resources for 8 one-bedroom apartments for homeless veterans' transitional housing which includes support services. The recipients can be in this program for up to two years.
- Funds have gone to local nonprofits and the Housing Authority as leverage through letters of support, etcetera.
- The City provided Community Development Block Grant funds for the Phoenix Project; two local organizations partnered to acquire an 8-unit property for transitional housing. The City supported the Grand Junction Housing Authority's recent receipt of voucher funding for 50 units of transitional housing; support services are to be provided by the Mesa County Department of Human Services. With City support, Grand Valley Catholic

Outreach is in the process. Summary: It appears that the local need for transitional housing has been met for the present. After each of these programs becomes fully operational, the need for transitional housing units should be reevaluated.

- However, advances are being made.
- City has helped but federal cuts limit local resources. Private foundations generally prefer to donate funds to 501 C 3 non-profit organizations.
- The City has funded Linden Pointe and leveraged dollars from the County, State and Equity Investors. But more help is needed.

Past Recommendation 4B: Area agencies will continue to provide services such as transitional housing, homeless prevention training, health care referrals and housing counseling to homeless persons and families, to assist in the prevention of homelessness and in breaking the cycle of homelessness. This is to be addressed on an on-going basis.

Response

1. Seven felt this action had been addressed.
2. Six felt this action had not been addressed.

Comments

- This is ongoing.
- This is being addressed but more help is needed.
- As stated above, it appears that the need for transitional housing has been met. Persons residing in the homeless shelter and in transitional housing are referred to health care services as needed to regain and maintain health. Housing Counseling and other services have been provided. A Homeless Coalition was formed in 2001 to address homeless issues and advocate solutions between local private and public agencies.
- Good progress is being made, but it is difficult to call progress “adequate” when more than 500 children in School District 51 are homeless.
- It’s being addressed but not adequately.
- Homeless numbers are increasing.

Impediment 5

Low income or wage levels are an impediment to fair housing choice.

Response

1. Eight felt this is still an impediment
2. None felt some progress being made
3. Two felt this as less of an impediment
4. One felt this is no longer an impediment

Past Recommendation 5A: The City will continue to work with the Mesa County Economic Development Council (MCEDC), now GJEP, to promote opportunities to develop new businesses or expand existing ones and to improve wage levels for Grand Junction residents. This is to be addressed on an on-going basis.

Response

1. Five felt this action had been addressed.
2. Nine felt this action had not been addressed.

Comment

- This is ongoing.
- Improvement is needed in wage levels.
- Also work with the Incubator.
- The City has continued to fund the Grand Junction Economic Partnership (formerly MCEDC) with the intent to create improved wage levels for Grand Junction residents with minimal results – approximately 12 months ago Mesa County employment statistics revealed that wages, adjusted for inflation, had been essentially flat for the last 30 years. Although not due to Grand Junction Economic Partnership activity, it should be noted that the increasing number of new employees hired by the high paying oil and gas industries is raising the average local wage. Low wages continue to be an impediment to fair housing.
- GJEP came up with higher standards for business to meet
- The progress made is important but area wages have been flat for over 20 years. MCEDC increased its standards for providing incentives only to higher paying jobs.

Past Recommendation 5B: The City and MCEDC, now GJEP, will work with area job training agencies to determine if additional training needs exist in the community and can be met through any potential local, state or federal funding sources. This is to be addressed on an on-going basis.

Response

- Five felt this action had been addressed.
Four felt this action had not been addressed.

Comment

- This is ongoing.
- Worked with Mesa County Workforce Center
- The Grand Junction Economic Partnership (formerly MCEDC) has worked with job training agencies as part of its economic development activity; Mesa County hosted an economic development forum in 2003 to help identify new economic development strategies with minimal results. Though most agree that the local economy would benefit from becoming less dependent upon low-paying service industries, sales tax revenue is not providing an incentive for reprioritization of local economic development efforts.
- Wages still remain a significant issue. The majority of jobs are still below \$10.00 an hour – energy development is beginning to drive up wages somewhat.

Please state below any additional comments you might want to make about the above listed impediments:

- The cost of land, construction costs, and low wages play a huge role in the affordability issue which is a big impediment to many people in trying to obtain housing. They are very limited in what their housing choice is.
- Housing Partnership is addressing the impediments. There is no significant action yet.
- Generally speaking, the City has been successful in reducing code impediments and providing funding for affordable housing development. Meeting the affordable housing need is not solely the City's responsibility – the City has effectively responded to affordable housing proposals. Local affordable housing agencies do not appear willing to lead the affordable housing effort.
- (Other problems include)... lack of security deposit money; discrimination based on ethnicity, religious differences, migrant workers, unmarried couples, gays and mixed-race couples; drugs; increasing requirements by Landlords for credit reports, police and sheriff reports, and non-refundable application fees, etc.

Please tell us what additional or new impediments to fair housing you have seen or know about:

- Another issue which needs to be addressed is that of security deposits. Many people do not have the financial resources to cover both rent and the security deposit. Rising utility costs are an issue. LEAP needs to be fully funded. Consumers need access to weatherization programs on an ongoing basis rather than once. New housing projects need to designate a percentage of apartments as accessible; i.e. suitable for wheelchair and affordable to people with lower incomes.
- Inflation.
- Discrimination, religious beliefs, homosexual relationships, language barriers, criminal and credit histories. Security deposit money. Skyrocketing utilities and fuel costs.

Additional recommendations I have to address these impediments are:

- Resistance to addressing community needs on a regional basis has contributed to the affordable housing shortage. Cooperation between local jurisdictions has been successfully demonstrated in the last few years. It is time to address the affordable housing need on a regional basis by forming a multi-jurisdictional housing authority. This new agency could lead the housing development effort, coordinate between all local municipalities and existing housing interests, create and implement a strategic plan to meet the housing need.
- Higher wages.

2. Questionnaires

A questionnaire, in English and Spanish in stamped, self-addressed envelopes, was sent to four organizations that were requested to distribute them to their clients on a random basis. One hundred questionnaires were sent out with 47 responses being received. One response was in Spanish, the rest were in English. A blank

questionnaire, showing the five questions, is in the appendix. The following summarizes the answers to the questionnaire.

1. The first question to housing clients was regarding their treatment in rental housing.

Eight responded that they were treated unfairly. Their comments were:

- . The landlord was unjust and did not keep his word.
- . Would not work with me on the payment of rent.
- . Because of having a handicap, I was told I would be accommodated but have to fight for everything.
- . Had a child under 18 and didn't get any leeway for an injury when couldn't find work.
- . Landlord refused to accept negotiations as I used to work for them.
- . I was a former employee of the property management company and was treated unfairly with my rent.
- . Treated unfairly because of my national origin and race.
- . I have a handicap and not allowed to have a handicap dog.

Thirty seven responded that they were treated fairly. Their comments were:

- . I had a handicap but they were helpful and knowledgeable.
- . Was helpful with all the questions I had.
- . They were great and very helpful.
- . We have a wonderful in-house manager, very good at her job, knows her job well. The only thing I don't like is I feel there are too many members of family and friends in the head office. They more or less stick together in meeting against others. I don't think this is right.
- . They were wonderful.
- . I had a handicap but they were wonderful.
- . I had a handicap but I like living here. Been here since 1999.
- . Manager was very nice, also informative and patient.
- . He said I called him more in one month than some people called in six years.
- . I have had nothing but good experiences in my current residence.
- . He put a handicapped toilet in. I have an artificial knee joint and can't get up and down on a low toilet. Everything turned out wonderful.
- . I have a handicap. The rental people considered my back problems and discussed it with me to determine if an upstairs apartment was ok for me.
- . Joe from ____ was very professional and treated me very well. I love living here. No complaints.

2. The second question regarded treatment in buying a house or condominium.

Two responded that they were treated unfairly. One comment was:

- . Treated unfairly because of age and income. The lender was unprofessional in her handling of the loan process.

Ten responded that they were treated fairly. One comment was:

- . Poor credit but the lender was able to loan us the money.

3. The third question dealt with treatment by Real Estate Companies.

Four responded that they were treated unfairly by a Real Estate Company. Their comments were:

- . Income and credit problems
- . The company terminated me 3 days after renting to me.
- . Treated unfairly because of handicap.
- . Many Realtors did not disclose that a sale was pending on a house. They let potential buyers go through the loan process without letting them know of the pending contract.

Nine responded that they were treated fairly. One comment was:

- . They have been wonderful.

4. The fourth question concerned receiving assistance when filing a housing complaint.

One person responded that he/she filed a complaint but received no assistance. The comment was:

_____ and _____ are not positive. They are always defensive.

5. The fifth question regarded the fair or unfair treatment by political members or governmental agencies in the City either toward a person or a project.

Four responded that they were treated unfairly. The one comment was: Not taking into consideration expenses in household – only look at gross income – especially expenses like medical since 75 percent of people in this town do not have coverage.

Three responded that he/she was treated fairly.

The comment was:

A governmental agency in the City worked closely with me to find good housing at affordable cost.

VI. Conclusions and Recommendations

Conclusions

This study has reviewed and evaluated: demographic, housing, transportation and economic data; housing discrimination complaints; the practices and programs of public and private sector organizations which own, operate, build, sell, and rent housing; and human service agencies which assist their clients in finding and financing housing. Detailed descriptions of past barriers to fair housing choices were described in previous chapters.

A. Conclusions from the Questionnaires

In general, the responses to the questionnaires, which were distributed mainly to tenants, were positive in their feeling of being treated fairly. Forty seven out of a hundred questioned responded. The synopsis of the responses to the five questions is listed below.

Question 1 – Were you treated fairly or unfairly when you rented a unit?

- Thirty seven responded that they felt treated fairly and had thirteen comments of praise.
- Eight said they were treated unfairly but only four of the eight responses related to fair housing issues.

Question 2 – Were you treated fairly or unfairly in buying a housing unit?

- Ten responded that they were treated fairly with one positive comment.
- Two people said they were treated unfairly but the comments did not relate to fair housing.

Question 3 – Were you treated fairly or unfairly by a real estate company?

- Nine said they were treated fairly with one positive comment.
- Four people responded that they were treated unfairly and had four comments, one relating to fair housing.

Question 4 – Did you receive assistance when filing a complaint?

- No one responded under the category of filing a complaint and receiving assistance.
- One person said she/he did not receive assistance but the comment did not relate to fair housing.

Question 5 – Were you treated fairly or unfairly by a political member or governmental agency in the City?

- Three said they were treated fairly with one positive comment.
- Four responded that they were treated unfairly with no comments relating to fair housing.

B. Conclusions from the Surveys

In the five questions that were raised in the 1999 survey, those surveyed now were asked if those impediments to fair housing still exist and have the actions that were recommended implemented?

Question 1 – Are land development costs still an impediment to fair housing?

- Five felt that it was still very much an impediment.
- One felt some progress was made.
- Two felt it was much less of an impediment.
- One felt it was not an impediment now.

Past Recommended action 1A: The City should work with the Homebuilder's Association and area home builders, service providers and other interested groups and organizations to evaluate land developments cost and the related impact on affordable housing and identify possible solutions and alternatives.

- One felt this action was completed.
- Eight felt this action was not completed.

Past Recommended action 1B: The City will evaluate various methods of development including land trust development and other development incentives for their potential use in Grand Junction to encourage and facilitate the construction of affordable housing.

- None felt this action was completed.
- Nine felt this action was not completed.

Past Recommended action 1C: The City will evaluate all existing development related fees to determine their impact on the cost of housing development.

- Four felt this action was completed.
- Five felt this action was not completed.

Question 2 – Is “not in my backyard (NIMBY) still an impediment?”

- Three felt that it was still very much an impediment.
- Three felt some progress was made.
- Three felt it was much less of an impediment.
- None felt that it was not an impediment now.

Past Recommended action 2A: The City, along with area housing agencies, the Grand Junction Housing Authority, the Civil Rights Division and area lenders, will encourage and participate in an Affordable Housing/Fair Housing Public Awareness Program, including landlord/tenant rights issues, to use throughout the community, including informational materials such as brochures, videos, press releases, etc. into the program.

- Two felt this action was completed.
- Seven felt this action was not completed.

Past Recommended action 2B: The City and area housing agencies will work to designate a location for an information clearing house on affordable housing in the community.

- None felt this action was completed.
- Eight felt this action was not completed.

Question 3 – Is a lack of affordable housing units, one-bedroom or larger, particularly for very-low and low-income households, large families with children, seniors and persons with disabilities still an impediments to fair housing choice?

- Four felt that it was still very much an impediment.
- Three felt some progress was made.
- One felt it was much less of an impediment.
- One felt it was not an impediment now.

Past Recommended action 3A: The City will facilitate the provisions of housing for low and very low-income households, families with children, seniors and persons with disabilities through the consideration of funding to developments targeting these populations.

- Two felt this action was completed.
- Seven felt this action was not completed.

Past Recommended action 3B: The City and homebuilders will encourage independent living through the provision of fully accessible housing units for those with special housing needs and by the removal of barriers.

- Four felt this action was completed.
- Four felt this action was not completed.

Past Recommended action 3C: The City and Mesa County will evaluate the potential of adopting the 1997 Uniform Building Code.

- Four felt this action was completed.
- One felt this action was not completed.

Past Recommended action 3D: The City will evaluate all goals, objectives, policies, regulations and fees as to their potential impact on the provisions of affordable housing in the community.

- Three felt this action was completed.
- Seven felt this action was not completed.

Question 4: Is the lack of transitional housing units, particularly for homeless families and the mentally ill still an impediment to fair housing choice?

- Three felt this was still very much an impediment.
- Three felt some progress was made.
- Three felt it was much less an impediment now.
- None felt it was not an impediment now.

Past Recommended action 4A: The City will support area housing agencies in the pursuit of additional funding, from public and private sources, for the provision of additional transitional housing units.

- Seven felt this action was completed.
- Three felt this action was not completed.

Past Recommended action 4B: Area Agencies will continue to provide services such as transitional housing, homeless prevention training, health care referrals and housing counseling to homeless persons and families to assist in the prevention of homelessness and in breaking the cycle of homelessness.

- Six felt this action was completed.
- Four felt this action was not completed.

Question 5: Are low income or wage levels still an impediment to fair housing choice?

- Five felt it was still very much an impediment.
- None felt that some progress was made.
- Two felt it was much less of an impediment.
- One felt it was not an impediment now.

Past Recommended Action 5A: The City will continue to work with the Mesa County Economic Development Council (MCEDC) to promote opportunities to develop new businesses or expand existing ones and to improve wage levels for Grand Junction residents.

- Three felt this action was completed.
- Eight felt this action was not completed.

Past Recommended Action 5B: The City and MCEDC will work with area job training agencies to determine if additional training needs exist in the community and can be met through any potential local, state or federal funding sources.

- Five felt this action was completed.
- Four felt this action was not completed.

C. Current Impediments and Recommendations

It has been concluded, as a result of the data gathered, the questionnaire responses, and the information and opinions from the surveys in this Impediment Study, that the following impediments, identified in 1999, still exist, some as strongly as in 1999 and some to a lesser extent.

Impediment 1: Land development costs continue to be an impediment to fair housing choice.

Recommendations

1A. The City should take steps to develop land banking and land trusts for future projects.

1B. The City should establish an affordable housing fund financed through developers making payments in lieu of providing required affordable housing on-site and from the City's General Fund.

1C. The City should work in conjunction with the Homebuilder's Association and area homebuilders, service providers and other interested groups and organizations to develop joint venture projects.

Impediment 2: The "not in my backyard" (NIMBY) syndrome is still an impediment to fair housing choice to a lesser degree.

This remains an impediment not because the City and housing providers have not made efforts to reduce NIMBY feelings. It is agreed that all the actions that were recommended in 1999 have been taken. The City and providers are to be commended on those efforts. It is just that NIMBY is such a strong part of any development, whether it is housing or a commercial development. Where one group sees an idea as positive and thinks a project should be placed in a certain location, another group will see the placement of the project as a negative.

Recommendations

2A. The City and housing providers should continue the good efforts to promote awareness of the need of affordable and fair housing through seminars, fair housing forums and public awareness campaigns.

2B. The solicitation of neighborhood input to housing development should continue to be part of the City's Zoning and Development Code.

Impediment 3: A lack of affordable housing units, one-bedroom or larger, particularly for very-low and low-income households, large families with children, seniors and persons with disabilities continues to be an impediment to fair housing choice.

Recommendations

3A. The City should continue the usage of CDBG funding to support affordable housing projects.

3B. Encourage usage of the City's local matching funds for affordable housing development.

3C. Revisit the evaluation of goals, objectives, policies, regulations and fees as to their impact on affordable housing and implement the objectives determined from that evaluation, particularly number 22 goal of Grand Junction's Strategic Plan to implement the results of the Affordable Housing Forum.

3D. The City should strengthen the position of the City liaison staff person so that that person is involved exclusively in housing projects whose job would consist of being a liaison with public and private housing providers, a member of the Affordable Housing Partnership, which that position currently is, a contact for people with fair housing

complaints, and a resource for funding of housing projects. This person could also look into additional funding for security deposits and utility costs.

Impediment 4: The lack of transitional housing units, particularly for homeless families and the mentally ill is still an impediment to fair housing choice.

The housing providers are to be commended on all their efforts to supply transitional housing in the community. The same effort needs to be continued to meet future needs.

Recommendations:

4A. The City should continue its support of area housing agencies in the pursuit of additional funding, from public and private sources, for the provision of additional transitional housing units. The staff person recommended in recommendation 3E could be the City contact person to assist in additional funding as well as a resource person on how other cities are handling homelessness and fair housing needs.

One reviewer of the Study disagrees with this recommendation because that person thinks that it is not the job of the City to perform this function.

4B. The area agencies should continue to provide services such as transitional housing, homeless prevention training, health care referrals and housing counseling to homeless person and families, to assist in the prevention of homelessness.

Impediment 5: Low income or wage levels are still an impediment to fair housing choice.

While this is an impediment that involves private enterprise even more than the City or public agencies, it is one that will need all the effort from the City and public agencies that can be given.

Recommendations

5A. The City needs to continue to work with the Grand Junction Economic Partnership and the Business Incubator to promote opportunities to develop new businesses or expand existing ones and to improve wage levels for Grand Junction's residents.

5B. The City and the Grand Junction Economic Partnership should continue to work with area job training agencies to determine if additional training needs exist in the community and can be met through any potential local, state or federal funding sources.

Appendix A – Blank Questionnaire

We are conducting a survey to determine your opinions on fair housing choices in Grand Junction. In the following situations, please tell us your positive or negative feelings and the reasons you think you received this positive or negative treatment.

1) When I rented a house or an apartment the owner/agent treated me:

fairly unfairly because of:

- Handicap (disability)
- Pregnant or having a child under 18
- National origin Race or Color Religion
- Sex Other reason

Positive or negative comment:

2) When I bought a home/condominium the mortgage company or the bank treated me:

fairly unfairly because of:

- Handicap (disability)
- Pregnant or having a child under 18
- National origin Race or Color Religion
- Sex Other reason

Positive or negative comment:

3) A Real Estate Company treated me:

fairly unfairly because of:

- Handicap (disability)
- Pregnant or having a child under 18
- National origin Race or Color Religion
- Sex Other reason

Positive or negative comment:

4) I have filed fair housing complaints in the past with
(Name of agency/department) but received no assistance.

The complaint was based on:

- Handicap (disability)
- Pregnant or having a child under 18
- National origin Race or Color Religion
- Sex Other reason

Positive or negative comment:

5) Political or governmental barriers to fair housing

I feel that political members or governmental agencies in the City have treated me or a project:

fairly unfairly because of:

- Handicap (disability)
- Pregnant or having a child under 18
- National origin Race or Color Religion
- Sex Other reason

Positive or negative comment:

Appendix B: Blank Survey

The following impediments to fair housing opportunities were identified in 1999 along with the recommended actions which are listed below numbered 1-5.

Please circle a number from 1 to 4 indicating your level of agreement or disagreement that the impediment no longer exists. Also please indicate if you believe the actions were addressed adequately and what activities you see as being taken to address the actions.

1. Land development costs are an impediment to fair housing choice, with the single largest impediment being rapidly escalating costs of raw land.

This impediment no longer exists in 2006.

Strongly Agree 4	Somewhat Agree 3	Somewhat Disagree 2	Strongly Disagree 1
------------------------	------------------------	---------------------------	---------------------------

Action 1A: The City will work in conjunction with the Homebuilder's Association and area home builders, service providers and other interested groups and organizations to evaluate land development costs and the related impact on affordable housing and identify possible solutions and alternatives. This is to be completed in the year 2000.

This action was adequately addressed? yes no

The activities to address this action were:

Action 1B: The City will evaluate various methods of development, including land trust development and other development incentives for their potential use in Grand Junction to encourage and facilitate the construction of affordable housing. This is to be completed in the year 2000.

This action was adequately addressed? yes no

The activities to address this action were:

Action 1C: The City will evaluate all existing development-related fees to determine their impact on the cost of housing development. This is to be completed in the year 2001.

This action was adequately addressed? yes no

The activities to address this action were:

2. The "not in my backyard" (NIMBY) syndrome is an impediment to fair housing choice

This impediment no longer exists in 2006.

Strongly Agree 4	Somewhat Agree 3	Somewhat Disagree 2	Strongly Disagree 1
------------------------	------------------------	---------------------------	---------------------------

Action 2A: The City, along with area housing agencies, Grand Junction Housing Authority, the Civil Rights Division and area lenders will encourage and participate in an Affordable Housing/Fair Housing Public Awareness Program, including landlord/tenant rights issues, to use throughout the community,

including informational materials such as brochures, videos, press releases, etc. into the program. This is to be completed in the year 2000.

This action was adequately addressed? yes no

The activities to address this action were:

Action 2B: The City and area housing agencies will work to designate a location for an information clearing house on affordable housing in the community. This is to be addressed in the year 1999.

This action was adequately addressed? yes no

The activities to address this action were:

3. A lack of affordable housing units, one-bedroom or larger, particularly for very-low and low-income households, large families with children, seniors and persons with disabilities is an impediment to fair housing choice.

This impediment no longer exists.

Strongly
Agree

4

Somewhat
Agree

3

Somewhat
Disagree

2

Strongly
Disagree

1

Action 3A: The City will facilitate the provision of housing for low and very low-income households, families with children, seniors and persons with disabilities through the consideration of fund to developments targeting these populations. This is to be addressed on an on-going basis.

This action was adequately addressed? yes no

The activities to address this action were:

Action 3B: The City and home builders will encourage independent living through the provision of fully accessible housing units for those with special housing needs and by the removal of barriers. This is to be addressed on an on-going basis.

This action was adequately addressed? yes no

The activities to address this action were:

Action 3C: The City and Mesa County will evaluate the potential of adopting the 1997 Uniform Building Code. This is to be addressed in 2001.

This action was adequately addressed? yes no

The activities to address this action were:

Action 3D: The City will evaluate all goals, objectives, policies, regulations and fees as to their potential impact on the provision of affordable housing in the community. This is to be addressed on an on-going basis.

This action was adequately addressed? yes no

The activities to address this action were:

4. The lack of transitional housing units, particularly for homeless families and the mentally ill is an impediment to fair housing choice.

This impediment no longer exists.			
Strongly	Somewhat	Somewhat	Strongly
Agree	Agree	Disagree	Disagree
4	3	2	1

Action 4A: The City will support area housing agencies in the pursuit of additional funding, from public and private sources, for the provision of additional transitional housing units. This is to be addressed on an on-going basis.

This action was adequately addressed? yes no

The activities to address this action were:

Action 4B: Area agencies will continue to provide services such as transitional housing, homeless prevention training, health care referrals and housing counseling to homeless persons and families, to assist in the prevention of homelessness and in breaking the cycle of homelessness. This is to be addressed on an on-going basis.

This action was adequately addressed? yes no

The activities to address this action were:

5. Low income or wage levels are an impediment to fair housing choice.

This impediment no longer exists.			
Strongly	Somewhat	Somewhat	Strongly
Agree	Agree	Disagree	Disagree
4	3	2	1

Action 5A: The City will continue to work with the Mesa County Economic Development Council (MCEDC) to promote opportunities to develop new businesses or expand existing ones and to improve wage levels for Grand Junction residents. This is to be addressed on an on-going basis.

This action was adequately addressed? yes no

The activities to address this action were:

Action 5B: The City and MCEDC will work with area job training agencies to determine if additional training needs exist in the community and can be met through any potential local, state or federal funding sources. This is to be addressed on an on-going basis.

This action was adequately addressed? yes no

The activities to address this action were:

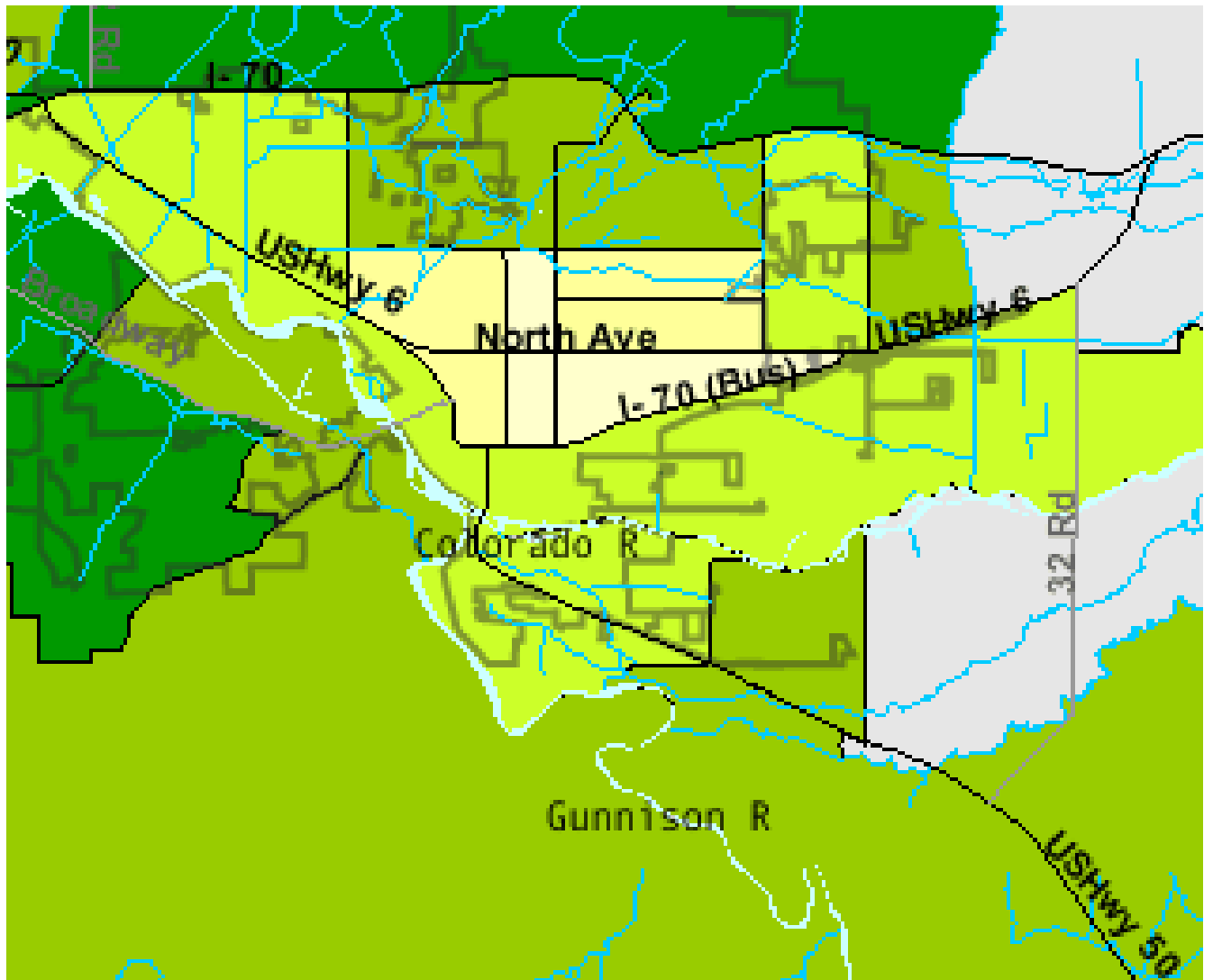
Please state below any additional comments you might want to make about the above listed impediments:

Please tell us what additional or new impediments to fair housing you have seen or know about:

Additional recommendations I have to address these impediments are:

Appendix C - Maps

- A: Grand Junction Area Household Income
- B: Grand Junction Area Minority Households
- C: 2000-2005 Program Year CDBG Housing Projects



Data Classes

Dollars	
19853 - 22330	Lightest Yellow
24426 - 27826	Yellow
31301 - 34652	Light Green
39809 - 49688	Medium Green
56632 - 62604	Darkest Green

Features

- Major Road
- Street
- Stream/Waterbody
- Stream/Waterbody

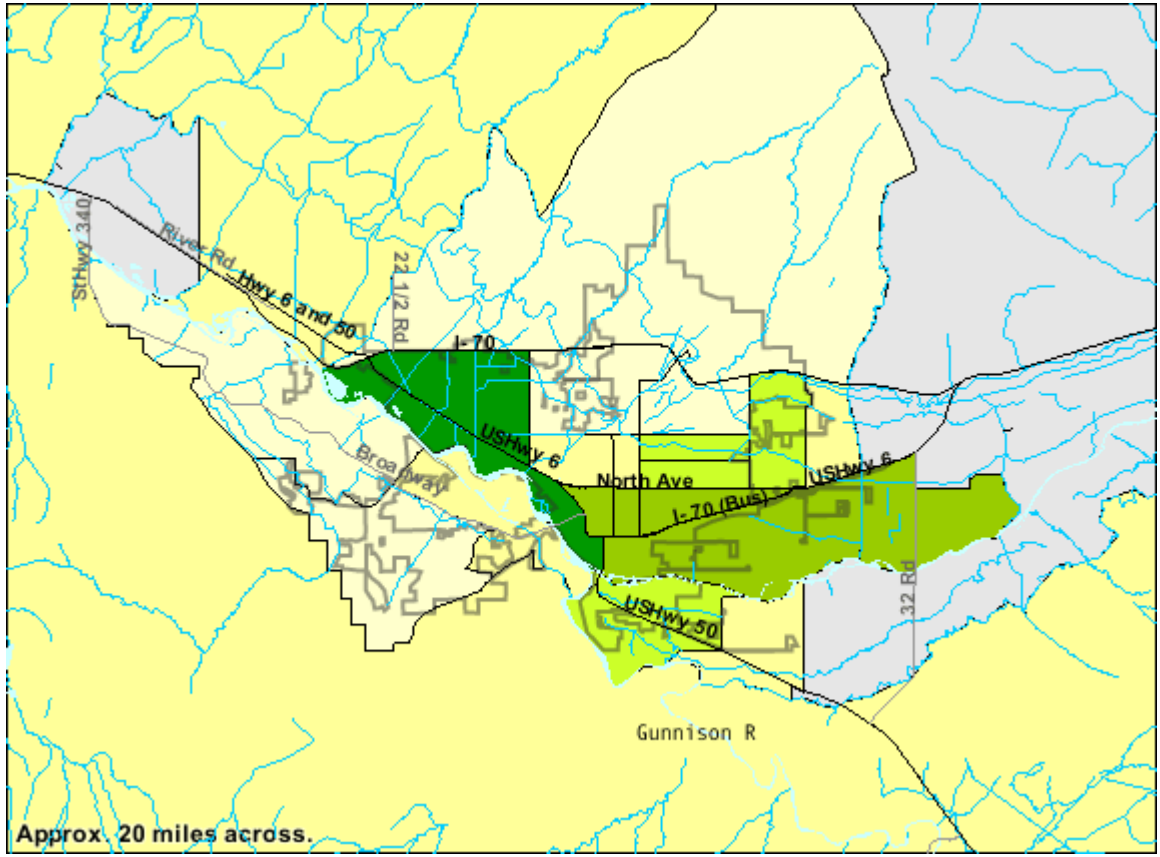
GRAND JUNCTION AREA HOUSEHOLD INCOME – 1999 DATA

Data Classes

Percent

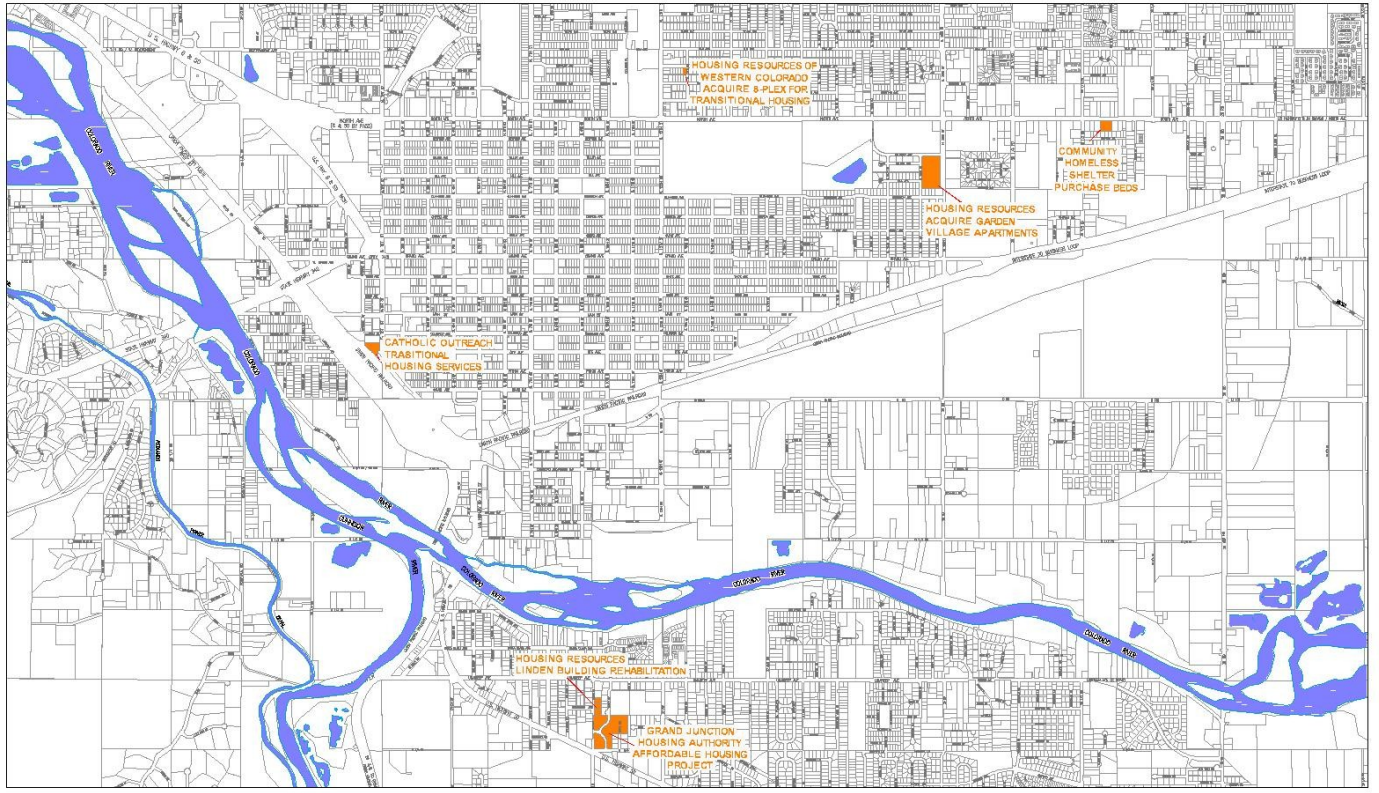
3.6 - 5.7
6.2 - 9.1
10.5 - 12.8
14.4 - 18.4
29.6 - 29.6

- Features**
- Major Road
 - Street
 - Stream/Waterbody
 - Stream/Waterbody



GRAND JUNCTION AREA MINORITY HOUSEHOLDS – 1999 Data

2000 - 2005 PROGRAM YEAR CDBG HOUSING PROJECTS



 CDBG Project Location

Scale: 1" = 1/4 Mile
North Arrow

CITY OF GRAND JUNCTION

RESOLUTION NO. -06

A RESOLUTION ADOPTING THE 2006 FIVE-YEAR CONSOLIDATED PLAN AS A PART OF THE CITY OF GRAND JUNCTION'S 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 when Mesa County's population reached 100,000;

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

WHEREAS, to be eligible for funding, the City of Grand Junction must submit a Consolidated Plan every three to five years 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 2006 Five-Year Consolidated Plan included an emphasis on Citizen Participation and interagency involvement;

WHEREAS, the 2006 Five-Year Consolidated Plan included a process of developing a set of local priority needs and objectives through a coordinated effort with non-profit and government agencies in the community serving the low income and special needs populations; and

WHEREAS, the 2006 Five-Year Consolidated Plan established a strategic plan that addresses the priority needs, goals and strategies the Grand Junction Community has identified and will undertake between 2006 and 2010, the life of the Plan.

NOW THEREFORE BE IT RESOLVED, that the Grand Junction City Council formally adopts the CDBG 2006 Five-Year Consolidated Plan.

Adopted this 19th day of June, 2006.

ATTEST:

City Clerk
President of the Council

CITY OF GRAND JUNCTION

RESOLUTION NO. -06

A RESOLUTION ADOPTING THE 2006 PROGRAM YEAR ACTION PLAN AS A PART OF THE CITY OF GRAND JUNCTION'S 2006 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 when Mesa County's population reached 100,000;

WHEREAS, this designation entitles Grand Junction to an annual grant of funds under the Community Development Block Grant 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 2006 Program Year Action Plan included an emphasis on Citizen Participation and interagency involvement;

WHEREAS, the 2006 Five-Year Consolidated Plan included a process of developing a set of local priority needs and objectives through a coordinated effort with non-profit and government agencies in the community serving the low income and special needs populations; and

WHEREAS, the 2006 Five-Year Consolidated Plan established a strategic plan that addresses the priority needs, goals and strategies the Grand Junction Community has identified and will undertake between 2006 and 2010, the life of the Plan.

NOW THEREFORE BE IT RESOLVED, that the Grand Junction City Council formally adopts the CDBG 2006 Program Year Action Plan as a part of the 2006 Five-Year Consolidated Plan.

Adopted this 19th day of June, 2006.

ATTEST:

City Clerk
President of the Council

CITY OF GRAND JUNCTION

RESOLUTION NO. -06

A RESOLUTION ADOPTING THE 2006 ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE STUDY 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 when Mesa County's population reached 100,000;

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

WHEREAS, to be eligible for funding, the City of Grand Junction must conduct an Analysis of Impediments to Fair Housing Choice Study to be adopted by the City, which serves as a federally required planning document that guides community development efforts in Grand Junction;

WHEREAS, the primary objective of the City's 2006 Analysis of Impediments to Fair Housing Choice is to promote fair housing for the citizens of Grand Junction and to determine what impediments to fair housing exist, what steps have been taken to eliminate impediments, and what positive actions are being implemented to promote fair housing as well as documentation showing the positive enforcement;

WHEREAS, the planning process in developing the 2006 Analysis of Impediments to Fair Housing Choice included an emphasis on Citizen Participation and interagency involvement; and

WHEREAS, the 2006 Analysis of Impediments to Fair Housing Choice established recommendations the City should take to foster fair housing practices, strategies the Grand Junction Community has identified and will undertake between 2006 and 2010, the life of the Study.

NOW THEREFORE BE IT RESOLVED, that the Grand Junction City Council formally adopts the CDBG 2006 Analysis of Impediments to Fair Housing Choice Study as a part of the Grand Junction CDBG program.

Adopted this 19th day of June, 2006.

ATTEST:

City Clerk

President of the Council

Attach 15

**Public Hearing – Repealing the Telephone Exchange Provider Occupation Tax
CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA						
Subject	Repealing the Telephone Exchange Provider Occupation Tax					
Meeting Date	June 19, 2006					
Date Prepared	December 19, 2011				File #	
Author	John Shaver			City Attorney		
Presenter Name	John Shaver			City Attorney		
Report results back to Council		No		Yes	When	
Citizen Presentation		Yes	<input checked="" type="checkbox"/>	No	Name	
	Workshop	<input checked="" type="checkbox"/>	Formal Agenda			Consent <input checked="" type="checkbox"/> Individual Consideration

Summary: The City by and through the Director of Finance and Administrative Services and the City Attorney recommend that the City Council repeal Ordinance No. 1725 concerning the imposition of an occupation tax on telephone exchange providers in the City.

Budget: Nominal costs for printing and the loss of \$48,000.00 per year from the one exchange provider that has paid the tax.

Action Requested/Recommendation: Hold a public hearing and consider final passage and final publication for proposed ordinance.

Attachments: Draft Ordinance

Background: In 1978 the City adopted Ordinance No. 1725 which imposed a business and occupation tax on telephone utility companies operating within the City. For many years there has been only one company that has provided local exchange services and therefore has paid the tax. The tax is set at a flat rate of \$48,000 per year.

Since 1978 the provision of telephone service has changed significantly. With the advent of new technologies such as voice over internet and cable telephony “local exchange telephone service” is not a term of art as it was nearly 30 years ago when Ordinance No. 1725 was adopted. In addition to the questions that arise about what is taxed or taxable under the ordinance, similarly there is a question as to what constitutes local service for purposes of determining the applicability of the occupational tax.

Earlier this year legal counsel for Qwest contacted the City and objected to the imposition of the occupational tax. Qwest asserted that: 1) there were other “local exchange” companies that were not being taxed and therefore 2) that as applied the tax was discriminatory.

Legal and financial staff reviewed the issues and determined that given the technological changes in the telephone industry that it would be in the best interest of the City and telephone service providers to repeal Ordinance No. 1725.

The repeal of Ordinance No.1725 does not change the imposition and/or collectibility of sales and use tax imposed under other section of the Grand Junction Sales and Use Tax Code.

ORDINANCE NO. _____

AN ORDINANCE REPEALING ORDINANCE NO. 1725, REGARDING REVENUE AND IMPOSITION OF A BUSINESS AND OCCUPATION TAX ON ALL TELEPHONE EXCHANGE PROVIDERS OPERATING WITHIN THE CITY OF GRAND JUNCTION

RECITALS:

Ordinance No. 1725 was adopted in 1978 to impose a business and occupation tax on telephone utility companies operating within the city. At that time, there was only one company providing local telephone services, and that provider has paid the tax to the City.

Since 1978, telephone service technologies have changed significantly, including services such as voice over internet and cable telephony. Questions have arisen about what is now taxable under the ordinance and what constitutes "local services" for purposes of imposing the occupation tax. In addition, there are now several telephone exchange providers operating within the City of Grand Junction who have not yet been charged the tax because of these questions.

Legal and financial staff for the City have reviewed the issues and determined that, given the technological changes and the growth of telephone exchange providers, it would be in the best interest of the City and telephone service providers to repeal Ordinance No. 1725.

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

Ordinance No. 1725 is hereby repealed.

Introduced on first reading this 7th day of June, 2006.

PASSED AND ADOPTED on second reading this _____ day of _____, 2006.

Jim Doody, Mayor
President of the Council

Attest:

Stephanie Tuin, City Clerk

Attach 16

Intergovernmental Agreement Between Mesa County and City of Grand Junction for Scheduling and Management of all Organized, Recreational Activities at Long Family Memorial Park

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA						
Subject	Intergovernmental agreement between Mesa County and City of Grand Junction for scheduling and management of all organized, recreational activities at Long Family Memorial Park					
Meeting Date	June 19, 2006					
Date Prepared	June 7, 2006				File #	
Author	Joe Stevens			Parks & Recreation Director		
Presenter Name	Joe Stevens			Parks & Recreation Director		
Report results back to Council		No	<input checked="" type="checkbox"/>	Yes	When	
Citizen Presentation		Yes	<input checked="" type="checkbox"/>	No	Name	
	Workshop	<input checked="" type="checkbox"/>	Formal Agenda			Consent <input checked="" type="checkbox"/> Individual Consideration

Summary: City Council authorized the City Manager to work with the County Administrator in preparing a cooperative agreement for the scheduling and management of all organized, recreational activities at Long Family Memorial Park. This park is located at 3117 F Road in Mesa County and was gifted to Mesa County with the understanding that within ten years from the date of acceptance (1998), it would become a developed park and used in perpetuity for park purposes.

The County is currently developing the park in accordance with the Long Family's wishes and anticipates a mid-summer opening of Long Family Memorial Park, phase I. In order to maximize the public use and benefit, the City and the County have agreed that collaboration on the management and operation of the park is necessary and desirable. The accompanying agreement further defines specific duties and responsibilities of each party for the operation and maintenance of the park. In summary, the County will be responsible for rules and regulations along with all park maintenance. The City will be responsible for programming and park scheduling from field and sports league scheduling to shelter reservations.

Budget: Mesa County will be responsible for all cost associated with maintenance and upkeep associated with Long Memorial Family Park. Mesa County has agreed to reimburse the City of Grand Junction for all cost associated with providing registrations,

team league scheduling, field and shelter reservations, and related recreational services at the park.

Action Requested/Recommendation: It is recommended that the City Council authorize the City Manger to sign an intergovernmental agreement with Mesa County (copy attached) that will lay out the terms and conditions for the scheduling and management of organized, recreational activities at Long Family Memorial Park by the City of Grand Junction and spells out Mesa County's responsibility for maintenance and upkeep of Long Family Memorial Park. Mesa County has agreed to maintain all turf grass and playing fields to a standard equal to or better than that of Canyon View Park.

Attachments: Intergovernmental agreement between Mesa County and the City of Grand Junction for Long Family Memorial Park.

Background Information: The Grand Junction City Council and the Mesa County Board of Commissioners have embraced the concept of developing strategic partnerships and have encouraged respective staff to work towards a cooperative agreement for Long Family Memorial Park. Staff for both Mesa County and the City of Grand Junction believe that the accompanying agreement will effectively and efficiently service the best interests of all the residents of Mesa County. Additionally, it is our hope and desire that this model agreement may encourage and open up new cooperative opportunities.

INTERGOVERNMENTAL AGREEMENT

THIS INTERGOVERNMENTAL AGREEMENT is made and entered into this _____ day of _____, 2006, by and between MESA COUNTY, hereinafter called "County" and THE CITY OF GRAND JUNCTION, a Colorado Home Rule City, hereinafter called "City," collectively the "Parties."

RECITALS

The County is the owner of real property situated in Mesa County, Colorado, known as Long Family Memorial Park located at 3117 F Road. Long Family Memorial Park is currently under development, with a target completion of the entire Park by fall, 2008. The Park is expected to be partially open for public use by August, 2006.

The City of Grand Junction and Mesa County agree that the provision of recreation programs is important to the public utilizing Long Family Memorial Park.

In support of the Park, the City and County agree to utilize the City to schedule all recreation activities at Long Family Memorial Park

An intergovernmental agreement for such purpose is authorized pursuant to Section 18, Article XIV of the Colorado Constitution, Section 29-1-203, C.R.S., Section 22-32-110(1)(f), C.R.S., and other applicable laws.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein and other valuable consideration the sufficiency of which is acknowledged, the Parties agree as follows:

1. This Agreement will automatically be extended for an additional twelve (12) months, and on an annual basis from January 1 through December 31 each year, unless the City or the County provides written notice to the other on or before December 1, 2006 and by July 1, beginning in 2007 and in subsequent years.

2. The City agrees to provide programming for the Park. Programming for purposes of this agreement is the scheduling and management of all organized, recreation events, Pavillion activities and other sporting events and activities. The County agrees that the standard and customary City recreation rules and regulations shall be applied to the programming of the Park, unless the County designates alternative or modified rules and regulations. For purposes of scheduling maintenance, the City will provide the County seasonal schedules, with weekly updates, for all City scheduled, programmed activities in the Park. The County acknowledges that the schedule may be subject to change. The schedule shall be provided by, at a day and time agreed upon by both parties via e-mail or fax. The County reserves the right to review scheduling and use of facility and recommend changes in City programming from time to time.

3. As owner of the Park, County agrees to be responsible for maintenance of the Park. Without limiting the generality of that responsibility, the County shall repair and/or replace parking lot improvements, irrigation lines, pump(s) and sprinklers, fences, lights, restrooms, shelters, tables, benches, playground equipment, sign(s), trash receptacles and any other feature, facility or installation of the Park. Furthermore, the County shall mow, water, fertilize, spray, stripe, aerate and maintain all turf grass and playing fields to a standard equal to or better than that of the Canyon View Park, as mutually determined by the City and County.

The cost to maintain the Park, including repairs, upkeep and utilities shall be the sole expense and liability of the County.

4. The County and City agree to promptly notify each other should the physical condition of the Park not be conducive to the safe conduct of any programmed activity, event or recreation in the Park and/or if maintenance practices may impact in any way, the scheduling of activities in the Park.

5. The County will pay the City for recreation scheduling. The City will collect, keep and report to County fees up to the amount of \$15,000 annually unless related revenues justify increased expenses. Any net revenue over \$15,000 shall be tendered to the County no later than December 31 of the current year. See Exhibit A.

6. The County understands and agrees that it may not reserve, schedule or hold any activity at the Park, for itself or for any other person or entity, without securing the prior written

permission of the City's Director of Parks and Recreation or his or her designee. Such permission shall not be unreasonably withheld.

7. The City will set the fees and charges for Park usage and programming in accordance with the prevailing City rates in effect as of the date of this agreement. All fees collected by the City shall belong to the City as compensation for the services provided and will be deducted from City charges to County.

8. The Parties understand and agree that both the City and the County may be protected by and will rely on and does not waive or intend to waive by any provision of this Agreement the monetary limitations (presently \$150,000 per person and \$600,000 per occurrence) or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, 24-1-101 et seq., 10 C.R.S., as from time to time amended, or otherwise available.

9. The County agrees to indemnify and hold harmless the City and its officers and its employees, from and against all liability, claims, demands and expenses, including court costs and attorney fees, on account of any injury, loss or damage, which arise out of or are in any manner connected with the maintenance work to be performed by the County under this agreement, if such injury, loss or damage is caused by, or is claimed to be caused by, the act, omission or other fault of the County or any officer or employee of the County.

The City agrees to indemnify and hold harmless the County and its officers and its employees, from and against all liability, claims, demands and expenses including court costs and attorney fees, on account of any injury, loss or damage, which arise out of or are in any manner connected with the programming work to be performed by the City under this agreement, if such injury, loss or damage is caused by, or is claimed to be caused by , the act, omission, or other fault of the City or any officer or employee of the City.

10. Any persons employed by either the City or the County for the performance of work hereunder shall be employees of the respective party and not agents or employees of the other.

11. Neither party may assign or delegate this Agreement or any portion thereof without the prior written consent of the other Party.

BOARD OF COMMISSIONERS

Tilman M. Bishop, Chairman Date

ATTEST:

Mesa County Clerk and Recorder

Jim Doody, Mayor Date

ATTEST:

Stephanie Tuin, City Clerk

EXHIBIT A–PAYMENT SCHEDULE

1. All invoices must be dated, have an invoice number, itemize charges and indicate any fees received during the reporting period.
2. The total annual amount charged to the County shall not exceed \$15,000 unless related revenues and expenses justify increased expenses. If, at the end of the year, the County had a credit balance, said balance shall be tendered to County no later than December 31 of the current year.
3. If any change to the annual amount of fees to be paid to the City is required, the County and the City will mutually agree to review and modify as necessary the fees paid to City for recreation services.

Attach 17

Public Hearing – Vacating Public Rights-of-Way, Southwest Corner of 29 ½ Road and Ronda Lee Road, Both Sides of Jon Hall Road at 29 ½ Road and an Unnamed Right-of-Way South of Jon Hall Road at 29 ½ Road

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA						
Subject	Vacation of Public Rights-of-Way, Southwest corner of 29 ½ Road and Ronda Lee Road, both sides of Jon Hall Road at 29 ½ Road and an unnamed right-of-way south of Jon Hall Road at 29 ½ Road.					
Meeting Date	June 19, 2006					
Date Prepared	June 6, 2006				File #PP-2006-042	
Author	Pat Cecil		Planning Services Supervisor			
Presenter Name	Pat Cecil		Planning Services Supervisor			
Report results back to Council	X	No		Yes	When	
Citizen Presentation		Yes	X	No	Name	
	Workshop	X	Formal Agenda			Consent X Individual Consideration

Summary: Request to vacate three feet of right-of-way on the south side of Ronda Lee Road, three feet on the north and south side of Jon Hall Road and twenty feet of unnamed right-of way along the southern boundary of the project site.

Budget: No impacts to the City budget will occur as the result of the requested vacations.

Action Requested/Recommendation: Conduct the public hearing and adopt the Ordinance vacating the rights-of-way. The Planning Commission recommended at the May 9, 2006 hearing that the City Council approve the requested Vacation of Public Rights-of-Way.

Attachments:

- a. Staff Report
- b. Location Map/Aerial Photo Map
- c. Future Land Use Map/Zoning Map
- d. Preliminary plat for the Orchard Park Subdivision
- e. Ordinance with Exhibits A, B, and C

Background Information: See attached staff report.

ANALYSIS:

1. Background: The project site was annexed into the City on January 18, 2006, and a zone of annexation to a RSF-4 district was applied to project site.

The applicant proposes to vacate 3 feet of right-of-way from the south side of Ronda Lee Road, 3 feet of right-of-way from the north and the south side of Jon Hall Road and a 20 foot right-of-way (unnamed) along it's southerly boundary. It has been determined that there will still be adequate right-of-way to construct Ronda Lee Road and Jon Hall Road to City standards. The 20 foot right-of-way along the southerly boundary does not provide access to any properties and is unimproved. The vacated areas will be incorporated into the properties that the right-of-way originated from.

2. Consistency with the Growth Plan: The project as proposed is consistent with the Goals and Policies of the Growth Plan, The Orchard Mesa Neighborhood Plan, the densities of the Future Land Use Map and the Grand Valley Circulation Plan.

3. Section 2.11.c of the Zoning and Development Code:

Requests to vacate any public right-of-way or easement must conform to all of the following:

- g. The Growth Plan, major street plan and other adopted plans and policies of the City.

The proposal conforms to the Growth Plan, Grand Valley Circulation Plan and other adopted plans and policies of the City.

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

There will not be any landlocked parcels as a result of the vacation request.

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

The proposed right-of-way vacations will not restrict access.

- j. 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 as a result of the right-of-way vacations.

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

The provision of adequate public facilities and services will not be inhibited to any property as required in Chapter Six of the Code.

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

The proposal provides benefits to the City resulting in right-of-way widths that comply with current standards.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Orchard Park Subdivision application, PP-2006-042, for vacation of rights-of-ways the Planning Commission made the following findings of fact and conclusions:

6. The proposed vacation of rights-of-ways and preliminary plat is consistent with the Growth Plan.
7. The review criteria in Sections 2.11.C. and 2.8.B.2 of the Zoning and Development Code have all been met.

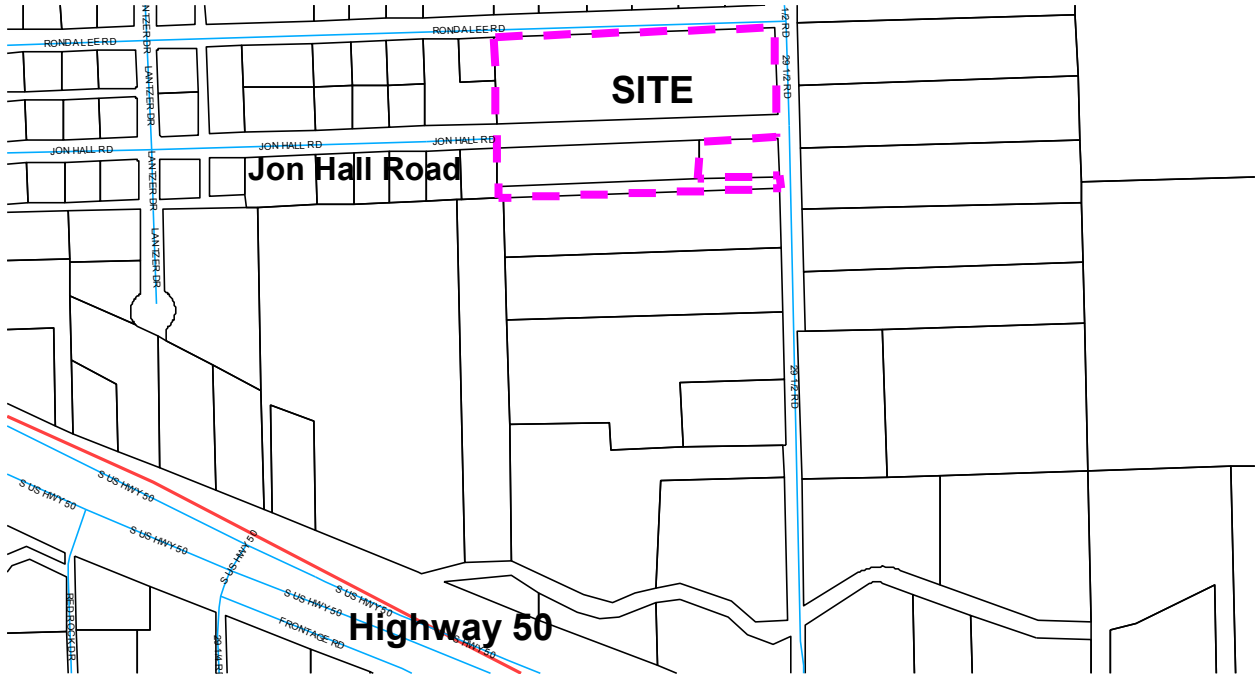
RECOMMENDED CONDITION OF APPROVAL:

Approval of the preliminary plat is contingent upon City Council approval of the vacation of rights-of-ways.

Site Location Map

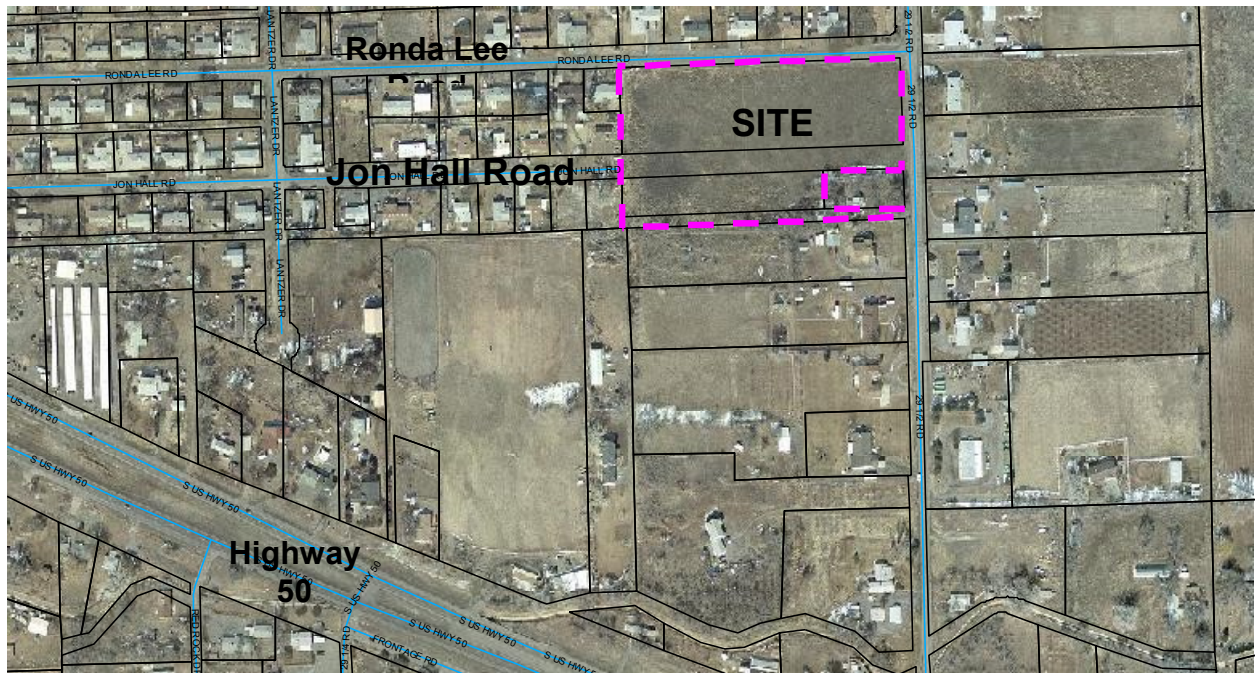
Figure 1

**Ronda Lee
Road**



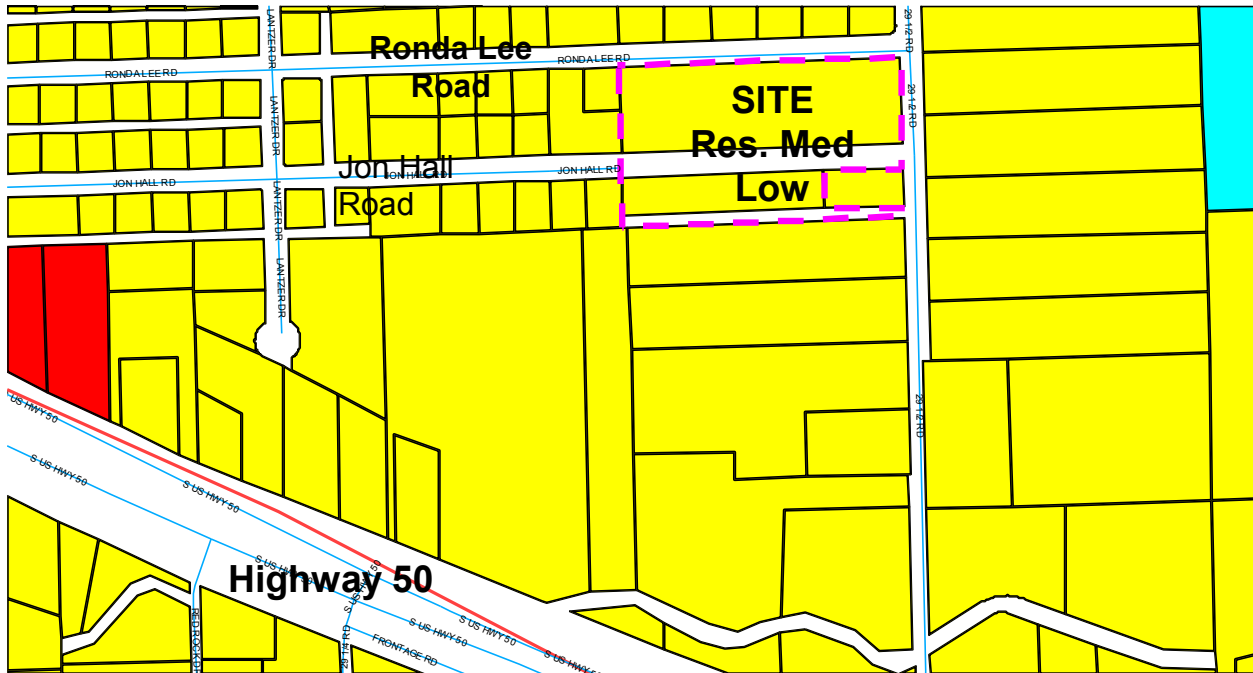
Aerial Photo Map

Figure 2



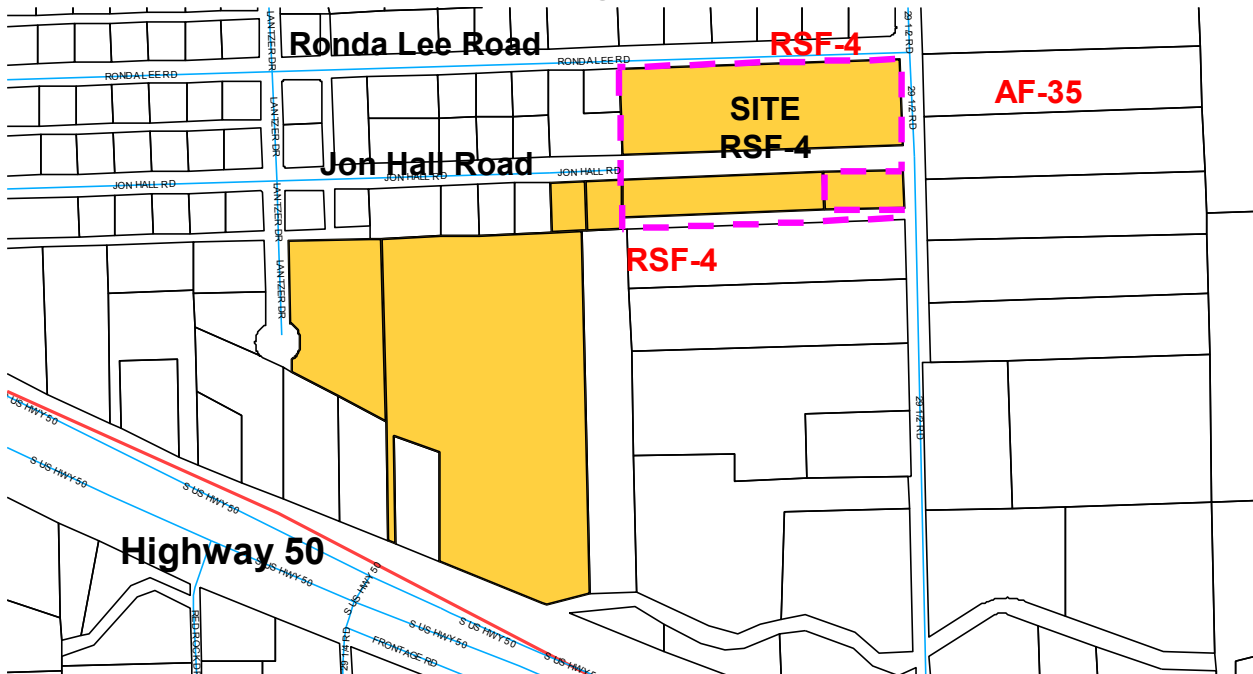
Future Land Use Map

Figure 3



Existing City and County Zoning

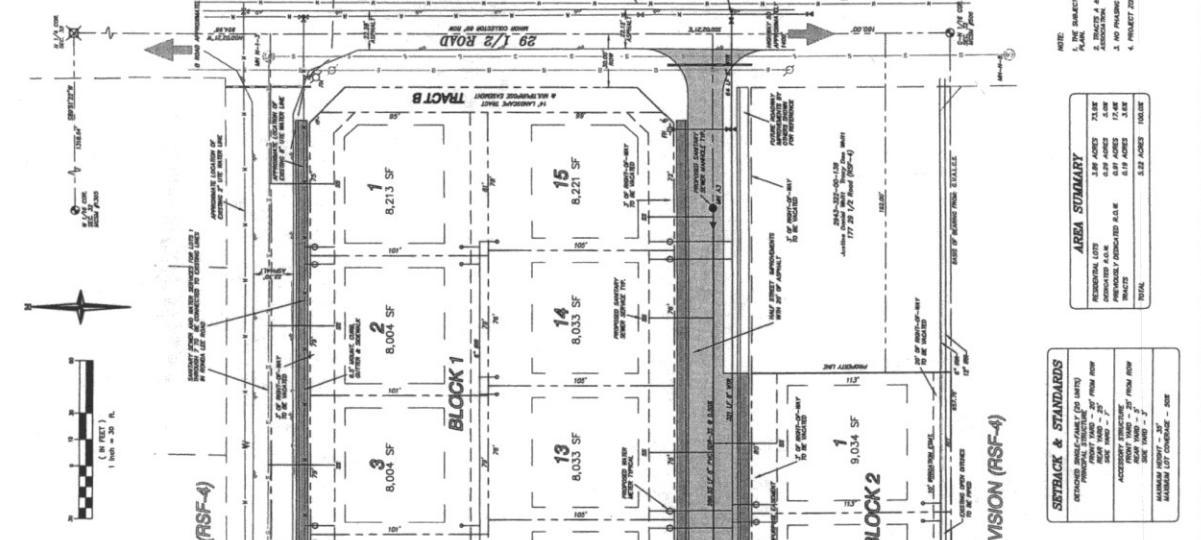
Figure 4



NOTE: Mesa County is currently in the process of updating their zoning map. Please contact Mesa County directly to determine parcels and the zoning thereof."

RECEIVED
 APR 25 2008
 COMMUNITY DEVELOPMENT
 DEPT.

NOTE:
 1. THE SHADDED PROPERTY IS NOT AFFECTED BY ANY FLOOD FLOOD
 2. TRACTS 1 & 2 SHALL BE THE PROPERTY OF THE HOME OWNER
 3. ALL TRACTS SHALL BE 177 TO 178 1/2 ROAD (RSF-4)
 4. PROJECT ZONING IS RSF-4



AREA SUMMARY	
RESIDENTIAL LOTS	23 LOTS
UNDEVELOPED A.C. B.L.	17.26
UNDEVELOPED A.C. B.L.	17.26
UNDEVELOPED A.C. B.L.	17.26
TRACTS	619 ACRES 3.42
TOTAL	512 ACRES 100.00

SETBACK & STANDARDS	
DEVELOPED AREA - FRONT (FOR 177)	30' FROM R.O.W.
DEVELOPED AREA - REAR (FOR 177)	30' FROM R.O.W.
DEVELOPED AREA - SIDE (FOR 177)	30' FROM R.O.W.
UNDEVELOPED AREA - FRONT (FOR 177)	30' FROM R.O.W.
UNDEVELOPED AREA - REAR (FOR 177)	30' FROM R.O.W.
UNDEVELOPED AREA - SIDE (FOR 177)	30' FROM R.O.W.
MAXIMUM HEIGHT - 30'	
MINIMUM LOT COVERAGE - 30%	

UTILITY PROVIDERS	
GAS AND ELECTRIC	ACEL ENERGY
SEWER	ACEL ENERGY
WATER	ACEL ENERGY
TELEPHONE	ACEL ENERGY
PROVISION METER	ACEL ENERGY

LEGEND	
SHADDED AREA	PROPERTY NOT AFFECTED BY FLOOD
SOLID LINE	PROPERTY BOUNDARY
DASHED LINE	PROPOSED BOUNDARY
DOTTED LINE	PROPOSED BOUNDARY
SOLID LINE WITH DASHES	PROPOSED BOUNDARY
DASHED LINE WITH DASHES	PROPOSED BOUNDARY
DOTTED LINE WITH DASHES	PROPOSED BOUNDARY
SOLID LINE WITH DOTS	PROPOSED BOUNDARY
DASHED LINE WITH DOTS	PROPOSED BOUNDARY
DOTTED LINE WITH DOTS	PROPOSED BOUNDARY
SOLID LINE WITH DASHES AND DOTS	PROPOSED BOUNDARY
DASHED LINE WITH DASHES AND DOTS	PROPOSED BOUNDARY
DOTTED LINE WITH DASHES AND DOTS	PROPOSED BOUNDARY
SOLID LINE WITH DOTS AND DASHES	PROPOSED BOUNDARY
DASHED LINE WITH DOTS AND DASHES	PROPOSED BOUNDARY
DOTTED LINE WITH DOTS AND DASHES	PROPOSED BOUNDARY

STANDARD - LIBRARY RESIDENTIAL STREET - 44' R.O.W.	
12' SIDEWALK	
12' PARKING STRIP	
12' DRIVEWAY	
12' FRONT YARD	
12' SIDE YARD	
12' REAR YARD	
12' BACKSTOP	
12' SIDEWALK	

BENCHMARK	
NEA COUNTY SURVEY	
ELEVATION = 4726.37	
1 INCH = 20 FEET	

REVISION		
NO.	DATE	DESCRIPTION
1	04/24/08	ISSUE FOR PERMITTING

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE VACATING PORTIONS OF THE PUBLIC RIGHTS-OF-WAY
LOCATED ON RONDA LEE ROAD, JON HALL ROAD AND A TWENTY
FOOT UNNAMED RIGHT-OF-WAY TO THE SOUTH OF JON HALL
ROAD, ALL BEING IMMEDIATELY WEST OF 29 ½ ROAD
EXTENDING APPROXIMATELY 658 FEET WEST**

Recitals:

This is a request to vacate the south three feet of the Ronda Lee Road right-of-way, three feet on the north and south side of the Jon Hall Road right-of-way and an unnamed twenty foot right-of-way to the south of Jon Hall Road.

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

The City Council finds that the request to vacate the herein described rights-of-ways is consistent with the Growth Plan and Section 2.11 of the Zoning and Development Code.

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

1. The following described rights-of-way are hereby vacated:
 - A. The North three feet and the South three feet of a fifty foot strip of land described in a document recorded in Book 775 at Page 421 and excepted as road right of way in a document recorded in Book 969 at Page 480, in the Mesa County records, as it crosses the E ½ NE ¼ NW ¼ of Section 32, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado.
 - B. The South twenty feet of the E ½ NE ¼ NW ¼ of Section 32, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado; as reserved “for a public highway” in a document recorded in Book 120 at Page 563, and accepted as a dedication to the public for purposes of a public road by the Mesa County Commissioners in Resolution No. MCM 2005-167, recorded in Book 4011 at Page 663 of the Mesa County records.
 - C. The South three feet of a fifty foot strip of land described in a document recorded in Book 752 at Page 573 and excepted as road right of way in a

document recorded in Book 969 at Page 480, in the Mesa County records, as it crosses the E ½ NE ¼ NW ¼ of Section 32, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado.

As depicted on Exhibits "A, B and C" attached to this ordinance.

Introduced for first reading on this 7th day of June, 2006.

PASSED and ADOPTED this _____ day of _____, 2006.

ATTEST:

President of City Council

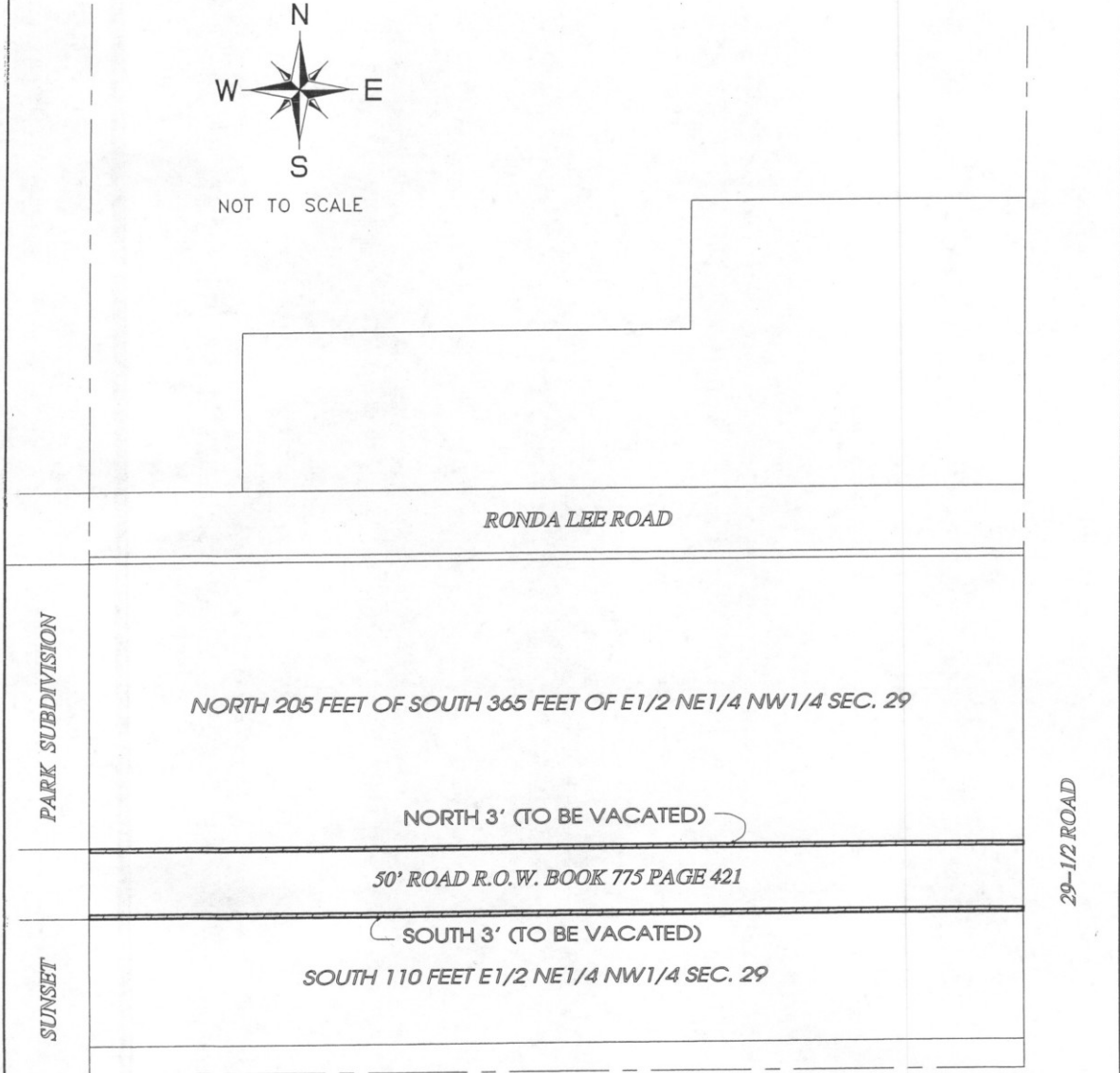
City Clerk

Exhibit "A"

ROAD VACATION EXHIBIT



NOT TO SCALE



PARK SUBDIVISION

29-1/2 ROAD

SUNSET

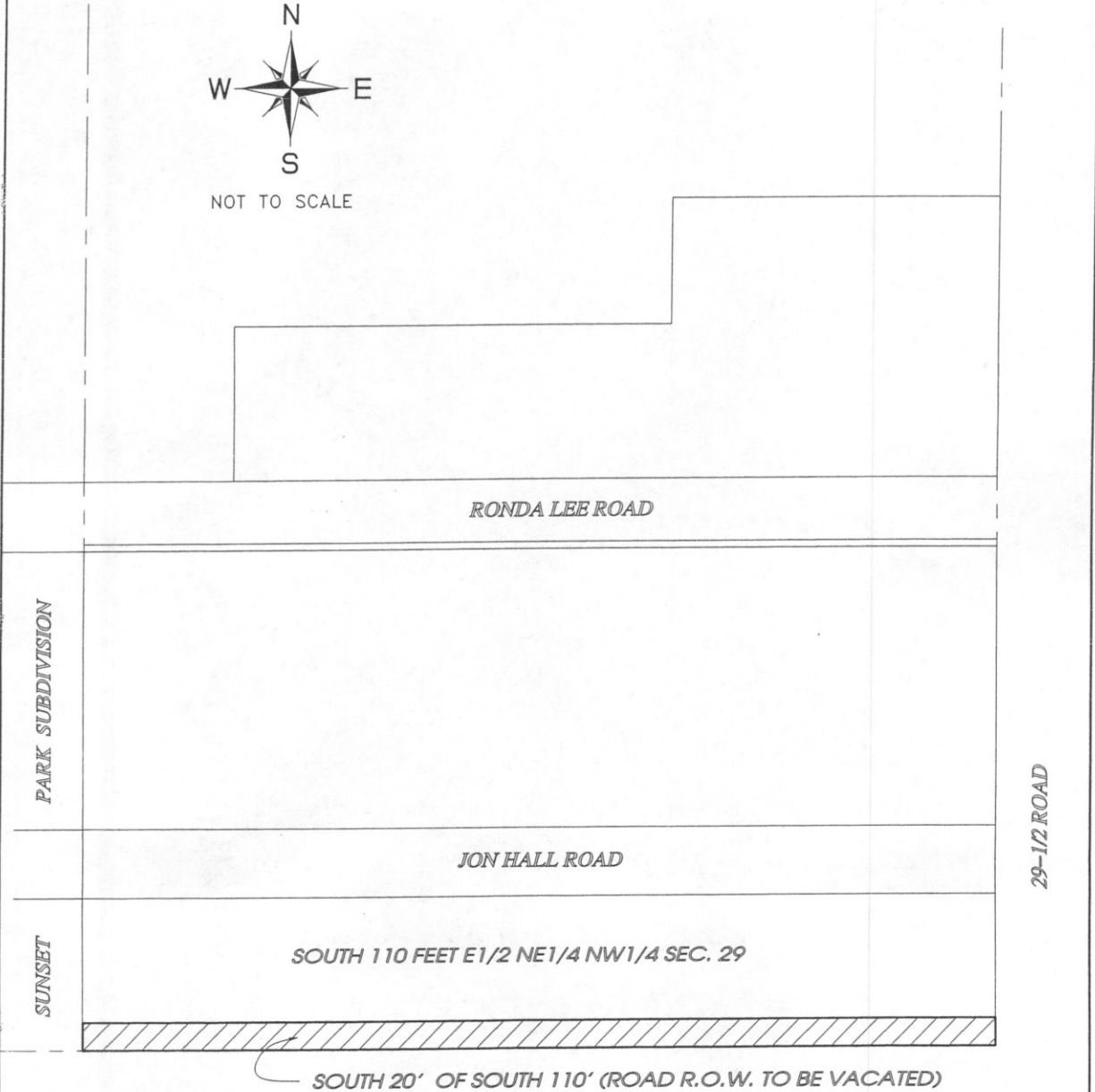
This exhibit is a graphical representation of a written description, and is provided for information only. It is not to be relied upon for boundary or title matters. It is not intended to be a legal document and does not replace, correct or supersede the attached easement description.

Exhibit "B"

ROAD VACATION EXHIBIT



NOT TO SCALE



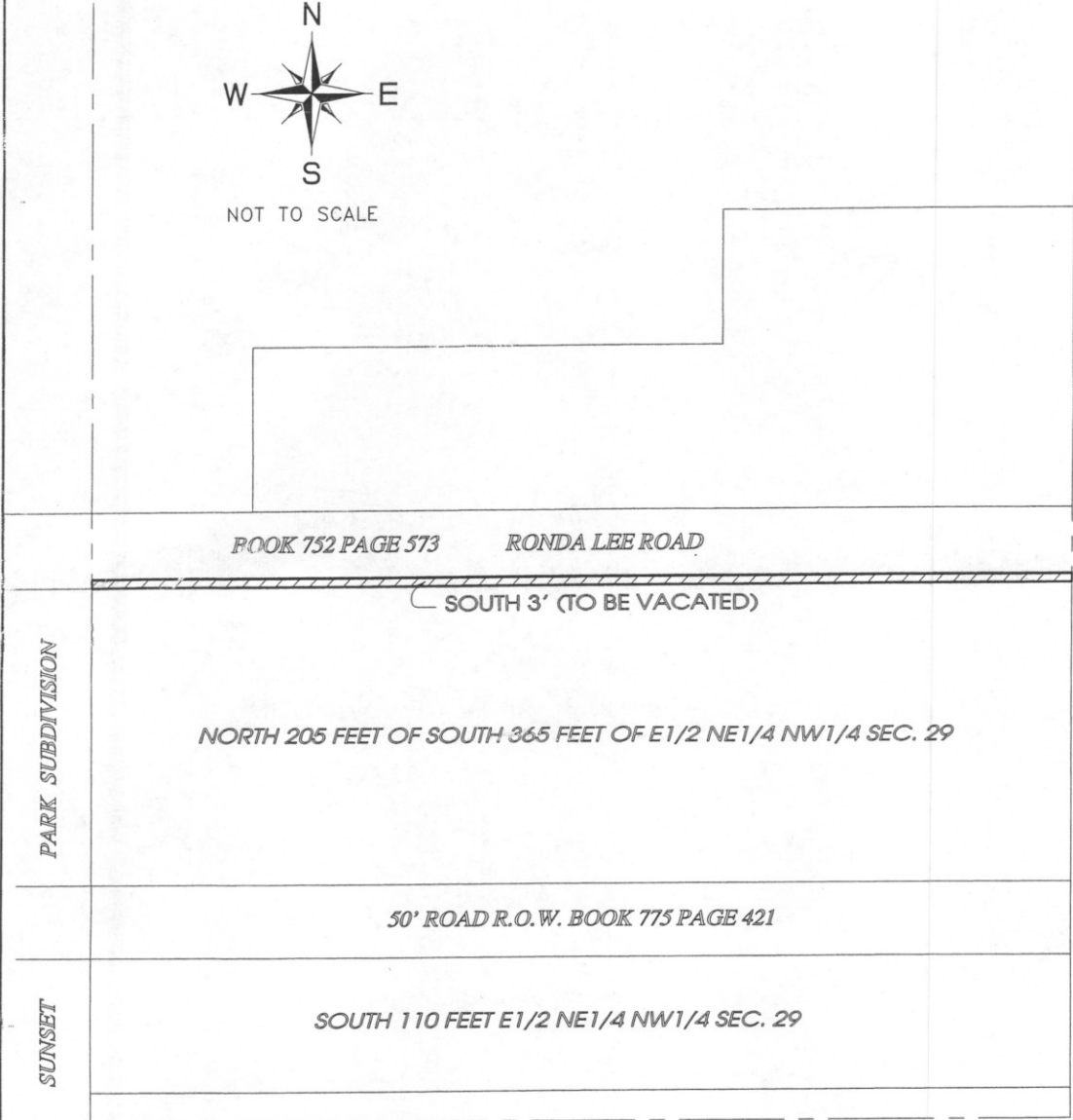
This exhibit is a graphical representation of a written description, and is provided for information only. It is not to be relied upon for boundary or title matters. It is not intended to be a legal document and does not replace, correct or supersede the attached easement description.

Exhibit "C"

ROAD VACATION EXHIBIT



NOT TO SCALE



This exhibit is a graphical representation of a written description, and is provided for information only. It is not to be relied upon for boundary or title matters. It is not intended to be a legal document and does not replace, correct or supersede the attached easement description.

Attach 18

**Public Hearing – Fox Growth Plan Amendment, Located at 3000 F Road
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL AGENDA</i>						
Subject	Fox Growth Plan Amendment, Located at 3000 F Road					
Meeting Date	June 19, 2006					
Date Prepared	June 12, 2006				File #GPA-2006-087	
Author	Kathy Portner		Assistant Director of Community Development			
Presenter Name	Kathy Portner		Assistant Director of Community Development			
Report results back to Council	X	No		Yes	When	
Citizen Presentation	X	Yes		No	Name	
	Workshop	X	Formal Agenda		Consent	X Individual Consideration

Summary: Request to amend the Growth Plan, changing the Future Land Use Designation from Residential Medium Low (2-4 units per acre) to Residential Medium (4-8 units per acre) on 1.6 acres, located at 3000 F Road.

Budget: N/A

Action Requested/Recommendation: Hold a public hearing and consider a resolution amending the Growth Plan.

Background Information: See attached Staff Report/Background Information

Attachments:

1. Staff report/Background information
2. Vicinity/Aerial Photo
3. Future Land Use Map/Zoning Map
4. Resolution

AGENDA TOPIC: GPA-2006-087 Growth Plan Amendment—Fox Annexation

ACTION REQUESTED: Consideration of a request to amend the Growth Plan, to change the Future Land Use Designation from Residential Medium Low to Residential Medium.

BACKGROUND INFORMATION			
Location:		3000 F Road	
Applicants:		Owner: Pamela Fox	
Existing Land Use:		Undeveloped	
Proposed Land Use:		Residential Medium	
Surrounding Land Use:	North	Residential Medium Low	
	South	Residential Medium Low	
	East	Residential Medium Low	
	West	Commercial and Residential Medium	
Existing Zoning:		RSF-4	
Proposed Zoning:		RO (Residential Office)	
Surrounding Zoning:	North	RSF-4	
	South	RSF-4	
	East	RSF-4	
	West	PD	
Growth Plan Designation:		Residential Medium Low	
Zoning within density range? NA		<input type="checkbox"/>	Yes
		<input type="checkbox"/>	No

PROJECT DESCRIPTION: A request for a Growth Plan Amendment to change the Future Land Use designation from Residential Medium Low to Residential Medium for 1.6 acres, located at 3000 F Road.

RECOMMENDATION: Staff and Planning Commission recommend approval.

ANALYSIS

1. Background

The subject property is located at the northeast corner of F Road and 30 Road and is currently being annexed into the City of Grand Junction. The property consists of 1.6 acres and is currently zoned RSF-4 by Mesa County. The applicant is requesting a Growth Plan Amendment to change the Future Land Use designation from Residential Medium Low (2-4 units per acre) to Residential Medium (4-8 units per acre) to allow for more flexibility in zone districts and ultimate development.

2. Section 2.5.C of the Zoning and Development Code

The Growth Plan can be amended if the City finds that the proposed amendment is consistent with the purpose and intent of the Plan and if:

- a. There was an error such that then existing facts, projects or trends (that were reasonably foreseeable) were not accounted for; or

The existing designation of Residential Medium Low is in error because the specific constraints of the property, such as access and shape were not considered. The property has approximately 200 feet of frontage on F Road and 500 feet of frontage on 30 Road. F Road is classified as a Principal Arterial and 30 Road as a Major Collector. Additional street access will not be allowed onto F Road, and individual driveway access will not be allowed onto 30 Road. Because of the configuration of the lots already developed to the east of the property, the site could not develop out at an RSF-4 density.

- b. Subsequent events have invalidated the original premises and findings;

Traffic volumes on F Road and 30 Road continue to increase, especially with the construction of the 30 Road railroad underpass, making it a major north-south corridor.

- c. The character and/or condition of the area have changed enough that the amendment is acceptable;

Traffic volumes continue to increase on both adjacent corridors and the property at the northwest corner of 30 Road and F Road has been developed as retail store with a drive through window.

- d. The change is consistent with the goals and policies of the plan, including applicable special area, neighborhood and corridor plans;

The proposed amendment is consistent with the following goals and policies of the Growth Plan:

Goal 5: To ensure that urban growth and development make efficient use of investments in streets, utilities and other public facilities.

Goal 10: To retain valued characteristics of different neighborhoods within the community.

Goal 11: To promote stable neighborhoods and land use compatibility throughout the community.

- e. Public and community facilities are adequate to serve the type and scope of the land use proposed;

All services are available to the site for residential use.

- f. An inadequate supply of suitably designated land is available in the proposed land use.; and

Changing the 1.6 acres to residential medium will allow for infill development in the neighborhood.

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

Changing the designation from Residential Medium Low to Residential Medium would allow for the following zone districts to be considered: RSF-4, RMF-5, RMF-8 and RO (Residential-Office).

FINDINGS OF FACT/CONCLUSIONS

After reviewing the Fox application, GPA-2006-087, for a Growth Plan Amendment, staff makes the following findings of fact and conclusions:

- 8. The proposed amendment is consistent with the purpose and intent of the Plan.
- 9. The review criteria in Section 2.5.C of the Zoning and Development Code have all been met.

PLANNING COMMISSION RECOMMENDATION:

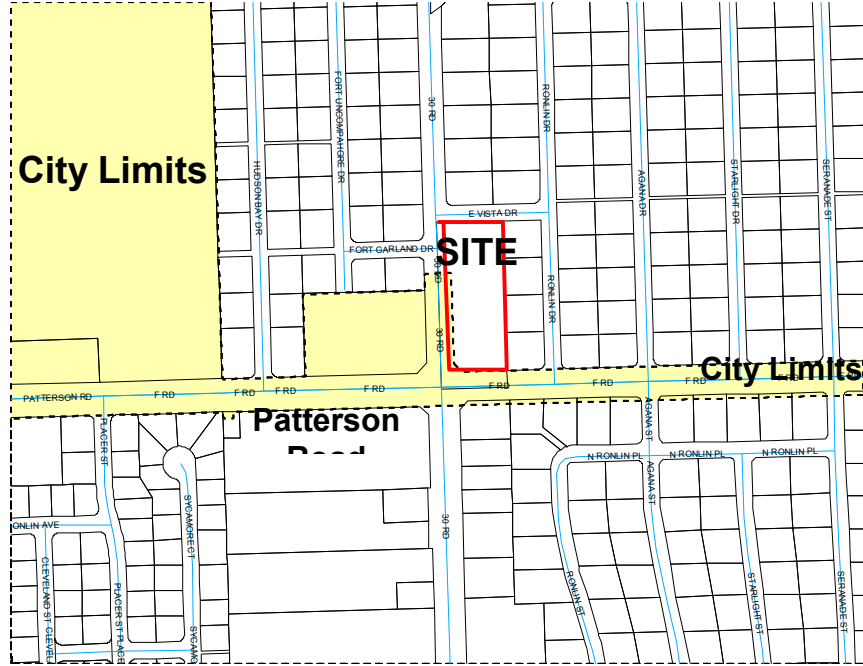
Planning Commission, at their May 23, 2006 hearing, recommended approval of the requested Growth Plan Amendment.

Attachments:

Vicinity Map/Aerial Photo
Growth Plan Map/Zoning Map
Applicant's Project Report
Resolution

Site Location Map

Figure 1



Aerial Photo Map

Figure 2

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO.

A RESOLUTION AMENDING THE GROWTH PLAN OF THE CITY OF GRAND JUNCTION TO DESIGNATE APPROXIMATELY 1.6 ACRES, LOCATED AT 3000 F ROAD, FROM RESIDENTIAL MEDIUM LOW TO RESIDENTIAL MEDIUM

FOX GROWTH PLAN AMENDMENT

Recitals:

A request for a Growth Plan Amendment has been submitted in accordance with the Zoning and Development Code. The applicant has requested that approximately 1.6 acres, located at 3000 F Road be redesignated from Residential Medium Low to Residential Medium on the Future Land Use Map.

In a public hearing, the City Council reviewed the request for the proposed Growth Plan Amendment and determined that it satisfied the criteria as set forth and established in Section 2.5.C of the Zoning and Development Code and the proposed amendment is consistent with the purpose and intent of the Growth Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREA DESCRIBED BELOW IS REDESIGNATED FROM RESIDENTIAL MEDIUM LOW TO RESIDENTIAL MEDIUM ON THE FUTURE LAND USE MAP.

A certain parcel of land located in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 4, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 4, and assuming the West line of the SW 1/4 SW 1/4 of said Section 4 to bear N00°09'16"W with all bearings contained herein relative thereto; thence N00°09'16"W, along the West line of the SW 1/4 SW 1/4 of said Section 4, a distance of 350.05 feet to the POINT OF BEGINNING; thence S89°50'44"W, a distance of 40.00 feet to a point on the Westerly right of way of 30 Road; thence N00°09'16"W, along the Westerly right of way of 30 Road a distance of 150.12 feet; thence S89°55'10"E along the Southerly right of way and the Westerly projection of East Vista Drive as same is shown on the plat of Village East First Filing, as described in Plat Book 11, page 76 of the Mesa County, Colorado, Public Records a distance of 240.07 feet to the Northwest corner of Block One of said Village East First Filing; thence S00°09'16"E along the West line of Block One of said Village East First Filing, a distance of 450.00 feet to a point on the Northerly right of way of Patterson Road; thence N89°55'10"W, along the North right of way of Patterson Road, a distance

of 135.00 feet; thence N45°02'11"W, along said right of way, a distance of 35.43 feet to a point on the Easterly right of way of said 30 Road; thence N00°09'16"W along the East right of way of said 30 Road a distance of 275.21 feet; thence S89°50'44"W a distance of 40.00 feet, more or less to the POINT OF BEGINNING.
Excluding any Right-of-Way.

PASSED on this _____ day of _____, 2006.

ATTEST:

City Clerk

President of Council

Attach 19

Public Hearing – Walcher Rezone, Located Adjacent to 2483 River Road

CITY OF GRAND JUNCTION

<i>CITY COUNCIL AGENDA</i>						
Subject	Walcher Rezone, Located Adjacent to 2483 River Road					
Meeting Date	June 19, 2006					
Date Prepared	June 12, 2006				File #GPA-2006-059	
Author	Kathy Portner		Assistant Director of Community Development			
Presenter Name	Kathy Portner		Assistant Director of Community Development			
Report results back to Council	X	No		Yes	When	
Citizen Presentation	X	Yes		No	Name	
	Workshop	X	Formal Agenda		Consent	X Individual Consideration

Summary: Request to rezone .44 acres, located adjacent to 2483 River Road, from CSR (Community Services and Recreation) to I-1 (Light Industrial).

Budget: N/A

Action Requested/Recommendation: Hold a Public Hearing and Consider Final Passage of the Rezone Ordinance.

Background Information: See attached Staff Report/Background Information

Attachments:

1. Staff report/Background information
2. Vicinity/Aerial Photo
3. Future Land Use Map/Zoning Map
4. Applicant’s General Project Report
5. Ordinance

AGENDA TOPIC: GPA-2006-059 Rezone—Walcher River Road

ACTION REQUESTED: Consideration of a request to rezone from CSR (Community Services and Recreation) to I-1 (Light Industrial).

BACKGROUND INFORMATION					
Location:		Adjacent to 2483 River Road			
Applicants:		Owner: Warren P. Walcher Representative: John Potter			
Existing Land Use:		Undeveloped			
Proposed Land Use:		Commercial/Industrial			
Surrounding Land Use:	North	Commercial			
	South	Residential Medium Low			
	East	Residential Medium Low			
	West	Commercial			
Existing Zoning:		CSR (Community Services and Recreation)			
Proposed Zoning:		I-1			
Surrounding Zoning:	North	C-2 (General Commercial)			
	South	CSR			
	East	CSR			
	West	I-1			
Growth Plan Designation:		Commercial/Industrial			
Zoning within density range?		X	Yes		No

PROJECT DESCRIPTION: A request to rezone approximately .44 acres, located adjacent to 2438 River Road, from CSR (Community Services and Recreation) to I-1 (Light Industrial).

RECOMMENDATION: Staff and Planning Commission recommend approval.

ANALYSIS

1. Background

The property proposed for a rezone is located between 2483 River Road and an existing trailhead for the Colorado Riverfront Trail. The 1996 Growth Plan designated many of the properties located along the River, including those owned by the City or Colorado Riverfront Foundation, as Conservation. It appears from a Quit Claim Deed from the Colorado Riverfront Foundation, Inc. to Hytech Hydronic Systems, Inc. in 2004, that this property was originally a part of the publicly owned property to the east. The property is not needed for the trail or the trailhead parking and is now under private ownership. A portion of the property is within the 100-year floodplain and would be subject to those restrictions.

The City Council recently approved a Growth Plan Amendment changing the Future Land Use designation from Conservation to Commercial/Industrial, which is the same designation of the adjacent property to the west. The owners are requesting a rezone to I-1 (Light Industrial), which is consistent with the zoning of the property to the west. Although the parcel size of .44 acres does not meet with minimum lot size of 1 acre for the I-1 zone district, it is an existing parcel and is owned by the property owner of the adjacent parcel to the west. The parcel will be limited by its size for future development.

2. Section 2.6.A of the Zoning and Development Code

In order to maintain internal consistency between this Code and the Zoning Maps, map amendments must only occur if:

1. The existing zoning was in error at the time of adoption; or

The existing zoning of CSR was established to be consistent with the Future Land Use designation of Conservation. Since the Growth Plan has been amended to Commercial/Industrial, a rezone is appropriate.

2. There has been a change of character in the neighborhood due to installation of public facilities, other zone changes, new growth/growth trends, deterioration, redevelopment, etc.;

The ownership issues have been resolved, and this property is not needed for conservation or park purposes.

3. The proposed rezone is compatible with the neighborhood, conforms to and furthers the goals and policies of the Growth Plan and other adopted plans and policies, the requirements of this Code, and other City regulations;

The proposed amendment is consistent with the following goals and policies of the Growth Plan:

Goal 4: To coordinate the timing, location and intensity of growth with the provision of adequate public facilities.

Goal 5: To ensure that urban growth and development make efficient use of investments in streets, utilities and other public facilities.

4. Adequate public facilities and services are available or will be made available concurrent with the projected impacts of development allowed by the proposed zoning;

All services are available to the site for industrial use.

5. The supply of comparably zoned land in the surrounding area is inadequate to accommodate the community's needs; and

Changing the zoning to Light Industrial will allow for the expansion and addition to the adjacent I-1 property.

6. The community will benefit from the proposed zone.

The I-1 zoning is compatible with the adjacent properties.

FINDINGS OF FACT/CONCLUSIONS

After reviewing the Walcher River Road application, GPA-2006-059, for a rezone, staff makes the following findings of fact and conclusions:

10. The proposed amendment is consistent with the purpose and intent of the Plan.
11. The review criteria in Section 2.6.A of the Zoning and Development Code have all been met.

STAFF RECOMMENDATION:

Staff recommends approval of the requested rezone, GPA-2006-059, with the findings and conclusions listed above.

PLANNING COMMISSION RECOMMENDATION:

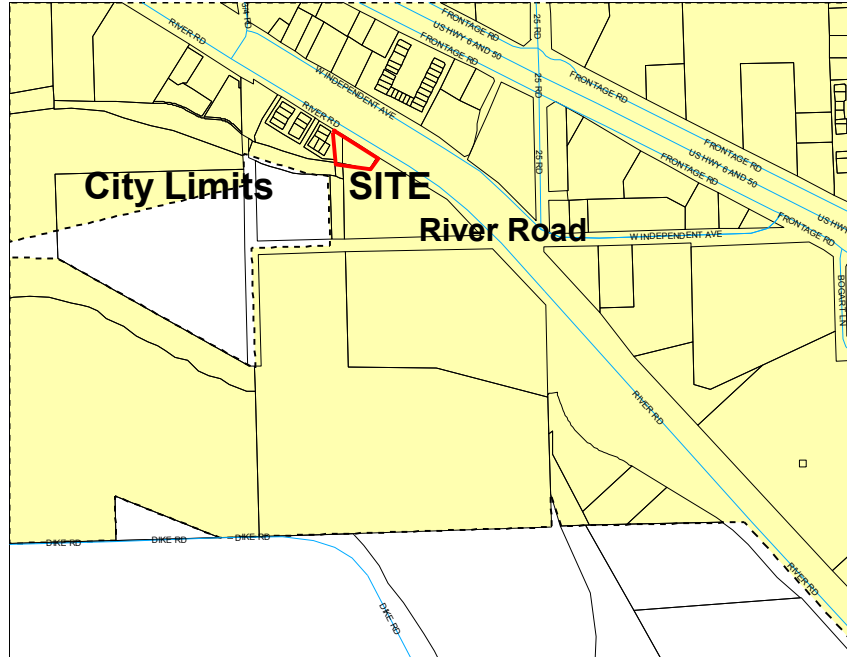
Planning Commission, at their June 13, 2006 hearing, recommended approval of the requested I-1 zone district..

Attachments:

Vicinity Map/Aerial Photo
Growth Plan Map/Zoning Map
Applicant's General Project Report
Ordinance

Site Location Map

Figure 1



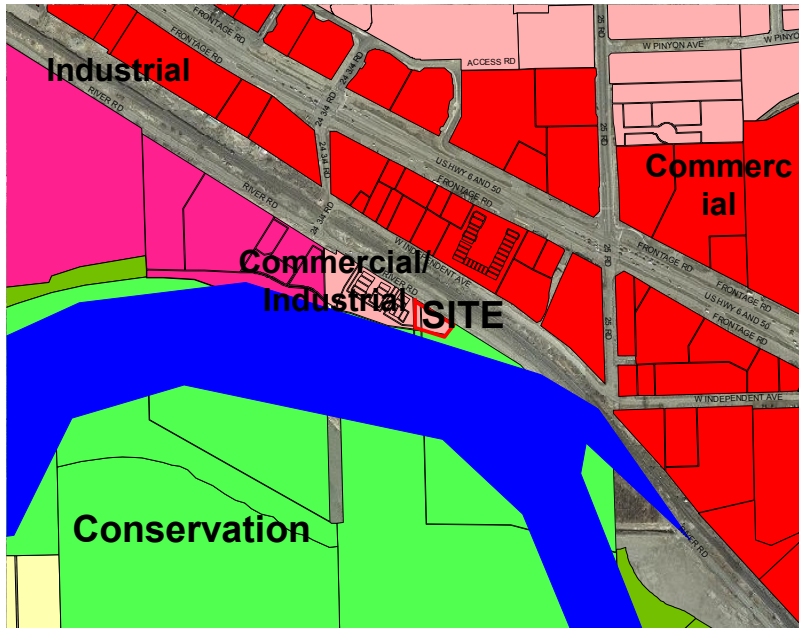
Aerial Photo Map

Figure 2



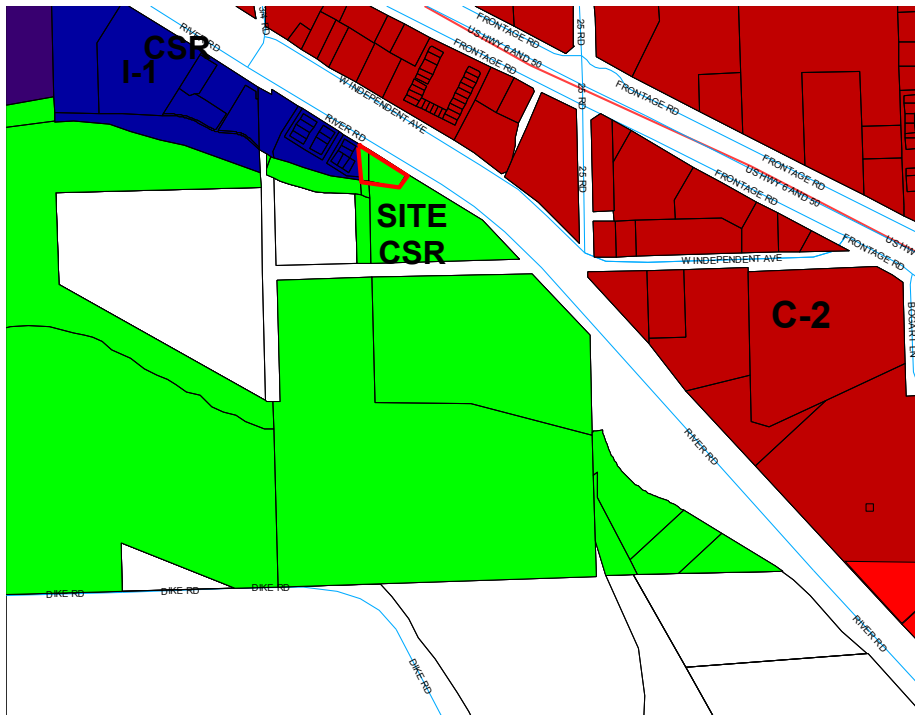
Future Land Use Map

Figure 3



Existing City and County Zoning

Figure 4



NOTE: Mesa County is currently in the process of updating their zoning map. Please contact Mesa County directly to determine parcels and the zoning thereof."

GENERAL PROJECT REPORT

WALCHER RIVER ROAD GROWTH PLAN AMENDMENT
2483 RIVER ROAD

A. Project Description:

1. Location: Approximately 2483 River Road, Mesa County Assessor parcels 2945-094-00-173 and 177.
2. Acreage: 0.33 (173) and 0.11 (177) acres – total 0.44 acres
3. Proposed Uses: Retail Sales and Service, Contractors and Trade Shops, Indoor Operations and Outdoor Storage, as taken from Table 3.5 of the Zoning and Development Code.

B. Public Benefit: The parcels in question were mistakenly zoned CSR. Intended/proposed zoning is I-1. Proposed use is exactly the same as those abutting them to the west. This GPA would correct the past mistake.

C. Neighborhood Meeting: Required for Growth Plan Amendment to a higher density/intensity per Table 2.1 of ZDC. Owner will schedule/conduct within the next 30 days. There is not time to meet the 10 calendar days notice requirement between the General Meeting held on February 17, 2006 and the February 28, 2006 GPA submittal deadline.

D. Project Compliance, Compatibility and Impact:

1. Adopted policies: The parcels are currently zoned CSR, in which the proposed use is Not Allowed per Table 3.5 of the Zoning and Development Code. The owner was involved in a land swap with the City and the Colorado Riverfront Commission several years back and as part of the process, the parcels mistakenly became zoned CSR when they were supposed to remain I-1, just like those abutting them to the west. Only the parcels that became City and Riverfront Commission property were to be zoned CSR.
2. Land Use in the Surrounding Area: The parcels abut River Road and the railroad to the north with C-2 zoning across them (retail sales/service uses). To the east and south is more CSR zoning (parks/open space uses). To the west is I-1 zoning (retail sales/service and manufacturing/production uses).
3. Site Access and Traffic Patterns: Access will be off River Road with a single full-movement driveway.
4. Availability of Utilities: Xcel Energy gas and power, City sewer, Ute water, Qwest telephone and Bresnan cable are available in River Road.
5. Special or Unusual Demands on Utilities: None anticipated.

6. Effects on Public Facilities: No appreciable effects anticipated.
 7. Site Soils and Geology: Classified as "Urban" by NRCS maps. The parcels slope very slightly to the south.
 8. Impact of Project on Site Geology and Geological Hazards: The southern edges of the parcels are shown to be slightly in the 100-year and 500-year floodplains. This will have to be dealt with in design of the site.
 9. Hours of Operation: Normal business hours (8 – 5, Monday – Friday, except holidays).
 10. Number of Employees: Approximately 5 - 10.
 11. Signage Plans: A modest building wall-mounted sign for identification.
- E. **Development Schedule and Phasing:** The owner would like to begin development immediately upon approval.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE REZONING APPROXIMATELY .44 ACRES, LOCATED ADJACENT
TO 2483 RIVER ROAD, FROM CSR TO I-1
WALCHER REZONE

Recitals:

A request for a Rezone has been submitted in accordance with the Zoning and Development Code. The applicant has requested that approximately .44 acres, located adjacent to 2483 River Road be rezoned from CSR (Community Services and Recreation) to I-1 (Light Industrial).

In a public hearing, the City Council reviewed the request for the proposed Rezone and determined that it satisfied the criteria as set forth and established in Section 2.6.A of the Zoning and Development Code and the proposed rezone is consistent with the purpose and intent of the Growth Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREA DESCRIBED BELOW IS REZONED FROM CSR TO I-1.

A portion of Lot 10 of Riverside Subdivision as recorded in Plat Book 1 Page 28 of the Mesa County records, County of Mesa, State of Colorado, said parcel being described on a Boundary Line Adjustment Plat on file with the Mesa County Surveyor's Office at Reception No. 1531-97 as follows:

NOTE: All bearings cited herein are relative to S89°49'18"E between the BLM monument for the West one-sixteenth corner and the Mesa County Survey Monument for the one-quarter corner common to Sections 10 and 15 of Township 1 South, Range 1 West of the Ute Meridian.

Commencing at the Northeast corner of Matthews Subdivision as marked by a number five rebar, said corner being on the North line of said Lot 10;

Thence along the North line of said Lot 10, S 56°33'26" E, a distance of 28.86 feet to the East line of the West sixty feet of said Lot 10, the **Point of Beginning**;

Thence continuing along the North line of said Lot 10, S 56°33'26" E, a distance of 95.69 feet;

Thence continuing along the North line of said Lot 10, 107.76 feet along the arc of a 3711.12 foot radius curve to the right, through a central angle of 01°39'49", with a chord bearing S 55°43'32" E, a distance of 107.76 feet;

Thence S 35°06'09" W, a distance of 65.71 feet;

Thence N 77°20'25" W, a distance of 134.37 feet to the East line of the West sixty feet of said Lot 10;
Thence along said East line, N 00°05'48" W, a distance of 137.72 feet to the **Point of Beginning**.

INTRODUCED on first reading on the 7th day of June, 2006 and ordered published.

ADOPTED on second reading this _____ day of _____, 2006.

ATTEST:

President of Council

City Clerk

Attach 20

**Public Hearing – Niblic Drive Rezone, Located at 718 Horizon Drive
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL AGENDA</i>								
Subject	Niblic Drive Rezone, Located at 718 Horizon Drive, (adjacent to Niblic Drive)							
Meeting Date	June 19, 2006							
Date Prepared	June 12, 2006				File #GPA-2006-061			
Author	Kathy Portner		Assistant Director of Community Development					
Presenter Name	Kathy Portner		Assistant Director of Community Development					
Report results back to Council	X	No		Yes	When			
Citizen Presentation	X	Yes		No	Name			
	Workshop	X	Formal Agenda			Consent	X	Individual Consideration

Summary: Request to rezone .53 acres, located at 718 Horizon Drive, adjacent to Niblic Drive, from C-1 (Light Commercial) to RMF-5 (Residential Multifamily, 5 units per acre).

Budget: N/A

Action Requested/Recommendation: Hold a Public Hearing and Consider Final Passage of the Rezone Ordinance.

Background Information: See attached Staff Report/Background Information

Attachments:

1. Staff report/Background information
2. Vicinity/Aerial Photo
3. Future Land Use Map/Zoning Map
4. Applicant's General Project Report
5. Ordinance

AGENDA TOPIC: GPA-2006-061 Rezone—Horizon/Niblic Drive

ACTION REQUESTED: Consideration of a request to rezone from C-1 (Light Commercial) to RMF-5 (Residential Multifamily, 5 units per acre).

BACKGROUND INFORMATION					
Location:		718 Horizon—adjacent to Niblic Drive			
Applicants:		Owner: Stanislaw & Krystyna Lupinski			
Existing Land Use:		Commercial and vacant			
Proposed Land Use:		Commercial and residential			
Surrounding Land Use:	North	Commercial			
	South	Residential Medium Low			
	East	Residential Medium Low			
	West	Commercial			
Existing Zoning:		C-1			
Proposed Zoning:		Residential			
Surrounding Zoning:	North	RMF-5 (Residential Multifamily, 5 u/a)			
	South	RMF-5			
	East	RMF-5			
	West	C-1 (Light Commercial)			
Growth Plan Designation:		Commercial (Residential Medium proposed)			
Zoning within density range?		X	Yes		No

PROJECT DESCRIPTION: A request to rezone approximately .53 acres, located at 718 Horizon Drive, adjacent to Niblic Drive, from C-1 (Light Commercial) to RMF-5 (Residential Multifamily, 5 units per acre).

RECOMMENDATION: Staff and Planning Commission recommend approval.

ANALYSIS

1. Background

The area proposed for a rezone is a part of a larger parcel at 718 Horizon Drive that is developed as the Country Inn of America. The .53 acre piece is topographically higher than the portion along Horizon Drive, and is adjacent to Niblic Drive, a part of the Partee Heights Subdivision, consisting of residential development. The petitioner is seeking a rezone for the .53 acres from C-1 to RMF-5, consistent with the adjacent neighborhood.

The City Council recently approved a Growth Plan Amendment for this piece, changing the Future Land Use Designation from C (Commercial) to RML (Residential Medium Low, 2-4 units per acre). If the rezone is approved, the petitioner will proceed with a Simple Subdivision to create two parcels, one containing the motel development, and one for future residential development.

The Partee Heights Subdivision as a whole has a Future Land Use Designation of Residential Medium Low (2-4 units per acre), but a zoning of RMF-5. The RMF-5 zoning was put into place in 2000 to be more compatible with the setbacks already established in the neighborhood. While an RSF-4 zoning would specifically fit into the Future Land Use category of Residential Medium Low, it would not be consistent with the rest of the neighborhood.

2. Section 2.6.A of the Zoning and Development Code

In order to maintain internal consistency between this Code and the Zoning Maps, map amendments must only occur if:

1. The existing zoning was in error at the time of adoption; or

The existing zoning of C-1 recognized that there was one parcel with a commercial use on it. The potential for subdivision was not considered at that time.

2. There has been a change of character in the neighborhood due to installation of public facilities, other zone changes, new growth/growth trend, deterioration, redevelopment, etc.;

The owners of the motel property have determined that the portion of the property along Niblic Drive is not appropriate for commercial development. Given the topographic difference and the nature of Niblic Drive, it is more appropriate that the .53 acres develop consistent with the adjacent residential property.

3. The proposed rezone is compatible with the neighborhood, conforms to and furthers the goals and policies of the Growth Plan and other adopted plans and policies, the requirements of this Code, and other City regulations;

The proposed rezone to RMF-5 is compatible with the surrounding Partee Heights neighborhood. While the Future Land Use Designation of the area is Residential Medium Low (2-4 units per acre), the request for RMF-5 zoning, to be consistent with the surrounding zoning, conforms to the Growth Plan in the following ways:

- *Exhibit V.3, Future Land Use Map, of the Growth Plan notes that “this map does not stand alone; it must be used in concert with the goals and policies in the Urban Area Plan; and this map does not necessarily reflect current zoning”.*
 - *Goal 5: To ensure that urban growth and development make efficient use of investments in streets, utilities and other public facilities.*
 - *Goal 10: to retain valued characteristics of different neighborhoods within the community.*
 - *Goal 11: To promote stable neighborhoods and land use compatibility throughout the community.*
 - *Policy 11.2: The City will limit commercial encroachment into stable residential neighborhoods.*
 - *The rest of the Partee Heights neighborhood is already developed and unlikely to redevelop. The underlying Growth Plan designation of Residential Medium Low would only allow for densities of up to four units per acre, even with the RMF-5 zone district.*
4. Adequate public facilities and services are available or will be made available concurrent with the projected impacts of development allowed by the proposed zoning;

All services are available to the site for residential use.

5. The supply of comparable zoned land in the surrounding area is inadequate to accommodate the community’s needs; and

Changing the .53 acres to residential will allow for infill development in the neighborhood.

6. The community will benefit from the proposed zone.

Changing the zoning from C-1 to RMF-5 is more compatible with the neighborhood.

FINDINGS OF FACT/CONCLUSIONS

After reviewing the Horizon/Niblic Drive application, GPA-2006-061, for a rezone, staff makes the following findings of fact and conclusions:

12. The proposed rezone is consistent with the purpose and intent of the Plan.

13. The review criteria in Section 2.6.A of the Zoning and Development Code have all been met.

STAFF RECOMMENDATION:

Staff recommends approval of the requested rezone with the findings and conclusions listed above.

PLANNING COMMISSION RECOMMENDATION:

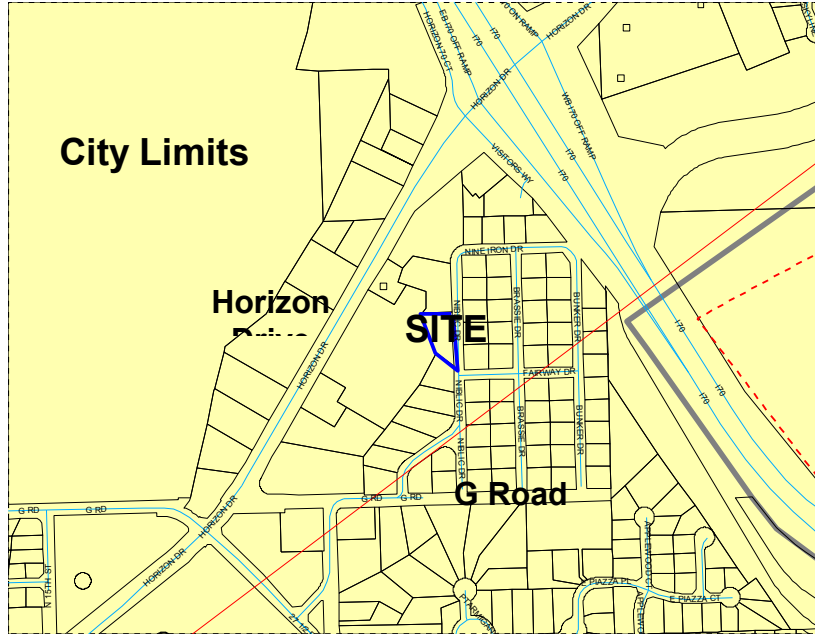
The Planning Commission, at their June 13, 2006 hearing, recommended approval of the requested RMF-5 zone district.

Attachments:

Vicinity Map/Aerial Photo
Growth Plan Map/Zoning Map
Applicant's Project Report
Ordinance

Site Location Map

Figure 1



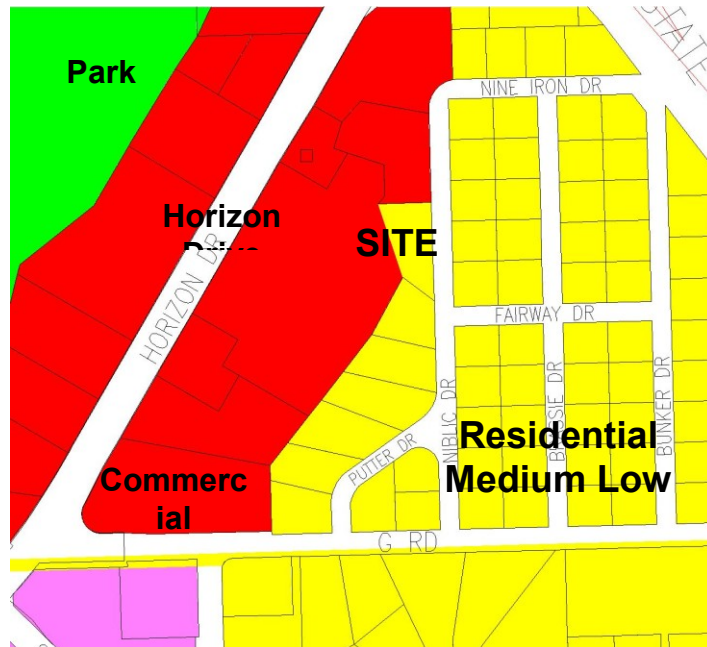
Aerial Photo Map

Figure 2



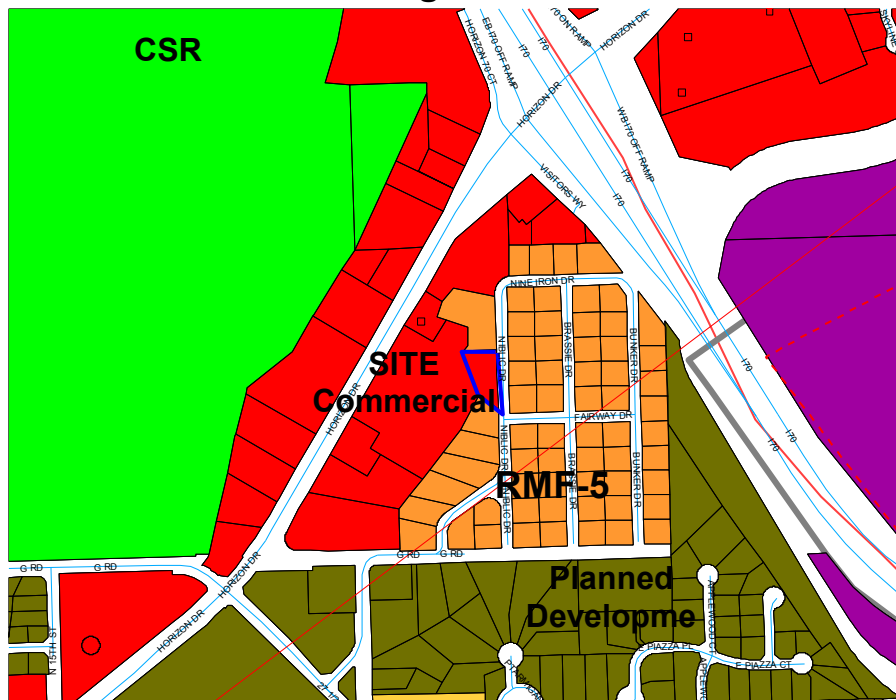
Future Land Use Map

Figure 3



Existing City and County Zoning

Figure 4



NOTE: Mesa County is currently in the process of updating their zoning map. Please contact Mesa County directly to determine parcels and the zoning thereof."

GROWTH PLAN AMENDMENT

REVIEW CRITERIA

1. There was an error such that then existing facts, projects, or trends (that were reasonably foreseeable) were not accounted for;

An error was made in the original plot plan. In as much as the property in question should have been included in the Partee Subdivision as residential simply because of the topography.

2. Subsequent events have invalidated the original premises and findings;

Because of the completion of the Partee Subdivision and the construction of the Motel property has left this property un-developed.

3. The character and/or condition of the area have changed enough that the amendment is acceptable and such changes were not anticipated and are not consistent with the plan;

The area has changed. A portion of this property was planned to have a road connecting the Subdivision with the lower portion of the property but topography made this impossible.

4. The change is consistent with the goals and policies of the plan, including applicable special area, neighborhood and corridor plans;

The requested change can be within the growth plan and particularly with an in-fill project.

5. Public and community facilities are adequate to serve the type and scope of land use proposed;

Public facilities are adequate to serve the proposed project.

6. An inadequate supply of suitable designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use;

Not an issue.

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

The community will benefit from the proposed change by permitting a building in a developed residential neighborhood.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE REZONING APPROXIMATELY .53 ACRES, LOCATED AT 718
HORIZON DRIVE, ADJACENT TO NIBLIC DRIVE, FROM C-1 TO RMF-5
NIBLIC DRIVE REZONE

Recitals:

A request for a rezone has been submitted in accordance with the Zoning and Development Code. The applicant has requested that approximately .53 acres, located along Niblic Drive, be rezoned from C-1 (Light Commercial) to RMF-5 (Residential Multifamily, 5 units per acre).

In a public hearing, the City Council reviewed the request for the proposed Rezone and determined that it satisfied the criteria as set forth and established in Section 2.6.A of the Zoning and Development Code and the proposed rezone is consistent with the purpose and intent of the Growth Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREA DESCRIBED BELOW IS REZONED FROM C-1 TO RMF-5.

A parcel of land situate in the SW1/4 SE1/4 of Section 36, Township 1 North, Range 1 West, Ute Meridian, County of Mesa, State of Colorado being more particularly described as follows:

Commencing at the S1/4 corner of Section 36, Township 1 North, Range 1 West, Ute Meridian, monumented with a 3 1/2--inch aluminum cap (unreadable), whence the W1/16 corner on the south line of said Section 36, monumented with a 2 1/2--inch aluminum cap, LS 17485, bears S89°59'42"W, a distance of 1320.98 feet with all other bearings contained herein being relative thereto;
thence N43°41'47"E, a distance of 862.16 feet to the northeast corner of Lot 6 Block 5 of the Partee Heights subdivision at the westerly right-of-way line of Niblic Drive as filed in the Mesa County, Colorado, Clerk and Recorder's records at Plat Book 9, Page 64, said point being the POINT OF BEGINNING, monumented by a 1--inch plastic cap on a 5/8--inch rebar, LS 16413;
thence N00°46'23"E along said westerly line, a distance of 252.81 feet to the southeast corner of Lot 2 Block 8 of the Partee Heights subdivision, monumented by a 1 1/2 --inch aluminum cap on a 5/8--inch rebar, LS 16835; thence, N89°55'06"W along the south line of said Lot 2, a distance of 137.82 feet to the southwest corner of said Lot 2, monumented by a 2--inch aluminum cap on a 5/8--inch rebar, LS 31160;
thence, S16°55'53"E, a distance of 198.62 feet to the northwest corner of Lot 6 Block 5 of said Partee Heights subdivision, monumented with a 1 1/2--inch plastic cap on 5/8--inch rebar, LS 13835;

thence, S50°33'45"E along the north line of said Lot 6, a distance of 99.13 feet to the POINT OF BEGINNING; containing 0.53 acres by these measures.

INTRODUCED on first reading on the 7th day of June, 2006 and ordered published.

ADOPTED on second reading this _____ day of _____, 2006.

ATTEST:

President of Council

City Clerk

Attach 21
Public Hearing – Graff Dairy Rezone, Located at 581 29 Road
CITY OF GRAND JUNCTION

<i>CITY COUNCIL AGENDA</i>						
Subject	Graff Dairy Rezone, Located at 581 29 Road					
Meeting Date	June 19, 2006					
Date Prepared	June 12, 2006				File #GPA-2006-060	
Author	Kathy Portner		Assistant Director of Community Development			
Presenter Name	Kathy Portner		Assistant Director of Community Development			
Report results back to Council	X	No		Yes	When	
Citizen Presentation	X	Yes		No	Name	
	Workshop	X	Formal Agenda		Consent	X Individual Consideration

Summary: Request approval to rezone .67 acres, located adjacent to 581 29 Road, from RMF-5 (Residential Multifamily, 5 units per acre) to C-1 (General Commercial).

Budget: N/A

Action Requested/Recommendation: Hold a Public Hearing and Consider Final Passage of the Rezone Ordinance.

Background Information: See attached Staff Report/Background Information

Attachments:

1. Staff report/Background information
2. Vicinity/Aerial Photo
3. Future Land Use Map/Zoning Map
4. Applicant's General Project Report
5. Public Comment
6. Ordinance

AGENDA TOPIC: GPA-2006-060 Rezone—Graff Dairy

ACTION REQUESTED: Consideration of a request to rezone from RMF-5 (Residential Multifamily, 5 units per acre) to C-1 (Light Commercial).

BACKGROUND INFORMATION					
Location:		581 29 Road			
Applicants:		Owner: David and Judy Graff Nichols			
Existing Land Use:		Residential Medium with a Commercial use			
Proposed Land Use:		Commercial			
Surrounding Land Use:	North	Residential Medium (4-8 units per acre)			
	South	Residential Medium			
	East	Residential Medium			
	West	Residential Medium			
Existing Zoning:		RMF-5 (Residential Multifamily, 5 units per acre)			
Proposed Zoning:		C-1 (Light Commercial)			
Surrounding Zoning:	North	RMF-5			
	South	RMF-5			
	East	County RSF-4			
	West	RMF-5			
Growth Plan Designation:		Commercial			
Zoning within density range?		X	Yes		No

PROJECT DESCRIPTION: A request to rezone approximately .67 acres from RMF-5 (Residential Multifamily, 5 units per acre) to C-1 (Light Commercial).

RECOMMENDATION: Staff and Planning Commission recommend approval.

ANALYSIS

1. Background

Graff Dairy, consisting of approximately .67 acres, was annexed into the City in 1981 (Ordinance No. 1988). At the time of annexation, the larger area being annexed was zoned PR-19.4 (Planned Residential, 19.4 units per acre) in conjunction with a proposed development plan known as Woodsmoke. In 1991, the PR zoning was reverted, and most, if not all of the property, including the dairy, was zoned RSF-R (Residential Single Family, Rural). In 1996 the Growth Plan was adopted, designating the property and surrounding area as Residential Medium (4-8 units per acre). In 1998, the Graff Minor Subdivision was approved, creating 4 lots, with the dairy on lot 1. With the subdivision, lots 1 and 2 were zoned RSF-2 and lots 3 and 4 were zoned RSF-4. In 2000, the area was zoned RMF-5, with the Citywide rezoning.

The dairy is now a non-conforming use in the RMF-5 zone district. As such, it is subject to section 3.8.A of the Zoning and Development Code, Non-Conforming Uses and Structures. The dairy can continue to operate as it has for 40 years, but is restricted for expansion.

City Council recently approved a Growth Plan Amendment changing the Future Land Use designation from Residential Medium (4-8 units per acre) to Commercial, allowing for the rezone request. The owners are requesting a C-1 zone district, which would allow for the current operations, including the processing of milk products, wholesale and retail sales, and a drive-through window.

2. Section 2.6.A of the Zoning and Development Code

In order to maintain internal consistency between this Code and the Zoning Maps, map amendments must only occur if:

1. The existing zoning was in error at the time of adoption; or

The existing zoning of RMF-5 was established to be consistent with the Future Land Use designation of Residential Medium. Since the Growth Plan has been amended to Commercial, a rezone is appropriate.

2. There has been a change of character in the neighborhood due to installation of public facilities, other zone changes, new growth/growth trends, deterioration, redevelopment, etc.;

Since 1996, 29 Road has been identified as a major north-south corridor, and projects have been funded, including the completion of the upgrade of the road adjacent to Graff Dairy, as well as the planned completion of the River bridge and viaduct over the railroad. It is also anticipated that there will eventually be an interchange at 29 Road and I-70.

3. The proposed rezone is compatible with the neighborhood, conforms to and further the goals and policies of the Growth Plan and other adopted plans and policies, the requirements of this Code, and other City regulations;

The proposed change is consistent with the following Policies of the Growth Plan:

Policy 1.6: The City may permit the development of limited neighborhood service and retail uses within an area planned for residential land use categories.

Policy 1.7: The City will use zoning to establish the appropriate scale, type, location and intensity for development. Development standards should ensure that proposed residential and non-residential development is compatible with the planned development of adjacent property.

The City Community Development Department's work program for 2007 includes a 29 Road Corridor Plan.

4. Adequate public facilities and services are available or will be made available concurrent with the projected impacts of development allowed by the proposed zoning;

All services are available to the site for additional development.

5. The supply of comparably zoned land in the surrounding area is inadequate to accommodate the community's needs; and

The rezone to C-1 will allow for this site to continue operating as a commercial use, as it has for 40 years.

6. The community will benefit from the proposed zone.

This site, as a commercial use, has been an integral part of the neighborhood for 40 years.

FINDINGS OF FACT/CONCLUSIONS

After reviewing the Graff Dairy application, GPA-2006-060, for a rezone, staff makes the following findings of fact and conclusions:

14. The proposed zone of C-1 is consistent with the purpose and intent of the Plan.

15. The review criteria in Section 2.6.A of the Zoning and Development Code have all been met.

STAFF RECOMMENDATION:

Staff recommends approval of the requested rezone, GPA-2006-060, with the findings and conclusions listed above.

PLANNING COMMISSION RECOMMENDATION:

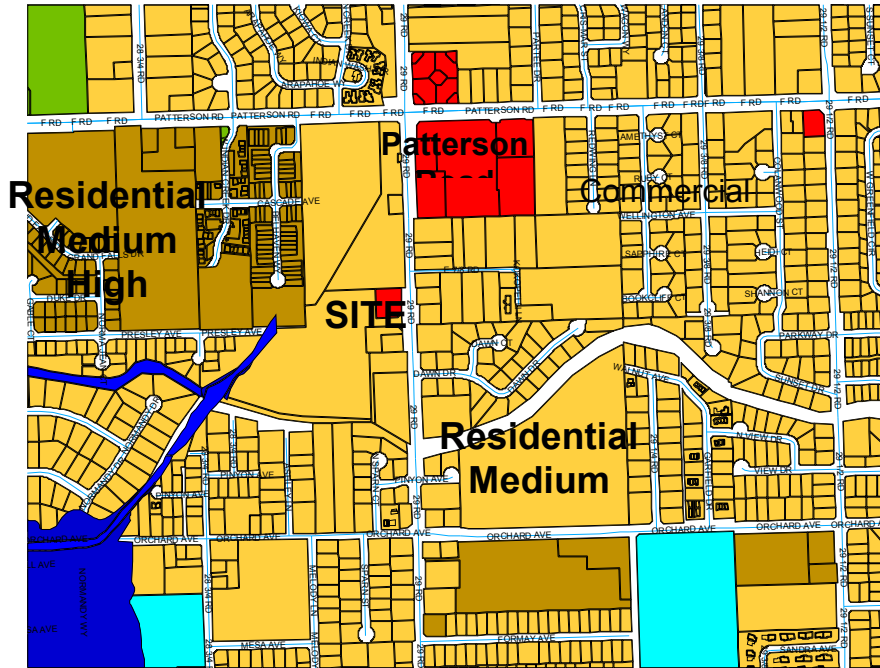
Planning Commission, at their June 13, 2006 hearing, recommended approval of the requested C-1 zone district.

Attachments:

Vicinity Map/Aerial Photo
Growth Plan Map/Zoning Map
Applicant's General Project Report for the Growth Plan Amendment
Citizen Letters
Ordinance

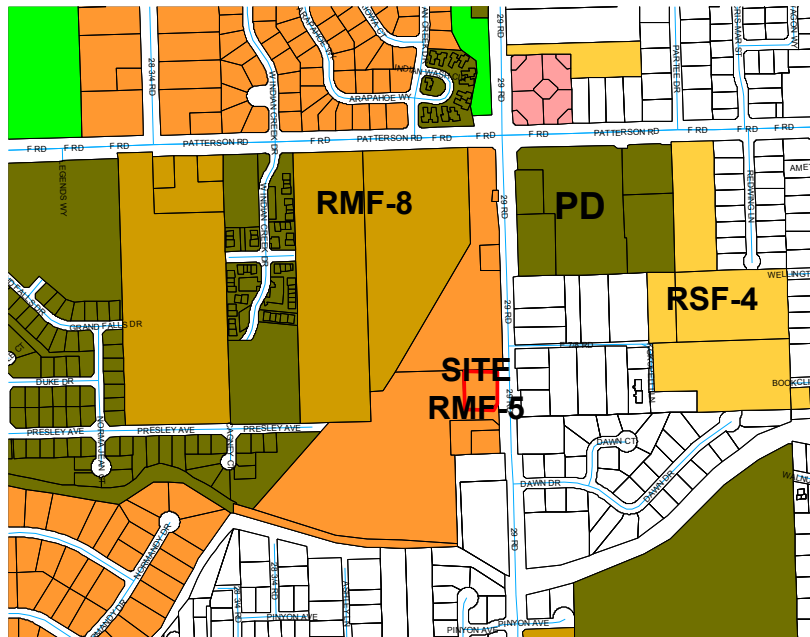
Future Land Use Map

Figure 3



Existing City and County Zoning

Figure 4



NOTE: Mesa County is currently in the process of updating their zoning map. Please contact Mesa County directly to determine parcels and the zoning thereof."

General Project Report
Graff Dairy, LLC
Growth Plan Amendment

Graff Dairy, LLC and the Graff Family Trust request a Growth Plan amendment to change in the Future Land Use designation of 581 29 Road, Grand Junction, Colorado, legal description LOT 1 GRAFF MINOR SUB SEC 7 1S 1E – 0.67 AC, from Residential Medium (4-8 u/a) to Commercial.

The Graff Family began operating the dairy on this property in 1966, and has been serving the community continuously for the past forty years, processing and packaging dairy products for wholesale and retail sales. The proposed amendment to the growth plan will allow for a zoning consistent with the historical and current use of the property.

Graff Dairy, LLC provides the community with fresh, high quality dairy products. We provide an average of over 50 tours of our facility each year to local schools and youth groups. Many students who tour our plant comment that their parents came to Graff Dairy on field trips when they were young. We are known throughout the community for our support of area schools, churches and youth organizations through donations of products. We are proud of having consistently providing our community with the freshest, highest quality products available for the past 40 years. Our milk and cream are pasteurized, homogenized and bottled on the same day it comes from the cow. In the event of a catastrophe or emergency situation preventing goods from being transported into the Grand Valley, Graff Dairy, LLC could continue to provide the community with local dairy products. A commercial land use designation will allow us to update our forty year old facility to provide for better/easier maintenance and sanitation, to reroute traffic so as to eliminate congestion on 29 Road, to provide our customers with better service and to provide an updated and more aesthetically pleasing storefront in our neighborhood.

Graff Dairy, LLC is open to the public between the hours of 7:00 a.m. to 7:00 p.m. during the winter months and from 7:00 a.m. to 9:00 p.m. during the summer. We have 6 full time and 8 part time employees, and anticipate no significant changes in these numbers.

A neighborhood meeting is scheduled for..... Proof of those attending and minutes of the meeting will be provided to the City Community Development Department on.....

Growth Plan Amendment Criteria (section 2.5.C of the Zoning and Development Code)

1. *There was an error such that then existing facts, projects, or trends (that were reasonably foreseeable) were not accounted for;*

We believe that when the City of Grand Junction Growth Plan for this area was adopted in 1996, this plot was designated residential in error, without accounting for the historical use of the land.

2. *Subsequent events have invalidated the original premises and findings;*

The operation of Graff Dairy, LLC is consistent with the other land use along 29 Road, use that has come into being subsequent to our establishment here. The Safeway shopping complex, housing a grocery store, restaurants, other retail stores, a nail salon and post office is less than 0.2 miles to the north of us on 29 Road. A new Walgreen's store is being built on 29 Road 0.75 miles south of us. Two gas stations/convenience stores and a car wash are along 29 Road within 0.75 miles of our facility. 29 Road is evolving into the locale where people in the neighborhood look to obtain many of their everyday goods and services, and Graff Dairy, LLC is compatible with the nature of the surrounding area.

3. *The character and/or condition of the area have changed enough that the amendment is acceptable;*

As the 29 Road Corridor plan, connecting I-70 with Hwy 50 on Orchard Mesa, comes to completion, a remodeled Graff Dairy will be an asset to the community, enhancing the improvements to 29 Road.

4. *The change is consistent with the goals and policies of the plan, including applicable special area, neighborhood and corridor plans;*

Policy 1.6: The City may permit the development of limited neighborhood service and retail uses within an area planned for residential land use categories.

Policy 1.7: The City will use zoning to establish the appropriate scale, type, location and intensity for development. Development standards should ensure that proposed residential and non-residential development is compatible with the planned development of adjacent property.

The City Community Development Department's work program for 2007 includes a 29 Road Corridor Plan.

5. *Public and community facilities are adequate to serve the type and scope of land use proposed;*

A commercial zoning will allow us to remodel our site, redirecting drive through traffic around our store, thus reducing congestion on 29 Road that now occurs at peak times during the day. This congestion will only increase with the completion of the 29 Road Corridor plan. We hope to improve safety to motorists and pedestrians in front of our store on 29 Road.

Our operations contribute very little to large truck traffic in the neighborhood. Raw milk is delivered daily at 3:00 a.m. We receive, on average, only one other shipment per month via semi truck and trailer. The requested change in land use designation will effect no change on the current use of utilities or public facilities.

6. *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*

Graff Dairy has operated at this location for over 40 years.

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

The use of this land has been commercial for the past forty years, and Graff Dairy, LLC has been and is an integral part of the existing neighborhood, providing a valuable service to the community.

Neighborhood Meeting Notice Letter

Dear Property Owner:

This letter is to invite you to a neighborhood meeting to be held at (time), on (day and date), at (location). The meeting is being held to inform you of Graff Dairy's request to amend the City of Grand Junction Growth Plan to acknowledge the historic use of the property for the Dairy, and to seek appropriate zoning to allow for the continuation and expansion of the Dairy.

If you are unable to attend the meeting, you can contact us at (your phone number) with questions. We look forward to seeing you at this meeting and to your support of our request.

Sincerely,

(Name)
Graff Dairy

Citizen Comments

I lived in Grand Junction for about 30 years, and still have many close ties there. I understand that there is a problem with Graff Dairy's zoning.

I would like very much to ask those who make the decision to please allow Graff Dairy to remain in business. They are a definite asset to the community and do a lot of good in the area.

I've known the Graff family for many years and would hate to see their livelihood ended because of a zoning problem. It IS something that can be corrected if you will all see that the rezoning is done.

Thank you,
Kathleen W. Hall

Please allow Graff Dairy to make the upgrades that they need to do to stay in business. My wife and I grew up on Graff milk and ice cream our entire lives and even through college (we both graduated from Mesa State) and even though we don't live in Grand Junction anymore we visit often to see all of our family members there. Every time we come "home" we always go get some milk and ice cream from Graff. It is a wonderful, little, one of a kind place there in Grand Junction that gives the town such great character and value.

I remember growing up in Spring Valley the field across the street was full of onions and a wonderful smell would blow into my bedroom window on summer nights. Now that farm is gone and it has been replaced with houses...sad as that may be if a farmer chooses to cash out and trade in his ag business for the cash offered by residential developers then that is his prerogative. Please don't force out another locally owned ag business that actually wants to remain there in our hometown.

Thank you,

Ky Christensen, Directory Advertising Consultant
See the Dex Advantage at www.dexonline.com/advantage

Phone - 719.444.1111 or Toll Free 800.733.7510 x 1111
Fax - 719.444.1198

Dex - An R.H. Donnelley Company
5725 Mark Dabling Blvd. Suite 100
Colorado Springs, CO 80919

I support the change of zoning of the Graff Dairy property from residential to commercial.--Bruce Davis

Hello,

I understand Graff dairy needs a revision to the zoning area they are in.

It seams, they were zoned residential instead of commercial.

I support this change. I believe the Dairy is a valuable asset to the community, located exactly were it is. In the heart of where we live, not 25 miles out of town.

The Dairy was there long before all the new houses. They should be Grandfathered, and it should have occurred when the zone was mapped.

Thank you

Patrick McAllister

Patrick McAllister
676-1 Brentwood Dr.
Palisade CO. 81526

I'm writing on behalf of Graff Dairy. They employed me along with many of my young friends through high school and college. I would like to put in my request to have the land that the dairy is on to be zoned commercial. That way they can make the necessary enhancements to better Graff Dairy and the Grand Junction community.

Thank you,
Chantalle Yearsley

I live close to Graff Dairy and support their request to be rezoned to commercial. Please approve their request.

Thank you,

David G. Winstead, MBA/HCM

[2884 Orchard Ave-80501](#)

WE HAVE BEEN GOING TO GRAFF DAIRY SINCE THEY OPENED!!!!
ON 29 ROAD, DURNING THE LATE SIXTIES OR EARLY SEVENTIES.
WE STILL GO PURCHASE THE BEST ICE CREAM CONES IN TOWN....
ON IN THE WORLD THAT AREA EVER GOT ZONES RESIDENTIAL I DON'T KNOW.
1: THAT AREA OF 29 ROAD IS BUSINESS (BOOKCLIFF VETERINARY)
(THE SOPPHING CENTER WITH SAFEWAY AND OTHER BUSINESS) APARTMENTS
COMPLEXES:::
THAT IS A BUSINESS AREA, I CAN ONLY FIGURE OUR GREAT CITY MINDS AS USUAL ONLY
LISTENED TO THE FEW AND NOT THE MAJORITY A USUAL FOR THIS CITY!!!!
AND AS YOU SEE I AM NOT A NEW RESIDENT FROM CALIF., OR BACK EAST...
THANK YOU TAKING THE TIME TO READ THIS> I DO HOPE IT WILL HELP, BUT
I REALLY DON'T THINK IT WILL DO ANY GOOD!!! AS THE CITY SEEMS TO DO WHAT IS
WANTS NOT WHAT WE WANT!!!!!!!
AND WE ARE CITY RESIDENTS AND HAVE BEEN SINCE 1962!!!!
WHEN WE MOVED DOWN HERE TO WORK FOR THE CITY YOU HAD TO LIVE IN THE CITY
LIMITS!!!!
NOW I WOULD BET OVER 75% OF THE CITY EMPLOYEES LIVE IN THE COUNTY!!!
BUT THEY ARE TELLING WE IN THE CITY WHAT TO DO!!!!
THANK YOU AGAIN..
JUANITA GORBY
2238 NO 20TH STREET

It seems in the last few years in this valley the small home owned businesses have taken a back seat to box stores and manufacturers. The trend seems to be to pay businesses to come into the valley but ignore helping the established small ones.

We pride ourselves in the hometown flavor of this valley, and yet once again an old established business is being threatened by a governing entity.

Thank goodness there is time to correct the zoning mistake and let Graff Dairy continue to serve their customers.

Please consider changing the zoning to commercial.

Long standing customer of Graff Dairy,

Diane H. Prisk
1860 Bittern Court
Grand Junction, CO 81506

I'm writing in support of Graff Dairy to be able to make improvements to their business. Even though I am a new customer, I know they have been there a long time and are established. They deserve to have the zoning they need to expand their business. It would be a shame for them to lose money because of a zoning error.

Thanks, Carole Gardner

I wish that you would zone Graff Dairy commercial. It is one of the only mom and pop businesses left in town and we need to keep it that way. They have the best ice cream and milk in town and have been in business for 40 years. Lets grant them this zoning. Thanks Richard and Kay Bailey

HOW CAN THE CITY ZONE A PROPERTY LIKE GRAFF DAIRY SOMETHING BESIDES WHAT IT IS, WHEN IT HAS BEEN IN THE SAME PLACE SO LONG? SOMEONE NEEDS TO ADMIT THAT THERE HAS BEEN A MISTAKE AND FIX THIS PROBLEM.

I AM NOT THE ONLY PERSON WHO FEELS THIS WAY, AS I AM SURE YOU ALREADY KNOW.

MANY OF THE RESIDENTS OF THIS CITY FEEL THAT THERE HAS BEEN A LOT OF MISTAKES MADE REGARDING ZONING, DEVELOPEMENT, ETC. YOU ASK US TO COME TO MEETINGS ABOUT SUCH THINGS IN OUR NEIGHBORHOODS TO VOICE OUR OPPINIONS, YET NO ONE LISTENS. OUR WORDS FALL ON DEAF EARS, AND THEN THE CITY DOES WHAT EVER IT WANTS TO DO, AND WHAT IT WAS GOING TO DO FROM THE BEGINNING. IT IS ALL ABOUT THE MONEY\$\$\$!!!NOT ABOUT WHAT IS BEST FOR THE CITY OR ITS RESIDENTS.

PLEASE DO WHAT IS BEST AND WHAT IS RIGHT FOR GRAFF DAIRY AND ITS OWNERS.

THANK YOU,

S. MILLER

Our family also supports the need to revise the zoning to keep the Graff Dairy where it is and to allow them to update and add to their existing structures to support their business. We purchase our dairy products from them and find that is one of the unique characteristics of the GJ area to have a small dairy

within our neighborhood. Thanks for listening to us.

Regards,
Lawrence White
669 36 1/4 Road
Palisade, CO 81526

We LOVE the Graff Dairy. When we heard that the property was to be rezoned and the hardship this would cause the family, we knew we had to do something. The Graff Dairy has been one of the founding businesses of Grand Junction. They have long been tax payers and for years have provided families with whole foods. We want the Graff Dairy remain in its location on 29 road. Mir'iam Connelly, Ron Tomoson

Please reconsider about the zoning that will effect Graff's Dairy. That business is a wonderful example of the fast disappearing "family owned" enterprises in the area. It seems so unfair when large businesses or institutions can get adjustments on zoning without any problem. These tactics are used in other parts of the world but now we seem to not care about the little man trying to make an honest living. Bill and Wanda Wooters.

We wanted to let you know how important we think it is for the Community Development Board to zone Graff Dairy as a commercial property. If Graff isn't able to do the remodeling they need we wonder how long they will be able to stay in business? We own a local coffee shop and do business with Graff at least 4 times a week. If they were not there we would have to get our 40 to 60 gallons of milk per week at the grocery store. We also live in the neighborhood and frankly it is a great asset to have it there. We just feel the City should support the local people as much as possible that way, hopefully, the entire city won't be Box stores and Starbucks!
Thank you for your time,

Kellie McKeenan and Dawn Sagar - owners

The Coffee Studio
2913 F Road

This email is in regard to the rezoning for Graff Dairy. I am writing in favor of rezoning so that the business will be able to stay opened. Graff Dairy has been in business for many years and is a staple to this area of the city. Our children have enjoyed many ice cream cones and of dairy products at that site.

It is community orientated, giving many field trips to hundreds of children a year. I have taken Girl Scout troops, Cub Scout troops, Head Start groups as well as school groups to the dairy. Dave gives a great educational lesson to the children that come there.

There is value in not only their product but to the way they serve the community as a whole. It just would not be right to shut them down because no one was paying attention to the zoning.

I hope you consider and implement the zoning in the proper way.

Thanks so much~!

Mike and Terri Nelson~

Six children with grandchildren now

Grand Junction

Please support Graff Dairy in their quest to rezone. They have been a part of our community since I moved here in 1975 and we still do business with them even though we moved across town more than ten years ago. They are committed to a great product and have provided many hours and ice cream cones to help teachers get across to students the values of work and business. Thank you, Bob Sherrill

I am writing to you in regards to Graff Dairy. I have been going there for about 10 years, and have enjoyed every experience. I have wonderful childhood memories, and I hope to be able to bring my children there some day also. I have found that the Dairy has also been of an educational benefit to me and the community. There have been numerous feild trips that have educated the youth of the community about how things work at a place such as this. It would be a mistake to force them into closing because of the zoning. I sincerely hope that you will consider not only the business side of this deal, but also the feelings of the members of the community and the benefits of keeping such a memorable place in business. Thank you for you time.

Sincerely,

Diana Nelson

My husband and I just wanted to write a note asking the city to reconsider the zoning for Graff Dairy. We were both born and raised here and have shopped at Graff's since they opened. They are a landmark! They have provided this valley with wonderful products and service and we hope they will be able to stay in business at their same location.

Sincerely,
Rhonda & Leonard Brest

I am very disturbed by the recent decisions made regarding Graff Dairy. This is a long standing small business that has serviced many people in the area. Zoning this area as residential and not allowing them to make building improvements is without conscience and regard. In essence, this is a contemptable action that will drive yet another small business out of commission. The reputation of the Grand Junction City Planning is one that is calloused and unconcerned for small businesses. It was my understanding that the city was trying to remove itself from this type of reputation. However, this is just another fine example of the GJ City's policy of "doing to others what we do not want done to us." Please put yourself in other people's shoes and understand that this is something that you would not want done to yourself.

I believe that it would be in your favor to honor a long standing community business and change the zoning to commercial so that this dairy/store can continue its business and upgrades to it's facilities. With the already zoned commercial properties of Safeway and other businesses just down the street from Graffs, this will make good sense.

Donna J. Owen

RE: The zoning of GRAF Dairy.

Please re-zone that area as commercial as it should have been all along.

It is such a convenience when wanting just some Dairy products to be able to go to Graf Dairy and pick up those nice fresh Dairy Products. I have never in all the years I have been trading there not been greeted with a smile and a friendly greeting.

Please change this at your earliest convenience.

Sincerely
Dorothy Hetherington
2969 1/2 Texas Avenue
Grand Junction, Co. 81504

As a native of Grand Junction and long time customer of Graff Dairy, I would like to voice my opinion on rezoning the property that Graff Dairy now occupies. I would like to see it zoned Commercial.

Thank you.

Patty A. Kelly

I visited the Dairy this week. I can not even remember when I first went through the drive thru for my first Graff Ice Cream. The road improvements made on their street in the past year could not have been good for their drive up business, yet they stuck it out. According to the article in the paper, this business has been supporting the community for nearly 40 years...long before I came to Junction, when I am sure they were stuck in the middle of a corn field or pasture for their cows.

The immediate residents have lived, purchased their properties and been surrounded by the business for many years. They were there before Safeway and all of the commercial businesses that have placed themselves within an eye shot of this local independent business.

This business should be allowed to improve their building...if you used this business you would realize that space is too tight and people keep hitting the roof at the drive up.

Do the right thing, rezone so this business can continue to serve the community and make the improvements to their property and building...better yet, go by and get a gallon of milk and an ice cream and see for yourself.

Sincerely,

Susan Dorris
370 33 102 Road
Palisade, CO 81526
970-434-0604

Attn: Community Development

This is our request to change the zoning for Graff Dairy, LLC to COMMERCIAL. We have lived in this neighborhood for 8 years and have enjoyed the folks at Graff's as friends and neighbors for all that time and feel that they are truly an asset to our community. They are friendly, clean and reliable. They have hired many of our young people on their first job where they are treated fairly and started on many great careers. They always welcome families to their place and give our dog a special treat when he gets to go along. This is a friendly neighborhood and feel they add to the ambiance by welcoming us all with a smile and sometimes on a first name basis. We feel it would be a huge loss to the community if they were gone. Thank you very much as we give them our total support. Roy and Grace Gilley, 3037 1/2 Kings Ct, Grand Junction 81504, 434-9463

Grand Jct. Community Development Department,

Please consider changing the mistaken zoning of Graff Dairy, LLC, from residential to commercial so that future improvements to the property may be made.

Sheila Yeager

This is a letter in support of Graff Dairy getting their property zoned commercial. I see no reason why they should not get the proper zoning change that is needed for them to stay in

business at their current location. It is only an oversight that it wasn't done long ago. They supply a much needed service to the neighborhood and the community, providing fresh dairy products and some of the best ice cream you can buy. They cause no problems and help young people by providing them with their first job. We need to support independent businesses like this and help to keep us from just doing business with the big box stores. We need them, they need us and they need your help. All they want to do is grow a little. Help them out.

By the way, we live less than a mile from their store, and support them whole heartedly.

Thank you,
Pat & Larry Seidl

I would like you to consider zoning Graff Dairy to commercial. I personally like to get all my dairy products there because it's fresh. On the other hand, I know they employ a lot of students for first jobs. Thank you for your time.

LaDawn Wangelin

Please allow the expansion of Graff Dairy. They have become an icon to the area and supply jobs for the local youth. It is encouraging to see that small businesses such as this one can compete against the super stores. It would be a shame to lose such a valuable resource. Sincerely, Diane Davis

I am emailing in support of Graff Dairy, and the zoning laws. I do hope something can be worked out, so they don't have to close. I am a very frequent customer of the dairy. Thank you for your consideration.

Carolyn Engels

I was sent the article regarding the possible fact that the city of Grand Junction might not approve the zoning requests, etc for Graff Dairy.

I am sending in my vote to keep Graff Dairy up and running. It is a Grand Junction institution! I grew up on Graff Dairy milk and can remember it back when they delivered it to your front door.

Colorado, Grand Jct., and the US needs the mom and pop businesses! I couldn't imagine Grand Jct. without Graff Dairy. Graff Dairy is the very principal this country was built on.

Graff Dairy gets my vote! Not to mention they have the best milk and ice cream in the country!

Sincerely,

Kelly Naughton

Hello Kathy. My name is LauraAnn Hansen and I have lived here in the Grand Valley since 1976 after I moved here from Glenwood. Ever since I can remember the Graff folks have been serving our Community with much needed products and services, and giving us something we couldn't get anywhere else in town, natural unadulterated homeade local Milk, Cream, Eggs and Ice Cream. These folks have been an asset to Grand Junction for years and I feel they deserve the Re-zoning status they need to expand their business. These are GOOD people that love what they do and allowing them to build the business larger can only bring something FINANCIALLY POSITIVE to the whole community!!

LETS GIVE THEM THE SERVICE WITH A SMILE that they give everyone who does business with them.
Thank-you, LauraAnn Hansen

April 5, 2006

Kathy Fortner:

I have been a faithful customer of Traff Dairy since they opened. Please allow their business to stay in our neighborhood by letting them improve their building and keep us supplied with the best dairy products available anywhere. Changing zoning to commercial will be the right thing to do. Thanks.

Romaine Webb



FARMERS

Tracy Insurance Services

845 Grand Ave
Grand Junction, CO 81501
Bus: 970-242-4118
Fax: 970-243-3644

Congratulations!

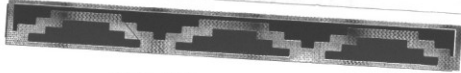
From everyone at Tracy Insurance Services, Inc.

Dear Colleen,

It was great to read about you in the Sentinel last week. We sure hope everything goes well with the Zoning. The Grabb Dairy story is awesome and we are very proud to have you in our community. I thought you might like a copy of the article for the Dairy so I've enclosed it.

Sincerely,

Holly Zechin
and the Tracy Bunch



Gerald & Gay Dyer
643 Tomahawk Cir
Grand Junction, CO 81504-5980

4/8/06

Community Development Dept.

250 N 5th St.

Grand Junction, CO 81501

Please please rezone the property (Chaff Dairy owns on 29 Road so they may make improvements. The dairy has been there a long time -- a commercial

property -- how can it now be residential?! Business has come to 29 Rd with the Spenway complex, a real estate office, a veterinary clinic --

It is nonsense to zone it residential and harm the business that have long standing. Stacy Dyer and Gerald Dyer

632 Middle Ridge
Clifton, CO 81520
April 5, 2006

Ms Kathy Portner
Community Development Dept.
250 N 5th Street
Grand Junction, CO 81501

Gentlemen:

I have done business with Graff Dairy ever since I moved from the City to F Rd. and Partee in 1972. At that time the dairy had the cows in corrales directly behind the dairy and I purchased milk from them in the existing building.

I can see no reason why they should not be allowed to rezone their property back to Commercial.

In my opinion the property should have been Grandfathered as Commercial and the lot that they built the house on should have been rezoned as Residential.

Sincerely yours,


T. Dennis Price

Keep a wish for tomorrow in your heart...

3-31-06

RECEIVED

APR 04 2006

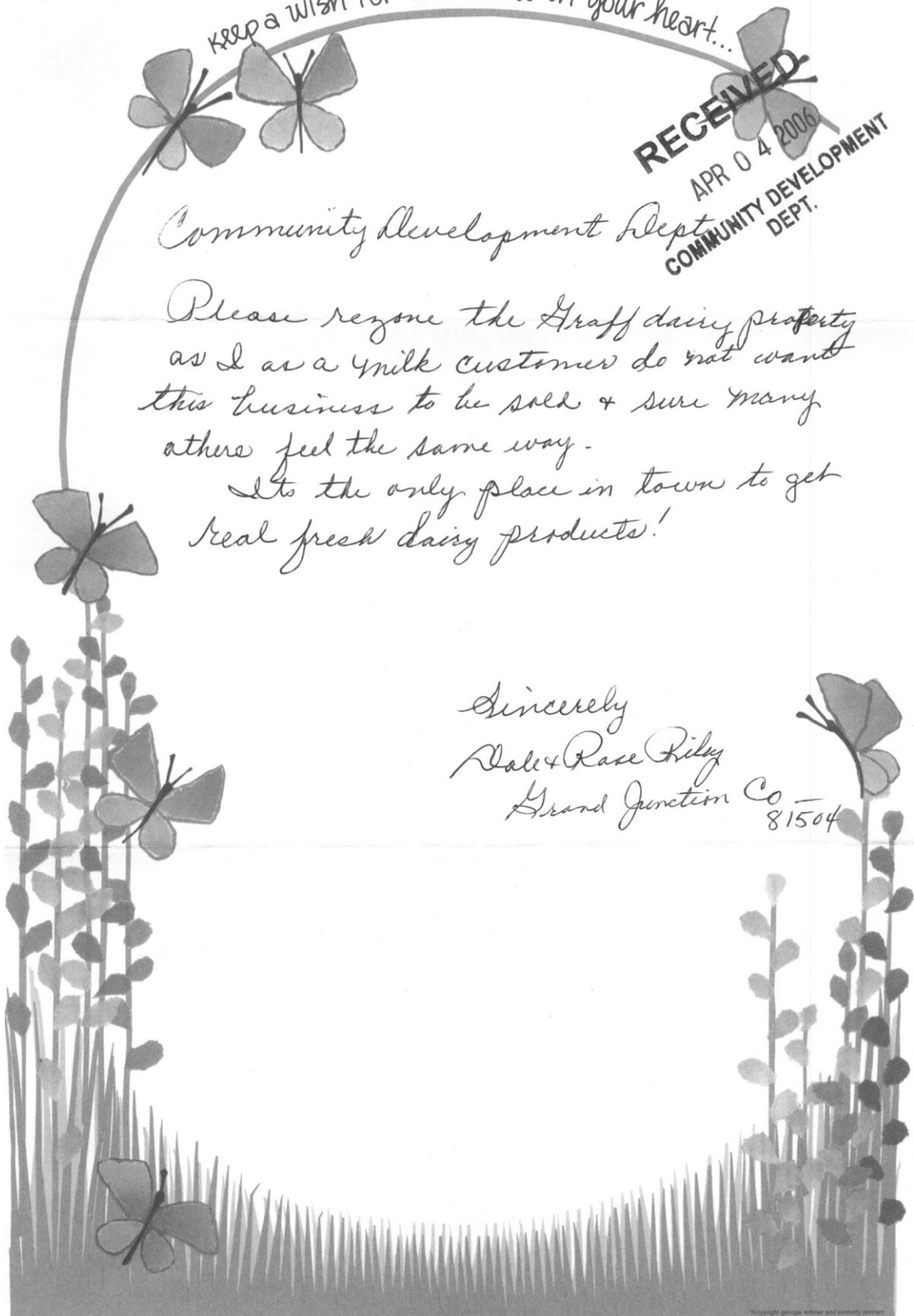
COMMUNITY DEVELOPMENT
DEPT.

Community Development Dept.

Please rezone the Graff dairy property
as I as a milk customer do not want
this business to be sold & sure many
others feel the same way.

Its the only place in town to get
real fresh dairy products!

Sincerely
Dale & Rose Riley
Grand Junction Co. 81504



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE REZONING APPROXIMATELY .67 ACRES, LOCATED AT 581 29 ROAD, FROM RMF-5 TO C-1
GRAFF DAIRY REZONE

Recitals:

A request for a Rezone has been submitted in accordance with the Zoning and Development Code. The applicant has requested that approximately .67 acres, located at 581 29 Road, be rezoned from RMF-5 (Residential Multifamily, 5 units per acre) to C-1 (Light Commercial).

In a public hearing, the City Council reviewed the request for the proposed Rezone and determined that it satisfied the criteria as set forth and established in Section 2.6.A of the Zoning and Development Code and the proposed rezone is consistent with the purpose and intent of the Growth Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREA DESCRIBED BELOW IS REZONED FROM RMF-5 TO C-1.

Lot 1 Graff Minor Subdivision SEC 7 1S 1E—0.67 acres

INTRODUCED on first reading on the 7th day of June, 2006 and ordered published.

ADOPTED on second reading this _____ day of _____, 2006.

ATTEST:

President of Council

City Clerk

Attach 22

Public Hearing - Zoning the GPD Global/Woomer Annexation, Located at I-70 Frontage Road, Between 23 and 23 ½ Road

CITY OF GRAND JUNCTION

<i>CITY COUNCIL AGENDA</i>						
Subject	Zoning the GPD Global/Woomer Annexation, located at I-70 Frontage Road, between 23 and 23 ½ Road					
Meeting Date	June 19, 2006					
Date Prepared	June 12, 2006				File #GPA-2006-065	
Author	Kathy Portner		Assistant Director of Community Development			
Presenter Name	Kathy Portner		Assistant Director of Community Development			
Report results back to Council	X	No		Yes	When	
Citizen Presentation	X	Yes		No	Name	
	Workshop	X	Formal Agenda		Consent	X Individual Consideration

Summary: Request to zone the 25 acre GPD Global/Woomer Annexation, located at I-70 Frontage Road, between 23 and 23 ½ Road, to I-1 (Light Industrial).

Budget: N/A

Action Requested/Recommendation: Hold a Public Hearing and Consider Final Passage of the Zoning Ordinance.

Background Information: See attached Staff Report/Background Information

Attachments:

1. Staff report/Background information
2. Vicinity/Aerial Photo
3. Future Land Use Map/Zoning Map
4. Applicant's General Project Report
5. Ordinance

AGENDA TOPIC: GPA-2006-065 Zone of Annexation—GPD Global/Woomer Annexation

ACTION REQUESTED: Consideration of a request to zone the GPD Global/Woomer Annexation I-1 (Light Industrial).

BACKGROUND INFORMATION					
Location:		I-70 Frontage Road, between 23 and 23 ½ Road			
Applicants:		Owner: GPD Global, Inc.; Woomer Family, LLC Representative: Kirk Rider			
Existing Land Use:		Commercial			
Proposed Land Use:		Commercial/Industrial			
Surrounding Land Use:	North	Estate (2-5 acres/unit)			
	South	Commercial/Industrial			
	East	Commercial/Industrial			
	West	Commercial/Industrial			
Existing Zoning:		County PC (Planned Commercial)			
Proposed Zoning:		I-1			
Surrounding Zoning:	North	County AFT			
	South	I-1 (Light Industrial)			
	East	I-1 (Light Industrial)			
	West	I-O (Industrial/Office)			
Growth Plan Designation:		Commercial (Commercial/Industrial)			
Zoning within density range?		x	Yes		No

PROJECT DESCRIPTION: A request to zone the GPD Global/Woomer Annexation, consisting of approximately 25 acres, I-1 (Light Industrial).

RECOMMENDATION: Staff and Planning Commission recommend approval. hearing.

ANALYSIS

1. Background

The three parcels, consisting of approximately 25 acres, are currently being annexed into the City as a part of the request for a Growth Plan Amendment and zoning. The parcel at the NE corner of I-70 Frontage Road and 23 Road includes a 70,000 square foot building, as well as parking and delivering area for GPD Global, Inc. The adjacent parcel to the east is undeveloped. The remaining parcel is currently occupied by Triune, Inc., and includes three buildings, totaling 14,900 square feet and parking.

The Growth Plan, adopted in 1996, designated the properties along the I-70 Frontage Road, between 23 and 23 ½ Road, Commercial. Subsequently, the former Webb Crane properties, at the NW corner of I-70 Frontage Road and 23 ½ Road, were changed from a Commercial designation to a Commercial/Industrial designation.

The property owners requested a Growth Plan Amendment to change the Future Land Use designation from Commercial to Commercial/Industrial to allow them the option of requesting an Industrial zone district. The City Council approved the Growth Plan Amendment. The applicant is requesting I-1 (Light Industrial) zoning, which is consistent with the zoning to the east.

2. Section 2.14.F and 2.6.A of the Zoning and Development Code

Land annexed to the City shall be zoned in accordance with section 2.6 to a district that is consistent with the adopted Growth Plan and the criteria set forth in Section 2.6.A.3, 4 and 5 or consistent with existing County zoning. The property has a zoning of PC (Planned Commercial) in the County with a wide range of commercial and industrial uses. The applicant is requesting a zone district of I-1, which must be found consistent with the following criteria of Section 2.6.A. of the Zoning and Development:

3. The proposed rezone is compatible with the neighborhood, conforms to and furthers the goals and policies of the Growth Plan and other adopted plans and policies, the requirements of this Code, and other City regulations;

Subsequent to the Growth Plan adoption in 1996 and the adoption of the North Central Valley Plan in 1998, the owners of the former Webb Crane property to the east requested a Growth Plan Amendment to change the Future Land Use designation from Commercial to Commercial/Industrial, which was approved. The property was then rezoned to I-1.

The character of the area has been changing, consistent with the Commercial/Industrial Future Land Use designation. The property to the east is developing with heavy commercial/light industrial uses. The property at the NW corner of I-70 Frontage Road and 23 Road was recently annexed and zoned I-O (Industrial/Office).

The Growth Plan and North Central Valley Plan recognizes this north area as being appropriate for a variety of commercial and industrial uses. In addition the following goals and policies support the request for I-1 zoning:

Goal 18: To maintain the City's position as a regional provider of goods and services.

Policy 18.1: The City will coordinate with appropriate entities to monitor the supply of land zoned for commercial and industrial development and retain an adequate supply of land to support projected commercial and industrial employment.

Policy 18.2: The City will protect industrial land from residential development which limits the community's industrial development potential.

4. Adequate public facilities and services are available or will be made available concurrent with the projected impacts of development allowed by the proposed zoning;

All services are available to the site for heavy commercial/light industrial uses.

5. The supply of comparably zoned land in the surrounding area is inadequate to accommodate the community's needs, and;

The I-1 zoning will allow for uses more appropriate for the existing building and compatible with the adjacent zoning and uses.

6. The community will benefit from the proposed zone.

There will be community benefits in allowing for the re-use of the building and surrounding area for light industrial uses, as was originally intended.

Alternatives: In addition to the zoning that the petitioner has requested, the following zone districts would also be consistent with the Growth Plan designation for the subject property:

- a. C-2 (General Commercial)
- b. I-O (Industrial Office)

FINDINGS OF FACT/CONCLUSIONS

After reviewing the GPD Global application, GPA-2006-065, for a zone of annexation, staff makes the following findings of fact and conclusions:

16. The proposed zoning is consistent with the purpose and intent of the Plan.
17. The review criteria in Section 2.14.F and 2.6.A of the Zoning and Development Code have all been met.

STAFF RECOMMENDATION:

Staff recommends approval of the requested zoning, GPA-2006-065, with the findings and conclusions listed above.

PLANNING COMMISSION RECOMMENDATION:

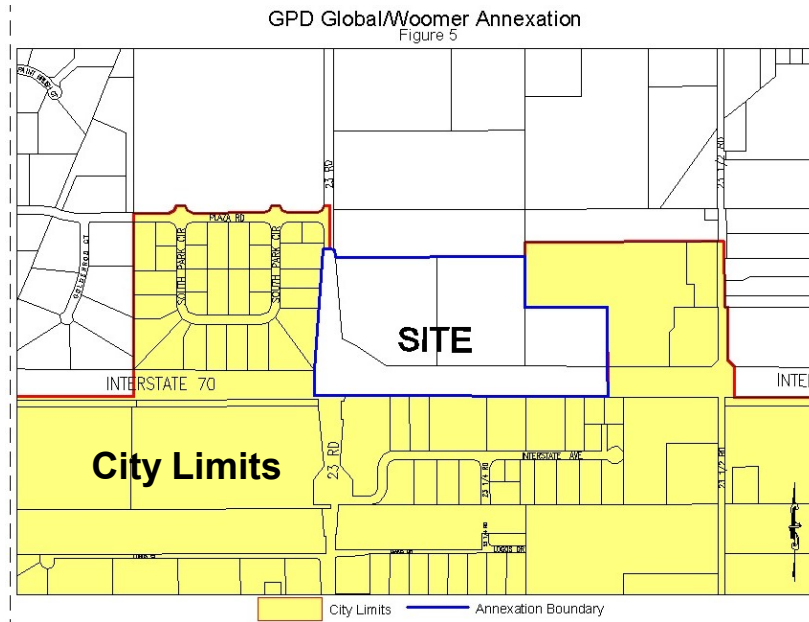
Planning Commission, at their June 13, 2006 hearing, recommended approval of the requested I-1 zone district.

Attachments:

Vicinity Map/Aerial Photo
Growth Plan Map/Zoning Map
Applicant's Project Report
Ordinance

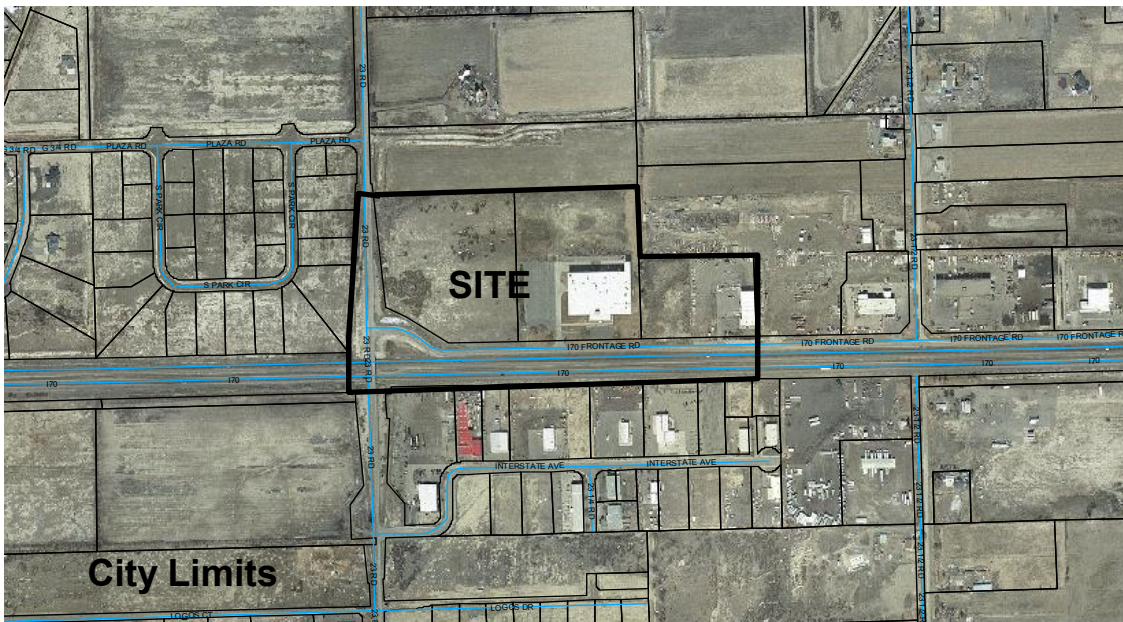
Site Location Map

Figure 1



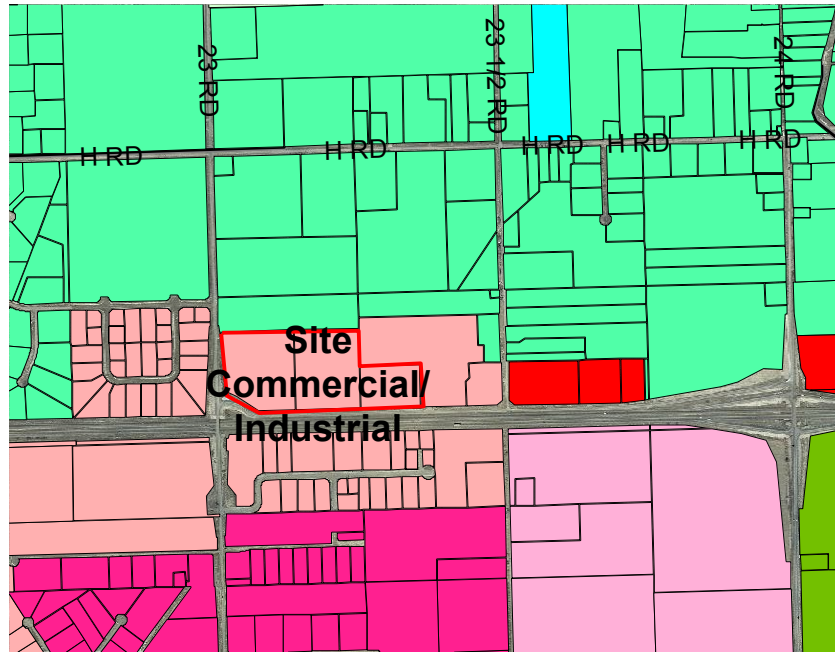
Aerial Photo Map

Figure 2



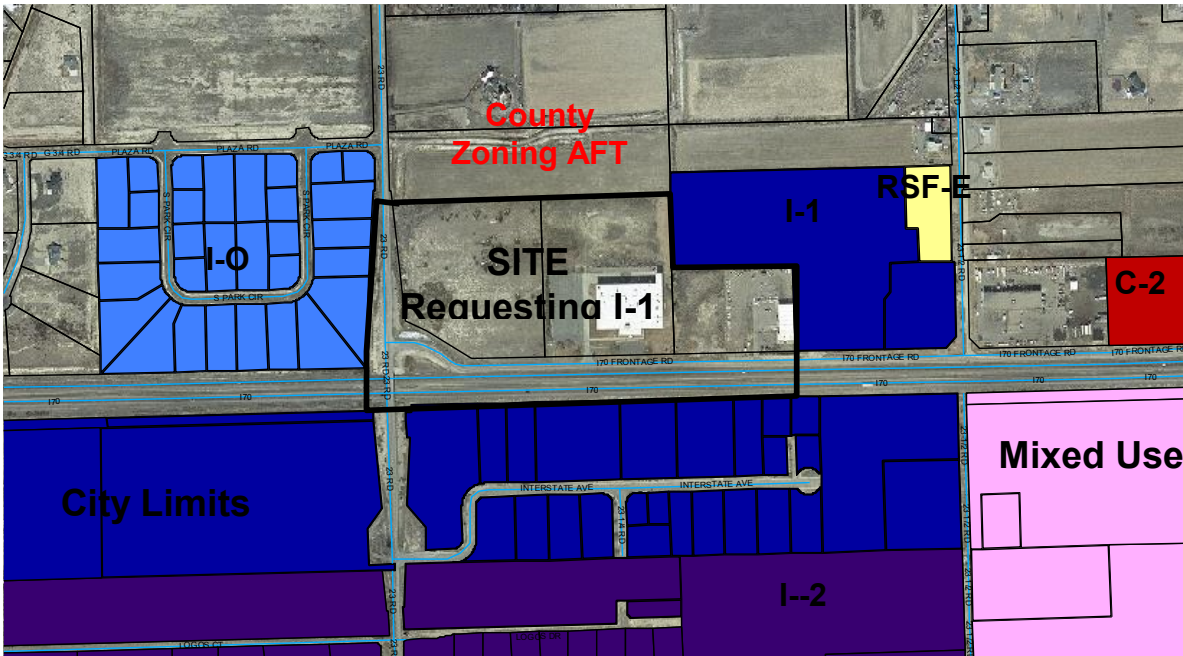
Future Land Use Map

Figure 3



Existing City and County Zoning

Figure 4



NOTE: Mesa County is currently in the process of updating their zoning map. Please contact Mesa County directly to determine parcels and the zoning thereof."

H. REZONE CRITERIA.

The following questions/criteria, found in Section 2.6 of the *Grand Junction Zoning and Development Code (Code)*, must be answered in reviewing rezone applications. Petitioners are requesting a rezone from Mesa County Planned Commercial to City of Grand Junction Light Industrial (I-1). The location of the requested Zone of Annexation is found on Attachment 1.

Section 3.4 G. of the *City of Grand Junction Zoning and Development Code (Code)* states that the Light Industrial (I-1)

" . . . provide(s) for areas of light fabrication, manufacturing and industrial uses which are compatible with existing adjacent land uses, access to transportation and the availability of public services and facilities."

The City of Grand Junction's authorized uses for the I-1 (Light Industrial) zone are found in Table 3.5. (See Attachment 6.)

The Section 2.6 Rezoning criteria are:

1. Was the existing zone an error at the time of adoption?

There may have been a mistake in the zoning by Mesa County of the Property, as it carries a zoning of Planned Commercial while the property on three sides is zoned Industrial Office or Light Industrial. The requested zone of annexation for the Property is Light Industrial (I-1) which is consistent with the majority of the nearby property. Also, the historical use of the building now operated by GPD Global is heavy equipment fabrication and repair which is consistent with an industrial zoning.

2. Has there been a change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.?

There has been a change of character in the area due to installation of public facilities (sanitary sewer), new growth trends, and development transitions, as shown in the review of criterion D.1.2 above.

3. Is the proposed rezone compatible with the neighborhood and will not create adverse impacts?

The Petitioners are requesting a rezone to the same zoning (Light Industrial) as their neighbor to the east and all their neighbors immediately south of Interstate 70. Their neighbor to the west is designated Commercial/Industrial by the *Growth Plan* and has zoning of Industrial/Office which is compatible with the Petitioners request of Light Industrial. Their neighbor to the north is zoned AFT by the County which may suggest idyllic country settings but in fact they are in the process of improving their

land to be a recreational vehicle park. A recreational vehicle park is compatible (particularly with appropriate buffering) with light industrial activities.

Measures to further mitigate the potential negative aspects of the project have been proposed with this application, they include:

- * 25 foot wide landscape strip with trees and shrubs between the GPD property and the Moondance RV Resort
- * 6 foot masonry wall, fence or landscaped berm or combination thereof

4. Is the proposal in conformance with the goals and policies of the *Growth Plan*, other adopted plans and policies and the requirements of the Code and other City regulations and guidelines?

Overall, the *Growth Plan* amendment and Zone of Annexation to Light Industrial (I-1) meets the numerous goals, and is in partial compliance with the Land-Use Plan maps of the *Mesa Countywide Land Use Plan* and *North Central Valley Plan*. A detailed review of both Plans are found in item D.1. above used to determine if a *Growth Plan* amendment should be approved found in this General Project Report.

5. Are adequate public services and facilities available or will be made available concurrent with the projected impacts of the proposed development?

All public services are available to the Property. The Property is within the Persigo 201 boundary but not connected to the wastewater treatment network. The Petitioners will connect the Property to the wastewater treatment system in connection with the related annexation. The Property is currently served by:

XCel Energy - Natural Gas
Grand Valley Rural Power - Electric
Grand Valley Irrigation Company - Irrigation Water
Grand Junction Drainage District - Drainage
City of Grand Junction - Sanitary Sewer (available but not connected)
Ute Water Conservancy District - Potable Water (several fire hydrants are currently installed on the Property)
Qwest - Telephone
Grand Junction Rural Fire Protection District -- contract with City of Grand Junction Fire Department - Fire Protection
Mesa County Sheriff's Department/Grand Junction Police - Law Enforcement

6. An inadequate supply of suitably designated land is available in the community as defined by the presiding body, to accommodate the proposed land use.

Since the *Growth Plan* was completed in 1996 and the *North Central Valley Plan* in 1998, the Grand Junction area has had strong economic growth and population growth. (Please see the response to criterion "D.1.1" above for supporting statistics.)

The general area around the Property is designated as Commercial/Industrial (*Growth Plan*); and Non-residential (*North Central Valley Plan*) (except the Ramstetters' Moondance RV Resort). No anticipated area for business growth of the existing commercial/industrial land-uses was accounted for in these Plans, especially to the north. The Petitioners, as well as the other commercial/industrial land-uses, have made substantial investment in their properties. For many of the existing businesses, to not be allowed the opportunity to expand and/or enhance their existing development is a wasteful use of the City's, County's and companies' existing infrastructure.

As currently zoned, an adequate supply of suitably designated land does not exist in the I-70 Frontage Road area, between 23 and 24 Roads or in Grand Junction generally. (See Attachment 5 - newspaper article from *The Daily Sentinel*.) By allowing the proposed *Growth Plan* Amendment and rezone, the continuation of the historic commercial/industrial land-uses located along the frontage road of the I-70 corridor will be preserved.

7. Will the community or neighborhood benefit from the proposed rezone?

The community will benefit from the rezone as discussed above in part 7 of Item D.1. of this General Project Report.

CONCLUSION

This application for a 25-acre parcel proposes the annexation to the City of Grand Junction, *Growth Plan* Amendment, and rezone from the Mesa County zoning of Planned Commercial (PC) to the City zoning of Light Industrial (I-1). The current use of the Property is for GPD Global's primary operations location, Triune's primary operations location and vacant land. The proposed annexation to the City of Grand Junction, *Growth Plan* Amendment, and zoning to Light Industrial (I-1) **MEETS** the *Growth Plan* Amendment criteria and the Rezoning criteria, found in the *City of Grand Junction Zoning and Development Code*. This application also meets numerous goals and policies of the *City of Grand Junction Growth Plan* and the *North Central Valley Plan*. Petitioners respectfully request your approval of the annexation, the *Growth Plan* Amendment to Commercial/Industrial, and your approval of a rezone of the Property to Light Industrial.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE ZONING THE GPD GLOBAL/WOOMER ANNEXATION, LOCATED AT I-70 FRONTAGE ROAD BETWEEN 23 AND 23 ½ ROAD, TO I-1 (LIGHT INDUSTRIAL)

Recitals:

A request to zone the GPD Global/Woomer Annexation has been submitted in accordance with the Zoning and Development Code. The applicant has requested that approximately 25 acres, located along the I-70 Frontage Road, between 23 and 23 ½ Roads be zoned I-1 (Light Industrial).

In a public hearing, the City Council reviewed the request for the proposed Zone of Annexation and determined that it satisfied the criteria as set forth and established in Section 2.14.F and 2.6.A of the Zoning and Development Code and the proposed zoning is consistent with the purpose and intent of the Growth Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREA DESCRIBED BELOW IS ZONED I-1.

All that certain portion of the SW1/4NW1/4 and the SE1/4NW1/4 of Section 32 in Township One North in Range One West of the Ute Meridian, County of Mesa, State of Colorado, described as follows:

All of Appleton West Planned Commercial Park, as recorded on April 8, 1981, in Plat Book 12 at Page 364, Reception Number 1253174 in the Office of the Mesa County Clerk and Recorder, TOGETHER WITH all of Elder, Quinn & McGill Inc. Planned Commercial Park, as recorded on December 17, 1980, in Plat Book 12 at Page 338, Reception Number 1243099 in said Office of the Mesa County Clerk and Recorder.

The perimeter of said Tract (or Tracts) is more particularly describe by the following: Commencing at a Mesa County Survey Marker for the N1/16 Corner on the westerly line of said Section 32, from whence a Mesa County Survey Marker for the W1/4 Corner of said Section 32 bears S 00°03'17" W, as determined by the values of the Mesa County Land Coordinate System, for a distance of 1321.43 feet; thence S 00°03'17" W, on said westerly line, for a distance of 266.27 feet to the northerly right-of-way line of U.S. Interstate 70 (I-70); thence, continuing on said right-of-way line, N 89°55'26" E for a distance of 37.88 feet; thence, continuing on said right-of-way line, S 04°49'34" E for a distance of 53.32 feet to the N.W. Corner of said Appleton West Planned Commercial Park and the Point of Beginning; thence S 89°59'01" E for a distance of 1277.57 feet to the N.E Corner of said Appleton West Planned Commercial Park; thence S 00°03'32" W on the common line between said Appleton West Planned Commercial Park and Hanson Subdivision, as recorded on October 06, 2005, in Book

4010 at Page 196, Reception Number 2279499 in said Office of the Mesa County Clerk and Recorder, for a distance of 341.19 feet to the N.W. Corner of said Elder, Quinn & McGill Inc. Planned Commercial Park; thence S 89°58'46" E, on the common line between said Elder, Quinn & McGill Inc. Planned Commercial Park and said Hanson Subdivision, for a distance of 553.64 feet to the N.E. Corner of said Elder, Quinn & McGill Inc. Planned Commercial Park; thence continuing on said common line, S 00°03'32"W for a distance of 395.76 feet to the S.E. Corner of said Elder, Quinn & McGill Inc. Planned Commercial Park and the northerly right-of-way line of U.S. Interstate 70 (I-70) as recorded on January 16, 1964, in Book 862 at Page 507 in said Office of the Mesa County Clerk and Recorder; thence N89°40'34" W on said northerly right-of-way line for a distance of 553.65 feet to the S.W. Corner of said Elder, Quinn & McGill Inc. Planned Commercial Park; thence continuing on the northerly right-of-way line of said U.S. Interstate 70 (I-70), as recorded on January 27, 1964 in Book 803 at Page 240 in said Office of the Mesa County Clerk and Recorder, N 89°40'34" W for a distance of 931.66 feet; thence, continuing on said right-of-way line, N 56°39'04" W for a distance of 238.51 feet; thence, continuing on said right-of-way line, N 63°06'34" W for a distance of 111.80 feet; thence, continuing on said right-of-way line, N 04°49'34" W for a distance of 549.38 feet to the Point of Beginning.

Containing 25.297 Acres more or less

INTRODUCED on first reading on the 7th day of June, 2006 and ordered published.

ADOPTED on second reading this _____ day of _____, 2006.

ATTEST:

President of Council

City Clerk

Attach 23

**Public Hearing – Carpenter Annexation and Zoning, Located at 3137 D ½ Road
CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA						
Subject	Annexation and zoning of the Carpenter Annexation located at 3137 D ½ Road					
Meeting Date	June 19, 2006					
Date Prepared	June 15, 2006				File #ANX-2006-094	
Author	Senta L. Costello		Associate Planner			
Presenter Name	Senta L. Costello		Associate Planner			
Report results back to Council	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	When	
Citizen Presentation		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Name	
	Workshop	<input checked="" type="checkbox"/>	Formal Agenda		<input type="checkbox"/>	Consent
					<input checked="" type="checkbox"/>	Individual Consideration

Summary: Acceptance of a petition to annex and consider the annexation and zoning for the Carpenter Annexation. The Carpenter Annexation is located at 3137 D ½ Road, consists of 1 parcel on 5.05 acres and is a 2 part serial annexation. The zoning being requested is RMF-5.

Budget: N/A

Action Requested/Recommendation: 1) approve resolution accepting a petition for annexation, 2) public hearing to consider final passage of annexation and zoning ordinances.

Background Information: See attached Staff Report/Background Information

Attachments:

1. Staff report/Background information
2. Annexation - Location Map / Aerial Photo
3. Growth Plan Map / Zoning Map
4. Acceptance Resolution
5. Annexation Ordinance
6. Zoning Ordinance

STAFF REPORT / BACKGROUND INFORMATION					
Location:		3137 D ½ Road			
Applicants:		Owner/Developer: Larry & Gertrude Carpenter Representative: Vista Engineering Corp – David Chase			
Existing Land Use:		Residential / Agricultural			
Proposed Land Use:		Residential / Agricultural			
Surrounding Land Use:	North	Residential 3.96 du/ac			
	South	Residential 4.32 du/ac			
	East	Residential / Agricultural			
	West	Residential 3.75 du/ac			
Existing Zoning:		County RSF-R			
Proposed Zoning:		City RMF-5			
Surrounding Zoning:	North	City RMF-5			
	South	County RMF-5			
	East	County RSF-R			
	West	County PD 3.75 du/ac			
Growth Plan Designation:		Residential Medium 4-8 du/ac			
Zoning within density range?		X	Yes		No

Staff Analysis:

ANNEXATION:

This annexation area consists of 5.05 acres of land and is comprised of 1 parcel. The property owners have requested annexation into the City to allow for development of the property. Under the 1998 Persigo Agreement all proposed development within the Persigo Wastewater Treatment boundary requires annexation and processing in the City.

It is staff's opinion, based on review of the petition and knowledge of applicable state law, including the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, that the Carpenter Annexation is eligible to be annexed because of compliance with the following:

- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities;

- d) The area is or will be urbanized in the near future;
- e) The area is capable of being integrated with the City;
- f) No land held in identical ownership is being divided by the proposed annexation;
- g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owners consent.

The following annexation and zoning schedule is being proposed.

<u>ANNEXATION SCHEDULE</u>	
May 17, 2006	Referral of Petition (30 Day Notice), Introduction Of A Proposed Ordinance, Exercising Land Use
May 23, 2006	Planning Commission considers Zone of Annexation
June 7, 2006	Introduction Of A Proposed Ordinance on Zoning by City Council
June 19, 2006	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
July 23, 2006	Effective date of Annexation and Zoning

CARPENTER ANNEXATION SUMMARY

File Number:	ANX-2006-094	
Location:	3137 D ½ Road	
Tax ID Number:	2943-153-00-154	
Parcels:	1	
Estimated Population:	2	
# of Parcels (owner occupied):	1	
# of Dwelling Units:	1	
Acres land annexed:	5.05 acres	
Developable Acres Remaining:	3.096	
Right-of-way in Annexation:	0.0 acres	
Previous County Zoning:	RSF-R	
Proposed City Zoning:	RMF-5	
Current Land Use:	Residential / Agricultural	
Future Land Use:	Residential / Agricultural	
Values:	Assessed:	= \$13,930
	Actual:	= \$175,030
Address Ranges:	3137 D ½ Road / 3134-3138 D ¼ Road (even only)	
Special Districts:	Water:	Clifton Water
	Sewer:	Central Grand Valley Sanitation
	Fire:	Clifton Fire Dist
	Irrigation/Drainage:	Grand Valley Irrigation/Grand Jct Drainage
	School:	Mesa County School Dist #51
	Pest:	Grand River Mosquito

Zone of Annexation: The requested zone of annexation to the RMF-5 district is consistent with the Growth Plan density of Residential Medium 4-8 du/ac. The existing County zoning is RSF-R (Residential Single Family 1 du/5 ac). Section 2.14 of the Zoning and Development Code states that the zoning of an annexation area shall be consistent with either the Growth Plan or the existing County zoning.

In order for the zoning to occur, the following questions must be answered and a finding of consistency with the Zoning and Development Code must be made per Section 2.6 as follows:

- The proposed zone is compatible with the neighborhood and will not create adverse impacts such as: capacity or safety of the street network, parking problems, storm water or drainage problems, water, air or noise pollution, excessive nighttime lighting, or nuisances;

Response: The proposed zone district is compatible with the neighborhood and will not create any adverse impacts as the densities of the surrounding developed properties are 5-6 du/ac. Any issues that arise with any proposal to develop the property will be addressed through the review of that project.

- The proposal conforms with and furthers the goals and policies of the Growth Plan, other adopted plans, and policies, the requirements of this Code, and other City regulations and guidelines;

Response: The proposed zoning is consistent with the goals and policies of the Growth Plan, the requirements of the Zoning and Development Code and other City regulations and guidelines.

- Adequate public facilities and services are available or will be made available concurrent with the projected impacts of the proposed development;

Response: Adequate public facilities are available or will be supplied at the time of further development of the property.

Alternatives: In addition to the zoning that the petitioner has requested, the following zone districts would also be consistent with the Growth Plan designation for the subject property.

- a. RSF-4
- b. RMF-8

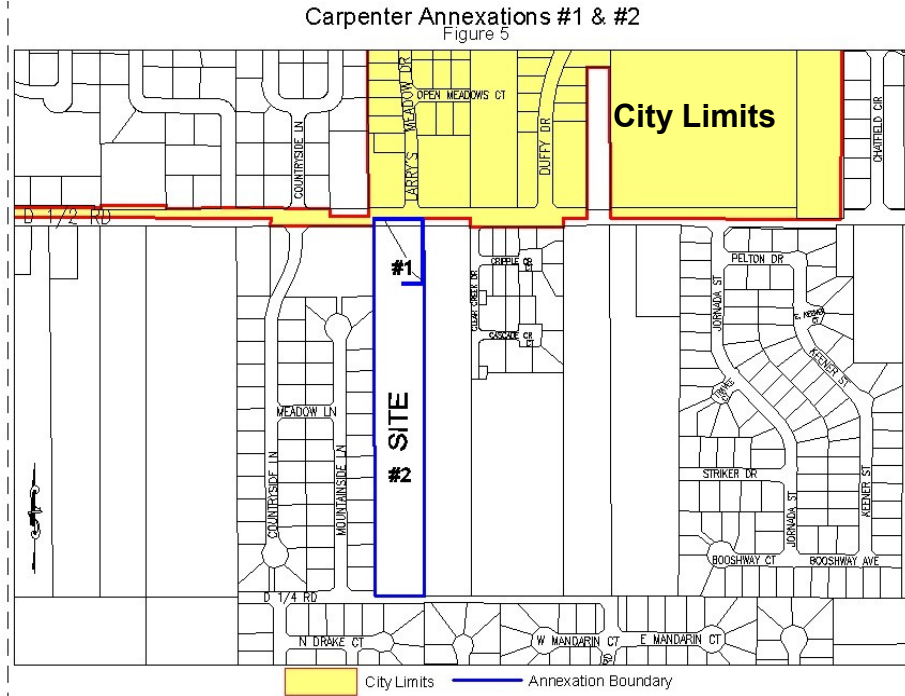
PLANNING COMMISSION RECOMMENDATION:

The Planning Commission recommended approval of the requested zone of annexation to the City Council, finding the zoning to the RMF-5 district to be consistent with the Growth Plan, the existing County Zoning and Sections 2.6 and 2.14 of the Zoning and Development Code.

Site Location Map

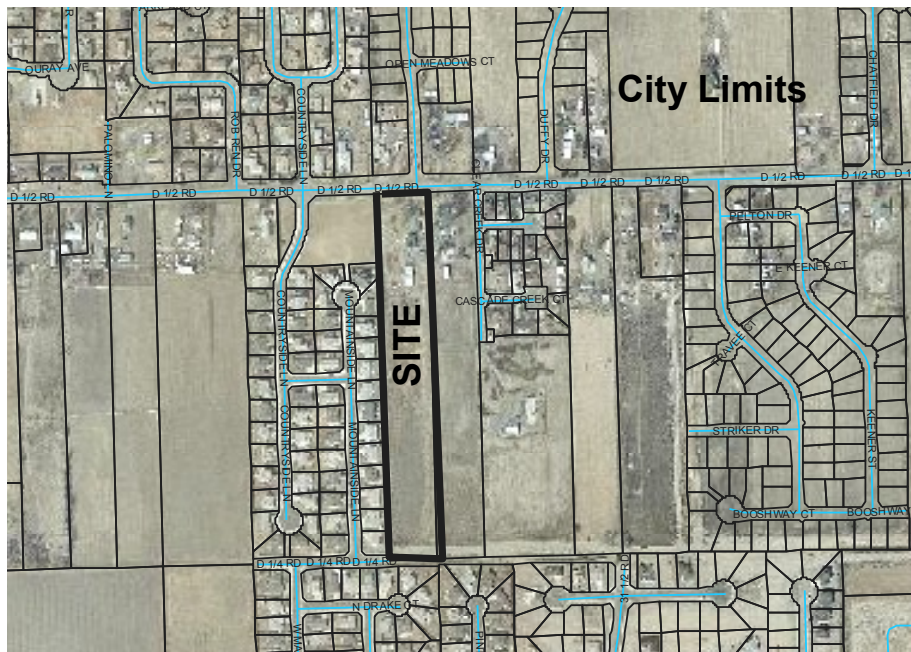
Figure 1

Carpenter Annexations #1 & #2
Figure 5



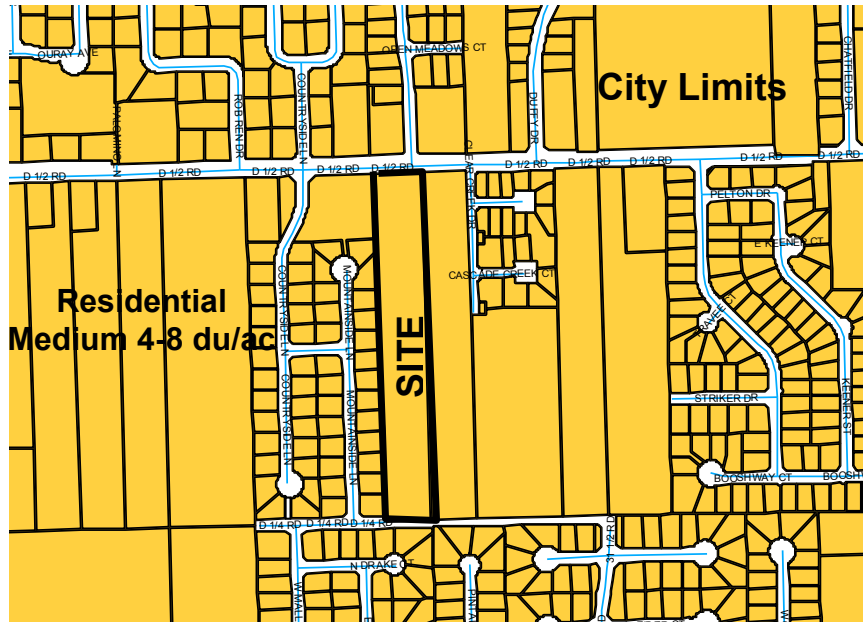
Aerial Photo Map

Figure 2



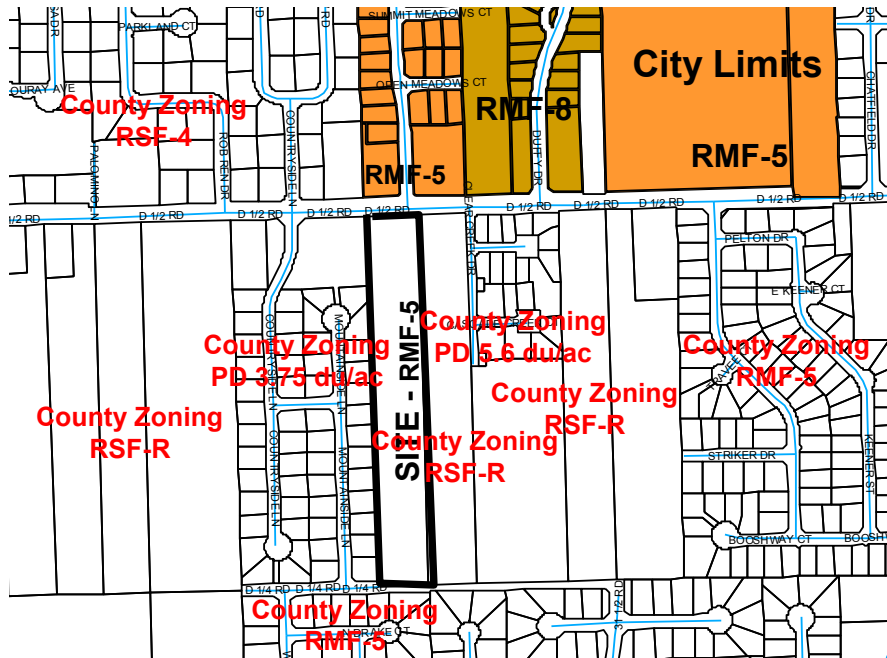
Future Land Use Map

Figure 3



Existing City and County Zoning

Figure 4



NOTE: Mesa County is currently in the process of updating their zoning map. Please contact Mesa County directly to determine parcels and the zoning thereof."

RESOLUTION NO. ____

**A RESOLUTION ACCEPTING A
PETITION FOR ANNEXATION, MAKING CERTAIN
FINDINGS, DETERMINING THAT PROPERTY KNOWN AS THE**

CARPENTER ANNEXATION

LOCATED AT 3137 D ½ ROAD

IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 17th day of May, 2006, a petition was submitted to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

CARPENTER ANNEXATION #1

A certain parcel of land located in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 15, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northeast corner of the NE 1/4 SW 1/4 of said Section 15 and assuming the North line of the NE 1/4 SW 1/4 of said Section 15 bears N89°57'40"W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N89°57'40"W along the North line of the NE 1/4 SW 1/4 of said Section 15, a distance of 662.94 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S00°19'12"E along the East line of that certain parcel of land described in book 2076, page 897 and 898 of the Mesa County Colorado Public Records, a distance of 230.00 feet; Thence N89°57'40"W a distance of 75.00 feet; Thence N00°19'12"W a distance of 5.00 feet; Thence S89°57'40"E a distance of 70.00 feet; Thence N00°19'12"W along a line being 5.00 feet West of and parallel with the East line of said Parcel a distance of 220.00 feet; Thence N89°57'40"W along a line being 5.00 feet South and parallel with the North line of NE 1/4 SW 1/4 of said section 15 a distance of 159.97 feet to the West line of said parcel and the northerly projection of the East line of Grove Creek filing 3, as same is recorded in plat book 16, page 303 and 304, of the Mesa County, Colorado Public Records; Thence N00°06'22"W along the West line of said parcel a distance of 5.00 feet to the North line of NE 1/4 SW 1/4 of said section 15; Thence along the North line of NE 1/4 SW 1/4 of said section 15 a distance of 164.95 feet, more or less to the POINT OF BEGINNING.

Said parcel contains 0.05 acres (2300 square feet), more or less, as described.

CARPENTER ANNEXATION #2

A certain parcel of land located in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 15, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northeast corner of the NE 1/4 SW 1/4 of said Section 15 and assuming the North line of the NE 1/4 SW 1/4 of said Section 15 bears N89°57'40"W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N89°57'40"W along the North line of the NE 1/4 SW 1/4 of said Section 15, a distance of 827.89 feet; Thence S00°06'22"E along the West line of that certain parcel of land described in book 2076, page 897 and 898 of the Mesa County, Colorado Public Records and the northerly projection of the East line of Grove Creek filing 3, as same is recorded in plat book 16, page 303 and 304, of the Mesa County, Colorado Public Records; a distance of 5.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S89°57'40"E along a line being 5.00 feet South of and parallel with the North line of NE 1/4 SW 1/4 of said section 15 a distance of 159.97 feet; Thence S00°19'12"W along a line being 5.00 feet West of and parallel with the East line of said Parcel a distance of 220.00 feet; Thence N89°57'40"W a distance of 70.00 feet; Thence S00°19'12"E a distance of 5.00 feet; Thence S89°57'40"E a distance of 75.00 feet to the East line of said parcel; Thence S00°19'12"E along the East line of said parcel a distance of 1089.90 feet to the South line of NE 1/4 SW 1/4 of said section 15; Thence along the South line of NE 1/4 SW 1/4 of said section 15 a distance of 169.88 feet to the Southeast Corner of said parcel; Thence along the West line of said parcel and the East line of said Grove Creek filing 3, a distance of 1314.83 feet, more or less to the POINT OF BEGINNING.

Said parcel contains 5.00 acres (218,661 square feet), more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 19th day of June, 2006; and

WHEREAS, the Council has found and determined and does hereby find and determine that said petition is in substantial compliance with statutory requirements therefore, that one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; that a community of interest exists between the territory and the City; that the territory proposed to be annexed is urban or will be urbanized in the near future; that the said territory is integrated or is capable of being integrated with said City; that no land held in identical ownership has been divided without the consent of the landowner; that no land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; and that no election is required under the Municipal Annexation Act of 1965.

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

The said territory is eligible for annexation to the City of Grand Junction, Colorado, and should be so annexed by Ordinance.

ADOPTED this ____ day of _____, 2006.

Attest:

President of the Council

City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

CARPENTER ANNEXATION #1

APPROXIMATELY 0.05 ACRES

LOCATED AT 3137 D 1/2 ROAD

WHEREAS, on the 17th day of May, 2006, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 19th day of June, 2006; and

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

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

That the property situate in Mesa County, Colorado, and described to wit:

CARPENTER ANNEXATION NO. 1

A certain parcel of land located in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 15, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northeast corner of the NE 1/4 SW 1/4 of said Section 15 and assuming the North line of the NE 1/4 SW 1/4 of said Section 15 bears N89°57'40"W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N89°57'40"W along the North line of the NE 1/4 SW 1/4 of said Section 15, a distance of 662.94 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S00°19'12"E along the East line of that certain parcel of land described in book 2076, page 897 and 898 of the Mesa County Colorado Public Records, a distance of 230.00 feet; Thence N89°57'40"W a distance of 75.00 feet;

Thence N00°19'12"W a distance of 5.00 feet; Thence S89°57'40"E a distance of 70.00 feet; Thence N00°19'12"W along a line being 5.00 feet West of and parallel with the East line of said Parcel a distance of 220.00 feet; Thence N89°57'40"W along a line being 5.00 feet South and parallel with the North line of NE 1/4 SW 1/4 of said section 15 a distance of 159.97 feet to the West line of said parcel and the northerly projection of the East line of Grove Creek filing 3, as same is recorded in plat book 16, page 303 and 304, of the Mesa County, Colorado Public Records; Thence N00°06'22"W along the West line of said parcel a distance of 5.00 feet to the North line of NE 1/4 SW 1/4 of said section 15; Thence along the North line of NE 1/4 SW 1/4 of said section 15 a distance of 164.95 feet, more or less to the POINT OF BEGINNING.

Said parcel contains 0.05 acres (2300 square feet), more or less, as described.

Be and is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the 17th day of May, 2006 and ordered published.

ADOPTED on second reading this ____ day of _____, 2006.

Attest:

President of the Council

City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

CARPENTER ANNEXATION #2

APPROXIMATELY 5.00 ACRES

LOCATED AT 3137 D 1/2 ROAD

WHEREAS, on the 17th day of May, 2006, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 19th day of June, 2006; and

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

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

That the property situate in Mesa County, Colorado, and described to wit:

CARPENTER ANNEXATION NO. 2

A certain parcel of land located in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 15, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northeast corner of the NE 1/4 SW 1/4 of said Section 15 and assuming the North line of the NE 1/4 SW 1/4 of said Section 15 bears N89°57'40"W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N89°57'40"W along the North line of the NE 1/4 SW 1/4 of said Section 15, a distance of 827.89 feet; Thence S00°06'22"E along the West line of that certain parcel of land described in book 2076, page 897 and 898 of the Mesa County, Colorado Public Records and the northerly projection of the East line of Grove Creek filing 3, as same is recorded in plat book 16, page 303 and 304, of the Mesa County,

Colorado Public Records; a distance of 5.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S89°57'40"E along a line being 5.00 feet South of and parallel with the North line of NE 1/4 SW 1/4 of said section 15 a distance of 159.97 feet; Thence S00°19'12"W along a line being 5.00 feet West of and parallel with the East line of said Parcel a distance of 220.00 feet; Thence N89°57'40"W a distance of 70.00 feet; Thence S00°19'12"E a distance of 5.00 feet; Thence S89°57'40"E a distance of 75.00 feet to the East line of said parcel; Thence S00°19'12"E along the East line of said parcel a distance of 1089.90 feet to the South line of NE 1/4 SW 1/4 of said section 15; Thence along the South line of NE 1/4 SW 1/4 of said section 15 a distance of 169.88 feet to the Southeast Corner of said parcel; Thence along the West line of said parcel and the East line of said Grove Creek filing 3, a distance of 1314.83 feet, more or less to the POINT OF BEGINNING.

Said parcel contains 5.00 acres (218,661 square feet), more or less, as described.

Be and is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the 17th day of May, 2006 and ordered published.

ADOPTED on second reading this ____ day of _____, 2006.

Attest:

President of the Council

City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ZONING THE CARPENTER ANNEXATION TO
RMF-5**

LOCATED AT 3137 D ½ ROAD

Recitals.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the Carpenter Annexation to the RMF-5 zone district finding that it conforms with the recommended land use category as shown on the future land use map of the Growth Plan and the Growth Plan's goals and policies and is generally compatible with land uses located in the surrounding area. The zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

After the public notice and public hearing before the Grand Junction City Council, City Council finds that the RMF-5 zone is in conformance with the stated criteria of Section 2.6 of the Grand Junction Zoning and Development Code.

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

The following property be zoned RMF-5 with a density not to exceed 5 units per acre.

CARPENTER ANNEXATION

A certain parcel of land located in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 15, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows: COMMENCING at the Northeast corner of the NE 1/4 SW 1/4 of said Section 15 and assuming the North line of the NE 1/4 SW 1/4 of said Section 15 bears N89°57'40"W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N89°57'40"W along the North line of the NE 1/4 SW 1/4 of said Section 15, a distance of 662.94 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S00°19'12"E along the East line of that certain parcel of land described in book 2076, page 897 and 898 of the Mesa County Colorado Public Records, a distance of 230.00 feet; Thence N89°57'40"W a distance of 75.00 feet; Thence N00°19'12"W a distance of 5.00 feet; Thence S89°57'40"E a distance of 70.00 feet; Thence N00°19'12"W along a line being 5.00 feet West of and parallel with the East line of said Parcel a distance of 220.00 feet; Thence N89°57'40"W along a line being 5.00 feet South and parallel with the North line of NE 1/4 SW 1/4 of said section

15 a distance of 159.97 feet to the West line of said parcel and the northerly projection of the East line of Grove Creek filing 3, as same is recorded in plat book 16, page 303 and 304, of the Mesa County, Colorado Public Records; Thence N00°06'22"W along the West line of said parcel a distance of 5.00 feet to the North line of NE 1/4 SW 1/4 of said section 15; Thence along the North line of NE 1/4 SW 1/4 of said section 15 a distance of 164.95 feet, more or less to the POINT OF BEGINNING.

Said parcel contains 0.05 acres (2300 square feet), more or less, as described.

AND ALSO, A certain parcel of land located in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 15, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows: COMMENCING at the Northeast corner of the NE 1/4 SW 1/4 of said Section 15 and assuming the North line of the NE 1/4 SW 1/4 of said Section 15 bears N89°57'40"W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N89°57'40"W along the North line of the NE 1/4 SW 1/4 of said Section 15, a distance of 827.89 feet; Thence S00°06'22"E along the West line of that certain parcel of land described in book 2076, page 897 and 898 of the Mesa County, Colorado Public Records and the northerly projection of the East line of Grove Creek filing 3, as same is recorded in plat book 16, page 303 and 304, of the Mesa County, Colorado Public Records; a distance of 5.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S89°57'40"E along a line being 5.00 feet South of and parallel with the North line of NE 1/4 SW 1/4 of said section 15 a distance of 159.97 feet; Thence S00°19'12"W along a line being 5.00 feet West of and parallel with the East line of said Parcel a distance of 220.00 feet; Thence N89°57'40"W a distance of 70.00 feet; Thence S00°19'12"E a distance of 5.00 feet; Thence S89°57'40"E a distance of 75.00 feet to the East line of said parcel; Thence S00°19'12"E along the East line of said parcel a distance of 1089.90 feet to the South line of NE 1/4 SW 1/4 of said section 15; Thence along the South line of NE 1/4 SW 1/4 of said section 15 a distance of 169.88 feet to the Southeast Corner of said parcel; Thence along the West line of said parcel and the East line of said Grove Creek filing 3, a distance of 1314.83 feet, more or less to the POINT OF BEGINNING.

Said parcel contains 5.00 acres (218,661 square feet), more or less, as described.

Introduced on first reading this 7th day of June, 2006 and ordered published.

Adopted on second reading this _____ day of _____, 2006.

Mayor

ATTEST:

City Clerk

Attach 24

Public Hearing – Pumpkin Ridge Annexation and Zoning, Located at 2887 UnawEEP Avenue

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA								
Subject	Annexation and zoning of the Pumpkin Ridge Annexation located at 2887 UnawEEP Avenue							
Meeting Date	June 19, 2006							
Date Prepared	June 15, 2006				File #ANX-2005-189			
Author	Senta L. Costello		Associate Planner					
Presenter Name	Senta L. Costello		Associate Planner					
Report results back to Council	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	When			
Citizen Presentation		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Name			
	Workshop	<input checked="" type="checkbox"/>	Formal Agenda		<input type="checkbox"/>	Consent	<input checked="" type="checkbox"/>	Individual Consideration

Summary: Acceptance of a petition to annex and consider the annexation and zoning for the Pumpkin Ridge Annexation. The Pumpkin Ridge Annexation is located at 2887 UnawEEP Avenue and consists of 2 parcels on 8.47 acres. The zoning being requested is RSF-4.

Budget: N/A

Action Requested/Recommendation: 1) approve resolution accepting a petition for annexation, 2) public hearing to consider final passage of annexation and zoning ordinances.

Background Information: See attached Staff Report/Background Information

Attachments:

1. Staff report/Background information
2. Annexation - Location Map / Aerial Photo
3. Growth Plan Map / Zoning Map
4. Acceptance Resolution
5. Annexation Ordinance
6. Zoning Ordinance

STAFF REPORT / BACKGROUND INFORMATION				
Location:		2887 UnawEEP Avenue		
Applicants:		Owner/Developer: Okagawa, LLC – Steve Nieslanik; Representative: Aibonito Design, LLC – Hiram Reyez		
Existing Land Use:		Vacant		
Proposed Land Use:		Residential		
Surrounding Land Use:	North	Single Family Residential		
	South	Single Family Residential		
	East	Single Family Residential		
	West	Single Family Residential		
Existing Zoning:		County RSF-4		
Proposed Zoning:		City RSF-4		
Surrounding Zoning:	North	City RSF-4		
	South	County RSF-4		
	East	County RSF-4		
	West	City RSF-4		
Growth Plan Designation:		Residential Medium Low 2-4 du/ac		
Zoning within density range?		X	Yes	No

Staff Analysis:

ANNEXATION:

This annexation area consists of 8.47 acres of land and is comprised of 2 parcels. The property owners have requested annexation into the City to allow for development of the property. Under the 1998 Persigo Agreement all proposed development within the Persigo Wastewater Treatment boundary requires annexation and processing in the City.

It is staff's opinion, based on review of the petition and knowledge of applicable state law, including the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, that the Pumpkin Ridge Annexation is eligible to be annexed because of compliance with the following:

- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities;

- d) The area is or will be urbanized in the near future;
- e) The area is capable of being integrated with the City;
- f) No land held in identical ownership is being divided by the proposed annexation;
- g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owners consent.

The following annexation and zoning schedule is being proposed.

<u>ANNEXATION SCHEDULE</u>	
May 17, 2006	Referral of Petition (30 Day Notice), Introduction Of A Proposed Ordinance, Exercising Land Use
May 23, 2006	Planning Commission considers Zone of Annexation
June 7, 2006	Introduction Of A Proposed Ordinance on Zoning by City Council
June 19, 2006	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
July 23, 2006	Effective date of Annexation and Zoning

PUMPKIN RIDGE ANNEXATION SUMMARY		
File Number:		ANX-2005-189
Location:		2887 Unaweep Avenue
Tax ID Number:		2943-301-94-001 / 2943-301-94-003
Parcels:		2
Estimated Population:		0
# of Parcels (owner occupied):		0
# of Dwelling Units:		0
Acres land annexed:		8.47 acres
Developable Acres Remaining:		6.26 acres
Right-of-way in Annexation:		
Previous County Zoning:		County RSF-4
Proposed City Zoning:		City RSF-4
Current Land Use:		Vacant
Future Land Use:		Residential
Values:	Assessed:	= \$1,010
	Actual:	= \$3,490
Address Ranges:		288 to 2898 Alta Vista Dr/2879-2899 Unaweep Ave
Special Districts:	Water:	Ute Water
	Sewer:	Orchard Mesa Sanitation
	Fire:	Grand Jct Rural
	Irrigation/Drainage:	Orchard Mesa Irrigation
	School:	Mesa County School District #51
	Pest:	None

Zone of Annexation: The requested zone of annexation to the RSF-4 district is consistent with the Growth Plan density of Residential Medium Low 2-4 du/ac. The existing County zoning is RSF-4. Section 2.14 of the Zoning and Development Code states that the zoning of an annexation area shall be consistent with either the Growth Plan or the existing County zoning.

In order for the zoning to occur, the following questions must be answered and a finding of consistency with the Zoning and Development Code must be made per Section 2.6 as follows:

- The proposed zone is compatible with the neighborhood and will not create adverse impacts such as: capacity or safety of the street network, parking problems, storm water or drainage problems, water, air or noise pollution, excessive nighttime lighting, or nuisances;

Response: The zoning request is compatible with the neighborhood, surrounding lot sizes and densities, and adjacent zoning. Any issues that arise with the development of the property will be dealt with through that review.

- The proposal conforms with and furthers the goals and policies of the Growth Plan, other adopted plans, and policies, the requirements of this Code, and other City regulations and guidelines;

Response: The proposed zoning is consistent with the goals and policies of the Growth Plan, the requirements of the Zoning and Development Code and other City regulations and guidelines.

- Adequate public facilities and services are available or will be made available concurrent with the projected impacts of the proposed development;

Response: Adequate public facilities are available or will be supplied at the time of further development of the property.

Alternatives: In addition to the zoning that the petitioner has requested, the following zone districts would also be consistent with the Growth Plan designation for the subject property.

c. RSF-2

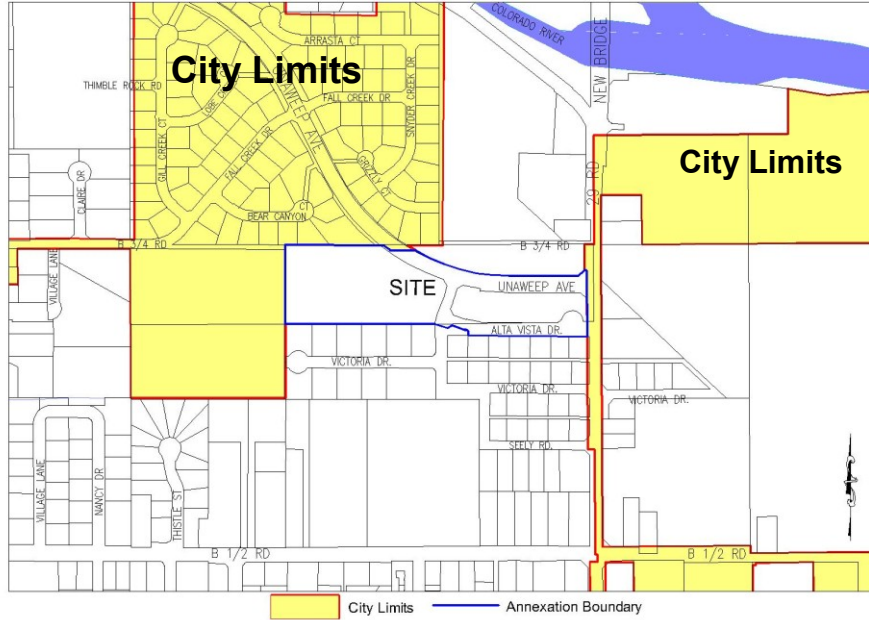
PLANNING COMMISSION RECOMMENDATION:

The Planning Commission recommended approval of the requested zone of annexation to the City Council, finding the zoning to the RSF-4 district to be consistent with the Growth Plan, the existing County Zoning and Sections 2.6 and 2.14 of the Zoning and Development Code.

Site Location Map

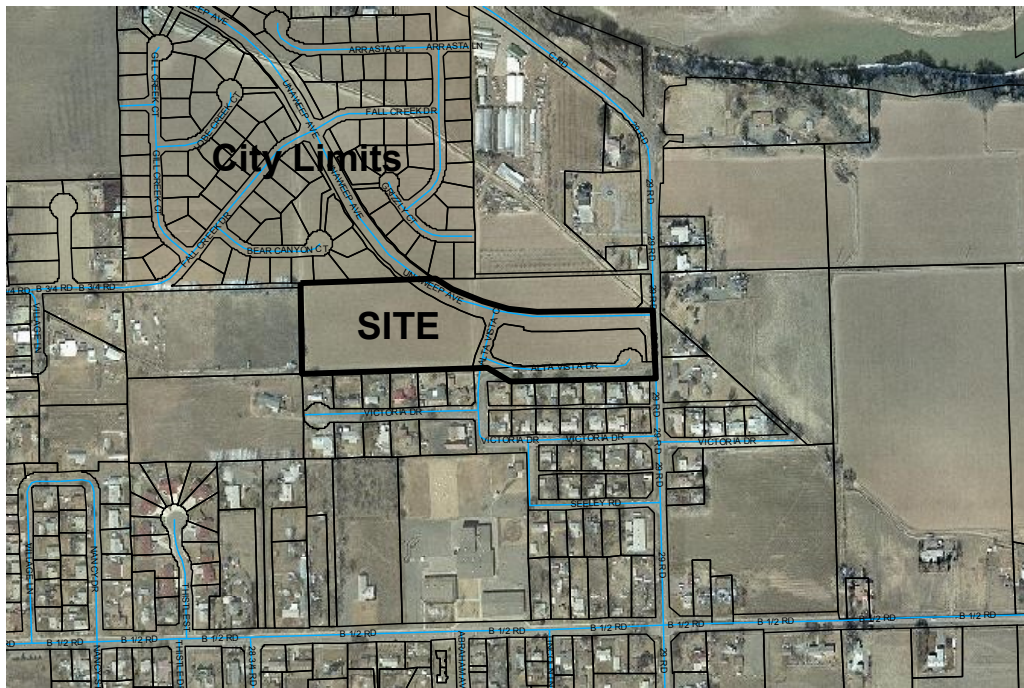
Figure 1

Pumpkin Ridge Annexation
Figure 5



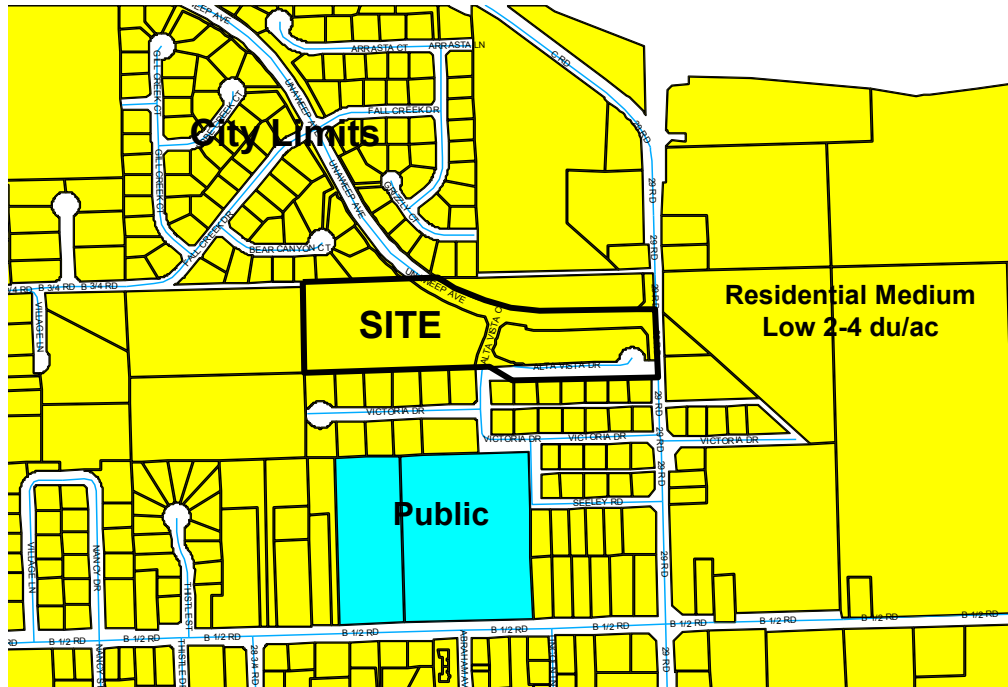
Aerial Photo Map

Figure 2



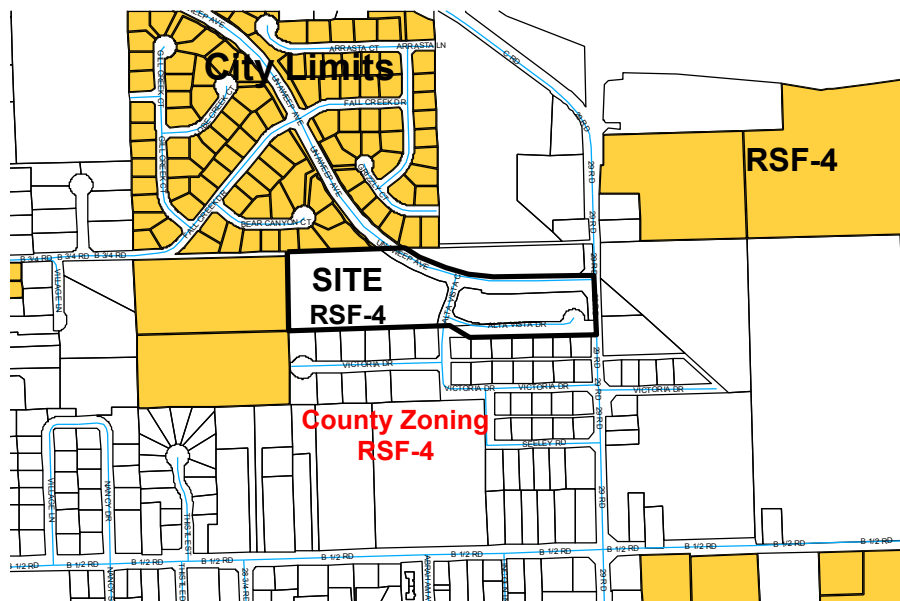
Future Land Use Map

Figure 3



Existing City and County Zoning

Figure 4



NOTE: Mesa County is currently in the process of updating their zoning map. Please contact Mesa County directly to determine parcels and the zoning thereof."

RESOLUTION NO. ____

**A RESOLUTION ACCEPTING A
PETITION FOR ANNEXATION, MAKING CERTAIN
FINDINGS, DETERMINING THAT PROPERTY KNOWN AS THE
PUMPKIN RIDGE ANNEXATION
LOCATED AT 2887 UNAWEEP AVENUE
IS ELIGIBLE FOR ANNEXATION**

WHEREAS, on the 17th day of May, 2006, a petition was submitted to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

PUMPKIN RIDGE ANNEXATION

A certain parcel of land located in the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) and the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section 30, Township One South, Range One East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the Northwest corner of the SE 1/4 NE 1/4 of said Section 30 and assuming the North line of the SE 1/4 NE 1/4 of said Section 30 to bear N89°58'41"E with all bearings contained herein relative thereto; thence N89°58'41"E along the North line of the SE 1/4 NE 1/4 of said Section 30 a distance of 402.06 feet to a point on the Southerly right of way of UnawEEP Avenue as recorded in Book 3268, Page 262 of the Mesa County, Colorado public records; thence along the Southerly right of way of said UnawEEP Avenue 41.01 feet along the arc of a 880.00 foot non-tangent radius curve concave Northeast, having a central angle of 02°40'11" and a chord bearing S52°22'39"E a distance of 41.00 feet; thence N89°58'41"E a distance of 109.35 feet to a point on the Northerly right of way of said UnawEEP Avenue; thence along the Northerly right of way of UnawEEP Avenue the following four (4) courses: (1) 431.80 feet along the arc of a 820.00 foot non-tangent radius curve concave Northeast, having a central angle of 30°10'15" and a chord bearing S74°58'01"E a distance of 426.83 feet; (2) thence N89°56'51"E a distance of 294.49 feet; (3) thence N44°52'27"E a distance of 35.31 feet; (4) thence N89°48'01"E a distance of 12.05 feet to a point on the Westerly right of way of 29 Road; thence S00°11'59"E along the Westerly right of way of 29 Road a distance of 266.07 feet to the Northeast corner of Lot 28, Lincoln Heights Subdivision, recorded in Plat Book 8, Page 16 of the Mesa County, Colorado public records, thence along the Northerly line of said Lincoln Heights Subdivision the following five (5) courses: S89°48'01"W a distance of 522.16 feet to the Northwest

corner of Lot 23 of said Lincoln Heights Subdivision; (2) thence N00°19'37"W along the East line of Lot 22 of said Lincoln Heights Subdivision a distance of 19.82 feet; (3) thence 10.03 feet along the arc of a 222.00 f non-tangent foot radius curve, concave Northeast, having a central angle of 02°35'19" and a chord bearing N70°56'09"W a distance of 10.03 feet; (4) thence N69°38'31"W a distance of 59.97 feet; (5) thence S58°44'42"W a distance of 24.80 feet; thence N79°09'21"W a distance of 41.93 feet to the Southeast corner of Lot 1, Pumpkin Ridge Subdivision as recorded in Book 3774, Page 967 of the Mesa County, Colorado public records; thence S89°58'16"W along the South line of said Lot 1, said line being a boundary agreement recorded in Book 4123, Pages 334 through 355, a distance of 637.40 feet to the Southwest corner of said Lot 1 and a point on the Easterly line of UnawEEP Heights Annexation No. 4, Ordinance No. 3744, City of Grand Junction; thence N00°07'22"W along the West line of said Lot 1 and the Easterly line of said UnawEEP Heights Annexation No. 4 a distance of 339.44 feet to the Northwest corner of said Lot 1; thence N89°58'41"E along the North line of said Lot 1 a distance of 5.13 feet to the Point of Beginning.

Said parcel contains 8.47 acres (368,773 square feet), more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 19th day of June, 2006; and

WHEREAS, the Council has found and determined and does hereby find and determine that said petition is in substantial compliance with statutory requirements therefore, that one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; that a community of interest exists between the territory and the City; that the territory proposed to be annexed is urban or will be urbanized in the near future; that the said territory is integrated or is capable of being integrated with said City; that no land held in identical ownership has been divided without the consent of the landowner; that no land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; and that no election is required under the Municipal Annexation Act of 1965.

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

The said territory is eligible for annexation to the City of Grand Junction, Colorado, and should be so annexed by Ordinance.

ADOPTED this ____ day of _____, 2006.

Attest:

President of the Council

City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

PUMPKIN RIDGE ANNEXATION

APPROXIMATELY 8.47 ACRES

**LOCATED AT 2887 UNAWEEP AVENUE INCLUDING A PORTION OF UNAWEEP
AVENUE, ALTA VISTA COURT, AND ALTA VISTA DRIVE RIGHTS-OF-WAY.**

WHEREAS, on the 17th day of May, 2006, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 19th day of June, 2006; and

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

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

That the property situate in Mesa County, Colorado, and described to wit:

PUMPKIN RIDGE ANNEXATION

A certain parcel of land located in the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) and the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section 30, Township One South, Range One East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the Northwest corner of the SE 1/4 NE 1/4 of said Section 30 and assuming the North line of the SE 1/4 NE 1/4 of said Section 30 to bear N89°58'41"E with all bearings contained herein relative thereto; thence N89°58'41"E along the North line of the SE 1/4 NE 1/4 of said Section 30 a distance of 402.06 feet to a point on the Southerly right of way of UnawEEP Avenue as recorded in Book 3268, Page 262 of the

Mesa County, Colorado public records; thence along the Southerly right of way of said UnawEEP Avenue 41.01 feet along the arc of a 880.00 foot non-tangent radius curve concave Northeast, having a central angle of 02°40'11" and a chord bearing S52°22'39"E a distance of 41.00 feet; thence N89°58'41"E a distance of 109.35 feet to a point on the Northerly right of way of said UnawEEP Avenue; thence along the Northerly right of way of UnawEEP Avenue the following four (4) courses: (1) 431.80 feet along the arc of a 820.00 foot non-tangent radius curve concave Northeast, having a central angle of 30°10'15" and a chord bearing S74°58'01"E a distance of 426.83 feet; (2) thence N89°56'51"E a distance of 294.49 feet; (3) thence N44°52'27"E a distance of 35.31 feet; (4) thence N89°48'01"E a distance of 12.05 feet to a point on the Westerly right of way of 29 Road; thence S00°11'59"E along the Westerly right of way of 29 Road a distance of 266.07 feet to the Northeast corner of Lot 28, Lincoln Heights Subdivision, recorded in Plat Book 8, Page 16 of the Mesa County, Colorado public records, thence along the Northerly line of said Lincoln Heights Subdivision the following five (5) courses: S89°48'01"W a distance of 522.16 feet to the Northwest corner of Lot 23 of said Lincoln Heights Subdivision; (2) thence N00°19'37"W along the East line of Lot 22 of said Lincoln Heights Subdivision a distance of 19.82 feet; (3) thence 10.03 feet along the arc of a 222.00 f non-tangent foot radius curve, concave Northeast, having a central angle of 02°35'19" and a chord bearing N70°56'09"W a distance of 10.03 feet; (4) thence N69°38'31"W a distance of 59.97 feet; (5) thence S58°44'42"W a distance of 24.80 feet; thence N79°09'21"W a distance of 41.93 feet to the Southeast corner of Lot 1, Pumpkin Ridge Subdivision as recorded in Book 3774, Page 967 of the Mesa County, Colorado public records; thence S89°58'16"W along the South line of said Lot 1, said line being a boundary agreement recorded in Book 4123, Pages 334 through 355, a distance of 637.40 feet to the Southwest corner of said Lot 1 and a point on the Easterly line of UnawEEP Heights Annexation No. 4, Ordinance No. 3744, City of Grand Junction; thence N00°07'22"W along the West line of said Lot 1 and the Easterly line of said UnawEEP Heights Annexation No. 4 a distance of 339.44 feet to the Northwest corner of said Lot 1; thence N89°58'41"E along the North line of said Lot 1 a distance of 5.13 feet to the Point of Beginning.

Said parcel contains 8.47 acres (368,773 square feet), more or less, as described.

Be and is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the 17th day of May, 2006 and ordered published.

ADOPTED on second reading this ____ day of _____, 2006.

Attest:

President of the Council

City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ZONING THE PUMPKIN RIDGE ANNEXATION TO
RSF-4**

LOCATED AT 2887 UNAWEEP AVENUE

Recitals.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the Pumpkin Ridge Annexation to the RSF-4 zone district finding that it conforms with the recommended land use category as shown on the future land use map of the Growth Plan and the Growth Plan's goals and policies and is generally compatible with land uses located in the surrounding area. The zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

After the public notice and public hearing before the Grand Junction City Council, City Council finds that the RSF-4 zone is in conformance with the stated criteria of Section 2.6 of the Grand Junction Zoning and Development Code.

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

The following property be zoned RSF-4 with a density not to exceed 4 units per acre.

PUMPKIN RIDGE ANNEXATION

A certain parcel of land located in the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) and the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section 30, Township One South, Range One East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the Northwest corner of the SE 1/4 NE 1/4 of said Section 30 and assuming the North line of the SE 1/4 NE 1/4 of said Section 30 to bear N89°58'41"E with all bearings contained herein relative thereto; thence N89°58'41"E along the North line of the SE 1/4 NE 1/4 of said Section 30 a distance of 402.06 feet to a point on the Southerly right of way of UnawEEP Avenue as recorded in Book 3268, Page 262 of the Mesa County, Colorado public records; thence along the Southerly right of way of said UnawEEP Avenue 41.01 feet along the arc of a 880.00 foot non-tangent radius curve concave Northeast, having a central angle of 02°40'11" and a chord bearing S52°22'39"E a distance of 41.00 feet; thence N89°58'41"E a distance of 109.35 feet to

a point on the Northerly right of way of said UnawEEP Avenue; thence along the Northerly right of way of UnawEEP Avenue the following four (4) courses: (1) 431.80 feet along the arc of a 820.00 foot non-tangent radius curve concave Northeast, having a central angle of 30°10'15" and a chord bearing S74°58'01"E a distance of 426.83 feet; (2) thence N89°56'51"E a distance of 294.49 feet; (3) thence N44°52'27"E a distance of 35.31 feet; (4) thence N89°48'01"E a distance of 12.05 feet to a point on the Westerly right of way of 29 Road; thence S00°11'59"E along the Westerly right of way of 29 Road a distance of 266.07 feet to the Northeast corner of Lot 28, Lincoln Heights Subdivision, recorded in Plat Book 8, Page 16 of the Mesa County, Colorado public records, thence along the Northerly line of said Lincoln Heights Subdivision the following five (5) courses: S89°48'01"W a distance of 522.16 feet to the Northwest corner of Lot 23 of said Lincoln Heights Subdivision; (2) thence N00°19'37"W along the East line of Lot 22 of said Lincoln Heights Subdivision a distance of 19.82 feet; (3) thence 10.03 feet along the arc of a 222.00 f non-tangent foot radius curve, concave Northeast, having a central angle of 02°35'19" and a chord bearing N70°56'09"W a distance of 10.03 feet; (4) thence N69°38'31"W a distance of 59.97 feet; (5) thence S58°44'42"W a distance of 24.80 feet; thence N79°09'21"W a distance of 41.93 feet to the Southeast corner of Lot 1, Pumpkin Ridge Subdivision as recorded in Book 3774, Page 967 of the Mesa County, Colorado public records; thence S89°58'16"W along the South line of said Lot 1, said line being a boundary agreement recorded in Book 4123, Pages 334 through 355, a distance of 637.40 feet to the Southwest corner of said Lot 1 and a point on the Easterly line of UnawEEP Heights Annexation No. 4, Ordinance No. 3744, City of Grand Junction; thence N00°07'22"W along the West line of said Lot 1 and the Easterly line of said UnawEEP Heights Annexation No. 4 a distance of 339.44 feet to the Northwest corner of said Lot 1; thence N89°58'41"E along the North line of said Lot 1 a distance of 5.13 feet to the Point of Beginning.

Said parcel contains 8.47 acres (368,773 square feet), more or less, as described.

Introduced on first reading this 7th day of June, 2006 and ordered published.

Adopted on second reading this _____ day of _____, 2006.

Mayor

ATTEST:

City Clerk