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**CITY COUNCIL AGENDA  
WEDNESDAY, APRIL 15, 2015  
250 NORTH 5<sup>TH</sup> STREET  
6:15 P.M. – ADMINISTRATION CONFERENCE ROOM  
7:00 P.M. – REGULAR MEETING – CITY HALL AUDITORIUM**

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

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

Pledge of Allegiance  
Moment of Silence

**Proclamations**

Proclaiming the Month of April, 2015 as “Month of the Young Child” in the City of Grand Junction [Attachment](#)

Proclaiming the Month of April, 2015 as “Child Abuse Prevention Month” in the City of Grand Junction [Attachment](#)

Proclaiming April 18, 2015 as “Arbor Day” in the City of Grand Junction [Attachment](#)

**Presentations**

The Grand Junction Forestry Board will Present the “2014 Report on the Health of Colorado’s Forests” and the Arbor Day Poster Contest Winner [Supplemental Document](#)

Presentation of Plaques to Outgoing Councilmembers Susuras and Doody

*Revised April 16, 2015*

*\*\* Indicates Changed Item*

*\*\*\* Indicates New Item*

*® Requires Roll Call Vote*

**REVISED**

**Citizen Comments**

[Supplemental Documents](#)

**Council Comments**

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

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

*Action: Approve the Summary of the March 30, 2015 Workshop, the Minutes of the April 1, 2015 Regular Meeting, and the Minutes of the April 8, 2015 Special Meeting*

- 2. **Setting a Hearing on the Bookends Zone of Annexation, Located at 2395 Monument Road** [File # ANX-2014-307] [Attach 2](#)

A request to amend the Comprehensive Plan - Future Land Use Map to Park and to zone approximately 48.461 acres from County RSF-4 (Residential Single-Family) to a City CSR (Community Services and Recreation) zone district.

A Proposed Ordinance Amending the Comprehensive Plan Future Land Use Designation to Park and Zoning the Bookends Annexation to CSR (Community Services and Recreation), Located at 2395 Monument Road

*Action: Introduction of a Proposed Zoning Ordinance and Set a Public Hearing for May 6, 2015*

Staff presentation: Brian Rusche, Senior Planner

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

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

- \*\* 3. **North Avenue Catalyst Grant Application for 1460 North Avenue** [File # MTG-2014-496] [Attach 3](#)

Dakota West Properties, located at 1460 North Avenue, has submitted an application for consideration for the North Avenue Catalyst Grant Program. The

eligible grant amount is \$9,002.45. This is the second application for this program to come before the City Council.

*Action: Consider Approval of a North Avenue Catalyst Grant Application from Dakota West Properties in the Amount of \$9,002.45*

Staff presentation: Lori V. Bowers, Senior Planner

4. **Non-Scheduled Citizens & Visitors**
5. **Other Business**
6. **Adjournment**

# Grand Junction

State of Colorado

## PROCLAMATION

**WHEREAS,** *the Partnership for Children and Families along with other local organizations in conjunction with the National Association for the Education of Young Children, are celebrating April as the Month of the Young Child; and*

**WHEREAS,** *these organizations are working to improve early learning opportunities, which are crucial to the growth and development of young children and to building better futures for everyone in this Community; and*

**WHEREAS,** *all young children and their families across the country, state, in Mesa County, and the City of Grand Junction deserve access to high-quality early education and care; and*

**WHEREAS,** *in recognizing and supporting the people, programs and policies that are committed to high-quality early childhood education as the right choice for children.*

**NOW, THEREFORE, I, Phyllis Norris, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim the month of April, 2015 as**

### **“MONTH OF THE YOUNG CHILD”**

*in the City of Grand Junction and urge all citizens to recognize and support the needs of young children in our community and work toward high-quality early childhood education for all children.*

**IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 15<sup>th</sup> day of April, 2015.**



\_\_\_\_\_  
Mayor





# Grand Junction

State of Colorado

## PROCLAMATION

- WHEREAS,** *preventing child abuse and neglect is a community problem that depends on involvement among people throughout the community; and*
- WHEREAS,** *child maltreatment occurs when people find themselves in stressful situations, without community resources, and don't know how to cope; and*
- WHEREAS,** *the majority of child abuse cases stem from situations and conditions that are preventable in an engaged and supportive community; and*
- WHEREAS,** *child abuse and neglect can be reduced by making sure each family has the support they need to raise their children in a healthy environment; and*
- WHEREAS,** *child abuse and neglect not only directly harm children, but also increase the likelihood of criminal behavior, drug and alcohol abuse; and*
- WHEREAS,** *all citizens should become involved in supporting families in raising their children in a safe, nurturing environment; and*
- WHEREAS,** *effective child abuse prevention programs succeed because of partnerships created among social service agencies, schools, faith communities, civic organizations, law enforcement agencies, and the business community.*

**NOW, THEREFORE, I, Phyllis Norris, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim April, 2015 as**

### **"CHILD ABUSE PREVENTION MONTH"**

*in the City of Grand Junction and call upon all citizens, community agencies, religious organizations, medical facilities, and businesses to increase their participation in our efforts to prevent child abuse, thereby strengthening the communities in which we live.*

**IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 15<sup>th</sup> day of April, 2015.**



\_\_\_\_\_  
Mayor





# Grand Junction

State of Colorado

## PROCLAMATION

*WHEREAS, trees are an important asset to the City of Grand Junction, State of Colorado, providing shade, shielding properties from wind and storms, reducing noise levels, acting as homes for wildlife, and providing oxygen for the air we breathe; and*

*WHEREAS, trees enhance the beauty of the City of Grand Junction, State of Colorado, with various forms, textures and colors; and*

*WHEREAS, all citizens of Grand Junction, now and in the future, will benefit from the planting of trees; and*

*WHEREAS, the State of Colorado has officially declared the 17<sup>th</sup> day of April as Arbor Day; and*

*WHEREAS, the City of Grand Junction will celebrate the 18<sup>th</sup> day of April in our community with a fun and educational experience with kids to gain a greater understanding of the importance of trees; and*

*WHEREAS, the City of Grand Junction is a recipient of a Tree City USA Growth Award for demonstrating a higher level of progress in its community forestry program during 2014; and*

*WHEREAS, the City of Grand Junction has been recognized as a Tree City USA for thirty four years by The National Arbor Day Foundation and desires to continue its tree-planting ways.*

*NOW, THEREFORE, I, Phyllis Norris, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim April 18, 2015 as*

### "ARBOR DAY"

*in the City of Grand Junction and encourage all citizens to support our City's Urban Forestry Program and to participate in this effort by planting a tree for a better future.*

*IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 15<sup>th</sup> day of April, 2015.*



\_\_\_\_\_  
Mayor



**GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY  
March 30, 2015 – Noticed Agenda Attached**

**Meeting Convened: 5:05 p.m. in the City Auditorium**

**Meeting Adjourned: 7:23 p.m.**

**City Council Members present: All except Councilmember Chazen**

**Staff present: Englehart, Shaver, Moore, Lanning, Tice, Brinkman, and Tuin**

**Others: Rick Taggart, Dennis Simpson, Kim Kerk, Jody Kole, Chris Launer, Rich Krohn, and Chuck McDaniel**

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Agenda Topic 1. Grand Junction Housing Authority Request

Jody Kole, Executive Director of the Grand Junction Housing Authority, introduced Grand Junction Housing Authority Board Member Chuck McDaniel, Grand Junction Housing Authority Attorney Rich Krohn, and Grand Junction Housing Board Chair Chris Launer. Ms. Kole provided some history of the Grand Junction Housing Authority and said that they currently serve 1,700 to 1,800 people and have a waiting list of 1,812 households. They have financed Linden Pointe, Arbor Vista, and Village Park with low income tax credits. She thanked the City Council for their continuing support.

Attorney Rich Krohn provided some information on the proposed development for which funding is being requested. The address is 805 Bookcliff Avenue and it will be known as The Highlands. The location is near services, neighborhood amenities, and a Grand Valley Transit bus stop. The proposed location has never been developed. He displayed a site plan and some architectural drawings for the proposed development. There will be one and two bedroom housing units available and 15% will be ADA (Americans with Disability Act) accessible. The development will accommodate 3.6% of the 1,800 seniors currently in need. The rents charged will target 30% to 60% of the AMI (Area Median Income) range which would be \$1,000 to \$2,000 in income per person per month. Rent for a one bedroom unit would range from \$285 to \$625 per month and a two bedroom unit would range from \$340 to \$740 per month. The development will make a 50 year affordability commitment which means it will be deed-restricted to remain in that affordability range.

Ms. Kole advised that the development will have a wellness focus. They have committed wellness partners such as HopeWest, Rocky Mountain Health Plans, St. Mary's Hospital, Hilltop, and others to provide services at the facility. There will be spaces for gathering, community gardening, a common core, a grab and go cafe, a library, and a computer center. There will be 154 parking spaces.

There was discussion regarding other partnership opportunities, the current demand for this housing type, how this project will help with drainage in the area, the concept of “aging in place”, and the creation of over 300 jobs for the building construction industry.

Ms. Kole stated that the \$388,000 request is just for Phase 1 of the project. Another request will come forward in 4 to 5 years. They expect to have a tax equity investor which the investors are typically finance institutions and she explained how the investments help the investors. State Grant funding would also be sought out by the Housing Authority. Colorado Housing and Finance Authority (CHFA) will only have one round this year for allocating tax credits. The Housing Authority is expecting between 60 to 75 applications and CHFA will only fund 12 or 13 of those. All CHFA funding requires local contribution. Ms. Kole said that they have submitted an application for Community Development Block Grant (CDBG) funds, but if this request is granted, they are willing to withdraw that application.

Mr. Krohn stated that they are asking for a firm written commitment for funds in 2016 from City Council before May 1<sup>st</sup> which will be part of their application to CHFA. There was some discussion regarding the timing of the fees being requested.

Deputy City Manager Tim Moore reviewed a comparison on how the fees were handled in the Catholic Outreach (St. Martin’s Place) request in 2014. There was a difference because St. Martin’s Place did not have to pay a Transportation Capacity Payment (TCP) because of credit given for a number of houses and apartments that were demolished. The cost per unit for St. Martin’s Place was around \$4,100. The estimated cost per unit for the GJHA request is \$4,200 without including the TCP and \$6,100 per unit with the TCP.

There was more discussion and explanation provided regarding the investor’s part in reference to equity in the property and the comparison to the City’s investment. The City’s investment would be looked at more like a grant. The GJHA is the general partner and the investor would be a limited partner. The economic development portion for the City is the creation of jobs. The project is a benefit for the City as it supports the Comprehensive Plan by providing different housing types and is an infill development.

The majority of City Council was in favor of the request and asked that it be added to Individual Consideration on the Wednesday, April 1<sup>st</sup> City Council Regular Meeting agenda for formal action.

## Agenda Topic 2. Water Supply Forecast

Public Works Director Greg Lanning introduced Water Services Manager Rick Brinkman. Mr. Lanning provided City Council with an overview of the 19 Mesa reservoirs, the diversion structure off of Kannah Creek which does need some work, as well as other structure there. He reviewed the water service area; Ute Water Conservancy District serves 88,000 customers and the water comes from the Colorado River and the Grand Mesa, the City serves 27,000 customers from water which comes from the Grand Mesa,



and Clifton Water serves 30,000 customers, and that water comes from almost entirely the Colorado River. The City has a lot of water resources that are not fully developed and there is a lot of water in storage. Data has been collected since 1988 and the snowpack is a little above the minimum which occurred in 2002. There is about 500,000 acre feet of water that goes to the Front Range through diversion structures. He displayed the drought outlook and advised that the drought has been persistent. The western United States has been on the borderline of drought for the last 14 years. Mr. Lanning reviewed the weather predictions which are normal for the western slope and said it is hoped that the western slope gets some Spring rains. He reviewed the effects of the low water levels of the largest reservoirs in the United States which are Lake Meade and Lake Powell.

The Gunnison River Roundtable and the Colorado River Roundtable both talk about a water plan and the biggest issues are Trans-Mountain diversions. There is some stress with the small amount of water in the Yampa and the White Rivers because those rivers are only junior water right resources. The Shoshone call in Glenwood Canyon is a senior water right and when the Public Service power plant calls, a lot of water is put into the river which is beneficial both for the valley here and downstream. The Denver Water Board and conversion projects are in charge of that.

Mr. Lanning said, in conclusion, the western slope is in pretty good shape for the summer of 2015. The water managers for Ute Water, Clifton, and Grand Junction meet monthly. Some want to declare a Stage 1 drought just for awareness, but instead of doing that there are other programs out there, such as DRIP (Drought Response Information Project), which addresses conservation and education of using water wisely. There was some discussion about ways to raise the awareness with the community for water conservation, using irrigation water, and the need to be an active partner with the irrigation companies.

Mr. Lanning said that the Lower Colorado River Tour was March 11<sup>th</sup> through the 13<sup>th</sup> and it was advised that should get on calendars for next year. There is a local Statewide tour June 11<sup>th</sup> and 12<sup>th</sup>.

### Agenda Topic 3. Legislative Update

Legislative and Management Liaison Elizabeth Tice provided Council a legislative update. She advised the letter was mailed regarding the Severance Tax Bill SB 15-255 and the bill was passed out of the committee with a four to three vote. Ms. Tice believes that there is an opportunity to have a more in depth discussion about TABOR, refunds, and the relationship with severance tax. She recommended sending a letter to the Senate and approaching the Governor.

Ms. Tice advised that the bill for the Law Enforcement Use of Body-Worn Cameras which allows grants for the purchase of cameras and creates a task force for best practices was not funded which means there may be unreimbursed requirements.

The Police Chief's Association has been placed in a difficult situation regarding the Police Reform bills. Ms. Tice reviewed some of the bills: HB 15-1286, Police Misconduct Require Prosecution, HB 15-1287, Police Officer Training Improvements, HB 15-1288, Updates to Profiling Prohibition, HB 15-1290 Stop Police Interference Incident Recordings, HB 15-1291, Prohibit Police Office Use off Chokehold, and SB 15-185, Data Collections and Community Policing Best Practices. They support HB 15-1305, Unlawful Manufacture of Marijuana Concentrate. Regarding SB 15-217, Police Shooting Data Collection, and SB 15-218, Disclose Misrepresentations by Police Officers, the Police Department already has procedures in place.

Ms. Tice advised Council that the Chamber of Commerce will host a video conference on March 31<sup>st</sup> and will take position of opposition on HB 15-1264, the Homeless Persons Bill of Rights, which if passed will nullify any local ordinances on panhandling. They will also look at the Workforce Development Programs bill.

In the next couple of weeks, the budget bills will start moving quickly. Ms. Tice stressed the importance of vocalizing the impact of those bills.

Ms. Tice spoke on the Endangered Species Act overreach and stated that plants called the Bladderpod and Twinpod are threatened species. The plants were transplanted to Rio Blanco County in a soil where they grow best. Development on the land with those plants has been stopped now to protect the endangered species. Associated Governments of Northwest Colorado (AGNC) is asking for elected officials to get involved in the hiring of someone to draft a letter to overturn the decision to stop development. The cost is \$10,000 and there are four other entities willing to participate so the cost would only be \$2,000 each. Council was in favor of sponsoring and asked City Manager Englehart to take the money out of contingency.

#### Agenda Topic 4. Other Business

Legislative and Management Liaison Elizabeth Tice advised that North Star will be in Grand Junction the week of April 5<sup>th</sup>. A full week is planned with some great tours which include the Business Incubator, Colorado Mesa University, Palisade, Fruita, and the Lincoln Park Sports Complex. There will be a lunch presentation on their history, bios, their process, expected outcomes, and timeline on April 9<sup>th</sup> at 11:30 a.m. to 1:00 p.m. at the Lincoln Park Hospitality Suite.

April 15<sup>th</sup> is the Manufacturing Summit. GIS and Community Development Staff will have a booth to show people the GIS and to talk to potential companies that are thinking about moving to Grand Junction. Dan Griswold, Executive Director of National Foreign Trade Zones (FTZ), will provide the keynote speech at the Summit at 9:15 a.m. and Council is invited. David Spooner, the City's FTZ consultant, will be here at the same time as Dan Griswold. He will be available to meet one on one with businesses. Mr. Spooner and Mr. Griswold will be meeting with Council prior to the Council Meeting on April 15<sup>th</sup>.

Agenda Topic 5. Board Reports

Councilmember Boeschenstein commended Council President Norris for the good job at the Las Colonias groundbreaking.

Council President Norris said that at the Grand Valley Regional Transportation Committee (GVRTC) meeting, they talked about the I-70 B project and scheduling meetings with the City, the County, and citizens to see what everyone would like to see for that corridor. Councilmember Boeschenstein will cover for Council President Norris at that meeting.

With no other business, the meeting was adjourned.

**GRAND JUNCTION CITY COUNCIL  
MONDAY, MARCH 30, 2015**

**WORKSHOP, 5:00 P.M.  
CITY AUDITORIUM  
250 N. 5<sup>TH</sup> STREET**

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

1. **Grand Junction Housing Authority Request: A request for consideration to have the City pay certain development fees for the Grand Junction Housing Authority's proposed 64 affordable senior living residential units to be located at 805 Bookcliff Avenue. Attachment W-1**
2. **Water Supply Forecast**
3. **Legislative Update**
4. **Other Business**
5. **Board Reports**



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

**April 1, 2015**

The City Council of the City of Grand Junction convened into regular session on the 1<sup>st</sup> day of April, 2015 at 7:02 p.m. Those present were Councilmembers Jim Doody, Duncan McArthur, Sam Susuras, Barbara Traylor Smith, and Council President Phyllis Norris. Absent were Councilmembers Bennett Boeschstein and Martin Chazen. Also present were City Manager Rich Englehart, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Norris called the meeting to order. The audience stood for the Pledge of Allegiance led by Councilmember McArthur followed by an Invocation by Pastor Randy Mills, Seventh Day Adventist Church.

**Presentation**

Colleen Roahrig, Project/Site Coordinator for the Mesa County Family Leadership Training Institute (FLTI), introduced herself, thanked the Council, and gave a presentation describing the FLTI. She explained who participates in the program and its vision. She then provided a brochure on the program to Council.

The next speaker, Mackenzie Dodge, spoke about the Grant-A-Wish program, her involvement in it, and how it helps families. She explained how the program is funded and named their community partners.

The next speaker, Marjorie Allen, stated why she is involved with the FLTI. Ms. Allen is a visiting nurse for the Nurse-Family Partnership; she spoke about this organization and her involvement in it. She explained how the program helps pregnant women and that the information provided to young mothers helps prevent a host of problems after the birth of the child. She detailed the economic benefits of the program to the community and gave additional information on the program to Council.

Linde Marshall, FLTI Phase Two Facilitator, thanked the City Council for allowing them to speak and thanked Staff for assisting her. She reviewed the history of the program and the reason for their presence at the meeting. Ms. Marshall lauded the participants.

## **Proclamations**

### **Days of Remembrance**

Proclaiming the Week of Sunday, April 12 through Sunday, April 19, 2015 as “Days of Remembrance” in the City of Grand Junction

David Eisner, Lay Leader of Congregation Ohr Shalom, was present to receive the proclamation. Councilmember Susuras read the proclamation. Mr. Eisner thanked the City Council and said this is the 6<sup>th</sup> year he has received this proclamation from the City and noted the importance of remaining aware of the Holocaust. He reflected how things have changed in the last six years and, without keeping up this awareness, the Holocaust might be forgotten.

### **National Health Care Decisions Day**

Proclaiming Thursday, April 16, 2015 as “National Health Care Decisions Day” in the City of Grand Junction

Erica Eng, with Community Hospital, and Pam Anderson, with HopeWest, were present to receive the proclamation. Councilmember Doody read the proclamation. Ms. Eng expressed her appreciation for the proclamation and stressed the importance of family members knowing an individual’s medical preferences. She listed the upcoming scheduled education sessions for those who would like more information on advanced care planning and said there will also be training sessions for those that would like to provide this information to others. She distributed some packets of information to Council.

### **Fair Housing Month**

Proclaiming the Month of April, 2015 as “Fair Housing Month” in the City of Grand Junction

Jody Kole, with Grand Junction Housing Authority, Doug Sorter, with Strive, and Sister Karen Bland, with Grand Valley Catholic Outreach (GVCO), were present to receive the proclamation. Councilmember McArthur read the proclamation. Ms. Kole thanked the City Council and said the Housing Authority has a Housing Choice program that provides vouchers to tenants which allows them to choose their own housing. She was appreciative of the City's support. Sister Karen said it was appropriate this proclamation was received on the same day GVCO moved 15 homeless persons into housing that is affordable to them. The Council will be invited to the dedication later this month.

## **National Autism Awareness Month**

Proclaiming the Month of April, 2015 as “National Autism Awareness Month” and April 2, 2015 as “World Autism Awareness Day” in the City of Grand Junction

Doug Sorter, Vice President of Development for Strive, was present to receive the proclamation. Mr. Sorter introduced Patti Hoffman, a board certified behavior analyst and Director of Clinical Services with Strive. Councilmember Traylor Smith read the proclamation. Mr. Sorter thanked the City Council for the proclamation and provided some statistics on autism; one in 68 children has autism, with more boys being affected than girls. Strive provides support services for about 61 autistic children per year; these services cost \$40 to \$60 per week. It is recommended that treatment begin between zero and three years of age; research has shown this early intervention helps children to live normal lives. Another service Strive offers is a diagnostic clinic; this process has also diagnosed other disorders. He listed the diagnostic staff disciplines. Ms. Hoffman commented on the recommended treatment for autism and how it positively impacts the lifelong success of these children. About 80% of the children Strive sees are on Medicaid which does not pay for autism services; funding is always a need.

Mr. Sorter said Strive will be hosting an Easter Egg Hunt at the Botanical Gardens on Saturday, April 4<sup>th</sup> for children up to eight years old.

## **Citizen Comments**

Bruce Lohmiller, 445 Chipeta Avenue, #25, said he doesn't understand autism and then addressed the City Council regarding a number of subjects: presentations, due diligence, and dealing with the Holocaust. In his church's publication, his pastor mentioned a presentation called “A Supernatural Experience”, Mr. Lohmiller's court case, and the honesty of elected officials.

## **Council Comments**

Councilmember McArthur said he attended a presentation at Strive that outlined all their programs; it underscored their contribution to the community. On March 27<sup>th</sup> and 28<sup>th</sup> he attended Club 20's spring session. At the banquet, awards were handed out to acknowledge individuals involved with Club 20 and at the meetings, State legislators, U.S. Representative Scott Tipton, and State Attorney General Cynthia Coffman, who gave the key note address, were present. Councilmember McArthur noted it was a good opportunity to interact with the State legislators, letting them know what some of the local concerns are regarding legislation, and specifically the legislation dealing with construction defects. Congressman Tipton gave a good presentation on his concerns about the Federal Government's overreaching policies on property and water rights.

Councilmember Traylor Smith was on spring break and therefore did not attend meetings. She said she is the chair of the Strive Foundation Board and noted the Strive for Success meetings Councilmember McArthur talked about are open to the public; the next meeting will be May 19<sup>th</sup> from 5:30 p.m. to 6:30 p.m. She then referenced the National Health Care Decisions Day proclamation and said HopeWest provides a medical durable power of attorney card that can be completed with personal health care preferences which makes this process very easy. She encouraged families to discuss their preferences before decisions need to be made.

Councilmember Doody said this is his last regular Council meeting; he will attend the Canvass the Election meeting on April 8<sup>th</sup>. He thanked the community for the opportunity to serve; this has been a good experience and a lot of good things have been done in the community. He lauded the current and former Councils. He also named a number of Staff he worked with during his tenure.

Council President Norris thanked Councilmember Doody for his service. She then mentioned the Las Colonias groundbreaking and tree planting ceremony she attended on March 25<sup>th</sup>; this is the official start to the Park's development.

### **Consent Agenda**

Councilmember Doody noted that Item #6 has been moved to the Consent Calendar. He then read Consent Calendar Items #1 through #4 and Item #6 and then moved to adopt the Consent Calendar. Councilmember Traylor Smith seconded the motion. Motion carried by roll call vote.

#### **1. Minutes of Previous Meetings**

*Action: Approve the Summary of the March 16, 2015 Workshop and the Minutes of the March 18, 2015 Regular Meeting*

#### **2. Setting a Hearing on the Bookends Annexation, Located at 2395 Monument Road [File # ANX-2014-307]**

A request to annex 49.661 acres, located at 2395 Monument Road. The Bookends Annexation consists of three parcels and 1.2 acres of public right-of-way.

Resolution 19-15 — 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, Bookends Annexation, Located at 2395 Monument Road



Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Bookends Annexation, Approximately 49.661 Acres, Located at 2395 Monument Road

*Action: Adopt Resolution No. 19-15 Referring the Petition and Exercising Land Use Control for the Bookends Annexation, Introduce a Proposed Annexation Ordinance, and Set a Hearing for May 6, 2015*

3. **Setting a Hearing on the Grand Avenue Enclave Annexation, Located Along Grand Avenue between North 23<sup>rd</sup> Street and 28 Road** [File # ANX-2015-75]

A request to annex 0.984 acres of enclaved Grand Avenue Right-of-Way. The Grand Avenue Enclave Annexation consists only of public right-of-way.

Resolution No. 20-15 — A Resolution of the City of Grand Junction Giving Notice that a Tract of Land Known as the Grand Avenue Enclave Annexation, Approximately 0.984 Acres of Public Right-of-Way for Grand Avenue, Located Between North 23<sup>rd</sup> Street and 28 Road, will be Considered for Annexation to the City of Grand Junction, Colorado, and Exercising Land Use Control

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Grand Avenue Enclave Annexation Approximately 0.984 Acres of Public Right-of-Way for Grand Avenue, Located between North 23<sup>rd</sup> Street and 28 Road

*Action: Adopt Resolution No. 20-15 of Intent to Annex the Grand Avenue Enclave Annexation, Introduce a Proposed Annexation Ordinance, and Set a Hearing for May 6, 2015*

4. **Setting a Hearing on the Skunk Hollow Annexation, Located Along 26 Road between Kelley Drive and H Road** [File # ANX-2014-367]

A request to annex 0.760 acres of 26 Road Right-of-Way. The Skunk Hollow Annexation consists only of public right-of-way.

Resolution No. 21-15 — 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, Skunk Hollow Annexation Approximately 0.760 Acres of Public Right-of-Way for 26 Road Located North of Kelley Drive and South of H Road

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Skunk Hollow Annexation, Approximately 0.760 Acres of Public Right-of-Way for 26 Road Located North of Kelley Drive and South of H Road

*Action: Adopt Resolution No. 21-15 Referring the Petition for the Skunk Hollow Annexation, Introduce a Proposed Annexation Ordinance, and Set a Hearing for May 6, 2015*

6. **Professional Services Contract for Engineering Design of the Downstream Modifications of Hallenbeck No. 1 Dam Project**

The Public Works Department is requesting that City Council approve awarding a professional design services contract for the Design of Downstream Modifications of Hallenbeck No. 1 Dam. This design effort will result in a project to mitigate seepage and slope stability issues with this dam.

*Action: Authorize the City Purchasing Division to Enter into a Contract with URS Corporation of Denver, CO for the Design of Downstream Modifications of Hallenbeck No. 1 Dam for the Proposal Amount of \$68,758*

## **ITEMS FOR INDIVIDUAL CONSIDERATION**

### **Grand Junction Housing Authority Request**

A request for approval of a Resolution to have the City pay certain development fees for the Grand Junction Housing Authority's (GJHA) proposed 64 affordable senior living residential units to be located at 805 Bookcliff Avenue.

Rich Krohn, attorney for the GJHA, presented this item. He described the location, the site, and the proximity to services for seniors. The project is proposed for two phases, 64 units each. Each phase is a separate building comprised of one and two bedroom units; 15% will be ADA (Americans with Disabilities Act) accessible (the Code requires 5%) and each unit will have a patio or balcony. He described the rent formula and the range. Development of this project and the requests for grant funds comes with a fifty year restricted covenant which provides a fifty year guarantee of affordability. The project's premise is "aging in place" and includes amenities for wellness. He displayed architectural renderings noting that the actual project will be two stories not four as shown. Mr. Krohn described a number of partnerships with other organizations that will provide services for seniors on site. Mr. Krohn explained how this type of project is funded which is mainly through federal tax credits to investors. Other funds will come from rents, the GJHA, and a number of grants including one from the City. However,

there is still a gap which is why the GJHA is specifically requesting assistance from the City. The GJHA will not qualify for some grants without the commitment of financial support from the local community by May 1<sup>st</sup>; the funds won't be needed until 2016.

Councilmember Traylor Smith asked why a commitment is needed by May 1<sup>st</sup>. Mr. Krohn said May 1<sup>st</sup> is the deadline for both the HUD (Housing and Urban Development) grant (only one application submission date is open for this type of grant in 2015), and the CHFA (Colorado Housing Finance Authority) grant. Councilmember Traylor Smith asked what would happen if the City did not commit by May 1<sup>st</sup>. Mr. Krohn said, in his opinion, the project will fail because the GJHA would not qualify for the Division of Housing grant and their other grant applications will not be as competitive without having the support of the City. They would have to reapply in 2016 which would delay the construction by another year. Councilmember Traylor Smith asked what kind of jobs this project would create. Mr. Krohn said this project is similar in size and scope to that of Village Park which generated 308 construction jobs, \$119,000 in City sales tax revenue, and had a payroll of over \$5 million. Councilmember Traylor Smith asked if the approval process for the CHFA application depended on having partners. Mr. Krohn said it did and noted the GJHA succeeded before because of their superb partnerships. Councilmember Traylor Smith asked what was counted as income in the AMI (Area Median Income). Ms. Kole said it included all sources of direct income.

Councilmember Doody asked Ms. Kole to describe their Community Development Block Grant (CDBG) application. Ms. Kole said the GJHA applied for a \$200,000 CDBG grant earlier this year in order to backstop this request. She clarified that if the City awards this request for development fees, the GJHA can offer to withdraw the CDBG application or Council could choose to use some of the CDBG allocation for part of this request.

Councilmember McArthur noted this project has two phases and the drainage will go through pipes along the boundary of the property; he then asked if the drainage system will be built in Phase One. Mr. Krohn said yes and added there had been a lot of discussion regarding the flows and Buthorne Drain's lack of capacity; the project plans, which are subject to review, have construction of the underground detention facilities in the first phase and include 42" and 48" pipes that will feed from various site locations and discharge in the northwest corner of the property to the Buthorne Drain. The project engineers predict this will limit and decrease the historic flow by two thirds.

Councilmember McArthur asked if the anticipated flow reduction would be realized after the first or second construction phase. Mr. Krohn said the detention facilities, which should be sufficient to reduce the flows, are scheduled to be completed in the first construction phase. After Phase One is completed, the City will monitor the flows and if the detention facilities are found to be insufficient, improvements will be addressed when the application for Phase Two is submitted. Councilmember McArthur asked what the

time frame is for Phase Two. Mr. Krohn said the hope is to commence Phase Two by 2020. Councilmember McArthur commented this request is for \$388,000 which would put a big hole in the Economic Development budget and noted they also applied for a \$200,000 CDBG grant. He then asked how much of a contribution by the City would be necessary to prove its commitment as a partner and could any portion of this request be obtained from other sources. Mr. Krohn said this request is necessary because GJHA would not be able to roll other terms into a mortgage. GJHA has maximized the grant monies and with the lower rent structure, there is no room to get a larger mortgage. Councilmember McArthur asked if the CDBG grant was adequate for the project before, wouldn't that still be the case. Ms. Kole said the CDBG grant would not be adequate and although the GJHA is committed to obtaining funds from other grant sources this request for \$388,000 is still needed; the CDBG grant was merely be a backstop needed to meet the May 1<sup>st</sup> deadline. Councilmember McArthur asked why only \$200,000 was requested for the CDBG grant. Mr. Krohn said the total amount needed has not changed; \$200,000 was the amount it was felt they could ask for in a CDBG grant and then they would be able to request the remaining \$188,000 from Council. They were considering every possibility. Councilmember McArthur asked if they would seek funds through other requests so the Economic Development Fund would not be depleted so much. Mr. Krohn explained that timing is the problem; the only way to meet the May 1<sup>st</sup> deadline is to show the funding gap has been closed and the only way to do that is with the commitment of the City. Councilmember McArthur asked GJHA for a commitment to seek other funds.

Ms. Kole asked if Council would like them to come back and talk about any other funding they have been able to obtain. She commented that CHFA prizes tax credits and a readiness to proceed; if all the funding sources are aligned and all the approvals are obtained, the likelihood of getting the CHFA funding increases. Mr. Krohn said they would like to be able to tell CHFA, if they are granted the money, all GJHA would need to do is get the building permit.

Council President Norris mentioned the GJHA is very important to the City and Councilmember Traylor Smith is the Council representative on their board. Other aspects of the project have previously been brought before Council and Council has remained appraised of its progress. She then said this is an important project and it is something the City feels is important to provide. Council compared how the City supported the similarly sized Grand Valley Catholic Outreach (GVCO) housing project and noted they did not have to pay TCP (Transportation Capacity Payment) funds because it was already established. She agreed with Councilmember McArthur's request that GJHA continue to seek additional funding, however, she will support this project.

Councilmember Traylor Smith commented, as the Council representative on the GJHA board for the last 18 months, she was quite surprised to learn that two thirds of the 700+



families the GJHA serves have a member that is disabled, a senior, or both. The HUD voucher program distributes \$500,000 per month to qualified individuals to help them afford housing which is a huge economic benefit to the community. The GJHA has been in existence for 40 years and has created a lot of partnerships. Councilmember Traylor Smith credited Ms. Kole's leadership in helping to build these projects which have created 300 jobs; this is economic development. This project started with a charrette at Denver University which had a large level of participation and produced a good working model. She said the May 1<sup>st</sup> deadline is earlier than expected, but noted there is time to decide from where this money should come. These are nice looking properties; GJHA has done a good job, and the tax credit program is successful.

Mr. Krohn clarified that GJHA is also looking to have the undergrounding of the utilities cost, which is scheduled for the second phase, deferred.

Councilmember McArthur noted senior housing is the kind of project that will be needed more and more as the population ages. He then stressed his concern that this request would deplete the ED budget at a time when the City is trying to focus on ED and then questioned if this Council should make a budget commitment for a new Council. He suggested Council consider making a budget line item for this type of request so fund balances, like the ED fund, are not substantially diminished.

Councilmember Traylor Smith moved to adopt Resolution No. 22-15.

Councilmember Doody inquired if the deferral of the undergrounding the utilities cost should be added to the motion. City Attorney Shaver said the deferral of those costs will be at the discretion of the Community Development Director during the development process which is why it is not part of the resolution or the approval.

Councilmember Doody seconded the motion.

Council President Norris asked if it needs to be stated from where the funding will come. City Attorney Shaver said the resolution is written so that it affords the City Council flexibility to decide this specific question later, including whether or not they will exercise the CDBG option for partial funding.

Councilmember Doody said this is a good project, a perfect location, and a great community asset. He appreciated serving with Ms. Kole on the GJHA board. He looks forward to seeing the project completed.

Councilmember Susuras said this is a great project for the City; it meets a real need for low income seniors, and meets the City's Comprehensive Plan goals.

Motion carried by roll call vote.

### **Non-Scheduled Citizens & Visitors**

Sister Karen Bland thanked Council for their vote on the Highlands project. This proposal is about people; everyday more and more elderly are being evicted or living in conditions they shouldn't and this project will meet many of those needs.

### **Other Business**

Councilmember Doody thanked City Clerk Stephanie Tuin and her Staff.

Councilmember Susuras thanked Councilmember Doody for his years of service; the City is better for it and he help bring about a lot of things that are now in the community.

Councilmember Traylor Smith concurred with Councilmember Susuras.

### **Adjournment**

The meeting was adjourned at 8:32 p.m.

Stephanie Tuin, MMC  
City Clerk

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

**April 8, 2015**

The City Council of the City of Grand Junction convened into special session on the 8<sup>th</sup> day of April 2015 at 5:30 p.m. in the City Auditorium. Those present were Councilmembers Bennett Boeschstein, Martin Chazen, Jim Doody, Duncan McArthur, Sam Susuras, Barbara Traylor Smith (arrived at 5:35 p.m.) and Council President Phyllis Norris. Also present were City Manager Rich Englehart, City Attorney John Shaver, and City Clerk Stephanie Tuin. Deputy City Clerks Debbie Kemp and Juanita Peterson and Administrative Assistant Janet Harrell were present to sit in for Councilmembers Boeschstein, McArthur, and Traylor Smith on the canvassing board.

Council President Norris called the meeting to order. The audience stood for the Pledge of Allegiance.

**Canvass Results of the City of Grand Junction Regular Election**

City Clerk Stephanie Tuin said that by City Charter, the City Council serves as the Canvassing Board, who reviews the election returns and either accepts or rejects them. Ms. Tuin noted that 11,262 voters cast their ballot yesterday, a 35.77% turnout. She asked City Council if the City Clerk's Office Staff, who are notary publics, could sit in for the City Councilmembers who stood for election in order to certify the 2015 Regular Municipal Election results. Ms. Tuin specified the results of the election, which included the approval of five Councilmembers: District B, Barbara Traylor Smith; District C, Bennett Boeschstein; District E, Duncan McArthur; At Large 4 Year Term, Chris Kennedy; and At Large 2 Year Term, Rick Taggart. For the two questions on the ballot, Referred Measure 2A was approved, and Referred Measure 2B was rejected.

The results of the election were accepted by the Canvassing Board and the Certificate of Election was signed and sealed (attached).

Ms. Tuin thanked the Mesa County Elections Office for their collaboration during the election and noted the long term relationship her office has had with Mesa County Elections. She also thanked City Clerk staff for their hard work, sacrifice, and professionalism during the election process.

Ms. Tuin presented newly elected Councilmembers Bennett Boeschstein, Chris Kennedy, Duncan McArthur, Rick Taggart, and Barbara Traylor Smith with Certificates of Election.

**Adjournment**

The meeting was adjourned at 5:45 p.m.

Stephanie Tuin, MMC  
City Clerk

**CITY OF GRAND JUNCTION, COLORADO**

**CERTIFICATE OF ELECTION**

**APRIL 7, 2015**

I, Stephanie Tuin, City Clerk of the City of Grand Junction, Colorado, do hereby certify that the results of the Regular Municipal Election held in the City on Tuesday, April 7, 2015, were as follows:

Total Ballots Cast in District A	2498
Total Ballots Cast in District B	3121
Total Ballots Cast in District C	1222
Total Ballots Cast in District D	2883
Total Ballots Cast in District E	1538
<b>TOTAL BALLOTS CAST</b>	<b>11,262</b>

**FOR COUNCILPERSON – DISTRICT "B" – FOUR-YEAR TERM**

Candidate	Dist A	Dist B	Dist C	Dist D	Dist E	TOTAL
Barbara Traylor Smith	1528	1962	816	1924	983	7213

**FOR COUNCILPERSON – DISTRICT "C" – FOUR-YEAR TERM**

Candidate	Dist A	Dist B	Dist C	Dist D	Dist E	TOTAL
Bennett Boeschstein	1631	1947	848	1905	1021	7352

**FOR COUNCILPERSON – DISTRICT "E" – TWO-YEAR TERM**

Candidate	Dist A	Dist B	Dist C	Dist D	Dist E	TOTAL
Duncan McArthur	1470	1849	798	1855	977	6949

**FOR COUNCILPERSON – "CITY AT LARGE" – FOUR-YEAR TERM**

Candidates	Dist A	Dist B	Dist C	Dist D	Dist E	TOTAL
Chris Kennedy	1227	1457	554	1342	711	5291
Dennis J. Simpson	900	1231	493	1137	618	4379

**FOR COUNCILPERSON – "CITY AT LARGE" – TWO-YEAR TERM**

Candidates	Dist A	Dist B	Dist C	Dist D	Dist E	TOTAL
Kim Kerk	687	960	427	938	578	3590
Rick Taggart	1327	1683	586	1467	703	5766

**CITY OF GRAND JUNCTION REFERRED MEASURE 2A**

RESTORING AUTHORITY TO THE CITY TO PROVIDE EITHER DIRECTLY OR INDIRECTLY WITH PUBLIC OR PRIVATE SECTOR PARTNERSHIPS HIGH-SPEED INTERNET AND CABLE TELEVISION SERVICE

SHALL THE CITY OF GRAND JUNCTION, WITHOUT INCREASING TAXES BY THIS MEASURE, BE AUTHORIZED TO PROVIDE, EITHER DIRECTLY OR INDIRECTLY WITH PUBLIC OR PRIVATE SECTOR PARTNER(S), HIGH-SPEED INTERNET SERVICES (ADVANCED SERVICE), TELECOMMUNICATIONS SERVICES AND/OR CABLE TELEVISION SERVICES AS DEFINED BY §§29-27-101 TO 304 OF THE COLORADO REVISED STATUTES, INCLUDING BUT NOT LIMITED TO ANY NEW AND IMPROVED HIGH BANDWIDTH SERVICE(S) BASED ON FUTURE

TECHNOLOGIES, TO RESIDENTS, BUSINESSES, SCHOOLS, LIBRARIES, NONPROFIT ENTITIES AND OTHER USERS OF SUCH SERVICES, WITHOUT LIMITING ITS HOME RULE AUTHORITY?

	Dist A	Dist B	Dist C	Dist D	Dist E	TOTAL
Yes	1913	2370	862	2142	1123	8410
No	515	661	332	651	379	2538

**CITY OF GRAND JUNCTION REFERRED MEASURE 2B**

AUTHORIZING THE CITY TO INCUR ADDITIONAL DEBT FOR TRANSPORTATION PROJECTS (WESTSIDE BELTWAY) AND TO KEEP AMOUNTS IN EXCESS OF AMOUNTS WHICH THE CITY IS PERMITTED TO SPEND UNDER TABOR IN ORDER TO PAY DEBT SERVICE AND FINANCING AND CONSTRUCTION COSTS OF WESTSIDE BELTWAY PROJECTS

WITHOUT ANY INCREASE OF ANY EXISTING TAX RATE AND WITHOUT IMPOSING ANY NEW TAXES SHALL CITY OF GRAND JUNCTION, COLORADO (CITY) DEBT BE INCREASED \$14,500,000 WITH A REPAYMENT COST OF \$16,500,000 TO PROVIDE FINANCING FOR THE PURPOSE OF PAYING FOR ALL OR ANY PORTION OF THE COSTS OF THE DESIGN AND CONSTRUCTION OF TRANSPORTATION IMPROVEMENTS KNOWN AND REFERRED TO AS THE WESTSIDE BELTWAY WHICH INCLUDES 25 ROAD FROM I-70 B/HIGHWAY 6&50 TO F 1/2 ROAD, F 1/2 ROAD TO 24 ROAD AND 24 ROAD FROM PATTERSON ROAD TO THE INTERCHANGE AT I-70; SHALL SUCH DEBT BE PAYABLE FROM SUCH CITY REVENUES AS THE CITY COUNCIL MAY DETERMINE AND BE ISSUED WITH SUCH TERMS AS THE CITY COUNCIL DETERMINES TO BE NECESSARY AND IN THE BEST INTERESTS OF THE CITY; AND SHALL THE CITY, WITHOUT ANY INCREASE OF ANY EXISTING TAX RATE AND WITHOUT IMPOSING ANY NEW TAXES, BE AUTHORIZED TO CONTINUE TO RETAIN ALL REVENUES IN EXCESS OF AMOUNTS WHICH THE CITY IS PERMITTED TO SPEND UNDER ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION (TABOR), INCLUDING THE CURRENT RIVERSIDE PARKWAY DEBT RETIREMENT FUND, FOR 2015 AND SUBSEQUENT YEARS UNTIL 2024, FOR THE PAYMENT OF ALL CITY DEBT ISSUED FOR RIVERSIDE PARKWAY AND THE WESTSIDE BELTWAY UNTIL ALL DEBT IS PAID IN FULL, WITH ALL AMOUNTS RETAINED TO BE USED FOR PAYMENT OF THE COSTS OF



THE FINANCING, DEBT, INTEREST AND COSTS OF ISSUANCE AND  
CONSTRUCTION INCURRED FOR THESE PROJECTS?

	Dist A	Dist B	Dist C	Dist D	Dist E	TOTAL
Yes	982	1190	376	980	471	3999
No	1455	1841	824	1828	1036	6984

We, the undersigned Canvassing Board, have reviewed the results of the Regular Municipal Election held April 7, 2015, and do hereby conclude:

That Barbara Traylor Smith has been duly elected as Councilperson for District "B" by the greater number of votes.

That Bennett Boeschstein has been duly elected as Councilperson for District "C" by the greater number of votes.

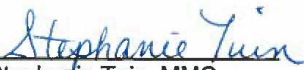
That Duncan McArthur has been duly elected as Councilperson for District "E" by the greater number of votes

That Chris Kennedy has been duly elected as Councilperson for "City at Large, Four Year Term" by the greater number of votes.

That Rick Taggart has been duly elected as Councilperson for "City at Large, Two Year Term" by the greater number of votes.

Further we, the undersigned Canvassing Board, do hereby conclude that for the City of Grand Junction Referred Measure 2A, the ordinance was approved by the greater number of votes; and that for the City of Grand Junction Referred Measure 2B was rejected by the greater number of votes.

Certified this 8th day of April, 2015.

  
Stephanie Tuin, MMC  
City Clerk

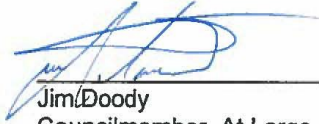




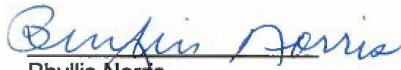
Dated this 6<sup>th</sup> day of April, 2011.



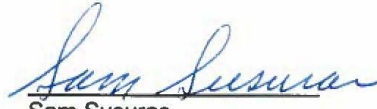
Martin Chazen  
Councilmember, District D



Jim Doody  
Councilmember, At Large



Phyllis Norris  
Councilmember, District A



Sam Susuras  
Councilmember, District B

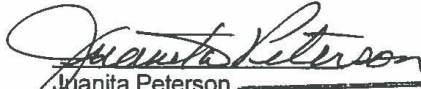


Janet Harrell  
Notary Public



Debra M. Kemp  
Notary Public

DEBRA M. KEMP  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID #19934003448  
My Commission Expires March 13, 2017



Juanita Peterson  
Notary Public

JUANITA PETERSON  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID #20014031957  
My Commission Expires October 10, 2017

JANET HARRELL  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID #20144027406  
My Commission Expires July 11, 2018



Attach 2

## CITY COUNCIL AGENDA ITEM

Date: April 3, 2015  
 Author: Brian Rusche  
 Title/Phone Ext:  
Senior Planner/4058  
 Proposed Schedule: 1<sup>st</sup> Reading:  
Wednesday, April 15, 2015  
2<sup>nd</sup> Reading: Wednesday, May 6,  
2015  
 File #: ANX-2014-307

<b>Subject:</b> Bookends Zone of Annexation, Located at 2395 Monument Road
<b>Action Requested/Recommendation:</b> Introduce a Proposed Zoning Ordinance and Set a Public Hearing for May 6, 2015
<b>Presenters Name &amp; Title:</b> Brian Rusche, Senior Planner

### Executive Summary:

A request to amend the Comprehensive Plan - Future Land Use Map to Park and to zone approximately 48.461 acres from County RSF-4 (Residential Single-Family) to a City CSR (Community Services and Recreation) zone district.

### Background, Analysis and Options:

This property, previously known as the Files property, was acquired by the Mesa Land Trust with funding from Great Outdoors Colorado (GOCO), the City of Grand Junction, and private donations. The City subsequently took ownership of the property in July of 2014 in order to add to the public open space in the vicinity which includes the Three Sisters property.

City ownership and integration of these properties into the trail system is the impetus for amending the Comprehensive Plan and the requested rezoning.

### Neighborhood Meeting:

The City of Grand Junction, in partnership with the Mesa Land Trust and other entities, have held several open houses as part of an ongoing effort related to the future recreational opportunities for this property, the most recent being held on January 28-29, 2015.

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

**Goal 10:** Develop a system of regional, neighborhood and community parks protecting open space corridors for recreation, transportation and environmental purposes.

The annexation of this property will facilitate the addition of recreational opportunities in the City. Public ownership and jurisdiction of this property will protect the view corridor

approaching the Colorado National Monument and provide public access to these lands in perpetuity.

**How this item relates to the Economic Development Plan:**

The Economic Development Plan specifically identifies as a Goal to make strategic investments in public amenities, including a system of regional parks protecting open space corridors for recreation. (Goal 1.6 – Page 11). The designation of this property as Park and the proposed zoning of CSR (Community Services and Recreation) affirms this investment as a public amenity.

**Board or Committee Recommendation:**

There is no other committee or board recommendation.

**Financial Impact/Budget:**

Maintenance of this area has been absorbed by the Parks Department and is anticipated to be minimal in operational costs.

**Legal issues:** The City Attorney's office has reviewed the request and did not have any concerns.

**Other issues:**

No other issues have been identified.

**Previously presented or discussed:** Referral of the Petition was on April 1, 2015.

**Attachments:**

1. Background information
2. Staff report
3. Location Map
4. Aerial Photo
5. Comprehensive Plan Future Land Use Map
6. Existing City Zoning Map
7. Ordinance

<b>BACKGROUND INFORMATION</b>					
<b>Location:</b>		2395 Monument Road			
<b>Applicant:</b>		City of Grand Junction			
<b>Existing Land Use:</b>		Open Space			
<b>Proposed Land Use:</b>		Recreation			
<b>Surrounding Land Use:</b>	<b>North</b>	Open Space			
	<b>South</b>	BLM			
	<b>East</b>	BLM			
	<b>West</b>	Single-Family Residential			
<b>Existing Zoning:</b>		County RSF-4 (Residential Single-Family)			
<b>Proposed Zoning:</b>		CSR (Community Services and Recreation)			
<b>Surrounding Zoning:</b>	<b>North</b>	PD (Planned Development)			
	<b>South</b>	County AFT (Agricultural Forestry Transitional)			
	<b>East</b>	County AFT (Agricultural Forestry Transitional)			
	<b>West</b>	County RSF-4 (Residential Single-Family)			
<b>Future Land Use Designation:</b>		Rural / Residential Medium Low Adjacent to Park			
<b>Zoning within density/intensity range?</b>		X	<b>Yes</b>		<b>No</b>

**ANALYSIS:**

This property, previously known as the Files property, was acquired by the Mesa Land Trust with funding from Great Outdoors Colorado (GOCO), the City of Grand Junction, and private donations. The City subsequently took ownership of the property in July of 2014 in order to add to the public open space in the vicinity which includes the Three Sisters property.

City ownership and integration of these properties into the trail system is the impetus for amending the Comprehensive Plan and the requested rezoning.

**Sections 21.02.130 and 21.02.140 - Grand Junction Zoning and Development Code:**

Section 21.02.160 of the Grand Junction Municipal Code (GJMC), states that the zoning of an annexation area shall be consistent with the adopted Comprehensive Plan and the criteria set forth. The Comprehensive Plan designates the property as Rural and Residential Medium Low.

Pursuant to Section 21.02.130(d)(1)(v), the Director has the authority to process a rezone without a separate plan amendment if the property is adjacent to the land use designation that would support the requested zone district. This property abuts the Park designation.

A plan amendment is proposed as part of this request in order to maintain consistency within the Plan. Section 21.02.130(c)(1) provides criteria for amending the Comprehensive Plan. These criteria are the same as those cited in Section 21.02.140, which applies to rezone requests, including a zone of annexation, and are as follows:

*(1) Subsequent events have invalidated the original premise and findings;*

This property, previously known as the Files property, was acquired by the Mesa Land Trust with funding from Great Outdoors Colorado (GOCO), the City of Grand Junction, and private donations. The City subsequently took ownership of the property in July of 2014 in order to add to the public open space in the vicinity which includes the Three Sisters property.

City ownership and integration of these properties into the trail system is the impetus for amending the Comprehensive Plan and the requested rezoning.

This criterion has been met.

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

This property, previously known as the Files property, was acquired by the Mesa Land Trust with funding from Great Outdoors Colorado (GOCO), the City of Grand Junction, and private donations. The City subsequently took ownership of the property in July of 2014 in order to add to the public open space in the vicinity which includes the Three Sisters property.

City ownership and integration of these properties into the trail system is the impetus for amending the Comprehensive Plan and the requested rezoning.

This criterion has been met.

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

This property is to be incorporated into the larger Three Sisters Park. The existing Tabeguache/Lunch Loop Trailhead, accessed from Monument Road, has the necessary basic facilities, such as parking and restrooms, to service an expansion of the trail system, with more improvements and amenities anticipated in the future.

This criterion has been met.

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

The annexation of this property will facilitate the addition of recreational opportunities in the City. Public ownership and jurisdiction of this property will protect the view corridor approaching the Colorado National Monument and provide public access to these lands in perpetuity.

This criterion has been met.

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

The community has already benefited from the acquisition of this property by the City, as it is subject to a conservation easement and will be incorporated into the existing open space and trail systems along Monument Road. The proposed amendment and associated zoning is intended to affirm this effort and allow for continued planning for appropriate recreational uses.

This criterion has been met.

Alternatives: The following zone districts would be consistent with the existing Rural and/or Residential Medium Low Comprehensive Plan designation(s) for the subject property:

- a. RR (Residential Rural)
- b. R-E (Residential Estate)
- c. R-1 (Residential 1 du/ac)
- d. R-2 (Residential 2 du/ac)
- e. R-4 (Residential 4 du/ac)
- f. R-5 (Residential 5 du/ac)

City ownership and integration of these properties into the trail system is the impetus for amending the Comprehensive Plan and the requested rezoning. Thus, none of the residential zone districts are appropriate for this property.

The CSR (Community Services and Recreation) zone district is the best option for the property and for implementing the goals and policies of the Comprehensive Plan.

If the City Council chooses to recommend one of the alternative zone designations, specific alternative findings must be made.

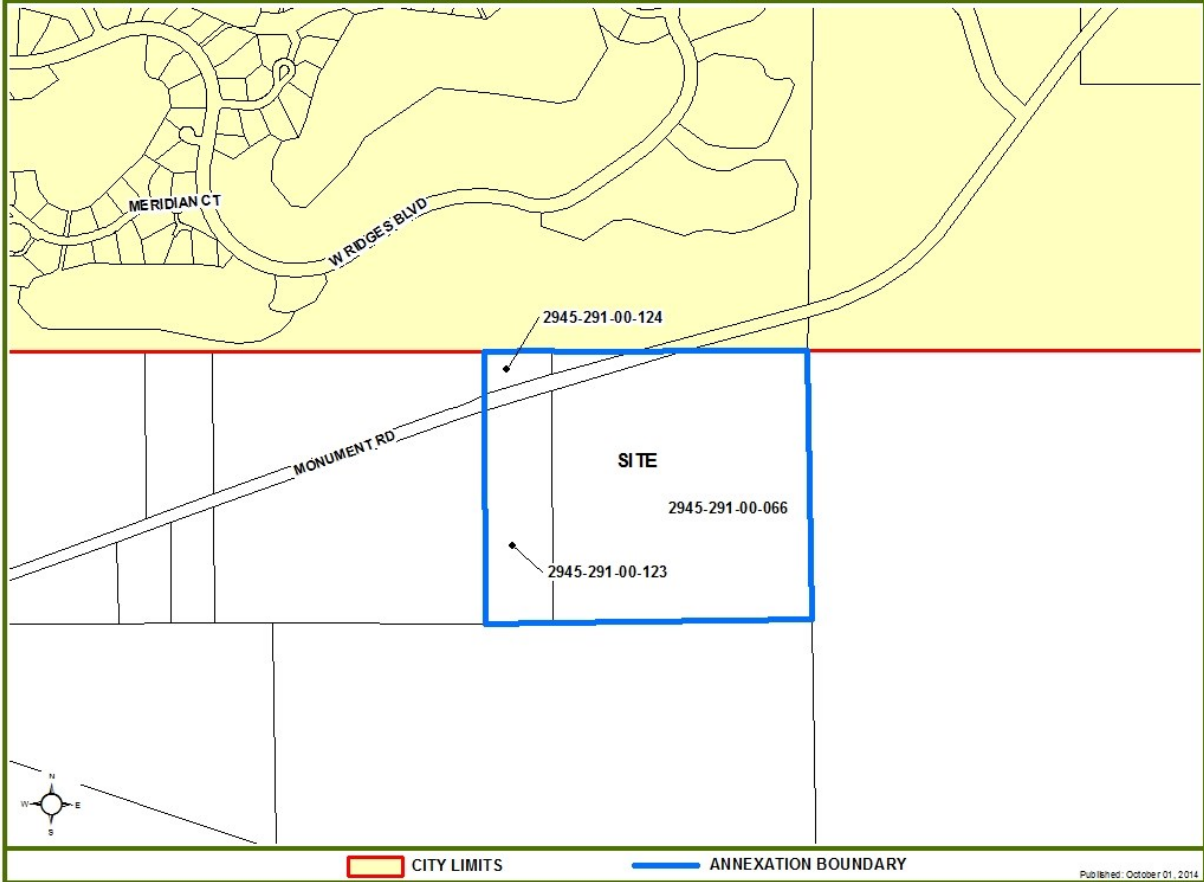
#### **PLANNING COMMISSION RECOMMENDATION:**

After reviewing the Bookends Zone of Annexation, ANX-2014-307, a request to amend the Comprehensive Plan - Future Land Use Map to Park and to zone approximately

48.461 acres from County RSF-4 (Residential Single-Family) to a City CSR (Community Services and Recreation) zone district, the Planning Commission made the following findings of fact and conclusions:

1. The proposed amendment to the Park designation on the Future Land Use Map is consistent with the goals and policies of the Comprehensive Plan;
2. The requested zone is consistent with the goals and policies of the Comprehensive Plan;
3. The review criteria in Sections 21.02.130 and 21.02.140 of the Grand Junction Municipal Code have all been met.

# BOOKENDS ANNEXATION

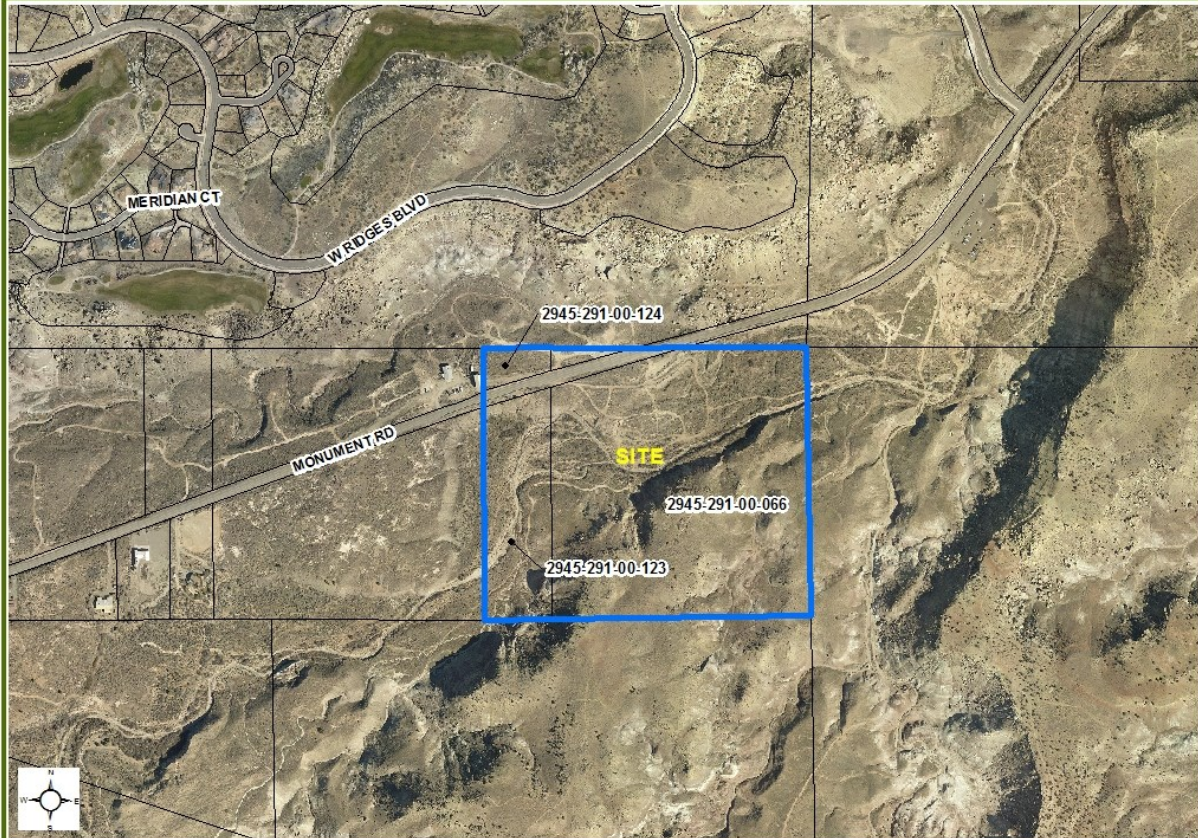


CITY LIMITS

ANNEXATION BOUNDARY

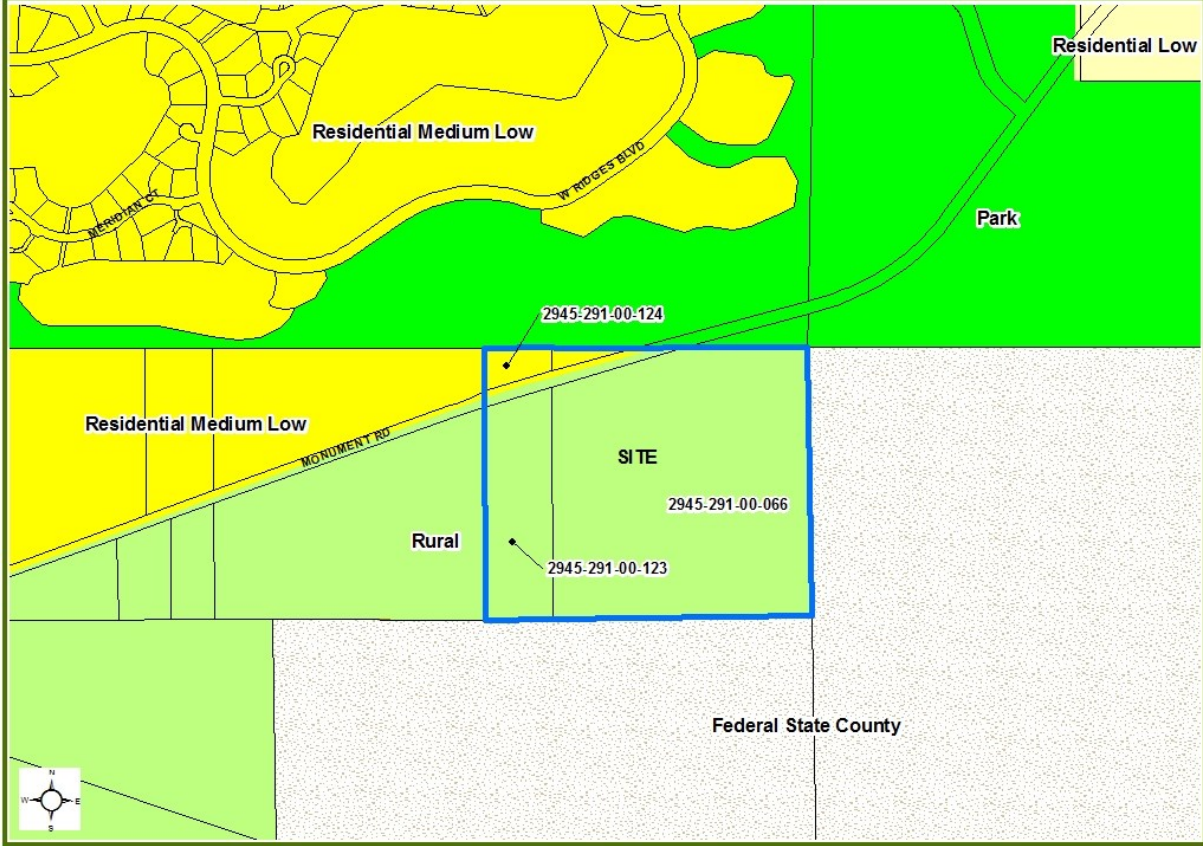


**BOOKENDS ANNEXATION: AERIAL PHOTO (2014)**



— ANNEXATION BOUNDARY

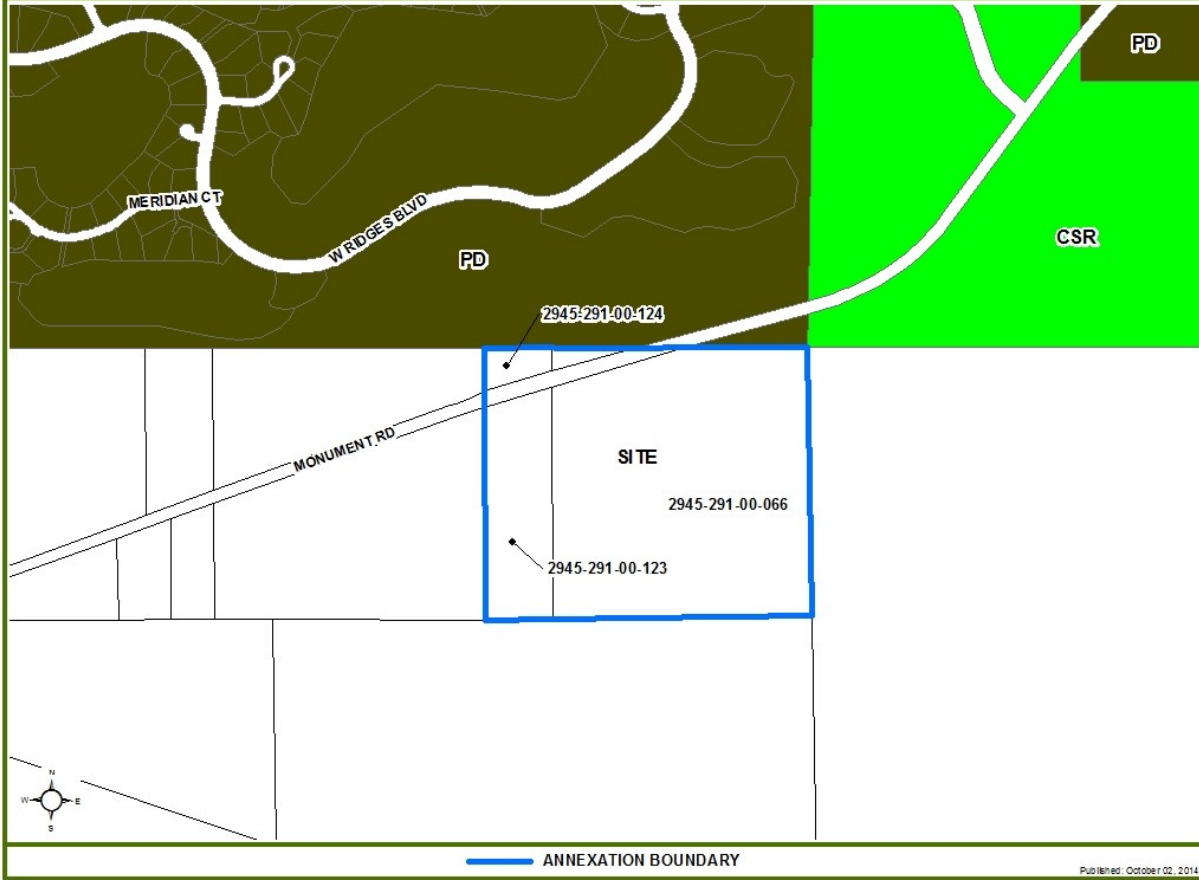
# BOOKENDS ANNEXATION: FUTURE LAND USE



ANNEXATION BOUNDARY

# BOOKENDS ANNEXATION: ZONING

Grand Junction  
Colorado



**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN  
FUTURE LAND USE DESIGNATION TO PARK**

**AND**

**ZONING THE BOOKENDS ANNEXATION  
TO CSR (COMMUNITY SERVICES AND RECREATION)**

**LOCATED AT 2395 MONUMENT 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 changing the Comprehensive Plan – Future Land Use Designation from Residential Medium Low and Rural to Park, finding that the proposed amendment is consistent with the goals and policies of the Comprehensive Plan.

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 Bookends Annexation to the CSR (Community Services and Recreation) zone district, finding that it conforms with the adjacent land use category of Park as shown on the Future Land Use Map of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the Comprehensive Plan designation of Park is in conformance with the criteria in the Comprehensive Plan for an Amendment to the Future Land Use Map and the stated criteria in Section 21.02.130 of the Grand Junction Zoning and Development Code.

After public notice and public hearing, the Grand Junction City Council finds that the CSR (Community Services and Recreation) zone district is in conformance with the stated criteria of Sections 21.02.140 of the Grand Junction Zoning and Development Code.

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

The following property shall be designated Park on the Comprehensive Plan – Future Land Use Map



AND shall be zoned CSR (Community Services and Recreation).

A certain parcel of land lying in the Northeast Quarter (NE 1/4) of Section 29, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

ALL of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 29, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, TOGETHER WITH the following described portion of the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of said Section 29; BEGINNING at the Northeast corner of the NW 1/4 NE 1/4 of said Section 29 and assuming the East line of the NW 1/4 NE 1/4 of said Section 29 bears S 00°04'21" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 00°04'21" E, along the East line of the NW 1/4 NE 1/4 of said Section 29, a distance of 1310.96 feet to a point being the Southeast corner of the NW 1/4 NE 1/4 of said Section 29; thence N 89°50'56" W, along the South line of the NW 1/4 NE 1/4 of said Section 29, a distance of 330.41 feet; thence N 00°04'58" W, along the East line of that certain parcel of land as described in Book 2410, Page 975, Public Records of Mesa County, Colorado, a distance of 1311.71 feet; thence S 89°44'23" E, along the North line of NW 1/4 NE 1/4 of said Section 29, a distance of 234.84 feet to a point being the Southwest corner of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 20, Township 1 South, Range 1 West, Ute Principal Meridian; thence S 89°38'26" E, along the South line of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of said Section 20, a distance of 95.72 feet, more or less, to the Point of Beginning.

LESS APPROXIMATELY 1.200 ACRES OF MONUMENT ROAD Right Of Way.

Introduced on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2015 and ordered published in pamphlet form.

Adopted on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2015 and ordered published in pamphlet form.

ATTEST:

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

\_\_\_\_\_  
Mayor



Date: April 10, 2015  
 Author: Lori V. Bowers  
 Title/ Phone Ext: Sr. Planner / 256-4033  
 Proposed Schedule: April 15, 2015  
 File #: MTG-2014-496

Attach 3

**CITY COUNCIL AGENDA ITEM**

<b>Subject:</b> North Avenue Catalyst Grant Application for 1460 North Avenue
<b>Action Requested/Recommendation:</b> Consider Approval of a North Avenue Catalyst Grant Application from Dakota West Properties in the Amount of \$9,002.45
<b>Presenter(s) Name &amp; Title:</b> Lori V. Bowers, Sr. Planner

**Executive Summary:**

Dakota West Properties, located at 1460 North Avenue has submitted an application for consideration for the North Avenue Catalyst Grant Program. The eligible grant amount is \$9,002.45. This is the second application for this program to come before the City Council.

**Background, Analysis and Options:**

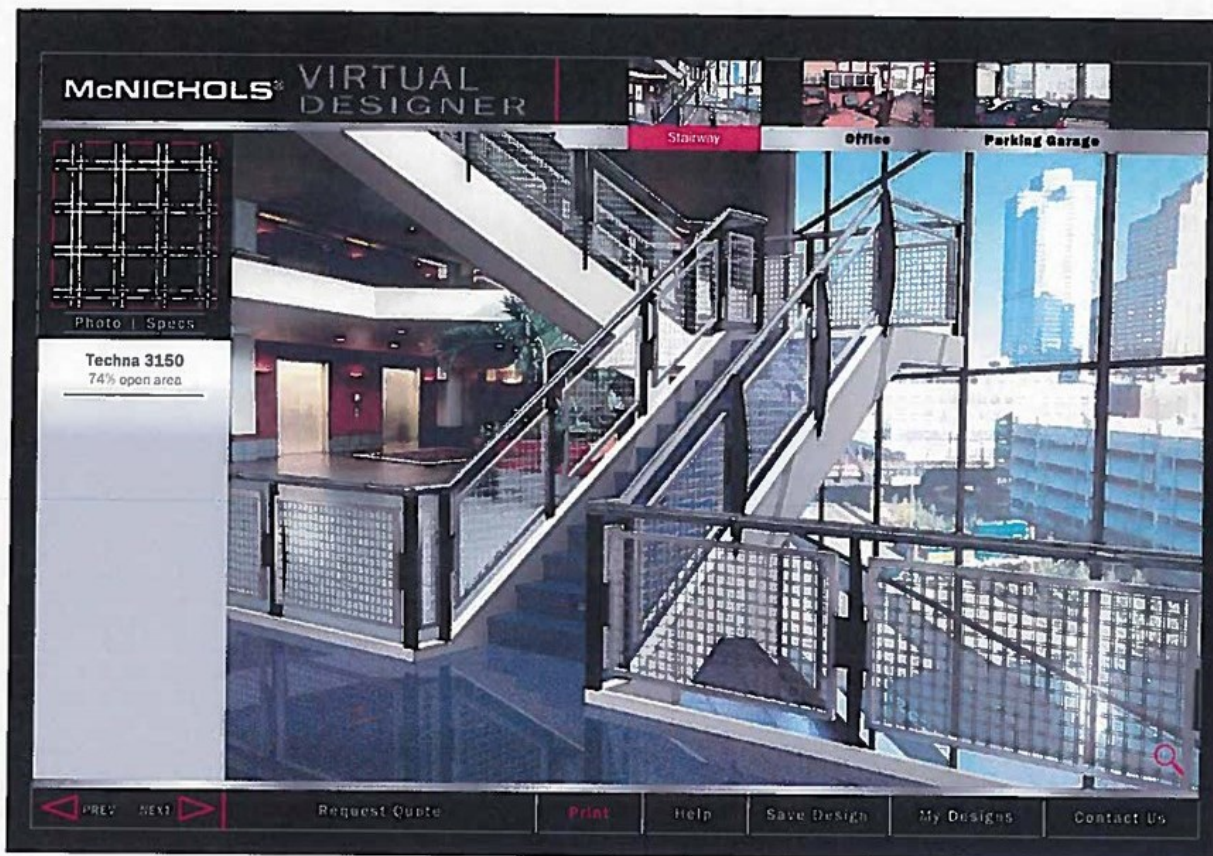
In November 2014, the City Council established a grant program in an effort to help revitalize North Avenue. The grant program requires a 50% match from the property/business owner with grant amounts up to \$10,000 per property. Projects meeting the requirements of the program and approved by City Council will be funded on a first come first serve basis. This is the second such application presented for consideration.

The application is for property located on the northwest corner of 15<sup>th</sup> Street and North Avenue. The North Avenue Owners Association (NAOA) herein referred to as the Committee, recommends approval of three of the four items requested for grant funding.

The applicant proposes to renovate the front of the building by replacing the existing metal frame windows with new double paned sliding windows with decorative screens placed over them. Shrubs covering these windows have been removed in preparation of the new sidewalk improvements that will be starting soon for this section of North Avenue. An awning over the middle window has also been removed. In the past these shrubs and awning have helped capture errant golf balls from breaking the windows. The proposed decorative screens will help keep golf balls from hitting the new windows.

The bid for installation of the decorative mesh covering the three windows is **\$3,284.90**.

A photo from the manufacturer is shown below. The upper left shows a detail of the screen. The panels would be similar to those shown in the lower right of the picture, mitered and edged for an exterior mount over the new windows.



In addition the owner will also be replacing all windows along the east facing side of the building. The Committee asked that the applicant verify that all 26 windows can be seen from North Avenue for them to all be eligible for grant funding. The applicant has responded that only one window is possibly not visible from North Avenue as it is on the North side of the front portion of the building. It may be visible if someone were approaching from the East but the applicant cannot negate or confirm that.

The total bid for replacement of 26 windows is \$14,789. If the bid is reduced by \$568.80 the eligible amount will be **\$14,220.00** ( $14,789 \div 26 = 568.80$  per window).

While not eligible for grant money, the applicant will start painting and repairing the fascia, soffit and eaves. The fascia will be a lighter color brown than it is currently painted and the soffit and eaves will be a light color to match the new almond window frames.

The owners are also proposing improvements for the dumpster area. They will install weed barrier and new rock to help keep this area free from weeds. Funding the installation of weed fabric and adding rock/gravel in the dumpster area will be **\$500**.

Item #	Description of Work	Bid \$	Eligible Grant \$	Committee Recommendation	Recommended 50/50 Grant \$
1	Replace 26 window with almond colored double paned sliding windows with screens. Note, only 25 of the windows can be seen from North Avenue and are eligible for funding.	14,789.00	14220.00	Fund 25 out of 26 windows	7110.00
2	New sign on the North Avenue side of the building, Existing Pole sign to remain	1,500.00	0.00	Not to fund new sign, does not meet Grant eligibilty requirements	0.00
3	Improve Dumpster area with weed fabric and rock/gravel as ground cover	500.00	500.00	Fund full amount	250.00
4	Docorative mesh covering for 3 windows closet to and facing North Avenue to protect against golf balls	3,284.90	3284.90	Fund full amount	1642.45
<b>TOTALS</b>		<b>20,073.90</b>	<b>18004.90</b>		<b>9002.45</b>

Requested but not approved by the Committee was a request to fund the installation of a new sign to be located on the North Avenue side of the building. The awning that has been removed was also the sign for a former tenant of the building. For the sign to be eligible for funding it would require that the existing freestanding pole sign be removed and then replacement signage would be placed on the building. The cost of removing the pole sign may also be funded by the grant. A second option is that the pole sign be removed and in its place a monument sign could be installed. In response to the sign, the applicants do not wish to remove the pole sign nor convert it to a monument sign. The current North Avenue plan already removes this building's access off of North Avenue which they feel has the potential to decrease access to their tenants. The current sign is not extremely large or obtrusive and they do not want add another potential burden to their tenants in regards to access and/or visibility.

The North Avenue improvements to this site are shown on an attached site plan. While the applicant is losing their driveway access onto North Avenue they will gain two additional parking spaces. All access for this site will be obtained from 15<sup>th</sup> Street.

These additions and improvements will total **\$18,004.90**, therefore the applicant requests the maximum amount available to them from the 50/50 Grant funding. The amount recommended by the Committee (minus one window) is **\$9,002.45**. The attached application contains photos of the existing building elevations and diagrams the proposed improvements. Estimates are included.



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

The application presented for consideration meets **Goal 8:** Create attractive public spaces and enhance the visual appeal of the community through quality development.

The applicant is providing upgrades to the existing building that will not only enhance its appearance but should help with energy efficiency.

**How this item relates to the Economic Development Plan:**

The North Avenue Catalyst Grant Program supports the City's 2014 Economic Development Plan; specifically Section 1.5 Supporting Existing Business: Continue to explore opportunities and review requests to assist the business community through tax policies, financing options and financial incentives.

**Board or Committee Recommendation:**

The North Avenue Catalyst Grant Committee forwards a recommendation of approval from their meeting on March 31, 2015.

**Financial Impact/Budget:**

The Committee recommends approval of the requested amount of \$9,002.45, as this is well within the remaining North Avenue Catalyst Grant Program budget of \$90,000.

Catalyst Grant Program Budget	\$100,000.
1) Grand Valley Powersports	<u>10,000.</u> (Funded by Council Feb. 18, 2015)
	90,000.(Remaining funds to be allocated)

**Legal issues:**

No legal issues have been identified.

**Other issues:**

No other issues have been identified.

**Previously presented or discussed:**

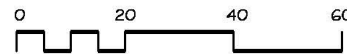
This item has not been previously presented.

**Attachments:**

Site Improvements Map  
Submitted Application



**15TH AND NORTH PLAZA  
PARKING LOT CONCEPT**



NORTH



**Clavonne, Roe  
Lane  
Landsc.**  
282 N. 7TH STREET, SUITE 101  
970-241-0748

## Grand Junction Commercial Catalyst Improvement Grant Program APPLICATION

Please note that application will not be considered until all information is submitted to the City Community Development Division, 250 N. 5th Street, Grand Junction, CO 81501, or scan and email to [planning@gjcity.org](mailto:planning@gjcity.org).

Name of Applicant(s): DAKOTA WEST PROPERTIES - DAVE & AMY HIBBERD

Mailing Address: P.O. Box 551 FRUITA CO 81521

Phone Number(s): DAVE 970-261-6089 AMY 970-261-6388

Email: AMY.HIBBERD@OUTLOOK.COM

Project Address: 1460 NORTH AVE GRAND JCT CO 81501

Business Name: DAKOTA WEST PROPERTIES Parcel Number: 2945-123-21-007

Work to be performed on Front Façade Improvements and/or Pedestrian Safety & Streetscape (check all that apply):

- Repair, restoration, or installation of exterior masonry, stucco or siding
- Repair, replacement or installation of exterior awnings, window trim and doors
- Exterior lighting upgrades
- Signage upgrades (removal of pole sign and signage placed on façade and/or monument sign with maximum height 12 ft.)
- Addition of a plaza, fountain, outdoor dining or other pedestrian features in front of building and abutting North Avenue
- Construction of detached sidewalks and park-strip running the entire length of the property
- Construction and/or installation of park-strip hardscape features
- Design/Architect services for project (up to \$1,500)
- Renovation of front entryway to make more accessible
- Other (please describe) \_\_\_\_\_

Projected Start/Finish Dates for Project: 5/1/15 - 12/1/15

Total Estimated Cost of Improvements: ~~\$120,088.90~~ \$20,073.90

Grant Program Amount Requested: \$10,000.00

**Grand Junction Commercial Catalyst Grant Program**  
**AGREEMENTS AND CONDITIONS**

- i. The following information must be submitted with your application: plans drawn to 30 scale; samples or depictions of finishes to be used; photos of existing condition of property; and detailed budget of project including cost estimates by contractors.
2. By submitting and signing this Application, the Applicant certifies and agrees to all terms and conditions of the Program, including:
  - The Applicant is in good standing with the City including payment of all taxes to the City of Grand Junction.
  - The Applicant agrees to adhere to the goals and vision for North Avenue as established in the Comprehensive Plan and the North Avenue Corridor Plans.
  - The Applicant agrees that all improvements to be undertaken will be consistent with all applicable zoning and building codes. Grand Junction Planning Commission or City Council review, where required must be conducted prior to commencement of work on the catalyst project. All permits and other requirements are the Applicant's sole responsibility.
  - The project must be started within three months of approval and completed within twelve months of approval to be eligible for reimbursement. Any work done on the project prior to approval of application is ineligible for reimbursement.
  - Only the work that is described in the application and approved by the Grand Junction City Council shall be eligible for reimbursement. Disbursement of funds will be made only after the entire project is complete and passes required inspections.
  - The Applicant must submit before and after photos of the project, copies of invoices, receipts, and a signed itemized statement of the total cost of the project to the City. All documentation for reimbursement must be provided to the City at time of request, with a maximum of two reimbursements. All receipts must be provided no more than 15 months after the application has been approved.
  - The Applicant understands that he/she is responsible for all construction management, including but not limited to traffic control and any permits required by the Colorado Department of Transportation (CDOT).
  - The project grant award will at all times be within the program guidelines. The amount designated by the City will not be increased due to cost overruns, changes in scope or other changes made or necessitated by the applicant, its agents and/or financiers.
  - It is expressly understood and agreed that the Applicant shall be solely responsible for all safety conditions and compliance with all applicable regulations, codes, and ordinances.
  - The Applicant shall indemnify, protect, defend, and hold harmless the City of Grand Junction and its agents and employees from all claims, damages, lawsuits, costs, and expenses for any property damage, personal injury, or other loss relating in any way to the Grand Junction Commercial Catalyst Grant Program.

Applicant's Signature:  Date: 3-26-15

Attest: (if LLC, Corporation or Legal Entity other than Sole Proprietorship)

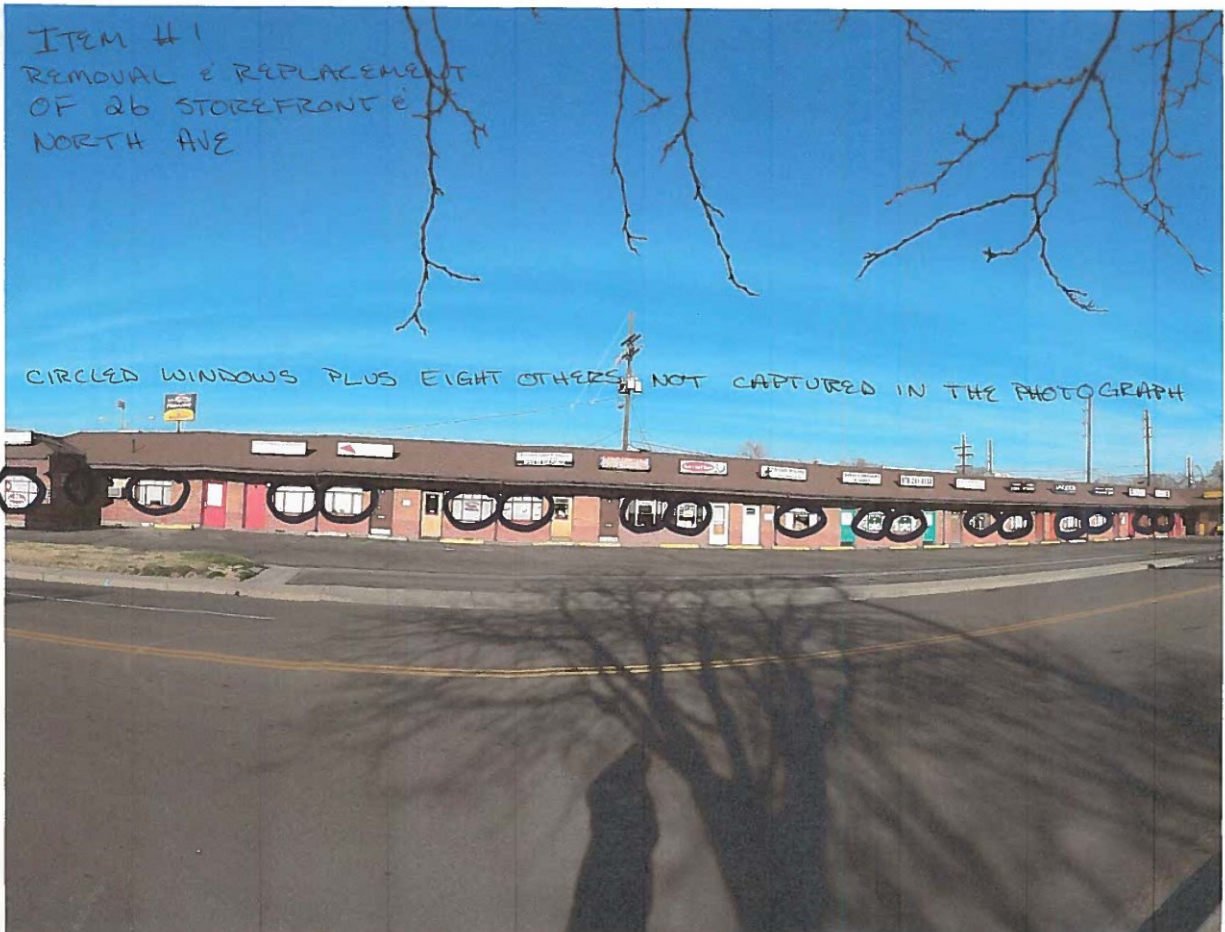
Owner's Signature (if different): \_\_\_\_\_ Date: \_\_\_\_\_

Attest: (if LLC, Corporation or Legal Entity other than Sole Proprietorship)



North Avenue Catalyst Program Grant Proposal  
Dakota West Properties  
1460 North Ave, Grand Junction, CO 81501

ITEM NUMBER	ITEM DESCRIPTION	BID
1	Replace 26 windows with almond colored double paned sliding windows with screens	\$ 14,789.00
2	New sign on the North Ave side of the building	\$ 1,500.00
3	Weed barrier fabric and rock/gravel in the area where the trash dumpster is located on the northeast portion of the building	\$ 500.00
4	Decorative mesh covering the three windows on the North Ave side of the building to protect windows from golf balls	\$ 3,284.90
	TOTAL	\$ 20,007.39



ITEM #1

Brehm Properties, LLC  
3758 Blair rd.  
Whitewater, CO 81527  
(970) 234-1229

# PROPOSAL

	<b>Date</b>	<b>Estimate #</b>
	3/5/2015	1191
<b>Project Description</b>		
Dave Hibberd 1460 North Avenue		
Grand Junction, CO 81501		

Description	Quantity	Cost
This estimate to include : Removal and replacement of existing 26 storefront and North Ave. facing windows with Cascade almond LOWE slider windows to match existing sizes with screens. This will include all caulking of inside and outside of window penetrations, all work to be performed in a professional and workmanship manner. Includes the disposal of 26 windows and frames. Tempered glass will be in window portion relative to operable door proximity within 24 inches to meet local building codes.	26	14789
<b>TOTAL</b>		<b>14789.00</b>

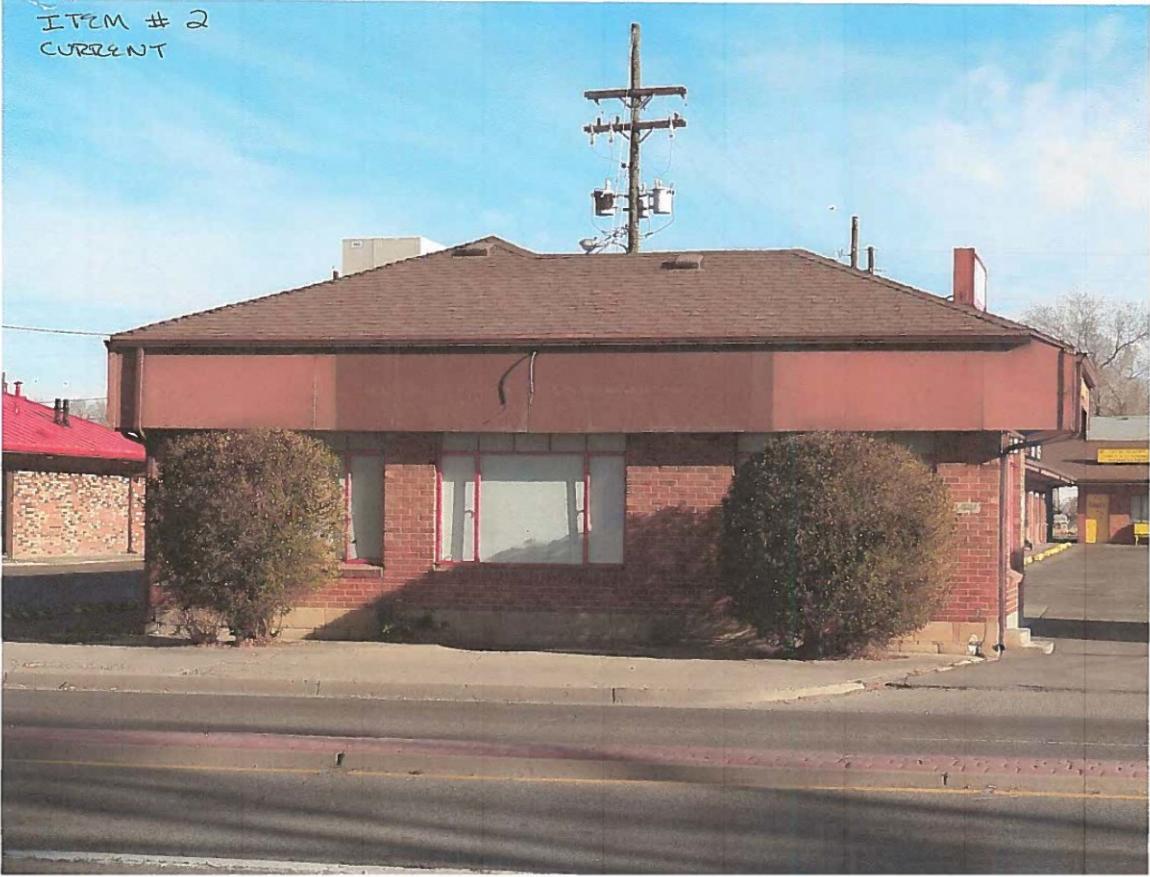
Acceptance of Proposal: \_\_\_\_\_

Date: \_\_\_\_\_

Prices are valid for 30 days.  
Thank you for your business!



ITEM # 2  
CURRENT



ITEM # 2  
FUTURE

3'X12'

1500.00



ITEM #2 **Invoice**

Premier Signs & Neon, LLC  
 3186 Mesa Ave.  
 Grand Junction, CO 81504  
 United States

Invoice Number:  
 7376

Invoice Date:  
 Feb 12, 2015

Voice: (970) 257-7656  
 Fax: (970) 257-7656

Page:  
 1

Duplicate

Sold To:  
 1 STOP COMPUTER SHOP  
 1460 NORTH AVE UNIT A  
 GRAND JUNCTION, CO 81501

Ship to:

Customer ID		Customer PO		Payment Terms	
1ST100				Net Due	
Sales Rep ID		Shipping Method		Ship Date	Due Date
		Airborne			2/12/15
Quantity	Item	Description	Unit Price	Extension	
1.00	LABOR	INSTALL CUSTOMER 3' X 12' SIGN	1,500.00	1,500.00	

Check/Credit Memo No:

Subtotal	1,500.00
Sales Tax	
Total Invoice Amount	1,500.00
Payment/Credit Applied	
<b>TOTAL</b>	<b>1,500.00</b>



ITEM # 3



**TNT Enterprises GJ LLC**

P.O. Box 551  
Fruita, CO 81521

ITEM #3

**Quote**

Date	Quote #
3/26/2015	2

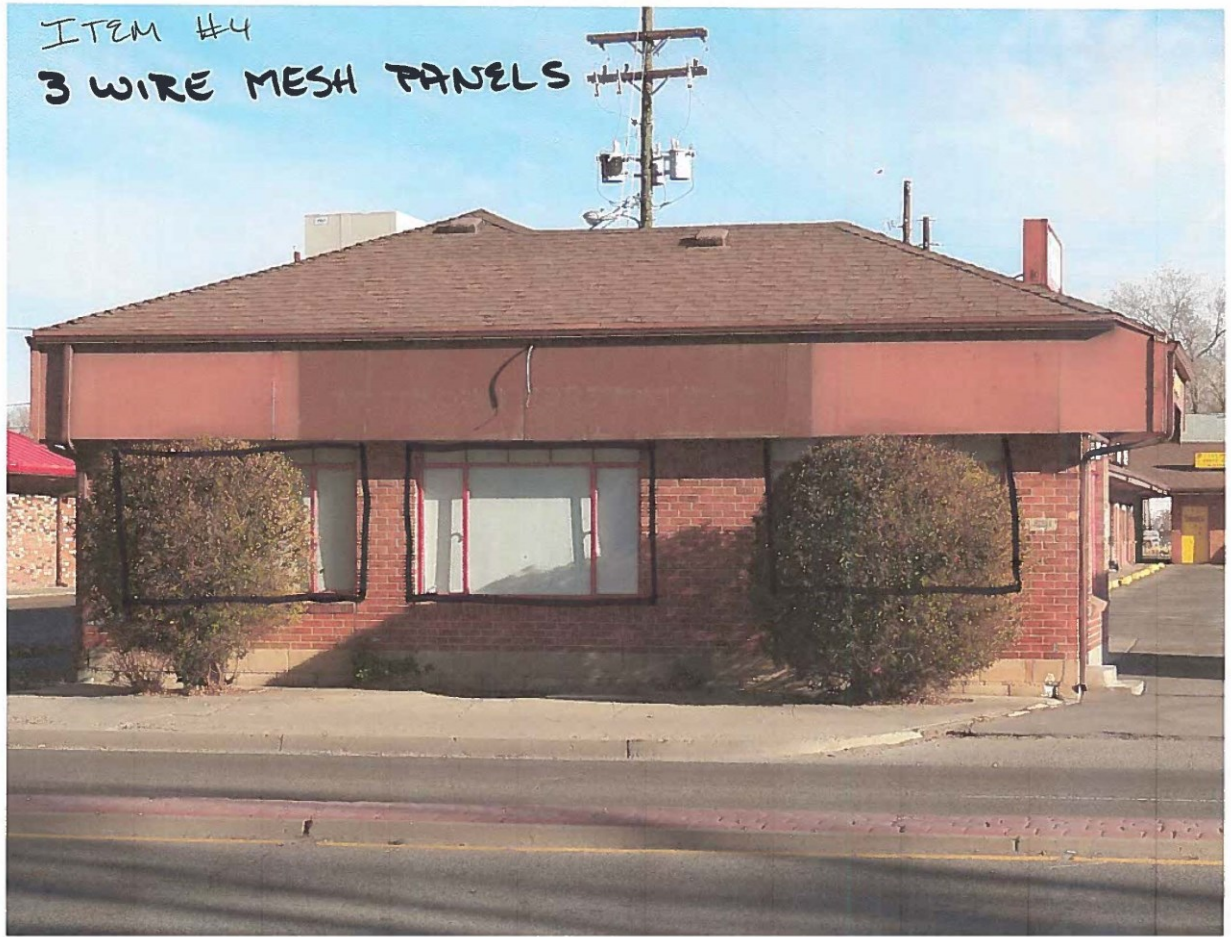
Name / Address
Dakota West Properties P.O. Box 551 Fruita, CO 81521

Item	Description	Qty	Cost	Total
Service/Labor	Weed barrier fabric and rock/gravel in the area where the trash dumpster is located on the northeast portion of the building	1	500.00	500.00

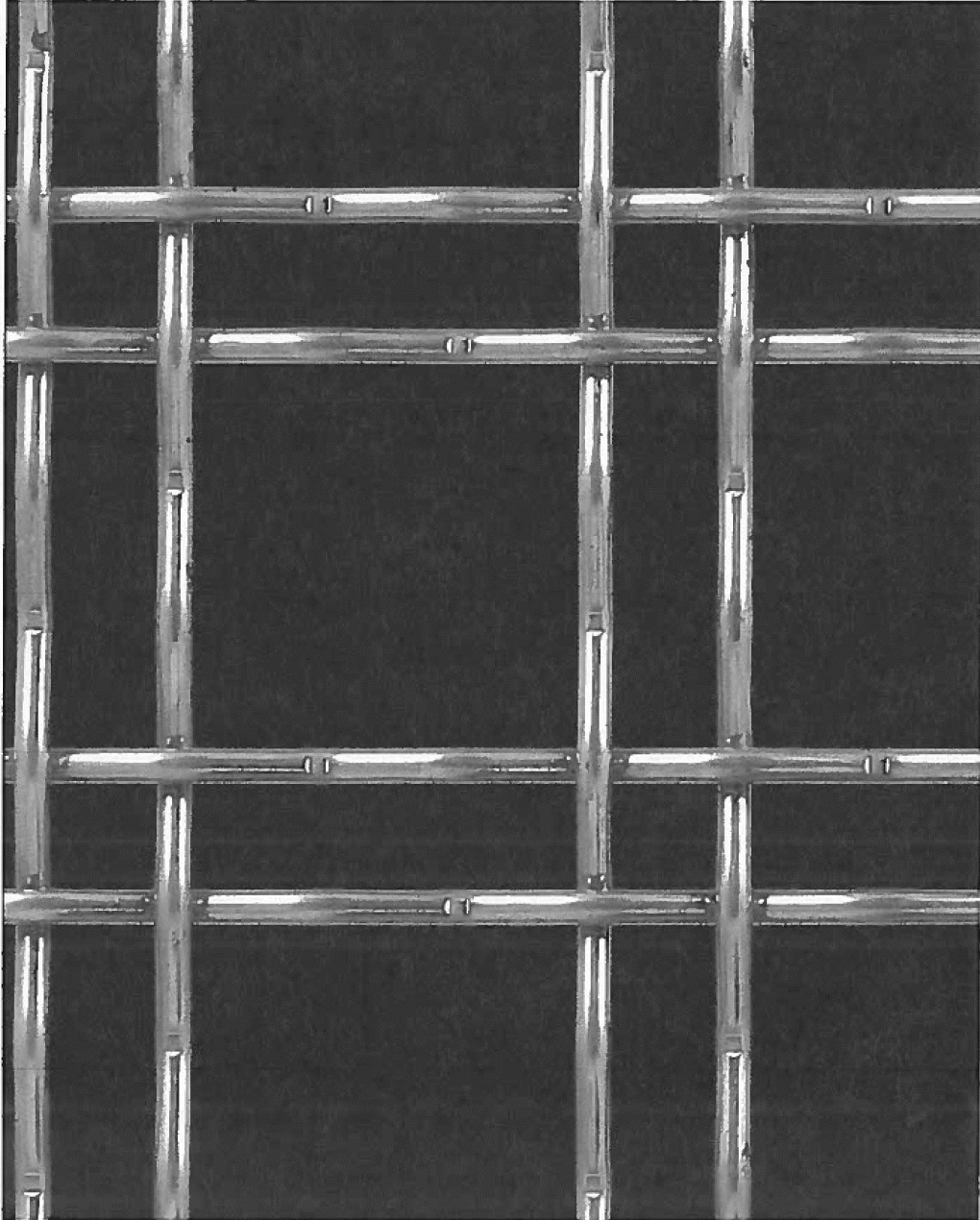
Phone #	E-mail	<b>Total</b>
Trent 970-260-7949	tnenterprisesgj@outlook.com	
		\$500.00

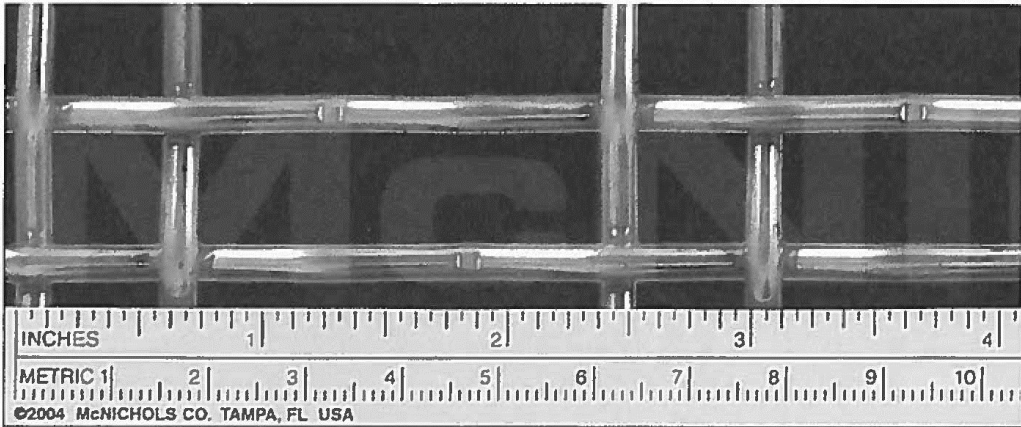


ITEM #4  
3 WIRE MESH PANELS



**MCNICHOLS QUALITY TECHNA™ 3150**







ITEM #4

**QUOTE**

**McNICHOLS CO.**  
Industrial & Architectural Hole Product Solutions since 1952  
PO BOX 30300 Tampa, FL 33630-3300 | 800.237.3820 | mcnichols.com

Quote #	2015-553625
Account #	2035791
Date	3/26/2015
Sales Contact	Eric Lewitke 800-237-3820 x3848 eric.lewitke@mcnichols.com
Lead Time	TBD

**Bill To**  
Dave Hibberd  
1645 K RD  
Fruita, CO 81521  
Contact: Dave Hibberd  
Phone: +1 970 2616089

**Ship To**

Thank you for your inquiry for McNICHOLS Quality Hole Products. We are pleased to quote as follows:

Part Number	Description	Qty	U/M	Unit Price	Wt. (lbs)	Price
3731500051	McNICHOLS® Quality Techna™ 3150, Decorative Mesh, Aluminum, 74% Open Area  3 at 60.0" width x 80.0" length - random cut, Special Instructions: U-EDGING ALL 4 SIDES, MITRED AT CORNERS, GROUND FLUSH, U Edging, Aluminum/ Type 3003-H14, .125 GA, Type 438, 3/8 Opg Tolerance: +/- 3/8	3	LOT		83	\$1,479.30
3631500051	McNICHOLS® Quality Techna™ 3150, Decorative Mesh, Plain Steel, 74% Open Area  3 at 60.0" width x 80.0" length - random cut, Special Instructions: U-EDGING ALL 4 SIDES, MITRED AT CORNERS, GROUND FLUSH, U Edging, Plain Steel/ Hot Rolled, 14 GA, 3/8 Opg Tolerance: +/- 3/8	3	LOT		139	\$1,158.90
* 3131500051	McNICHOLS® Quality Techna™ 3150, Designer Series, Stainless Steel Type 316, 74% Open Area  3 at 60.0" width x 80.0" length - random cut, Special Instructions: U-EDGING ALL 4 SIDES, MITRED AT CORNERS, GROUND FLUSH, U Edging, SS/Type 316, 14 GA, 1/2 Opg Tolerance: +/- 3/8	3	LOT		139	\$2,589.90
						TAX \$ 195.00 ESTIMATE
						\$ 2,784.90
						SHIPPING \$ 500.00 ESTIMATE
						3,284.90

**Comments:** Total Weight: 361 lbs., Freight:

Subtotal:	<del>\$5,228.10</del>
Freight:	<del>\$0.00</del>

## Grand Junction: A Community Forestry Leader in Colorado

Grand Junction, the largest city in western Colorado, has become a leader in community forestry for not only the Western Slope, but for the state as a whole. In the past several years, the city has made major achievements toward advancing its community forestry program, recognizing forestry achievements in the community and enhancing the urban forests enjoyed by its nearly 60,000 residents.

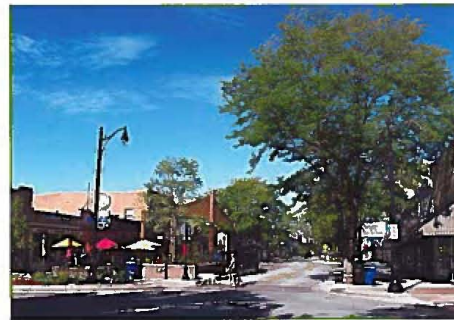
"We're proud that the City of Grand Junction has made such a strong commitment to managing and caring for its urban forest," said Kamie Long, assistant district forester for the Colorado State Forest Service (CSFS) Grand Junction District and chair of the city's Forestry Advisory Board. "The support of the community, City Council and City Forestry crew have made Grand Junction a more beautiful place to live year-round."

Major urban and community forestry accomplishments in Grand Junction in recent years include the following:

- **More than 30 years as a Tree City USA** – In 2014, the CSFS and Arbor Day Foundation recognized Grand Junction with this designation for the 31st consecutive year, for meeting core standards of sound urban forestry management and demonstrating a commitment to caring for and managing its public trees.
- **A local Tree Campus USA** – Colorado Mesa University retains this recognition, also designated by the Arbor Day Foundation. In 2014, university students planted three trees on campus to celebrate Arbor Day and planted 15 trees on the Western Colorado Community College campus in the fall as their service project.
- **An extensive urban tree inventory** – Since 2012, the CSFS has led efforts to map and gather data on nearly 5,000 public trees in the heart of Grand Junction. Urban tree inventories help identify tree species, hazardous trees, pruning needs, insect problems, incidence of disease and open spaces available for tree planting. Grand Junction's tree inventory has yielded information including an estimated total value of the city's trees (more than \$14 million) and the number and location of ash trees in the inventoried area – more important than ever with emerald ash borer (EAB) now confirmed in Colorado.
- **Award-winning community landscapes** – In 2011, the city won the Gold Leaf Award for Outstanding Community Landscape Beautification from the International Society of Arboriculture – Rocky Mountain Chapter for its Downtown Uplift Project. The completed project resulted in a renovation of the original Main Street landscaping, originally completed in 1962, with improvements that included replacing dying trees and installing water features, play areas and shade shelters for an enhanced urban forest.
- **An education-oriented arboretum** – The Lincoln Park Arboretum showcases 69 tree species, and allows visitors tours that can be guided via smartphone. Two State Champion Trees, which are the largest known specimens of their species in Colorado, are located in the park – a weeping mulberry and London planetree.



▲ Volunteers install sign posts for the Lincoln Park Arboretum, which showcases 69 tree species. Photo: City of Grand Junction



▲ Grand Junction has been a recognized Tree City USA® for more than 30 years, demonstrating a commitment to manage and care for its public trees. Photo: City of Grand Junction



▲ Renovation of Grand Junction's Main Street included replacement of unhealthy and hazardous trees with a diverse selection of tree species, retaining the healthy and mature trees where appropriate, and the addition of play areas and shade shelters. Photo: City of Grand Junction

CITY COUNCIL MEETING

CITIZEN PRESENTATION

Date: 9/15/15  
Citizen's Name: Bruce Lohmiller  
Address: 445 Chapeta NUSWE #95  
Phone Number: \_\_\_\_\_  
Subject: Judge's Note

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



Mail C# 120370  
120370

Bruce L. Miller <bruce.l.miller@gmail.com>

FILED IN COMBINED COURT  
MAR 11 2015  
MESA COUNTY COMBINED COURT  
MESA COUNTY, COLORADO

Rule 4 (Section) 42 (B).

Miller <bruce.l.miller@gmail.com>

Thu, Dec 18, 2014 at 10:14 AM

Actual Disputes Of Service And Discovery Please Take Appropriate Action bruce.l.miller@gmail.com

APR 14 2015

GJPD (DVD) Julia Marston C# 06CV61, 09PR99 AND 12C370  
Copy # 14-3945 Motion to Discover  
(Due Diligence) C. Scissors

Bruce L. Miller  
3/11/15

No action taken.  
Unsure as to what  
defendant is  
requesting.

CPL 3/12/15

Google

Gmail

COMPOSE

- Inbox
- Less
- Starred
- Important
- Chats
- Sent Mail
- Drafts
- All Mail
- Spam
- Trash
- Categories
- Circles
- personals
- Manage labels
- Create new label

label:personals

+Bruce [icon] [icon] Share

1 of 126 < > [icon] [icon]

Free Scores Now - 3 Bureau Credit Report - View your latest Credit Scores from all 3 bureaus

(no subject)

Bruce Lohmiller P.S. Chief Konzak Perjury M: Feb 14 (7 days ago)

Julia Marston to me

Feb 18 (3 days ago)

English - Czech - Translate message Turn off for English

Bruce

I looked up report number 2014-00007404  
 There is a copy of a note from Chief Konzak in that report. The note from the chief was written in November, 2008. It appears you made a claim that a restraining order filed in California was false. Unfortunately the perjury mentioned would have to be addressed by California law enforcement. It could not be handled by our agency.

>>> Bruce Lohmiller <bruce.lohmiller@gmail.com> 2/14/2014 7:06 AM >>>

Bruce Lohmiller I Will Pursuit (Los Angeles) Feb 19 (2 days ago)

People (12)

Julia Marston

Add to circles

[icon]

Show details

Ad

FREE SCORES NOW

3 Bureau Credit Report

View your latest Credit Scores from all 3 bureaus in 60 seconds for \$0!

Get Better Inbox Success Improve Email Deliverability. Get SMTP Services & Support. Learn More smtp.com@email-deliverability

fax: (213) 626-7952  
 ATTN: DEP. GERARD HOUSTON  
 (#) 1ASS006082 (Judge Linkel)  
 (Judge Cotton)

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