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**CITY COUNCIL AGENDA
WEDNESDAY, AUGUST 17, 2016
250 NORTH 5TH STREET
6:15 P.M. – PRE-MEETING – 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, Pledge of Allegiance, Invocation

Church of Jesus Christ of Latter Day Saints, Orchard Mesa Ward – Bishop Mark Rogers

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

****Presentation**

2015 Auditors Report – Ty Holman, Haynie and Company

[Supplemental Documents](#)

Proclamation

[Proclaiming August 22-29, 2016 as “Up With People Week” in the City of Grand Junction](#)

Appointment

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

Certificate of Appointment

To the Commission on Arts and Culture

Citizen Comments

[Supplemental Documents](#)

Revised August 18, 2016 2:34 PM

*** Indicates Changed Item*

**** Indicates New Item*

REVISED

Council Comments

Consent Agenda

1. Approval of Minutes

- a. [Summary of the August 1, 2016 Workshop](#)
- b. [Minutes of the August 3, 2016 Special Session](#)
- c. [Minutes of the August 3, 2016 Regular Meeting](#)

2. Resolution

- a. [Resolution No. 37-16 – A Resolution Concerning the Issuance of a Revocable Permit to Mesa County Valley School District No. 51 to Allow Construction of a 6’ Metal Fence in an Unimproved Alley Right-of-Way, Located at 2150 Grand Avenue](#)

3. Continue Public Hearing

- a. Quasi-Judicial
 - i. [A Proposed Ordinance Amending the Outline Development Plan and Planned Development Ordinance for Highlands Apartments, Located at 805 and 825 Bookcliff Avenue, to Increase the Number of Units within the Same Building Footprint \(To be Continued to September 7, 2016\)](#)

Regular Agenda

4. Contracts/Other Action Items

- a. [Federal Aviation Administration Airport Improvement Program Grant 3-08-0027-054-2016 for the Grand Junction Regional Airport Authority for Terminal Air Carrier Apron Reconstruction](#)

5. Public Hearings

- a. Quasi-Judicial
 - i. [Ordinance No. 4715 – An Ordinance Zoning the Proposed Redlands Hollow Rezone to R-4 \(Residential – 4 du/ac\), Located at 508 22 ¼ Road](#)
[Supplemental Documents](#)
 - ii. [Ordinance No. 4716 – An Ordinance Making Supplemental Appropriations to the 2016 Budget of the City of Grand Junction, Colorado](#)

6. Non-Scheduled Citizens & Visitors

7. Other Business

8. Adjournment

Grand Junction

State of Colorado

PROCLAMATION

WHEREAS, *Up with People* was founded in 1965 during a turbulent period in the United States as a positive voice for young people; and

WHEREAS, *Up with People* is celebrating its 50th Anniversary as an international, educational, and cultural program for young adults between the ages of 17 and 29 that brings people together through volunteerism and music; and

WHEREAS, *Up with People* exemplifies the quintessential American idea that we can bring positive change and solve problems communally when we work together; and

WHEREAS, the cast of 100 *Up with People* volunteers from 20 different countries will be staying with 50 host families in Grand Junction from August 22nd through August 29th as they volunteer over 1,000 hours to local humanitarian operations such as Grey Gourmet; St. Mary's Hospital Rose Hill Hospitality House; Catholic Outreach; The House; and Mesa County Department of Human Services; and

WHEREAS, *Up with People* will work with Grand Junction High School to provide a culture fair, show, and leadership workshop for students across the school district to inspire young people to learn from other cultures and make change in their community; and

WHEREAS, the *Up with People* cast will be performing at the Grand Junction High School Auditorium during the week of August 22nd.

NOW, THEREFORE, I, Phyllis Norris, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim August 22 through August 29, 2016 as

"UP WITH PEOPLE WEEK"

in the City of Grand Junction and encourage citizens to celebrate the profound impact of volunteerism and music that encourages people to discover their own power on how to make a difference and build a brighter future in their neighborhoods, their cities, their nation, and the world.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 17th day of August, 2016.

Mayor



**GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
August 1, 2016 – Noticed Agenda Attached**

Meeting Convened: 5:00 p.m. in the City Hall Auditorium

Meeting Adjourned: 7:01 p.m.

City Council Members present: All except Councilmember McArthur

Staff present: Caton, Moore, Shaver, Lanning, Ranguet, Schoeber, Romero, Watkins, Carruth, and Tuin

Also: Bruce Lohmiller and Katie Langford

Council President Norris called the meeting to order.

Agenda Topic 1. Update on Street Maintenance

City Manager Greg Caton said street maintenance is a big issue which affects safety, infrastructure, and economic development. He would like consensus from Council on an appropriate PCI (Pavement Condition Index) Rating (Grand Junction's current overall PCI rating is 69) and direction on funding to get to and maintain that rating.

Public Works Director Greg Lanning reviewed the street maintenance history, the City's current needs, and funding options noting road maintenance is a large part of federal and state budgets. He explained the PCI degradation curve, the average life of asphalt versus concrete streets, different options for maintenance that can be done to extend street life, and local examples of street degradation.

Councilmember Kennedy asked how the repair schedule is calculated. Mr. Lanning explained many variables (volume, profile, location, type of repair needed, etc.) are taken into account. There was discussion on the best way/program to measure street conditions.

Councilmember Boeschenstein asked how committed the City is to the Complete Streets Policy. Mr. Lanning said the funding is different; North Avenue, Horizon Drive and 1st Street all have aspects of Complete Streets, but some had no street maintenance elements.

Councilmember Boeschenstein asked if the County contributes to maintenance on shared roads. Mr. Lanning said the County does partner in the Chip Seal Program for shared roads.

There was discussion regarding the Funding Graph and how much would need to be budgeted for the "catch up" versus maintenance model, how quickly each could affect the PCI, and that material prices can drastically change. Jodi Romero, Financial Operations Director, reviewed funding options including different combinations of the options distributed.

City Attorney Shaver explained the Council policy statement from Resolution No. 13-07. Councilmember Chazen said the intent of that ballot question was to pay off the Riverside Parkway debt early, not borrow against it. Discussion ensued about whether community input and/or a ballot question should be sought to use Parkway funds and the earliest the City could pay off the debt without accruing a penalty.

City Manager Caton said Staff's recommendation is to use the "catch up" model and option C which includes a tax increase, but recognized it may not be successful. The City will at least move forward with option A, but felt if the community understood the issue they would appreciate the solution option B would provide.

Councilmember Traylor Smith asked if option A was used, what would not be funded. City Manager Caton said Parks and Recreation facilities maintenance, various ancillary projects (like alleys and curb, gutter, and sidewalk projects), and funding for advancements (like Fire Station 6) would be more challenging. He went on to explain how the Operating Fund is generated (8 mills of property tax and the 2% sales tax of which only 1/3 is paid by City citizens) and that it only produces a lean budget. He said the philosophical question is how Council would like the roads to look; Staff's recommendation is a PCI of 73. He believes that would be palatable for this community. He noted the two most sought after components of a community that businesses look for are an adequate work force and infrastructure when considering a location for their company.

Councilmember Taggart noted Council's big picture strategy and highlighted some components such as a new Fire Station, the Communication Center, and Las Colonias Park which may require additional funds through a vote. He was concerned about putting too many projects to a vote. City Manager Caton advised the Communication Center is an operational expense and explained the progress on this project.

Council agreed "B" is the best option and directed Staff to get community input through outreach and report back.

Agenda Topic 2. Next Workshop Topics

City Audit Report - City Manager Caton said the Audit is complete and asked Council if they would like it to be brought to a workshop or regular meeting.

City Attorney Shaver explained the options available to review and adopt the Audit.

Council agreed the audit can be presented at a regular Council meeting.

Two Rivers Convention Center and the Event Center – Council agreed to review this topic at the August 15th Workshop and move the start time to 5:30 p.m.

I-70 B Discussion (1st Street and Grand Avenue) – City Manager Caton said a design meeting will be held with the Colorado Department of Transportation (CDOT) in the next few weeks, but funds have not been allocated by the City or CDOT. Unused State design funds could be reallocated to the construction phase.

Agenda Topic 3. Committee Reports

Downtown Development Authority (DDA) - Councilmember Chazen said the DDA interviewed four Director candidates and background checks are being conducted on the finalist. It is hoped an offer can be made soon.

Associated Governments of Northwest Colorado (AGNC) – Councilmember Chazen said on August 25th the AGNC will host an Economic Development Summit at Two Rivers Convention Center.

Grand Junction Economic Partnership (GJEP) – Councilmember Traylor Smith said some members of GJEP along with some local municipalities will attend an outdoor trade show being held in Salt Lake City. She highlighted a Palisade company, Colorado Clean Artesian Spring Water, who will be at the trade

show and mentioned due to her attendance there, she will not be able to attend the Council pre-meeting on August 3rd.

Grand Junction Housing Authority (GJHA) – Councilmember Traylor Smith talked about the progress of the Highlands Apartment Project and noted efficiencies were found in Phase II that would eliminate meeting rooms and provide more apartments for the facility. This change request is on the August 3rd Consent Agenda for Council; she recommended approval.

Riverfront Commission – Councilmember Boeschstein said the Commission celebrated the opening of a new section of Riverfront Trail in Fruita that connects it to the new State Park and will eventually connect to the Kokopelli Trail. The Commission is also working on self-funding projects.

The Historic Preservation Board - Councilmember Boeschstein said the Board would like local historic buildings to be identified with plaques.

The Business Incubator – Councilmember Boeschstein said they have an upcoming meeting.

The Grand Junction Regional Airport Authority (GJRAA) – Councilmember Taggart said Kip Turner, the new Airport Director, is moving quickly and energizing the Task Force. Allegiant Air has a meeting scheduled with the GJRAA, the study on the buildings will be completed soon, and Mr. Turner is requesting information on the possible Foreign Trade Zone.

Agenda Topic 4. Other Business

Councilmember Chazen asked if his granddaughters could lead the Pledge of Allegiance at the August 17th regular meeting. All agreed.

With no other business the meeting was adjourned.

**GRAND JUNCTION CITY COUNCIL
MONDAY, AUGUST 1, 2016**

**WORKSHOP, 5:00 P.M.
CITY HALL AUDITORIUM
250 N. 5TH STREET**

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

1. **Update on Street Maintenance:** Council has been considering capital projects and funding over the last several months. During the April, 2016 workshop, Council reviewed financial statements of various capital projects including the on-going maintenance of streets. Staff has prepared a presentation on the condition of streets and associated costs for discussion. [Attachment](#)
Supplemental Documents
2. **Next Workshop Topics**
3. **Committee and Board Reports**
4. **Other Business**

GRAND JUNCTION CITY COUNCIL

SPECIAL SESSION MINUTES

AUGUST 3, 2016

The City Council of the City of Grand Junction, Colorado met in Special Session on Wednesday, August 3, 2016 at 5:30 p.m. in the Administration Conference Room, 2nd Floor, City Hall, 250 N. 5th Street. Those present were Councilmembers Bennett Boeschstein, Marty Chazen, Chris Kennedy, Barbara Traylor Smith, Rick Taggart, and President of the Council Phyllis Norris. Absent was Councilmember Duncan McArthur. Also present were City Manager Greg Caton, Deputy City Manager Tim Moore, City Attorney John Shaver, and Financial Operations Director Jodi Romero.

Councilmember Taggart moved to go into Executive Session to Discuss the Purchase, Acquisition, Lease, Transfer, or Sale of Real, Personal, or Other Property Interest under Colorado Revised Statutes Section 24-6-402 (4)(a) of the Open Meetings Law and they will not return to open meeting. Councilmember Kennedy seconded the motion. Motion carried.

The City Council convened into executive session at 5:35 p.m.

Councilmember McArthur entered the meeting at 5:37 p.m.

Councilmember Taggart moved to adjourn the meeting. Councilmember Kennedy seconded the motion. Motion carried.

The meeting adjourned at 6:23 p.m.

Stephanie Tuin, MMC
City Clerk

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

August 3, 2016

The City Council of the City of Grand Junction convened into regular session on the 3rd day of August, 2016 at 7:00 p.m. Those present were Councilmembers Bennett Boeschstein, Chris Kennedy, Duncan McArthur, Rick Taggart, Barbara Traylor Smith, Martin Chazen, and Council President Phyllis Norris. Also present were City Manager Greg Caton, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Norris called the meeting to order. Councilmember Traylor Smith led the Pledge of Allegiance which was followed by a moment of silence.

Proclamation

Proclaiming August 5, 2016 as “Delaney Clements Day” in the City of Grand Junction

Councilmember Kennedy read the proclamation. Wendy Reece, Delaney's mom, along with other family members, friends, and many members of the Grand Junction Fire Department were present to accept the proclamation. Ms. Reece said Grand Junction has been Delaney's village, everyone took her in and helped raise her; she is so proud. She thanked City Council for recognizing Delaney's upcoming birthday, her contribution to the community, and keeping her spirit alive.

Presentation

Introduction of St. Mary's Hospital's New President, Dr. Brian Davidson

Councilmember Chazen invited Dr. Davidson to the podium and read an introduction. Dr. Davidson addressed the City Council and showed a presentation providing background information on himself, his tenure at St. Mary's, and on St. Mary's Hospital. He also addressed challenges to the health care industry including affordability and described a program called Monument Health and noted its success. St. Mary's is the second highest paying employer in the valley.

Council President Norris said the region is fortunate to have the medical care it does; a lot of emergency care is provided by St. Mary's.

Appointment

To the Commission on Arts and Culture

Councilmember Chazen moved to appoint Roseann Lyle to the Commission on Arts and Culture for the remainder of a three year term expiring February 2019.

Councilmember Kennedy seconded the motion. Motion carried by roll call vote.

Certificates of Appointment

To the Riverfront Commission

Larry Copeland was present to accept his certificate of reappointment and Laney Heath and Orilee Witte were present to accept their certificates of appointment to the Riverfront Commission for three year terms expiring in July 2019. Councilmember Boeschstein presented them with their certificates. They all thanked the City Council for their reappointment and appointments. Ms. Heath said her focus will be education. Ms. Witte said as a part of the Welcome Center, they are all excited to be a part. Dr. Copeland thanked the Council for their support and noted the Riverfront Trail is a great asset.

Citizen Comments

Robert MacLeod, St. Martin's Place, #42, addressed the City Council on a permit to solicit and how it has been implemented in Myrtle Beach, South Carolina. Mr. MacLeod said they figured out the homeless problem by requiring a permit to solicit. He thought it would work in Grand Junction and said the American Civil Liberties Union has not bothered Myrtle Beach because begging is a trade and specific locations can be designated.

Bruce Lohmiller, 536 29 Road, #4, said City Attorney Shaver signed an invitation for those in the park to come speak. He donated some of his art pieces made from local Russian Olive trees to the Museum of Western Colorado and received a letter of appreciation from them. He also spoke about seeing a local Judge and said one of his opponents (Hillary Clinton) was in Aspen.

Council Comments

Councilmember McArthur said on July 21st he participated in a conference call with Senator Corey Gardner that was sponsored by the Colorado Municipal League. Mr.

Gardner outlined a number of bills designed to help rural main streets. He also attended the Downtown Development Authority (DDA) Meet and Greet for the executive director candidates and reported for jury selection for the Paige Birgfeld trial, but was not selected. He commended those who were selected and said the trial is scheduled through September 15th.

Councilmember Boeschstein attended the Utah Shakespeare Festival in Cedar City and on August 2nd he went to the Historic Preservation Board meeting and said they are finalizing a plaque design for local historic buildings. He also attended the Business Incubator and the Riverview Technology Corporation meetings.

Councilmember Chazen went to the Homeless and Vagrancy Coalition meeting on July 21st and the DDA Candidate Meet and Greet. Candidate interviews were held on July 22nd and background checks are being completed. On July 28th most of Council went to the Municipalities Dinner in Collbran and today he went to the Associated Members for Growth and Development's Mesa County Commissioner Candidate Forum.

Councilmember Kennedy said he accepted a position as Regional Project Director for Region 10 that is working to bring broadband access to rural communities and has submitted a letter of disclosure to the City Attorney. He was proud to attend the One Colorado Ally Award Event where he, Sheila Reiner, and Dan Thurlow were honored.

Councilmember Taggart said on July 22nd he went to the Colorado Mesa University (CMU) President's Lunch where the plans for the new engineering building were presented. He also went to the Municipalities Dinner and sat next to the Collbran Job Corps Student Body President who he referred to a job. He attended the One Colorado Event and lauded Councilmember Kennedy's speech. On August 1st he went to an Up with People Cast Meeting and said he will be helping the students get settled during their stay. Also, he listened to the Colorado Technical Tour (almost 500 people are now members of the online community) and went to the Police Department Award Ceremony.

Councilmember T aylor Smith said she had just returned from an outdoor trade show that was held in Salt Lake City. She described the trade show and the purpose of their attendance. She went to the Air Task Force Meeting with the new Grand Junction Regional Airport Director, Kip Turner, who will try to bring more flights to Grand Junction. She also went to the Municipalities Dinner at the Collbran Job Corps. She congratulated the Horizon Drive Association Business Improvement District on their accomplishment on the Horizon Drive Project which includes new lights on the roundabout sculptures and along the street. She also went to the Hilltop Bash and lauded the number of partnerships in the community. On August 4th she will go to the grand opening for the Pathways Village Project. She then recognized Lori Rosendahl

who is leaving the Grand Junction Housing Authority and read a list of Ms. Rosendahl's accomplishments (attached). Ms. Rosendahl accepted the recognition certificate and encouraged Council to continue helping folks.

Council President Norris also went to many of the events already mentioned.

Consent Agenda

Councilmember McArthur said a change had been proposed to the Consent Calendar for the public hearing date on item #7 to be moved to September 21, 2016 instead of August 17, 2016.

Councilmember McArthur moved to adopt the Consent Calendar (items #1 through #8) changing the public hearing date for item #7 to September 21, 2016. Councilmember Traylor Smith seconded the motion. Motion carried by roll call vote.

1. **Minutes of Previous Meetings**

Action: Approve the Summary of the July 18, 2016 Workshop, the Minutes of the July 18, 2016 Special Session, and the Minutes of the July 20, 2016 Regular Meeting

2. **Outdoor Dining Lease for Bella Balsamic & The Pressed Olive, Inc, Located at 555 Main Street**

Bella Balsamic & The Pressed Olive, Inc, located at 555 Main Street, is requesting an Outdoor Dining Lease for an area measuring approximately 200 square feet in front of and immediately across the sidewalk from the building.

Resolution No. 35-16 – A Resolution Authorizing the Lease of Sidewalk Right-of-Way to Bella Balsamic & The Pressed Olive, Inc, Located at 555 Main Street

®Action: Adopt Resolution No. 35-16

3. **Contract for the 2016 Curb, Gutter, and Sidewalk Replacement Project**

This request is to award a construction contract for the 2016 Curb, Gutter, and Sidewalk Replacement Project at various locations throughout the City of Grand Junction. These locations have been identified through the City of Grand Junction's "Fix It" Program. This work shall include, but may not be limited to, the removal and replacement of damaged curb, gutter, and sidewalk that are the highest priority of the "Fix It" requests received. In all, a total of 28 locations have been selected for replacement in 2016.

Action: Authorize the City Purchasing Division to Enter into a Contract with All Concrete Solutions, LLC of Grand Junction, Colorado for the 2016 Curb, Gutter, and Sidewalk Replacement Project in the Amount of \$58,624.65

4. **Revocable Permit for an Existing Gazebo, Located at 376 Bonny Lane**

The Moberly Family is requesting a Revocable Permit to officially document an existing gazebo and concrete patio that is located within the unimproved Bonny Lane right-of-way.

Resolution No. 36-16 – A Resolution Concerning the Issuance of a Revocable Permit to the Moberly Family, Located at 376 Bonny Lane

®Action: Adopt Resolution No. 36-16

5. **Redlands Hollow Rezone, Located at 508 22 ¼ Road**

A request to rezone 2.88 acres from R-2 (Residential - 2 du/ac) to R-4 (Residential - 4 du/ac) zone district in anticipation of developing a residential subdivision.

Proposed Ordinance Zoning the Proposed Redlands Hollow Rezone to R-4 (Residential - 4 du/ac), Located at 508 22 ¼ Road

Action: Introduce a Proposed Ordinance and Set a Public Hearing for August 17, 2016

6. **Amending the Outline Development Plan and Planned Development Ordinance for Highlands Apartments, Located at 805 and 825 Bookcliff Avenue**

The Grand Junction Housing Authority is requesting to amend Ordinance No. 4652, an Ordinance rezoning approximately 3.76 acres from R-16 to PD (Planned Development) with a default zone of R-24 for the Highlands Apartments.

The request is to add four additional dwelling units, which exceeds the maximum density range by .63 dwelling units.

Proposed Ordinance Amending Ordinance No. 4652 by Amending the Planned Development for the Grand Junction Housing Authority Senior Living Planned Development – Highlands Apartments, Located at 805 and 825 Bookcliff Avenue

Action: Introduce a Proposed Ordinance and Set a Public Hearing for August 17, 2016

7. **Amending Title 25 of the Grand Junction Municipal Code, 24 Road Corridor Design Standards**

The proposed ordinance amends the 24 Road Corridor Design Standards, Title 25, of Volume II: Development Regulations of the Grand Junction Municipal Code (GJMC). The purpose of the amendments are to clarify existing requirements, eliminate redundancies, and provide a more user friendly text to help development achieve the vision of the 24 Road Corridor Sub-Area Plan.

Proposed Ordinance Amending Title 25, 24 Road Corridor Design Standards, of the Grand Junction Municipal Code, Relating to Zoning and Development in the 24 Road Corridor

Action: Introduce a Proposed Ordinance and Set a Public Hearing for August 17, 2016 [Hearing Set for September 21, 2016]

8. **Contract for Emergency Repairs to the South Side Interceptor Sewer**

The South Side Interceptor is a 30" diameter reinforced concrete pipe installed in 1969. Concrete pipe for sanitary sewers was widely accepted in the 1960's and 1970's. Since that time the industry has found that hydrogen sulfide gases generated within sewer collection systems cause degradation of concrete materials. This pipe had significant damage as a result of hydrogen sulfide exposure and collapsed within the City Shops yard. The line crosses under Highway 340 south of City Shops and under the main entrance to City Shops north of the failure. Concern for the integrity of the pipe under these two busy traffic corridors was the reason for the prompt rehabilitation of the sewer line.

Action: Approve the Emergency Repairs Made to the South Side Interceptor Sewer by Layne Inliner, LLC in the Amount of \$180,128

REGULAR AGENDA

Construction Contract for the Hallenbeck No. 1 Reservoir Downstream Slope Repair Project

The City received bids on Thursday, July 21, 2016 for the Hallenbeck No. 1 Dam Restoration Project. The City Water Department has received a grant and a loan from the Colorado Water Conservation Board (CWCB) to facilitate repair of the Hallenbeck No. 1 Reservoir Dam (a.k.a. Purdy Mesa Reservoir). The dam experienced a structural failure on the downstream slope in June of 2014 and the reservoir has been drained since that time. This project is aimed at restoring the downstream slope of the dam and

installing a new toe drain system with a sand filter media for collecting seepage and conveying the seepage water out away from the structure.

Greg Lanning, Public Works Director, presented this item and explained the need for the repair work. Purdy Mesa is one of fourteen reservoirs the City operates on the Grand Mesa and comprises 5% of the City's total water storage. This is an earthen dam so there will be some leakage, but it will be collected so as not to erode other areas of the structure. There were four bids; the low bid was from local contractor, M.A. Concrete Construction, Inc. Con-Sy, Inc., the second lowest bidder was involved in the restoration design and planning. The project will start next month and be completed in November.

Councilmember Boeschstein asked what safeguards have been taken to ensure the new dam will be stabilized. Mr. Lanning said the project was designed by an experienced consultant engineer and takes into consideration the soils, embankment, and earthquake activity.

Councilmember McArthur asked what is covered under "construction administration". Mr. Lanning said it will cover the cost of City Staff to manage the project and allow for any additional consulting or geotechnical work. Most of this is set aside for the consultant since most of the other costs are reimbursable by the grant.

Councilmember Chazen said he will support this, but wanted to ask how much money will be borrowed since the loan commitment can be up to a \$1 million. Mr. Lanning said the costs will be reconciled to the loan, but anticipated needing the full amount. Councilmember Chazen said in May, Resolution No. 19-16 was adopted for the construction amount of \$876,000, but the lowest bid amount for the construction was higher. He asked if this difference has been reconciled. City Attorney Shaver said the bid amount is within the loan value and the action for this item is for the award amount of the contract. There is no legal issue. Councilmember Chazen asked if the \$879,000 was an estimate. City Attorney Shaver said the resolution authorized the loan up to \$1 million. Councilmember Chazen asked for assurance that the project will stay within budget. Mr. Lanning said contingencies have been built into the contract and he is confident the project will stay within budget.

Councilmember Kennedy congratulated Mr. Lanning on working through the process for this project and noted how important it is. He then asked what the decision making process was to contract with one firm for the engineering and another for the construction and what each of their expertise is for a project like this. Mr. Lanning clarified no concrete is required for the project and explained the construction process. The City will be taking compaction tests throughout the project and said M.A. Concrete Construction, Inc. is well qualified. City Attorney Shaver explained the testing and evaluation process in regard to the project's risk management.

Councilmember Traylor Smith noted this \$1 million project is to restore 5% of the City's available water storage and asked if this is a good time and place for the City's money right now. Mr. Lanning said operationally this dam is very important as a backup to Juniata Reservoir and storing water in the west is always worthwhile.

Councilmember Traylor Smith moved to authorize the Purchasing Division to execute a construction contract with M.A. Concrete Construction, Inc. for the construction of the Hallenbeck No. 1 Reservoir Downstream Slope Repair Project, in the amount of \$920,031. Councilmember McArthur seconded the motion. Motion carried by roll call vote.

Public Hearing – Inclusion of Two Properties, Located at 750 Main Street and 310 N. 7th Street, into the Downtown Grand Junction Business Improvement District

The City has received two petitions from property owners asking to be included into the Downtown Grand Junction Business Improvement District (DGJBID). PRDY, LLC petitions the City Council to include its property, located at 750 Main Street, into the Downtown Grand Junction Business Improvement District and the Grand Junction Downtown Development Authority petitions the City Council to include its property, located at 310 N. 7th Street, into the Downtown Grand Junction Business Improvement District.

Deputy City Manager Tim Moore introduced this item and Allison Blevins, Co-Director of the DGJBID.

The public hearing was opened at 8:15 p.m.

Allison Blevins, DGJBID Co-Director, explained the reason these properties should be included in the DGJBID. These are the second and third properties to petition into the BID. One of their goals is to expand their boundaries. She explained the uses of each building and identified the owners.

Councilmember Taggart asked if a future owner of the R-5 property would be bound to the BID if this is approved. City Attorney Shaver said there hasn't been an issue, but that has been the practice.

Councilmember Kennedy asked if the Jolly Roger was still flying at 750 Main Street. Ms. Blevins said no, but that they received a facade grant by the DDA and right now is in transition.

Councilmember Chazen asked if the property transaction for 750 Main Street is closed. Ms. Blevins said, to her knowledge, it is fully closed and added inclusion of these properties will increase the BID's assessment.

Councilmember Boeschstein asked if the Museum of Western Colorado is interested in being included in the BID since they would like to take advantage of BID advertising. Ms. Blevins said she doesn't believe they will, but the BID is extending marketing to them.

There were no public comments.

The public hearing was closed at 8:21 p.m.

Councilmember Chazen asked City Attorney Shaver if the notice in the item summary should be included in the motion. City Attorney Shaver said it is just a notice and does not need to be read.

Ordinance No. 4713 – An Ordinance Expanding the Boundaries of and Including Property, Located at 750 Main Street, into the Downtown Grand Junction Business Improvement District

Ordinance No. 4714 – An Ordinance Expanding the Boundaries of and Including Property, Located at 310 N. 7th Street (Former R-5 School), into the Downtown Grand Junction Business Improvement District

Councilmember Chazen moved to adopt Ordinance Nos. 4713 and 4714 on final passage and ordered final publication in pamphlet form. Councilmember Boeschstein seconded the motion. Motion carried by roll call vote.

Public Hearing – Amending the Grand Junction Municipal Code Chapter 5.12, Alcoholic Beverages, to Change the Posting Date of Hearing Notices

The amendment to the Liquor Code will require applicants to post notice of the hearing on the application 14 days prior instead of ten days as required by the State Liquor Code.

The public hearing was opened at 8:22 p.m.

City Clerk Stephanie Tuin presented this item and explained the history and reason for the change which will allow for a more timely verification of postings.

Councilmember Chazen asked if this has been in effect for almost a year. City Clerk Tuin said it had been authorized a little over a year ago through an Administrative Regulation and there haven't been any issues.

There were no public comments.

The public hearing was closed at 8:24 p.m.

Ordinance No. 4708 – An Ordinance Amending the Grand Junction Municipal Code by Amending Chapter 5.12, Alcoholic Beverages, Section 5.12.130 Hearing Procedures

Councilmember Kennedy moved to adopt Ordinance No. 4708 on final passage and ordered final publication in pamphlet form. Councilmember Boeschstein seconded the motion. Motion carried by roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Adjournment

The meeting was adjourned at 8:26 p.m.

Stephanie Tuin, MMC
City Clerk

Tomorrow is a big day because at 10 a.m. we will be celebrating the grand opening of the Pathways Village Apartments. This project will bring 40 units of fully supportive housing to the Grand Valley. This is a much-awaited and much-needed program that will serve members of the chronically homeless population, wrapping them in supportive services while also providing housing. It is the first of its kind in Grand Junction, the first in the state from the Governor's Toolkit Program and something we hope to see more of in the future.

One of the most impressive things about this project is the collaboration that is involved. This program will be a true community shared effort that is strengthened and supported not only by Homeward Bound of the Grand Valley and their partner Cardinal Capital Management, but also by our own local organizations in Hilltop Community Resources and the Grand Junction Housing Authority.

And since I have mentioned the Grand Junction Housing Authority, I want to talk about someone very special with the Housing Authority who we all know and love, and who, sadly, is about to leave us. Lori Rosendahl, will you please come up to the podium?

For those of you who may not have had the honor to know her, I want to share just a little bit with you about this amazing woman, because she has done so much for our community.

- Lori began serving the Grand Junction Housing Authority on July 26, 2000. Her last day will be August 5, 2016.
- Over her 16 years of service to the Housing Authority, Lori advanced from a Housing Voucher Specialist up to her current position of Chief Operating Officer.
- She has been an effective and tireless advocate for those in need, with a particular focus and fondness for the homeless.
- She brought to the Grand Valley the resources to conduct a Homeless Vulnerability Index – a thorough interview-based assessment to provide qualitative and quantitative data to inform the community so as to better direct resources to those at most risk of dying on the streets.
- She brought financial resources to the Grand Valley in the form of state and federal funds to house homeless families with children in School District 51, and survivors of domestic violence, and homeless veterans, and people with chronic mental illness.
- She has built on the Grand Junction Housing Authority's history of collaboration in the Grand Valley and strengthened and expanded its partnerships with a wide variety of human service organizations, focusing on efficiency, communication and achieving

better outcomes for client families. Among these Key Partners are: Grand Valley Catholic Outreach, School District 51, the Veterans Administration Medical Center, Hilltop Community Resources, HomewardBound of the Grand Valley, Housing Resources of Western Colorado, Mesa County Department of Human Services, Mindsprings Health, and many more.

- She started “Camp Success”, a sports coaching program for children to have access to sports coaching from Colorado Mesa University and the Grand Junction Gladiators and G.A.N.G. – Giving Adolescents New Goals.
- She represented Grand Junction on the Board of Colorado NAHRO, the National Association of Housing and Redevelopment Officials, and the Public Housing Authority Directors Association, and has served with several local community organizations.
- And, as I mentioned a few minutes ago, she was instrumental in helping the Pathways Village Apartments project come to life, which, again, we will be celebrating in the morning.
- Lori will be moving to the Front Range to assume the position of Executive Director of the Jefferson County Housing Authority, and while our loss is their gain, we know she will be successful in her venture and bring great things to that part of the state also. We also expect to continue to be able to collaborate with her in the future on a more regional basis.
- Lori, congratulations! We want to recognize you and present you with this certificate of achievement on behalf of not only the City of Grand Junction, but also the members of this community who have all benefited from your great work.



**Grand Junction City Council
Regular Session**

Item #2 a

Meeting Date: August 17, 2016

Requested by: Mesa County
Valley School
District No. 51

Submitted By: Scott D. Peterson, Senior
Planner

Department: Admin – Comm. Dev

Information

SUBJECT:

A Resolution Concerning the Issuance of a Revocable Permit to Mesa County Valley School District No. 51 to Allow Construction of a 6' Metal Fence in an Unimproved Alley Right-of-Way, Located at 2150 Grand Avenue.

RECOMMENDATION:

Staff recommends approval.

EXECUTIVE SUMMARY:

Mesa County Valley School District No. 51 is requesting a Revocable Permit to construct a 6' tall metal fence that is to be located within an unimproved alley right-of-way, adjacent to the applicant's west property line. The School District is requesting the fence in response to the neighborhood concerns of students driving through the alley.

BACKGROUND OR DETAILED INFORMATION:

Mesa County Valley School District No. 51 is requesting a Revocable Permit to construct a 6' tall metal fence that is to be located within an unimproved alley right-of-way, adjacent to the applicant's west property line, in order to help screen and buffer the proposed new Alternative High School and Opportunity Center from the adjacent residential properties to the west.

The new Alternative High School and Opportunity Center building is scheduled for completion in August, 2016. At the request of the adjacent property owners, the School

District has agreed to construct a new 6' tall metal fence to help screen and buffer the school from the single-family residential properties to the west. The fence will be constructed of corrugated metal panels, dark grey in color that will match the panels on the roof and walls of the new school building.

A gate will be located within the fence to allow access to the east/west alley that is located behind the single-family residential properties between Ouray Avenue and Parkland Court. The School District has stated that the intention is not to lock the gate, but rather close the gate by use of clip or pin so that the public or any of the neighbors can open it on an as needed basis. The proposed gate would also serve as a deterrent to help prevent students from loitering in the east/west unimproved alley, as requested by the adjacent property owners (see proposed Site Sketch).

In addition to the fence along the west property line and within the unimproved alley right-of-way, the fence will also be constructed along the south property line to help screen and buffer the school adjacent to the multi-family residential apartments.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I MOVE to (approve or deny) Resolution No. 37-16, A Resolution Concerning the Issuance of a Revocable Permit to Mesa County Valley School District No. 51 to Allow Construction of a 6' Metal Fence in an Unimproved Alley Right-of-Way, Located at 2150 Grand Avenue

Attachments

ATTACHMENT 1 – Staff Review and Findings which includes the Site Location Map, the Aerial Photo Map, the Comprehensive Plan Future Land Use Map, and the Existing Zoning Map

ATTACHMENT 2 – Proposal Request prepared by Architect

ATTACHMENT 3 – Site Plan

ATTACHMENT 4 – Fence Detail

ATTACHMENT 5 – Proposed Resolution

Staff Review and Findings:

BACKGROUND INFORMATION					
Location:		2150 Grand Avenue			
Applicant:		Mesa County Valley School District No. 51, Owner			
Existing Land Use:		Unimproved alley right-of-way			
Proposed Land Use:		Construct a 6' tall metal fence that is to be located within an unimproved alley right-of-way, adjacent to the applicant's west property line.			
Surrounding Land Use:	North	Single-family detached			
	South	Multi-family residential apartments			
	East	New Alternative High School and Opportunity Center			
	West	Single-family detached			
Existing Zoning:		R-12 (Residential – 12 du/ac)			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	R-8 (Residential – 8 du/ac)			
	South	R-16 (Residential – 16 du/ac)			
	East	R-12 (Residential – 12 du/ac)			
	West	R-8 (Residential – 8 du/ac)			
Future Land Use Designation:		Residential High Mixed Use (16 – 24 du/ac)			
Zoning within density range?		X	Yes	<input type="checkbox"/>	No

When a property owner wants to place improvements within a right-of-way, a revocable permit is needed to ensure that the improvements are appropriate and placed in a manner that does not pose potential burdens on the public. Furthermore the revocable permit documents to the public, applicant and future owners that the City may, at any time, remove the private improvements, at the owner's expense.

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

Granting the Revocable Permit allows the applicant to officially document and utilize a portion of the right-of-way which supports the following goal from the Comprehensive Plan.

Goal 7: New development adjacent to existing development (of a different density/unit type/land use type) should transition itself by incorporating appropriate buffering.

Policy A: In making land use and development decisions, the City and County will balance the needs of the community.

Goal 11: Public facilities and services for our citizens will be a priority in planning for growth.

Policy A: The City and County will plan for the locations and construct new public facilities to serve the public health, safety and welfare, and to meet the needs of existing and future growth.

Economic Development Plan:

The purpose of the adopted Economic Development Plan by City Council is to present a clear plan of action for improving business conditions and attracting and retaining employees. The proposed Revocable Permit for the Mesa County Valley School District No. 51 is for the construction of a 6' tall metal fence in an unimproved alley right-of-way and officially demonstrates to the public the encroachment and would not be applicable for compliance with the adopted Economic Development Plan.

Section 21.02.180 (c) of the Grand Junction Zoning and Development Code:

Requests for a revocable permit must demonstrate compliance with all of the following criteria:

- a. There will be benefits derived by the community or area by granting the proposed revocable permit.

The 6' tall metal fence will help screen and buffer the school from the single-family residential properties to the west and serve as a deterrent to help prevent students from loitering in the area of the unimproved alley.

Therefore, this criterion has been met.

- b. There is a community need for the private development use proposed for the City property.

There is a community need for the private development use (fence) to be located on City property as the property owners requested that a fence be constructed to act as a buffer and screen between the residential properties and the school property. Therefore, this criterion has been met.

- c. The City property is suitable for the proposed uses and no other uses or conflicting uses are anticipated for the property.

The existing north/south unimproved alley right-of-way is located along the applicant's west property line and is occasionally utilized by the existing residential neighbors for access to the rear of their properties via an existing east/west unimproved alley right-of-way. Further to the south of this east/west alley, the alley narrows to 7.5' making it unusable for vehicular traffic. The proposed installation of the metal fence and gate into the unimproved alley right-of-way does not interfere with any anticipated future City improvements and does not create a site distance problem as the fence will be setback a minimum of 20' from the intersection with Ouray Avenue. The granting of the Revocable Permit does not inhibit the City or other utility companies from maintaining their required infrastructure, if necessary. Therefore, this criterion has been met.

- d. The proposed use shall be compatible with the adjacent land uses.

All adjacent properties are zoned for residential use and include both single-family detached and multi-family residential properties. Secondary and Elementary Schools are "allowed" land uses within all residential zone districts. Fencing of properties are allowed in all zoning districts. The proposed fence is compatible with adjacent land uses as it meets, with the exception of its location within City right-of-way, all of the standards set forth under Section 21.06.040(f). Therefore, this criterion has been met.

- e. The proposed use shall not negatively impact access, traffic circulation, neighborhood stability or character, sensitive areas such as floodplains or natural hazard areas.

A gate will be located within the fence to allow access to the east/west alley that is located behind the single-family residential properties between Ouray Avenue and Parkland Court. The School District has stated that the intention is not to lock the gate, but rather close the gate by use of clip or pin so that the public or any of the neighbors can open it on an as needed basis.

Consequently, the proposed fence will not negatively interfere with any anticipated future City improvements, traffic circulation or neighborhood stability or character and does not create a site distance problem. The subject site and adjacent unimproved alley right-of-way are located outside of the floodplain or any natural hazard area.

No adverse comments concerning the proposed Revocable Permit were received from the utility review agencies during the staff review process, including Xcel Energy. City water and City sanitary sewer are not located

within this area of the Revocable Permit. Therefore, this criterion has been met.

- f. The proposed use is in conformance with and in furtherance of the implementation of the goals, objectives and policies of the Comprehensive Plan, other adopted plans and the policies, intents and requirements of this Code and other City policies.

The proposal conforms to all standards, codes and regulations. See previous section regarding Comprehensive Plan and Economic Development Plan compliance. Therefore, this criterion has been met.

- g. The application complies with the submittal requirements as set forth in the Section 127 of the City Charter, Chapter Two of the Zoning and Development Code and the SSID Manual.

The application complies with all submittal requirements for a Revocable Permit. Therefore, this criterion has been met.

FINDINGS OF FACT/CONCLUSIONS

After reviewing the Mesa County Valley School District No. 51 application, RVP-2016-350 for the issuance of a Revocable Permit for a 6' tall metal fence to be located within an unimproved alley right-of-way, City Staff makes the following findings of fact, conclusions:

1. The review criteria in Section 21.02.180 (c) of the Grand Junction Zoning and Development Code have all been met or addressed.

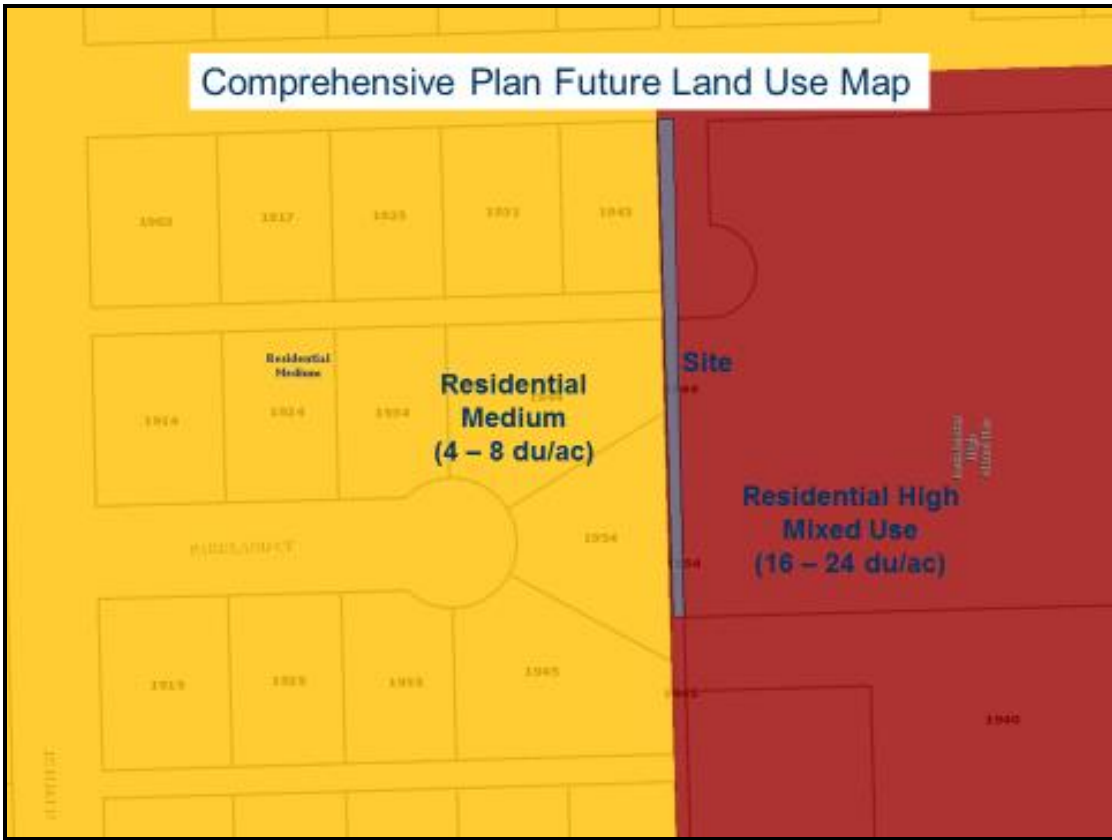
STAFF RECOMMENDATION:

City Staff recommends that the City Council approve the requested Revocable Permit for the Mesa County Valley School District No. 51, RVP-2016-350 with the findings of fact and conclusions as identified within the Staff Report.





Comprehensive Plan Future Land Use Map





PROPOSAL REQUEST

PROJECT:	MCVSD51 Alternative School 2150 Grand Ave. Grand Junction, CO 81501	PR NUMBER: 17
OWNER:	Mesa County Valley School District 51 2115 Grand Ave. Grand Junction, CO 81501	DATE OF ISSUANCE: 05/14/16
TO CONTRACTOR:	FCI Constructors, Inc. P.O. Box 1767 Grand Junction, CO 81502	ARCHITECT: BLYTHE GROUP + co. ARCHITECT'S PROJECT NO.: 1517
		CONTRACT FOR: CONSTRUCTION CONTRACT DATE: 09/01/15

Please submit an itemized proposal for changes in the Contract Sum and Contract Time for proposed modifications to the Contract Documents described herein. Submit proposal within 10 days, or notify the Architect in writing of the date on which you anticipate submitting your proposal.

THIS IS NOT A CHANGE ORDER, A CONSTRUCTION CHANGE DIRECTIVE OR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED IN THE PROPOSED MODIFICATIONS.

DESCRIPTION:

D51 would like to see a cost proposal for adding privacy fence along the west edge of the property and the south edge at the west end:

1. Approximate length of fence to be installed along west property line = 266 LF.
2. Approximate length of fence to be installed along south property line = 256 LF.
3. Fence to be 6'-0" high.
4. Fence panels are to match corrugated metal panels being installed on building.
5. Add top trim to all sections of metal panel fence as indicated in attached sketches.
6. Northernmost section of fence along the west property line will be within the City right of way. This section of fence will need to be approved by the City.
7. As indicated on revised Sheet A1-0, this section of fence also needs a 20'-0" wide double gate for vehicle access to the alley. Vehicle gate to include:
 - a. Latch.
 - b. Padlock hasp.
 - c. Cane bolt w/ in-grade, steel pipe sleeve.
 - d. Heavy duty hinges as necessary for 10'-0" w x 6'-0" h gate leaves.
 - e. Standard bracing for gate leaf support.

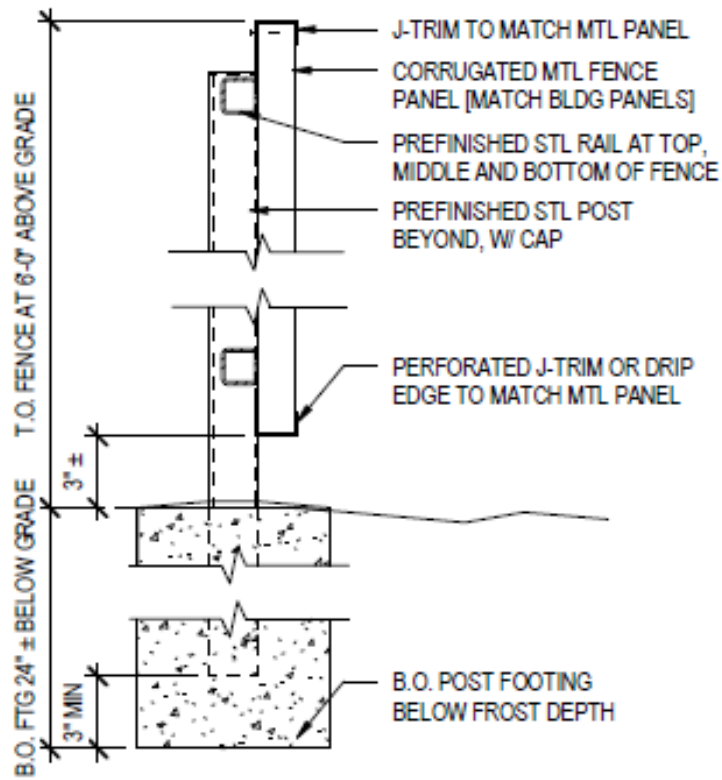
ATTACHMENTS:

1. Sheet A1-0 revised 05/14/16.
2. Sketch SK(A4-5)-4 dated 05/14/16.

ISSUED BY:

Peter Icenogle
2016.05.14 13:03:35
-06'00'

Blythe Group +co



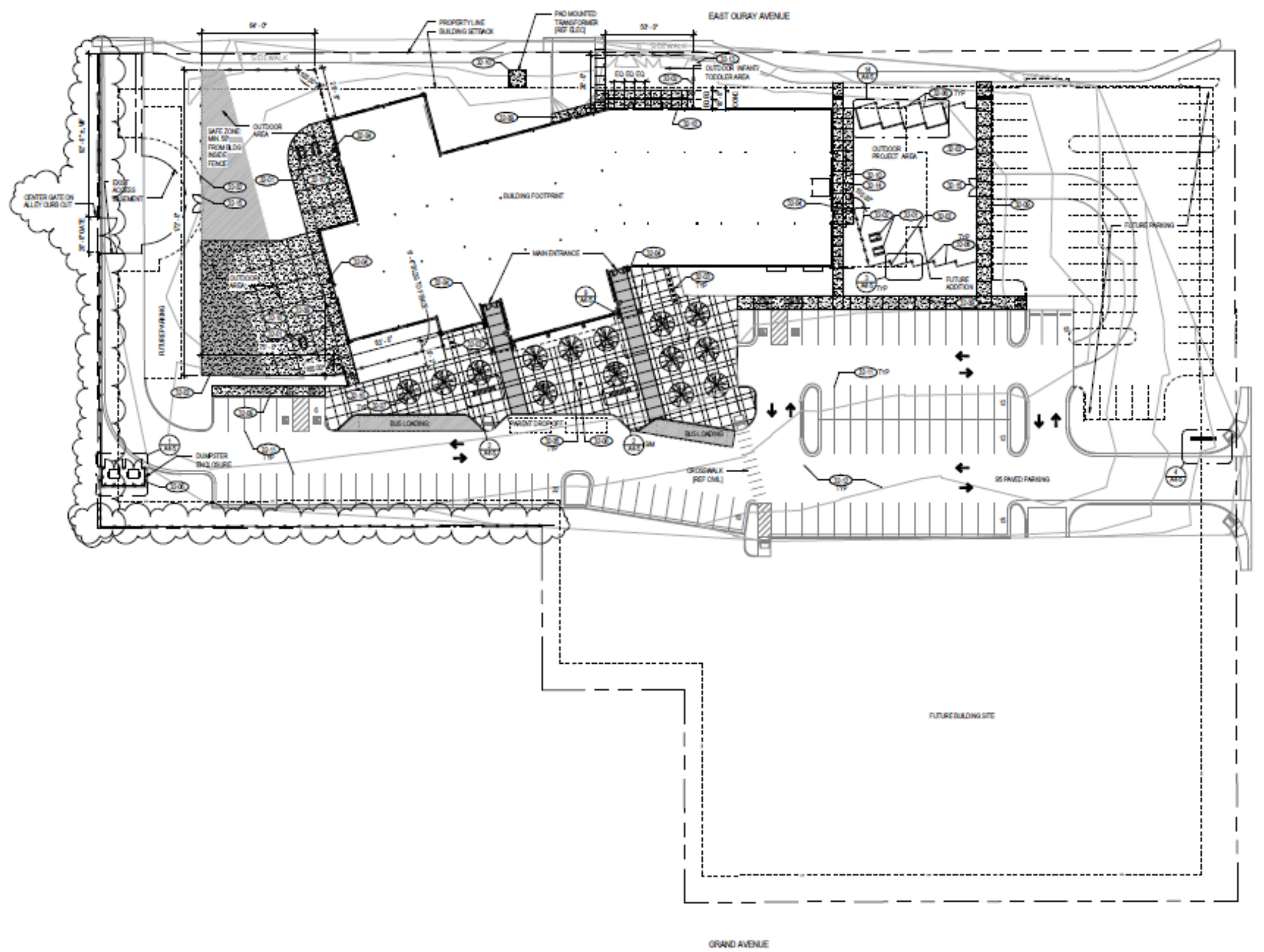
12 **FENCE DETAIL**
A4-5 1 1/2" = 1'-0"

BLYTE
 GROUP co.

Architecture
 Interior Design
 Project Management
 622 Flood Avenue
 Grand Junction, CO 81501
 office: 970.242.1858
 www.blythegroup.com

ALTERNATIVE HIGH SCHOOL AND
 OPPORTUNITY CENTER

PR-17	
PROJECT #:	1517
DATE	05/14/16
SK(A4-5)-4	



KEYNOTE LEGEND	
22-01	FRONT YARD (REF LANDSCAPE)
22-02	FRONT YARD (REF SITE PLAN)
22-03	BIKE RACK (REF SITE PLAN)
22-04	TRASH RECEPTACLE
22-05	SEWER
22-06	METAL PANEL FENCE (REF DETAIL)
22-07	TREE WELL (REF LANDSCAPE)
22-08	FLAG POLE
22-09	CONCRETE SIDE WALK (REF CML)
22-10	CONCRETE PATIO (REF CML)
22-11	PARKING LOT STRIPING (REF CML)
22-12	ASPHALT DRIVEWAY (REF CML)
22-13	SINGLE GATE, 8' WIDE WOODEN BELT DOUBLE CHAIN LINK & ELECTRONIC STRIKE TIED TO FIRE ALARM FUNCTION GATE ALWAYS LOOK FROM BOTH SIDES. OPENING WINDY FROM EITHER SIDE OR BY ACTIVATION OF BLDG ALARM
22-14	SINGLE GATE, 7' WIDE
22-15	DOUBLE GATE, 10' WIDE
22-16	DOUBLE GATE, 8' WIDE

BLTYHE GROUP CO.
 Architecture
 Interior Design
 Project Management
 622 Grand Avenue
 Grand Junction, CO 81501
 phone: 970.242.1808
 www.blythegroup.com

ALTERNATIVE HIGH SCHOOL
 AND OPPORTUNITY CENTER

 2150 GRAND AVENUE
 GRAND JUNCTION, CO 81501

ARCHITECTURAL SITE PLAN

BD PACKAGE 3

REV	DATE	DATE
25	05/22	2016
26	06/17	2016

DATE: 12/18/15
 PROJECT #: 1517
 SHEET #:

A1-0

SITE PLAN
 1/8" = 1'-0"

RESOLUTION NO. ___-16

**A RESOLUTION CONCERNING
THE ISSUANCE OF A REVOCABLE PERMIT TO
MESA COUNTY VALLEY SCHOOL DISTRICT NO. 51
TO ALLOW CONSTRUCTION OF A 6' METAL FENCE
IN AN UNIMPROVED ALLEY RIGHT-OF-WAY,
LOCATED AT 2150 GRAND AVENUE**

Recitals.

A. Mesa County Valley School District No. 51, hereinafter referred to as the Petitioner, represents it is the owner of the following described real property in the City of Grand Junction, County of Mesa, State of Colorado, to wit:

See attached Legal Description as identified on Appendix A

B. The Petitioner has requested that the City Council of the City of Grand Junction issue a Revocable Permit to allow the Petitioner to construct a 6' tall metal fence within the following described public right-of-way as identified on Exhibit B:

A Portion of Block A, Mesa Gardens Subdivision (Reception Number 640413) of the Mesa County Real Property Records, in the SW1/4 NE1/4 Section 13, Township 1 South, Range 1 East of the Ute meridian, City of Grand Junction, Mesa County, Colorado. Being more particularly described as;

The westerly 4.00' of Block A, Mesa Gardens Subdivision (Reception Number 640413) of the Mesa County Real Property Records, City of Grand Junction, Mesa County, Colorado

Containing approximately 1070 square feet.

C. Relying on the information supplied by the Petitioner and contained in File No. RVP-2016-350 in the office of the City's Community Development Division, the City Council has determined that such action would not at this time be detrimental to the inhabitants of the City of Grand Junction.

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

1. That the City Manager is hereby authorized and directed to issue the attached Revocable Permit to the above-named Petitioner for the purpose aforescribed and within the limits of the public right-of-way aforescribed, subject to each and every term and condition contained in the attached Revocable Permit.

PASSED and ADOPTED this _____ day of _____, 2016.

Attest:

President of the City Council

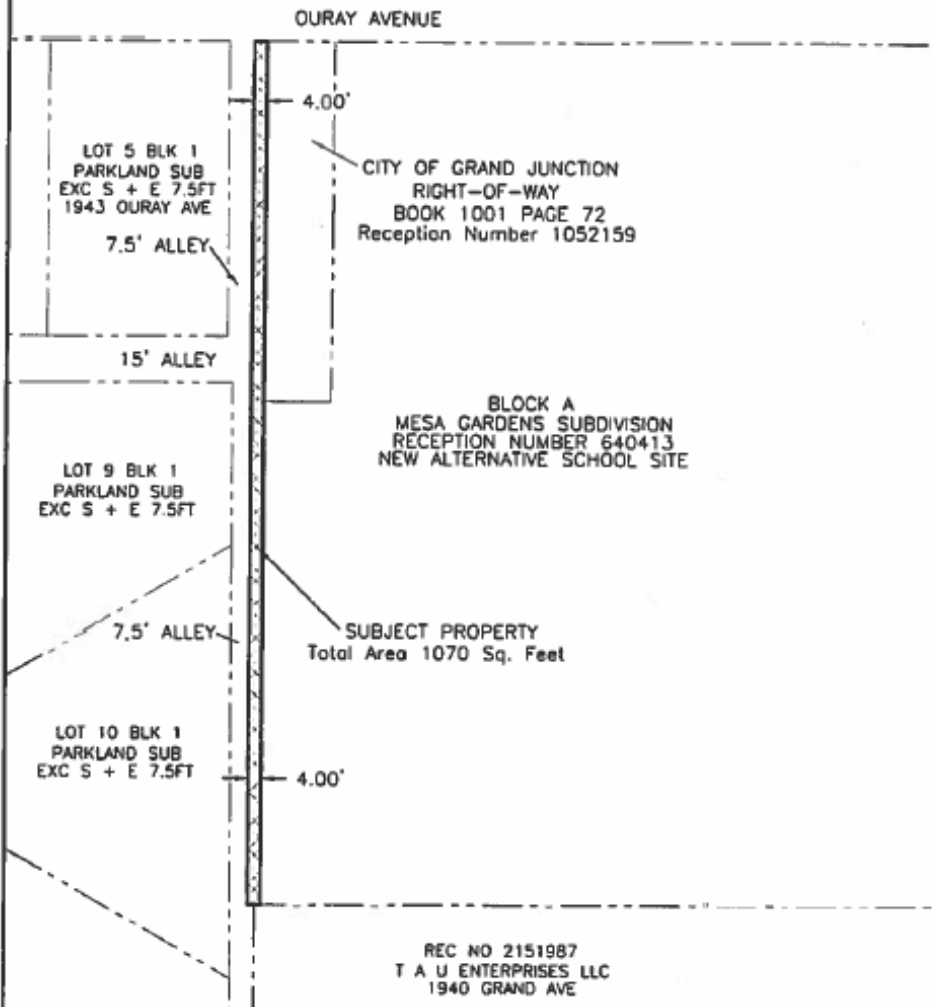
City Clerk

Appendix A

LEGAL DESCRIPTION

All of Block A and F in MESA GARDENS SUBDIVISION; EXCEPT Beginning at the Southwest corner of said Block A, thence North 212 feet, thence East 250 feet, thence South 92 feet, thence East 80 feet, thence South 120 feet to the Southeast corner of said Block A, thence West 330 feet to the point of beginning; AND EXCEPT Beginning at the Northwest corner of Block A of MESA GARDENS SUBDIVISION, thence Easterly along the South right of way of Ouray Avenue 25 feet, thence Southerly 112.5 feet parallel to the West property line of said Block A, thence Westerly 25 feet to said West property line parallel to the South right of way of Ouray Avenue, thence Northerly 112.5 feet, more or less, along the West property line of said Block A to point of beginning; ALSO EXCEPTING THEREFROM that portion thereof conveyed to City of Grand Junction for alley and utility right of way by instrument recorded June 13, 1974 in Book 1018 at Page 480, described as follows: Beginning at the NE corner of Lot 5 in Block 1, Parkland Subdivision, thence South to the South line of the East-West alley lying South of said Lot 5, thence East 25 feet, thence left along the arc of a curve, the chord of which bears North 50 feet with a radius of 25 feet, thence North to the South right-of-way line of Ouray Avenue, thence 25 feet West to the point of beginning, in the County of Mesa, State of Colorado.

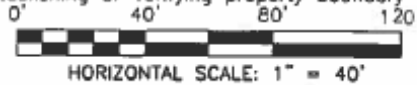
EXHIBIT B



SUBJECT PROPERTY

A PARCEL OF LAND BEING THE WESTERLY 4.00' OF BLOCK A, MESA GARDENS SUBDIVISION, AS DESCRIBED IN RECEPTION NUMBER 640413 OF THE MESA COUNTY REAL PROPERTY RECORDS.

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.



NOT A SURVEY PLAT

		EXHIBIT	
400 Ridge Walk Suite A Grand Junction, CO 81502 Phone: (970) 242-6100 Fax: (970) 242-1275 www.rdg.com		IN THE SW1/4 NE1/4 SECTION 13 T. 1 S. R. 1 E. UTE MERIDIAN CITY OF GRAND JUNCTION MESA COUNTY, COLORADO	
Project	AS238	Date	8/21/18
C:\PROJECTS\AS238\AS238.dwg		Sheet	1

REVOCABLE PERMIT

Recitals.

A. Mesa County Valley School District No. 51, hereinafter referred to as the Petitioner, represents it is the owner of the following described real property in the City of Grand Junction, County of Mesa, State of Colorado, to wit:

See attached Legal Description as identified on Appendix A

B. The Petitioner has requested that the City Council of the City of Grand Junction issue a Revocable Permit to allow the Petitioner to construct a 6' tall metal fence within the following described public right-of-way as identified on Exhibit B:

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The westerly 4.00' of Block A, Mesa Gardens Subdivision (Reception Number 640413) of the Mesa County Real Property Records, City of Grand Junction, Mesa County, Colorado

Containing approximately 1070 square feet

C. Relying on the information supplied by the Petitioner and contained in File No. RVP-2016-350 in the office of the City's Community Development Division, the City Council has determined that such action would not at this time be detrimental to the inhabitants of the City of Grand Junction.

NOW, THEREFORE, IN ACCORDANCE WITH THE ACTION OF THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

There is hereby issued to the above-named Petitioner a Revocable Permit for the purpose aforescribed and within the limits of the public right-of-way aforescribed; provided, however, that the issuance of this Revocable Permit shall be conditioned upon the following terms and conditions:

1. The Petitioner's use and occupancy of the public right-of-way as authorized pursuant to this Permit shall be performed with due care or any other higher standard of care as may be required to avoid creating hazardous or dangerous situations and to avoid damaging public improvements and public utilities or any other facilities presently existing or which may in the future exist in said right-of-way.

2. The City hereby reserves and retains a perpetual right to utilize all or any portion of the aforescribed public right-of-way for any purpose whatsoever. The City further reserves and retains the right to revoke this Permit at any time and for any reason.

3. The Petitioner, for itself and for its successors, assigns and for all persons claiming through the Petitioner, agrees that it shall defend all efforts and claims to hold, or attempt to hold, the City of Grand Junction, its officers, employees and agents, liable for damages caused to any property of the Petitioner or any other party, as a result of the Petitioner's occupancy, possession or use of said public right-of-way or as a result of any City activity or use thereof or as a result of the installation, operation, maintenance, repair and replacement of public improvements.

4. The Petitioner agrees that it shall at all times keep the above described public right-of-way in good condition and repair.

5. This Revocable Permit shall be issued only upon the concurrent execution by the Petitioner of an agreement that the Petitioner and the Petitioner's successors and assigns shall save and hold the City of Grand Junction, its officers, employees and agents harmless from, and indemnify the City, its officers, employees and agents, with respect to any claim or cause of action however stated arising out of, or in any way related to, the encroachment or use permitted, and that upon revocation of this Permit by the City the Petitioner shall, at the sole cost and expense of the Petitioner, within thirty (30) days of notice of revocation (which may occur by mailing a first class letter to the last known address), peaceably surrender said public right-of-way and, at its own expense, remove any encroachment so as to make the aforescribed public right-of-way available for use by the City or the general public. The provisions concerning holding harmless and indemnity shall survive the expiration, revocation, termination or other ending of this Permit.

6. This Revocable Permit, the foregoing Resolution and the following Agreement shall be recorded by the Petitioner, at the Petitioner's expense, in the office of the Mesa County Clerk and Recorder.

7. Permittee shall obtain all applicable Planning Clearance's from City Planning and Mesa County Building Department.

Dated this _____ day of _____, 2016.

The City of Grand Junction,
a Colorado home rule municipality

Attest:

City Clerk

City Manager

Acceptance by the Petitioner:

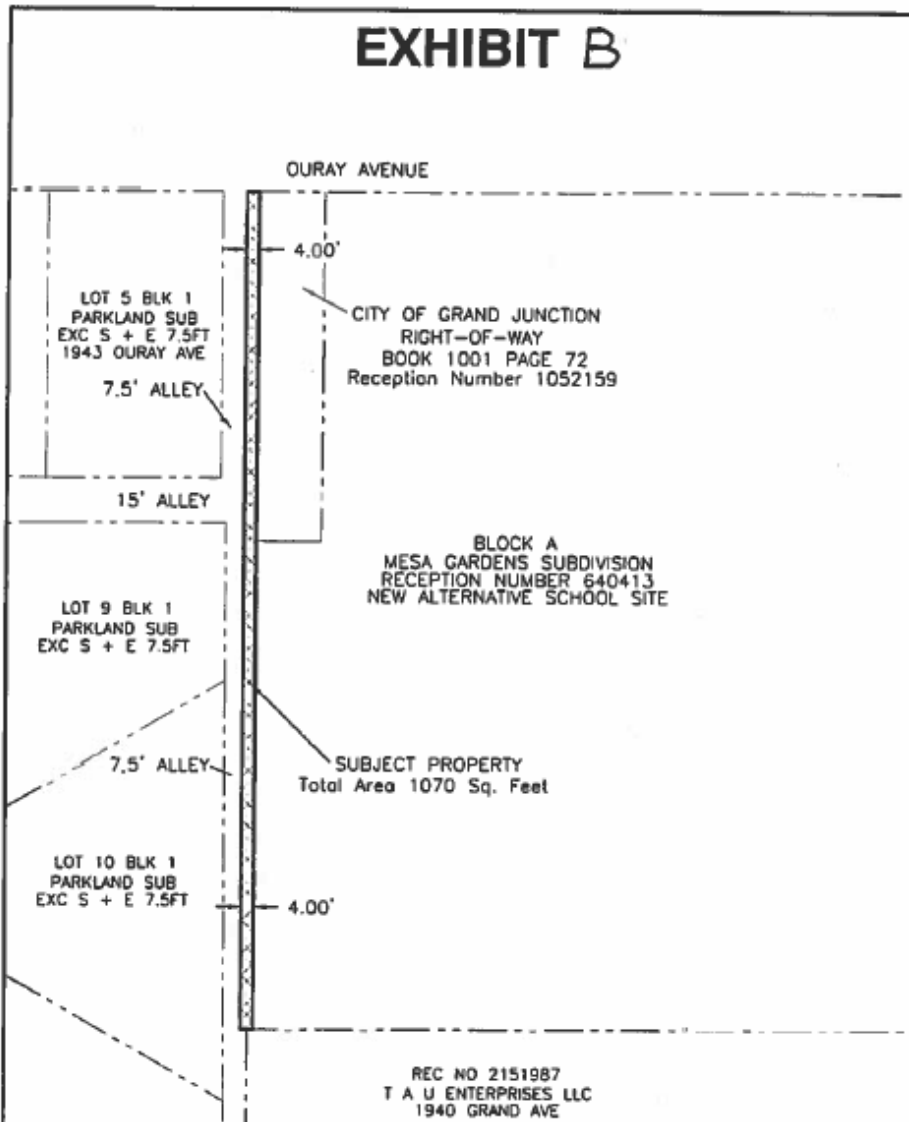
Mesa County Valley School District No. 51
Phil Onofrio, Chief Operations Officer

Appendix A

LEGAL DESCRIPTION

All of Block A and F in MESA GARDENS SUBDIVISION; EXCEPT Beginning at the Southwest corner of said Block A, thence North 212 feet, thence East 250 feet, thence South 92 feet, thence East 80 feet, thence South 120 feet to the Southeast corner of said Block A, thence West 330 feet to the point of beginning; AND EXCEPT Beginning at the Northwest corner of Block A of MESA GARDENS SUBDIVISION, thence Easterly along the South right of way of Ouray Avenue 25 feet, thence Southerly 112.5 feet parallel to the West property line of said Block A, thence Westerly 25 feet to said West property line parallel to the South right of way of Ouray Avenue, thence Northerly 112.5 feet, more or less, along the West property line of said Block A to point of beginning; ALSO EXCEPTING THEREFROM that portion thereof conveyed to City of Grand Junction for alley and utility right of way by instrument recorded June 13, 1974 in Book 1018 at Page 480, described as follows: Beginning at the NE corner of Lot 5 in Block 1, Parkland Subdivision, thence South to the South line of the East-West alley lying South of said Lot 5, thence East 25 feet, thence left along the arc of a curve, the chord of which bears North 50 feet with a radius of 25 feet, thence North to the South right-of-way line of Ouray Avenue, thence 25 feet West to the point of beginning, in the County of Mesa, State of Colorado.

EXHIBIT B



SUBJECT PROPERTY

A PARCEL OF LAND BEING THE WESTERLY 4.00' OF BLOCK A, MESA GARDENS SUBDIVISION, AS DESCRIBED IN RECEPTION NUMBER 640413 OF THE MESA COUNTY REAL PROPERTY RECORDS.

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

0' 40' 80' 120'



HORIZONTAL SCALE: 1" = 40'



NOT A SURVEY PLAT

		EXHIBIT	
IN THE SW1/4 NE1/4 SECTION 13 T. 1 S. R. 1 E UTE MERIDIAN CITY OF GRAND JUNCTION MESA COUNTY, COLORADO			
Project	Client	Scale	Sheet
C:\PROJECTS\143236\143236.dwg	JLS	A3236	1
Date			8/21/16

AGREEMENT

Mesa County Valley School District No. 51, for itself and for its successors and assigns, does hereby agree to:

(a) Abide by each and every term and condition contained in the foregoing Revocable Permit;

(b) Indemnify and hold harmless the City of Grand Junction, its officers, employees and agents with respect to all claims and causes of action, as provided for in the approving Resolution and Revocable Permit;

(c) Within thirty (30) days of revocation of said Permit by the City Council, peaceably surrender said public right-of-way to the City of Grand Junction;

(d) At the sole cost and expense of the Petitioner, remove any encroachment so as to make said public right-of-way fully available for use by the City of Grand Junction or the general public.

Dated this _____ day of _____, 2016.

Mesa County Valley School District No. 51
Phil Onofrio, Chief Operations Officer

State of Colorado)
) ss.
County of Mesa)

The foregoing Agreement was acknowledged before me this _____ day of _____, 2016, by Phil Onofrio, Chief Operations Officer, Mesa County Valley School District No. 51.

My Commission expires: _____
Witness my hand and official seal.

Notary Public



Grand Junction City Council

Regular Session

Item #3 a i

Meeting Date: August 17, 2016

Requested by: Grand Junction
Housing Authority

Submitted By: Lori Bowers, Senior
Planner

Department: Admin – Comm. Dev.

Information

SUBJECT:

Amending the Outline Development Plan and Planned Development Ordinance for Highlands Apartments Located at 805 and 825 Bookcliff Avenue to Increase the Number of Units within the Same Building Footprint.

RECOMMENDATION:

Planning Commission forwards a recommendation of approval.

EXECUTIVE SUMMARY:

The Grand Junction Housing Authority is requesting to amend Ordinance No. 4652 (see attached), an Ordinance rezoning the property to PD (Planned Development), with a default zone of R-24 and a maximum allowable density of 32 dwelling units per acre. The requested amendment would allow for four additional dwelling units, for a total of 136 units, without changing the approved building footprint or elevations.

BACKGROUND OR DETAILED INFORMATION:

The Grand Junction Housing Authority was granted approval of the Highlands Apartment project on January 7, 2015. Ordinance No. 4652 established the Planned Development (PD) with a default zone of R-24, which has no maximum density. However, the PD zone established an allowable density range of 24 to 32 dwelling units per acre, along with some ancillary uses at 805 and 825 Bookcliff Avenue. Phase I, consisting of 64 units, is under construction. The applicant is proposing to add 4 units to the planned 68-unit Phase II, for a total of 72 units, which can be accommodated in the Phase II building without expanding or changing the approved footprint or elevation. However, with the additional units the overall density of the project would exceed the maximum density of 32 units per acre by 0.63 units per acre.

The Zoning and Development Code allows changes in the bulk standards up to 10 percent so long as the character of the site is maintained. The character of the site is maintained since the new additional units would be internal to the structure.

FISCAL IMPACT:

The estimated fees for the Phase II development, with the additional units for a total of 72 units, are as follows:

Sewer PIF	\$224,677
Water tap	\$ 4,668
Parks fee	\$ 16,200
TCP	\$ 7,076 (TCP for 64 of the units already paid with Phase I)

SUGGESTED MOTION:

I MOVE to continue the public hearing for the Proposed Ordinance Amending the Planned Development for Highlands Apartments to September 7, 2016.

Attachments

ATTACHMENT 1 – Planning Staff Report, including Site Location Map
ATTACHMENT 2 – Ordinance No. 4652
ATTACHMENT 3 – Proposed Ordinance



Date: June 30, 2016
 Author: Lori V. Bowers
 Title/ Phone Ext: Sr. Planner / 256-4033
 Proposed Schedule: PC-July 12, 2016
CC- 1st reading August 3, 2016
2nd Reading: August 17, 2016
 File #: PLD-2016-326

PLANNING COMMISSION AGENDA ITEM

Subject: Amending the ODP and PD Ordinance for Highlands Apartments
Action Requested/Recommendation: Forward a recommendation of approval to City Council to Amend the Outline Development Plan and Ordinance No. 4652.
Presenter(s) Name & Title: Lori V. Bowers, Senior Planner

Executive Summary:

The Grand Junction Housing Authority is requesting to amend Ordinance No. 4652 (see attached), an Ordinance rezoning approximately 3.76 acres from R-16 to PD (Planned Development) with a default zone of R-24 for the Highlands Apartments. The request is to add four additional dwelling units, which exceeds the maximum density range by .63 dwelling units.

Background, Analysis and Options:

The Grand Junction Housing Authority was granted approval of the Highlands Apartment project on January 7, 2015. The Ordinance allows for the construction of 128 senior multi-family dwelling units, in two phases, along with some ancillary uses at 805 and 825 Bookcliff Avenue. A zoning density range of 24 to 32 dwelling units per acre is provided in Ordinance 4652. The request is to amend the Outline Development Plan from 128 units to 136 units. The addition of four more residential units is internal to the structure and does not expand or change the approved foot-print, or the elevations of the building. It does however exceed the maximum density of 32 units per acre by 0.63. The Zoning and Development Code allows changes in the bulk standards up to 10 percent so long as the character of the site is maintained. The character of the site is maintained since the new additional units would be internal to the structure.

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

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

The proposed project will provide affordable senior apartment living in an area where needed services are readily available.

How this item relates to the Economic Development Plan:

Goal: Continue to make strategic investments in public amenities that support Grand Junction becoming “the most livable community west of the Rockies by 2025.”

The proposed project is a quality development and will provide visual appeal through attractive public spaces throughout the Planned Development. It will also provide a needed housing type.

Board or Committee Recommendation:

The Planning Commission will make a recommendation to the City Council.

Financial Impact/Budget:

No financial impact can be identified at this time.

Legal issues:

The City Attorney has reviewed and approved the form of the proposed ordinance.

Other issues:

No other issues have been identified.

Previously presented or discussed:

This request has not been previously presented or discussed.

Attachments:

Staff Report

Site Location Map

Ordinance No. 4652

Proposed Ordinance

BACKGROUND INFORMATION					
Location:		805 and 825 Bookcliff Avenue			
Applicants:		Grand Junction Housing Authority, owner and developer. Rich Krohn, representative.			
Existing Land Use:		Vacant land			
Proposed Land Use:		Residential			
Surrounding Land Use:	North	St Mary's Hospital property and Colorado West Senior Citizens housing			
	South	Tope Elementary School			
	East	Apartment building and single-family residences			
	West	Business offices			
Existing Zoning:		PD (Planned Development)			
Proposed Zoning:		PD (Planned Development)			
Surrounding Zoning:	North	PD (Planned Development) & R-16 (Residential – 16 du/ac)			
	South	R-8 (Residential – 8 units per acre)			
	East	R-16 (Residential – 16 units per acre)			
	West	B-1 (Neighborhood Business)			
Future Land Use Designation:		Business Park Mixed Use			
Zoning within density range?		X	Yes		No

Background

The proposed project is located on the south side of Bookcliff Avenue between 7th Street and 9th Street across from the south terminus of Little Bookcliff Avenue. The Grand Junction Housing Authority purchased the subject property in August 2013. The parcel was annexed into the City in 1964 as the McCary Tract Annexation. Air photos, dating back as far as 1937 show the property as vacant.

The property consists of 3.785 acres. Per Section 21.03.040(i)(1)(i) for the purpose of calculating density on any parcel, one-half of the land area of all adjoining rights-of-way may be included in the gross lot area. The half street right-of-way at the north boundary of the subject property is 30 feet by 550 feet (16,500 square feet) or .379 acres, making the total acreage for density calculation 4.168 acres. The applicants were specific in their proposal to develop the property into 128 units of multi-family senior residential units in two phases. In addition, areas for indoor amenities such as an office for a resident manager, office areas for service providers such as home health care, a visiting office for the Veterans Administration, together with fitness, wellness, and socializing areas will be constructed.

While the Recitals of the Ordinance is specific to 128 units, a density range of 24 to 32 units per acre was provided in the Ordinance. The applicants are requesting to increase the maximum allowed density by one to provide an additional four units in Phase 2. The total number of units for the project will be 136, exceeding the maximum number of dwelling units by just over a half a unit (0.63). The zoning density range will have a maximum of 33 dwelling units per acre, which is well under the 10 percent deviation allowed by the Code.

The additional four units are internal to the structure and does not expand or change the approved foot-print of the building or the exterior elevations. This is accomplished by deleting some of the smaller amenities that were planned for Phase 2 of the project. Onsite parking will remain unchanged at 154 spaces. This corresponds to 1.13 spaces per unit. There are also 27 on street parking spaces available on Bookcliff Avenue. Based on the Housing Authorities extensive experience with similar developments it has constructed in the past, this will provide sufficient parking for this development.

Consistency with the Comprehensive Plan

The proposed ODP is consistent with the Comprehensive Plan Goal 5: To provide a broader mix of housing types in the community to meet the needs of a variety of incomes, family types and life stages.

The Future Land Use Map of the Comprehensive Plan shows this area to develop with the designation of Business Park Mixed Use. Applicable zones that support this designation include R-8, R-12, R-16, R-24, R-O, B-1, CSR, BP and I-O. R-24 is the default zone for the Planned Development.

Review criteria of Section 21.02.150(e) Amendments to Approved Plans of the Grand Junction Municipal Code

The use, density, bulk performance and default standards contained in an approved PD rezoning ordinance may be amended only as follows, unless specified otherwise in the rezoning ordinance:

- (i) No use may be established that is not permitted in the PD without amending the rezoning ordinance through the rezoning process. Uses may be transferred between development pods/areas to be developed through an amendment to the ODP provided the overall density for the entire PD is not exceeded;

This is not a request for a change in use, only to allow four more dwelling units, which exceeds the allowed density range by a little over six tenths of a percent. It is just a fraction over the allowed density range of Ordinance 4652. The default zone of R-24 has no maximum density.

- (ii) The maximum and minimum density for the entire PD shall not be exceeded without amending the rezoning ordinance through the rezoning process;

The request is to increase the maximum density currently allowed for in the PD Ordinance by one.

(iii) The bulk, performance and default standards may not be amended for the PD or a development pod/area to be developed without amending the PD rezoning ordinance through the rezoning process.

Density is a bulk standard. The density will exceed the current density allowed within the Ordinance by one. Because Ordinance No. 4652 specified 128 dwelling units the Ordinance must be amended to allow four additional units, and expand the maximum density range already provided within Ordinance No 4652.

FINDINGS OF FACT/CONCLUSIONS

After reviewing the Grand Junction Housing Authority application, PLD-2016-326 for an amendment to the Planned Development, Outline Development Plan Ordinance, Staff makes the following findings of fact and conclusions:

1. The requested amendment to the Planned Development, Outline Development Plan Ordinance is consistent with the Comprehensive Plan.
2. The review criteria in Section 21.02.150(e) of the Grand Junction Municipal Code have all been met.

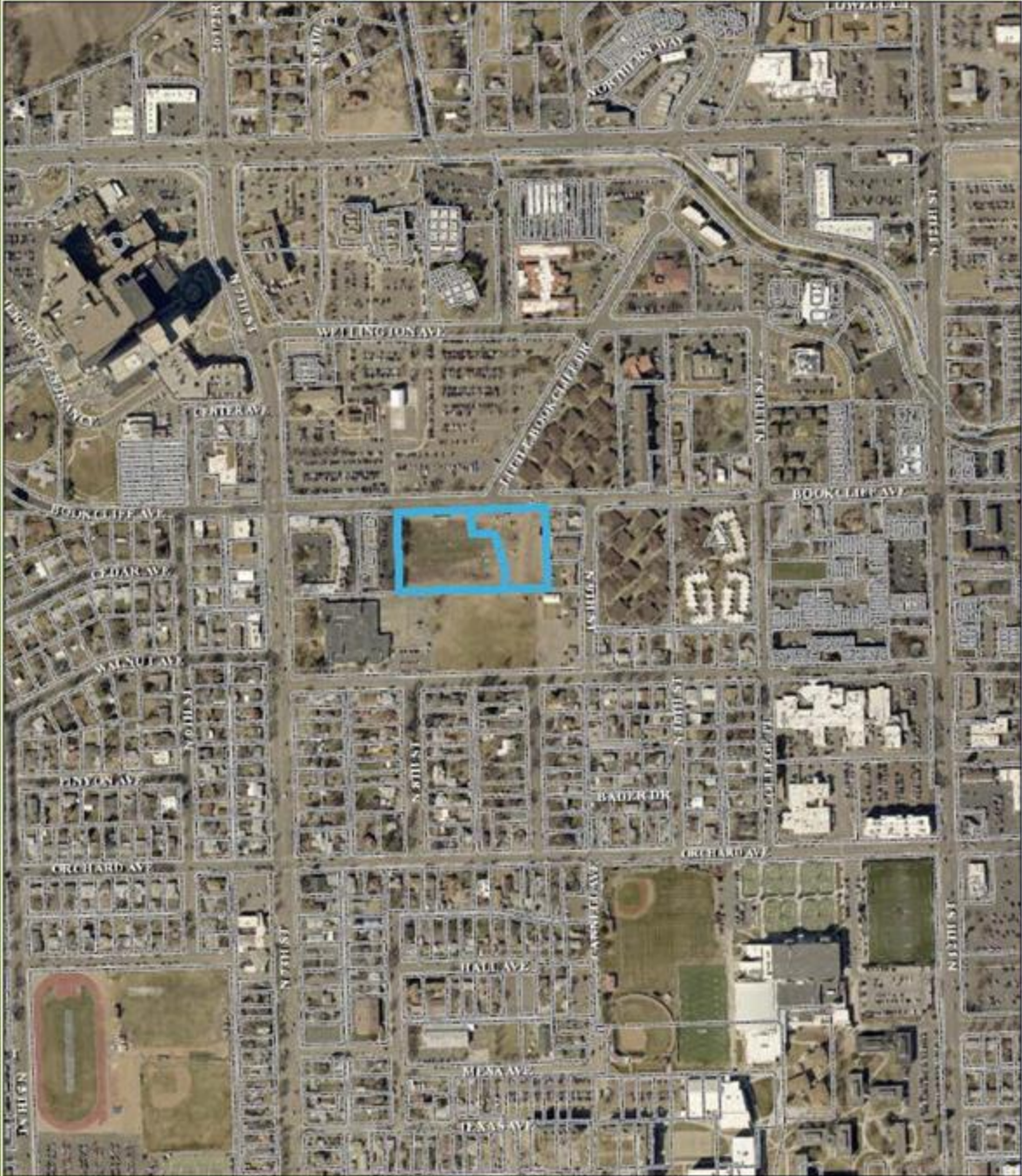
STAFF RECOMMENDATION:

Staff recommends that the Planning Commission approve the requested Amendment to the approved plan, Planned Development, Outline Development Plan, PLD-2016-326 with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

Madam Chairman, on item PLD-2016-326, I move that the Planning Commission forward a recommendation of approval to the City Council for the requested amendment to Ordinance No. 4652, allowing four additional dwelling units for the Highlands Apartments.

City of Grand Junction



Printed: 6/22/2016

1 inch = 471 feet



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4652

**AN ORDINANCE REZONING APPROXIMATELY 3.763 ACRES FROM R-16 TO PD
(PLANNED DEVELOPMENT) AND APPROVING
THE OUTLINE DEVELOPMENT PLAN (ODP)**

**GRAND JUNCTION HOUSING AUTHORITY SENIOR LIVING
PLANNED DEVELOPMENT – HIGHLANDS APARTMENTS
(AKA THE EPSTEIN PROPERTY)
LOCATED AT 805 BOOKCLIFF AVENUE**

Recitals:

A request for a Rezone and Outline Development Plan approval has been submitted in accordance with the Grand Junction Municipal Code. The applicant has requested that approximately 3.763 acres, located at 805 Bookcliff Avenue, be rezoned from R-16 (Residential - 16 units per acre) to PD (Planned Development) with a default zoning of R-24 (Residential – 24 units per acre). The applicant proposes to develop the property into 128 units of multi-family residential units for seniors in two phases, with each phase consisting of 64 residential units, resulting in an ultimate proposed density of 30.9 units per acre. In addition, an area for indoor amenities such as offices for resident service provider visits (such as home health care and Veterans Administration) together with common fitness, wellness, and socializing areas is anticipated to be constructed as part of the first phase.

This PD zoning ordinance will establish the default zoning, including uses and deviations from the bulk standards.

In public hearings, the Planning Commission and City Council reviewed the request for the proposed Rezone and Outline Development Plan approval and determined that it satisfied the criteria as set forth and established in Section 21.02.140 of the Grand Junction Municipal Code and the proposed Rezone and Outline Development Plan is consistent with the purpose and intent of the Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREA DESCRIBED BELOW IS REZONED FROM R-16 TO PD WITH THE FOLLOWING DEFAULT ZONE AND DEVIATIONS FROM THE DEFAULT ZONING:

Property to be Rezoned:

All that part of the N1/4 of the SW1/4NE1/4 of Section 11, Township 1 South, Range 1 West of the Ute Meridian, lying East of the center line of North Seventh Street; EXCEPT the West 450 feet of said tract; AND ALSO EXCEPTING THEREFROM all roads, easements and rights of way of record in Mesa County, Colorado.

Containing 3.763 acres, more or less. See Attached Exhibit A, Outline Development Plan.

A. Deviation of Uses

The following uses shall also be allowed:

Management office with residential unit for on-site manager, including support offices for resident service providers such as home health care and Veterans Administration, together with fitness, wellness, and socializing areas. Other indoor amenities may include a coffee shop and/or sandwich shop.

In lieu of a solid fence the required fence buffer on the west side of the property can be open style fencing (to see through) or a landscaping berm.

B. Deviations from Bulk Standards

A zoning density range of 24 to 32 dwelling units per acre.

Minimum front yard setback shall be 10 feet.

Minimum side yard setbacks shall be zero from any new lot line created by subdivision of the property.

INTRODUCED on first reading on the 17th day of December, 2014 and ordered published in pamphlet form.

ADOPTED on second reading this 7th day of January, 2015 and ordered published in pamphlet form.

ATTEST:



President of Council

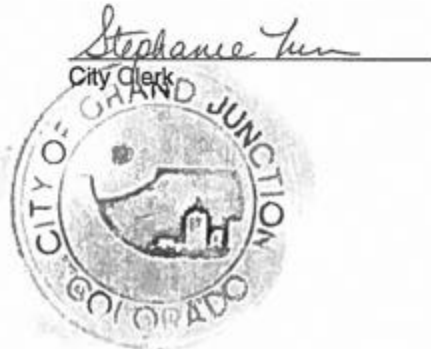
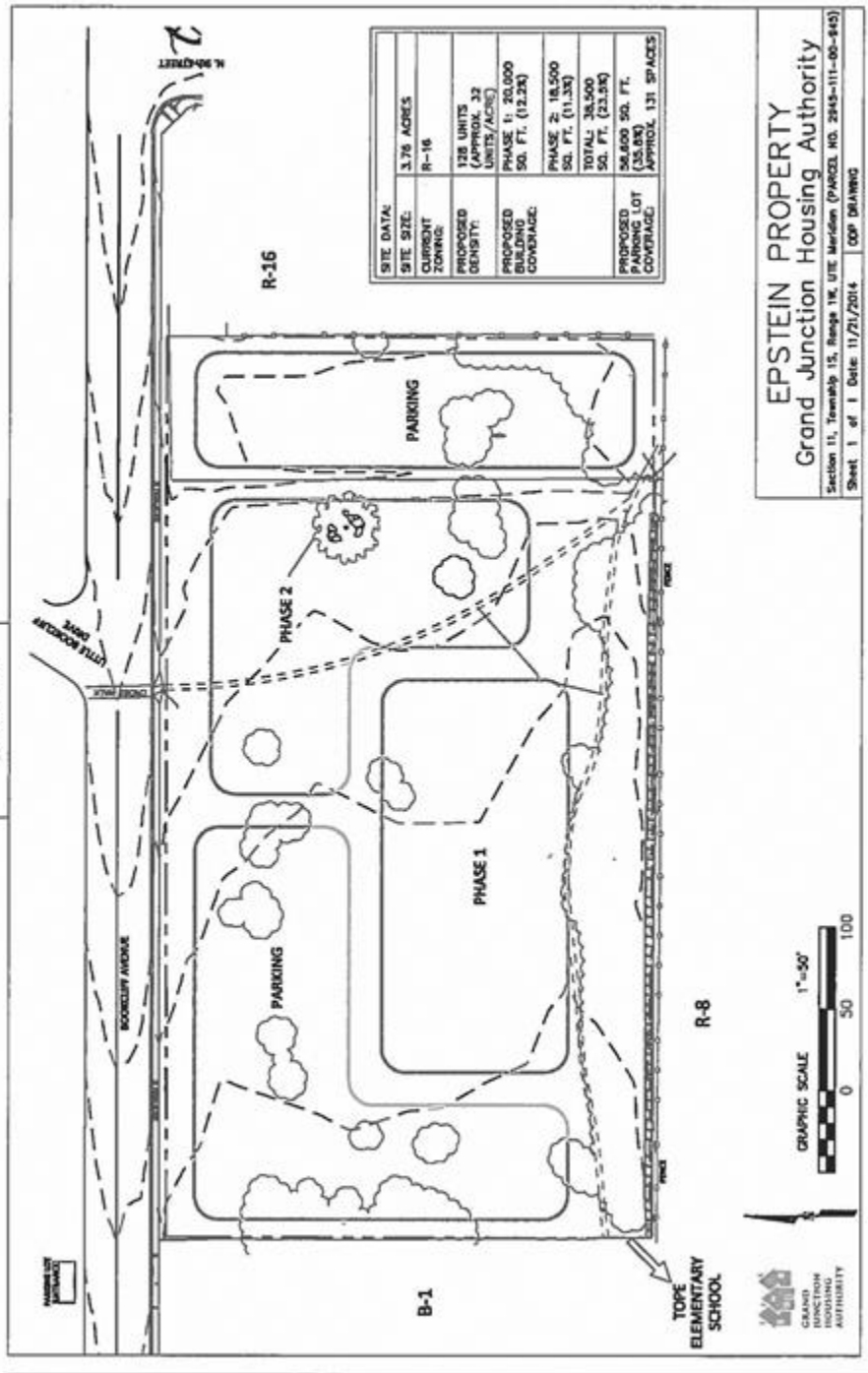


Exhibit A



EPSTEIN PROPERTY
Grand Junction Housing Authority
 Section 15, Township 15, Range 1N, UTE Meridian (PARCEL NO. 2845-111-00-845)
 Sheet 1 of 1 Date: 11/21/2014 OOP DRAWING

TOPE ELEMENTARY SCHOOL

GRAPHIC SCALE 1"=50'

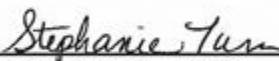
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GRAND JUNCTION HOUSING AUTHORITY

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4652 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 17th day of December, 2014 and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 9th day of January, 2015, at which Ordinance No. 4652 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 9th day of January, 2015.


Stephanie Tuin, MMC
City Clerk

Published: December 19, 2014
Published: January 9, 2015
Effective: February 8, 2015



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE AMENDING ORDINANCE NO. 4652
BY AMENDING THE PLANNED DEVELOPMENT FOR THE
GRAND JUNCTION HOUSING AUTHORITY SENIOR LIVING
PLANNED DEVELOPMENT – HIGHLANDS APARTMENTS
LOCATED AT 805 AND 825 BOOKCLIFF AVENUE**

Recitals:

The Grand Junction Housing Authority was granted approval of the Highlands Apartment project on January 7, 2015. Ordinance No. 4652 established an allowable density range of 24 to 32 dwelling units per acre, along with some ancillary uses at 805 and 825 Bookcliff Avenue. Phase I, consisting of 64 units, is under construction. The applicant is proposing to add 4 units to the planned 68 unit Phase II, for a total of 72 units, which can be accommodated in the Phase II building without expanding or changing the approved foot-print or elevation. However, with the additional the overall density of the project would exceed the maximum density of 32 units per acre by 0.63.

In public hearings, the Planning Commission and City Council reviewed the request for the proposed amendment to the Outline Development Plan and determined that it satisfied the criteria as set forth and established in Section 21.02.150(e) of the Grand Junction Municipal Code. The proposed amendment to the Outline Development Plan is consistent with the purpose and intent of the Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, ORDINANCE NO. 4652 IS HEREBY AMENDED TO ALLOW 136 MULTI-FAMILY RESIDENTIAL UNITS.

INTRODUCED on first reading on the 3rd day of August, 2016 and ordered published in pamphlet form.

ADOPTED on second reading this _____ day of _____, 2016 and ordered published in pamphlet form.

ATTEST:

President of Council

City Clerk



**Grand Junction City Council
Regular Session**

Item #4 a

Meeting Date: August 17, 2016

Requested by: Kip Turner,
Executive Director

Submitted By: Ben Johnson, Airfield
Operations Manager

Department: Airport Authority

Information

SUBJECT:

Federal Aviation Administration Airport Improvement Program Grant 3-08-0027-054-2016 for the Grand Junction Regional Airport Authority for Terminal Air Carrier Apron Reconstruction.

RECOMMENDATION:

Airport Authority staff is recommending that the City of Grand Junction, City Council approve the Grant Offer for FAA AIP Project 3-08-0027-054-2016 and authorize its appropriate agents to execute the Grant Offer and associated Co-Sponsorship Agreement.

EXECUTIVE SUMMARY:

The Grand Junction Regional Airport Authority (Authority) has received an Airport Improvement Program (AIP) Grant from the Federal Aviation Administration (FAA) for the reconstruction of the Eastern half of the Terminal Air Carrier Apron. Mesa County and the City of Grand Junction are required as Co-Sponsors to the Grant Offer.

BACKGROUND OR DETAILED INFORMATION:

Background:

For the 2016 FAA AIP grant cycle, the Authority submitted two grant applications. The projects are:

AIP 54 - Terminal Air Carrier Apron Reconstruction – Phase I

AIP 55 – Replacement Runway 11/29 Overall Design / RTR Relocation Final Design

The Authority has received the grant for AIP 54. (The grant offer for AIP 55 is pending)

Detailed Project Information:

AIP 54 - Terminal Air Carrier Apron Phase I: The existing terminal air carrier apron has been deteriorating due to alkali-silica reactivity (ASR) resulting in significant damage of the concrete and has become a foreign object debris (FOD) hazard. The concrete in this area was installed in 1982 and has reached the end of its useful life. According to a PCI Survey conducted by CDOT Aeronautics in August 2013 the pavement was rated as 33 out of 100. The pavement in this area is the most poorly rated pavement on the Airport, and therefore is a high priority for replacement.

The apron will be replaced in two phases. The 2016 project will encompass the first phase. The project will replace subgrade, subbase, base course, drainage facilities, electrical facilities, and concrete pavement. The total project including Phase 1 and Phase 2 (2017) will cover approximately 48,000 square yards.

The project is listed on the Authority's approved Airport Layout Plan and Capital Improvement Plan.

The Authority Board of Commissioners approved the application for this grant on November 17th, 2015. The Grand Junction City Council approved the application for this grant on November 18th, 2015 and the Mesa County Board of Commissioners approved the application for this grant on December 7, 2015.

The Authority Board of Commissioners will review and approve this grant offer at the Regular Board Meeting on August 16th, 2016. Authority staff will attend the August 22nd, 2016 Board of County Commissioners Meeting to seek their approval.

The FAA typically writes grants based on the bid amount for the project. Bids were opened on August 3rd, 2016 and GJRAA is awaiting the final Grant Offer and Agreement from the FAA. While we do not have the final Grant Offer from the FAA as of the publishing of this packet, we anticipate receiving the final Grant Offer by the meeting. The language of the grant offer will not change from draft form but the amounts of the grant will be filled in.

FISCAL IMPACT:

NOTE: The amounts of the grant will be filled in when the amounts are finalized by the FAA.

Funding Breakdown

Federal Aviation Administration AIP Grant:	\$TBD
State of Colorado, Division of Aeronautics Grant:	\$125,000
Grand Junction Regional Airport Authority:	\$TBD
Total Project Cost	\$TBD

SUGGESTED MOTION:

I MOVE to (approve or deny) Authorization for the Mayor and the City Manager to Sign the Grant Agreement and the Co-sponsorship Agreement, respectively, for FAA Grant AIP 54 - Terminal Air Carrier Apron Phase I

Attachments

ATTACHMENT 1 – Grant Offer Letter

ATTACHMENT 2 – Grant Agreement – AIP 54

ATTACHMENT 3 – City of Grand Junction Co-Sponsorship Agreement



U.S. Department
of Transportation
**Federal Aviation
Administration**

Northwest Mountain Region
Colorado · Idaho · Montana · Oregon · Utah
Washington · Wyoming

Denver Airports District Office
26805 E. 68th Ave., Suite 224
Denver, CO 80249

[Date]

The Honorable Phyllis Norris, Mayor
City of Grand Junction
250 North Fifth Street
Grand Junction, Colorado 81501

Ms. Rose Pugliese, Chair
Board of Mesa County Commissioners
544 Rood Avenue
Grand Junction, Colorado 81501

Mr. Steve Wood, Chairman
Grand Junction Regional Airport Authority
800 Eagle Drive
Grand Junction, Colorado 81506

Dear Mayor Norris, Commissioner Pugliese and Mr. Wood:

We are enclosing 4 copies of the Grant Offer for Airport Improvement Program (AIP) Project No. 3-08-0027-054-2016 at the Grand Junction Regional Airport. Please read this letter and the Grant Offer carefully.

To properly enter into this agreement, you must do the following:

- The governing body must provide authority to execute the grant to the individual signing the grant; i.e. the sponsor's authorized representative.
- The sponsor's authorized representative must execute the grant, followed by the attorney's certification, no later than [Grant Expiration Date], in order for the grant to be valid.
- The Sponsor's attorney must sign and date the grant agreement *after* the Sponsor.
- You may not make any modification to the text, terms or conditions of the grant offer.
- We ask that you return one executed copy of the Grant Offer. Please keep the other copies of the grant for your records.

Subject to the requirements in 2 CFR §200.305, each payment request for reimbursement under this grant must be made electronically via the Delphi eInvoicing System. Please see the attached Grant Agreement for more information regarding the use of this System.

Please note Grant Condition No. 6 requires you to complete the project without undue delay. To ensure proper stewardship of Federal funds, **you are expected to submit payment requests for reimbursement of allowable incurred project expenses in accordance with project progress.** Should you fail to make draws on a regular basis, your grant may be placed in "inactive" status which will impact future grant offers.

Until the grant is completed and closed, you are responsible for submitting formal reports as follows:



U.S. Department
of Transportation
Federal Aviation
Administration

GRANT AGREEMENT

PART I – OFFER

Date of Offer	<u>[Enter Grant Offer Date]</u>
Airport/Planning Area	<u>Grand Junction Regional Airport</u>
AIP Grant Number	<u>3-08-0027-054-2016 (Contract No. DOT-FA16NM-10XX)</u>
DUNS Number	<u>156135394</u>
TO:	County of Mesa, Colorado; City of Grand Junction, Colorado; and the Grand Junction Regional Airport Authority (herein called the "Sponsor") (For Co-Sponsors, list all Co-Sponsor names. The word "Sponsor" in this Grant Agreement also applies to a Co-Sponsor.)

FROM: The United States of America (acting through the Federal Aviation Administration, herein called the "FAA")

WHEREAS, the Sponsor has submitted to the FAA a Project Application dated November 30, 2015, for a grant of Federal funds for a project at or associated with the Grand Junction Regional Airport, which is included as part of this Grant Agreement; and

WHEREAS, the FAA has approved a project for the Grand Junction Regional Airport (herein called the "Project") consisting of the following:

Rehabilitate East Terminal Air Carrier Apron (Construction)

which is more fully described in the Project Application.

NOW THEREFORE, according to the applicable provisions of the former Federal Aviation Act of 1958, as amended and recodified, 49 U.S.C. 40101, et seq., and the former Airport and Airway Improvement Act of 1982 (AAIA), as amended and recodified, 49 U.S.C. 47101, et seq., (herein the AAIA grant statute is referred to as "the Act"), the representations contained in the Project Application, and in consideration of (a) the Sponsor's adoption and ratification of the Grant Assurances dated March 2014, and the Sponsor's acceptance of this Offer, and (b) the benefits to accrue to the United States and the public from the accomplishment of the Project and compliance with the Grant Assurances and conditions as herein provided,

THE FEDERAL AVIATION ADMINISTRATION, FOR AND ON BEHALF OF THE UNITED STATES, HEREBY OFFERS AND AGREES to pay 90.00 percent of the allowable costs incurred accomplishing the Project as the United States share of the Project.

This Offer is made on and **SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:**

CONDITIONS

1. **Maximum Obligation.** The maximum obligation of the United States payable under this Offer is \$[Enter Grant Amount].
 The following amounts represent a breakdown of the maximum obligation for the purpose of establishing allowable amounts for any future grant amendment, which may increase the foregoing maximum obligation of the United States under the provisions of 49 U.S.C. § 47108(b):
 \$0 for planning
 \$[Enter Airport Development or Noise Program Amount] for airport development or noise program implementation
 \$0 for land acquisition.
2. **Period of Performance.** The period of performance begins on the date the Sponsor formally accepts this agreement. Unless explicitly stated otherwise in an amendment from the FAA, the end date of the project period of performance is 4 years (1,460 calendar days) from the date of formal grant acceptance by the Sponsor.
 The Sponsor may only charge allowable costs for obligations incurred prior to the end date of the period of performance (2 CFR § 200.309). Unless the FAA authorizes a written extension, the sponsor must submit all project closeout documentation and liquidate (pay off) all obligations incurred under this award no later than 90 calendar days after the end date of the period of performance (2 CFR § 200.343).
 The period of performance end date does not relieve or reduce Sponsor obligations and assurances that extend beyond the closeout of a grant agreement.
3. **Ineligible or Unallowable Costs.** The Sponsor must not include any costs in the project that the FAA has determined to be ineligible or unallowable.
4. **Indirect Costs – Sponsor.** Sponsor may charge indirect costs under this award by applying the indirect cost rate identified in the project application and as accepted by the FAA to allowable costs for Sponsor direct salaries and wages.
5. **Determining the Final Federal Share of Costs.** The United States' share of allowable project costs will be made in accordance with the regulations, policies and procedures of the Secretary. Final determination of the United States' share will be based upon the final audit of the total amount of allowable project costs and settlement will be made for any upward or downward adjustments to the Federal share of costs.
6. **Completing the Project Without Delay and in Conformance with Requirements.** The Sponsor must carry out and complete the project without undue delays and in accordance with this agreement, and the regulations, policies and procedures of the Secretary. The Sponsor also agrees to comply with the assurances which are part of this agreement.
7. **Amendments or Withdrawals before Grant Acceptance.** The FAA reserves the right to amend or withdraw this offer at any time prior to its acceptance by the Sponsor.
8. **Offer Expiration Date.** This offer will expire and the United States will not be obligated to pay any part of the costs of the project unless this offer has been accepted by the Sponsor on or before [Enter Date When Offer Expires], or such subsequent date as may be prescribed in writing by the FAA.
9. **Improper Use of Federal Funds.** The Sponsor must take all steps, including litigation if necessary, to recover Federal funds spent fraudulently, wastefully, or in violation of Federal antitrust statutes, or misused in any other manner in any project upon which Federal funds have been expended. For the purposes of this grant agreement, the term "Federal funds" means funds however used or dispersed by the Sponsor that were originally paid pursuant to this or any other Federal grant agreement. The Sponsor must obtain the approval of the Secretary as to any determination of the amount of the Federal share of such funds. The Sponsor must return the recovered

Federal share, including funds recovered by settlement, order, or judgment, to the Secretary. The Sponsor must furnish to the Secretary, upon request, all documents and records pertaining to the determination of the amount of the Federal share or to any settlement, litigation, negotiation, or other efforts taken to recover such funds. All settlements or other final positions of the Sponsor, in court or otherwise, involving the recovery of such Federal share require advance approval by the Secretary.

10. **United States Not Liable for Damage or Injury.** The United States is not responsible or liable for damage to property or injury to persons which may arise from, or be incident to, compliance with this grant agreement.
11. **System for Award Management (SAM) Registration And Universal Identifier.**
 - A. Requirement for System for Award Management (SAM): Unless the Sponsor is exempted from this requirement under 2 CFR 25.110, the Sponsor must maintain the currency of its information in the SAM until the Sponsor submits the final financial report required under this grant, or receives the final payment, whichever is later. This requires that the Sponsor review and update the information at least annually after the initial registration and more frequently if required by changes in information or another award term. Additional information about registration procedures may be found at the SAM website (currently at <http://www.sam.gov>).
 - B. Requirement for Data Universal Numbering System (DUNS) Numbers
 1. The Sponsor must notify potential subrecipient that it cannot receive a contract unless it has provided its DUNS number to the Sponsor. A subrecipient means a consultant, contractor, or other entity that enters into an agreement with the Sponsor to provide services or other work to further this project, and is accountable to the Sponsor for the use of the Federal funds provided by the agreement, which may be provided through any legal agreement, including a contract.
 2. The Sponsor may not make an award to a subrecipient unless the subrecipient has provided its DUNS number to the Sponsor.
 3. Data Universal Numbering System: DUNS number means the nine-digit number established and assigned by Dun and Bradstreet, Inc. (D & B) to uniquely identify business entities. A DUNS number may be obtained from D & B by telephone (currently 866-606-8220) or the Internet (currently at <http://fedgov.dnb.com/webform>).
12. **Electronic Grant Payment(s).** Unless otherwise directed by the FAA, the Sponsor must make each payment request under this agreement electronically via the Delphi invoicing System for Department of Transportation (DOT) Financial Assistance Awardees.
13. **Informal Letter Amendment of AIP Projects.** If, during the life of the project, the FAA determines that the maximum grant obligation of the United States exceeds the expected needs of the Sponsor by \$25,000 or five percent (5%), whichever is greater, the FAA can issue a letter amendment to the Sponsor unilaterally reducing the maximum obligation.

The FAA can also issue a letter to the Sponsor increasing the maximum obligation if there is an overrun in the total actual eligible and allowable project costs to cover the amount of the overrun provided it will not exceed the statutory limitations for grant amendments. The FAA's authority to increase the maximum obligation does not apply to the "planning" component of Condition No. 1.

The FAA can also issue an informal letter amendment that modifies the grant description to correct administrative errors or to delete work items if the FAA finds it advantageous and in the best interests of the United States.

An informal letter amendment has the same force and effect as a formal grant amendment.
14. **Air and Water Quality.** The Sponsor is required to comply with all applicable air and water quality standards for all projects in this grant. If the Sponsor fails to comply with this requirement, the FAA may suspend, cancel, or terminate this grant.
15. **Financial Reporting and Payment Requirements.** The Sponsor will comply with all federal financial reporting requirements and payment requirements, including submittal of timely and accurate reports.

16. **Buy American.** Unless otherwise approved in advance by the FAA, the Sponsor will not acquire or permit any contractor or subcontractor to acquire any steel or manufactured products produced outside the United States to be used for any project for which funds are provided under this grant. The Sponsor will include a provision implementing Buy American in every contract.
17. **Maximum Obligation Increase for Primary Airports.** In accordance with 49 U.S.C. § 47108(b), as amended, the maximum obligation of the United States, as stated in Condition No. 1 of this Grant Offer:
- A. may not be increased for a planning project;
 - B. may be increased by not more than 15 percent for development projects;
 - C. may be increased by not more than 15 percent for a land project.
18. **Audits for Public Sponsors.** The Sponsor must provide for a Single Audit in accordance with 2 CFR Part 200. The Sponsor must submit the Single Audit reporting package to the Federal Audit Clearinghouse on the Federal Audit Clearinghouse's Internet Data Entry System at <http://harvester.census.gov/facweb/>. The Sponsor must also provide one copy of the completed 2 CFR Part 200 audit to the Airports District Office.
19. **Suspension or Debarment.** When entering into a "covered transaction" as defined by 2 CFR § 180.200, the Sponsor must:
- A. Verify the non-federal entity is eligible to participate in this Federal program by:
 1. Checking the excluded parties list system (EPLS) as maintained within the System for Award Management (SAM) to determine if non-federal entity is excluded or disqualified; or
 2. Collecting a certification statement from the non-federal entity attesting they are not excluded or disqualified from participating; or
 3. Adding a clause or condition to covered transactions attesting individual or firm are not excluded or disqualified from participating.
 - B. Require prime contractors to comply with 2 CFR § 180.330 when entering into lower-tier transactions (e.g. Sub-contracts).
 - C. Immediately disclose to the FAA whenever the Sponsor: (1) learns they have entered into a covered transaction with an ineligible entity or (2) suspends or debar a contractor, person, or entity.
20. **Ban on Texting When Driving.**
- A. In accordance with Executive Order 13513, Federal Leadership on Reducing Text Messaging While Driving, October 1, 2009, and DOT Order 3902.10, Text Messaging While Driving, December 30, 2009, the Sponsor is encouraged to:
 1. Adopt and enforce workplace safety policies to decrease crashes caused by distracted drivers including policies to ban text messaging while driving when performing any work for, or on behalf of, the Federal government, including work relating to a grant or subgrant.
 2. Conduct workplace safety initiatives in a manner commensurate with the size of the business, such as:
 - a. Establishment of new rules and programs or re-evaluation of existing programs to prohibit text messaging while driving; and
 - b. Education, awareness, and other outreach to employees about the safety risks associated with texting while driving.
 - B. The Sponsor must insert the substance of this clause on banning texting when driving in all subgrants, contracts and subcontracts
21. **Trafficking in Persons.**
- A. Prohibitions: The prohibitions against trafficking in persons (Prohibitions) that apply to any entity other than a State, local government, Indian tribe, or foreign public entity. This includes private Sponsors, public Sponsor employees, and subrecipients of private or public Sponsors (private entity). Prohibitions include:
 1. Engaging in severe forms of trafficking in persons during the period of time that the agreement is in effect;

2. Procuring a commercial sex act during the period of time that the agreement is in effect; or
 3. Using forced labor in the performance of the agreement, including subcontracts or subagreements under the agreement.
- B. In addition to all other remedies for noncompliance that are available to the FAA, Section 106(g) of the Trafficking Victims Protection Act of 2000 (TVPA), as amended (22 U.S.C. 7104(g)), allows the FAA to unilaterally terminate this agreement, without penalty, if a private entity –
1. Is determined to have violated the Prohibitions; or
 2. Has an employee who the FAA determines has violated the Prohibitions through conduct that is either—
 - a. Associated with performance under this agreement; or
 - b. Imputed to the Sponsor or subrecipient using 2 CFR part 180, “OMB Guidelines to Agencies on Government-wide Debarment and Suspension (Nonprocurement),” as implemented by the FAA at 2 CFR part 1200.
22. **Exhibit “A” Property Map.** The Exhibit “A” Property Map date November 2009, is incorporated herein by reference or is submitted with the project application and made part of this grant agreement.
23. **Co-Sponsor.** The Co-Sponsors understand and agree that they jointly and severally adopt and ratify the representations and assurances contained therein and that the word "Sponsor" as used in the application and other assurances is deemed to include all co-sponsors.
24. **Co-Sponsorship Agreement:** The FAA in tendering this Grant Offer on behalf of the United States recognizes the existence of a Co-Sponsorship Agreement between the County of Mesa, Colorado and the City of Grand Junction, Colorado. By acceptance of the Grant Offer, said parties assume their respective obligations as set forth in said Co-Sponsorship Agreement. It is understood and agreed that said Agreement will not be amended, modified, or terminated without prior written approval of the FAA.
25. **Current FAA Advisory Circulars for AIP Projects:** The sponsor will carry out the project in accordance with policies, standards, and specifications approved by the Secretary including but not limited to the advisory circulars listed in the *Current FAA Advisory Circulars Required For Use In AIP Funded and PFC Approved Projects*, dated December 31, 2015, and included in this grant, and in accordance with applicable state policies, standards, and specifications approved by the Secretary.
26. **Assurances:** The Sponsor agrees to comply with the Assurances attached to this offer, which replaces the assurances that accompanied the Application for Federal Assistance.
27. **Pavement Maintenance Management Program:** The Sponsor agrees that it will implement an effective airport pavement maintenance management program as required by Grant Assurance Pavement Preventive Management. The Sponsor agrees that it will use the program for the useful life of any pavement constructed, reconstructed, or repaired with federal financial assistance at the airport. The Sponsor further agrees that the program will
- 1) Follow FAA Advisory Circular 150/5380-6, “Guidelines and Procedures for Maintenance of Airport Pavements,” for specific guidelines and procedures for maintaining airport pavements, establishing an effective maintenance program, specific types of distress and its probable cause, inspection guidelines, and recommended methods of repair;
 - 2) Detail the procedures to be followed to assure that proper pavement maintenance, both preventive and repair, is performed;
 - 3) Include a Pavement Inventory, Inspection Schedule, Record Keeping, Information Retrieval, and Reference, meeting the following requirements:
 - a. Pavement Inventory. The following must be depicted in an appropriate form and level of detail:
 1. location of all runways, taxiways, and aprons;
 2. dimensions;

3. type of pavement, and;
 4. year of construction or most recent major rehabilitation.
- b. Inspection Schedule.
1. Detailed Inspection. A detailed inspection must be performed at least once a year. If a history of recorded pavement deterioration is available, i.e., Pavement Condition Index (PCI) survey as set forth in the Advisory Circular 150/5380-6, the frequency of inspections may be extended to three years.
 2. Drive-By Inspection. A drive-by inspection must be performed a minimum of once per month to detect unexpected changes in the pavement condition. For drive-by inspections, the date of inspection and any maintenance performed must be recorded.
- 4) Record Keeping. Complete information on the findings of all detailed inspections and on the maintenance performed must be recorded and kept on file for a minimum of five years. The type of distress, location, and remedial action, scheduled or performed, must be documented. The minimum information is:
- a. inspection date;
 - b. location;
 - c. distress types; and
 - d. maintenance scheduled or performed.
- 5) Information Retrieval System. The Sponsor must be able to retrieve the information and records produced by the pavement survey to provide a report to the FAA as may be required.
28. **Projects Which Contain Paving Work in Excess of \$500,000:** The Sponsor agrees to:
- 1) Furnish a construction management program to the FAA prior to the start of construction which details the measures and procedures to be used to comply with the quality control provisions of the construction contract, including, but not limited to, all quality control provisions and tests required by the Federal specifications. The program must include as a minimum:
 - a. The name of the person representing the Sponsor who has overall responsibility for contract administration for the project and the authority to take necessary actions to comply with the contract.
 - b. Names of testing laboratories and consulting engineer firms with quality control responsibilities on the project, together with a description of the services to be provided.
 - c. Procedures for determining that the testing laboratories meet the requirements of the American Society of Testing and Materials standards on laboratory evaluation referenced in the contract specifications (D 3666, C 1077).
 - d. Qualifications of engineering supervision and construction inspection personnel.
 - e. A listing of all tests required by the contract specifications, including the type and frequency of tests to be taken, the method of sampling, the applicable test standard, and the acceptance criteria or tolerances permitted for each type of test.
 - f. Procedures for ensuring that the tests are taken in accordance with the program, that they are documented daily, and that the proper corrective actions, where necessary, are undertaken.
 - 2) Submit at completion of the project, a final test and quality assurance report documenting the summary results of all tests performed; highlighting those tests that indicated failure or that did not meet the applicable test standard. The report must include the pay reductions applied and the reasons for accepting any out-of-tolerance material. Submit interim test and quality assurance reports when requested by the FAA.
 - 3) Failure to provide a complete report as described in paragraph b, or failure to perform such tests, will, absent any compelling justification; result in a reduction in Federal participation for costs incurred in connection with construction of the applicable pavement. Such reduction will be at the discretion of the FAA and will be based on the type or types of required tests not performed or not documented and will be commensurate

with the proportion of applicable pavement with respect to the total pavement constructed under the grant agreement.

- 4) The FAA, at its discretion, reserves the right to conduct independent tests and to reduce grant payments accordingly if such independent tests determine that sponsor test results are inaccurate.
29. **Final Project Documentation:** The Sponsor understands and agrees that in accordance with 49 USC 47111, and the Airport District Office's concurrence, that no payments totaling more than 97.5 percent of United States Government's share of the project's estimated allowable cost may be made before the project is determined to be satisfactorily completed. Satisfactorily complete means the following: (1) The project results in a complete, usable unit of work as defined in the grant agreement; and (2) The sponsor submits necessary documents showing that the project is substantially complete per the contract requirements, or has a plan (that FAA agrees with) that addresses all elements contained on the punch list.
30. **AGIS Requirements:** Airports GIS requirements, as specified in Advisory Circular 150/5300-18, apply to the project included in this grant offer. Final construction as-built information or planning deliverables must be collected according to these specifications and submitted to the FAA. The submittal must be reviewed and accepted by the FAA before the grant can be administratively closed.

#

DRAFT

The Sponsor's acceptance of this Offer and ratification and adoption of the Project Application incorporated herein shall be evidenced by execution of this instrument by the Sponsor, as hereinafter provided, and this Offer and Acceptance shall comprise a Grant Agreement, as provided by the Act, constituting the contractual obligations and rights of the United States and the Sponsor with respect to the accomplishment of the Project and compliance with the assurances and conditions as provided herein. Such Grant Agreement shall become effective upon the Sponsor's acceptance of this Offer.

**UNITED STATES OF AMERICA
FEDERAL AVIATION ADMINISTRATION**

(Signature)
John P. Bauer

(Typed Name)
Manager, Denver Airports District Office

(Title of FAA Official)

PART II - ACCEPTANCE

The Sponsor does hereby ratify and adopt all assurances, statements, representations, warranties, covenants, and agreements contained in the Project Application and incorporated materials referred to in the foregoing Offer, and does hereby accept this Offer and by such acceptance agrees to comply with all of the terms and conditions in this Offer and in the Project Application.

I declare under penalty of perjury that the foregoing is true and correct.¹

Executed this _____ day of _____, 2016.

COUNTY OF MESA, COLORADO

(Name of Sponsor)

(Signature of Sponsor's Authorized Official)
By: _____
(Printed Name of Sponsor's Authorized Official)
Title: _____
(Title of Sponsor's Authorized Official)

CERTIFICATE OF SPONSOR'S ATTORNEY

I, _____, acting as Attorney for the Sponsor do hereby certify:

That in my opinion the Sponsor is empowered to enter into the foregoing Grant Agreement under the laws of the State of Colorado. Further, I have examined the foregoing Grant Agreement and the actions taken by said Sponsor and Sponsor's official representative has been duly authorized and that the execution thereof is in all respects due and proper and in accordance with the laws of the said State and the Act. In addition, for grants involving projects to be carried out on property not owned by the Sponsor, there are no legal impediments that will prevent full performance by the Sponsor. Further, it is my opinion that the said Grant Agreement constitutes a legal and binding obligation of the Sponsor in accordance with the terms thereof.

Dated at _____ (location) this _____ day of _____, 2016.

By _____
(Signature of Sponsor's Attorney)

¹ Knowingly and willfully providing false information to the Federal government is a violation of 18 U.S.C. Section 1001 (False Statements) and could subject you to fines, imprisonment, or both.

The Sponsor does hereby ratify and adopt all assurances, statements, representations, warranties, covenants, and agreements contained in the Project Application and incorporated materials referred to in the foregoing Offer, and does hereby accept this Offer and by such acceptance agrees to comply with all of the terms and conditions in this Offer and in the Project Application.

I declare under penalty of perjury that the foregoing is true and correct.²

Executed this _____ day of _____, 2016.

CITY OF GRAND JUNCTION, COLORADO

(Name of Sponsor)

(Signature of Sponsor's Authorized Official)

By:

(Printed Name of Sponsor's Authorized Official)

Title:

(Title of Sponsor's Designated Authorized Official)

CERTIFICATE OF SPONSOR'S ATTORNEY

I, _____, acting as Attorney for the Sponsor do hereby certify:

That in my opinion the Sponsor is empowered to enter into the foregoing Grant Agreement under the laws of the State of Colorado. Further, I have examined the foregoing Grant Agreement and the actions taken by said Sponsor and Sponsor's official representative has been duly authorized and that the execution thereof is in all respects due and proper and in accordance with the laws of the said State and the Act. In addition, for grants involving projects to be carried out on property not owned by the Sponsor, there are no legal impediments that will prevent full performance by the Sponsor. Further, it is my opinion that the said Grant Agreement constitutes a legal and binding obligation of the Sponsor in accordance with the terms thereof.

Dated at _____ (location) this _____ day of _____, 2016.

By _____

(Signature of Sponsor's Attorney)

² Knowingly and willfully providing false information to the Federal government is a violation of 18 U.S.C. Section 1001 (False Statements) and could subject you to fines, imprisonment, or both.

The Sponsor does hereby ratify and adopt all assurances, statements, representations, warranties, covenants, and agreements contained in the Project Application and incorporated materials referred to in the foregoing Offer, and does hereby accept this Offer and by such acceptance agrees to comply with all of the terms and conditions in this Offer and in the Project Application.

I declare under penalty of perjury that the foregoing is true and correct.³

Executed this _____ day of _____, 2016.

GRAND JUNCTION REGIONAL AIRPORT AUTHORITY

(Name of Sponsor)

(Signature of Sponsor's Authorized Official)

By:

(Printed Name of Sponsor's Authorized Official)

Title:

(Title of Sponsor's Designated Authorized Official)

CERTIFICATE OF SPONSOR'S ATTORNEY

I, _____, acting as Attorney for the Sponsor do hereby certify:

That in my opinion the Sponsor is empowered to enter into the foregoing Grant Agreement under the laws of the State of Colorado. Further, I have examined the foregoing Grant Agreement and the actions taken by said Sponsor and Sponsor's official representative has been duly authorized and that the execution thereof is in all respects due and proper and in accordance with the laws of the said State and the Act. In addition, for grants involving projects to be carried out on property not owned by the Sponsor, there are no legal impediments that will prevent full performance by the Sponsor. Further, it is my opinion that the said Grant Agreement constitutes a legal and binding obligation of the Sponsor in accordance with the terms thereof.

Dated at _____ (location) this _____ day of _____, 2016.

By _____

(Signature of Sponsor's Attorney)

³ Knowingly and willfully providing false information to the Federal government is a violation of 18 U.S.C. Section 1001 (False Statements) and could subject you to fines, imprisonment, or both.

SUPPLEMENTAL CO-SPONSORSHIP AGREEMENT

This Supplemental Co-Sponsorship Agreement is entered into and effective this _____ day of _____, 2016, by and between the Grand Junction Regional Airport Authority (“Airport Authority”), and the City of Grand Junction (City).

RECITALS

- A. The Airport Authority is a political subdivision of the State of Colorado, organized pursuant to Section 41-3-101 et seq., C.R.S. The Airport Authority is a separate and distinct entity from the City.
- B. The Airport Authority is the owner and operator of the Grand Junction Regional Airport, located in Grand Junction, Colorado (“Airport”).
- C. Pursuant to the Title 49, U.S.C., Subtitle VII, Part B, as amended, the Airport Authority has applied for monies from the Federal Aviation Administration (“FAA”), for the construction of certain improvements upon the Airport, pursuant to the terms, plans and specifications set forth in AIP Grant Application No. 3-08-0027-054-2016 (“Project”).
- D. The FAA is willing to provide \$00 toward the estimated costs of the Project, provided the City of Grand Junction and Mesa County execute the Grant Agreement as co-sponsors with the Airport Authority. The FAA is insisting that the City and County execute the Grant Agreement as co-sponsors for two primary reasons. First, the City and County have taxing authority, whereas the Airport Authority does not; accordingly, the FAA is insisting that the City and County execute the Grant Agreement so that public entities with taxing authority are liable for the financial commitments required of the Sponsor under the Grant Agreement, should the Airport Authority not be able to satisfy said financial commitments out of the net revenues generated by the operation of the Airport. In addition, the City and County have jurisdiction over the zoning and land use regulations of the real property surrounding the Airport, whereas the Airport Authority does not enjoy such zoning and land use regulatory authority. By their execution of the Grant Agreement, the City and County would be warranting to the FAA that the proposed improvements are consistent with their respective plans for the development of the area surrounding the Airport, and that they will take appropriate actions, including the adoption of zoning laws, to restrict the use of land surrounding the Airport to activities and purposes compatible with normal Airport operations.
- E. The City is willing to execute the Grant Agreement, as a co-sponsor, pursuant to the FAA’s request, subject to the terms and conditions of this Supplemental Co-Sponsorship Agreement between the City and Airport Authority.

Therefore, in consideration of the above Recitals and the mutual promises and representations set forth below, the City and Airport Authority hereby agree as follows:

AGREEMENT

1. By its execution of this Agreement, the City hereby agrees to execute the Grant Agreement, as a co-sponsor, pursuant to the FAA's request.
2. In consideration of the City's execution of the Grant Agreement, as co-sponsor, the Airport Authority hereby agrees to hold the City, its officers, employees, and agents, harmless from, and to indemnify the City, its officers, employees, and agents for:
 - (a) Any and all claims, lawsuits, damages, or liabilities, including reasonable attorney's fees and court costs, which at any time may be or are stated, asserted, or made against the City, its officers, employees, or agents, by the FAA or any other third party whomsoever, in any way arising out of, or related under the Grant Agreement, or the prosecution of the Project contemplated by the Grant Agreement, regardless of whether said claims are frivolous or groundless, other than claims related to the City's covenant to take appropriate action, including the adoption of zoning laws, to restrict the use of land surrounding the Airport, over which the City has regulatory jurisdiction, to activities and purposes compatible with normal Airport operations, set forth in paragraph 21 of the Assurances incorporated by reference into the Grant Agreement ("Assurances"); and
 - (b) The failure of the Airport Authority, or any of the Airport Authority's officers, agents, employees, or contractors, to comply in any respect with any of the requirements, obligations or duties imposed on the Sponsor by the Grant Agreement, or reasonably related to or inferred there from, other than the Sponsor's zoning and land use obligations under Paragraph 21 of the Assurances, which are the City's responsibility for lands surrounding the Airport over which it has regulatory jurisdiction.
3. By its execution of this Agreement, the Airport Authority hereby agrees to comply with each and every requirement of the Sponsor, set forth in the Grant Agreement, or reasonably required in connection therewith, other than the zoning and land use requirements set forth in paragraph 21 of the Assurances, in recognition of the fact that the Airport Authority does not have the power to effect the zoning and land use regulations required by said paragraph.
4. By its execution of this Agreement and the Grant Agreement, the City agrees to comply with the zoning and land use requirements of paragraph 21 of the Assurances, with respect to all lands surrounding the Airport that are subject to the City's regulatory jurisdiction. The City also hereby warrants and represents that, in accordance with paragraph 6 of the Special Assurances; the Project contemplated by the Grant Agreement is consistent with present plans of the City for the development of the area surrounding the Airport.
5. The parties hereby warrant and represent that, by the City's execution of the Grant Agreement, as a co-sponsor, pursuant to the FAA's request, the City is not a co-owner, agent, partner, joint venture, or representative of the Airport Authority in the

ownership, management or administration of the Airport, and the Airport Authority is, and remains, the sole owner of the Airport, and solely responsible for the operation and management of the Airport.

Done and entered into on the date first set forth above.

GRAND JUNCTION REGIONAL AIRPORT AUTHORITY

By _____
Kip Turner, Executive Director

CITY OF GRAND JUNCTION

By _____
Greg Caton, City Manager



**Grand Junction City Council
Regular Session**

Item #5 a i

Meeting Date: August 17, 2016

Requested by: Redlands Investment, Properties, LLC **Submitted By:** Scott D. Peterson, Senior Planner

Department: Admin – Comm. Dev

Information

SUBJECT:

An Ordinance Zoning the Proposed Redlands Hollow Rezone to R-4 (Residential – 4 du/ac), Located at 508 22 ¼ Road

RECOMMENDATION:

The Planning Commission recommended approval of the proposed rezone application at their July 12, 2016 meeting on a 5-2 vote.

EXECUTIVE SUMMARY:

A request to rezone 2.88 acres from R-2 (Residential -2 du/ac) to R-4 (Residential -4 du/ac) zone district in anticipation of developing a residential subdivision. The R-4 zoning is consistent with the Comprehensive Plan and the surrounding County zoned properties.

BACKGROUND OR DETAILED INFORMATION:

The subject property (Lot 2, Krause Subdivision), located at 508 22 ¼ Road, currently contains a single-family detached home and detached garage on 2.88 +/- acres. The applicant, Redlands Investment Properties, LLC, is in negotiations to purchase the property and is requesting to rezone the property to R-4 in anticipation of developing a residential subdivision.

The site was annexed into the City in 1999 as part of the Krause Annexation No. 1 and No. 2. The annexed property was zoned R-2 (Residential – 2 du/ac) which was in

conformance with the Residential Low designation of the City's Growth Plan. The proposed rezone to R-4 would increase the number of allowable lots from 5 to 11; however, the maximum number would be limited by access, site features and bulk standards of the Code. The developer is proposing a subdivision into 7 lots, including one with the existing house.

In 2010 the City and County adopted the Comprehensive Plan which included the Future Land Use Map and the Blended Residential Land Use Categories Map ("Blended Map"). The new Future Land Use Map continued to designate the area where the property is located as Residential Low. The following zone districts are listed as appropriate zone districts to implement the Residential Low future land use category: RR, R-E, R-1, R-2, R-4 and R-5. The Blended Map as applied to this property allows up to five dwelling units per acre.

Therefore the proposed R-4 zone is compatible with (1) the Comprehensive Plan Future Land Use Map; (2) the Blended Map; (3) the surrounding R-2 (City) and RSF-4 (County) zoning; and (4) the surrounding single family uses.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I MOVE to (approve or deny) Ordinance No. 4715, An Ordinance Zoning the Proposed Redlands Hollow Rezone to R-4 (Residential – 4 du/ac), Located at 508 22 ¼ Road on Final Passage and Order Final Publication in Pamphlet Form

Attachments

ATTACHMENT 1 – Planning Commission Staff Report which includes the Site Location Map, the Aerial Photo Map, the Comprehensive Plan Future Land Use Map, Blended Residential Categories Map and the Existing Zoning Map

ATTACHMENT 2 – Correspondence received from the public

ATTACHMENT 3 – Minutes of July 12, 2016 Planning Commission Meeting

ATTACHMENT 4 – Proposed Ordinance

PLANNING COMMISSION AGENDA ITEM

Subject: Redlands Hollow Rezone, Located at 508 22 ¼ Road

Action Requested/Recommendation: Forward a recommendation of approval to City Council to Rezone 2.88 acres from R-2 (Residential – 2 du/ac) to R-4 (Residential – 4 du/ac).

Presenters Name & Title: Scott D. Peterson, Senior Planner

Executive Summary:

A request to rezone 2.88 acres from R-2 (Residential -2 du/ac) to R-4 (Residential -4 du/ac) zone district.

Background, Analysis and Options:

The subject property (Lot 2, Krause Subdivision), located at 508 22 ¼ Road, currently contains a single-family detached home and detached garage on 2.88 +/- acres. The applicant, Redlands Investment Properties, LLC, is in negotiations to purchase the property and is requesting to rezone the property to R-4 in anticipation of developing a residential subdivision.

The site was annexed into the City in 1999 as part of the Krause Annexation No. 1 and No. 2. The annexed property was zoned R-2 (Residential – 2 du/ac) which was in conformance with the Residential Low designation of the City's Growth Plan.

In 2010 the City and County adopted the Comprehensive Plan which included the Future Land Use Map and the Blended Residential Land Use Categories Map ("Blended Map"). The new Future Land Use Map continued to designate the area where the property is located as Residential Low. The following zone districts are listed as appropriate zone districts to implement the Residential Low future land use category: RR, R-E, R-1, R-2, R-4 and R-5. The Blended Map as applied to this property allows up to five dwelling units per acre.

Therefore the proposed R-4 zone is compatible with (1) the Comprehensive Plan Future Land Use Map; (2) the Blended Map; (3) the surrounding R-2 (City) and RSF-4 (County) zoning; and (4) the surrounding single family uses.

Neighborhood Meeting:

A Neighborhood Meeting regarding the proposed zone change and subdivision application was held on April 19, 2016 with 11 citizens along with the applicant, applicant's representative's and City Project Manager in attendance. Area residents in attendance voiced concerns regarding increased traffic on 22 ¼ Road as a result of the proposed subdivision, increase in the overall density on the property and also some residents would like to keep a rural setting and not become part of a more urban environment.

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

The proposed rezone meets the following Comprehensive Plan goals and policies:

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

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

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

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

How this item relates to the Economic Development Plan:

The purpose of the adopted Economic Development Plan by City Council is to present a clear plan of action for improving business conditions and attracting and retaining employees. The proposed Rezone provides additional residential housing opportunities for residents of the community, located within the highly desirable Redlands area and near neighborhood commercial centers, elementary and junior high schools, which could contribute positively to employers' ability to attract and retain employees.

Board or Committee Recommendation:

There is no other committee or board recommendation.

Other issues:

There are no other issues identified.

Previously presented or discussed:

This has not been previously discussed by the Planning Commission.

Attachments:

1. Background information
2. Staff report
3. Site Location Map
4. Aerial Photo Map
5. Comprehensive Plan Future Land Use Map
6. Blended Residential Land Use Categories Map
7. Existing Zoning Map
8. Correspondence received from the public
9. Ordinance

BACKGROUND INFORMATION				
Location:		508 22 ¼ Road		
Applicant:		Barbara Krause, Owner Redlands Investment Properties LLC, Applicant		
Existing Land Use:		Single-family detached home		
Proposed Land Use:		Residential single-family detached subdivision		
Surrounding Land Use:	North	Single-family detached		
	South	Single-family detached		
	East	Single-family detached		
	West	Single-family detached		
Existing Zoning:		R-2 (Residential – 2 du/ac)		
Proposed Zoning:		R-4 (Residential – 4 du/ac)		
Surrounding Zoning:	North	County RSF-4 (Residential Single-Family – 4 du/ac)		
	South	R-2 (Residential – 2 du/ac)		
	East	R-2 (Residential – 2 du/ac)		
	West	County RSF-4 (Residential Single-Family – 4 du/ac)		
Future Land Use Designation:		Residential Low (0.5 – 2 du/ac)		
Zoning within density/intensity range?		X	Yes	No

Section 21.02.140 of the Grand Junction Zoning and Development Code:

The City may rezone property if the proposed changes are consistent with the vision (intent), goals and policies of the Comprehensive Plan and meets one or more of the following criteria:

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

The property was annexed and zoned R-2 in 1999. In 2010 the City of Grand Junction and Mesa County jointly adopted a Comprehensive Plan, replacing the Growth Plan and establishing new land use designations. The Comprehensive Plan includes a Future Land Use Map and a Blended Residential Land Use Categories Map (“Blended Map”). The Blended Map blends compatible residential densities into three categories (Low, Medium and High), allowing overlapping of zones to provide flexibility to accommodate residential market preferences and trends, streamline the development process and support the Comprehensive Plan’s vision. The overlap of zones allows an appropriate mix of density for an area without being limited to a specific land use designation and does not create higher densities than what would be compatible with adjacent development.

The adoption of the Blended Map is a subsequent event or change that allows the property to be rezoned to a higher zone and therefore this criteria has been met.

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

The residential character within the immediate vicinity of the proposed rezone has not changed since the area developed in the 1980's. Within a larger area several residential developments have occurred since 2004. These developments were annexed and zoned R-4 and include Redlands Valley Subdivision (Swan Lane), Schroeder Subdivision (2 lots adjacent to Reed Mesa Drive), D & K Lucas Subdivision (Lucas Court) and Boulders Subdivision (Milena Way).

There are approximately 134 residential parcels within 1,000 feet of the proposed rezone with an overall average lot size of 0.85 acres.

Though the character and/or condition of the immediate vicinity of the property has not changed significantly within the last 30 years, the broader area has seen growth since the property was annexed and zoned in 1999. Also, given that the criterion includes that "the amendment is consistent with the Plan," and the requested zone is compatible with the surrounding single family uses/densities and consistent with the Comprehensive Plan, this criteria has been met.

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

Adequate public and community facilities and services are available to the property and are sufficient to serve the residential land uses allowed in the R-4 zone district. Ute Water and City sanitary sewer are presently located within 22 ¼ Road. Property is also being served by Xcel Energy electric and natural gas. To the northeast, is a neighborhood commercial center that includes an office complex, veterinary clinic, convenience store, car wash and gas islands. Further to the east is another car wash, bank and medical clinic. Within walking distance are Broadway Elementary School, Redlands Middle School and area churches, located north of Broadway (Hwy 340). Less than a mile from the property is Grand Junction Redlands Fire Station No. 5.

Therefore, this criterion has been met.

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

There is an adequate supply of suitably designed land available in the community as the R-4 zone district comprises the second largest amount of residential acreage

within the City limits behind the R-8 zone district (Over 1,862 acres within the City limits is zoned R-4).

Therefore, this criterion has not been met.

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

The proposed R-4 zone would implement Goals 3 & 5 of the Comprehensive Plan by creating an opportunity for future residential development which will provide additional residential housing opportunities for residents of the community, located within the highly desirable Redlands area and near neighborhood commercial centers, elementary and junior high schools, which could contribute positively to employers' ability to attract and retain employees.

Therefore, this criterion has been met.

Alternatives: The following zone districts would also be consistent with the Future Land Use designation of Residential Low for the subject property:

- a. R-R (Residential – Rural)
- b. R-E (Residential – Estate)
- c. R-1 (Residential – 1 du/ac)
- d. R-5 (Residential – 5 du/ac)

In reviewing the other zoning district options, the residential zone districts of R-R, R-E and R-1, would have a lower overall maximum density than what the property is currently zoned (R-2), and the R-5 zone district would allow more density. The applicant has requested an R-4 zone.

If the Planning Commission chooses to recommend one of the alternative zone designations, specific alternative findings must be made as to why the Planning Commission is recommending an alternative zone designation the City Council.

FINDINGS OF FACT AND CONCLUSIONS

After reviewing the Redland Hollow Rezone, RZN-2016-253, a request to zone 2.88 acres from R-2 (Residential – 2 du/ac) to R-4 (Residential – 4 du/ac) zone district, the following findings of fact and conclusions have been determined:

1. The requested zone is consistent with the goals and policies of the Comprehensive Plan;
2. All review criteria Section 21.02.140 of the Grand Junction Municipal Code, except for criterion 4, have been met.

STAFF RECOMMENDATION:

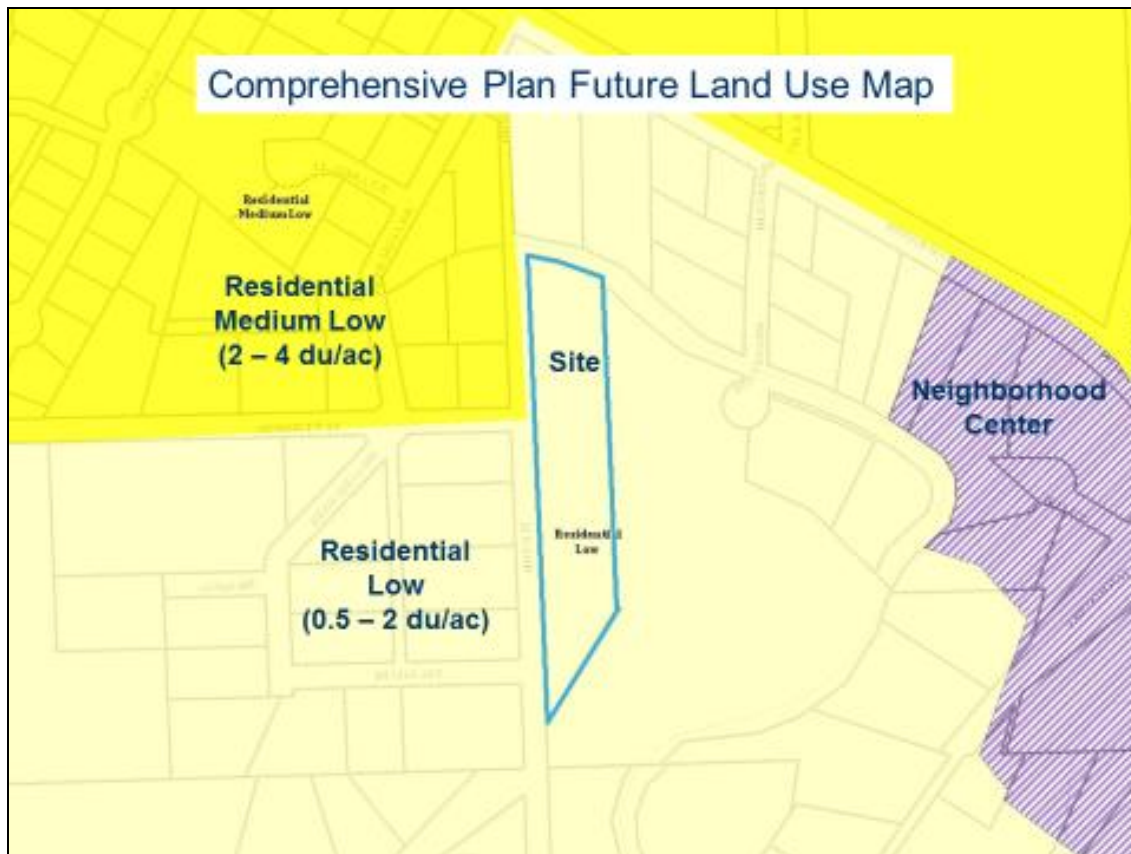
I recommend that the Planning Commission forward a recommendation of approval of the requested rezone from R-2 (Residential 2 du/ac) to an R-4 (Residential – 4 du/ac) zone district for RZN-2016-253, to the City Council with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

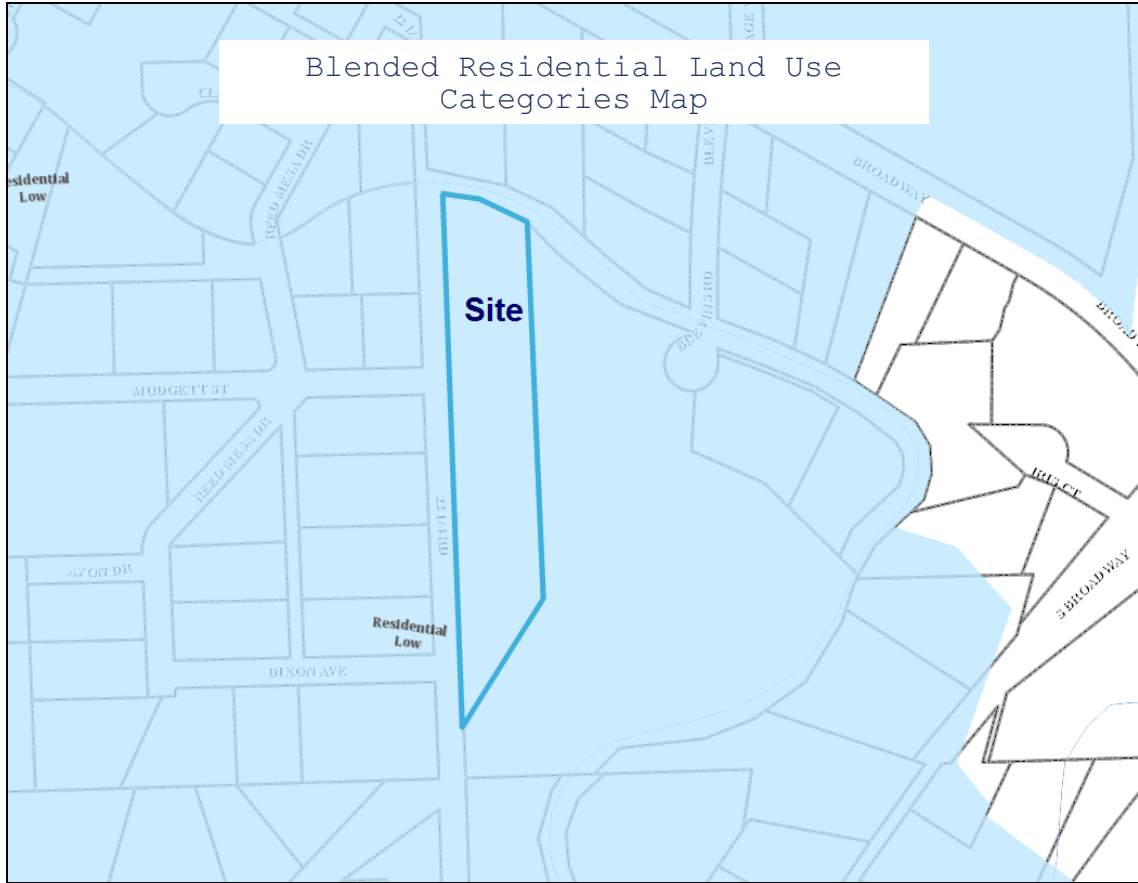
Madam Chairman, on the Rezone request RZN-2016-253, I move that the Planning Commission forward a recommendation of approval for the Redlands Hollow Rezone from an R-2 (Residential 2 du/ac) to an R-4 (Residential – 4 du/ac) zone district with the findings of fact and conclusions listed in the staff report.

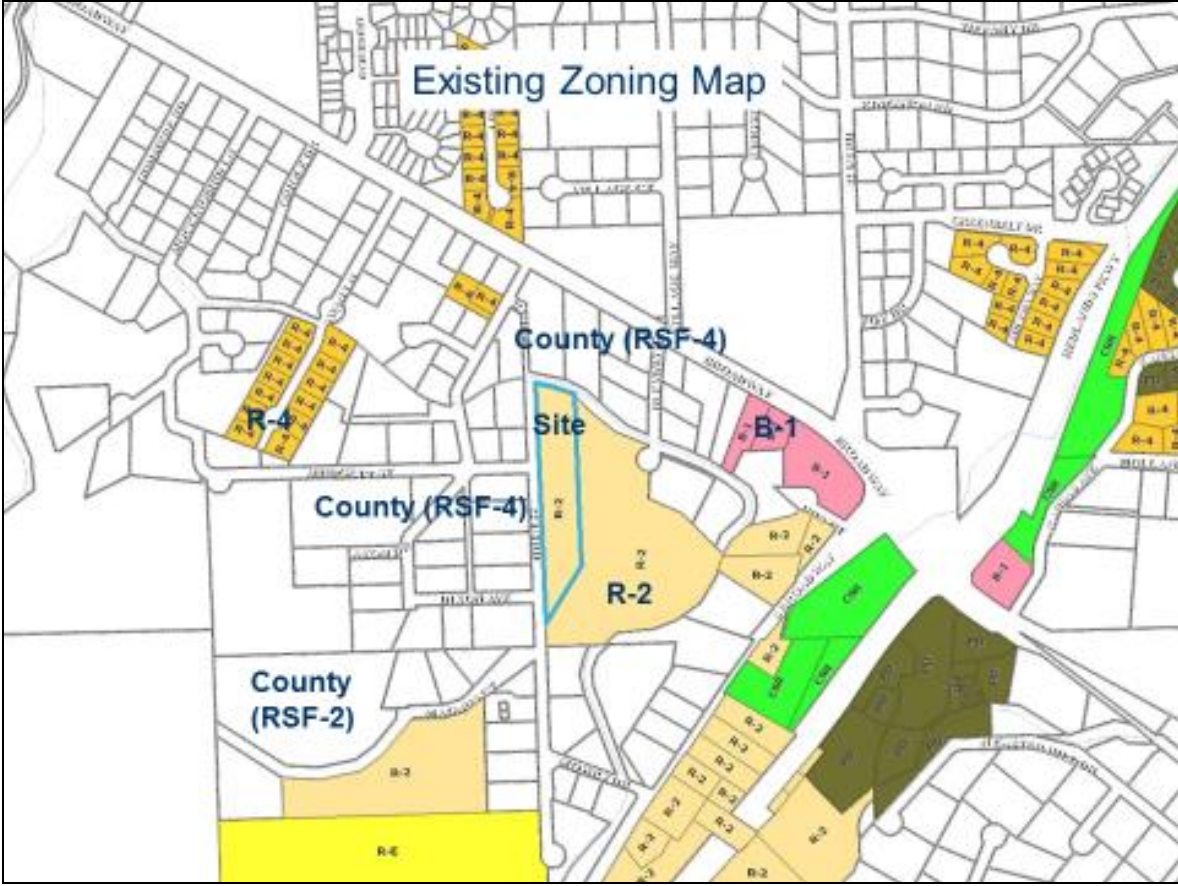


Comprehensive Plan Future Land Use Map



Blended Residential Land Use Categories Map





From: "John F. Whitcomb" <jfwhitcomb@gmail.com>
To: <scottp@gjcity.org>
Date: 5/13/2016 6:29 PM
Subject: Redlands Hollow Subdivision

Dear Mr. Peterson,

My name is John Whitcomb and I live at 484 22 1/4 Rd. My wife and I are very concerned about the proposed re-zoning of the land on 22 1/4 Rd to allow six residential homes to be built. We have a quiet neighborhood here, with homes built on large lots. You could fit 3 of these proposed homes on our lot alone. We don't need to crowd these homes on to tiny lots. Traffic is already a problem on our street where many vehicles turn from Broadway on to Reed Mesa or South Broadway as a shortcut to Redlands Pkwy or Broadway to avoid the intersection. With the scheduled construction of a roundabout at that intersection. Adding the traffic that these houses would bring would only exacerbate the already steady flow of vehicles through what was once a quiet area. Please do not over crowd our little streets and further complicate our traffic problems.

The builder states he wants "High End" homes but there is no guarantee of that. High end homes aren't built on 0.3 acres lots. We also have a water runoff problem here from the Riggs hill area down towards these lots.

In summary, if homes must be built on this property they should be restricted to 3 homes on 1/2 acre lots not 6 houses crammed into a small space.

Sincerely,

1stSgt John F. Whitcomb USMC Ret.

From: <keibo21@aol.com>
To: <scottp@gjcity.org>
CC: <Keibo21@aol.com>, <SPGarden@aol.com>
Date: 5/17/2016 9:21 AM
Subject: Proposed Redlands Hollow Subdivision

Hello Scott,

(A previous, incomplete version may have been sent to you, if that is so, then this is the complete email we intended to send you)

Our names are Campbell and Susan Stanton and we have lived at 503 Reed Mesa Drive for nearly 25 years. We reside approximately 1 block west of the proposed "Redlands Hollow Subdivision" which would consist of six small lots/houses tentatively planned to be located along the east side of 22 1/4 Road contingent on rezoning of the property. Our neighborhood is unique in that it has homes on fairly good sized lots that are not crammed right up to each other thus providing an open, country feel that we all enjoy and savor. This was one of the principal reasons we and others moved here. Although some traffic utilizes our streets as a shortcut around the Hwy 340/Redlands Parkway intersection, it is relatively quiet and traffic is tolerable.

While we're not opposed to development of vacant land, we are opposed to the integrity of our neighborhood being compromised by overdevelopment. We oppose the rezoning of the lots from R-2 to R-4. We feel that no more than three or four homes should be permitted on larger parcels within the proposed subdivision if the project were to proceed.

We thank you for your consideration and appreciate the opportunity to voice our opinion on this matter.

Sincerely,

Campbell & Susan Stanton

From: Sharon Sigrist <sharonsigrist@gmail.com>
To: <scottp@gjcity.org>
Date: 5/12/2016 10:34 AM
Subject: Redlands Hollow Subdivision

To whom it concerns,

My name is Sharon Sigrist I live at 2215 Dixon Ave. My husband, myself and our neighbors are very concerned over the proposed rezoning of the land on 22 1/4 rd. to allow 6 residential homes to be built there. Our concerns are traffic, and over crowding in one little area. There is plenty of open land in this area, we do not need to crowd one street, on block one neighborhood. Traffic is a problem already with people using Reed Mesa to South Broadway as a short cut around the Redlands Parkway - Broadway intersection. This short cut is probably uncontrollable but adding 30+ more vehicle trips a day by adding 6 homes can be prevented. Please do not over crowd our neighborhood and further complicate the traffic problems in these few little streets.

The builder states he wants to build high end homes, but what if he doesn't? We will have low rent transient renters that are not healthy for an established family neighborhood. He also, does not have to put in curb & gutter. I realize the rest of the neighborhood does not have nor want, but I am not convinced that is the right way to proceed. There is a huge water run off problem already in this neighborhood, yes it only happens once or twice a year but non the less I do not think just a retention pond is the answer and could open a can of worms.

It is quiet here, we have had lots of new homes built in this area, they have ALL been built on large lots EXCEPT what is being asked for here!

Sharon Sigrist

From: Sharon Sigrist <sharonsigrist@gmail.com>
To: Scott Peterson <scottp@ci.grandjct.co.us>
Date: 5/24/2016 8:36 AM
Subject: Re: Redlands Hollow Subdivision

Scott, Please keep me up dated as to the Redlands Hollow Subdivision. Has the builder submitted a plan? How many homes does he PLAN to build? Some workers were out 2 weeks ago and they were very rude to the home owners around the lot. They parked their equipment blocking driveways. One of my neighbors came home with a new born & could not get to her drive. I do not know where this lack of consideration is coming from but I hope that changes, too. DO NOT CHANGE THE ZONING PLEASE!

From: Ruth Reed <ruthreed2221@gmail.com>
To: <scottp@gjcity.org>
Date: 5/16/2016 3:07 PM
Subject: Redlands Hollow Subdivision

We do not need to change the zoning in our little enclave. I agree with all of my neighbors for all of the reasons stated in their correspondence that the zoning is fine just the way it is. No changes please.

From: Audrey Mullis <yerdua6454@hotmail.com>
To: "scottp@gjcity.org" <scottp@gjcity.org>
Date: 5/31/2016 11:46 AM
Subject: Redlands Hollow Subdivision

Dear Mr. Peterson,

My name is Audrey Mullis, 2208 Mudgett St, GJ, CO 81507. I spoke with you by phone last week. You requested that I put my concerns about the Redlands Hollow Subdivision in writing. Although I now live west of the area on Mudgett St, I formerly lived at 517 22 1/4 Road for 25 years and am very familiar with the Reed Mesa Subdivision in general and thus interested in preserving the rural atmosphere. My concerns are:

1 - Traffic...due to a full scale commercial Auto Repair operation that has somehow developed (I assume illegally) at 519 Reed Mesa Drive, the traffic coming and going from Broadway has increased substantially. There are as many as 20+ vehicles in the yard at any given time, with trailers delivering and picking up these units on a daily basis. With only Reed Mesa Drive and Mowry Drive for ingress & egress, the traffic situation is obviously already strained. The addition of six more homes/families would add that much more.

2 - Property Values: The Reed Mesa Subdivision has grown considerably since we moved here in 1969, but it has managed until recently to retain the rural atmosphere. Adding six closely-packed homes would not only change that concept but in the process would also lower property values. It might be reasonable to add 3 or 4 homes on that entire property with lots similar in size to those adjacent to the property, but certainly not the development as proposed.

Thank you,

Audrey Mullis

970-243-5184

From: "Debbie Moesser" <dmoesser@bresnan.net>
To: <scottp@gjcity.org>
Date: 5/15/2016 12:35 PM
Subject: Redlands Hollow Subdivision

May 15, 2016

To Scott or Whom It May Concern,

My name is Debbie Moesser and I live at 2220 Claudia Ct. My neighbors and I are VERY concerned over the purposed rezoning of the land on 22 ¼ Rd, allowing 6 residential homes to be built there. Our concerns are traffic (there are too many SPEEDING down Reed Mesa now) and over crowing in one little area. There is plenty of open land in this area. We do not need to crowd one street in this neighborhood.

Traffic is a problem already with people using Reed Mesa, once again SPEEDING, with kids playing, to South Broadway as a short cut around Redlands Parkway – Broadway intersection. This short cut is probably uncontrollable but adding 30+ more vehicle trips a day by adding 6 homes can be prevented.

PLEASE do not over crowd our neighborhood and further complicate the traffic problems on the little streets.

The builder says he wants to build high end homes, but what if he does not? We will have low rent transient renters that are not healthy for an established family neighborhood.

It is a quiet neighborhood. The homes that have been built in the area have been built on LARGE lots EXCEPT what is being asked for here!

PLEASE DO NOT LET HIM BUILD!

Thank you,

Debbie Moesser

2220 Claudia Ct.

From: Sarah Livingston <sarah.m.livingston@gmail.com>
To: <scottp@gjcity.org>
Date: 7/2/2016 6:09 PM
Subject: Redlands hollow subdivision-rezoning

To whom it may concern,

My name is Sarah Livingston and I live at 517 22 1/4 at the end of the cul-de-sac, directly across the street from the proposed Redlands Hollow Subdivision. I am in opposition to the request to rezone 2.88 +/- acres from an R-2 to R-4 zone district. I am in opposition of this rezoning for a few reasons:

1. The lot sizes will be significantly smaller therefore changing the fabric & historical character of the neighborhood.
2. There is already a lot of traffic that turns around and my personal driveway because they do not realize it is not a "thru street". I do not want six houses because this will cause even more traffic.
3. The narrowness of our street will not allow for people to turn their cars around except in my driveway.
4. Our view of the Book Cliffs will be obstructed.
5. It is highly likely that property tax will raise much higher due to the value of these homes proposed (we were told they would be in the \$400,000 range).

I understand that I cannot to stop the development of four homes, but I would like to stop the development of six. These are the reasons that I oppose the rezoning of the Redlands hollow subdivision.

Respectfully,
Sarah Livingston

Sent from my iPhone

Dear Grand Junction Planning Division:

This letter is in regards to the proposed Redlands Hollow Subdivision zoning change from R-2 to R-4 at 508 22 1/4 Rd, which I live directly across from. The area proposed for development is situated within an unusual neighborhood that exhibits generally large lots, a wide variety of houses and lot configurations, and a notable lack of "city" infrastructure such as sidewalks and street lights. These aspects, as well as the presence of horses, chickens, goats, etc, provide inhabitants of the neighborhood with an uncommon but welcome rural feeling just outside of the city limits. The area in question has been zoned R-2 for decades, and I am greatly concerned that a zoning change and development of more residences than currently allowed would severely negatively impact the rural character of this neighborhood.

The plan currently proposed for 508 22 1/4 Rd by Redlands Investment Properties includes the development of six nearly identical cookie-cutter lots that would be located directly across from and adjacent to significantly larger established lots. The average size of the six established lots located west of 22 1/4 Rd and directly across from the area proposed for development (503, 505, 507, 509, 515, and 517 22 1/4 Rd), and the three lots located to the north and directly across the Redlands Canal from the area proposed for development (2221, 2225, and 2227 Broadway), is approximately 0.64 acre. The lots proposed by Redlands Investment Properties are less than half of this size at only 0.3 acre. Further, the area is flanked by a large undeveloped property to the east, and existing Lot 1 at 508 22 1/4 Rd, at the southern edge of the proposed six lots, measures 0.8 acre.

The roads in this neighborhood are already utilized as a cut-across from Broadway to South Broadway, and traffic is a concern given the narrowness of 22 1/4 Rd. While development of any additional residences would add to existing traffic concerns, the increased density of houses proposed for this area would incrementally intensify these concerns. While I am in favor of the statements from the developers regarding not planning to add wider roads, sidewalks, street lights, etc, I do not believe that the potential negative impacts of increased congestion are realized or accounted for. If the Redland Hollow Subdivision is approved and constructed as currently proposed, the "Law of unintended consequences" would likely apply, and continued expansion, upgrades, and maintenance of infrastructure (roads, signage, etc) would unfortunately be necessary, and the costs of such would have to be assumed by city, county, or taxpayer funds.

The area proposed for development is situated within a "hollow" and is crossed by a drainage. Residential development of smaller lots with more houses within this area would clearly hinder the already-limited views of the surrounding residents. Further, because of the significantly smaller proposed lot sizes and the impacts to viewshed, I believe it would likely depress surrounding home values.

I understand that the area in question is private property, and it is important to note that a rejection of the proposed zoning change would not preclude development of the area; however, it

would necessitate that development of this small area occur within the framework of its extant R-2 status, which would be in concert with the surrounding neighborhood. The development of four lots, which albeit would still be smaller than the average size of adjacent existing lots, would have a greater chance of minimizing negative impacts as well as be constructed more in the character of the neighborhood. Most importantly, the development of fewer, and larger, lots would offer greater flexibility in future house and other infrastructure placement. The values of properties in the surrounding neighborhood lie principally in the generally larger-than-average-sized lots, and this is an important aspect to attempt to maintain for future development. There is no shortage of alternative areas in nearby neighborhoods that could be developed where lots of the size proposed by Redlands Investment Properties would not be out of place.

I attended the community meeting on April 19, 2016, regarding this rezoning proposal. Scott Peterson was also in attendance and I expect could attest that all community residents at the meeting were uniformly against the proposal. Not a single member of the audience spoke in favor of the proposed rezone, and it is important to note that the only people at this meeting in favor of the rezone – the developers and engineers – do not live in the neighborhood.

As previously stated, I live directly across from the area in question with my wife and young daughter. The large lots, the rural feeling, and specifically the open spaces that offer a view of the Grand Mesa and Bookcliffs to the east (our only view), are the main reasons why we chose this neighborhood to make our home. It is these aspects that I fear would be severely altered by the construction of multiple new lots in association with the proposed rezone. In sum, for the reasons outlined above, please take this letter as a hearty recommendation to reject the proposed rezone from R-2 to R-4 at 508 22 1/4 Rd.

Sincerely,

Garrett Williams and family
515 22 1/4 Rd
Grand Junction, CO

Concerned Landowners

From: Naomi Rintoul <n.rintoul@icloud.com>
To: <scottp@gjcity.org>
Date: 7/11/2016 12:58 PM
Subject: Redlands Hollow Subdivision
Attachments: neighborhood.docx

Dear Mr. Peterson,

You have already heard from many of my neighbors and my husband, Garrett Williams about our opposition to the rezoning in our neighborhood on 22 1/4 Road. I truly don't know what else can be said, so I have included some pictures of where we live and why the level of proposed density would be out of character. Thank you much and we will see you at the meeting tomorrow.

Sincerely,

Naomi Rintoul



View from just across the street from the proposed development landowners take advantage of the country setting with chickens, a garden, and fruit trees.



View from the top of the hill on Reed Mesa Drive (the new subdivision would be located center left). Note the large lots, fruit trees, outbuildings, horse corral, trailer and general rural setting.



View from the corner of Dixon and 22 1/4 Road, facing northeast towards the proposed subdivision, which can be seen to the right. There is no shoulder, minimal ditching, no lines, rough paved surface, and no turn around (the road dead ends at the canal). This would be the only access to the proposed subdivision and no road improvements have been planned.

I am a homeowner near the proposed Redlands Hollow Subdivision at 508 22 1/4 Road. I oppose the zoning change from R-2 to R-4.

<u>Name</u>	<u>Address</u>	<u>Signature</u>
Sarah Livingston Garrett Williams Nisemi Rintoul	517 22 1/4 Rd GJ, Co 81507 515 22 1/4 Rd Grand Junction	
Ruth Reed	2221 Broadway	
Charmaine Adams	507 22 1/4 Rd	Charmaine Adams
Margaret Adams	507 - 22 1/4 Rd.	Margaret P. Adams
Darlene Haile	509 22 1/4 Rd.	Darlene Haile
Wallis G. Miller	503 22 1/4 Rd	Wallis G. Miller
Nedra Thygerson	505 22 1/4 Rd	Nedra Thygerson
Randall Coos	518 Reed Mesa Drive	Randall Coos
DAVID KASNOFF	516 REED MESA DRIVE	
Craig Carlson	2227 Broadway	Craig Carlson
Shawn Sigist	2215 Dixon Ave	Shawn Sigist
Becky Gallegos	2219 Dixon Ave.	B. Gallegos
Ken Gallegos	2219 Dixon Ave	Ken Gallegos
Laci Wilkins	2226 MOWRY DR	Lacmum
Gabe Wilkins	2226 Mowry Dr	
AARON LIVINGSTON	517 22 1/4 RD. GJ 81507	Aaron Livingston

Grand Junction City Council,

This letter is in regards to the proposed Redlands Hollow Subdivision zoning change from R-2 to R-4 at 508 22 1/4 Rd, as well as the discussion regarding this matter at the July 12 Grand Junction Planning Commission meeting.

As repeated from an earlier letter, the area proposed for development is situated within an unusual neighborhood that exhibits large lots, a wide variety of house and lot configurations, and a notable lack of "city" infrastructure such as sidewalks and street lights. These aspects, as well as the presence of horses, chickens, goats, deer, etc, provide inhabitants of the neighborhood with an uncommon but welcome rural feeling just outside of the city limits. I am greatly concerned that a zoning change and development of more residences than currently allowed would severely negatively impact the rural character of this neighborhood.

It is important to note that at the Planning Commission meeting, neither the planner nor project proponents identified specific deficiencies in the property's current zoning status of R-2, which would allow for residential construction that would be more analogous in scale and scope to the surrounding established lots. It should also be stressed that the extant R-2 zoning is consistent with the Future Land Use Map, Blended Map, and conforms to the Comprehensive Plan. The absence of shortcomings in the current zoning was glaringly absent from discussions at this meeting. Given the potential for negative impacts and unintended consequences to the surrounding residents and to the rural character of the neighborhood that could result from a zoning change to R-4, a change of this magnitude *should* require more than simply meeting the minimal thresholds of "compatible" with existing land use and "consistent" with the policies of the Comprehensive Plan.

The Redlands Valley Subdivision at nearby Swan Lane was listed as an example of recent R-4 zone construction in the area at the Planning Commission meeting; however, this development is distinctly different as it consisted of the construction of an entirely new area, rather than "infill" within an established neighborhood such as surrounds 508 22 1/4 Rd.

The area in question, as the name implies, is located within a "hollow" and is crossed by a drainage, thus development of this sensitive area would be enhanced by the greater flexibility offered by R-2 zoning regarding residence and infrastructure placement. Other safeguards mandated by the R-2 zoning status include larger lot sizes and more conservative restrictions on both residence maximum height and number of stories in comparison with R-4 zoning. To this point, developers and plans often change, and a zoning modification at the area in question could lead to the potential for abuse in the future, including the potential for more than the currently proposed six lots. This concern was also expressed by many members of the Planning Commission.

I ask that the City of Grand Junction reject the proposed zoning change for several reasons, including:

a.) The current zoning status of R-2 is consistent with both the Future Land Use Map and the Blended Map, and allows for “ordered and balanced growth”, a goal stated in the Comprehensive Plan.

b.) There is no shortage of R-4 zoning available within the community, as was stated at the Planning meeting and was printed in the informational packet.

c.) The plan currently proposed for 508 22 1/4 Rd includes the development of six identical “cookie-cutter” lots that would be located directly across from and adjacent to significantly larger established lots [see **attached map** illustrating differences in lot sizes]. Development of the lots as proposed, at less than half the average size of adjacent established lots, would be clearly *inconsistent* with the surrounding neighborhood.

d.) The development of fewer and larger lots within the current R-2 framework would offer greater *flexibility* regarding future residence and infrastructure placement. Flexibility is key for a number of reasons, including minimizing obstructions to the already-limited views of the surrounding residents.

e.) Surrounding home values could be diminished due to the significantly smaller size of the proposed lots, as well as the negative impacts to the viewsheds of the surrounding residents.

f.) Keeping the current zoning would give the benefit of being consistent with the wishes of the surrounding residents, which given comments expressed both at the neighborhood and Planning Commission meetings are clearly not in favor of the proposed rezone (landowner signatures in opposition to the zoning change were acquired from nearly every adjacent property owner as well as many others in the neighborhood). It is also important to note that the only people in favor of the rezone at the neighborhood meeting or Planning Commission meeting – the landowner, developers, and planners – do not live in the neighborhood.

g.) There is no shortage of alternative areas in nearby neighborhoods that could be developed where lots of the size proposed by the developer would not be out of place. To this point, it is important to preserve and protect the rural character of established neighborhoods (a goal stated in the Redlands Area Plan) such as the Reed Mesa area surrounding 508 22 1/4 Rd before it is too late.

h.) It would be easier to secure irrigation rights to fewer properties at this locale.

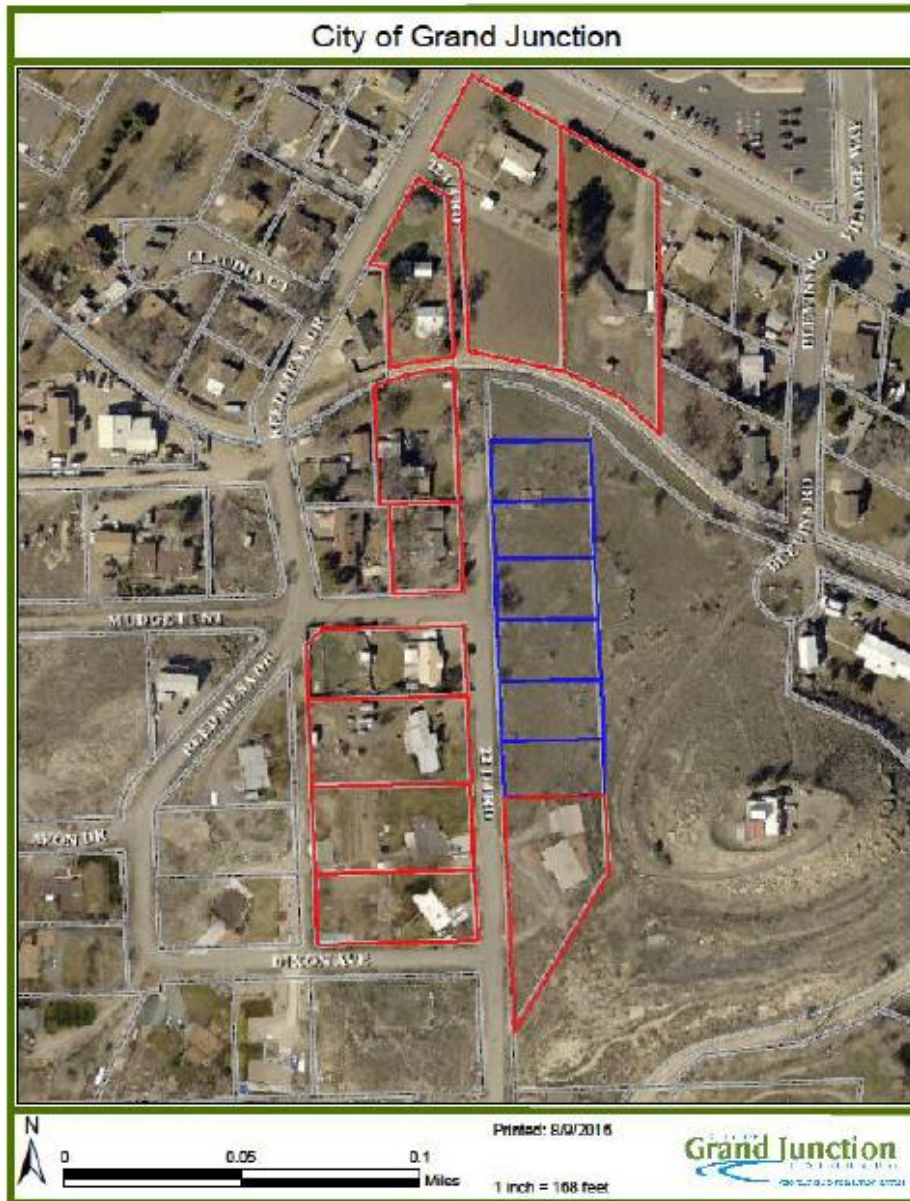
i.) Given the large truckloads of dirt and rock that were recently dumped onto the area proposed for development, construction has seemingly already started.

j.) "Preservation of community character" is a goal explicitly stated in the Redlands Neighborhood Plan portion of the Comprehensive Plan.

I live directly across from the area in question with my wife and young daughter. The large lots, the rural feeling, and specifically the open spaces that offer a view of the Grand Mesa and Bookcliffs to the east (our only view), are the main reasons why we chose this neighborhood to make our home. It is these aspects that I fear would be severely altered by the proposed development across the street. This should not be interpreted as an anti-development stance, but rather as a concern for responsible development within this area. The current R-2 zoning is appropriate for this small piece of land in a "hollow" given the significantly larger surrounding lots, rural setting, and the importance of increased flexibility regarding residential placement. It has the added benefit of both conforming to the Comprehensive Plan and being consistent with community wishes. Please reject the proposed rezone.

Sincerely,

Garrett Williams and family
515 22 1/4 Rd
Grand Junction, CO



Above: Lots outlined in red indicate established adjacent lots* (average size of ~0.72 acre). Blue outlines reflect 0.3 acre lots proposed for development at 508 22 1/4 Rd.

*note that this includes the residence at the southern end of 508 22 1/4 Rd, in which an application has been submitted to separate from rest of property to north.

GRAND JUNCTION PLANNING COMMISSION
July 12, 2016 MINUTES
6:00 p.m. to 7:25 p.m.

The meeting of the Planning Commission was called to order at 6:00 p.m. by Chairman Christian Reece. The hearing was held in the City Hall Auditorium located at 250 N. 5th Street, Grand Junction, Colorado.

Also in attendance representing the City Planning Commission were Jon Buschhorn, Kathy Deppe, Keith Ehlers, Ebe Eslami, Steve Tolle and Bill Wade.

In attendance, representing the City's Administration Department - Community Development, was Greg Moberg, (Development Services Manager), Rick Dorris (Development Engineer), Lori Bowers, (Senior Planner), Scott Peterson, (Senior Planner) and David Thornton (Principal Planner).

Also present was Jamie Beard (Assistant City Attorney).

Lydia Reynolds was present to record the minutes.

There were 19 citizens in attendance during the hearing.

*****INDIVIDUAL CONSIDERATION*****

1. Redlands Hollow Rezone[File#RZN-2016-253]

Request approval to Rezone 2.88 acres from an R-2 (Residential – 2 du/ac) to an R-4 (Residential – 4 du/ac) zone district.

Action: Recommendation to City Council

Applicant: Barbara Krause – Owner
Location: 508 22 ¼ Road
Staff Presentation: Scott Peterson, Sr. Planner

Scott Peterson, (Senior Planner) explained that this is a request to rezone 2.88 acres from R-2 (Residential -2 du/ac) to R-4 (Residential 4 du/ac) zone district. The applicants are Redlands Investment Properties, LLC and Barbara Krause, property owner.

A Neighborhood Meeting regarding the proposed zone change and subdivision application was held on April 19, 2016 with 11 citizens along with the applicant, applicant's representative's and City Project Manager in attendance. Area residents in attendance voiced concerns regarding increased traffic on 22 ¼ Road as a result of the proposed subdivision, increase in the overall density on the property and also some

residents would like to keep a rural setting and not become part of a more urban environment.

Mr. Peterson showed a slide of the site location map and noted the property is located south of Broadway (Hwy 340) and west of the Redlands Parkway. The property currently contains a single-family detached home and detached garage on 2.88 +/- acres. The applicant, Redlands Investment Properties, LLC, is in negotiations to purchase the property and is requesting to rezone the property to R-4 in anticipation of developing a residential subdivision.

Mr. Peterson's next slide was of an aerial photo map and noted that there are adequate public and community facilities and services are available to the property and are sufficient to serve the residential land uses allowed in the R-4 zone district. Ute Water and City sanitary sewer are presently located within 22 ¼ Road. Property is also being served by Xcel Energy electric and natural gas. To the northeast, is a neighborhood commercial center that includes an office complex, veterinary clinic, convenience store, car wash and gas islands. Further to the east is another car wash, bank and medical clinic. Within walking distance are Broadway Elementary School, Redlands Middle School and area churches, located north of Broadway (Hwy 340). Less than a mile from the property is Grand Junction Redlands Fire Station No. 5.

Mr. Peterson then displayed a slide of The Comprehensive Plan-Future Land Use Map and explained that the property was annexed and zoned R-2 in 1999. In 2010 the City of Grand Junction and Mesa County jointly adopted a Comprehensive Plan, replacing the Growth Plan and establishing new land use designations. The Comprehensive Plan includes a Future Land Use Map and a Blended Residential Land Use Categories Map ("Blended Map"). The Blended Map blends compatible residential densities into three categories (Low, Medium and High), allowing overlapping of zones to provide flexibility to accommodate residential market preferences and trends, streamline the development process and support the Comprehensive Plan's vision. The overlap of zones allows an appropriate mix of density for an area without being limited to a specific land use designation and does not create higher densities than what would be compatible with adjacent development.

The site was annexed into the City in 1999 as part of the Krause Annexation No. 1 and No. 2. The annexed property was zoned R-2 (Residential – 2 du/ac) which was in conformance with the Residential Low designation of the City's Growth Plan.

The residential character within the immediate vicinity of the proposed rezone has not changed since the area developed in the 1980's. Within a larger area several residential developments have occurred since 2004. These developments were annexed and zoned R-4 and include Redlands Valley Subdivision (Swan Lane), Schroeder Subdivision (2 lots adjacent to Reed Mesa Drive), D & K Lucas Subdivision (Lucas Court) and Boulders Subdivision (Milena Way).

Though the character and/or condition of the immediate vicinity of the property has not changed significantly within the last 30 years, the broader area has seen growth since the property was annexed and zoned in 1999.

The next slide was of the Blended Residential Land Use Categories Map. Mr. Peterson explained that in 2010 the City and County adopted the Comprehensive Plan which included the Future Land Use Map and the Blended Residential Land Use Categories Map (“Blended Map”). The new Future Land Use Map continued to designate the area where the property is located as Residential Low. The following zone districts are listed as appropriate zone districts to implement the Residential Low future land use category: RR, R-E, R-1, R-2, R-4 and R-5. The Blended Map as applied to this property allows up to five dwelling units per acre.

Therefore the proposed R-4 zone is compatible with (1) the Comprehensive Plan Future Land Use Map; (2) the Blended Map; (3) the surrounding R-2 (City) and RSF-4 (County) zoning; and (4) the surrounding single family uses.

FINDINGS OF FACT AND CONCLUSIONS

After reviewing the Redland Hollow Rezone, RZN-2016-253, a request to zone 2.88 acres from R-2 (Residential – 2 du/ac) to R-4 (Residential – 4 du/ac) zone district, the following findings of fact and conclusions have been determined:

1. The requested zone is consistent with the goals and policies of the Comprehensive Plan;
2. All review criteria Section 21.02.140 of the Grand Junction Municipal Code, except for criterion 4, have been met.

Mr. Peterson stated that City Staff recommends approval of the rezone as the proposed R-4 zone would implement Goal 3 of the Comprehensive Plan by creating an opportunity for future residential development which will provide additional residential housing opportunities for residents of the community, located within the highly desirable Redlands area and near neighborhood commercial centers, elementary and junior high schools.

Mr. Peterson additionally noted that one of the criterion to approve a rezone is that the amendment is consistent with the Plan.

Mr. Peterson stated that there was an email submitted as well as a petition from the area residents and two letters that were handed out at the beginning of the meeting that were too late to get into the packet.

Applicants Presentation

Cliff Anson stated that he and his wife Teresa Anson, were the Managers of the Redlands Investment Properties. Mr. Anson noted that Ted Ciavonne (Ciavonne, Roberts and Associates) was also present.

Mr. Anson asked if he will have an opportunity to address citizens' concerns regarding the project, after the public comment. Chairman Reese informed Mr. Anson that they can call him up for an applicant rebuttal at that time. With no questions for the applicant at this time, Chairman Reese opened the public hearing portion of the meeting.

Public Comments

Aaron Livingston, 517 22 ¼ Road noted that he lives just across the street on the north end of the site. Mr. Livingston stated that the issue that he and his neighbors have is traffic. The traffic is mainly parents traveling with their kids, through the subdivision to get kids to Redlands Middle School. Instead of going to S. Broadway, and turning left through Redlands Mesa, (Redlands Parkway to Broadway), they bypass through their neighborhood to get kids to school.

In addition, there are two home mechanic shops that currently create heavy traffic as well. Mr. Livingston is concerned about additional traffic that more development will create. Mr. Livingston stated that 4 additional units is ok, however to allow six units is too much.

Noting that the average lot is .68 acres, Mr. Livingston felt this area is not City and is more rural and laid-back. Additional concerns Mr. Livingston expressed was the loss of open space and views that the proposal will impact. The potential for streets, paved sidewalks and city lights are all concerns that he and his neighbors have.

Naomi Rintowl, 515 22 ¼ Road stated that she lives across the street from the proposed development and next door to the Livingstons. Ms. Rintowl noted that the road they live on is more of a rural road with no lines, and also dead-ends. They often have traffic turn around in their driveways. Ms. Rintowl is concerned with how much more traffic they will have with six additional units. Presently the mailman turns around in the lot that they propose to develop. Ms. Rintowl stated that they have a standard of living that is rural with small houses on large lots quality of life.

Ruth Reed, 2221 Broadway, stated she has lived in the area for 76 years and she likes her neighborhood. She expressed concern that if four houses are allowed, soon it will be six or eight in such a small area. She is concerned when she hears people from other areas, such as Denver, state what neighborhoods are like back where they are from. She likes the rural feel to her neighborhood and wants it to stay that way.

Applicant Rebuttal

Mr. Anson stated that as part of the application process, the property was re-surveyed and the area of lot two is 2.98 acres. Mr. Anton explained that at the neighborhood meeting, he said they would like to develop 7 houses on those three acres. Referring to the overhead map of the area, Mr. Anson mentioned that there are seven properties with houses on the west side of the frontage street and feels it's only fair that seven houses would be allowed on the east side as well.

Mr. Anson stated that he had spent time observing traffic in the area. One morning during rush hour when school was in session, and again in the afternoon and he only observed about ten cars going through there.

Mr. Anson expressed his appreciation for the rural setting and stated that he is working with the City to do a rural street section. His development would only need to use the street to tap into water and sewer. After discussions with the Fire Marshall, since the last lot to the north is within 150 feet of the intersection, there will be no turn-around required at the north end of 22 ¼ road. Mr. Anson pointed out that even though there is a right-of-way depicted on the map running north and south, the street ends at the canal and will not cross the canal.

Mr. Anson pointed out that on the south west side of the property site, there are five lots that are zoned RSF-4. Mr. Anson stated that those five lots are duplex lots, and have 9 units on 2.6 acres (3.5 units/acre). Mr. Anson pointed out that although current neighbors have no interest in developing to that density, future neighbors may want to. He would like Barbara Krause to have those same property rights maintained.

Mr. Anson added that on the east side of 22 ¼ rd., the ditch will be built up to accommodate a storm drain thereby improving the area. In addition, Mr. Anson stated that there are no street lights or sidewalks proposed or required, therefore the rural aspect of the street will remain.

Commissioner Deppe asked for clarification as to whether there are six or seven lots proposed for development. Mr. Anson explained that there will be six additional lots created for a total of seven lots. These lots are approximately 90 feet wide and 151.3 feet deep.

Noting that the proposal is in the rezone stage, Commissioner Deppe asked if Mr. Anson if he envisions ranch or two story homes being build there as the loss of view is a concern expressed by neighbors. Mr. Anson noted that he is a developer and not a builder. He sells lots to builders. Mr. Anson stated that they have covenants on their projects and there are city codes that apply as well. Commissioner Deppe asked what the covenants stated as far as two story houses. Mr. Anson stated that they are not far

enough along to have the covenants yet, but he does not foresee covenants that would restrict two story homes.

Commissioner Deppe asked if the covenants would have special requirements such as fencing types and styles etc. Mr. Anson stated that they would like to keep the covenants as minimal as possible to allow people to do what they want with their property. He envisions that families will have room to grow, with possibly adding a shop in the back and chain link fence for the dog. Noting that it's hard to find affordable lots in the Redlands, Mr. Anson stated he wants the lots to be affordable without adding additional requirements.

Commissioner Deppe asked if there was irrigation to the site. Mr. Anson answered that there is irrigation available, however there is no irrigation water to the site. Mr. Anson explained that there is a deep well on the property to the east that at one time serviced about 20 homes with domestic water. Mr. Anson stated that he has had conversations with the owner to see if they would sell the well so he would have irrigation water. Mr. Anson added that if the negotiations to buy the well didn't work, then he plans to have Redlands Power and Water provide a head-gate at the north end of the property to give them access to the ditchwater.

Chairman Reese noticed there was a latecomer who wished to speak and invited her to sign in and speak.

Sharon Sigrist, 2215 Dixon Ave stated that she has lived there for 23 years. Ms. Sigrist stated that they have embraced new neighbors with open arms and most people who live there plan to stay a long time. Ms. Sigrist expressed concern that if smaller homes are built they may become rental homes with tenants who are more transient. Ms. Sigrist explained that they have block parties and kids ride their bikes down the street and the neighbors all know each other. Ms. Sigrist stated that she would like to see the zoning stay the same.

Questions for Staff

Commissioner Wade asked Rick Dorris (Development Engineer) if he had done a traffic impact study based on the proposed development. Mr. Dorris stated that he has, and displayed an aerial photo of a "traffic basin" that he created. Mr. Dorris stated that the standard average number of trips generated per household is ten. With 39 houses identified in the study basin, Mr. Dorris pointed out that it can be expected that 390 Average Daily Trips (ADT) would be generated. Adding the additional homes proposed, you could expect 450 (ADT). Mr. Dorris did note that the proposal came in after school had let out for the summer, therefore they were not able to assess that impact.

Commissioner Wade asked if 450 ADT was considered too much traffic. Mr. Dorris stated that the normal rule of thumb for residential streets was 1,000 ADT. Noting that these streets are a little narrower than standard subdivision streets, Mr. Dorris stated

that he was still comfortable with that level of traffic on the streets as it is half of average capacity.

Commissioner Eslami thought the rezone was only adding 20 ADT because the current zoning would allow four houses (40 ADT). Mr. Dorris agreed that the rezone would impact the area by only 20 more ADTs.

Commissioner Deppe asked Mr. Peterson if the surrounding properties have irrigation now. Mr. Peterson noted that the neighbors present indicated that they did have irrigation.

Commissioner Tolle asked Mr. Dorris about a slide he displayed that noted that the potential lots for R-4 for that site is ten. Mr. Dorris stated that if someone else was to develop the site at R-4, they could potentially get 10 homes. Commissioner Tolle asked if the developer is granted the rezone, could he potentially come back with a different proposal for ten homes. Mr. Dorris stated that they could.

Commissioner Discussion

Commissioner Ehlers stated that the neighbor concerns were clear and understood. Commissioner Ehlers went on to say that this proposal adheres to the Comprehensive Plans and Master Plans and noted that those plans had extensive public input. The Comprehensive Plan shows the density is appropriate from a larger community standpoint. Commissioner Ehlers stated that the plan takes into consideration existing infrastructure and this proposal meets the policies and codes established. Additionally, from a compatibility standpoint, Commissioner Ehlers added that there are six existing homes and the proposed homes will match up on the other side of the street.

Commissioner Buschhorn stated that they take this very seriously and the proposal does fit with the parameters of the plan. Commissioner Buschhorn expressed concern that if they rezone the parcel, it could turn into 11 lots. Commissioner Buschhorn felt six additional homes would be compatible with the neighborhood, but ten additional homes would not. Commissioner Buschhorn summed up by saying he is hesitantly comfortable with the rezone, providing the intent is to build six additional homes as the developer proposes.

Commissioner Deppe stated that although she understands her fellow Commissioners viewpoints, she is not in favor of the change. Given that these lots will be 13,500 square feet, there will be a lot of ground to water and there is presently no irrigation water. Commissioner Deppe acknowledged that the developer has indicated that he is working on getting water to the site, but at this time she is not comfortable with the idea that there may not be landscaping established like there is in the neighborhood.

Commissioner Eslami noted that as a developer, he does not think 10 lots is practical. Regarding the availability of irrigation water, Commissioner Eslami explained that if there is no irrigation water, it really doesn't matter if there are 4 lots or 6 lots.

Additionally, if there were more homes, the ability to use domestic water for landscaping smaller lots would be more affordable.

Commissioner Wade suggested that the current neighborhood has the opportunity to retain the character of the neighborhood with what the developer is proposing. Commissioner Wade noted that this is a rezone, and there will be future review of site plans done. The developer has indicated that he is seeking a rural street standard that would not have curb and gutter and lights. Commissioner Wade stated that he feels this proposal is supported by the Comprehensive Plan and does not feel the incremental amount of traffic or the irrigation issue is going to keep him from supporting the rezone.

Commissioner Ehlers clarified that it's not that there is no irrigation available, it's just that it's not there now. There are some irrigation districts where the irrigation goes with the land, and other districts where the shares can be purchased. Commissioner Ehlers noted that it is his understanding that in this particular irrigation district, the shares can be purchased.

MOTION: (Commissioner Wade) "Madam Chairman, on the Rezone request RZN-2016-253, I move that the Planning Commission forward a recommendation of approval for the Redlands Hollow Rezone from an R-2 (Residential 2 du/ac) to an R-4 (Residential – 4 du/ac) zone district with the findings of fact and conclusions listed in the staff report."

Commissioner Eslami seconded the motion. A vote was called and the motion passed by a vote of 5-2.

The Planning Commission took a brief break at this time.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ZONING THE PROPOSED REDLANDS HOLLOW REZONE
TO R-4 (RESIDENTIAL – 4 DU/AC)**

LOCATED AT 508 22 1/4 ROAD

Recitals:

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the proposed Redlands Hollow Subdivision to the R-4 (Residential – 4 du/ac) zone district, finding that it conforms to and is consistent with the Future Land Use Map designation of Residential Low Density and the Blended Residential Land Use Map category of Residential Low Density 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 R-4 (Residential – 4 du/ac) zone district is in conformance with at least one of the stated criteria of Section 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 zoned R-4 (Residential – 4 du/ac):

Lot 2, Krause Subdivision as identified in Reception # 1902961 in the Office of the Mesa County Clerk and Recorder.

Introduced on first reading this 3rd day of August, 2016 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2016 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor



**Grand Junction City Council
Regular Session**

Item #5 a ii

Meeting Date: August 17, 2016

Requested by: Greg Caton,
City Manager

Submitted By: Jodi Romero,
Financial Operations Dir.

Department: Administration

Information

SUBJECT:

An Ordinance Making Supplemental Appropriations to the 2016 Budget of the City of Grand Junction, Colorado.

RECOMMENDATION:

Staff recommends the adoption of First Supplemental Appropriation Ordinance No. 4716 authorizing the expenditure of funds associated for 2016 budget amendments.

EXECUTIVE SUMMARY:

This request is to appropriate certain sums of money to defray the necessary expenses and liabilities of the accounting funds of the City of Grand Junction based on the 2016 budget amendments. Appropriations are made on a fund level and represent the authorization by City Council to spend according to the adopted or amended budget.

Supplemental appropriations are required to ensure adequate appropriations by fund and are often necessary to carryforward and re-appropriate funds for projects approved and started in the prior budget year but not completed in that year. Also, if a new project, program or change to a project or program is authorized by City Council a supplemental appropriation is also required for the legal authority to spend the funds.

BACKGROUND OR DETAILED INFORMATION:

Following is a description of the appropriations necessary for the 2016 amended budget. Also note that transfers out of a fund to be expended in another fund and the expenditure itself both need appropriation authority. So for example, the Enhanced 911 Fund 101 does not budget for capital projects but rather the transfer of funds to support the capital projects that are budgeted in the Communication Center Fund 405. So below for the capital projects that need to be carried forward from 2015, there is a supplemental appropriation request for the transfer out of the Enhanced 911 Fund 101 and a supplemental appropriation request for the expenditure associated with those capital projects in the Communication Center Fund 405.

This 2016 supplemental appropriation provides, upon passage of the ordinance, for the following by fund:

General Fund 100

\$1,753,436

General Fund			
	Description	Amount	Notes
	Economic Development Contract Services Carryforward	\$ 140,210	2015 Budget
	Capital Carryforwards	420,361	2015 Budget
	Colorado Mesa University Campus Expansion	500,000	June 13th Council Workshop
	Homeward Bound Development Fees	100,000	June 13th Council Workshop
	Grand Junction Housing Authority Development Fees	388,329	June 13th Council Workshop
	Police Operations/Equipment Covered by Seized Funds/Reimbursements	107,887	Operational
	Other Budget Adjustments Covered by Reimbursements/Revenue	36,365	Operational
	Crown Point Cemetery Restricted Donation	33,911	Operational
	TRCC Subsidy Increase (net of 2015 payback fr VCB)	26,373	Operational
		<u>\$ 1,753,436</u>	

Enhanced 911 Fund 101

\$195,285 for the transfer to the Communication Center Fund for carryforward of capital projects approved in the 2015 budget.

Visitor and Convention Bureau Fund 102

\$94,309 for the increase in the subsidy to Two Rivers Convention Center in 2015 (which was temporarily covered by the General Fund) as well as the projected increase in the 2016 subsidy.

Parkland Expansion Fund 105

\$386,716 for carryforward of Las Colonias Riparian Restoration project as approved in the 2015 budget for \$31,716 and the transfer to the Sales Tax CIP Fund of \$355,000 for purchase of the Matchett Park property as discussed at the Council workshop on June 13th, 2016.

Sales Tax CIP Fund 201-\$1,741,562

Description	Amount	Notes
Capital Projects Carryforward (seven projects)	\$ 172,433	2015 Budget
Fire Station No 4 Relocation Capital Project Carryforward	262,200	2015 Budget
Training Facility Capital Project Carryforward	255,909	2015 Budget
Horizon Drive Interchange Capital Project Carryforward	304,989	2015 Budget
Transfer to Drainage Fund for Project Carryforwards	91,284	2015 Budget
Purchase of Matchett Park Property	355,000	June 13th Council Workshop
Transfer to Two Rivers Convention Center for Make Up Air Unit	53,750	Authorized Council Meeting May 18th, 2016
Fire/Airport Feasibility Study (\$37,500 covered by Airport, DOLA grant)	50,000	Authorized Council Meeting June 15th, 2016
Transfer to Two Rivers Convention Center for Fan w/Air Unit	20,000	Operational
Amend TABOR Transfer Based on Year End Results and Final CPI	104,280	Operational
Other Capital Projects Covered by Reimbursements/Revenue	71,717	Operational
	\$ 1,741,562	

Storm Drainage Fund 202

\$100,543 for carryforward of Buthorn Drain for \$80,400 and Leach Creek for \$20,143 as approved in the 2015 budget.

Fleet and Equipment Fund 402

\$1,708,767 for carryforward of 11 vehicle replacements budgeted for 2015 not received until 2016. The highest cost vehicle is a fire engine for \$474,241. The fleet replacement total amount is approved in the budget and all vehicle purchases over \$50,000 are heard by City Council.

Self Insurance Fund 404

\$21,250 for health insurance consulting services. Due to the recently announced acquisition of Rocky Mountain Health Plans (the City's health insurance provider) the supplemental appropriation required for the transfer of funds to the Employee Retiree Health Trust has been temporarily postponed.

Communication Center Fund 405

\$195,285 for the carryforward of capital projects for systems equipment of \$56,000, CAD Enterprises of \$78,000, and Wireless Technology Plan of \$61,285 as approved in the 2015 budget

Facilities Management Fund 406

\$128,632 for the carryforward of Facility Index capital projects of \$91,445 and the Electronic Access System of \$37,187 as approved in the 2015 budget.

Joint Sewer Fund 406

\$976,919 for carryforward of capital projects approved in the 2015 budget.

<u>Description</u>	<u>Amount</u>	<u>Notes</u>
Sewer Line Replacement	\$ 436,980	2015 Budget
Systems Equipment	158,515	2015 Budget
Lift Station Pumps	150,800	2015 Budget
A-Basin Stone Replacement	107,550	2015 Budget
Defuser Design	123,074	2015 Budget
	\$ 976,919	

FISCAL IMPACT:

Carryforward projects have already been planned for and the expenditure approved by Council in the 2015 budget. The new spending authorized by Council used funds available in the General Fund from 2015 due to better than expected revenues and spending savings. Therefore, the funds available in the 2016 adopted fund balances including the General Fund Minimum Reserve of \$18.5 million are not decreased as a result of this supplemental appropriation.

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

SUGGESTED MOTION:

I MOVE to (approve or deny) Ordinance No. 4716, An Ordinance Making Supplemental Appropriations to the 2016 Budget of the City of Grand Junction, Colorado, on Final Passage and Order Final Publication in Pamphlet Form

Attachments

ATTACHMENT 1 – Proposed 2016 First Supplemental Appropriation Ordinance

ORDINANCE NO. ____

**AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS TO THE 2016
BUDGET OF THE CITY OF GRAND JUNCTION, COLORADO**

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

That the following sums of money be appropriated from unappropriated fund balance and additional revenues to the funds indicated for the year ending December 31, 2016, to be expended from such funds as follows:

Fund Name	Fund #	Appropriation
General Fund	100	\$ 1,753,436
Enhanced 911 Fund	101	\$ 195,285
Visitor & Convention Bureau Fund	102	\$ 94,309
Parkland Expansion Fund	105	\$ 386,716
Sales Tax CIP Fund	201	\$ 1,741,562
Storm Drainage Fund	202	\$ 100,543
Fleet and Equipment Fund	402	\$ 1,708,767
Self Insurance Fund	404	\$ 21,250
Communication Center Fund	405	\$ 195,285
Facilities Management Fund	406	\$ 128,632
Joint Sewer System Fund	900	\$ 976,919

INTRODUCED AND ORDERED PUBLISHED IN PAMPHLET FORM this 20th day of July, 2016

ADOPTED ON FINAL PASSAGE ORDERED PUBLISHED IN PAMPHLET FORM this ___ day of _____, 2016.

President of the Council

Attest:

City Clerk



City of Grand Junction

Report to City Council – 2015 Audit



Report to City Council

- ▶ Audit Scope and Methodology
- ▶ Required communications based on Statement of Auditing Standards No. 114
- ▶ Financial Highlights
- ▶ New Accounting Pronouncements, General Observations, and Comments



Audit Scope and Methodology

- ▶ Opinion on fair presentation of financial statements
- ▶ Risk-based approach
- ▶ Unpredictability
- ▶ Addressing fraud risks
- ▶ Internal controls

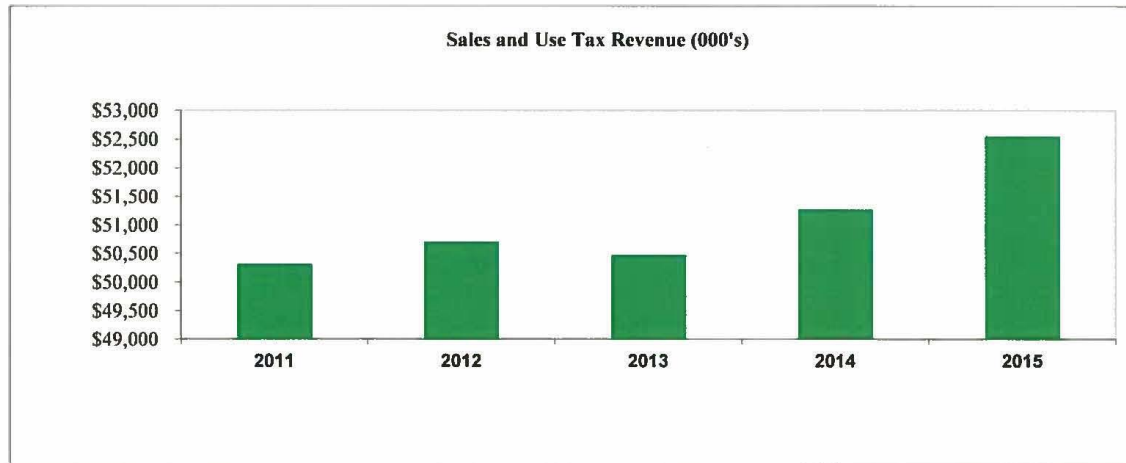


Required Communications

- ▶ Significant new accounting policies – GASBS 68
 - Resulted in the recognition of Net Pension Asset/Liability for defined benefit plans
 - Restatement of beginning governmental net position from \$648,269,630 to \$645,152,243 (Note 12)
 - Significantly increased disclosures (Note 10)
- ▶ Significant estimates
 - Pension
 - Depreciable lives of capital assets
 - Self-insurance claims payable
- ▶ Audit adjustments – none
- ▶ Disagreements with management – none
- ▶ Other findings or issues – none



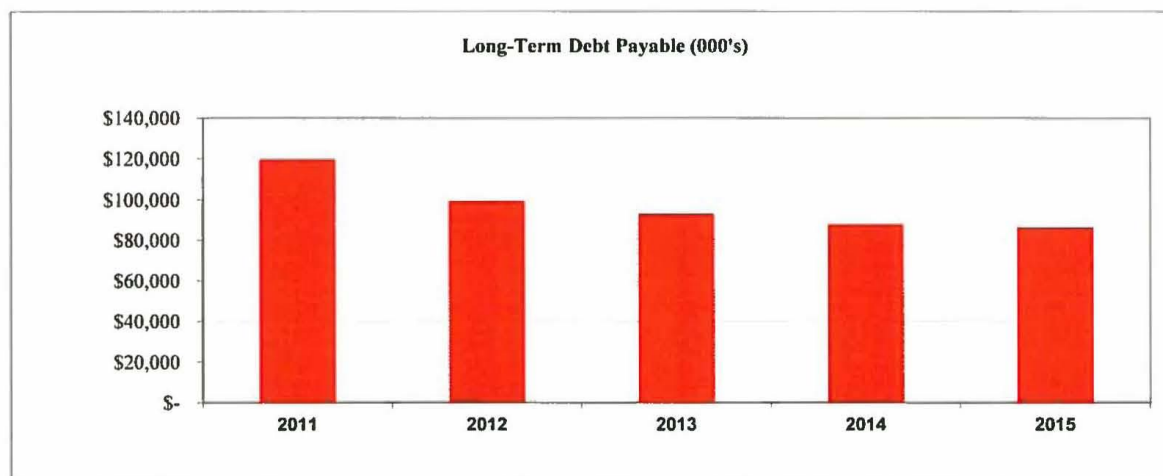
Financial Highlights



	2011	2012	2013	2014	2015
Sales and Use Tax Revenue (000's)	<u>\$ 50,313</u>	<u>\$ 50,703</u>	<u>\$ 50,468</u>	<u>\$ 51,273</u>	<u>\$ 52,554</u>



Financial Highlights

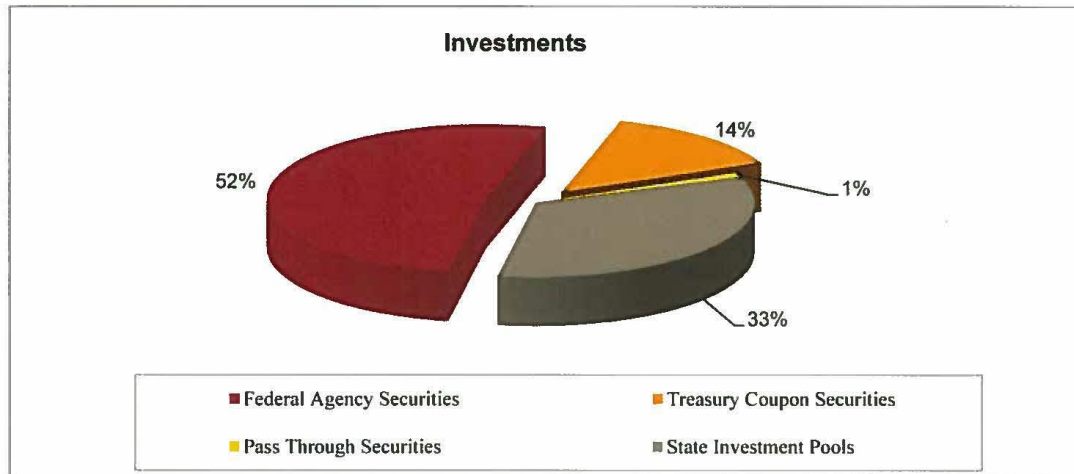


	2011	2012	2013	2014	2015
Long-Term Debt Payable (000's)	<u>\$ 119,418</u>	<u>\$ 99,315</u>	<u>\$ 93,001</u>	<u>\$ 87,814</u>	<u>\$ 86,398</u>

Principal due in 2016 (000's) \$ 5,430

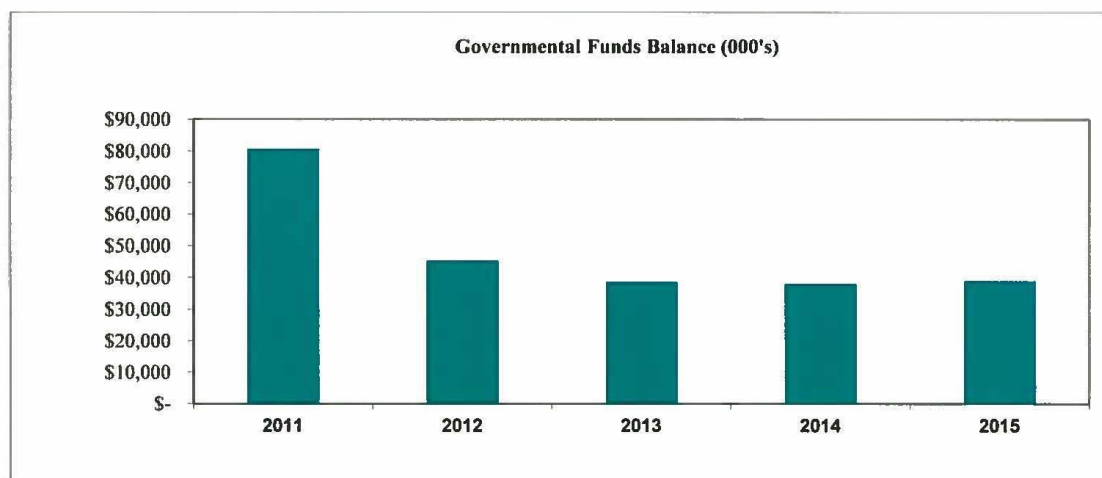


Financial Highlights



<u>Investments</u>	<u>Total Amount</u>	<u>%</u>
Federal Agency Securities	\$ 25,891,072	52%
Treasury Coupon Securities	6,995,040	14%
Pass Through Securities	470,258	1%
State Investment Pools	16,831,146	34%
Total	\$ 50,187,516	100%

Financial Highlights



	2011	2012	2013	2014	2015
Ending Governmental Funds Balance (000's)	<u>\$ 80,637</u>	<u>\$ 45,258</u>	<u>\$ 38,564</u>	<u>\$ 37,946</u>	<u>\$ 38,854</u>



New Accounting Pronouncements, General Observations, and Comments

- ▶ New Accounting Pronouncements
 - GASBS No. 72 – 73: Not expected to have a significant impact on the City
 - GASBS No. 74 – 75 Accounting and Financial Reporting for Other Postemployment Benefits: Requires recognition of related liabilities and significantly expanded note disclosures (effective for 2017 and 2018)
 - GASBS 76 – 79: Not expected to have a significant impact on the City
- ▶ General observations and comments
- ▶ Contact Information:
 - Ty Holman
email: tyh@hayniecpas.com – phone: 303-734-4800



SD2

CITY COUNCIL MEETING

CITIZEN PRESENTATION

Date: 8-17-16

Citizen's Name: ADAM LOCHRAN

Address: 2663 Paradise Way 81506

Phone Number: _____

Subject: ARTS FUNDING FOR 2017

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.

From: Joshua Nadel <joshua.nadel@icloud.com>
To: <scottp@gjcity.org>
Date: 8/17/2016 3:37 PM
Subject: Redlands Hollow Subdivision

I am writing to express concern for the proposed rezoning from R2 to R4 for the Redlands Hollow Subdivision located at 22 1/4 Road. The increased traffic and population density from this proposed rezoning would have quite an impact on an already busy neighborhood with limited access. There are currently only two easements to this area (Broadway at Reed Mesa Drive and South Broadway at Redlands Parkway). The rural feel of the area would be diminished with this high-density subdivision proposal. There are already some drainage issues without any stormwater collection in place and the development of this area could have a negative impact. These already busy streets are narrow without sidewalks and many kids walk to and from school.

Thank you for your consideration from a concerned resident,

Joshua Nadel
2218 Claudia Court
Grand Junction, CO 81507