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**CITY COUNCIL AGENDA  
WEDNESDAY, MAY 16, 2018  
250 NORTH 5<sup>TH</sup> STREET  
5:15 PM – PRE-MEETING – ADMINISTRATION CONFERENCE ROOM  
6:00 PM – REGULAR MEETING – CITY HALL AUDITORIUM**

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

**Call to Order. Pledge of Allegiance. Moment of Silence**

**Proclamations**

Proclaiming May 16, 2018 as "VA 2K" Day in the City of Grand Junction

Proclaiming May 19, 2018 as Kids to Parks Day in the City of Grand Junction

Proclaiming May 19, 2018 as Colorado Public Lands Day in the City of Grand Junction

Proclaiming May 20 - May 26, 2018 as Emergency Medical Services Week in the City of Grand Junction

Proclaiming June 2018 as Toastmasters Month in the City of Grand Junction

**Certificate of Appointments**

To the Horizon Drive Association Business Improvement District

**Citizen Comments**

*Individuals may comment regarding items scheduled on the Consent Agenda and items not specifically scheduled on the agenda. This time may be used to address City Council about items that were discussed at a previous City Council Workshop.*

**Council Reports**

**CONSENT AGENDA**

*The Consent Agenda includes items that are considered routine and will be approved by a single motion. Items on the Consent Agenda will not be discussed by City Council, unless an item is removed for individual consideration.*

**1. Approval of Minutes**

- a. Summary of the April 30, 2018 Workshop
- b. Minutes of the April 30, 2018 Executive Session
- c. Minutes of the May 2, 2018 Regular Meeting

**2. Set Public Hearings**

*All ordinances require two readings. The first reading is the introduction of an ordinance and generally not discussed by City Council. Those are listed in Section 2 of the agenda. The second reading of the ordinance is a Public Hearing where public comment is taken. Those are listed on the Regular Agenda.*

- a. Legislative
  - i. Introduction of an Ordinance Amending Section 21.03.060 of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Cluster Development and Set a Public Hearing for June 6, 2018
- b. Quasi-judicial
  - i. Introduction of an Ordinance Approving an Amendment to Master Plan 2017 for St. Mary's Hospital and Environs and Rezone a Portion of Property to PD (Planned Development) with a Default Zone of B-1 (Neighborhood Business), Located at 510 Bookcliff Avenue, and Set a Public Hearing for June 6, 2018
  - ii. Introduction of an Ordinance Rezoning the 26 Road LLC Property from PD (Planned Development) to R-2 (Residential, 2 du/ac), Located Between 26 Road and 26 1/2 Road, South of H 3/4 Road, and Set a Public Hearing for June 6, 2018

**3. Contracts**

- a. Contract for the Construction of a 911 Communication Tower and Structure on Grand Mesa
- b. Contract for 7th Street Reconstruction - North Avenue to Orchard Avenue
- c. 2018 Contract Street Maintenance - High Density Mineral Bond

#### **4. Resolutions**

- a. A Resolution Vacating a Utilities Easement on Property Located at 2489 Highway 6 & 50
- b. A Resolution Authorizing the City Manager to Sign and Submit Grant Requests to the Federal Aviation Administration (FAA) for Improvements to the Grand Junction Regional Airport

#### **5. Other Action Items**

- a. Revision and Update of the Drought Response Plan

### **REGULAR AGENDA**

*If any item is removed from the Consent Agenda by City Council, it will be considered here.*

#### **6. Public Hearings**

- a. Quasi-judicial
  - i. Public Hearing to Consider Funding the 2018 Community Development Block Grant (CDBG) Program Year, Including Amendments to Action Plans for Previous Program Years, and Set a Public Hearing for Adoption of the 2018 Annual Action Plan for June 18, 2018
  - ii. A Resolution Accepting a Petition for the Annexation and Ordinances Annexing and Zoning the Tallman Annexation R-8 (Residential with a Maximum Density of 8 Units per Acre) and C-2 (Heavy Commercial), Located at 2734 B 1/4 Road and 2723 Highway 50

- iii. An Ordinance Amending the Comprehensive Plan Future Land Use Map Designation to Estate and Rezoning to R-2 (Residential, 2 du/ac) 37 Acres, Located at 2064 South Broadway
- iv. A Resolution Accepting a Petition for the Annexation and Ordinances Annexing and Zoning the York Annexation I-1 (Light Industrial), Located at 2122 H Road

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

*This is the opportunity for individuals to speak to City Council about any item and time may be used to address City Council about items that were discussed at a previous City Council Workshop.*

**8. Other Business**

**9. Adjournment**

# Grand Junction

State of Colorado

## PROCLAMATION

*WHEREAS, it is the intent of the Grand Junction Veterans Health Care System to raise awareness and provide resources towards the mission of eliminating homelessness amongst the veterans in our community; and*

*WHEREAS, through the event "VA 2K," where participants walk or roll approximately 1.2 miles, over \$4,000 has been raised in eight years for the Homeless Veteran Outreach program; and*

*WHEREAS, over 150 Veterans' Medical Centers participate nationally in the VA 2K; and*

*WHEREAS, VA 2K will be held in Grand Junction on May 16, 2018 at the VA Hospital, on the Transitional Care Unit, from 11:00 a.m. – 1:00 p.m.*

*NOW, THEREFORE, I, Barbara Traylor Smith, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim May 16, 2018 as*

**"VA 2K Day"**

*in the City of Grand Junction and encourage all citizens of Grand Junction to do their part in helping to eliminate homelessness among our Veterans.*

*IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 16<sup>th</sup> day of May 2018.*



\_\_\_\_\_  
Mayor



# Grand Junction

State of Colorado

## PROCLAMATION

*WHEREAS, May 19th, 2018 is the eighth Kids to Parks Day organized and launched by the National Park Trust, held annually on the third Saturday of May; and*

*WHEREAS, Kids to Parks Day empowers kids and encourages families to get outdoors and visit America's parks; and*

*WHEREAS, it is important to introduce a new generation to our nation's parks; and*

*WHEREAS, we should encourage children to lead a more active lifestyle to combat the issues of childhood obesity, diabetes mellitus, hypertension and hypercholesterolemia; and*

*WHEREAS, Kids to Parks Day is open to all children and adults across the country to encourage a large and diverse group of participants; and*

*WHEREAS, Kids to Parks Day will broaden children's appreciation for nature and outdoors.*

*NOW, THEREFORE, I, Barbara Traylor Smith, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim May 19, 2018 as*

### *"KIDS TO PARK DAY"*

*in the City of Grand Junction and urge residents to make time on this day to take the children in their lives to a neighborhood, state or national park.*

*IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 16<sup>th</sup> day of May 2018.*

*Barbara Traylor Smith*  
Mayor



# Grand Junction

State of Colorado

## PROCLAMATION

*WHEREAS, Colorado established the nation's first state-based Public Lands Day; and*

*WHEREAS, the Grand Valley and City of Grand Junction has a compelling story to share of communities embracing and connecting to surrounding public lands; and*

*WHEREAS, the Grand Valley's public lands are diverse and provide many benefits to our residents from recreational pursuits to other multiple uses. Public lands play a significant role in economic development, clean water supplies, and wildlife; and*

*WHEREAS, citizens and visitors to the City of Grand Junction enjoy the recreational, health, scenic, and economic benefits from nearby public lands, including the Colorado National Monument, McInnis Canyons National Conservation Area, the Lunch Loops, the Tabeguache Trail System, and the Bookcliffs; and*

*WHEREAS, Colorado Public Lands Day recognizes the significant and positive contributions that public lands within Colorado and the Grand Valley make to our quality and way of life. This day will encourage Coloradans to celebrate our public lands that support the vitality of our communities; and*

*Now, therefore, I, Barbara Traylor Smith, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim May 19, 2018 as*

### *"Colorado Public Lands Day"*

*in the City of Grand Junction and call upon all citizens to help recognize the Grand Valley's public lands and enjoy the diverse benefits to our citizens.*

*IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 16<sup>th</sup> day of May, 2018.*

\_\_\_\_\_  
Mayor



# Grand Junction

State of Colorado

## PROCLAMATION

*WHEREAS, emergency medical services are a vital public service; and*

*WHEREAS, the members of emergency medical service teams are ready to provide lifesaving care to those in need 24 hours a day, seven days a week; and*

*WHEREAS, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and*

*WHEREAS, emergency medical service providers have traditionally served as the safety net of America's health care systems; and*

*WHEREAS, emergency medical service teams consist of emergency medical technicians, paramedics, firefighters, emergency nurses, emergency physicians, administrators and others; and*

*WHEREAS, the members of emergency medical service teams engage in thousands of hours of specialized training and continuing education to enhance their lifesaving skills; and*

*WHEREAS, the citizens of Grand Junction benefit daily from the knowledge and skills of these highly trained individuals; and*

*WHEREAS, it is appropriate to recognize the value and the accomplishments of emergency medical service providers by designating Emergency Medical Services Week.*

*NOW, THEREFORE, I, Barbara Traylor Smith, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim the week of May 20 - May 26, 2018 as*

### ***"EMERGENCY MEDICAL SERVICES WEEK"***

*in the City of Grand Junction, and encourage the community to observe this week with appropriate programs, ceremonies, and activities.*

*IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 16<sup>th</sup> day of May 2018.*

\_\_\_\_\_  
Mayor





# Grand Junction

State of Colorado

## PROCLAMATION

*WHEREAS, Toastmasters International is a nonprofit educational organization that teaches public speaking and leadership skills in a mutually supporting learning environment developing communication and leadership skills; and*

*WHEREAS, The ability to speak clearly and effectively is a powerful and important skill that can help overcome barriers to effective performance in virtually every endeavor and line of work; and*

*WHEREAS, Toastmasters Clubs present community events to encourage people to practice and perform public speaking at well-known events such as Ignite! Grand Junction, Toastmasters Communication & Leadership Institute and speech contest events; and*

*WHEREAS, After nine decades of outstanding achievement, Toastmasters International has grown to over 15,400 clubs in 142 countries, with more than 345,000 members worldwide and 170 clubs in the State of Colorado and 3 clubs in Mesa County Colorado.*

*NOW, THEREFORE, I, Barbara Traylor Smith, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim the month of June 2018 as*

### *“Toastmasters Month”*

*in the City of Grand Junction and encourage citizens of Grand Junction to join in this observance by attending and participating in a Toasters Club during the month of June.*

*IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 16<sup>th</sup> day of May 2018.*

\_\_\_\_\_  
Mayor





Grand Junction City Council

Regular Session

Item #

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**Meeting Date:** May 16, 2018

**Presented By:** Wanda Winkelmann, City Clerk

**Department:** City Clerk

**Submitted By:** Wanda Winkelmann

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**Information**

**SUBJECT:**

To the Horizon Drive Association Business Improvement District

**RECOMMENDATION:**

Present the Certificate of Appointment

**EXECUTIVE SUMMARY:**

Darshann Ruckman was appointed by Council to the Horizon Drive Association Business Improvement District on April 18, 2018 for a term ending in April 2022.

**BACKGROUND OR DETAILED INFORMATION:**

n/a

**FISCAL IMPACT:**

n/a

**SUGGESTED MOTION:**

n/a

**Attachments**

None

**GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY**  
**April 30, 2018 – Noticed Agenda Attached**

**Meeting Convened:** 5:30 p.m. in the City Hall Auditorium

**Meeting Adjourned:** 7:26 p.m.

**City Councilmembers present:** Councilmembers Bennett Boeschstein, Chris Kennedy, Barbara Traylor Smith, Duke Wortmann, and Mayor Rick Taggart.

**Staff present:** City Manager Greg Caton, City Attorney John Shaver, Assistant to the City Manager Greg LeBlanc, Community and Development Director Tamra Allen, Senior Planner Kris Ashbeck, Utilities Director Randi Kim, Visit Grand Junction Director Elizabeth Fogarty, Visit Grand Junction Division Manager Barbara Bowman, Finance Director Jodi Romero, and City Clerk Wanda Winkelmann.

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Mayor Taggart called the meeting to order.

**Agenda Topic 1. Discussion Topics**

a. Lodging Tax Discussion

Mr. Caton noted that this topic was first discussed at a Workshop with City Council on March 5<sup>th</sup>. City Council provided direction to move towards placing the question before eligible voters during the election on the first Tuesday of November 2018.

Mr. Caton distributed a revised resolution that amended the language that no less than one percent of the Lodgers Tax Increase would be dedicated to the Grant Junction Regional Air Service Alliance for a period of three years.

The purpose of this discussion is the submission of a ballot question to enact, levy and impose an increase in the Lodgers Tax at a rate of 3% on the price paid for the leasing or rental of any occupied hotel room, motel room, lodging house, bed and breakfast, and other accommodation. Using lodging tax revenues to fund destination marketing and visitor services also creates a positive nexus between the cost of providing those services and the users of those services, while providing a substantial economic benefit to the City by the infusion of funds from people who live outside the community.

In 2017, tourism generated approximately \$1.46 million in lodging taxes and \$1.39 million in local sales tax revenues. The travel industry provides Grand Junction more than 5,500 jobs and \$139.9 million in wages. Grand Junction also experienced \$282.3 million in direct travel spending in 2017.

Because the lodging tax is almost universally paid by business and leisure travelers, it imposes little burden on City residents.

If Council authorizes a question and the voters approve a lodging tax increase, the revenues generated by the additional 3% lodging tax, which are estimated at \$1.75 million in 2019, will be allocated through the annual budget process for marketing for tourism and tourism related activities.

Discussion ensued about the term "amenities," regional marketing efforts, and placing a question on the November ballot.

Support was expressed for a resolution to be introduced at a future meeting for City Council consideration.

b. 2018 Program Year Community Development Block Grant (CDBG) Funding Requests

The purpose of this item is for City Council to consider requests to fund qualified activities and programs as part of the Community Development Block Grant 2018 Program Year. The City has not yet received its 2018 allocation, but estimates it will receive \$425,000 for the 2018 Program Year beginning on September 1, 2018. In addition, unexpended funds from prior years in the amount of \$6,516 will be allocated with the 2018 funds.

Ms. Ashbeck noted that Community Development Block Grant (CDBG) funds are an entitlement grant to the City of Grand Junction which became eligible for the funding in 1996. The 2018 Program Year, which will begin September 1, 2018, marks the City's 23rd year of eligibility. Applications for funding were solicited and received by the City on March 26th after a workshop was held with potential applicants. The purpose of the City Council workshop is to establish a work plan for the 2018 CDBG Program Year by recommending which projects should be funded. The final funding decision is scheduled to be made by the City Council at its meeting on May 16, 2018 with adoption of the Annual Action Plan occurring at the June 18, 2018 meeting.

**2018 CDBG PROJECT FUNDING**

The City has received grant requests of \$730,147 from outside agencies and has identified six City capital improvements projects totaling \$218,500 that would be eligible for CDBG funding for a total of \$948,647 in grant requests (excluding \$25,000 administration funding requested). Though the City is not expected to receive final confirmation of its 2018 CDBG funding amount until May 2018, it is estimated that the City will receive \$425,000 for the 2018 Program Year, which is a 6 percent increase from last year. In addition, there are funds remaining from prior years in the amount of \$6,516 that will be allocated with the 2018 funds, for a total of \$431,516 available for allocation. The purpose of the April 30, 2018 workshop is to establish a work plan for the 2018 CDBG Program Year by recommending which projects should be funded. The applications for 2018 funding and complete applications for each project were included in the April 30 Workshop packet.

## **HUD CDBG GUIDELINES AND EVALUATION CRITERIA**

The CDBG program has several funding criteria that are important to consider when evaluating which projects the City can fund with its 2018 allocation:

1. Administration activities may not exceed 20% of Program Year allocation
2. Human Services activities may not exceed 15% of Program Year less the amount of outstanding obligated funds
3. Applications for CDBG funding will be judged by the criteria below:
  - A) Proposed project meets National Objectives:
    - Benefits low and moderate income persons;
    - Eliminates or prevents slum or blight; or
    - Addresses an urgent community need (usually a natural disaster)
  - B) Proposed project is eligible and meets the City's Five Year Consolidated Plan Goals:
    - Need for non-housing community development infrastructure
    - Need for affordable housing
    - Needs of the homeless
    - Needs of special needs populations and other human services
  - C) Ability of the applicant to complete the project: Agency capacity, history of performance, staff level and experience, financial stability
  - D) Amount requested is consistent with agency needs

Discussion ensued regarding the specific funding requests and the final funding decision will be made at the May 16 Council meeting.

### **Agenda Topic 2. Next Workshop Topics**

Mr. Caton reviewed the topics for the May 14<sup>th</sup> Workshop: Growth Management and Streets Policy and Impact Fee Discussion

### **3. Other Business**

None

### **Adjournment**

The Workshop adjourned at 7:26 p.m.

To access the Agenda and Backup Materials electronically, go to [www.gjcity.org](http://www.gjcity.org)



**GRAND JUNCTION CITY COUNCIL  
MONDAY, APRIL 30, 2018**

**PRE-MEETING (DINNER) 5:00 P.M. ADMINISTRATION CONFERENCE ROOM  
WORKSHOP, 5:30 P.M.  
CITY HALL AUDITORIUM  
250 N. 5<sup>TH</sup> STREET**

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

**1. Discussion Topics**

- a. Lodging Tax Discussion
- b. 2018 Program Year Community Development Block Grant (CDBG) Funding Requests

**2. Next Workshop Topics**

**3. Other Business**

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*What is the purpose of a Workshop?*

The purpose of a Workshop is for the presenter to provide information to City Council about an item or topic that they may be discussing at a future meeting. The less formal setting of a Workshop is intended to facilitate an interactive discussion among Councilmembers.

*How can I provide my input about a topic on tonight's Workshop agenda?*

Individuals wishing to provide input about Workshop topics can:

1. Send an email (addresses found here [www.gjcity.org/city-government/](http://www.gjcity.org/city-government/)) or call one or more members of City Council (970-244-1504);
  2. Provide information to the City Manager ([citymanager@gjcity.org](mailto:citymanager@gjcity.org)) for dissemination to the City Council. If your information is submitted prior to 3 p.m. on the date of the Workshop, copies will be provided to Council that evening. Information provided after 3 p.m. will be disseminated the next business day.
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3. Attend a Regular Council Meeting (generally held the 1<sup>st</sup> and 3<sup>rd</sup> Wednesdays of each month at 6 p.m. at City Hall) and provide comments during "Citizen Comments."

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## **GRAND JUNCTION CITY COUNCIL**

### **SPECIAL SESSION MINUTES**

**April 30, 2018**

The City Council of the City of Grand Junction, Colorado met in Special Session on Wednesday, April 30, 2018 at 5:00 p.m. in the Administration Conference Room, 2<sup>nd</sup> Floor, City Hall, 250 N. 5<sup>th</sup> Street. Those present were Councilmembers Bennett Boeschstein, Chris Kennedy, Barbara Traylor Smith, Duke Wortmann, and Mayor Rick Taggart.

Councilmember Boeschstein moved to go into Executive Session to discuss personnel matters under Colorado Revised Statutes 24-6-402(4)(f)(i) of the Open Meetings Law relative to City Council employees specifically the City Manager and will not be returning to open session. Councilmember Traylor Smith seconded the motion. Motion carried unanimously.

The City Council convened into Executive Session at 5:04 p.m.

Councilmember Traylor Smith moved to adjourn. Councilmember Wortmann seconded. Motion carried unanimously.

The meeting adjourned at 5:12 p.m.

Wanda Winkelmann  
City Clerk



**GRAND JUNCTION CITY COUNCIL  
MINUTES OF THE REGULAR MEETING  
May 2, 2018**

The City Council of the City of Grand Junction convened into regular session on the 2<sup>nd</sup> day of May 2018 at 6:00 p.m. Those present were Councilmembers Bennett Boeschstein, Chris Kennedy, Duncan McArthur, Phyllis Norris, Barbara Traylor Smith, Duke Wortmann, and Council President Rick Taggart. Also present were City Manager Greg Caton, City Attorney John Shaver, and City Clerk Wanda Winkelmann.

The meeting came to order with the Grand Junction Police Department (GJPD) Honor Guard posting the Colors. Councilmember Barbara Traylor Smith led the Pledge of Allegiance.

**Proclamations**

**Proclaiming May 13 - 19, 2018 as Police Week in the City of Grand Junction**

Councilmember Norris read the proclamation. There was representation from Grand Junction Police Department, City of Fruita Police Department, Palisade Police Department, Mesa County Sheriff's Department, and Colorado State Patrol. Deputy Chief Gary Marak from the Grand Junction Police Department thanked Council for the proclamation and introduced the others who were present.

**Proclaiming May 7 - 11, 2018 as Teacher Appreciation Week in the City of Grand Junction**

Councilmember Kennedy read the proclamation. Angela Christensen, PhD, Executive Director for Mesa County Valley School District #51 accepted the proclamation. She thanked City Council for the proclamation and introduced others that were present. Mark Carris, Social Studies Department Head for Grand Junction High School, spoke about the teachers of School District #51 and students who have excelled in the District.

**Appointments**

The Charter sets forth the process for selecting a President of the Council and a President of the Council Pro Tem. Article V, Section 39 provides that during the first regular City Council Meeting in May of each year, a Council President/Ex-Officio Mayor and Council President Pro Tem/Ex-Officio Mayor Pro Tem are nominated and voted on to fulfill the obligations of those duties through April of the following year.

Nominations can be entertained by the President of the Council. If nominated and seconded, the City Clerk can take a vote on each nomination that has been seconded.

Councilmember Norris nominated Councilmember Traylor Smith for President of the Council. Councilmember Boeschstein seconded the nomination.

Councilmember Wortmann nominated Councilmember Taggart for President of the Council. Councilmember Kennedy seconded the nomination.

Councilmember Boeschstein moved to cease the nominations. Councilmember McArthur seconded the motion.

The vote was called by voice vote with Council President Taggart, and Councilmembers Boeschstein, McArthur, Norris and Traylor Smith voting for Councilmember Traylor Smith; and Councilmembers Kennedy and Wortmann voting for Councilmember Taggart.

Councilmember Traylor Smith was voted in as Council President/Ex-Officio Mayor with a five vote majority.

Councilmember Norris nominated Councilmember Boeschstein for the Council President Pro Tem/Ex-Officio Mayor Pro Tem. Councilmember Wortmann seconded the nomination.

Councilmember Kennedy moved to vote by acclamation. Councilmember Wortmann seconded to cease the nominations.

The vote was called by voice vote with Councilmembers Wortmann, Kennedy, Taggart, Norris, McArthur, Boeschstein and Traylor Smith voting for Councilmember Boeschstein.

Councilmember Boeschstein was voted in as Council President Pro Tem/Ex-Officio Mayor Pro Tem.

City Clerk Wanda Winkelmann provided the Oath of Office to both President of the Council Traylor Smith and President of the Council Pro Tem Boeschstein.

Councilmember McArthur announced that he will be leaving the meeting and he would recuse himself from item No. 4.a.ii if he stayed. He left the meeting at 6:25 p.m.

**Certificates of Appointment**

**To the Commission on Arts & Culture**

Kristian Hartter and Donna Fullerton were present to accept their certificates of appointment and Gary Ambrosier was present to accept his certificate of reappointment, for terms ending February 2021.

**To the Forestry Board**

A. Vince Urbina was present to accept his certificate of appointment for a partial term ending in November 2019.

**Citizens Comments**

Bruce Lohmiller spoke about providing sex education classes in Mesa County Valley School District 51. He said the Art Center received some press for being in business for five years. He spoke about getting the homeless to a safe place and how Neil Young wrote a note and liked Mr. Lohmiller's Facebook page.

Richard Swingle presented a slideshow on the Broadband update. He provided history of what the City has done concerning Broadband. He said that no changes have been made and asked what Plan B will be.

**Council Reports**

Councilmember Wortmann attended several meetings and spent the day with two wonderful people who complimented Grand Junction.

Councilmember Boeschenstein attended three committee meetings in the past two weeks and spoke of the expansion of the Business Incubator. He announced the Urban Trails Group is celebrating Bicycle Month. He also attended the Historic Preservation Board meeting and is excited about the possible expansion of the Lincoln Park Historic District.

Councilmember Norris had nothing to report.

Councilmember Taggart had nothing to report.

Councilmember Kennedy, in interest of time, made no comments.

Council President Traylor Smith congratulated the Western Slope Center for Children on the opening of their new facility. She also congratulated the Grand Junction Housing

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Authority on the ground breaking of The Highlands senior project. The Department of Interior was in Grand Junction and there was some interesting information provided.

### **Consent Agenda**

Councilmember Boeschenstein moved to adopt items #1 - #3 on the Consent Agenda. Councilmember Wortmann seconded the motion. Motion carried by unanimous roll call vote.

#### **1. Approval of Minutes**

- a. Minutes of the April 18, 2018 Regular Meeting

#### **2. Set Public Hearings**

- a. Quasi-judicial

- i. Introduction of an Ordinance Zoning the Tallman Annexation R8 (Residential with a Maximum Density of 8 Units per Acre) and C2 (Heavy Commercial), Located at 2734 B 1/4 Road and 2723 Highway 50, and Setting a Hearing for May 16, 2018
- ii. Introduction of an Ordinance Amending the Comprehensive Plan Future Land Use Map Designation to Estate and Rezoning to R2 (Residential, 2 du/ac) 37 Acres, located at 2064 South Broadway, and Setting a Hearing for May 16, 2018
- iii. Introduction of an Ordinance Zoning the York Annexation I1 (Light Industrial), Located at 2122 H Road, and Setting a Hearing for May 16, 2018

#### **3. Contracts**

- a. Purchase of Two Rechassis Ambulances
- b. Construction Contract for the 2018 Sewer Line Replacement Project Phase A

### **Regular Agenda**

#### **Public Hearing - A Resolution Amending Resolution No. 65-97 to Designate an Expanded Area of the Lincoln Park Residential Historic District in the City Register of Historic Sites, Structures, and Districts**

Councilmember Boeschenstein recused himself from this item since he lives in the

neighborhood.

Senior Planner Kristen Ashbeck presented this item. She provided a background of establishing the City Register of Historic Sites, Structures, and Districts. She explained the area of the proposed expansion. There are 58 properties in the proposed expansion and Ms. Ashbeck displayed and described some of the homes. She reviewed the criteria that is required to be considered in adopting the resolution.

Councilmember Norris asked if the area will continue to try to get into the National Register; Ms. Ashbeck said she didn't believe so.

Councilmember Norris confirmed with Ms. Ashbeck that 64% of the people in the area that were surveyed gave feedback on the proposed district and were in favor of the request.

Councilmember Kennedy asked if properties in the proposed zone are all eligible to be included in the district. Ms. Ashbeck said about half of the homes are eligible.

Council President Traylor Smith asked about grants. Ms. Ashbeck said grants are not available for homes such as this, but those who are on the National Register are eligible.

The public hearing was opened at 6:58 p.m.

Elizabeth Rowen, member of the Lincoln Park Homeowners Association, and homeowner of a house in the proposed area, thanked Ms. Ashbeck for her support during the process. Most of the homeowners have been active in the community. She feels the effort will stabilize the area and asked Council to approve the request.

Stephanie Matlock lives in the proposed area and feels strongly about the historic character in the community. She is in support of the request.

The public hearing was closed at 6:49 p.m.

Councilmember Kennedy moved to adopt Resolution No. 26-18, a resolution amending Resolution No. 65-97 to designate the expanded area of Lincoln Park Historic District in the City Register of Historic Sites, Structures, and Districts. Councilmember Norris seconded the motion. The motion carried by unanimous roll call vote.

Councilmember Taggart left the meeting at 6:56 p.m.

**Public Hearing - Ordinance Approving an Outline Development Plan (ODP) for Elevation 4591 and a Rezone to Planned Development (PD) with an R-8 (Residential - 8 du/ac) Default Zone District, Located at 2524 F 1/2 Road**

Senior Planner Scott Peterson presented this item. He reviewed the site location, existing zoning of the surrounding area and the review criteria for the proposed development. Mr. Peterson said in 2008 there was a previous ODP, but it has since lapsed. He said this request is consistent with the Comprehensive Plan Future Land Use Map and the internal street design was reviewed and approved with the condition the applicant provide off lot parking spaces. Mr. Peterson reviewed the proposed landscaping for the ODP which will meet or exceed the requirements of the Code. He said there are three designs for the proposed homes of 840 - 1340 square feet, and reviewed the designs. The Planning Commission found the development meets the review criteria and recommended approval. He said several comments were received both for and against the proposal with drainage being one the biggest concerns.

Lisa Cox, Special Projects Coordinator for Vortex Engineering, Inc., and Robert Jones, President, were present. Ms. Cox reviewed the surrounding properties of the property. She explained the site is challenging to develop, but the proposed development meets criteria of the Comprehensive Plan's designing goals. There would be 20 lots or 6.5 dwellings per acre, which is in the mid-range of the designated growth plan. According to Ms. Cox this development would benefit the community through more effective infrastructure, greater quality of public open space, provision of needed housing types and innovative design. Ms. Cox reviewed the Planned Development's features including the home designs and the setbacks for each style of home. She addressed the alternative street design, traffic demands and drainage. The street design was found to accommodate the planned development, not have a negative impact on traffic and included large vehicle turnaround areas for emergency vehicles. She described the community facilities and services available within the development area.

Mr. Jones addressed the concerns related to drainage. He reviewed his professional background to establish his understanding of groundwater issues. An engineering report was completed as well as a French drain system that has been included in the plan to divert water. They are aware of drainage issues and understand necessary measures will be put in place.

Ms. Cox spoke about the concerns regarding the height of the houses. Only one of the three designs of the homes is a two story home. The maximum allowed height is forty feet and the tallest home in the proposed ODP would be twenty-seven feet. She said building setbacks were increased to fifteen feet. Lot 20 does propose a duplex and a neighbor was

concerned about that setback. The developer has committed to increase the setback and use of xeric landscaping. The Home Owner's Association will restrict landscaping after initial design. Ms. Cox reviewed what steps have been taken to shield neighboring properties. She said that the developer will be held to the architectural design and open space amenities. Ms. Cox said the applicant respectfully requests Council approval.

Council President Traylor Smith called for a recess at 7:48 p.m.

The meeting resumed at 7:59 p.m.

The public hearing was opened at 7:59 p.m.

Ross Barefoot, Diamond Ridge Subdivision, believes there can be a better plan for this property. Mr. Barefoot said he, along with other neighbors, are concerned about flooding appropriate buffering and the proposed height of the homes which would infringe on privacy and sunlight. They feel a compromise was reached in 2008 with a restriction of no two-story homes and asked Council to uphold that for this proposed development.

Debbie Roberts, Diamond Ridge Subdivision, said the French drain is a glorified leach field and does not work well.

Charles Busell, Diamond Ridge Subdivision, asked Council to consider what it would be like to live next to a two-story home and also said that French drains do not work.

Daren Husby, Westwood Ranch Subdivision, said he has a background in real estate and understands what the developer is trying to do. He feels the proposed development plan does not fit in with the existing neighboring subdivisions.

David Smith feels the proposed plan is a great idea and a step in the right direction.

Joanne Wasinger said she is on her third sump pump and that French drains do not work.

Jan Kimbrough Miller spoke about concerns about property values and rental properties. She demonstrated what happens to property values as similar developments have been built and did not feel there was a negative impact on the rental properties.

Michael Cleveland said he and his wife support the proposed project.

David Mitchell, Heritage Heights Subdivision, said he feels the best fit for the land is detached single family homes. He feels there will be a challenge selling the proposed homes because of size. He feels some of the homes will not conform to the neighborhood,

but does feel they will be good quality homes.

Dan Shern, Westwood Ranch area, is a new resident in Grand Junction. He would not have considered living in his home if the proposed development was already built. He's concerned about traffic at F ½ and G Roads. He asked Council to consider the appeal of the neighborhood.

John Webster, new resident, concurred with Mr. Shern and feels the proposed development is not a good fit.

Ron Stoneburner, Westwood Ridge Subdivision, feels the proposed development should be built somewhere else. He's tired of hearing of small homes and first-time buyers. He knows about the water problems in that neighborhood.

Ray Campbell, Diamond Ridge Subdivision, questioned why the duplex is being built right next to his home when it can be built in another more suitable area.

Joan Care would not have purchased her existing home if she had known the proposed development would be built in that location.

Dick Beidelschies, Diamond Ridge Subdivision, questioned if the emergency turn around points are big enough. He also knows about water and said French drains will not work.

Betty Beidelschies, Diamond Ridge Subdivision, said the proposed location is not the place to build the proposed development.

Sue Love, Westwood Ranch Subdivision, said there are no two-story homes in her subdivision, and questioned why the road was put in where it was.

The public hearing was closed at 8:40 p.m.

Councilmember Wortmann asked when the property was purchased. Mr. Roberts said May of 2017.

Ms. Cox addressed citizens' concerns. She understands citizens' concern regarding flooding and assured everyone the developer is very aware of the problem and will take all steps possible to mitigate any issues. She advised this is a preliminary plan, the beginning of planning, and there will be more studies done on the property. The lots are designed to drain to the street because drainage is at the top of the list to be addressed. She noted this is not the same developer as the past subdivisions. She addressed the heights of the proposed homes and said they are within the allowable height. She answered the question



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of why the duplex is proposed where it is and said it is because of the canal. The large vehicle turn arounds were designed and reviewed by the fire department who had input on the locations and the designs. She addressed the concerns regarding the small houses and reiterated that there are people who desire, and can only afford small homes. She said the new development will not look like the old development and they are trying to provide a development that is desired.

Councilmember Norris asked about the minimum of 5 acres for the planned development. Mr. Peterson addressed there is an exception to allow this type of development and this street can be approved due to off street parking. Councilmember Norris drove around the proposed neighborhood and she is concerned about the balance in the neighborhood. City Attorney John Shaver stated there are legal considerations in regard to the minimum of 5 acres for a new development. The Zoning Code requires 3 considerations, he read those and said Council needs to find that all of these have been met. Councilmember Norris asked about the 2008 height restriction. Mr. Peterson said it was for 12 family single detached homes, but that plan has expired. Mr. Shaver explained that PD (contract zoning) has different requirements than straight zoning.

Councilmember Wortmann asked about the previous plan's developer. He asked if citizens were against development then. Mr. Peterson said yes.

Councilmember Boeschstein asked about the source of the drainage. Mr. Jones said it is coming from the canal. They have talked about the possibility of filing a petition to get the canal lined. Councilmember Boeschstein then asked about the turn-arounds. Mr. Peterson said there are two turn arounds and indicated where they were on a diagram. Councilmember Boeschstein asked about parking on the street. Mr. Peterson stated parking would not be allowed on the westside but would be allowed on the eastside of the street in between driveways. Councilmember Boeschstein asked about firepits in the rear of each house and the open burning ordinance, Mr. Peterson stated they would be gas fire pits.

Councilmember Kennedy lives in Colonial Heights and is the President of the HOA there, but has taken no stance on the proposal. No conflict was found. He reviewed the area and said there are two-story homes by the canal that wouldn't be affected but other homes would be by the two-story homes. He asked what effect the elevation has for the two-story homes. Mr. Jones said there has not been a plan put in place at this time.

Councilmember Kennedy thanked the organized presentations that were provided. He is not opposed to growth and development. He welcomes retirees to this community but also supports millennials and said these types of projects are essential, although he has concerns about the two-story height homes. He puts value in the daylight concern of the citizens. He understands the development would affect the views of the current

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neighborhoods. He said this development would impact the values of the existing homes. He would like to find a way to diminish the concerns of the neighbors. Councilmember Kennedy asked Mr. Peterson if the development would be looked at in a holistic way when it comes to drainage. Mr. Peterson said there are still water issues for that area and Rick Dorris, City Project Engineer, will take a holistic look at what would be needed the best at that time.

Councilmember Norris asked to look at fencing. Mr. Peterson said a proposed fence is slated for the west side and fencing would also be in place by the detention area and along F ½ Road, which would count as a buffer.

Council President Traylor Smith asked about street and parking and if when a car is parked on the street if there will be room for cars to pass. Mr. Peterson answered yes. Although there will be no parking on F ½ Road and no overflow parking. Mr. Peterson said there is actually more parking being provided than is required. Council President Traylor Smith asked how many of the homes will be two-story. Mr. Jones stated six to seven homes will be two-story. Council President Traylor Smith believes the water issue is very important and said it hasn't been discussed enough. She asked City Attorney John Shaver to review. Mr. Shaver said this is to determine if the plan meets criteria of the contract zone. The overall process is, if zoning is approved, engineering begins and puts expectations on what the development will look like and if it proceeds, would be subject to review by City staff. If it doesn't proceed, it could come back to Council. Council President Traylor Smith isn't sure that criteria is being met.

Councilmember Boeschstein recommended giving approval on the PD and have them come back when details are ironed out.

Councilmember Norris questioned if criteria have been met. Drainage issues will have to be worked through but staff would need to make sure it will be addressed.

Councilmember Boeschstein agrees this is the type of the home that will be seen in the future and they do meet a need. He is favorably inclined to approve the ODP but to ask them to come back.

Councilmember Wortmann concurs with Councilmember Boeschstein on one hand but knows how painful water issues can be. He likes the development, but is concerned with the water issue.

Councilmember Boeschstein moved to adopt Ordinance No. 4797, an Ordinance Approving the Outline Development Plan as a Planned Development with a default zone of R8 (Residential - 8 du/ac) for the development of 19 single family detached lots with one

additional lot proposed for a two family attached dwelling unit for a total of 21 dwelling units to be known as Elevation 4591 located at 2524 F ½ Road and require the proposal return to Council on final passage and ordered final publication in pamphlet form. Councilmember Wortmann seconded the motion.

Mr. Shaver asked Councilmember Boeschstein to be specific as to what needs to come back to Council.

Council President Traylor Smith asked Mr. Jones for clarification regarding drainage. Mr. Jones said they will work with the City Engineer and perhaps that's what would need to come back to Council. City Attorney Shaver asked if that would satisfy Council because there would be no assurances. Mr. Shaver expressed concern that it won't fundamentally change anything.

Councilmember Boeschstein said there are grants for a canal company to line a canal. Mr. Jones said they will petition to line the canal.

Councilmember Kennedy feels the motion really doesn't take care of any concerns.

Councilmember Kennedy asked that the amendment to motion be withdrawn and proceed with the original motion as suggested. Councilmember Wortmann agreed.

Councilmember Boeschstein made a motion as written originally. Councilmember Wortmann seconded the motion.

Council President Traylor Smith asked that the motion be amended to require single story homes only. There was further discussion on what defines a single-story home.

Council President Traylor Smith withdrew her motion to vote on the amendment and suggests the vote be taken as written. Motion failed by roll call vote with Councilmember Wortmann voting YES.

**Resolution - A Resolution to Ban the Sale or Trade of Fireworks**

Fire Chief Ken Watkins presented this item. Staff started talking about this immediately after the Rosevale fire. Fire restrictions will go into effect on May 4<sup>th</sup>. Out of concern for vendors, it would be prudent to approach this issue before permits are issued.

Councilmember Kennedy stated fireworks are available online and feels this resolution will not deter people from having fireworks shipped to their door. City Manager Caton said it is important to have consistent messaging to the community that the City is taking this

seriously. Councilmember Kennedy stated that some citizens who buy fireworks on the internet would not even know the City is making it illegal for them to purchase them.

Councilmember Norris asked if any other products are restricted. City Attorney Shaver replied only marijuana. This issue is because of the nature of the drought. The City is in an anticipatory mode by adopting this resolution. Councilmember Norris asked if will this be something that will be done every year? City Attorney Shaver responded if fireworks are bought without a permit, they are responsible for it's use. There are risks without a permit.

Councilmember Kennedy talked with Sheriff deputies and the County does not issue permits for firework stands. Fire Districts do issue permits. Chief Watkins will check with other districts if this is adopted and see if they will also.

Councilmember Boeschstein moved to adopt Resolution No. 27-18 - a Resolution imposing a ban on the sale, exchange, barter, or trade of or in fireworks and issuance of temporary permits for the same in the City of Grand Junction. Councilmember Kennedy seconded the motion. Motion carried by roll call vote with Councilmember Norris voting NO.

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

There were none.

#### **Other Business**

There was none.

#### **Adjournment**

The meeting adjourned at 9:56 p.m.

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Wanda Winkelmann, MMC  
City Clerk



## Grand Junction City Council

### Regular Session

Item #2.a.i.

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**Meeting Date:** May 16, 2018

**Presented By:** Tamra Allen, Community Development Director

**Department:** Community Development

**Submitted By:** Tamra Allen, Community Development Director

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### **Information**

#### **SUBJECT:**

Introduction of an Ordinance Amending Section 21.03.060 of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Cluster Development and Set a Public Hearing for June 6, 2018

#### **RECOMMENDATION:**

The Planning Commission reviewed this request at their May 8, 2018 meeting and recommended approval (7-0).

#### **EXECUTIVE SUMMARY:**

The Applicant is requesting amendments to Section 21.03.060 of the Zoning and Development Code to address modifications to the Cluster Development regulations including sections addressing purpose, site layout, screening and buffering.

#### **BACKGROUND OR DETAILED INFORMATION:**

The Planning Commission has been actively discussing the cluster development regulations of the City's land use code since concerns were expressed about the regulations in hearings before the City Council in November. The Planning Commission met with the City Council in a joint workshop on November 9th to discuss the Cluster Development regulations, amongst other topics. The Planning Commission met in a workshop setting between December 2017 and March 2018 to discuss these regulations before formulating a recommendation for a Code text amendment.

The City has maintained a Cluster Development provision in its Zoning and Development Code since at least 2000 and multiple developments have utilized this

provision with little to no issue in the past. The Zoning and Development Code (“Code”) allows residential subdivision development to maintain an overall density of an entire developing area by “clustering” lots more densely in subareas while preserving open space in other subareas. The result is an allowance for smaller lots and closer setbacks in the development than the zone might otherwise allow, but more open space than would otherwise be preserved.

Clustering can be allowed/encouraged by the Director under certain criteria and implemented at the time of subdivision design (e.g., at the “preliminary plan” stage). The purpose of Cluster Development is to allow for and encourage the preservation of environmentally sensitive areas, open space and agricultural lands, while allowing development at the same overall density allowed by the underlying zone district. For development to utilize the Cluster Development provision, the Code requires a minimum of 20% of the land area in a proposed subdivision to be dedicated open space while the benefit to the developer becomes the ability to be more flexible in the minimum lot sizes and bulk standards of each lot within a development.

Currently, clustering is allowed in all lower density residential zone districts including R-R, R-E, R-1, R-2, R-4 and R-5. When applied, the maximum overall density of the zone district still applies (eg. R-2 still would be developed at a 2-dwelling unit per acre density), but the lot sizes can be reduced and the corresponding bulk standards (setbacks, width, frontage, setbacks, lot coverage, and height) applied. The minimum lot size that is applied is determined based on a prescribed formula in the land use code that gives proportional decrease in lot size benefit based upon the amount of open space that a development preserves. The relevant bulk standards are then derived by using the bulk standards of the zone district that has the closest corresponding minimum lot size.

When discussing the issues surrounding Cluster Development, the Planning Commission narrowed their concerns to four main issues including 1) Appropriateness of buffering, 2) Appropriateness of lot sizes allowed, 3) Appropriateness of level of review, and 4) Clarification of purpose. The discussion resulted in the Planning Commission providing recommendations for revisions to Code sections related to purpose, site layout, screening and buffering.

**Purpose.** The Planning Commission discussed the need to ensure that the purpose and intent of the Cluster Development regulations were articulated appropriately. Of concern was the need to both ensure and reinforce that development utilizing clustering should be developed at the same density as allowed by any other subdivision of the property and as allowed by the zoning of the property. As a benefit to the City, clustering helps some developments achieve the density of development that the City’s adopted Comprehensive Plan envisioned. As such, the Planning Commission recommended revisions to the purpose statement of the Cluster Development

Regulations as follows (additions underlined, deletions struck through):

~~21.03.060 (a) To preserve environmentally sensitive areas, open space and agricultural lands, cluster development is encouraged.~~

21.03.060(a) The purpose of Cluster Developments is to encourage the preservation of environmentally sensitive areas, open space and agricultural lands, while providing the ability to develop at a density range supported by the Comprehensive Plan and those densities that are consistent with the property's zoning designation.

**Buffering.** Concern was expressed that if a development proposed utilization of the buffer regulations that adjacent properties with an equal or lesser zoned density would be detrimentally impacted. Discussion on this issue ranged from requiring a buffer of a specific depth from a property line to wanting to maintain flexibility in design as each site maintains different characteristics such as topography or type of adjacent development that would be important to consider. Ultimately, the Commission agreed that maintaining the existing code language that requires buffering in a non-prescriptive fashion was important as they did not want to impose a one-size-fits-all approach to how a development may appropriately buffer. The Commission recommended that the buffering section be reworded to reflect these intentions and also suggested that additional language be added that further outlines the intent of buffering to work to enhance the compatibility between properties. To address this intent, the following code revisions were recommended (additions underlined, deletions struck through):

21.03.060(i) Landscaping Buffering.

~~(1) The perimeter of a cluster development which abuts a right of way shall be buffered. If the cluster development has the same zoning as the adjacent property, a perimeter enclosure in accordance with GJMC 21.06.040 may be required and/or some other form of buffering to be determined to be necessary to buffer the developed portion of the cluster from adjoining development. All, or a portion of, the open space shall be located between the clustered development and adjoining development.~~

(1) A perimeter enclosure in accordance with GJMC 21.06.040 may be required to create a visual barrier between the cluster development and adjoining development.

(2) The perimeter of a cluster development that abuts a right of way shall provide a buffer. The type of buffer shall take in to account the future road classification, right of way width, and type of current and future development on adjacent properties.

(3) The project landscaping and buffer design shall be established as part of any preliminary subdivision plan approval.

**Minimum Lot Size.** Planning Commissioners expressed concern regarding the size of

lots in which a cluster development may be able to achieve relative to the minimum lot standards of the property's zone district. The most significant concern was the perception that property owners may assume that those adjacent properties with the same zoning would be developed having lot sizes that were the same or similar to their own. As a matter of example, there was concern expressed that a property such as an R-1 zoned property with a minimum lot size of 30,000 square feet could reduce the lot size using cluster development to 3,000 square feet.

When the existing developments that have used the clustering provisions were reviewed, it was found that though some could have maximized the minimum lot size, none did. In addition, the developments always included a significant range of lots size with only a portion of the lots being on the small end of the clustering allowance for minimum lot size. For example, the provision of open space in the Spyglass subdivision allowed the R-2 zoned property to utilize R-8 lot sizes of 3,000 square feet instead of 15,000 square feet. The resulting subdivision provided lots ranging in size from 4,900 to 15,158 square feet where over 80% of the lot sizes are greater than 10,000 square feet.

After reviewing how cluster development had been implemented over time the Planning Commission found there was not significant issue with how these sites had developed and largely found that they were developed in a context sensitive and appropriate manner. However, there remained concern on how a development might inappropriately group or place small lots on a property that may detrimentally impact an adjacent landowner. To address this outstanding concern, the following code revisions were recommended (additions underlined, deletions struck through):

21.03.060(c)(6) Where clustering is used in areas that are not otherwise limited by topography or other natural features, lots shall generally be organized where lots located near adjacent developments are designed with similarly sized lots or planned where open space, buffering and/or other tools such as building envelopes and setbacks can help minimize impacts on existing adjacent development.

### **NOTIFICATION REQUIREMENTS**

Notice was completed consistent to the provisions in Section 21.02.080 (g) of the City's Zoning and Development Code. Notice of the public hearing was published on May 1, 2018, in the Grand Junction Sentinel.

### **ANALYSIS**

In accordance with Section 21.02.140(c), an Application for an amendment to the text of this Code shall address in writing the reasons for the proposed amendment. No further criteria for review is provided. Staff has provided reasoning for the proposed amendments in the Background Section of this staff report. A summary of proposed



revisions are provided below (additions underlined, deletions struck through):

### 21.03.060 Cluster Development

~~(a) To preserve environmentally sensitive areas, open space and agricultural lands, cluster development is encouraged.~~

(a) The purpose of Cluster Developments is to encourage the preservation of environmentally sensitive areas, open space and agricultural lands, while encouraging and providing the ability to develop at a density range supported by the Comprehensive Plan and those densities that are consistent with the property's zoning designation.

(c)(6) Where clustering is used in areas that are not otherwise limited by topography or other natural features, lots should generally be organized where lots are located near adjacent developments with similarly sized lots or should be planned where open space, buffering and/or other tools such as building envelopes and setbacks can help minimize impacts on existing adjacent development.

#### (i) Landscaping Buffering

~~(1) The perimeter of a cluster development which abuts a right of way shall be buffered. If the cluster development has the same zoning as the adjacent property, a perimeter enclosure in accordance with GJMC 21.06.040 may be required and/or some other form of buffering to be determined to be necessary to buffer the developed portion of the cluster from adjoining development. All, or a portion of, the open space shall be located between the clustered development and adjoining development.~~

(1) A perimeter enclosure in accordance with GJMC 21.06.040 may be required to create a visual barrier between the cluster development and adjoining development.

(2) The perimeter of a cluster development that abuts a right of way shall provide a buffer. The type of buffer should take in to account the future road classification, right of way width, and type of current and future development on adjacent properties.

(3) The project landscaping and buffer design shall be established as part of any preliminary subdivision plan approval.

### **FINDINGS OF FACT**

Staff finds that the proposed amendments to the Zoning and Development Code assist in meeting the policy intent and goals of the City regarding the application of the Cluster Development provision.

### **FISCAL IMPACT:**

There is no fiscal impact related to this code text amendment.

**SUGGESTED MOTION:**

I move to introduce a proposed ordinance amending Section 21.03.060 of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Cluster Development and set a public hearing for June 6, 2018.

**Attachments**

1. Cluster+Code+Amendments+Proposed+Ordinance

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING SECTION 21.03.060 OF THE ZONING AND DEVELOPMENT CODE (TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE) REGARDING CLUSTER DEVELOPMENT**

Recitals:

The City Council desires to maintain effective zoning and development regulations that implement the vision and goals of the Comprehensive Plan while being flexible and responsive to the community's desires and market conditions and has directed that the Code be reviewed and amended as necessary.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the proposed Zoning and Development Code amendments.

After public notice and public hearing, the Grand Junction City Council finds that the proposed Zoning and Development Code amendments are necessary to maintain effective regulations to implement the Comprehensive Plan.

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

**The Zoning and Development Code is amended as follows (additions underlined, deletions struck through):**

**21.03.060 Cluster Development**

~~(a) To preserve environmentally sensitive areas, open space and agricultural lands, cluster development is encouraged.~~

21.03.060 (a) The purpose of Cluster Developments is to encourage the preservation of environmentally sensitive areas, open space and agricultural lands, while encouraging and providing the ability to develop at a density range supported by the Comprehensive Plan and those densities that are consistent with the property's zoning designation.

21.03.060 (c)(6) Where clustering is used in areas that are not otherwise limited by topography or other natural features, lots shall generally be organized where lots located near adjacent developments are designed with similarly sized lots or should be planned where open space, buffering and/or other tools such as building envelopes and setbacks can help minimize impacts on existing adjacent development.

21.03.060(i) ~~Landscaping~~ **Buffering.**

~~(1) The perimeter of a cluster development which abuts a right-of-way shall be buffered. If the cluster development has the same zoning as the adjacent property, a perimeter enclosure in accordance with GJMC 21.06.040 may be required and/or some other form of buffering to be determined to be necessary to buffer the developed portion of the cluster from adjoining development. All, or a portion of, the open space shall be located between the clustered development and adjoining development.~~

(1) A perimeter enclosure in accordance with GJMC 21.06.040 may be required to create a visual barrier between the cluster development and adjoining development.

(2) The perimeter of a cluster development that abuts a right of way shall provide a buffer. The type of buffer shall take in to account the future road classification, right of way width, and type of current and future development on adjacent properties.

(3) The project landscaping and buffer design shall be established as part of any preliminary subdivision plan approval.

The remainder of the Zoning and Development Code remains in full force and effect and is not otherwise modified by this Ordinance except as set forth herein.

Introduced on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2018 and ordered published in pamphlet form.

Adopted on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2018 and ordered published in pamphlet form.

ATTEST:

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

\_\_\_\_\_  
Mayor



**Grand Junction City Council**

**Regular Session**

**Item #2.b.i.**

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**Meeting Date:** May 16, 2018  
**Presented By:** Scott D. Peterson, Senior Planner  
**Department:** Community Development  
**Submitted By:** Scott D. Peterson, Senior Planner

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**Information**

**SUBJECT:**

Introduction of an Ordinance Approving an Amendment to Master Plan 2017 for St. Mary's Hospital and Environs and Rezone a Portion of Property to PD (Planned Development) with a Default Zone of B-1 (Neighborhood Business), Located at 510 Bookcliff Avenue, and Set a Public Hearing for June 6, 2018

**RECOMMENDATION:**

Planning Commission heard this item at their May 8, 2018 meeting and recommended approval of the Amendment to Master Plan 2017 and the Planned Development zoning.

**EXECUTIVE SUMMARY:**

The Applicant is requesting to amend the existing Master Plan for St. Mary's Hospital and Environs approved in 2017 to incorporate the property located at 510 Bookcliff Avenue and to rezone a 0.95-acre portion of the 2.28-acre property at 510 Bookcliff Avenue to PD (Planned Development) with a default zone of B-1 (Neighborhood Business).

In May 2017, St. Mary's Hospital purchased the adjacent property located at 510 Bookcliff Avenue. The Applicant now wishes to incorporate this property into the existing Master Plan 2017 for St. Mary's Hospital and Environs adopted by the City Council in January 2017 and also requests to rezone the northern portion of the property of 0.95 acres to PD (Planned Development) with a default zone of B-1 (Neighborhood Business) in anticipation of developing a parking lot on the northern portion of the property. The property would retain the zone designation of R-4 (Residential- 4 du/acre) on the southern portion of the property. The current St. Mary's

Hospital campus and other associated properties are zoned Planned Development (PD) and have been zoned PD for many years. In this situation, where the property contains an older PD zone district, the Master Plan document serves as the Outline Development Plan (ODP) in this instance and any potential changes or modifications requires review and approval by the City.

**BACKGROUND OR DETAILED INFORMATION:**

In an effort to avoid approving hospital expansions in a piecemeal fashion and at the direction of the City, St. Mary's Hospital has prepared Master Plans for review in five (5) year increments starting in 1995. The purpose of the Master Plan is to set forth the vision for upgrades, improvements and expansions to St. Mary's facilities and campus area over a 5-year period and to allow the City an opportunity to consider the proposed improvements in a comprehensive manner. The Master Plan also identifies and inventories all properties that St. Mary's owns and the land uses associated with each parcel.

In January 2017, the City Council approved the Master Plan 2017 for St. Mary's Hospital and Environs. Master Plan 2017 identifies all properties that St. Mary's owned at the time of development of the plan and also outlined several construction projects the facility anticipated would be built within the next five (5) years at the hospital such as a 40,000 sq. ft. building addition for the Cardiac Center of Excellence and an additional 14,000 sq. ft. for the Hybrid Operating Room, both of which are currently under construction.

In May 2017, St. Mary's purchased the property located at 510 Bookcliff Avenue with the intent to use a portion of the property for an expansion to their parking that would be more proximate to the expanded facilities. This property is contiguous to the campus located southwest of the existing hospital building. The neighborhood often refers to this property as the "Olson Property."

The Master Plan 2017 still remains relevant as a whole but needs to be amended to incorporate the new property (510 Bookcliff Avenue) that was acquired by St. Mary's in May of 2017.

The subject property of 2.28 acres contains a single-family detached home which is anticipated to remain for the near future and is currently being rented and utilized as a residence by an administration staff member of St. Mary's. Current zoning of the property is R-4 (Residential – 4 du/acre). St. Mary's Hospital wishes to subdivide the property so that the northern portion of the property is subdivided from the balance of the property which contains the single-family house and has a pending application with the city (City file #SSU-2018-112) for this division of land. That portion of property (0.95 acres) intended to be rezoned as PD and used as a parking lot is proposed to be incorporated into the larger St. Mary's property that contains the main hospital campus

(Lot 1, West Campus Subdivision) addressed as 2635 N. 7th Street along with the requested rezone to PD (Planned Development).

The rezone to PD and subdivision of the property at 510 Bookcliff Avenue (Olson Property) will allow St. Mary's to develop the northern portion of the subject parcel into parking as a continuation of the existing west parking lot. Conceptual plans for the parking lot currently indicates developing 87 parking spaces along with the required landscaping and a 6-foot tall solid fence to screen the new parking area from the surrounding neighborhood. No vehicular access will be provided from 510 Bookcliff Avenue to the St. Mary's campus. All access to the new parking lot will be from the internal ring road within the campus (see Exhibit 5).

The Code provides Planned Development zoning should be used when long-term community benefits will be derived and the vision, goals and policies of the Comprehensive Plan can be achieved. St. Mary's Hospital requests to rezone a 0.95-acre portion of the property located at 510 Bookcliff Avenue to PD (Planned Development) with a default zone of B-1 (Neighborhood Business) in anticipation of developing a parking lot on the northern portion of the property. The proposed PD zone with the B-1 default zone district is the same Planned Development and default zoning as exists with the current St. Mary's Planned Development. The hospital campus and environs, contains an older PD zone district and therefore, the Master Plan document serves as the Outline Development Plan (ODP) and any changes requested, requires an amendment to the Master Plan document. The southern portion of the property located at 510 Bookcliff Avenue which contains the single-family detached home will remain zoned as R-4 (Residential – 4 du/ac) and will provide a buffer for the existing neighboring residents along Bookcliff Avenue from the hospital related uses.

**Establishment of Uses:**

With the rezone to PD, St. Mary's Hospital wishes to develop and establish an additional parking lot on the northern portion of the property located at 510 Bookcliff Avenue. All existing land uses along with current and future construction projects will remain the same as identified within Master Plan 2017.

**Access:**

The only public access to the proposed new parking lot area will be from the internal ring road within the campus (accessed from either N. 7th Street or Patterson Road). No vehicular access will be provided to the parking lot from the 510 Bookcliff Avenue property or through the adjacent neighborhood. Vehicular access to the existing single-family house will remain from Bookcliff Avenue.

**Phasing:**

The Applicant is proposing to develop the new parking lot within the near future. The

Master Plan would remain valid until December 31, 2022.

**Lot Layout:**

St. Mary's Hospital wishes to subdivide the property (510 Bookcliff Avenue) so that the northern portion of the property is subdivided from the balance of the property which contains the single-family house and that portion will be incorporated into the larger St. Mary's property that contains the main hospital campus (Lot 1, West Campus Subdivision) addressed as 2635 N. 7th Street. No additional lots are being created by this proposed subdivision of land (see attached proposed subdivision plat).

**Landscaping & Fencing:**

Landscaping per Code requirements with trees and shrubs will be provided within the proposed new parking lot area within landscaped islands at the end of each parking lot row and parking lot perimeters. Six-foot tall privacy fencing will also be provided as a screen and buffer between the R-4 and PD zone districts per Code requirements.

**Long-Term Community Benefit:**

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

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

St. Mary's Hospital is already designated as a Planned Development and provides long-term community benefits by being a regional provider of health services for the community and area of western Colorado and eastern Utah. The Applicant's request is to only incorporate the proposed land area of the new parking lot into the existing Planned Development, thus long-term community benefits are being met with this proposed development application as St. Mary's continues to provide quality and innovative health care. The existing St. Mary's campus contains an open space area with a gazebo located directly to the east of the 510 Bookcliff Avenue property that is utilized by both patients and employees. This open space area contains an underground detention facility and walking path that connects the internal ring road with



Bookcliff Avenue. The underground detention allows the surface to be utilized as active open space, therefore the Applicant continues to provide a greater quality and quantity of public and/or private open space as identified by item #3. The development of the open space area, gazebo, underground detention facility and walking path are all not required by Code.

## **NOTIFICATION REQUIREMENTS**

### **Neighborhood Meeting:**

A Neighborhood Meeting regarding the proposed Rezone to PD was held on November 8, 2017 in accordance with Section 21.02.080 (e) of the Zoning and Development Code. At that time, the proposal included a request to rezone two properties located at 510 and 536 Bookcliff Avenue to PD; properties owned by the Applicant. The Applicant's representative and City staff were in attendance along with over 50 citizens. Some of the comments and concerns expressed by the attendees centered on the proposed encroachment issues of St. Mary's towards the Bookcliff Avenue neighborhood, parking concerns in the area by St. Mary's employees, and concerns that St. Mary's would demolish the two single-family homes located at 510 and 536 Bookcliff Avenue and construct a new building or parking lot that would access from Bookcliff Avenue, etc., that would impact the residential character of the area. After feedback received from the Neighborhood Meeting, St. Mary's Hospital modified their proposal and applied for only a rezone of a portion of the property at 510 Bookcliff Avenue, and to concurrently apply for a subdivision of this property in order to preserve the residential use and zoning on a portion of the property. By keeping the zoning of R-4 for the two single-family house properties located at 510 and 536 Bookcliff Avenue, this would provide a buffer between the hospital land uses and the rest of the Bookcliff Avenue neighborhood. Since the Neighborhood Meeting, City Staff has spoken with several land owners in the area who expressed satisfaction with St. Mary's current request.

Notice was completed consistent to the provisions in Section 21.02.080 (g) of the City's Zoning and Development Code. Mailed notice of the application submittal in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on March 12, 2018. The subject property was posted with an application sign on March 31, 2018. The notice of this public hearing was published May 1, 2018 in the Grand Junction Daily Sentinel.

## **ANALYSIS**

The St. Mary's campus is currently zoned PD, however, it was zoned PD prior to the City establishing today's system for adopting a PD with a relevant Outline Development Plan. In lieu of having an Outline Development Plan, the hospital campus has created and has been approved for an Institutional and Civic Facility Master Plan in accordance with Section 21.02.190 of the Code. Since this request proposed to both rezone a

portion of 510 Bookcliff Avenue as well as modify/amend the approved Master Plan, Staff has provided analysis relevant both of these actions, as follows:

Pursuant to Section 21.02.150 (b) (2) of the Grand Junction Zoning and Development Code, requests for an Outline Development Plan (ODP) shall demonstrate conformance with all of the following:

a) The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies;

The proposed rezone for a portion of the property located at 510 Bookcliff Avenue complies with the goals and policies of the Comprehensive Plan, specifically, Goals 4 and 12 by supporting the continued development of the City Center into a vibrant and growing area with jobs and also by being a regional provider of goods and services, in this case expanded health care services.

Goal 4: Support the continued development of the downtown area of the City Center into a vibrant and growing area with jobs, housing and tourist attractions.

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

The proposed rezone complies with the Grand Valley Circulation Plan, Urban Trails Master Plan, and other applicable adopted plans and policies as no changes are proposed. Proper access was previously established by St. Mary's with the design and approval of previous Master Plans for the hospital. There are no additional plans to provide for a new traffic study or change current access points to the hospital.

b) The rezoning criteria provided in Section 21.02.140 (a) of the Grand Junction Zoning and Development Code.

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

The property (510 Bookcliff Avenue) is located adjacent to St. Mary' Hospital. The Applicant wishes to develop the northern portion of the property as an additional parking lot for the hospital with access being permitted from the current ring road around the campus with no access permitted directly onto Bookcliff Avenue. The Applicant is requesting the rezone to PD for the area of the property proposed for development only in order to achieve a uniform Planned Development zone classification for those properties held by St. Mary's in accordance with the recently approved Master Plan 2017. Since the zoning of the property as R-4 (Residential 4 du/ac), St. Mary's has acquired the property and is a logical place for them to expand their parking use without significant disruption to the surrounding neighborhood. The

subsequent event that occurred was the purchase of the property by St. Mary's that it now desires to include the entire property in the overall master-planned campus and rezone a portion of it to PD, consistent with the zoning for the existing portions of the campus. The original premise and findings related to the R-4 zoning of the property did not include or anticipate the property being an integral part of the hospital campus. Therefore, Staff finds this criterion has been met.

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

The character and/or condition of the area has not changed in recent years because the adjacent residential subdivisions located to the west of St. Mary's Hospital have been existing for many years. The subject property located at 510 Bookcliff Avenue was recently purchased by St. Mary's in 2017. The requested rezone to PD furthers the goals and policies of the Comprehensive Plan by providing for additional parking lot area as the hospital continues to expand to meet the health care needs of the community and region. Because there has been no apparent change of character and/or condition other than the fact St. Mary's has purchased the property and wishes to incorporate that portion of the property proposed for development as an additional parking lot into their existing Planned Development, Staff finds that this criterion has not been met.

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

Existing public and community facilities and services are currently available and can address the impacts of development consistent with the default zone district of B-1 and the St. Mary's PD zone district. No building development is proposed for this property other than the construction of a parking lot, however, City Water and City sanitary sewer are both located within the internal ring road on the St. Mary's campus. The property can also be served by Xcel Energy electric and natural gas. The public and community facilities are adequate to serve the type and scope of the land use proposed, therefore, staff finds this criterion has been met.

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

The Applicant is requesting to rezone a portion of the property (510 Bookcliff Avenue) proposed for an additional parking lot and incorporate into their existing Planned Development. Staff finds this criterion is not applicable to this specific request and therefore has not been met.

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

the proposed amendment.

The community and City will benefit from the proposed request in that the additional parking area shall reduce the need for any overflow parking onto adjacent properties. Staff, therefore finds this criterion has been met.

c) The planned development requirements of Section 21.05.040 (f) of the Zoning and Development Code;

(1) Setback Standards. Principal structure setbacks shall not be less than the minimum setbacks for the default zone.

The Applicant is not proposing any new building construction on the subject property other than the construction of an additional parking lot for the hospital. All required setback standards will be adhered to, if applicable, therefore the proposed development complies with this standard.

(2) Open Space. All residential planned developments shall comply with the minimum open space standards established in the open space requirements of the default zone.

This standard is not applicable to non-residential development.

(3) Fencing/Screening. Fencing shall comply with GJMC 21.04.040(i).

Six-foot tall privacy fencing will be provided as a screen and buffer between the R-4 and PD zone districts per Code requirements. Therefore, all fencing will comply with all applicable requirements of the Code.

(4) Landscaping. Landscaping shall meet or exceed the requirements of GJMC 21.06.040.

Landscaping per Code requirements with trees and shrubs will be provided within the proposed new parking lot area within landscaped islands at the end of each parking lot row and parking lot perimeters. All proposed landscaped areas will meet or exceed the requirements of the Zoning and Development Code.

(5) Parking. Off-street parking shall be provided in accordance with GJMC 21.06.050.

The current Master Plan 2017 accommodates all required parking in accordance with GJMC 21.06.050. The Applicant is proposing to develop additional off-street parking lot within the main hospital campus area that will provide approximately 87 spaces beyond code requirements. All proposed parking spaces and drive aisles will be dimensioned

per the requirements of the Zoning and Development Code.

(6) Street Development Standards. Streets, alleys and easements shall be designed and constructed in accordance with TEDS (GJMC Title 29) and applicable portions of GJMC 21.06.060.

No new street improvements are required for this proposed Planned Development inclusion and parking lot development.

d) The applicable corridor guidelines and other overlay districts.

There are no corridor guidelines or overlay districts that are applicable for this request.

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

Existing public and community facilities and services are currently available and can address the impacts of development consistent with the default zone district of B-1 and the St. Mary's PD zone district. No building development is proposed for this property other than the construction of a parking lot, however, City Water and City sanitary sewer are both located within the internal ring road on the St. Mary's campus. The property can also be served by Xcel Energy electric and natural gas. Therefore, adequate public services and facilities exists to serve the type and scope of the land use proposed.

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

Public access to the proposed new parking lot area will be from the internal ring road within the campus (accessed from either N. 7th Street or Patterson Road). No vehicular access will be provided to the parking lot or the internal campus ring road from the 510 Bookcliff Avenue property. Vehicular access to the existing single-family house will remain from Bookcliff Avenue. Staff considers this as adequate circulation and access for the proposed development/use.

g) Appropriate screening and buffering of adjacent property and uses shall be provided;

Six-foot tall privacy fencing will be provided as a screen and buffer between the existing R-4 and PD zone districts per Code requirements. Screening and buffering of adjacent properties will be appropriate for the adjacent uses.

h) An appropriate range of density for the entire property or for each development

pod/area to be developed;

This standard is not applicable for this application as the proposed amendment is not modifying density.

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

The Applicant is requesting the rezone to PD to achieve a uniform Planned Development zone classification for the St. Mary’s Hospital campus in accordance with the approved Master Plan. The Applicant is not proposing any new building construction on the subject property other than the construction of an additional parking lot for the hospital. All required setback standards will be adhered to, if applicable, therefore the proposed development complies with this standard.

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

The Applicant is proposing to develop the new parking lot within the near future or as allowed within the perimeters of Master Plan which is valid until December 31, 2022. Staff find this development schedule to be appropriate for the proposed request.

Pursuant to Section 21.02.190, In reviewing a master plan, the decision-making body shall consider the following:

(1) Conformance with the Comprehensive Plan and other area, corridor or neighborhood plans;

See discussion in Section 21.02.150 (b) (2) (a) above.

(2) Conformance with the Grand Valley Circulation Plan and general transportation planning requirements;

See discussion in Section 21.02.150 (b) (2) (a) above.

(3) Adequate parking, adequate stormwater and drainage improvements, minimization of water, air or noise pollution, limited nighttime lighting and adequate screening and buffering potential;

In accordance with Master Plan 2017, St. Mary’s Hospital is required to provide per the Zoning Code a total of 1,762 parking spaces for their hospital campus and environs. Currently they are providing a total of 2,277 parking spaces which is 515 spaces in excess of current standards. Several construction projects on the campus are currently

under construction such as a 40,000 sq. ft. building addition for the Cardiac Center of Excellence and an additional 14,000 sq. ft. for the Hybrid Operating Room. St. Mary's acquired additional property located at 510 Bookcliff Avenue in order to be able to provide more proximate parking to these new facilities. The proposed new parking lot to be located at on the northern portion of the property located at 510 Bookcliff Avenue, will provide an additional 87 parking spaces. Adequate stormwater, drainage, screening and buffering etc., will be reviewed as a part of the required Site Plan for the development of the new parking lot and will meet all City standards. Therefore, Staff finds this criterion to have been met.

(4) Adequacy of public facilities and services; and

See discussion in Section 21.02.150 (b) (2) (e) above.

(5) Community benefits from the proposal.

See discussion in Section 21.02.150 (b) (2) (b) (5) above.

**FISCAL IMPACT:**

This land use action does not have any direct fiscal impact. Subsequent actions such as future parking lot development and related construction will be private development on private property and will have no direct fiscal impact.

**SUGGESTED MOTION:**

I move to introduce an ordinance approving an amendment to Master Plan 2017 for St. Mary's Hospital and Environs and rezone a portion of property to PD (Planned Development) with a default zone of B-1 (Neighborhood Business), located at 510 Bookcliff Avenue, and set a public hearing for June 6, 2018.

**Attachments**

1. Site Location, Aerial Photo, Zoning Maps, Etc
2. Proposed Ordinance - Amending Master Plan 2017 for St. Mary's and Environs and Rezone



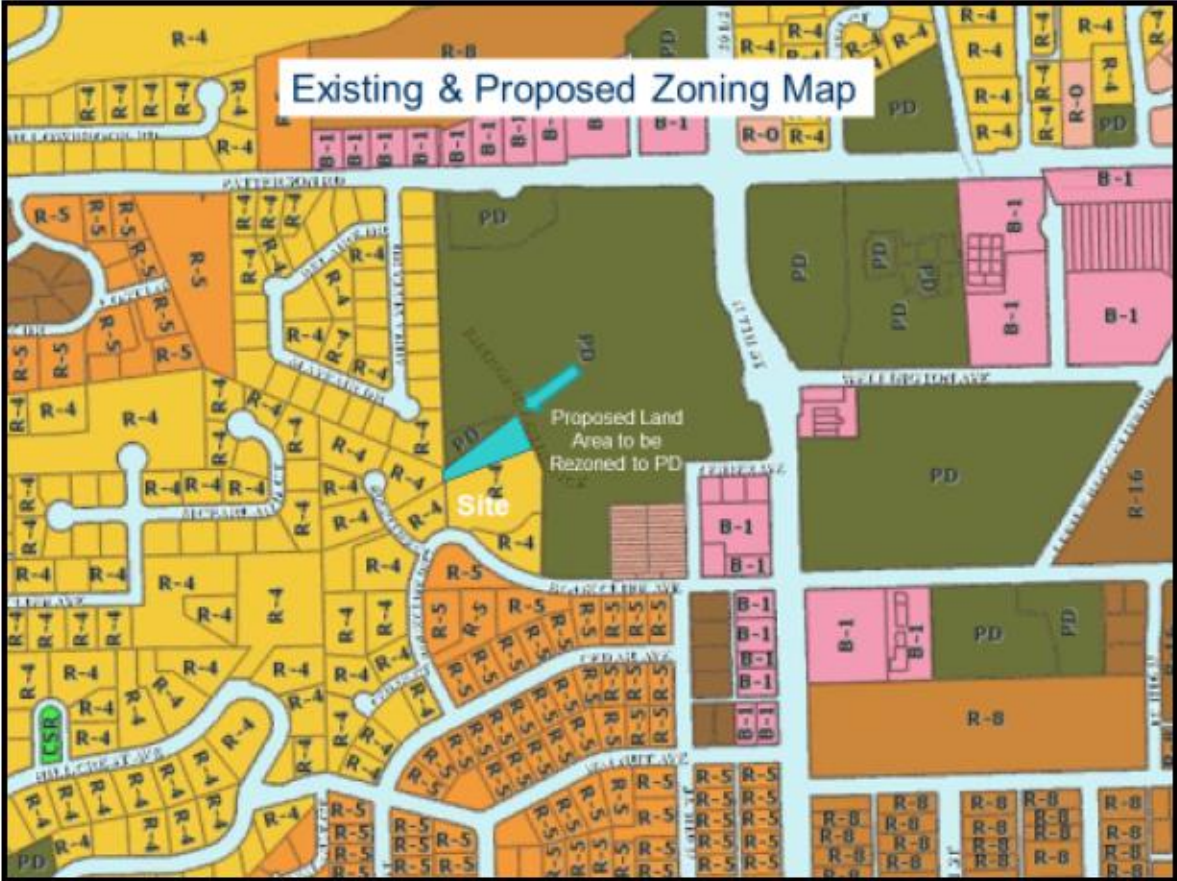




# Comprehensive Plan Future Land Use Map



# Existing & Proposed Zoning Map





**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE APPROVING AN AMENDMENT TO MASTER PLAN 2017 FOR ST. MARY'S HOSPITAL AND ENVIRONS AND REZONE A PORTION OF PROPERTY TO PD (PLANNED DEVELOPMENT) WITH A DEFAULT ZONE OF B-1 (NEIGHBORHOOD BUSINESS)**

**LOCATED AT 510 BOOKCLIFF AVENUE**

Recitals:

The Sisters of Charity of Leavenworth Health Systems Inc. (aka St. Mary's Hospital), requests to 1) amend the existing Master Plan for St. Mary's Hospital and Environs approved in 2017 to incorporate newly acquired and abutting property located at 510 Bookcliff Avenue and to 2) rezone a 0.95-acre portion of the 2.28-acre property at 510 Bookcliff Avenue to PD (Planned Development) with a default zone of B-1 (Neighborhood Business).

The requests have been submitted in accordance with the Zoning and Development Code (Code) and reviewed by the Director of Community Development, who recommends approval of the requests.

This Planned Development zoning ordinance will establish the standards, default zoning, deviations and conditions of approval for the zone designation, and will also amend the Master Plan for St. Mary's Hospital and Environs that was approved in 2017 by Resolution No. 11-17 to incorporate the property located at 510 Bookcliff Avenue into the master-planned area. The amended Master Plan will reflect that the north most 0.95 acres of the newly incorporated property at 510 Bookcliff will be used for parking, while the remaining part of the property will continue to be used consistently with the existing R-4 zoning.

St. Mary's Hospital is a regional provider of quality and innovative health services for the community, western Colorado and eastern Utah. St. Mary's Hospital has master-planned its campus within the City of Grand Junction. The Master Plan 2017 for St. Mary's Hospital and Environs was approved in 2017 with the following findings: (1) The Plan satisfied the criteria of the Code and was consistent with the purpose and intent of the Comprehensive Plan; and (2) The Planned Development Zone District achieved "long-term community benefits" by providing a *greater quality and quantity of public and/or private open space*, that being an open space area with a gazebo located directly to the east of the 510 Bookcliff Avenue property that is utilized by patients and employees, contains an underground detention facility with active open space and walking path and connects the internal ring road with Bookcliff Avenue. These findings are still applicable to the Master Plan and the PD ordinance with the addition of the 2.23-acre property located at 510 Bookcliff Avenue. In addition, the creation of additional parking areas for patients and employees of the hospital and medical offices on the campus will relieve overflow parking demands engendered by the growth of this regional medical care facility and the services provided there.

After reviewing the application for an Amendment to Master Plan 2017 for St. Mary's Hospital and Environs for inclusion of the property located at 510 Bookcliff Avenue and for a Rezone to PD (Planned Development) with a Default Zone of B-1 (Neighborhood Business) for the northern 0.95-acre portion of the property, PLD-2018-113, the following findings of fact have been made:

1. The Planned Development is in accordance with all of the applicable criteria in Section 21.02.150 (b) (2) of the Grand Junction Zoning and Development Code.
2. The Planned Development is consistent with the vision, goals and policies of the Comprehensive Plan.
3. The proposed Amendment to the St. Mary's Hospital and Environs Master Plan 2017 is in accordance with Sections 21.02.190 of the Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE PLANNED DEVELOPMENT FOR ST. MARY'S HOSPITAL IS APPROVED WITH THE FOLLOWING STANDARDS AND DEFAULT ZONE:

A. This Ordinance applies to the following described property:

A tract of land situated in the Northeast Quarter of the Northwest Quarter of Section 11, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado and being more particularly described and follows:

Commencing at the Southeast corner of the Northeast Quarter of the Northwest Quarter of said Section 11 from whence the Northeast corner of said Northeast Quarter of the Northwest Quarter bears N0°05'46"E a distance of 1321.39 feet for a basis of bearings all bearings herein related thereto; thence N68°41'39"W a distance of 654.51 feet to an angle point on the West line of Lot 1 Campus Subdivision, Mesa County, Colorado; thence N2°20'20"E along said West line a distance of 135.00 feet to the Point of Beginning; thence N76°00'44"W a distance of 82.26 feet; thence N29°49'28"W a distance of 30.00 feet; thence S74°48'08"W a distance of 126.60 feet; thence S61°58'49"W a distance of 106.22 feet; thence N2°52'49"W a distance of 49.96 feet; thence N0°32'00"W a distance of 113.95 feet; to an angle point on the West line of said Lot 1; thence N75°05'45"E a distance 250.69 feet; thence S20°38'25"E a distance of 204.25 feet to the Point of Beginning.

Said tract of land contains 0.955 acres as described

B. This Property is zoned PD (Planned Development) with the following standards and requirements:

**Establishment of Uses:**

With the rezone to PD, St. Mary's Hospital wishes to develop and establish an additional parking lot on the northern portion of the property located at 510 Bookcliff

Avenue. All existing land uses along with current and future construction projects will remain the same as identified within Master Plan 2017.

**Access:**

The only public access to the proposed new parking lot area will be from the internal ring road within the campus (accessed from either N. 7<sup>th</sup> Street or Patterson Road). No vehicular access will be provided to the parking lot from the 510 Bookcliff Avenue property or through the adjacent neighborhood. Vehicular access to the existing single-family house will remain from Bookcliff Avenue.

**Phasing:**

The Applicant is proposing to develop the new parking lot within the near future. The Master Plan would remain valid until December 31, 2022.

**Lot Layout:**

St. Mary's Hospital wishes to subdivide the property (510 Bookcliff Avenue) so that the northern portion of the property is subdivided from the balance of the property which contains the single-family house and that portion will be incorporated into the larger St. Mary's property that contains the main hospital campus (Lot 1, West Campus Subdivision) addressed as 2635 N. 7<sup>th</sup> Street. No additional lots are being created by this proposed subdivision of land.

**Landscaping & Fencing:**

Landscaping per Code requirements with trees and shrubs will be provided within the proposed new parking lot area within landscaped islands at the end of each parking lot row and parking lot perimeters. Six-foot tall privacy fencing will also be provided as a screen and buffer between the R-4 and PD zone districts per Code requirements.

Introduced for first reading on this \_\_\_\_\_ day of \_\_\_\_\_, 2018 and ordered published in pamphlet form.

PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2018 and ordered published in pamphlet form.

ATTEST:

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

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

**LAND AREA TO BE ZONED PD, PLANNED DEVELOPMENT  
(ANNEXATION AREA – 0.95 ACRES) LOCATED AT 510 BOOKCLIFF AVENUE**







**Grand Junction City Council**

**Regular Session**

**Item #2.b.ii.**

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**Meeting Date:** May 16, 2018

**Presented By:** Scott D. Peterson, Senior Planner

**Department:** Community Development

**Submitted By:** Scott D. Peterson, Senior Planner

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**Information**

**SUBJECT:**

Introduction of an Ordinance Rezoning the 26 Road LLC Property from PD (Planned Development) to R-2 (Residential, 2 du/ac), Located Between 26 Road and 26 1/2 Road, South of H 3/4 Road, and Set a Public Hearing for June 6, 2018

**RECOMMENDATION:**

Planning Commission heard this item at their May 8, 2018 meeting and recommended approval of the R-2 (Residential, 2 du/ac) zone district.

**EXECUTIVE SUMMARY:**

The Applicant, 26 Road LLC, is requesting a rezone from Planned Development (PD) to R-2 (Residential – 2 du/ac) in anticipation of future residential subdivision development. A Preliminary Development Plan (n/k/a Outline Development Plan) approved in 2008 has lapsed and the Applicant has requested the property be rezoned R-2 from Planned Development (PD) as approved with Ordinance 4174. The Property is currently vacant, unplatted land and contains 151.18 acres, located between 26 Road and 26 ½ Road, south of H ¾ Road. The requested R-2 zoning is consistent with the Comprehensive Plan Future Land Use designation of Residential Medium Low (2 - 4 du/ac).

**BACKGROUND OR DETAILED INFORMATION:**

The subject property is currently vacant, un-platted land located between 26 Road and 26 ½ Road, south of H ¾ Road and is currently zoned PD (Planned Development). A previously approved (2008) plan for the property, for a 362-dwelling unit/lot project has lapsed. In May 2017, the owner applied for a Planned Development zone district with a

default zone of R-2 (Residential – 2 du/ac) proposing 303 lots or 2.00 dwelling units per acre; however on September 26, 2017, the Planning Commission recommended denial of that application. The request was withdrawn by the Applicant prior to City Council review and decision.

The Property was annexed in 1995 with a PR-2 zoning but without a specific plan; instead the property was generally planned to locate higher density toward the eastern edge and lower density toward the western edge of the Property.

The property was annexed into the City as part of the Pomona Park Annexation. Zoning of the annexed area was established May 1995 by Ordinance 2842.

The 1995 annexation and zoning agreement (with the Saccomanno Girls Trust) was not a development agreement; it did not dictate specific bulk standards; neither did it require a specific effective density for the development of the property nor did it obligate the development of the property in any manner (other than as Planned Residential with an approximate density of 2 du/a.) The agreement was simply for zoning which existed on the property for over 12 years. Neither the annexation agreement nor Ordinance 2842 restricted the City Council or the property owner from rezoning the property.

As of May 2, 2005 the property was owned by Carol Murphy, Lenna Watson and Linda Siedow. Mrs. Murphy, Mrs. Watson and Mrs. Siedow conveyed the property on May 2, 2005 to 26 Road LLC, a Colorado limited liability company. There were no zoning or development contingencies stated in the deed. The 26 Road LLC owned the property over a year and a half before the amendment to Ordinance 2842 was considered and approved by City Council on January 16, 2008.

In 2008 a preliminary development plan amending the PR-2 zoning was approved. After extensive staff review, City staff found and recommended to City Council that the development plan complied with the applicable density restrictions because the applicant applied under §3.6 of the Zoning and Development Code (Code), for a 20% density bonus and because the plan proposed clustered development. The approved density of the 2008 plan was 2.39 du/ac.

After the 2008 approval of Ordinance 4174 the project has been dormant and has now lapsed according to § 21.02.150(f) Code. Because of the lapse of the 2008 PD and the fact that the 1995 PR-2 had no specifically defined development requirements or characteristics, the property presently exists as a “planned zone without a plan” and must be zoned as determined by the governing body, to conform to the Comprehensive Plan and current standards of the Code.

The current application to rezone to R-2 is consistent with the Comprehensive Plan

Future Land Use designation of Residential Medium Low (2 - 4 du/ac). Although not required, the rezone is also consistent with the 1995 annexation. The requested zone of R-2, has no minimum density and allows up to a maximum density of 2 dwelling units per acre. The R-2 zone district allows for detached single-family, two-family dwellings as well as civic uses. The request at this time is only for zoning and is not requesting a review of a specific subdivision plan, lot layout, lot size or other subdivision design characteristics, which if the zoning is approved would be in accordance with the Code. The requested density of R-2 is at the lower range of that prescribed by the Comprehensive Plan.

Adjacent properties to the north and west are not in the City limits and are also located outside of the Persigo 201 sewer boundary as well as outside of the adopted Urban Growth Boundary. The properties are zoned County AFT (Agricultural, Forestry & Transitional) that allows up 1 dwelling unit per 5 to 35 acres, RSF-E (Residential Single Family – Estate) that allows up to 1 dwelling unit per 1 to 3 acres and PUD (Planned Unit Development) that have been developed at densities ranging from 1 dwelling unit per 4 acres. Properties to the south and east are inside the City limits and zoned R-1 (Residential – 1 du/ac), R-4 (Residential – 4 du/ac) and R-5 (Residential – 5 du/ac). Also to the east is a 27.46-acre property that is located in the County and zoned RSF-R (Residential Single Family – Rural).

### **NOTIFICATION REQUIREMENTS**

A Neighborhood Meeting regarding the proposed Rezone was held on March 26, 2018. The Applicant's representative and City Planning staff were in attendance along with 75 interested people. Comments and concerns expressed by the attendees included the proposed density for the rezone, the Saccomanno Girls Trust Agreement, and increased traffic on existing road networks and capacity. City staff has received written comments on the proposed rezone, which are attached.

Notice was completed according to §21.02.080 (g) of the City's Zoning and Development Code. Mailed notice in the form of notification cards was sent to surrounding property owners within 500 feet of the property on March 28, 2018. The property was posted with an "application pending sign" on April 2, 2018 and notice of the public hearing was published May 1, 2018 in the Grand Junction Sentinel.

### **ANALYSIS**

Pursuant to §21.02.140 (a) requests for a Rezone shall demonstrate conformance with the following:

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

The existing zoning district for this property is Planned Development. The property is zoned PD with the findings in 2008 when the plan was approved that it satisfied the

criteria of the Code, was consistent with the purpose and intent of the Growth Plan and that it achieved long-term community benefits. Though the previous plan approvals have lapsed because development did not occur on the approved schedule, staff finds the original premise and findings associated with the prior PD approval continue to be valid. Staff therefore finds this criterion to be inapplicable as the same or similar premises exist to support the application to an R-2 as it existed to support the prior approval.

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

The character and/or condition of the area has not changed since the previous zoning of this property as Planned Development in 2008. The area has seen a new single-family residential subdivision called Freedom Heights that commenced developed in 2016. The Freedom Heights subdivision is of lower density (.88 dwelling units per acre) but is generally consistent with the residential character and condition of the area. Other developments in the area include the Summer Hill Subdivision that exists further to the east but has been developing since approval in 1999 and has added additional filings in 2015 and 2016 at a density of 2.31 dwelling units to the acre overall for the subdivision. The existing Grand Vista Subdivision to the east was developed in 2002 and has an overall residential density of 2.90 dwelling units to the acre. The Paradise Hills Subdivision directly abutting the property was developed 1970s to the east is zoned R-4 and developed at a density consistent with its zoning.

The Applicant is requesting to rezone the property to two (2) dwelling units per acre from a planned zone for the same or similar density, which are at the lowest range for the allowable density as identified with the Comprehensive Plan Future Land Use Map designation of Residential Medium Low (2 – 4 du/ac). The area has not changed significantly in character or condition since the 2008 plan approval. Staff therefore finds this criterion to be inapplicable as the same or similar character and/or condition exist to support the application to an R-2, as existed to support the prior approval.

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

For purposes of evaluating this criteria staff looked at “public and community facilities” as public infrastructure including utilities and transportation as well as fire and EMS services. In addition, staff looked at commercial centers and other service type facilities such as hospitals and commercial centers.

Utilities. Ute Water is located within the 26, 26 ½ and H ¾ Road rights-of-way and City sanitary sewer is presently stubbed to the property from the adjacent Freedom Heights Subdivision to the south. The property can also be served by Grand Valley Power

(electric) and Xcel Energy (natural gas).

Transportation. Both the City and County, through the adoption of the Comprehensive Plan, have planned for this property to develop as a residential subdivision with a density ranging between two (2) and four (4) dwelling units per acre. This planned development will impact roadways and specific intersections in the area; however, the City has planned for these impacts and has several policy documents including the City's 5-year CIP (Capital Improvements Plan), Urban Trails Master Plan, and 2040 Regional Transportation Plan that have recognized the need for both vehicular and active transportation improvements in the area with or without development of the property. The City's Transportation Capacity Payment (TCP) ordinance provides, that a developer does not have direct obligations, other than payment of TCP fees, to improve any portion of the major roadway system. The Applicant will pay all owed TCP fees and the city has already begun planning additional safety and capacity improvements to roadways in the area.

Emergency Services and facilities. Fire and emergency medical facilities in this area are not currently meeting City targeted response times as with many other areas within the City (see attachment - Fire Station Map Coverage Areas 2018). As such, the City is currently in the planning stage to develop a temporary ambulance station on 27 Road, just south of I-70 followed by a permanent facility. As estimated by the Grand Junction Fire Department, residential development of this property will have little impact on current and future call volume (.04%) for emergency response and service. St. Mary's Hospital is located a little over two miles directly to the south on 26 ½ Road.

Commercial Centers and Services. The Horizon Drive commercial center includes general offices, grocery store, banks, restaurants, convenience stores and car wash, etc. is located 2 miles from the property.

Staff finds the public and community facilities regarding utilities and access to services are or will be adequate to serve the type and scope for the future residential land use, therefore staff finds this criterion has been met.

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

The property is a large undeveloped parcel that is adjacent to all existing utility infrastructure and is ready for development. The Applicant is requesting to rezone the property in order to develop a residential subdivision. Because of the lapse of the 2008 ODP, the request to rezone the property is necessary for development. Presently, the R-2 zone district only comprises 5% or 1,102 acres. of the total 22,039 acres within the City limits. There is only one (1.90-acre) parcel zoned R-2 proximate to this property with another small subdivision (less than 20 lots) just north of the interstate zoned R-2.

The nearest significant pocket of R-2 development is located south of I-70 and greater than .6 miles away. Staff has found that there is an inadequate supply of R-2 zoned property in this area of the community and therefore finds this criterion has been met.

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

The community will derive benefits from rezoning the property; rezoning the property will allow development thus implementing the City/County adopted Comprehensive Plan; R-2 implements the Comprehensive Plan Future Land Use Map designation of Residential Medium Low (2 – 4 du/ac) and is viewed by staff as compatible with existing zoning and densities in the area.

The community will also derive benefit through this rezone by ordered and balanced growth. The anticipated development, at an R-2 density, will further adopted community goals and conforming with the adopted Comprehensive plan and related goals is in the best interest of the community. Therefore, Staff has found this criterion has been met.

#### **FISCAL IMPACT:**

This land use action for a Rezone only does not have any direct fiscal impact. Subsequent actions such as future subdivision development and related construction will have a direct fiscal impact regarding associated road and utility infrastructure installation, future maintenance and indirect fiscal impacts related to the construction of the project and associated homes.

#### **SUGGESTED MOTION:**

I move to introduce an ordinance rezoning the 26 Road, LLC property from PD (Planned Development) to R-2 (Residential, 2 du/ac), located between 26 and 26 1/2 Roads, south of H 3/4 Road, and set a public hearing for June 6, 2018.

#### **Attachments**

1. Site Location, Aerial, & Zoning Maps
2. Fire Station Map Coverage Areas 2018
3. Letter to City Attorney
4. Public Correspondence Received - First Version
5. Public Correspondence Received - Second Version
6. Annexation Agreement - Saccomanno Girls Trust
7. Ordinance No. 2842 - 1995
8. Ordinance No. 4174 - 2008
9. Ordinance

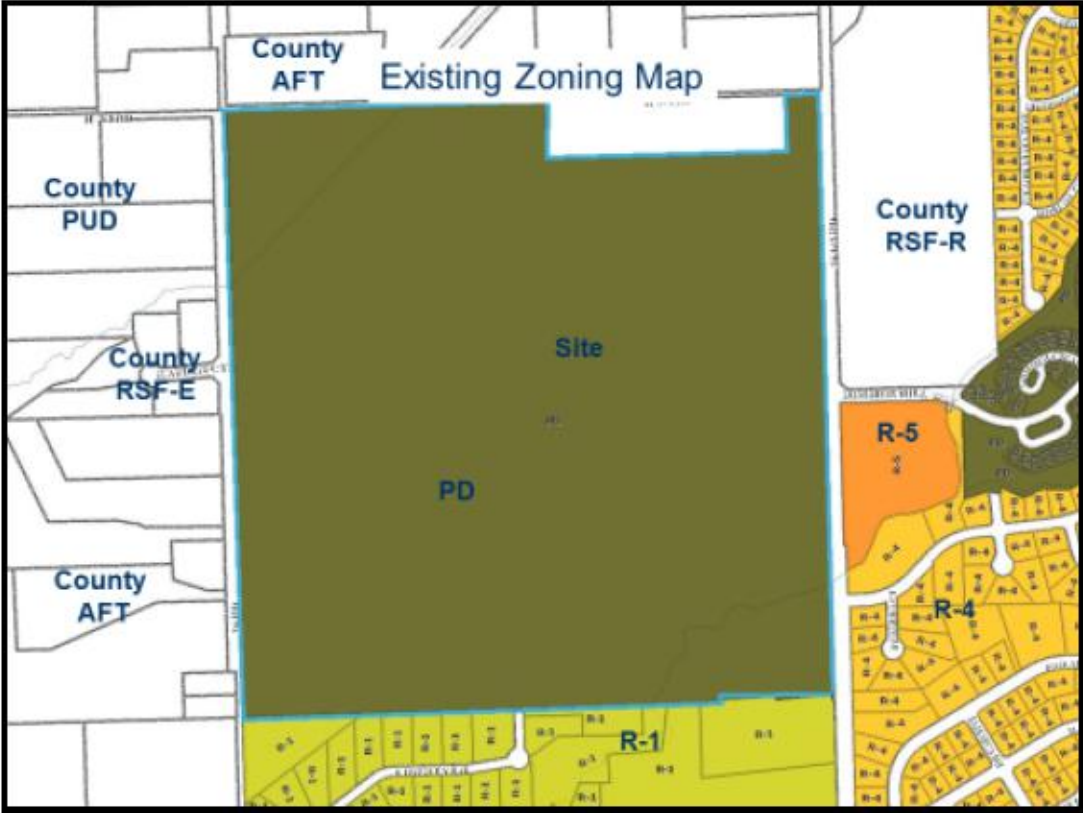






Comprehensive Plan Future Land Use Map

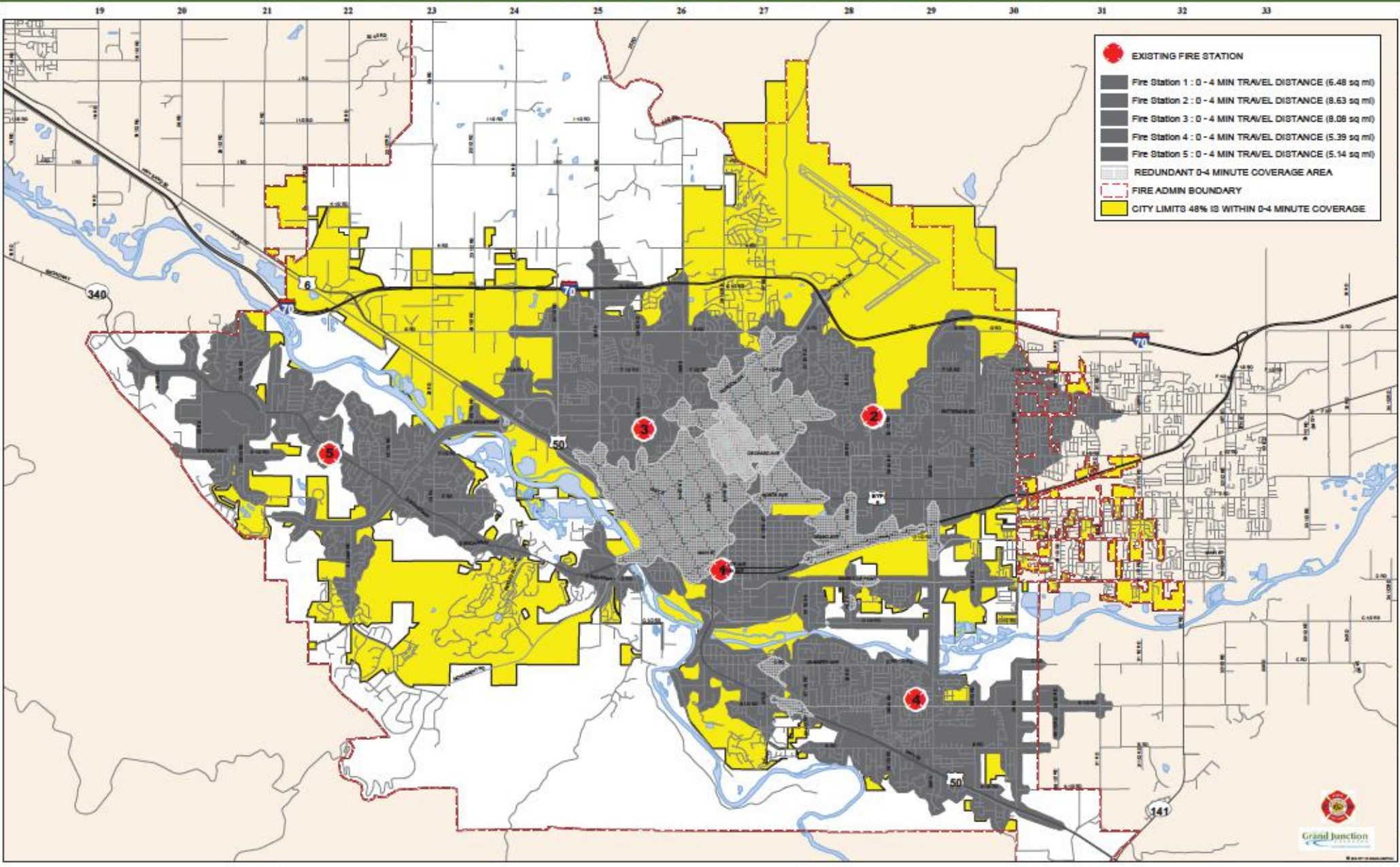




Google Map Image of Site and Surrounding Area



# EXISTING FIRE STATION COVERAGE AREAS 2018



- EXISTING FIRE STATION
- Fire Station 1 : 0 - 4 MIN TRAVEL DISTANCE (6.48 sq mi)
- Fire Station 2 : 0 - 4 MIN TRAVEL DISTANCE (8.63 sq mi)
- Fire Station 3 : 0 - 4 MIN TRAVEL DISTANCE (8.08 sq mi)
- Fire Station 4 : 0 - 4 MIN TRAVEL DISTANCE (5.39 sq mi)
- Fire Station 5 : 0 - 4 MIN TRAVEL DISTANCE (5.14 sq mi)
- REDUNDANT 0-4 MINUTE COVERAGE AREA
- FIRE ADMIN BOUNDARY
- CITY LIMITS 48% IS WITHIN 0-4 MINUTE COVERAGE



WEGENER SCARBOROUGH  
YOUNGE & HOCKENSMITH LLP  
*a limited liability partnership of*  
ATTORNEYS & COUNSELORS

743 HORIZON COURT  
SUITE 200  
GRAND JUNCTION, CO 81506

BENJAMIN M. WEGENER  
BEN@WEGSCAR.COM  
970-242-2645, EXT. 203

April 30, 2018

*Via Email to [johns@gjcity.org](mailto:johns@gjcity.org) &  
Via U.S. Mail, Postage Prepaid, To:*  
Mr. John Shaver, Esq.  
Grand Junction City Attorney's Office  
250 N. 5th Street  
Grand Junction, Colorado 81501

Re: *The Proposed Weeminuche Subdivision & Ordinance No. 2842*

Dear Mr. Shaver:

As you know from my previous correspondence, I represent Rick and Jan Warren ("the Warrens"), who reside at 2622 H Road, with respect to the above referenced matter. In this regard, I am writing again to discuss the proposed Weeminuche Subdivision and Ordinance No. 2842, which I understand will be a topic of discussion at the May 8, 2018 Planning Commission Meeting.

In short, the Warren's oppose the proposed Weeminuche Subdivision and the repeal of Ordinance No. 2842. In fact, the Warrens had believed that this matter had concluded last December when the owners of the land comprising that proposed Subdivision had pulled their application from the City's consideration (as you know, this was done only after the Subdivision was rejected by the Planning Commission even though Ordinance 2842 remained in place through the whole process, raising real questions about the City's enforcement of its own ordinances). However, it now appears that the City is taking active steps to help those owners complete their proposed Subdivision by working with them to repeal Ordinance No. 2842, which would pave the way, so to speak, for the approval of the Weeminuche Subdivision. While I am not surprised that the City would give preference to a private landowner in order to complete a Subdivision in violation of the City's prior contractual agreements and ordinances, I am surprised that the City is ready to alienate a number of its residents and face a significant amount of opposition to do so.

That said, and as you know, Ordinance No. 2842 has been in full force and effect since the 1990's. As such, the Warrens, as well as everyone else in that area who purchased property since 1995, had the right to proceed upon the assumption that the City of Grand Junction would "follow the dictates of the charter and the ordinances enacted pursuant thereto . . ." See *McArthur v. Zabka*, 494 P.2d 89, 93 (Colo. 1972); see also *Park Hospital Dist. v. District Court of Eighth Judicial Dist.*, 555 P.2d 984 (Colo. 1976). As such, my clients, and likely many others, are prepared to take any and all necessary action to oppose any attempts to repeal Ordinance No. 2842 and permit the Weeminuche Subdivision to move forward.

In 1995, the appropriate decision to limit the development of the land comprising the Saccomanno Girls' Trust in accordance with Ordinance No. 2842 was reached. Any change or repeal of this ordinance would deteriorate the City's intent to respect the requirements of the Trust when the land in question was annexed. Further, any such attempt to repeal or replace Ordinance No. 2842 would be contrary to the City's 1995 promise to limit any development to a maximum of 220 units on the Trust's property.

If the City goes back on its promise to limit the maximum number of units to be developed on the property in question to 220 units, one could argue that the City has committed an unconstitutional taking and the Warrens, along with many others, would have to give considerable consideration to filing suit against the City. In support of this position, it should be noted that Colo. Const. Art. II, at Section 14, states that "[p]rivate property shall not be taken for private use unless by consent of the owner." Additionally, it has been stated that:

A de facto taking does not require a physical invasion or appropriation of property. Rather, a substantial deprivation of a property owner's use and enjoyment of his property may, in appropriate circumstances, be found to constitute a 'taking' of that property or of a compensable interest in the property.

See *City of Colo. Springs v. Andersen Mahon Enters., LLP*, 260 P.3d 29, 33 (Colo. App. 2010) (internal quotations omitted); see also *G&A Land, LLC v. City of Brighton*, 233 P.3d 701, 706 (Colo. App. 2010). In fact, where a regulation places limitations on land that fall short of eliminating all economically beneficial use, a taking nonetheless may have occurred, depending on a complex of factors including the regulation's economic effect on the landowner, the extent to which the regulation interferes with reasonable investment-backed expectations, and the character of the government action. See *Palazzolo v. Rhode Island*, 533 U.S. 606, 617 (2001); see also *G&A Land*, 233 P.3d at 706.

With that being said, given the current proposal for the Weeminuche Subdivision, the area in which the Warrens reside, as well as many others, will experience a drastic increase in population, noise, and traffic congestion, among other things, if that Subdivision is approved. Further, the homes that will be built in that development will be significantly less valuable than

Mr. John Shaver, Esq.  
April 30, 2018  
Page 3

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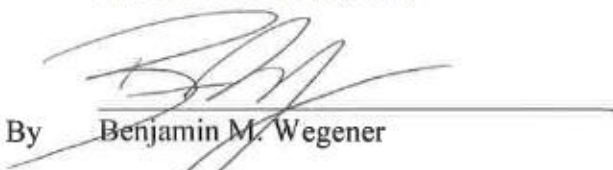
what is currently built in that area, and this development will obstruct the pristine views many current residents have in that area. In other words, if the City repeals Ordinance No. 2842 to allow for the development of more than 220 units as the City has previously agreed, the City's actions will degrade the Warren's property value, along with many others, and substantially deprive the Warrens of the use and enjoyment of their property, resulting in an unconstitutional taking. *See Palazzolo*, 533 U.S. at 617.

Last year the Planning Commission did not recommend the approval of the Weeminuche Subdivision for a number of reasons, but it appears that the City continues to help push this Subdivision through. However, if the City continues to act in a manner that is in derogation to Ordinance 2842, as well as the overwhelming opposition to the proposed Weeminuche Subdivision from residents in the area of it, the Warrens, and possibly many others, will need to consider all legal recourse they may have against the City. As such, I again ask that you provide this correspondence to the City Council and Planning Commission for their review and consideration in advance of the May 8, 2018 meeting.

Thank you, in advance, for your prompt attention to this matter.

Yours very truly,

**WEGENER, SCARBOROUGH YOUNGE &  
HOCKENSMITH, LLP**

  
By Benjamin M. Wegener

**OWNERS OF 2622 H ROAD**

By Rick Warren



By Jan Warren



/bmw



## Scott Peterson

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**From:** Sylvia Barton <oftheforest77@gmail.com>  
**Sent:** Monday, April 23, 2018 10:51 AM  
**To:** Belinda White  
**Subject:** Against R2 zoning for land parcel west of 26.5 Road

Dear Grand Junction City Councilors:

We are against the abandonment of current zoning for the land west and north of 26.5 Road and H Road. Grand Junction would be negatively impacted in allowing the density proposed. It would change our beautiful city and tend to lower quality of landscape and living. Do we want this for our city? No. We appeal to the council to stop and prevent the cramming of housing into an area that is known for its rural beauty, peace, and openness. We are adamantly against a change to R2 zoning for this area.

Sylvia & Victor Barton  
891 Grand Vista Way  
Grand Junction, CO  
81506  
970-314-1012

4/23/2018

Grand Junction City Council and GJ Planning Department

I would ask you to please consider changing the density of the proposed subdivision between 26 Rd and 26 ½ Rd. and H Rd to H 3/4<sup>th</sup> Rd. to a lower density. The current plan does not fit the neighborhood. We live at the edge of the city and do not have the roads to support that many homes. People walk, run, and ride bikes on the roads with no shoulders or sidewalks which will result in serious injuries if not deaths.

I would think that ½ the number of homes would be more appropriate (NOT 300 Plus). All of a sudden the city and county seem to be cramming houses too close to each other and that is not what Mesa County and the City of Grand Junction is all about.

Thank you for your consideration in this matter.

Nancy Bertroch

2654 A Summer Crest Crt

Grand Junction, CO 81506

(970)261-8219

(970)241-1468

From: Julie Bursi [<mailto:4cyclejeb@gmail.com>]

Sent: Thursday, April 19, 2018 11:49 AM

To: Belinda White <[belindaw@gcity.org](mailto:belindaw@gcity.org)>

Cc: [rawcvp@acsol.net](mailto:rawcvp@acsol.net)

Subject: Proposed subdivision 26-26 1/2 rd

Hi, I live in the Grand Vista Subdivision and have attended every meeting about the weemuche sp? subdivision that is again trying to submit the same building plans, but a different approach to the same plan as before. What a waste of everyones time! Nothing has changed, we are still dealing with below par roads to handle the traffic with neither the developers or city diverting any money to improve the access. All the arguments brought up in the last few meetings with the developers messenger are still the same, too many homes and not respecting the prior agreement with Saccomano back in '85.

As you recall the P&Z committee voted against the proposed plan at the last meeting and sided with the local homeowners and protesters.

So I as another concerned homeowner hope this gets resolved with the wishes of all of us getting the approval of only two homes per acre, AFTER all the infrastructure has been put in, not BEFORE. The developer has to do it right, make it a nice, beautiful subdivision not a ticky tacky ghetto in the midst of this beautiful North area.

Thank you for your consideration,

Julie Bursi

Sent from my iPad

Scott Peterson  
City Planning Department  
Grand Junction, Colorado

April 19, 2018

Dear Scott,

Just wanted to make you aware that I am opposed to any development plans to develop the 150 acres at 26 and H3/4 rd. That is beyond the scope of the original plan that was passed when the property was annexed into the city. I am very concerned about the additional amount of traffic that will be caused by developing this property and maintaining property values of homes in the surrounding area of which my home is one.

I Live in Grand Vista Subdivision.

Thank You,



Francis Eggers

873 Grand Vista Way  
Grand Junction, CO



**From:** Kristy Emerson [<mailto:emersonk1115@gmail.com>]  
**Sent:** Saturday, April 21, 2018 6:26 PM  
**To:** Belinda White <[belindaw@gjcity.org](mailto:belindaw@gjcity.org)>  
**Cc:** comdev <[comdev@gjcity.org](mailto:comdev@gjcity.org)>  
**Subject:** Opposed to Proposed Development

Dear Grand Junction Planning Department:

I am writing to express my concerns over the proposed development of 150 acres off of 26 Rd. and H 3/4 Rd. Currently, this is beautiful farmland that produces a variety of crops in spring and summer and holds cattle through the fall and winter. I have seen many owls, bald eagles, foxes, quail and other wildlife in those fields. This connection to nature is one of the reasons we chose to buy our home in the Grand Vista subdivision 10 years ago. I am urging you to please consider not developing this vital green space.

If the property is developed, it will not only destroy vibrant life and land, but it will also tax the infrastructure in our neighborhoods and schools. The increase in traffic will pose a safety concern to our children and pets.

If this land must be developed, I urge you to limit the number of houses. Please require a minimum of 2-5 acre lots and a contiguous plot/park of at least 10 acres so that some of the integrity of the landscape may be maintained.

If you have any questions, please feel free to contact me through email or at 970-260-7042.

Thank you in advance for your careful and thoughtful consideration to this and similar requests.

Kristy Emerson

## Scott Peterson

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**From:** Jane Foster <janenfoster@outlook.com>  
**Sent:** Monday, April 23, 2018 11:20 AM  
**To:** Belinda White  
**Cc:** Jane Foster  
**Subject:** Planning Hearing May 8, 2018

To: Scott Peterson  
From: Jane Foster  
Subject: Rezoning Hearing re 155 acres on 26 1/2 Road

I am writing with grave concerns that the developer for the 155 acres is proposing a project that will negatively change our neighborhood environment forever!!! The presence of a non-planned, highly dense subdivision in an area that has always been meant to be more rural in nature will significantly alter the ambience and value of our planned community. I live in Summer Hill and relocated there for its peaceful planned development lifestyle. Our property values and neighborhood is deliberate. We have always been assured of our surroundings because of the City's plan. This plan has been in place for more than 20 years!!! Our north GJ region has created our community based upon this expectation. The city has built its limited infrastructure based upon this plan. Hundreds of residents have purchased/built/relocated and invested their lives based upon this zoning plan. A change now is unfair, inappropriate and costly!

I oppose the requested rezoning and stand firmly with my neighbors in all issues related to this request.

If, however, the developer would like to alter his request and create a project that fits the current zoning of approximately 120-122 residences, I would look favorably upon that volume.

Jane Foster  
970-985-5473

## Scott Peterson

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**From:** Mark Gardner <mark@whitewater.construction>  
**Sent:** Monday, April 02, 2018 2:15 PM  
**To:** Scott Peterson  
**Subject:** Rezone of Parkerson property

Scott I am against the rezone of the property located between 26 & 26.5 Roads South of H ¼ Road.

I live at 2612 H ¼ Road and a density of 2 houses per acre does not allow for a transition suitable to its neighbors. As you know the property on the west and north side are mostly estate type of 1 to 5 acres. My home is on a 5 acre parcel and the PD plan that was withdrawn showed .3 to .4 acre lots across H ¼ road from mine. This is not an acceptable transition! I have no problem with the property being developed but they are trying to put too many homes on the property to allow for an adequate transition and I think the density shown on the city's land use development map should be changed.

I know this is only a rezone so we are not talking specifics about a development but I feel the Freedom Heights subdivision with .75 acre lots across from me would be the minimum the city should allow on the north and west sides with a step down to .5 then the .25 to .3 they want.

I truly believe that any plan that incorporates 2 homes per acre will not allow a transition to existing homes on the west and north of the property and we deserve better.

Mark Gardner  
Whitewater Building Materials Corp.  
940 S. 10th Street  
P. O. Box 1769  
Grand Junction, Co. 81502  
970-242-7538

**Scott Peterson**

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**From:** Jean Gauley <gauleyjean@gmail.com>  
**Sent:** Sunday, April 22, 2018 3:46 PM  
**To:** Belinda White  
**Subject:** 26 Road Development

To all City Council Members:

This email is in regard to the 26 Rd. Weeminuche proposed development. I believe that the city should keep to the 1995 promise, rather than the "anything goes" consideration of this ill-planned development.

We lived adjacent to this land for 28 years, and with only the surrounding population growth, the traffic (on the narrow and hilly road) has become dangerous. Think about what would happen with hundreds more houses.

Please vote to keep our valley livable and not approve developments without sound plans for infrastructure and thought for the future.

Thank you for your consideration,

Jean Gauley



## Scott Peterson

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**From:** Gay Hammer <gayhammer@bresnan.net>  
**Sent:** Wednesday, April 25, 2018 7:03 AM  
**To:** Scott Peterson  
**Subject:** Keep Ordinance 2842

Please let the planning commission that I oppose changing Ordinance 2842 and making said lands R-2 zoning. Further, I oppose the Weeminuche development plan and densities proposed. The plan would adversely impact already narrow roads (26, 26 1/2 & H Rds) which also lack bike and pedestrian lanes.

We live in Paradise Hills and exit the subdivision on 26 1/2 and/or H Roads daily. I can state that at least 90% of the time we are met with on coming traffic and must avoid walkers (often with dogs) and bike riders. We have a school and church at 26 1/2 and H Roads that generate additional traffic at certain times of the day which can be a problem. According to the City's Public Works Department, there are no plans to widen or otherwise make improvements to these roads in the next 10 years with or without this subdivision being added. That, in my opinion, is why there is no reasonable way Grand Junction should approve this ordinance change or approve the increased density.

Respectfully,

*Gay  
Hammer*

Drive

2673 Catalina

Grand Junction, CO 81506

**From:** Joanne James [<mailto:joannejames23@msn.com>]  
**Sent:** Wednesday, April 18, 2018 6:31 AM  
**To:** Belinda White <[belindaw@gcity.org](mailto:belindaw@gcity.org)>  
**Subject:** 2018-162

I am, in general pro growth. And I will be that way until this town gets a Trader Joe's and a Costco. But that's probably going to be awhile.

As far as my objection to the proposed housing development referred to as [2018-162](#) Winnamuche (Sp.?) my main objection is the density with emphasis on traffic. Each home would most surely have 2 cars and many homes would have three drivers. The addition of 600-800+ more cars in this area would be a disaster.

I think that 200 homes at the most would work far better than the 300+ proposed. Please reconsider this proposal.

Thank You for your consideration

Joanne James  
[970-985-8858](tel:970-985-8858)  
[joannejames23@msn.com](mailto:joannejames23@msn.com)

From: Donna Kunz [<mailto:dkdkunz@msn.com>]  
Sent: Tuesday, April 17, 2018 2:23 PM  
To: Belinda White <[belindaw@gcity.org](mailto:belindaw@gcity.org)>  
Subject: Development on 26 1/2 North of H Rd

Please keep the integrity of our low density neighborhood. High traffic on our narrow roads would endanger the quality of life we enjoy here.

Sent from my iPhone

Dear Planning and Zoning Committee

Attn: Scott Peterson

This is in regard to 2018-162 submitted by 26RdLLC(Alan Parkerson and sons)

Those of us who live in this area consider this plan unacceptable and seriously hope you will make the same decision.

The original Ordinance 2842 RSF2 was a 1995 planned development that required density gradation and ½ acre lots with a minimum lot size of 21,500 sq. Ft. The 26rdLLC wish to ignore this ordinance and ask for R2 zoning, which has no restrictions as to amount of homes, lot size or infrastructure. There is no regard as to how this will impact current road conditions to accept the additional traffic.

Remember, this is a rural area and a huge subdivision just doesn't fit in.

It seems like it would be a legal issue if Ordinance 2842 is not upheld, which the city agreed to in 1995.

Please do the right thing and vote no on the R2 zoning change.

A concerned neighbor,

*Pat & Marcia Lackey*

Pat and Marcia Lackey

2672 SUMMER HILL CT.  
GRAND JUNCTION CO 81506



## Scott Peterson

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**From:** Lise M MacGregor <liseham@juno.com>  
**Sent:** Wednesday, April 25, 2018 9:34 AM  
**To:** Scott Peterson  
**Cc:** liseham@juno.com  
**Subject:** Weeminuche subdivision rezone

Scott Peterson,

I vehemently oppose changing the 1995 Ordinance 2842, a legally binding agreement made in good faith with the city and the original land owner to protect the integrity of this rural area and retain the lifestyle of the neighboring properties. All plans and phases of this development have completely disregarded Ordinance 2842. All opposition to new changes by surrounding neighbors at the public meetings have fallen on deaf ears. It is clear that the developer will stop at nothing to get what they want, totally disregarding the people who must live with the end result.

The Grand Junction Comprehensive Plan is not even being taken into consideration! It states directly in the plan, in writing, that "much of future growth is focused inward with an emphasis on infill and redevelopment of underutilized land... growing inward allows us to take advantage of land with existing services, reduces sprawl, and reinvests and revitalizes our City Center area." It also states in the plan that "residents want to preserve the extensive agricultural and open space land surrounding the urban area". Clearly the city is disregarding their own plan if they move forward ignoring ordinance 2482.

The 1995 planned development thoughtfully considered residents in the development plan and both sides were satisfied with the agreement. It seems to me over time the city / developer has had a strategy to manipulate the zoning code to result in exactly what they want, which goes against everything the original ordinance stated and the city's comprehensive plan proposes!

Aside from the original ordinance, there are so many reasons why increased density in this rural area is absurd and even dangerous considering the infrastructure. I hope as a neighboring property to the subdivision, the city and developer will come to their senses and at the very least honor the original Ordinance 2842. Dismissal of the original ordinance is wrong for our neighborhood and wrong for the city and the neighbors are prepared to take this fight to the next level. Please keep the Grand Valley and the rural areas as intended, preserve the viable agricultural land and honor the lifestyle of the neighboring rural properties.

Sincerely,  
Lise MacGegor  
837 26 Road

April 19, 2018

250 North 5<sup>th</sup> Street  
Planning Department  
Attn: Scott Peterson  
Grand Junction, CO 81501



Dear Mr. Peterson:

I am writing this letter to express my opposition to the proposal for the new subdivision North of H Road, between 26 ½ Road and 26 Road. The R2 zoning is a violation of Ordinance 2842 from 1995, and this is not acceptable! If our city staff members refuse to honor previously agreed upon plans, this shows a lack of integrity and honesty that is of great concern to me as a citizen of Grand Junction!

I sincerely hope that you will represent your constituency, the citizens of Grand Junction, rather than partnering with the developer who obviously cares for nothing but the money to be made from this high-density subdivision!

Please feel free to contact me if you need additional information about my concerns.

Regards,

A handwritten signature in blue ink that reads "Donna Miller". The signature is written in a cursive style with a small blue mark above the first letter.

Donna Miller  
2673 Summer Hill Court  
Grand Junction, CO 81506  
970 257-7444

## Scott Peterson

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**From:** Gail Shotsberger <gshotsberger@icloud.com>  
**Sent:** Tuesday, April 17, 2018 10:01 AM  
**To:** Belinda White  
**Cc:** Scott Peterson  
**Subject:** 26 1/2 Road Development

Belinda, please pass our comments to the members of the City Council:

Please maintain the rural character of our community and enforce the 1995 development plan for the 150+ acres west of 26 1/2 Road. The roads and infrastructure of the area cannot support excessive development. It is a safety issue as well as a quality of life issue for families in the area. As an example, visit 26 1/2 Road and H at the beginning and end of the day for Holy Family School. Major traffic congestion. The story existing roads can barely handle. The City Council has a responsibility to the families of the area to protect our community from over development, unsafe roads and over taxed infrastructure.

Thank you for your consideration,  
Gene and Gail Shotsberger  
2671 Brush Court  
81506

**Scott Peterson**

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**From:** topcemtr@aol.com  
**Sent:** Sunday, April 22, 2018 6:27 PM  
**To:** belindaw@gjcity.org.  
**Subject:** Weeminuche Subdivision!

Council Members:

Planning for the Weeminuche Subdivision:

Under no circumstances should you nullify Ordinance 2842, 1995 PUD in favor of R-2 zoning. The proposed change to R-2 would be a mistake as there is no plans to upgrade the infrastructure to accommodate the increased impact on 26 & 26 1/2 Roads, the I-70 bridges, schools etc. The foresight that was shown in 1995 to set in place Ordinance 2842 was the correct planning for this semi-rural area and should be continued today.

Thank You for your time and consideration.

Del & June Smith  
Grand Junction, CO



-----Original Message-----

From: Vicky Thurlow <[vtaspen@gmail.com](mailto:vtaspen@gmail.com)>

Sent: Monday, April 23, 2018 2:42 PM

To: Traci Wieland <[traciw@gicity.org](mailto:traciw@gicity.org)>

Subject: Rezoning North of H on 26 1/2

Hello Traci,

I may not be able to make the upcoming meeting about the rezoning of the north area of 26 1/2 Rd. Weeimunche Subdivision so I will email in case.

I am deeply saddened that this expansion for building is even a consideration. Most of us living north moved here because it is quiet, there is less traffic, and we have the ability to walk, ride bikes, and walk dogs, etc. without hundreds of cars zooming by. In the past 5 years we have already seen a HUGE growth and enough is enough.

If this building area gets approved, it will be going back on what has been in the plan for many many years. Our roads, stop signs, etc. are not capable of handling the traffic and congestion this project would cause. It's sad because we will lose being in the country, it's dangerous because of the traffic, and it's simply not right.

Please consider all the aspects of this situation and all the people that will be affected. This builder has many other pieces of land he can destroy. Don't let him destroy this one.

Thank you so much,  
Vicky

-----Original Message-----

From: Susan Whitaker [<mailto:tswhit08@yahoo.com>]

Sent: Sunday, April 22, 2018 6:57 AM

To: Belinda White <[belindaw@gicity.org](mailto:belindaw@gicity.org)>

Subject: 26 1/2 Road development

I am very concerned about the development of the property west of 26 1/2 road being approved for high density housing. The roads in this area, 26 1/2, 27 and H 1/2 Roads aren't designed to handle the traffic, that they already do. There are no sidewalks, bike lanes or traffic signals. During the highest traffic times we already have problems exiting from any direction, out of Paradise Hills. Another concern is storm water runoff. I'm sure you are aware, that this area has had problems in the past. Cement and asphalt will only add to those problems. Please consider the surrounding areas that have been in place for over 40 years, before you approve high density housing for the 26 1/2 road area. The way of life in our community is changing quickly, and there's not a lot most of us can do about that, but you are in a unique position to make an impact on the further, of this farm style atmosphere. Thank you for your time and consideration.

Susan Whitaker

Paradise Hills homeowner



Dear Mr. Peterson,  
I'm writing on behalf of my husband + myself to voice our objections to the proposed new zoning for the property of 150 acres between 26 + 26 1/2 lots + H + H 3/4 lots. There is no way that 26 + 26 1/2 lots can handle the 700-1000 cars that this development would bring. You told us it could take 10 yrs to maybe expand 26 lots only. This obviously creates a safety issue for residents + any emergency vehicles. We'd like the property to remain in the spirit of the 1995 agreement with Dr. Saccomanno

2611 Vista Way • Grand Junction CO 81506

→

to keep the north area rural  
as a special area of G.J.  
We ourselves have 7 acres +  
4 horses and purchased in  
the North for that reason.

We will attend all meetings,  
along with our neighbors, at  
the Planning Com + City Council  
to voice our concerns.

Please listen to us.

Thank you

Sincerely  
Jill Brennan

2611 VISTA WAY  
GRAND JUNCTION CO 81506



Su Joffrion

2658 I Rd.  
Grand Junction, CO  
81506  
225-892-3026  
sjoffrion@me.com

April 23, 2018

Scott Peterson  
250 N. 5th St  
Planning Department  
Grand Junction, CO 81501

Dear Scott,

I am writing this letter to voice my opposition to the proposed Weeminuche Subdivision on the former Saccomano property.

I moved to Grand Junction 3 years ago. I was fleeing from a large city in the South due to high crime and daily traffic jams. Grand Junction has everything I wanted in a place to live - a good flow of traffic, easy access to medical care, little crime, a 4 year university, and beautiful surroundings for recreational activities. I love Grand Junction and have done everything I can to contribute and become an active member of this community. I don't want Grand Junction to turn into the city I left.

The developer for this property originally proposed a very high density subdivision. Since that was turned down, he is now proposing the same thing, just in a different way. Although I bought a home in a high density neighborhood, it is a very small subdivision at the end of 26 1/2 Rd - pretty much out in a rural area. The proposed subdivision would cause a very bad traffic situation. With that being said, I fear that the value of the home that I bought 3 years ago will go down. Not only will the value of my home decrease, I will no longer have that easy access to medical care. Now I can get to St. Mary's in 5 minutes. I fear that will no longer be the case. How will emergency vehicles access the area? Much of 26 and 26 1/2 Roads do not have shoulders sufficient for normal traffic to pull over. And all traffic eventually has to cross a one lane bridge to get into town. The bridges over I-70 on 26 and 26 1/2 Would need to be replaced to accommodate the traffic and prevent a bottleneck at these 2 locations.

We need to understand what good density looks like and what the impact of bad density is on people's long term health and well-being. There is convincing evidence showing adverse mental health issues due to increased density. There is noise and lack of privacy to consider. Just the other day I was sitting on my front porch and could hear every word that my neighbor was saying in his garage. I have to watch what I say in my own back

yard because the neighbors have children. Would I buy in a high density neighborhood again? Definitely not. Driving around other high density neighborhoods off of 25 Rd, there are some very nice homes. But the neighborhood already looks shabby because the houses are crammed in so close together.

Getting density right is difficult but I think it's something Grand Junction needs to look at before it's too late. Once land is developed and subdivisions are built, that land is never going back to nature. Right now, we are in a housing boom. Realtors and developers both say there are not enough houses for demand. Driving around town and looking at the Sunday ads in the Sentinel, I just don't see it. And what happens when the market goes bust. And it will eventually. That's the cyclic nature of economies. We need to look around and see what has happened elsewhere. Las Vegas has so many foreclosures and empty houses that they are having a real problem with squatters. And we know that Grand Junction has a large homeless population. You can't undo density. High density housing, in theory, is supposed to prevent urban sprawl. But in this case, we would be sprawling right out into a rural area where people have lived for years. It's just not fair to them.

The above is just based on my feelings and research into housing densities. However, I understand that the city promised lots would be no smaller than 1/2 acre in a 1995 agreement and the proposed subdivision would breach this, thus opening the city up to lawsuits.

Thank you for hearing me out on this subject.

Sincerely yours,



Su Joffrion

April 25, 2018

Mr. Scott Peterson, Senior Planner  
City of Grand Junction  
250 North 5<sup>th</sup> Street  
Grand Junction, Colorado 81501  
Re: Weemunche Subdivision



Dear Mr. Peterson,

As seven-year residents of the Summer Hill subdivision we have taken a particular interest in the development plans for the Weeminuche subdivision. We have long recognized that it was just a matter of time until this piece of property would be developed, however after attending the neighborhood meeting recently we are joining with our neighbors in opposing the plans brought forth by Vortex Engineering and Mr. Parkinson.

Understanding that additional housing is needed in the Grand Junction area we feel that over developing land for the sake of those who might come is wrong and compromises the safety and lifestyle of those of us who have invested in our property. We strongly urge the planning department and the Commission to thoughtfully study the impact the current zoning change would have on two main entries into the city from the north.

The plan to replace Ordinance 2482 with R-2 zoning seems to give the developer a blank check to develop without consideration to the present neighborhoods surrounding his property and without the city having a plan to make relieve the traffic congestion in the area.

In summary we believe the purposed zoning change is wrong for this area and threatens not only lifestyle and property values, but the safety of those in the area. We would respectfully request t5hsoe involved with this important decision change to visit the area during peak times, morning or evening and observe the already existing use of the roads with little room for bicycles or walkers to utilize the roads safely.

Sincerely,

Charles and Linda Sours  
887 Summer Hill Court, 81506

A handwritten signature in black ink, appearing to read "Charles and Linda Sours".

Planning Director Scott Peterson  
Grand Junction City Planning Dept  
250 N 5th St  
G.J. CO 81501



Scott,

I write in regards to the proposed development of the former Sacomano property (Weeminuche Subdivision) between 26 and 26 1/2 Road and south of H 3/4 Road. Among the many concerns that I have with the proposal, chief among them is the development's lack of compatibility with ALL properties that circumscribe and are adjacent to the proposed development. All properties to which I allude situate on at least an acre of property and/or are of in excess of a half million dollars in worth.

This fact alone should give pause to any development approval because of the necessary and significant negative financial and quality impact to all adjacent properties that would accompany any development that does not meet the previously agreed to and legally binding terms of the Sacomano agreement.

In addition, the fact of the size and value of all adjacent properties precludes the possibility of "dovetailing" or "feathering in" new properties that would deviate from and degrade those particulars.

Financial and quality of life concerns are legitimate and predominant factors for people engaged in what is, most often, the largest financial investment of their lives. It is both a chilling and frightening impact on market incentives and personal financial decision-making when city government, or any government, may, and does, intrude itself into natural and economically sound mechanisms of a community's market and financial activities.

For the above, and several other, legitimate and sound reasons, I strongly encourage you to oppose the new/current proposed development plans. Of necessity, my wife and I are unable to attend the next scheduled public hearing. I wish fervently that I were able to attend and lend my presence and voice to the



proceedings. Please accept this letter in lieu of my very strong and sincere opposition to a re-zoning, and to any development plan that falls short of a de-facto development of greater than two homes per acre for each and any home site. This means that non-developed land must and may not be counted as part of an overall ratio that would obfuscate the actual number of dwellings per developed acre.

Thank you for your time and consideration,

Tom and Monica Pederson



Monica Pederson

856 Grand Vista Way

## Scott Peterson

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**From:** Sandra Hotard <sch111@icloud.com>  
**Sent:** Thursday, April 26, 2018 10:36 AM  
**To:** Scott Peterson  
**Subject:** Proposed Subdivision @ 26 1\2 Road

Dear Mr. Peterson;

As a landowner in this area, I am opposed to the aboved described project. I am not against new homes, only the following irritates me:

1. During the last meeting, the traffic study did not account for flag men or how the traffic on 26 & 251/2 would be addressed during the construction phase.
2. With the large number of homes being built and the lower purchase prices projected, my property will be lower with the new comps from this project.
3. There was no mention of upgrading the 26 & 261/2 roads nor were sidewalks noted for foot traffic. There are a large number of folks that walk and/or jog along 26 1/2 road. Some parents walk their children to the Catholic school every morning and every afternoon. How does this project address this issue?

In closing, I think the folks in this area would be more open to this project if greater detail was given and when asked questions, a reply of "I will not answer that question". A plat showing the layout of the homes, space for RV parking, roads and common space are just a few questions I have.

Thank you for reading my email,

Sandra Hotard  
871 Grand Vista Way  
Grand Junction, CO 81506

## Scott Peterson

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**From:** ericaleighbenvenuti@gmail.com  
**Sent:** Thursday, April 26, 2018 12:30 PM  
**To:** Scott Peterson  
**Subject:** F road subdivision plans, ordnance 2842

I stand in strong opposition to changing ordnance 2842. I live in the Grand Vista subdivision. Lot sizes and population density has already been agreed upon. For city council to not honor this promise to the citizens is unacceptable. We will hold City Council accountable for their decisions during re election time.

Concerned citizen in Grand Vista,  
Erica Karaphillis, MD

Sent from my iPhone

## Scott Peterson

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**From:** Marilyn Smith <mmsmith07@hotmail.com>  
**Sent:** Wednesday, April 25, 2018 5:30 PM  
**To:** Scott Peterson  
**Subject:** Weeminuche plan

To whom it may concern,

I am strongly apposed to the high density that has been purposed of the above development. I reside at the corner of H3/4 26 road, directly across the road from the plan. I would like the city to comply with the original plan as stated in Rick Warren's letter.

My reasons are this:

26rd. could not handle all the traffic

schools cannot support that kind of density

the surrounding areas in the county require at least 2 acre lots and this would have a huge impact on property values

high density housing promotes other problems as theft, noise and pollution, irrigation problems , ect.

this road is only a two lane and children ride the school bus so it would cause congestion of traffic and dangerous conditions for all residents.

Thank you, for your consideration in this matter.

I urge you as a long time property owner to respect my rights for this up coming development.

Sincerely,

Marilyn M. Smith

2589 H3/4 Rd.

April 25, 2018

RE: Weeminuche "Plan"

Dear Mayor Taggart, City Council, Planning Commission, and City Planners,

We reside at the corner of 26 ½ Road and H ¾ Road on small acreage. We would like to comment on the proposed development or lack of "planning" concerning the re-zone of the 26 Road LLC.

The agreed development of this property in 1995 was a thoughtful compromise and very clearly stated the appropriate number of lots...per the City Manager, Mark Achin. Ordinance 2842 considered the character of surrounding properties and how to best balance the densities of the "rural character" of this area. It was a compromise between the existing residents, the landowner, and the City. Please see the letter of June 1, 1995 from the City to Gene Saccomanno.

The City has decided to not honor what was agreed to. The zoning codes were changed to manipulate densities and basically change criteria. It is deceptive to say R-2 zoning in lieu of RSF-2, and then manipulate the number of lots by counting Leach Creek floodplain and road land, etc., as part of the lot acreage.

The Planning Commission already voted that the R-2 zoning was NOT correct for this area (9-26-17). The proposed zoning is wrong for this rural/agricultural area. It is wrong concerning safety and traffic concerns. Traffic on these farm to market roads have little improved easement, hilly areas, low visibility, and two bridges that have no pedestrian crossings. The City will have a major expense in dealing with the added traffic problems. Roads should be addressed and improved BEFORE any zoning or construction changes. Traffic will impact walking, jogging, and biking. This is the main area that north area bikers access country roads to Fruita. It will take one horrible accident, where the liability gets pointed toward your decision.

Property values will be impacted by the addition of cookie-cutter homes that are to be built by one builder. Please consider going for excellence instead of quantity. The ½ acre lots in Freedom Heights all sold quickly. Do not re-zone to increase density from Ordinance 2842 agreement.

Views, noise, lighting and signage will all negatively impact the "Quiet Enjoyment" that existing properties now have, and the reason that many of us bought in this area.

Re-zoning for a higher density will take away from our neighborhood cohesiveness, our valued wildlife, and the transition to co-exist with limited development in a rural/agricultural area. Many of my neighbors have horses. It will be a sad day when we no longer see them riding due to an extra 1000 cars from one parcel of land.

We recently returned from Washington DC this month. We marveled at the beautiful city with inspiring buildings, and the foresight of L'Enfant in designing and having a quality vision for the city. It has stood the test of time. Will the City Planners, Planning Commission, and City Council, want to take credit for their plan? Will this choice piece of property, that is so close to the city, be looked at with pride in 20 years? OR-Will it have mediocre, cookie cutter homes that are crammed onto it, with overcrowded farm to market roads, and a "Rural Character" that has been forever lost? You will ultimately decide.

We welcome informed and insightful development. Please consider that the Planning Commission already recommended NOT going forward, and that was before the developer removed his proposal for the subdivision. Now he is asking you to blindly approve the re-zone so that he can get minimal requirements approved. This is a special piece of land. You have the potential to get it developed into something that Grand Junction will be proud of.

Thank you for your consideration on this matter.

Sincerely,

David and Cynthia Hernandez

2648 H  $\frac{3}{4}$  Road

Grand Junction, CO 81506

## Scott Peterson

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**From:** Jake Aubert <jake.aubert@hfcs-gj.org>  
**Sent:** Wednesday, April 25, 2018 3:02 PM  
**To:** Scott Peterson  
**Cc:** Donald Malin; jeb561  
**Subject:** HFCS objection to Weeminuche rezoning

**Scott Peterson, Senior Planner**  
**City of Grand Junction**  
[scottp@gjcity.org](mailto:scottp@gjcity.org)  
(970) 244-1447  
**RE: Weemunuche Subdivision**  
[250 N 5th St](#)  
Grand Junction CO 81501

Dear Scott,

The purpose of this letter is to express my strong objection to the proposed Weeminuche rezoning plan of Ordinance 2842.

As the principal of Holy Family Catholic School, I am very concerned that there will be significant traffic issues that would render H Road and 26 1/2 Road unsafe with such a large increase in the volume of traffic. We have approximately 475 students and their families. These families drop off and pick up their children on a daily basis, utilizing both 26 1/2 and H Road.

Our most significant concern is the safety of our students who walk to school or ride their bikes. The intersection of these two roads is a 4 way stop, and increased usage from the original ageed upon houses would make this intersection even more dangerous than it already is. These are rural 2 lane roads that were never intended for high density traffic. There are no plans to upgrade them for the increased traffic to include sidewalks to accommodate pedestrians or widen the roads to accommodate bicyclists.

Understand that this is not an position to stop all development- but rather to keep the number of houses to the number originally formalized by the City Council as Ordinance 2842.

--  
*Jake Aubert*

**Principal**  
**Holy Family Catholic School**

*Mission Statement*

*Holy Family Catholic School, rooted in the teachings of Jesus Christ,  
models the virtues of love of God, neighbor, and respect for all.*

*The school, supported by the entire community,*

*cultivates a passion about and provides the foundation for academic and life-long learning in a safe, nurturing, and challenging environment.*

## Scott Peterson

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**From:** Richard Gauley <gauleyrags@gmail.com>  
**Sent:** Wednesday, April 25, 2018 2:26 PM  
**To:** Scott Peterson  
**Subject:** Weeminuche Again

Dear Scott, Please be sure that local folk always have a voice in any land development that affects their neighborhood. The original 'Appleton Plan' of one home per five acres was lost with the late night city council farmland rezoning to the city, years ago. Ever since the rezoning , developers have been trying, one scheme or another, to maximize their profits while disregarding the qualities of life that make Grand Junction special. There are many,many areas to be addressed by the public before such a venture happens. Thanks for your care of our city. Sincerely, Rags Gauley



## Scott Peterson

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**From:** MOLLY BRUNER <brunerjm@msn.com>  
**Sent:** Thursday, April 26, 2018 2:40 PM  
**To:** Scott Peterson  
**Subject:** Re-zoning

Mr. Peterson,

I live in the Garfield Estates subdivision near intersection of 26 1/2 Road and I Road. I oppose the plan to re-zone between 26 Road and 26 1/2 Road. The change to R-2 zoning is not fair to those of us living in the area. It will cause much congestion to the area. It's not fair to overturn the current ordinance. Sidewalks and bicycle paths are needed in the proposed development to keep walkers, joggers, bicyclists, and drivers safe. Please do what is right for your constituents. Thanks, Molly Bruner.

Sent from my iPhone

## Scott Peterson

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**From:** Susan Orman <sorman3@msn.com>  
**Sent:** Thursday, April 26, 2018 4:08 PM  
**To:** Scott Peterson; Katherine Portner  
**Subject:** Weemunuche Subdivision

Good afternoon,

I am writing to express my disapproval of the proposed Weemunuche development and rezoning. Ordinance 2842 should be honored - not thrown out - it was passed for very good reasons. Increasing the density in this area would be a huge mistake. Not only would the infrastructure not support it, it would ruin the character of the area we all love. That character is what attracted us to the north area, not once, but twice. Although Summerhill is fairly dense, it is not on the main road, and has far fewer homes than what is now being proposed in the new development. Pedestrians and bicyclists already pose a great risk to themselves as well as drivers on 26, G and H Roads. And extending the development time to 17 years is preposterous. Why would the City Council even entertain extending it for so many years? This proposed development would be a disaster for the north area. Please, please reconsider.

Thank you for your time and consideration.

Susan Orman  
875 Spring Crossing  
Grand Junction, CO 81506

## Scott Peterson

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**From:** Earlene Hickman <earlenehickman43@gmail.com>  
**Sent:** Thursday, April 26, 2018 4:13 PM  
**To:** Scott Peterson  
**Subject:** Weemunuche Subdivision

Mr. Peterson, Senior Planner  
City of Grand Junction

I imagine this has been a long and arduous task over the years implementing a development plan for subject property. It has also been a frustrating and stressful time for all of us living around this property with the constant activity and threats of high density housing. Like most of the surrounding residents, we chose and moved to this area in 1999 because of the country atmosphere and tranquil lifestyle. We didn't move next to the egg farm and complain about the odor - or next to a busy park or mall and then complain about the traffic and noise. But that is what you are planning - you are moving into an area of small mini farms, livestock, and rural living and bringing the traffic and city life to us. What happened to the Meetings of the 1995 era to compromise and allow a gentler move from city to rural - Ordinance 2842. Like those days, we would have rather it be left alone or at least no smaller than 5 acre parcels. However, we are willing to follow the middle of the road concept of RSF-2.

Take into consideration: Traffic that no one is prepared to deal with, roads that are less than acceptable now, finances that do not call for any road improvement for at least 10 years, no place for bikes, children, or strolling elders with dogs. How is our fire protection plan for additional families. There is congestion just with the School at H and 26 1/2 Roads during school drop off and pick up time. Imagine the added number of youngsters traveling too and from schools and add another 200 -300 -400 cars to that on a daily basis.

I understand the idea of growth, but I also thought we had government entities to work through a plan to preserve the lifestyle and amenities of our community. H Road north and west of 26 1/2 road is a natural boundary to remain rural - maybe 5 acre parcels. I am sorry that the land was purchased high and has run into snags with the plans of developers, builders, etc looking to recoup and make big money - I am not opposed to making money ---- I am opposed to upsetting the lives and life style of a long established rural area when a workable compromise is at hand.. Let's not make this us against them and how hard can we each push or which loop hole can we manipulate against these old folks. Look at the plan and compensate. Please

Respectfully,

Earlene Hickman

Earlene Hickman

970 234 0712

[earlenehickman43@gmail.com](mailto:earlenehickman43@gmail.com)

## Scott Peterson

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**From:** Rene Landry <rlandry.casa@gmail.com>  
**Sent:** Thursday, April 26, 2018 4:06 PM  
**To:** Scott Peterson  
**Cc:** Katherine Portner  
**Subject:** RE: Weemunuche Subdivision

I am writing this email to voice my great concerns with the zoning plan for the Weemunuche Subdivision. I ask the Planning Commission and Senior Planner to honor the almost two decade old promise made to the residents bordering this planned subdivision to maintain Ordinance 2842. The area cannot sustain such a high density plan as R-2 proposes. 26, 26 1/2, and 27 Roads are all narrow two lane roads with no sidewalks, let alone walking or bike lanes! In addition, when Holy Family School is in session the traffic backs up almost half a mile north from G Road. This issue is enhanced by the fact that Holy Family School does not have an organized bus system like MCSD51.

Residents of this area already have to plan "safe times" to walk or ride bikes on the main roads. Such a dramatic increase in traffic will make such outdoor activities nearly impossible.

Sadly, regardless of the traffic issues, it's beyond my comprehension why the promise made to the long term VOTING citizens of our area to maintain the original 2842 Ordinance is now in question of being rescinded. We're asking you to value the residents of this North area of town and show us in your by voting NO to increase the density of Weemunuche. Show us that your citizens are more important than the bank accounts of the developers and builders. They have no vested interest except to grow their bank accounts! Show us you hear what we're asking, honor the promise made and maintain Ordinance 2448.

Rene' Landry  
836 Catalina Court

**April 20, 2018**

## **MR. SCOTT PETERSON**

SENIOR PLANNER  
COMMUNITY DEVELOPMENT  
CITY OF GRAND JUNCTION  
CITY HALL  
250 N. 5<sup>TH</sup> STREET  
GRAND JUNCTION, COLORADO 81501

SUBJECT: WEEMINUCHE SUBDIVISION  
RZN-2018-162

This letter is submitted to express our opposition to the subject request to rezone this property from its current zoning to R2. We object to this request for the following reasons.

1. This request is clearly an attempt to avoid public comment on the project. At the recent Neighborhood Meeting absolutely no detail about the project was provided. You yourself stated that if this rezoning request was granted that the entire project could be constructed with only staff review. In our opinion, this project is significant enough to require public comment throughout the review process.
2. The previous submittals for this site have continually ignored previous public comment. No reasoning for ignoring these comments has ever been given by the proponent or staff. We do not feel that staff and the proponent should be allowed to develop this project without public input.
3. The offsite improvements proposed in previous submittals were totally inadequate, and staff recommended approval. P&Z wisely overruled the staff recommendation. The public is entitled to see, in future submittals, how the revised project plans respond to P&Z comments and public input. A project of this significance should, in our opinion, never be subject to staff approval only.

Mr. Scott Peterson  
April 20, 2018

4. There was no justification for the rezoning presented at the Neighborhood Meeting other than a statement that if the request is granted the project will require staff approval only. As of this writing, there is no additional information in any public documents available on the *Community Development Online Services* web page.

Based on the two previous submittals for this project, which anticipated 300 or more homes, the development of this site would trigger the need for major improvements to the transportation system adjacent to the site and south of it. The Executive Summary of the Traffic Impact Study submitted for the previous submittal lists numerous costly projects that would be warranted by as early as 2022. Not included in that summary is the need for pedestrian and bicycle lanes/paths. In last September's P&Z meeting, staff stated that the city had no plans to improve any of these transportation corridors for at least 5 or perhaps 10 years. In our opinion, it is not good planning to approve a project of this magnitude without having a plan for funding the necessary improvements caused by the project.

The public has requested much lower density for this site than that proposed at every public meeting we have attended. We are advised by other people who have lived in GJ much longer than we that the neighboring properties have always requested that the density remain as agreed to in Ordinance 2842.

Thank you for your consideration.

SINCERELY,

Elizabeth & Craig Robillard

## Scott Peterson

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**From:** Leslie Boyd <leslieb60@bresnan.net>  
**Sent:** Thursday, April 26, 2018 5:18 PM  
**To:** Scott Peterson; Katherine Portner  
**Subject:** Weeminuche Subdivision

To: Planning and Zoning Commission  
Re: Weeminuche Subdivision and Rezoning proposal

I am writing to encourage you to please honor your promise to maintain ordinance 2842 which was passed in 1995. This plan is thoughtful of the surrounding neighborhoods. As it stands, 26, 26 1/2 and G Roads are in a rural area with narrow roads, and no sidewalks or shoulders for pedestrians and bike riders. 26 and 26 1/2 Roads along with G Road are already impacted by the Catholic School traffic twice daily. Rezoning to allow 300+ homes would severely impact already busy rural roads and would be a definite safety hazard.

Please DO NOT PASS the R-2 zoning plan.

Leslie Boyd  
835 Catalina Court  
Grand Junction, Co 81506



## Scott Peterson

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**From:** Pamela Hjorteset <haveaseat7@gmail.com>  
**Sent:** Thursday, April 26, 2018 5:45 PM  
**To:** Scott Peterson  
**Cc:** KathyP@city.org  
**Subject:** Ordinance #2842

Scott Peterson and the Planning & Zoning Commission

I am writing to voice my opposition to the rezoning proposal for the Weeminuche Project. Also to voice strong opposition to the ignoring of the existing 1995 Ordinance #2842. Promises were made that are now being ignored. The communities have voiced their opposition to this current proposal multiple times. Here are just a couple of the reasons we are against this plan, flooding problems that exist now in the area would be increased and traffic would most assuredly be impacted. There are many more I won't name at this time. The impact on the surrounding neighbourhoods will definitely be effected. I am not opposed to a development in this area. I am just asking the Planning & Zoning Commission to abide by the current Ordinance (2842) passed in 1995. Our area was developed and has grown by abiding by the rules of Ordinance #2842. Now, we ask the Commission to do the same.

THANK YOU

Pamela Hjorteset  
835 Catalina Ct

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## Scott Peterson

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**From:** Dick <dgigliotti@aol.com>  
**Sent:** Thursday, April 26, 2018 7:12 PM  
**To:** Scott Peterson  
**Subject:** Weemunuche subdivision

We will be out-of-town for the May 8th meeting. However, we are demanding that the City of Grand Junction honor its commitment and refuse to approve any plan to re-zone the area above.

We are firmly against any effort to allow the proposed development of the land north of H Road and west of 26 1/2 Road.

Richard & Diane Gigliotti  
2679 Summer Hill Court  
Grand Junction, CO 81506

Sent from my iPhone

Subject: Weemunuche Subdivision

Mr. Scott Peterson  
Senior Planner, City of Grand Junction  
[scottp@gjcity.org](mailto:scottp@gjcity.org)

Mr. Scott Peterson:

Our names are Richard Conkle and Barbara Conkle and we own a home in Paradise Corner subdivision, 828 Bermuda Court. We have lived in Grand Junction since 1996.

In regard to the Weemunuche Subdivision:

We do not fully understand the rezoning issue with ordinance 2842. I surmise the owner of the property is trying to maximize his investment with no regard for the neighborhood nor with the City of Grand Junction who seems to be in concurrence.

Numerous concerns have been brought to the City's attention that have not been addressed. From narrow roadways, turn lanes and other traffic concerns, pedestrian walk ways, etc. beginning immediately south of the bridge, located over interstate 70 on 26 and 26 ½ road and extending north beyond the proposed Weemunuche Subdivision.

We would prefer a lot size that is more consistent with the new Subdivision located on Freedom Drive and Freedom Way which seems to be more representative of ordinance 2842. Especially since this subdivision will be connected by a road into the Weemunuche subdivision.

I believe there will be a subdivision on the 150 acres in question. We would prefer this to add value to the surrounding area versus the alternative. A higher density, as proposed, is not acceptable with the surrounding area.

Thursday, April 26, 2018

To: Scott Peterson Senior Planner – City of Grand Junction, CO –  
970-244-1447 – [scott@gjcity.org](mailto:scott@gjcity.org)

From: David Krogh – 892 Overview Rd – Grand Junction, CO 81506-  
Grand Vista Sub – [usvetvfwco@acsol.net](mailto:usvetvfwco@acsol.net) – 970-245-5312-

Reference: WEEMUNUCHE SUBDIVISION –  
WEST TO EAST - 26 ROAD TO 26 ½ ROAD /  
NORTH TO SOUTH – H ¾ ROAD TOWARD H ROAD

Sir: do not change the planning for this subdivision from ordinance 2842 – for 122 homes.

Mr. Rick Warren has detailed the request of the homeowners in this local area of north Grand Junction, CO at several meetings at which the large group of homeowners expressed, to the developers representatives & the Grand Junction planning department that we do not approve of number of homes the developer has proposed.

D Krogh

## Scott Peterson

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**From:** Mary Sornsin <mary.sornsin1@gmail.com>  
**Sent:** Thursday, April 26, 2018 8:58 PM  
**To:** Scott Peterson  
**Subject:** RE: Weeminuche Subdivision

Mr Scott Peterson:

By now you are well aware of the feelings of the residents impacted by this proposed development. Please respect the 1995 plan and insure the residents of the immediate area continued peace and tranquility. All the major cons associated with this current plan have been voiced and remain valid. Nothing in this new plan addresses these concerns in any substantive way, such as the big concern over lack of supporting infrastructure (roads, lights, emergency services etc). I believe the previous estimates of traffic flow miss the mark by a large margin. It has been my direct experience that traffic in the immediate area has increased by an uncomfortable level over that past year and a half, even before the proposed development has even been realized. It was abundantly clear that the proposed re-zone to R2 is a wolf in sheep clothing.

Sincerely,

Mike Agee  
Paradise Hills resident

## Scott Peterson

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**From:** Bill and Carol Scott <barkscott@hotmail.com>  
**Sent:** Friday, April 27, 2018 7:08 AM  
**To:** Scott Peterson  
**Subject:** Weeminuche subdivision

To: Scott Peterson, senior planner  
City of Grand Junction

Dear Mr. Peterson and Planning Commission,

My wife and I have lived at 823 26 Rd. since 1984. Our home is on 8 acres across 26 Rd. from the Weeminuche Subdivision. We are extremely concerned about the proposed Weeminuche development.

In 1995 there was extensive opposition by neighbors near the proposed dense housing associated with the annexation of Dr. Saccomanno's farm land. At that time a meeting with the neighbors, Dr. Saccomanno, Parkerson Construction, and Mark Achen, city manager, enabled a compromise. This compromise of 220 homes on the property was both a legal document, Ordinance 2842, and a "gentleman's agreement". The neighbors were told by all involved parties the 220 home number would never be exceeded. The opposing neighbors were disappointed by the agreement of 220 homes as it **does** not fit" the five acre average of the surrounding homes and small farms, but at least we were confident it would not ever be more dense.

Overturing Ordinance 2842, which is the compromise plan, should not be a consideration. A person or a City Council's word is respected in Grand Junction. I respect the City Council's integrity. Please respect the compromise that was negotiated and agreed upon in 1995. It will have significantly less of a negative impact on the area surrounding Weeminuche.

The roads adjacent to the proposed development, both 26 and 26 1/2, were built as "farm to market" roads. They are heavily traveled now. For most of the area north of G Rd. there are no shoulders with nothing but weeds and a drop off just a few inches outside the white line on either side.

For city bikers wanting to get to less crowded roads north and west of the city, 26 Road is the main route to get there. Once they make it to 26 and H 3/4 Road they head west where it is safe to ride. It is a dangerous situation now and will become even worse with future development.

The developers who spoke at the City Planning meeting told me at the 10 minute break "we plan to do nothing to improve 26 Road" and the only road improvements would be near the entrance on 26 1/2 Rd. The developer should be required to put shoulders on both side of 26 Road and 26 1/2 Rd. along the 3/4 mile stretch they are developing. Many

more improvements are obviously needed all the way south to G Road. This is one of the many reasons even 220 homes "does not fit". Approximately 190 homes as presented in the Saccamanno plan would be a reasonable development.

Thank you for your consideration in this extremely important decision,

William Scott, M.D.



## Immaculate Heart of Mary Catholic Church

790 26 1/2 Road

(970) 242-6121

Fax (970) 256-0276

Grand Junction, Colorado 81506-8350

Mr. Scott Peterson, Senior Planner  
City of Grand Junction  
250 N 5<sup>th</sup> Street  
Grand Junction CO, 81501



April 25, 2018

Dear Mr. Peterson,

I am writing you today to register some concerns regarding the proposed development called the Weemunuche Subdivision. I only found out about it because I was approached by one of the neighbors of my parish who informed me of the planned development which is moving forward. I'm curious as to why Immaculate Heart of Mary Parish or Holy Family School were not included in the consultation as this project was going forward as of recent times. My parish budget represents a contribution of almost \$1 million annually to the economy of Grand Junction. When we add the school to that, it's nearly \$3.5 million. We hire local businesses for upkeep of our plant, new construction, repairs, and other kinds of services as necessary. It is our policy to keep business in Grand Junction. Almost all of our purchasing is done from local retailers, or commercial supply companies. We just re-paved our parking lot and reroofed our church to the tune of over \$400,000. Again, we chose local contractors though there were others from outside our area who bid on those jobs. That is a major contribution, in my book. Yet, neither the school nor my parish were consulted or invited into the conversation.

That being said, there are other concerns that impact both the neighborhood and the school and parish communities. These concerns must be addressed in the development plan due to its impact on the neighborhood as it currently exists as well as the church and school populations. The safety of pedestrians is also a problem. The impact on traffic is a problem and the infrastructure itself, which seems to be endlessly in some form of repair, is a problem.

Our school and parish already make for a substantial volume of traffic every day on both 26 1/2 Road and H Road due to

1. Many large funerals (as many as 200+ automobiles per funeral),
2. School drop-off and pickups (roughly 200+ automobiles twice daily)
3. Late afternoon and evening programs on weekdays (50-150 automobiles 4 nights per week).

The weekends are also heavy with traffic.

1. Educational, religious and community programs on many Saturdays
2. Two Masses on Saturday, minimum (excluding funerals, weddings and Quinceañeros celebrations)
3. Three Masses on Sundays
4. Sunday fellowship and Study gatherings meetings and other gatherings.



When the Air Show happens, we have people parking all the way down to our intersection. With the addition of 300 new homes in a high density development, we estimate anywhere from 450 to 600 more automobiles passing through that intersection a minimum of two times daily. This addition of the Weemununche development will dangerously impact our neighborhood.

Because there are no curbs in gutters on H Rd. except for those that we were required to provide when we built the church, pedestrian traffic, exercise jogging, and walking dogs a dangerous proposition for the neighbors. They simply run on the streets. I notice as I look around the city, that none of the other developments on the north side of Patterson, including the new ones that have gone up since I came three and a half years ago, have any curb and gutter along the main thoroughfares required of them. Are these needs being planned for throughout the city for safety's sake?

We would urge you and the planning commission to re-evaluate the burden this development will put on the two two-lane roads that would be used by this greater load of automobile traffic. The bridges over I-70 will become a bottleneck for those who live in the neighborhoods north of the Interstate. The City will have to condemn or purchase easements from all the houses on 26 and 26 1/2 Roads from G road up to the entrances of the new developments to accommodate the traffic, utilities and other services. Our recommendation is that the Commission leave the density comparable to that of the already established developments in our area.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Malin', with a long horizontal flourish extending to the right.

The Very Reverend Donald P. Malin, V. F.  
Pastor, Immaculate Heart of Mary Parish

## Scott Peterson

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**From:** GLENN KEMPERS <gnckempers@msn.com>  
**Sent:** Friday, April 27, 2018 10:46 AM  
**To:** Scott Peterson  
**Subject:** Fwd: Weiminucci Subdivision City Council

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From: GLENN KEMPERS [<mailto:gnckempers@msn.com>]

Subject: Fwd: Weiminucci Subdivision City Council

Please include our letter with the Weeminucci agenda items to the City Council Members and interested parties.

Thank You

Sent from my iPad

Begin forwarded message:

**From:** GLENN KEMPERS <[gnckempers@msn.com](mailto:gnckempers@msn.com)>  
**Date:** April26,2018  
**To:**  
**Subject:** Fwd: Weiminucci Subdivision City Council

From: GLENN KEMPERS <[gnckempers@msn.com](mailto:gnckempers@msn.com)>

To: GJ [City.org](http://City.org)  
Subject: Subdivision City Council Meeting 4/26/2018

Dear Hon. Rick Taggart  
City Council of Grand Junction Members

From: Cindy and Glenn Kempers  
819 26 1\2 Rd  
Grand Junction, CO  
C. 970-623-9719

Thank you for this opportunity to state our thoughts on the proposed Subdivision development. My husband Glenn and I have lived 45 years here.

We know change happens, but we .....

Because of a previous commitment, we are unable to attend the December 6 meeting.

We agree with our neighbors who are concerned about the increase impact on all services that will be affected by these 303 homes. Transportation is the most immediate thought impacting our road system. Currently, we think traffic is already especially congested at certain times of the day. I (Cindy) spoke at the P & Z Sept 26 meeting describing some issues on Freedom Heights roadways and new homeowners on 1 acre lots. Our personal encounters on 26 1/2 Rd have increased since the new Subdivisions are in, not to mention new development. Bicyclists and pedestrian have little defense on roads without bike lanes and fast cars and pickups.

Additionally, we are concerned about the impact of the concentration of people in this area. Many have moved into the GJ area escaping situations that this Subdivision will produce. Human nature needs space to avoid conflict. We all need clean air which is generated by trees and green planting. Pavement and housing obliterates such precious commodities. Noises and Light pollution, smells of petroleum are other impacts that can destroy one's ability for recouping serenity and peace. Movement, activities of living are another way the quiet country life will be lost. There are tightly knit areas in our city with sizable problems which occur due to over crowding. We were impressed by a previous neighbor's statement at the 2008 Council meeting that concentrating 58 dwelling in the SE 40 acre corner in this property is likely to produce a ghetto. That is no one's wish. A previous owner of the property stated that poor people need a place to live also. The delineation of class is not the issue here. Numbers of people congregated in a small area is the issue.

The open space stated this project is on the Leach Creek wetland designated live water year round. Fish & Game dept and Soil Conservation stated this wetland must not be disturbed, or they should be notified.

Thank you for your consideration.

Cindy and Glenn Kempers  
819 26 1/2 Rd  
Grand Junction, CO. 81506  
[Gnckempers@msn.com](mailto:Gnckempers@msn.com)  
C. 970-623-9719

Sent from my iPad

27 April 2018

TO: Members of the Grand Junction Planning Commission  
RE: Proposed rezone of Weeminuche Subdivision  
250 N 5<sup>th</sup> St  
Grand Junction CO 81501

We are writing to oppose the proposed plan to rezone the 151.18 acre Weeminuche Subdivision (Figures 1 and 2 at end of letter). We continue to oppose any plan as documented in letters on 17 September 2017 to City of Grand Junction Planning Office and on 27 June 2007 to Mr. Ken Kovalchik, Senior Planner, City of Grand Junction.

Existing City Ordinance 2842, a Planned Development (PD) enacted from May 1995 meeting of City Council, provides visionary compromise agreed to between the previous landowner and nearby residents. The proposed rezoning is a specious attempt to eliminate Ordinance 2842, which has been entirely ignored in ALL past plans for development. Such rezoning would not only dishonor the agreement that we residents have trusted and relied upon, constituting false assurances, but would replace a far superior plan to develop the tract with no plan at all. The tract proposes rezoning to R-2 without any specific plan for development. For purposes of discussion, we address the specific R-2 plan rejected by Planning Commission at the 26 September 2017 meeting.

About 100 residents attended the Neighborhood Meeting on 26 March where the "plan" before you was introduced. There, the developer of Freedom Heights Subdivision, adjacent SW from Weeminuche Subdivision, asked for vocal response from any resident who supported the plan; the response was silence. We residents are in solid opposition to ANY plan that attempts to replace our assurance from Ordinance 2842 for development as promised by the City in 1995.

First, we point out a few of the plethora of problems with the proposed rezoning:

- Goal 7 of the City Comprehensive Plan, which states that "City and County will balance the needs of the Community" is completely ignored in the plan. There is NO buffering transition. By 1995 the area surrounding Weeminuche Subdivision was well established as rural; currently about 1/3rd of the surrounding parcels graze horses, llamas, alpacas and other large animals (Figure 3). The rezoning plan proposed in September would have embedded 1 of every 50 City residents within the midst of farm animals; densities would be more than 12 times higher in the suburban development than in adjacent unincorporated County across a full linear mile of 26 and H 3/4 Roads, and 3 times higher than Freedom Heights adjacent to SW (Figure 1). A buffer zone a mile wide divides urban subdivisions within City of Fruita and adjacent agricultural zones. The same R-2 rezoning requested in September 2017 provided a wall and setback of 10-95 ft from easements that follow the two roadways that divide City from Mesa County.
- All major thoroughfares negotiate hilly terrain and are virtually devoid of shoulders (Figure 3). Development according to rezoning will locate 1 in every 50 residents of The City on less than a quarter section of land, creating a huge negative effect on efficiency and safety of automobile, pedestrian, and bicycle movement. The huge added increase in traffic will require traffic lights on G Rd at 26.5 and 26 Rds, and 3 roundabouts on H Rd according to the Traffic Impact Study. Plans concurrent with development are essential to ensure safe passage on roads leading away from the area, all with absolutely no shoulders. At risk are horses kept at many adjacent County and City residences, pedestrians, and bicyclists (Figure 3). This doesn't sound consistent with Goal 9 of the

City Comprehensive Plan to us. How will the City implement and pay for the long list of road upgrades needed, and what will the schedule be?

- Goal 5 of the Comprehensive Plan aims to provide a "broader mix of housing types". Ordinance 2842 highly promotes this objective. How does wall-to-wall housing at maximum density following the September 2017 plan to rezone accomplish this?
- Where are the attractive public spaces of Goal 8 in the Weeminuche development plan? All land to remain undeveloped is unusable for home sites, particularly the 22 acres of floodplain along Leach Cr. In many developments that we've seen elsewhere, floodplains have been converted into fine recreation areas, such as green parks. It is essential to have a commitment for development of recreational resources in plan for development.
- The September Weeminuche development plan required a 17 year period for completion, 7 years beyond the maximum allowed, and no mention of any consideration for wildlife or close proximity to airport, or for current residents.

We anticipate that many residents will speak to you on 8 May to describe these problems and many more. Instead we will describe our graphic representation of Ordinance 2842.

**Ordinance 2842: The City's compromise promise to preserve the neighborhood:** The criteria for development of the 151.18 acre tract bounded by H.75 Rd, 26 Rd, and 26.5 Rd was defined from a long and contentious meeting of the City Council in May 1995 by Ordinance 2842, which passed 4-3 after several failed motions:

*The following properties are zoned PR (with a density equivalent to RSF-2) and with a requirement that higher density locate towards the eastern edge & lower density locate towards the western edge of the properties: (legal description follows)*

**Honoring City's compromise promise to residents:** At the May 1995 City Council meeting to address annexation, the landowner requested RSF-4 zoning for Weeminuche Subdivision. Most residents of the 86 parcels within the 1/4 mile wide 320 acre (3.72 acres per parcel) swath surrounding on the west, south, and north sides were at that meeting and still reside here; they requested retention of AFT zoning (5-35 acre lots) specified by the Appleton Plan that preceded annexation and had been approved by Planning and Zoning Commission. The compromise of Ordinance 2842 by the 1995 City Council offers an opportunity to develop a visionary plan that gracefully grades from suburban parcel densities of Paradise Hills and Summer Hill to the east into the vast rural low density area that extends unbroken to Fruita. Within this vast rural low density region are Quail Run, Red Ranch, Northside, and many other subdivisions that blend in well with surrounding agricultural land and are unrecognizable in Figure 2.

**Simplicity of plan:** To apply the constraints of Ordinance 2842, we imagine standing on a lot in the center of Weeminuche subdivision, where we see lots becoming smaller eastward towards Paradise Hills, and larger westward towards unincorporated Mesa County. How do we quantify this into precise parcel densities? The fairest means is to simply average parcel densities surrounding the subdivision and apply these averages to the development. The development covers nearly 160 acres, and so is conveniently divided into 40 acre portions. The parcel density for each 40-acre portion within the development is equated to the average for the 3 adjacent 40 acre portions outside the development. This very simple approach results in a plan for 122 parcels that grades as required and can be constructed entirely within RSF-2 zone (Figure 4). The visionary requirement that parcel density must grade from high suburban to low agricultural density ALL WITHIN RSF-2 zoning ensures seamless density transition between the two,

satisfying Goal 7 of the City Comprehensive Plan 5 years before it would be written. That is, all lots must satisfy minimum requirements for RSF-2 AND lot sizes must increase westward, but NONE of the lots can be smaller than the minimum. These requirements for density gradation were reaffirmed and application of gross density denied in a 1 June 1995 letter from City Manager Mark Achen to *Dr. Saccomanno* (excerpt of paragraphs 6 and 7 of 8):

*We do not agree with your attorney's view that the maximum should be 300 units. City Code establishes a minimum lot size of 21,500 square feet in RSF-2 zones. This requires that the maximum number of lots be calculated on net acreage available after public-rights-of-way, open spaces, wetlands, etc. have been identified.*

Following Ordinance 2842 solves the problem that the Weeminuche development plan is too dense for the area. Additional stress on existing roadways will be strongly mitigated not only by a considerably lesser populace, but by the demographics of new residents.

**Parcel density for proposed rezoning:** A careful look at the September 2017 plan, created to achieve the maximum allowable (gross) density of 2 homes per acre, miserably fails lot size standards for R-2 zoning due to exclusions for undevelopable land and right-of-ways. Only 7 of 303 lots exceed minimum lot size of 21,500 sq ft (0.494 acre) required for RSF-2, and only 35 of 303 (1 in 9) lots exceed minimum lot size of 17,000 sq ft (0.390 acre) required for R-2. More than 75% of lots are smaller than 0.30 acre and 45 of these tiny lots are 0.24 acre. **THIS DEMONSTRATES WHY REZONING IS BEING REQUESTED; THE PLAN FALLS SQUARELY INTO R-4 ZONING, EXPLAINED AS "UNDERLYING ZONE", DUE TO IMPROPER MANIPULATION OF ZONING CODE.**

**Housing variety:** Goal 5 of the Comprehensive Plan aims to provide a "broader mix of housing types". The density gradation of Ordinance 2842 is exemplary. Every resident, whether inside or outside of the subdivision, enjoys a compatible neighborhood on all sides. Residents who have migrated to our neighborhoods, attracted by its quality living and extraordinary stability, include highly accomplished professionals such as a recent City mayor, doctors and lawyers, many who have resided here for 30 years and much longer. Development as promised by Ordinance 2842 offers a similar neighborhood within the western part of the Weeminuche Subdivision to attract similar new residents.

**Honor the promise of Ordinance 2842, a visionary compromise by the 1995 City Council:** The City has received its 30 acre parcel across 26.5 Rd from the Catholic Church, the landowner obtained zoning coupled with sewer service from annexation that enables suburban development at the highest density consistent with surrounding, established rural neighborhoods. Residents of 183 rural parcels and 818 suburban parcels within the half mile surrounding Weeminuche Subdivision have awaited fulfillment of the visionary compromise of Ordinance 2842 made in their behalf. Instead, The City has manipulated and improperly transformed this ordinance into proposed plans that circumvent requirements of Ordinance 2842, most egregiously the visionary requirement for transition. We ask the City to reject the proposed plan and to await a plan that best suits and preserves this lovely part of the Grand Valley, one that honors the Ordinance 2842.

Jan and Richard Warren  
2622 H Road  
Grand Junction, CO 81506

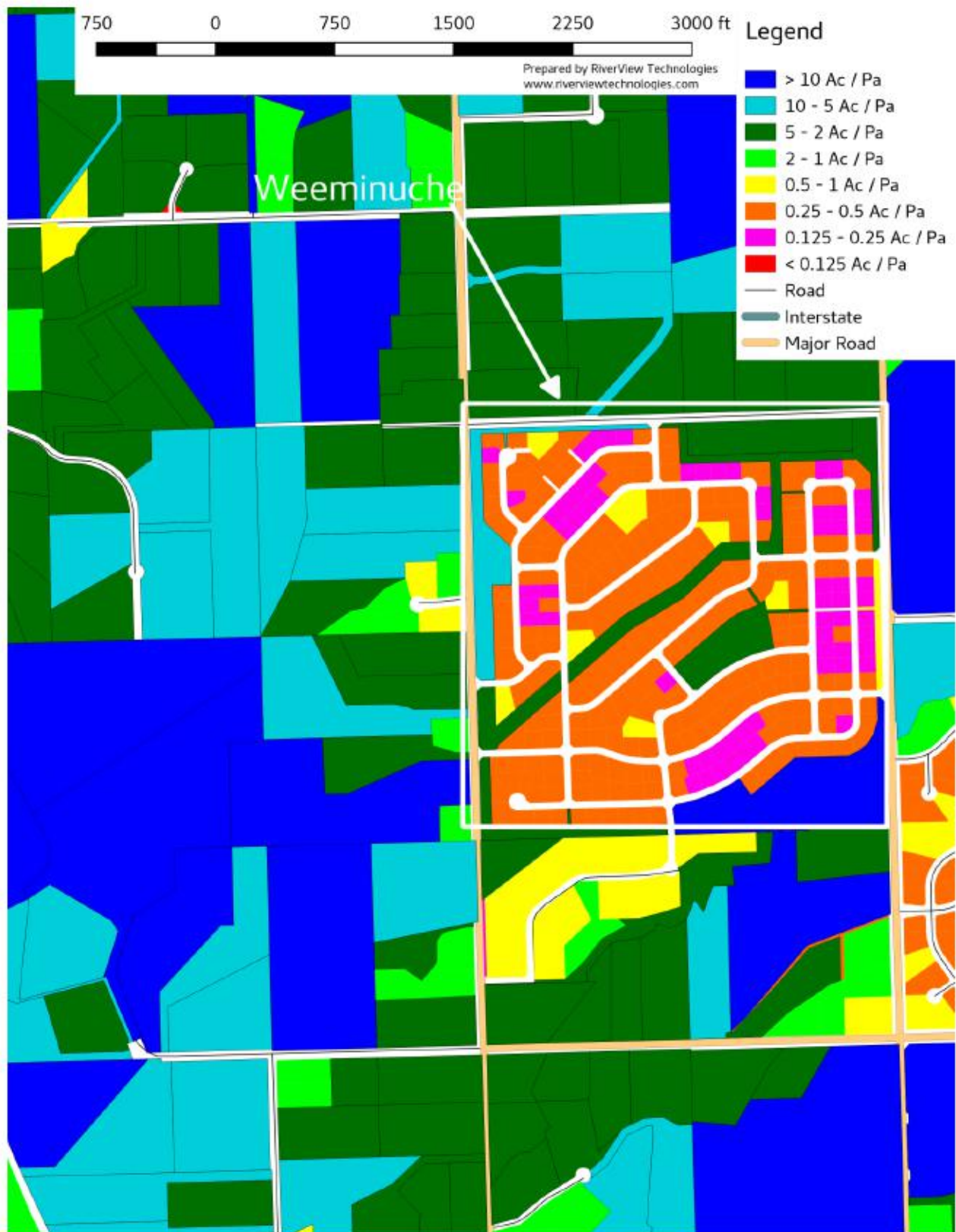


Figure 1. Parcel density for proposed 151.18 acre Weeminuche subdivision, 303 total parcels.



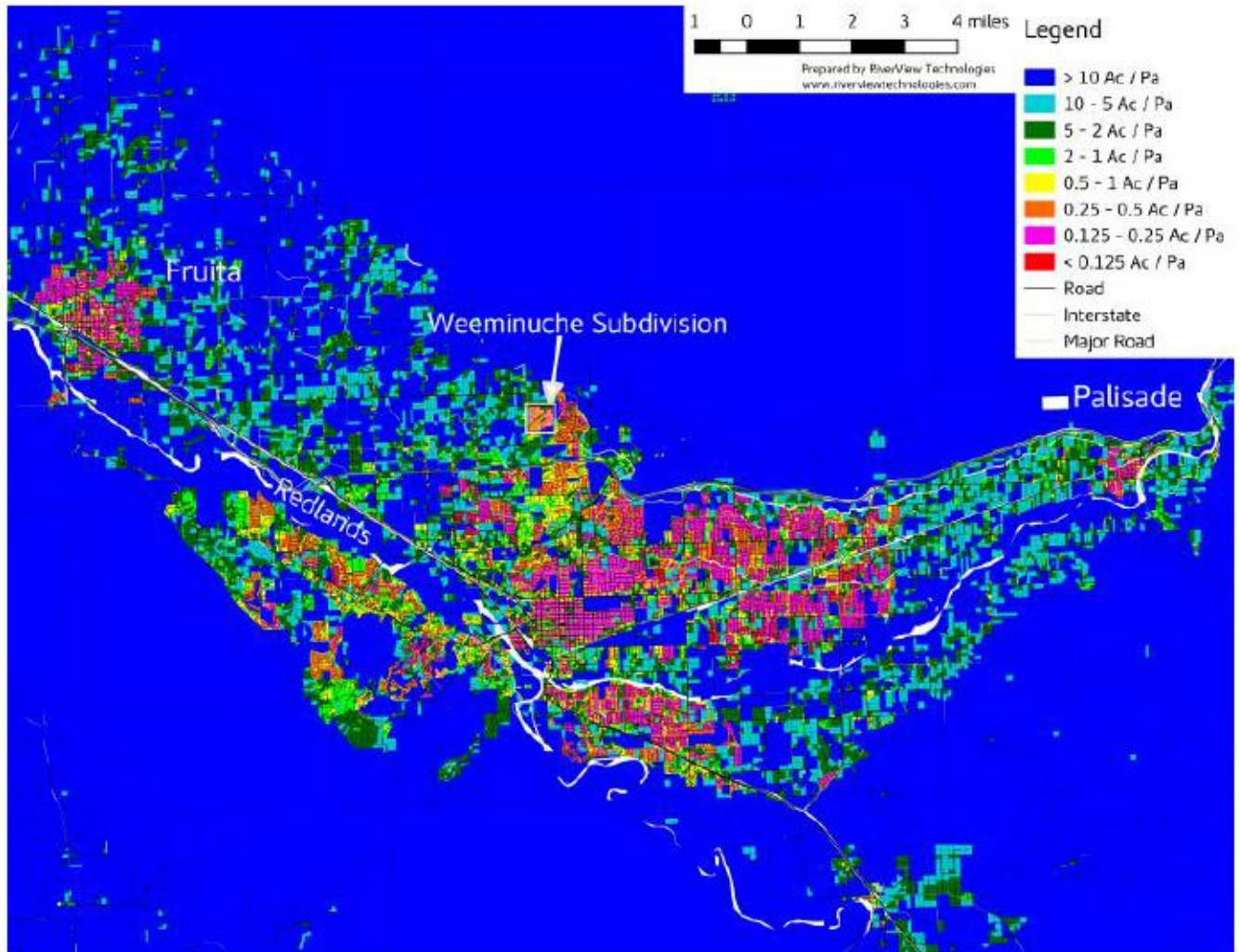


Figure 2. Parcel density for 151.18 acre Weeminuche subdivision proposed in September 2017, 303 total parcels, compared to densities throughout Grand Valley.



Figure 3. Left: Farm animals are common residents of area surrounding proposed development. Right: View north on 26.5 Rd (7th St) 1/4 mile north from H Rd.

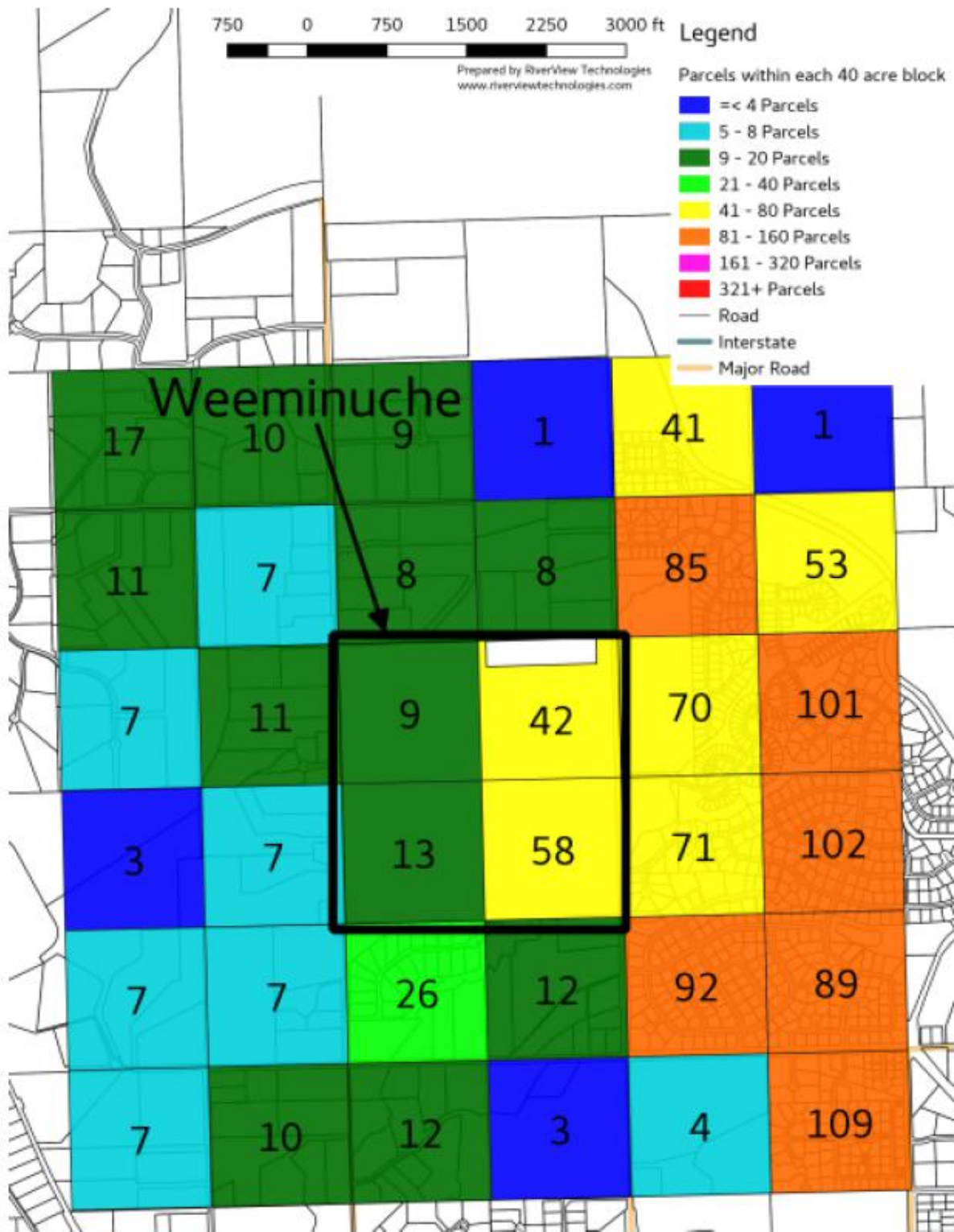


Figure 4. Number of parcels for each 40 acre tract calculated for 151.18 acre Weeminuche subdivision to match average for three immediately adjacent 40 acre tracts outside subdivision. Number of parcels for northeasterly 40 acre tract within subdivision is adjusted for smaller (31.35 acre) area.

Comment Sheet  
Neighborhood Meeting – 26 Road, LLC - Rezone  
Monday, March 26, 2018

Please Respect Sacamano plan -  
2 houses per acre  
your plan has too much density  
and will not be very safe traffic  
wise. ~~On~~ once the land is gone it's  
gone you never get it back - please  
be honest and don't try to slight everyone  
Karin & Mike Bales

Comment Sheet  
Neighborhood Meeting – 26 Road, LLC - Rezone  
Monday, March 26, 2018

This meeting was purely a con job  
to attempt to pass something that failed  
last year.

Comment Sheet  
Neighborhood Meeting - 26 Road, LLC - Rezone  
Monday, March 26, 2018

Once public access areas, streets, wetlands, etc. are removed from the total acreage that will be used for homes, the resulting density will be much more than the neighborhood now has -

Also, H Rd, 26 Rd, 26 1/2 Rd and overpasses on those streets are already narrow and cannot safely accommodate more traffic.

Comment Sheet  
Neighborhood Meeting - 26 Road, LLC - Rezone  
Monday, March 26, 2018

1. Do not support the Rezone!
2. City should live up to the ordinance that was agreed to.
3. City should expand and improve 26 + 26 1/2 BEFORE ANY devel.
4. Rezone + subdivision does not blend with existing small acreages.
5. Devalues existing homes.

Comment Sheet  
Neighborhood Meeting - 26 Road, LLC - Rezone  
Monday, March 26, 2018

This rezoning was already rejected by the @  
Planning Com because of traffic + safety  
so why is it being considered again

Breman  
VISTA Way

Comment Sheet  
Neighborhood Meeting - 26 Road, LLC - Rezone  
Monday, March 26, 2018

Go back & look at  
original Sacamano plan.  
It should still be legal.  
Be honest. This shouldn't be  
about \$\$\$, how about quality  
of life? Monica Peterson

## Scott Peterson

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**From:** Sandra Nesbitt <mail2sln@icloud.com>  
**Sent:** Friday, April 27, 2018 1:58 PM  
**To:** Scott Peterson  
**Subject:** Weeminuche Subdivision....OPPOSITION!

April 26, 2018

To Scott Petterson, Senior Planner, City of Grand Junction, CO:

I just got word today (April 26, 2018) by indirect means that the Weenimuche "plan" to "get rid of Ordinance 2842 zoned RSF - 2 (in the words of the City Planning Department) will be presented May 8, 2018 to the Planning Committee. I understand....letters and e-mails addressing this proposed action must be received no later than April 27, 2018 . What is going on!?? **This gives me ONE DAY notice to OPPOSE this action.!!** I have received no personal notice, yet, live in the area and it has an impact on ME, OUR property and LIFE STYLE!

All people in the area or the NORTH section of Grand Junction should have been informed of the "NEW PROPOSAL and CHANGE".....NOT just within a 500 ft. area! We are ALL impacted! It seems to me ....by law we should be informed at least a month before presentation of a change in zoning in any area.....via e-mail, internet, newspaper, etc. Many of us have never been officially informed.....NOW....we have only **ONE DAY** to oppose this action for **ZONE change**. Is this fair? How sneaky!! (as an added note: Several years ago our property was "secretly" at a 3 AM planning meeting annexed into the City...with NO notice to us. So....here we go again!) An increase in taxes seem to be the only concern for the developers and the City...with little regard for the residents in an area.

Our property is on a ridge above Leach Creak and "we look out" to Freedom Heights Subdivision (which we opposed but the City approved the development of the property, anyway, and has already caused problems and an ugly sight!) We can see the Weeminuche land further north and passionately disapprove of the "new Plan" of getting rid of **ORDIANCE 2842** which has a zone of **RSF-2.....not R-2!**

We chose to live in the north section of Grand Junction because of the life style, low density with acreage for farm animals or planting large organic gardens, vineyards, etc.... if desired on a hill. We did not choose to live in the subdivision of Paradise Hills where the houses are squeezed together with no acreage. We also

enjoy the wildlife in the rural area (though not like we saw at our former home in Africa) and seeing the OPEN areas, farm lands, beautiful houses on acreage, the desert.... Bookcliffs, Grand Mesa and Monument

In this area there are narrow rural roads (some quite hilly) with no specific plans for upgrades for sidewalks or wide paths along the road to accommodate traffic at the suburban traffic level. Even NOW.... walkers, hikers, bicyclists or the handicapped in wheelchairs are at danger and have NO PLACE to go to avoid FAST traffic and motorcycles!!!! Safety should be considered for all residents. Also, noise from the airport...with planes flying low overhead and possible accidents should be considered.

We will always be lowest in priority for road upgrades as this area is rural (we want it that way) and it does not lead easily to businesses, hospitals in town or to the mall in a fast manner. Currently, there is a bottle neck of heavy traffic on 26 Road, 26.5 Road, 27 Road as well as H and G Road. (I have even been given "the finger" in trying to leave my driveway on H Road"!!!) The Freedom Heights subdivision is part of the traffic problem as well as IMMACULATE HEART OF MARY CHURCH AND SCHOOL on H and 26.5 Road. Again...safety should be of concern.

If people want to live in a high density area (with no acreage or raising farm animals, growing their own large garden of organic food, enjoying the wonderful wildlife in beautiful Colorado....then....fine.... they can move to areas in Denver, LA, SF, NYC or other parts of GJ and enjoy that kind of "close living arrangements" .....but NOT ME.

The Planning Commission, City Counsel, etc. should consider the residents of NORTHERN Grand Junction. Please respect ALL of the residents/neighbors in the area as we ALL chose to live in this part of the VALLEY. A subdivision of Winnemunche magnitude is NOT appropriate for this area!

Again.....NO. NO. NO to getting rid of Ordinance 2842 which is zoned RSF-2 (the OLD way of Zoning) .....NOT R-2 .....which means 2 house per acre! NO !!!

Thank you,  
Sandra L. Nesbitt  
2616 H Road  
Grand Junction, CO 81506  
970-241-4833

## Scott Peterson

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**From:** karencd@bresnan.net  
**Sent:** Friday, April 27, 2018 3:23 PM  
**To:** Scott Peterson  
**Subject:** Weemunuche Subdivision

to: Scott Peterson, Senior Planner

I am writing in regards to the attempt to establish a "cluster development" in the Weemunuche Subdivision.

This plan is not right for this part of town, and we've all bought our homes here because this is where we have chosen to live based on the City's promise written into Ordinance 2842. We all know that this proposed dismissal of the ordinance is wrong for our neighborhood and wrong for the City.

Our neighborhoods are at the edge of town. Therefore, traffic is forced almost entirely southward, a severe bottleneck would result down 26 and 26.5 Rds. There are no specific plans to upgrade rural roads plus absence of sidewalks to accommodate suburban level traffic effects that threaten safety of drivers, pedestrians, and bicyclists.

It has been brought to my attention that since we are at the edge of the city, needed improvements would serve only our local population, and not benefit the general public. Nobody from another part of town needs to drive through our neighborhoods to reach the mall. So, if there are no plans for improvement that dovetail with housing development, we will always be lowest in priority for road upgrade, which consequently will never happen.

I ask you to act with integrity and honor and follow the existing plan, formalized by the May 1995 meeting of City Council as Ordinance 2842, which requires matching densities inside development with those outside development, and lot sizes governed by RSF-2, none smaller than 21,500 sq ft (0.494 acre).

Thank you so much for your attention and consideration to our appeals.

Karen Duignan

744 Corral Dr.



## Scott Peterson

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**From:** mjpgdouma@bresnan.net  
**Sent:** Friday, April 27, 2018 3:30 PM  
**To:** Scott Peterson  
**Subject:** Weenimuche subdivision

We are writing to state our opposition to the proposed Weenimuche subdivision between 26 and 26 1/2 road. Please visit the area if you haven't already and note the infrastructure in place. It can barely handle the existing traffic without adding another 2-300 residences and the traffic they would bring. The roads are narrow and two lane. Add a bicycle and you have a real problem.

My understanding is the proposal varies greatly from the intended original use of the land.

The developer should not be allowed to come into the area and reap the benefits of a housing boom without being willing to invest in the area as a whole to make it a better and safer place.

As it stands please note our opposition.

Park and Mary Jane Douma  
868 Grand Vista Way  
Grand Junction, CO 81506

## Scott Peterson

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**From:** Judie Peach <judiepeach@yahoo.com>  
**Sent:** Friday, April 27, 2018 4:02 PM  
**To:** Scott Peterson  
**Cc:** Katherine Portner  
**Subject:** Weeminuche

We are writing regarding hearing that Ordinance 2842 is not planning to be honored by the planning commission for Grand Junction.

Why is this issue raising it's ugly head again????????????????? Please honor the original plan. Let us please keep the quality of life

promised us 20 years ago. The infrastructure cannot support the amount of traffic this will generate in this neighborhood. The

traffic from Holy Family School is a significant impact already. Is this about money (greed) ? Enough.

Thank You.

Bob & Judie Peach  
2667 Catalina Drive  
81506

Scott Peterson, Planning Director  
City of Grand Junction  
250 N. 5<sup>th</sup> Street  
Grand Junction, CO 81501

Dear Mr. Peterson,

We are writing this letter to let you know of our concerns regarding the proposed Weeminuche subdivision on 26 1/2 Road. Per the meeting on March 26, 2018, everyone voted and agreed that the zoning should stay to the Sacamano Development Plan.

As such, the developer's last proposal of 303 houses on 150 + acres is way out of proportion for the current density of the infrastructure. The roads, at this time, are certainly not equipped to handle the enormous amount of traffic that will occur after the new subdivision is built. The city has stated that they are not going to put forth any money for new roads. That doesn't work for the people who live there. Also, for such a large dense neighborhood with its increased traffic, sidewalks should be put in for the protection of pedestrian's safety. As of this writing, no plans have been put forth. So even now, there is no edging along our roads for the walkers and bikers leaving them at the mercy of the cars. A high density neighborhoods would only exacerbate the problems. Safety is an issue that needs to be addressed.

After thinking more about it, there is also concerns about increased crime in such a densely proposed neighborhood. Will there be extra police protections? Furthermore, citizens moved into their present neighborhoods to enjoy space and country atmosphere. I believe it was mentioned that Dr. Sacamano had stated in his will and told the neighbors in the surrounding area that there would only be 2 houses per acre. The newly proposed development proposed plan was voted down by the City Counsel. The current zoning is null and void and reverts back to the Sacamano Development Plan. Why are we even starting the process all over again for the increased housing?

Yours truly,  
Frustrated Concerned Citizens  
Mike and Karen Bales  
2664 Brush Court  
[balemk@charter.net](mailto:balemk@charter.net)

## Scott Peterson

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**From:** comdev  
**Sent:** Monday, May 07, 2018 3:09 PM  
**To:** Scott Peterson  
**Subject:** FW: public input for May 8th planning meeting. Agenda item number 4. 26 Road LLC

*Senta Costello*  
*Associate Planner*  
*City of Grand Junction*  
*Community Development*  
*970-244-1442*  
*[sentac@gjcity.org](mailto:sentac@gjcity.org)*

---

**From:** Kennedy, Gar [mailto:Gar@abstracttitle.biz]  
**Sent:** Monday, May 07, 2018 11:54 AM  
**To:** Planning <planning@gjcity.org>  
**Subject:** public input for May 8th planning meeting. Agenda item number 4. 26 Road LLC

Regarding agenda item:

### **4. 26 Road LLC Rezone** **FILE # RZN-2018-162**

Consider a request to rezone 151.16 acres from PD (Planned Development) to R-2 (Residential - 2 du/ac) zone district.

I would like to record our support for granting rezone to R-2 to the subject property. There is a shortage of available properties to meet the current demand. Higher density within the city would allow for a better use of the property. Our community needs additional quality housing to retain our current citizens and attract new families to help build our economy. Higher density would allow for a greater number of units to be produced in the price ranges where the demand outpaces supply. Thanks for your consideration.

Sincerely,

Gar Kennedy

**Please Note our NEW ADDRESS!!**

Don't worry, Downtown parking is easy with the Passport Parking app!

Also visit <https://downtowngj.org/parking/> for a detailed colored map!

*Gar Kennedy*

Branch Manager

Colorado Title License #65200



**Abstract & Title Co. of Mesa County**

128 North 5th Street, Suite 2B

Grand Junction, CO 81501

Direct: 970-589-8929

Office: 970-242-8234

Fax: 970-241-4925

Cell: 970-985-9182

[gar@abstracttitle.biz](mailto:gar@abstracttitle.biz)



[www.abstracttitle.biz](http://www.abstracttitle.biz)

***Serving the People of Mesa County for over 100 years.***

5/4/2018  
James Manuel  
2704 Cancun Ct.  
Grand Junction, CO 81506

City of Grand Junction  
Planning Department  
250 N 5<sup>th</sup> Street  
Grand Junction, CO 81501

Dear Mr. Scott Peterson,

I am writing in opposition to the proposed rezoning between 26 & 261/2 Roads south of H3/4 road.

I was in attendance in the public meeting a month ago and feel that the request to rezone 151 acres from planned development to R-2 is not appropriate for that parcel for several reasons. The proposed density exceeds that of the adjacent areas to the north, west and south. The proposed density will erode the level of service to the existing transportation system in the surrounding areas. Also the proposed density is not in accordance with the original intent of the original planned development.

Thank you for your consideration in taking this into account and not rezoning this as you proposed at the public hearing.

Best Regards,

James Manuel

SGT94SAC

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: CONTRACT

NAME OF AGENCY OR CONTRACTOR: SACCOMANNO GIRLS TRUST

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 26 TO 26 1/2  
ROAD, H 1/2 TO H 3/4 ROAD ANNEXATION AGREEMENT

CITY DEPARTMENT: COMMUNITY DEVELOPMENT

YEAR: 1994

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

SACCOMANNO GIRLS TRUST  
ANNEXATION AGREEMENT

1693396 03:37 PM 08/26/94  
MONIKA TODD CLK&REC MESA COUNTY CO

THIS AGREEMENT is made and entered into this 19<sup>th</sup> day of August, 1994, by and between Saccomanno Girls Trust, 860 26 $\frac{1}{2}$  Road, Grand Junction, CO, 81506 ("Developer"), and the City of Grand Junction, a municipal corporation, State of Colorado, 250 N. 5th Street, Grand Junction, CO 81501, hereinafter referred to as "CITY".

In consideration of the mutual obligations, benefits, duties and promises the parties hereto agree as follows:

1. Developer represents that it is the owner of the property described below (the "Property") and that it has the authority to enter into this agreement on the terms and conditions set forth. If Developer needs to obtain the consent or agreement of another party or parties in order to effectuate this agreement, Developer agrees to do so.

The legal description of the Property is:

The following described real property situate in the West Half of Section 26, Township 1 North Range 1 West of the Ute Meridian, County of Mesa, State of Colorado:

The South Half ( $S\frac{1}{2}$ ) of the Northwest Quarter ( $NW\frac{1}{4}$ ), and the North Half ( $N\frac{1}{2}$ ) of the Southwest Quarter ( $SW\frac{1}{4}$ ), EXCEPTING THEREFROM the North 40 feet of the Southeast Quarter ( $SE\frac{1}{4}$ ) of the Northwest Quarter ( $NW\frac{1}{4}$ ), AND ALSO EXCEPT the East 30 feet of the Southeast Quarter ( $SE\frac{1}{4}$ ) of the Northwest Quarter ( $NW\frac{1}{4}$ ), AND ALSO EXCEPT the East 30 feet of the Northeast Quarter ( $NE\frac{1}{4}$ ) of the Northeast Quarter ( $NE\frac{1}{4}$ ) of the Southwest Quarter ( $SW\frac{1}{4}$ ), AND ALSO EXCEPT the East 40 feet of the Southeast Quarter ( $SE\frac{1}{4}$ ) of the Northeast Quarter ( $NE\frac{1}{4}$ ) of the Southwest Quarter ( $SW\frac{1}{4}$ ), AND ALSO EXCEPT the following described real property: Beginning at a point which bears N 89°52' W a distance of 188 feet from the Northeast Corner of the Southeast Quarter ( $SE\frac{1}{4}$ ) of the Northwest Quarter ( $NW\frac{1}{4}$ ) of said Section 26, thence N 89°52' W a distance of 1043.6 feet, thence South a distance of 248.7 feet, thence S 89°52' E a distance of 1043.6 feet, thence North a distance of 248.7 feet to the Point of Beginning.

City has agreed to consider annexing the Property into the City. The timing of the City's actions to annex the Property is solely as determined by the City. If the City determines to annex all or a portion of the Property, the City may do so in



conjunction with other properties in the area in order that the City may maximize the extent of territory annexed. The property described herein may be annexed to the City of Grand Junction in part or parts, at any time. Consent is hereby given to annex portions of tracts and parcels even if the annexation has the effect of dividing tracts or parcels into separate parts or parcels.

3. This agreement may be recorded with the Clerk and Recorder in Mesa County, Colorado, and if recorded shall run with the land, and shall be binding upon and inure to the benefit of the heirs, successors and assigns of the parties hereto.

4. Nothing contained in this agreement shall constitute or be interpreted as a repeal of existing codes or ordinances or as a waiver or abnegation of City's legislative, governmental, or police powers to promote and protect the health, safety, or general welfare of the municipality or its inhabitants; nor shall this Agreement prohibit the enactment or collection by City of any fee or charge which is of uniform or general application, or necessary for the protection or promotion of the public health or welfare.

5. If any annexation of the property or any portion thereof is challenged by a referendum or an initiative, all provisions of this Agreement, together with the duties and obligations of each party, shall be suspended pending the outcome of the election. If the final judgment of a court of competent jurisdiction orders the disconnection of all or any portion of the property from the City, then, at the election of the City, this Agreement and all provisions contained herein shall be null and void and of no further effect. If such final judgment does not require the disconnection of all or a portion of the Property from the City, then Developer and City shall continue to be bound by all the terms and provisions of this Agreement.

6. In the event that any annexation of the property or any portion thereof is voided by final action of any court (such action not being associated with a referendum or initiative election), Developer shall cooperate, if requested by the City, to cure the legal defect which resulted in disconnection of the property, and upon such cure this Agreement shall be deemed to be, in part, an agreement to annex the property to City pursuant to § 31-12-121, C.R.S. and the terms of this agreement shall be binding on the parties. Developer shall reapply for annexation, or the City may sign, as Developer's attorney-in-fact, a petition to annex, when the property becomes eligible for annexation as determined by City.

7. It is understood and agreed by the parties hereto that if any part, term, or provision of this Agreement is by the Courts held to be illegal or in conflict with any law of the

State of Colorado, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the agreement did not contain the particular part, term, or provision held illegal or invalid.

8. Except as otherwise stated herein, no right or remedy of disconnection of the described property from the City shall accrue from this agreement, other than that provided by § 31-12-119, C.R.S. In the event the Property or any portion thereof is disconnected at Developer's request, this agreement shall be void and of no further force and effect as to any portion of the Property, and any zoning which has been applied to the Property shall revert to the zoning which applied prior to annexation to the City.

9. The Developer has proposed that the City adopt, in accordance with the provisions of the Zoning and Development Code of the City, zoning which results in a density of not more than two units per acre for the Property. The Developer may request such zoning at the discretion of the Developer. If the City Council does not adopt zoning for the Property substantially as provided herein, this agreement may be terminated at the option of the Developer if Developer gives written notice of such termination within 30 calendar days of the Council's adoption of a zoning which is substantially different for the Property and the Council does not, within said thirty day period, adopt or re-adopt zoning substantially as provided herein.

10. Developer shall, contemporaneously herewith, execute a power of attorney for the purpose of annexing the Property to the City which shall terminate upon termination of this Agreement. A copy of the power of attorney is attached hereto and labelled Exhibit "Saccomanno Girls Trust Power of Attorney." At such times as the City deems necessary, Developer agrees to take such other steps and to execute such other documents as may be required by the City in order to accomplish the annexation to the City of the Property. The City may annex all or a portion of the Property in conjunction with other properties so as to maximize the annexation efforts of the City, as determined by the City.

11. This agreement shall bind the signatory parties and their respective heirs, successors and assigns.

12. The Developer's remedies, upon non-performance by the City pursuant to this Agreement, are limited to the following: the developer shall give notice of default to the City Manager specifying the action giving cause to said default. The City shall have 30 days from its receipt of said notice to correct the alleged default. Upon the correction of said default within the 30 days period the agreement shall be restored and all terms and conditions will be in full force and effect.

In the event a default is not timely corrected, the Developer has the right to sue for specific performance, however, in no event shall the City be liable for any damages whether indirect, special or consequential. Each party agrees to pay its own attorney's fees in such event, unless otherwise provided by law.

13. This agreement constitutes the entire agreement of the parties and supersedes any prior discussions, agreements or negotiations.

14. Notice pursuant to this agreement shall be given by certified mail to the address listed above the signature lines or to such other address as a party may hereafter designate by certified mail.



Stephanie Nye

Stephanie Nye  
City Clerk

City of Grand Junction  
250 North Fifth Street  
Grand Junction CO 81501

By: Mark K. Achen

Mark K. Achen  
City Manager

Attest:

\_\_\_\_\_

SACCOMANNO GIRLS TRUST  
860 26 1/2 Road  
Grand Junction, CO  
81506

By: Carol Ann Murphy  
Carol Ann Murphy

Lenna Marie Watson  
Lenna Marie Watson

Linda Marie Siedow  
Linda Marie Siedow

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 2842

Ordinance Zoning the Pomona Park Annexation

Recitals.

The following properties have been annexed to the City of Grand Junction as the Pomona Park Annexation and require a City zoning designation be applied to the properties.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the following zone of annexation.

The City Council finds that the requested zoning is in conformance with the stated criteria of section 4-4-4 and section 4-11 of the Grand Junction Zoning and Development Code.

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

The following described properties be zoned as follows:

**The following properties are zoned PR 12:**

LOT 36 OF POMONA PARK, LOCATED IN SECTION 33, T1N, R1W OF THE UTE MERIDIAN

**The following properties are zoned PR 7.8:**

BEG S 89DEG29'30SEC W 1274.35FT FR NE COR SE4 NW4 SEC 3 1S 1W N 89DEG29'30SEC E 369.39FT S 483FT TO C LI G V CNL N 69DEG02'21SEC W 105.48FT N 60DEG45'20SEC W 150.29FT N 32DEG45'52SEC W 144.30FT N 14DEG00'04SEC W 254.8FT TO BEG + ALSO THAT PT BEG S 701.84FT FR NE COR SE4 NW4 SD SEC 3 N 77DEG38'37SEC W 847.93FT N 69DEG02'21SEC W 82.07FT N 53.54FT N 69DEG02'21SEC E 97.49FT S 77DEG38'37SEC E 833.25FT S 51.19FT TO BEG EXC E 25FT FOR ROAD ROW

**The following properties are zoned PR 9.9:**

BEG SE COR E2NE4NW4 SEC 3 1S 1W S 89DEG14'08SEC W 509.32FT N 0DEG02'45SEC E 220.96FT N 89DEG59'05SEC E 508.04FT S 0DEG16'55SEC E 214.3FT TO BEG EXC E 25FT FOR RD ROW

**The following properties are zoned RSF-R:**

BEG S 89DEG58' W 30FT FR NE COR SE4 NE4 SEC 32 1N 1W S 89DEG58' W 1288.13FT S 0DEG00'30SEC E 1040.59FT N 84 DEG37'30SEC E 28.80FT N 81DEG59'30SEC E 1213.20FT N 04 DEG32' E 577.30FT S 89DEG56' E 12.30FT N 0DEG01' W 294.15FT TO BEG EXC THAT PT BEG S 89DEG58' W 30FT FR NE COR SE4 NE4 SD SEC 32 S 89DEG58' W 200FT S 0DEG01' E 210FT N 89DEG58' E 200FT N 0DEG01' W 210FT BEG; AND

ALSO BEG S 89DEG58' W 30FT FR NE COR SE4 NE4 SEC 32 1N 1W S 89DEG58' W 200FT S 0DEG01' E 210FT N 89DEG58' E 200FT N 0DEG01' W 210FT TO BEG; AND ALSO N 15A OF LOTS 11 + 12 POMONA PK SEC 33 1N 1W EXC .19A I-70 ON SW; AND ALSO S 5A OF LOTS 11 + 12 + N 10A OF LOTS 13 + 14 POMONA PK SEC 33 1N 1W EXC 1A I-70 ON W; AND ALSO S2 OF LOTS 13 + 14 POMONA PK SEC 33 1N 1W N OF I-70; AND ALSO LOTS 26 + 35 POMONA PK SEC 33 1N 1W EXC 1.15A I-70 ON W; AND ALSO THAT PT OF SE4NE4 SEC 34 1N 1W N OF I-70 + E OF LEACH WASH; AND ALSO LOTS 45 + 46 IN N2SW4SW4 SEC 34 1N 1W; AND ALSO E2 LOT 64 POMONA PK SEC 34 1N 1W + N 155FT SW4SE4SW4 SEC 34 1N 1W; AND ALSO SW4SE4SW4 SEC 34 1N 1W EXC N 155FT THEREOF; AND ALSO N2SE4SW4 SEC 34 1N 1W EXC BEG NW COR SD N2SE4SW4 S 89DEG56'25SEC E 940.78FT S 0DEG01'20SEC W 208.71FT N 89DEG56'25SEC W 417.42FT S 0DEG01'20SEC W 124.21FT N 89DEG56'25SEC W 523.36FT N 0DEG01'20SEC E 332.92FT TO BEG; AND ALSO BEG NW COR LOT 39 POMONA PARK SUB SEC 34 1N 1W E 268.65FT S 200FT W 268.65FT N 200FT TO BEG EXC ROW AS DESC IN B-997 P-330 THRU 331 MESA CO RECDs; AND ALSO BEG 200FT S OF NW COR LOT 39 POMONA PARK SUB SEC 34 1N 1W S TO SW COR SD LOT 39 E 268.65FT N TO A PT 268.65FT E OF BEG W TO BEG; AND ALSO LOT 2 REPLAT OF SUNNY KNOLL SUB SEC 35 1N 1W + BEG 447.2FT E OF SW COR NW4NW4 SEC 35 N 67DEG14MIN E 94.7FT S 36.64FT TO S LI NW4NW4 W 87.32FT TO BEG; AND ALSO LOT 1 REPLAT OF SUNNY KNOLL SUB SEC 35 1N 1W; AND ALSO BEG 855FT N OF SW COR SW4NW4 SEC 35 1N 1W N 455FT TO NW COR SW4NW4 E 500FT SWLY 671FT TO BEG EXC .02A I-70; AND ALSO THAT PT NW4NW4 SEC 35 1N 1W N + W OF C RICE WASH EXC N 30FT FOR RD; AND ALSO BEG N 4389FT OF SW COR SEC 35 1N 1W S 224FT N 65DEG15' E 330FT N 265FT SWLY TO BEG + BEG N 201.33FT + N 76DEG57' E 30.8FT OF SW COR NW4NW4 SD SEC 35 N 76DEG57' E 167.8FT N 50DEG17' E 106FT N 53DEG53' E 119FT N 59DEG41' E 114.88FT N 14DEG31' W 355.84FT S 52DEG09' W 103.31FT S 360.25' S 65DEG W 297.40FT S 28.90FT TO BEG; AND ALSO BEG NW COR S2SW4 SEC 26 1N 1W E 550FT SWLY TO A PT 400FT S OF BEG N TO BEG EXC W 30FT FOR ROW; AND ALSO THAT PT OF S2SW4 SEC 26 1N 1W N + W OF WASH EXC BEG NW COR S2SW4 E 550FT SWLY TO A PT 400FT S OF BEG N TO BEG + EXC BEG 30FT N OF SW COR SEC 26 N 10' E 382FT S 89DEG55' E 732.31FT TO C LI RICE WASH S 40DEG07' W 498.91FT TO A PT ON LI OF RD N 89DEG55' W 411.95FT TO BEG; AND ALSO BEG N 0DEG10' E 30FT FR COM COR TO SECS 26-27-34 & 35 1N 1W N 0DEG10' E 382FT S 89DEG55' E 131.91FT S 0DEG10' W 173.98FT S 82DEG54'07SEC E 415.02FT S 40DEG07' W 205.49FT N 89DEG55' W 411.95FT TO BEG & ALSO BEG N 19DEG12'30 SEC E 404.32FT FR COM COR TO SECS 26-27-34 & 35 1N 1W S 89DEG55' E 600.4FT S 40DEG07' W 293.42FT N 82DEG54'07SEC W 415.02FT N 0DEG10' E; AND ALSO W4NW4SE4 SEC 3 1S 1W; AND ALSO BEG NW COR OF E2W2NW4SE4 SEC 3 1S 1W E 9RD S 13.5RD W 9RD N TO BEG; AND ALSO BEG N 0DEG13' E 1049.23FT FR S4 COR SEC 26 1N 1W N 89DEG47' W 30FT S 85DEG08' W 790.2FT N

0DEG05' E 154.3FT N 87DEG50' E 60.24FT N 36DEG32' E 226.9FT S 89DEG56' E 621.73FT S 0DEG13' W 271.27FT TO BEG EXC THAT PT BEG S 89DEG56' E 614.99FT FR N COR SE4SW4 SEC 26 N 89DEG56' W 6.74FT S 36DEG 46' W 227.6FT S 87DEG50' W 60.24FT S 0DEG05' W 154.3FT N 85DEG08' E 203.64FT N 0DEG05' E 322.20FT TO BEG; AND ALSO THAT PT OF W2NE4NW4 SEC 3 1S 1W N OF WASH THAT PT OF NW4NW4 SEC 3 1S 1W N + E OF RR + N OF WASH

**The following properties are zoned PR (with a density equivalent to RSF-2) and with a requirement that higher density locate towards the eastern edge & lower density locate towards the western edge of the properties:**

S2NW4 + N2SW4 SEC 26 1N 1W EXC N 40FT OF SE4NW4 + EXC E 30FT OF SE4NW4 + OF NE4NE4SW4 + EXC E 40FT OF SE4NE4SW4 SEC 26 EXC BEG 188FT W OF NE COR SE4NW4 W 1043.6FT S 248.7FT E 1043.6FT N TO BEG

**The following properties are zoned RSF-2:**

BEG SW COR LOT 31 POMONA PARK N 145.8FT E 258FT S 145.8FT W 258FT TO BEG

**The following properties are zoned PB:**

BEG N 25DEG07'28SEC W 255.83FT + S 05DEG22' E 409.20FT + S 63DEG49'52SEC W 67.07FT + S 74DEG01' 57SEC W 257.85FT FR E4 COR SEC 34 1N 1W N 86DEG06'02 SEC W 122.96FT N 51DEG46'49SEC W 111.57FT N 43DEG52 '15SEC E 235.75FT S 10DEG44'53SEC E 251.76FT TO BEG; AND ALSO BEG N 25DEG07'28SEC W 255.83FT + S 05DEG22' E 409.20FT + S 63DEG49'52SEC W 67.07FT + S 74DEG01' 57SEC W 257.85FT + N 86DEG06'02SEC W 122.96FT + N 51 DEG46'49SEC W 111.57FT FR E4 COR SEC 34 1N 1W N 38 DEG24'46SEC W 235.17FT N 46DEG51'15SEC W 95.77FT N 51DEG35'14SEC E 247.67FT S 38DEG24'46SEC E 298.26FT S 43DEG52'15SEC W 235.75FT TO BEG; AND ALSO THAT PT OF SE4NE4 + OF NE4SE4 SEC 34 1N 1W N OF RD + S OF I-70 + DN EX THAT PT DESC IN B-1070 P-922 + THAT PT DESC IN B-1123 P-82 CO CLKS OFF

**The following properties are zoned PZ:**

LOTS 27 33 & 34 & THAT PT OF LOT 28 POMONA PARK SEC 33 1N 1W LYG E OF A WASH EXC THAT PT CONVEYED TO COLO DEPT OF HWYS IN B-861 P-284 MESA CO RECDS; AND ALSO LOTS 29 TO 32 INC & THAT PT OF LOT 28 POMONA PARK SEC 33 1N 1W LYG W OF WASH EXC THAT PART CONVEYED TO COLO DEPT OF HWYS IN B-861 P-279 MESA CO RECDS & ALSO EXC BEG SW COR SD LOT 31 N 145.80FT E 258FT S 145.80FT W 258FT TO POB

Introduced on first reading this 19th day of April, 1995.

PASSED and ADOPTED on second reading this 3rd day of May, 1995.

/s/ Ron Maupin

ATTEST:

Mayor

/s/ Stephanie Nye  
City Clerk

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4174**

**AN ORDINANCE AMENDING THE EXISTING PLANNED DEVELOPMENT ZONE BY APPROVING A PRELIMINARY DEVELOPMENT PLAN WITH A DEFAULT R-4 (RESIDENTIAL – 4) ZONE FOR THE DEVELOPMENT OF 362 DWELLING UNITS FOR THE WEEMINUCHE ESTATES SUBDIVISION, LOCATED NORTH OF H ROAD BETWEEN 26 ROAD AND 26 ½ ROAD, WEST OF THE 26 ½ ROAD AND SUMMER HILL WAY INTERSECTION**

Recitals:

A request for an amendment to the existing Planned Development zone on approximately 151.38 acres by approval of a Preliminary Development Plan (Plan) approval with a default R-4 zone, including deviations, has been submitted in accordance with the Zoning and Development Code (Code).

This Planned Development zoning ordinance will establish the standards, default zoning (R-4) and deviations and adopt the Preliminary Development Plan for Weeminuche Estates Subdivision. If this approval expires or becomes invalid for any reason, the property shall be fully subject to the default standards of the R-4 zone district.

In public hearings, the Planning Commission and City Council reviewed the request for the proposed Preliminary Development Plan approval and determined that the Plan satisfied the criteria of the Code and is consistent with the purpose and intent of the North Central Valley Plan and the Growth Plan. Furthermore, it was determined that the proposed Plan has achieved “long-term community benefits” by proposing more usable public open space and recreational amenities throughout the development than required. In addition, the Planning Commission and City Council determined that the request for additional density (60 dwelling units) satisfied the criteria in Section 3.6.B.10. of the Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE CURRENT PLANNED DEVELOPMENT ZONE IS AMENDED FOR THE AREA DESCRIBED BELOW WITH THE FOLLOWING STANDARDS, DEFAULT ZONE AND DEVIATIONS:

- A. A parcel of land situated in the S ½ NW ¼ and the N ½ SW ¼ of Section 26, Township 1 North, Range 1 West, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:



Beginning at the N 1/16 corner of said Section 26, the basis of bearing being N89°58'25"E along the north line of said S ½ NW ¼ to the NW 1/16 corner of said Section 26; thence N89°58'25"E a distance of 1317.20 feet to the NW 1/16 corner; thence S00°00'28"W a distance of 40.00 feet to the south right-of-way line of H ¾ Road as recorded in Book 2139 at Page 647; thence N89°52'41"E a distance of 85.80 feet along said south line; thence S00°15'15"E a distance of 208.66 feet; thence N89°54'37"E a distance of 1043.64 feet; thence N00°13'19"W a distance of 209.24 feet to said south right-of-way line; thence N89°52'41"E a distance of 157.63 feet along said south line; thence S00°02'15"W a distance of 1279.71 feet, running parallel with and 30.00 feet west of the east line of said S ½ NW ¼; thence S00°01'38"W a distance of 659.87 feet running parallel with and 30.0 feet west of the east line of said N ½ SW ¼; thence S89°55'07"W a distance of 10.00 feet; thence S00°01'38"W a distance of 634.65 feet running parallel with and 40.00 feet west of the east line of said N ½ SW ¼; thence along the northerly line of a boundary agreement as recorded in Book 4249 at Page 204 the following six courses: 1) S85°55'46"W a distance of 246.52 feet; 2) N00°01'56"E a distance of 15.00 feet; 3) S86°59'39"W a distance of 23.87 feet; 4) S89°07'14"W a distance of 22.44 feet; 5) S88°22'07"W a distance of 196.46 feet; 6) S13°27'26"W a distance of 16.70 feet to the south line of said N ½ SW ¼; thence S89°54'58"W a distance of 783.60 feet to the SW 1/16 corner of said Section 26; thence S89°55'03"W a distance of 1316.04 feet to the S 1/16 corner of said Section 26; thence N00°01'07"W a distance of 2639.94 feet to the point of beginning.

Said parcel contains 151.38 acres more or less.

- B. Weemuniche Estates Subdivision Preliminary Development Plan is approved with the Findings of Facts and Conclusions listed in the Staff Presentations prepared for the August 28, 2007 and December 12, 2007 meetings including attachments and Exhibits, except for Exhibit F to the August 28, 2007 report which is composed of neighbors' letters with the correction of typographical errors in some attachments. Exhibit C to the December 12, 2007 is a contemplated phasing schedule. Exhibit C to the December 12, 2007 staff report may be changed as proposed by the applicant and as determined appropriate by the City Manager or her designee.

**INTRODUCED** on first reading on the 19<sup>th</sup> day of December 2007 and ordered published.

**ADOPTED** on second reading this 16<sup>th</sup> day of January, 2008.

ATTEST:

/s/ Stephanie Tuin  
City Clerk

/s/ James J. Doody  
President of the Council

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE REZONING THE 26 ROAD LLC PROPERTY FROM PD (PLANNED DEVELOPMENT) TO R-2 (RESIDENTIAL – 2 DU/AC)**

**LOCATED BETWEEN 26 & 26 ½ ROADS, SOUTH OF H ¾ 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 rezoning the 26 Road LLC Property R-2 (Residential – 2 du/ac) zone district, finding that it conforms to and is consistent with the Future Land Use Map designation of Residential Medium Low (2 – 4 du/ac) 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-2 (Residential – 2 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-2 (Residential – 2 du/ac):

A parcel of land situate in the S 1/2 NW 1/4 and the N 1/2 SW 1/4 of Section 26, Township 1 North, Range 1 West, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Beginning at the N 1/16 corner of said Section 26, the basis of bearing being N89°58'25"E along the north line of said S 1/2 NW 1/4 to the NW 1/16 corner of said Section 26; thence N89°58'25"E a distance of 1317.20 feet to the NW 1/16 corner; thence S00°00'28"W a distance of 40.00 feet to the south right-of-way line of H ¾ Road as recorded in Book 2139 at Page 647; thence N89°52'41"E a distance of 85.80 feet along said south line; thence S00°15'15"E a distance of 208.66 feet; thence N89°54'37"E a distance of 1043.64 feet; thence N00°13'19"W a distance of 209.24 feet to said south right-of-way line; thence N89°52'41"E a distance of 157.63 feet along said south line; thence S00°02'15"W a distance of 1279.71 feet running parallel with and 30.00 feet west of the east line of said S 1/2 NW 1/4; thence S00°01'38"W a distance of 659.87 feet running parallel with and 30.00 feet west of the east line of said N 1/2 SW 1/4; thence

S89°55'07"W a distance of 10.00 feet; thence S00°01'38"W a distance of 634.65 feet running parallel with and 40.00 feet west of the east line of said N 1/2 SW 1/4; thence along the northerly line of a boundary agreement as recorded in Book 4249 at Page 204 the following six courses:

1.) S85°55'46"W a distance of 246.52 feet. 2.) N00°01'56"E a distance of 15.00 feet 3.) S86°59'39"W a distance of 23.87 feet 4.) S89°07'14"W a distance of 22.44 feet 5.) S88°22'07"W a distance of 196.46 feet 6.) S13°27'26"W a distance of 16.70 feet to the south line of said N 1/2 SW 1/4;

thence S89°54'58"W a distance of 783.60 feet to the SW 1/16 corner of said Section 26; thence S89°55'03"W a distance of 1316.04 feet to the S 1/16 corner of said Section 26; thence N00°01'07"W a distance of 2639.94 feet to the point of beginning.

Said parcel contains 151.18 acres more or less.

Introduced on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2018 and ordered published in pamphlet form.

Adopted on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2018 and ordered published in pamphlet form.

ATTEST:

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

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



**Grand Junction City Council**

**Regular Session**

**Item #3.a.**

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**Meeting Date:** May 16, 2018

**Presented By:** Paula Creasy, Comm Center Manager - Operations

**Department:** Police

**Submitted By:** Scott Hockins

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**Information**

**SUBJECT:**

Contract for the Construction of a 911 Communication Tower and Structure on Grand Mesa

**RECOMMENDATION:**

Staff recommends authorizing the City Purchasing Division to enter into a contract with Advanced Tower Services, Inc., for the construction of a 911 Communication Tower and Shelter on the Grand Mesa.

**EXECUTIVE SUMMARY:**

As recommended by the Radio Coverage Study completed for the Grand Junction Regional Communication Center, the current tower will be replaced and relocated to provide better coverage. This contract approval request is to construct a new 150 ft. 911 Emergency Radio Communications Tower on the Northwest rim of the Grand Mesa.

**BACKGROUND OR DETAILED INFORMATION:**

The City of Grand Junction operates the Grand Junction Regional Communication Center (GJRCC) which serves twenty-two agencies in the County, and is responsible for the operation, maintenance, planning, procurement and installation of radio communication resources for public safety agencies serving the county.

The current Grand Mesa site is situated on the 10,000-foot high Grand Mesa and is roughly one-half mile from the northern edge of the mesa, four-tenths of a mile from the eastern edge of the mesa and a little less the one-quarter of a mile from the western

edge. The terrain south of the site is at roughly the same elevation for some distance. Because the site is set back from the edge of the mesa and the elevation is significantly above the surrounding terrain signals are shadowed from this location especially to the north and east of the site. A proposed new location at the northern edge of the mesa would eliminate that shadowing and improve coverage to the north and east of the site. The coverage improvement would affect the Plateau Creek area, Hightower recreation area, Palisade and some parts of the DeBeque canyon.

The proposed site will be utilized by the Grand Junction Regional Communication Center, (GJRCC), and the State of Colorado for better serving the Public Safety community within Mesa County. GJRCC serves all local Law, Fire and EMS agencies in Mesa County. GJRCC will be the holder of the lease and the State (Dept. of OIT) will be users. Other users that will benefit from this site include the Colorado State Patrol, Colorado State Parks, Bureau of Land Management, Garfield County (for additional emergency and overflow dispatch communication capabilities) most importantly, emergency mutual aid capabilities will be exponentially enhanced for all first responders by the new locations increased population reach. The proposed site will provide a major connection for redundancy in the State DTR radio network as it will be an integral part in creating the northwest ring, allowing a network loop throughout the Norwest region which will create much needed redundancy in the DTR network.

A formal Request for Proposals was completed via the Rocky Mountain E-Purchasing System, an on-line site for government agencies to post solicitations, advertised in The Daily Sentinel, and sent to the Western Colorado Contractor's Association, the Grand Junction Chamber of Commerce, and a secondary vendor list of tower firms. Six firms responded with formal proposals in the following amounts:

<b>Company</b>	<b>Location</b>	<b>Price</b>
Advanced Tower Services, Inc.	Albuquerque, NM	\$394,000.00
Premier Site Services, LLC	Columbus, MS	\$424,269.00
Mountain Tower, Inc. / Mountain Radio Systems	Grand Junction, CO	\$447,436.58
Sioux Falls Tower	Sioux Falls, SD	\$450,430.00
EasTex Tower, LLC	Colorado Springs, CO	\$506,740.00
Sky Climber Tower Solutions, LLC	Denver, CO	\$239,767.31

Sky Climber Tower Solutions did not acknowledge Addendum 2 of the solicitation process, which would require them to modify both their proposal response and pricing significantly. Therefore, they were not considered for this project selection.

Of the qualified and responsive proposers, Advanced Tower Services, Inc. was unanimously chosen by a selection committee represented by the GJRCC, City IT, City Engineering, and City Purchasing. Advanced Tower Services, Inc. had the lowest fees, and extensive experience building towers in the mountains of Colorado.

**FISCAL IMPACT:**

The Communication Center Fund has budgeted funds of \$400,000 for this project which has been partially funded by a \$100,000 DOLA grant. The remaining funds of \$6,000 will be spent on communication equipment to complete the tower.

**SUGGESTED MOTION:**

I move to authorize the Purchasing Division to enter into a contract with Advanced Tower Services, Inc. to provide Construction of a 911 Communication Tower on the Grand Mesa in the amount of \$394,000.

**Attachments**

None



## Grand Junction City Council

### Regular Session

Item #3.b.

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**Meeting Date:** May 16, 2018

**Presented By:** Trent Prall, Public Works Director, Jay Valentine, Deputy Finance Director

**Department:** Public Works - Streets

**Submitted By:** Eric Mocko, Project Engineer

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### **Information**

#### **SUBJECT:**

Contract for 7th Street Reconstruction - North Avenue to Orchard Avenue

#### **RECOMMENDATION:**

Authorize the City Purchasing Division to enter into a Contract with MA Concrete Construction, Inc. of Grand Junction, CO for the 7th Street Reconstruction - North Avenue to Orchard Avenue Project in the amount of \$1,410,759.05.

#### **EXECUTIVE SUMMARY:**

This construction contract includes the reconstruction of 7th Street from North Avenue to Orchard Avenue. This contract with MA Concrete Construction, Inc., if approved, will reconstruct an approximately half mile segment of 7th Street, which consists of a total of five lanes.

#### **BACKGROUND OR DETAILED INFORMATION:**

This year's total street maintenance program is funded at \$6 million, including \$4.7 million for outsourced contract work and \$800,000 for the materials necessary for the annual chipseal program applied by City street department crews.

Roads throughout the City have been rated for condition and an assessment management program is used to determine the road and the treatment list for the annual program. This contract consists of the reconstruction of the existing pavement section with a minimum of 15 inches of new base course and 7 inches of new asphalt pavement. Work items associated with the reconstruction in this contract include the



removal of the existing pavement section by milling and excavation, construction of new concrete driveways as needed for the adjacent properties, placement of new base course and asphalt, replacement and upgrading of storm sewer, and adjusting manhole lids and valve covers to grade.

This contract includes 1,400 linear feet of storm sewer, 4 manholes, 2 inlets, 16,930 square yards of asphalt milling, 7,843 cubic yards of excavated and removed materials, 13,055 tons of new aggregate base course, 6,589 tons of hot mix asphalt placement, and 570 square yards of concrete driveway construction.

PCI ratings for this segment of 7th Street from a 2014 survey indicate that the average PCI was approximately 55 and based on current visual observations has degraded significantly since then. This reconstruction will reset the PCI rating to 100.

A formal Invitation for bids was issued via BidNet (an on-line site for government agencies to post solicitations), posted on the City's Purchasing website, sent to the Grand Junction Chamber of Commerce and the Western Colorado Contractors Association, and advertised in The Daily Sentinel. Four companies submitted formal bid, which were found to be responsive and responsible in the following amounts.

<b>Firm</b>	<b>Location</b>	<b>Bid Amount</b>
Kilgore Companies LLC dba Elam Construction	Grand Junction, CO	\$1,555,347.50
MA Concrete Construction, Inc	Grand Junction, CO	\$1,410,759.05
Milestone Companies	Fort Collins, CO	\$2,013,536.00
Oldcastle SW Group, Inc. dba United Companies	Grand Junction, CO	\$1,599,150.00

This project is scheduled to begin in late May with an expected final completion date of mid August.

**FISCAL IMPACT:**

The funding for this project is budgeted in the Sales Tax Capital Improvement Fund and the voter approved use of TABOR excess for street maintenance is detailed below.

**Sources**

3/4 cent Sales Tax	\$2,800,000
Voter Approved TABOR	\$3,200,000
Total Sources	\$6,000,000

## **Expenditures**

<i>Construction Contract MA Concrete Construction, Inc (this item)</i>	\$1,410,759.05
Construction Contract Andale Construction, Inc	\$359,422.51
Construction Contract Elam Construction (Incl Alternates)	\$2,434,380.50
<b>Remaining Budget</b>	<b>\$986,437.94</b>

The remaining budget will fund separate contracts for alternative pavement preservation road treatments potentially including micro-surfacing or contracted chip seal maintenance. It will also fund inspection programs such as minor bridges and the City's pavement condition analysis, and equipment upgrades including a chip spreader and message boards for the City's in-house chip seal program.

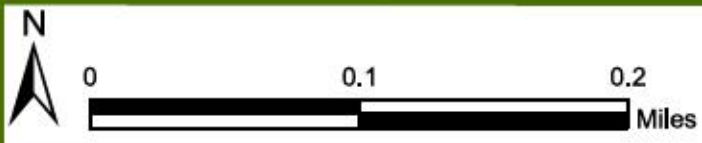
### **SUGGESTED MOTION:**

I move to authorize the City Purchasing Division to enter into a contract with MA Concrete Construction, Inc. of Grand Junction, CO for the 2018 7th Street reconstruction - North Avenue to Orchard Avenue Project in the amount of \$1,410,759.05.

### **Attachments**

1. 2018 7th Street Reconstruction - Working Extents

# 2018 7th Street Reconstruction - North Avenue to Orchard Avenue



Printed: 5/2/2018

1 inch = 376 feet



**Grand Junction City Council**

**Regular Session**

**Item #3.c.**

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**Meeting Date:** May 16, 2018

**Presented By:** Trent Prall, Public Works Director, Jay Valentine, Deputy Finance Director

**Department:** Public Works - Streets

**Submitted By:** Eric Mocko, Project Engineer

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**Information**

**SUBJECT:**

2018 Contract Street Maintenance - High Density Mineral Bond

**RECOMMENDATION:**

Authorize the City Purchasing Division to enter into a Contract with Andale Construction, Inc. of Wichita, KS for the 2018 Contract Street Maintenance - High Density Mineral Bond Project in the amount of \$368,422.51.

**EXECUTIVE SUMMARY:**

This construction contract includes the application of a High Density Mineral Bond (HA5) material on several existing residential streets as part of this year's annual street maintenance program. This contract with Andale Construction, Inc., if approved, will preserve the asphalt of approximately 17.2 lane miles of residential streets at various locations throughout the City. This contract includes a unique pavement preservation treatment that could not be included in other street maintenance contracts.

**BACKGROUND OR DETAILED INFORMATION:**

This year's total street maintenance program is funded at \$6 million, including \$4.7 million for outsourced contract work and \$800,000 for the materials necessary for the annual chipseal program applied by City street department crews.

Roads throughout the City have been rated for condition and an asset management program is used to determine the road and the treatment list for the annual Streets Maintenance program. This contract consists of the application of a High Density

Mineral Bond treatment to City streets with a proprietary material that is installed utilizing specialized equipment capable of a uniform application in a continuous motion with the ability to disperse mineral aggregate evenly throughout the application. This application will preserve the existing pavement condition and potentially extend the service life of the pavement for an additional 5 to 10 years.

This contract includes 120,915 square yards of High Density Mineral Bond treatment with associated mobilization and traffic control.

The street areas selected for this contract include:

1. Copper Creek
2. Heritage Heights
3. Spanish Trails
4. Hall Estates Phase II
5. Milena Way Area
6. New Orchard Court Area
7. Swan Meadows Drive Area
8. River Run
9. Riverview Estates
10. Hawksnest
11. Unawweep Heights

PCI ratings for the streets in these areas are generally 75 or higher. The treatment is applied to streets in generally good condition because the application of this material will not improve the existing condition but rather, will preserve and extend the existing condition for upwards of 5 to 10 years. A 5 year warranty is included with the application of the HA5 material.

A formal Invitation for Bids was issued via BidNet (an on-line site for government agencies to post solicitations), posted on the City's Purchasing website, sent to the Grand Junction Chamber of Commerce and the Western Colorado Contractors Association, and advertised in *The Daily Sentinel*. One company submitted a formal bid, which was found to be responsive and responsible in the following amount:

<b>Firm</b>	<b>Location</b>	<b>Base Amount</b>
Andale Construction, Inc.	Wichita, KS	\$368,422.51

This project is scheduled to begin in late June with an expected final completion date of late July.

**FISCAL IMPACT:**

The funding for this project is budgeted in the Sales Tax Capital Improvement fund and the voter approved use of TABOR excess for street maintenance is detailed below.

**Sources**

Contract Street Maintenance	\$2,800,000
Voter Approved Funding	<u>\$3,200,000</u>
<b>Total Project Sources</b>	<b>\$6,000,000</b>

**Expenditures**

<b>Construction Contract Andale Construction, Inc. (this item)</b>	<b>\$368,422.51</b>
<b>Construction Contract MA Concrete Construction, Inc.</b>	<b>\$1,410,759.05</b>
<b>Construction Contract Elam Construction (incl Alternates)</b>	<b><u>\$2,434,380.50</u></b>
<b>Remaining Budget</b>	<b>\$ 986,437.94</b>

The remaining budget will fund separate contracts for alternative pavement preservation road treatments potentially including micro-surfacing or contracted chip seal maintenance. It will also fund inspection programs such as minor bridges and the City's pavement condition analysis, and equipment upgrades including a chip spreader and message boards for the City's in-house chip seal program.

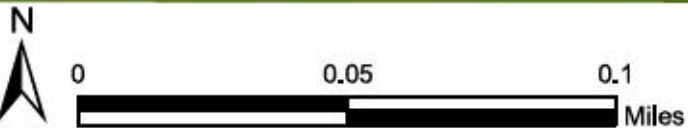
**SUGGESTED MOTION:**

I move to authorize the City Purchasing Division to enter into a contract with Andale Construction, Inc. of Wichita, CO for the 2018 Contract Street Maintenance - High Density Mineral Bond Project in the amount of \$368,422.51.

**Attachments**

1. 2018 Contract Street Maintenance - High Density Mineral Bond Locations

# High Density Mineral Bond - Copper Creek



Printed: 3/20/2018

1 inch = 188 feet

# High Density Mineral Bond - Heritage Heights

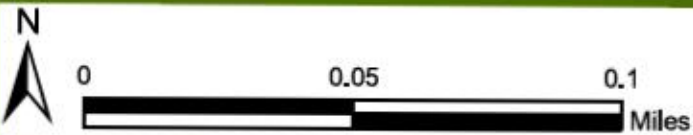


Printed: 3/19/2018

1 inch = 188 feet



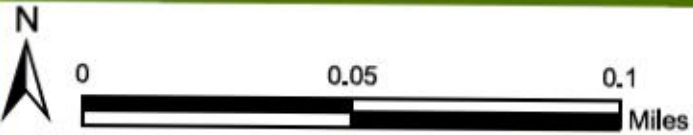
# High Density Mineral Bond - Spanish Trails



Printed: 3/19/2018

1 inch = 188 feet

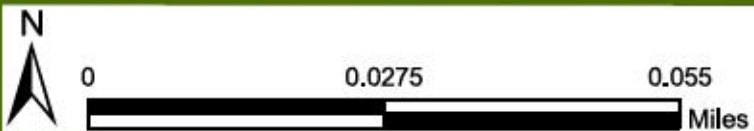
# High Density Mineral Bond - Hall Estates Phase II



Printed: 3/20/2018

1 inch = 188 feet

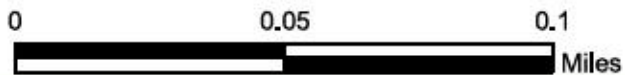
# High Density Mineral Bond - Milena Way Area



Printed: 3/20/2018

1 inch = 94 feet

# High Density Mineral Bond - New Orchard Court Area



Printed: 3/20/2018

1 inch = 188 feet

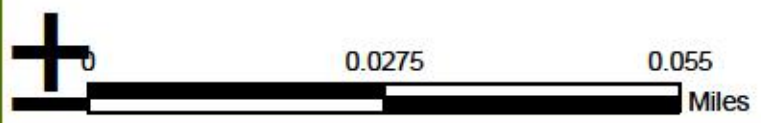
# High Density Mineral Bond - Swan Meadows Drive Area



Printed: 3/20/2018

1 inch = 188 feet

# High Density Mineral Bond - River Run

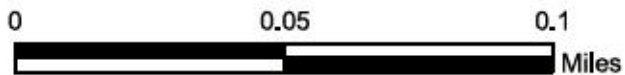
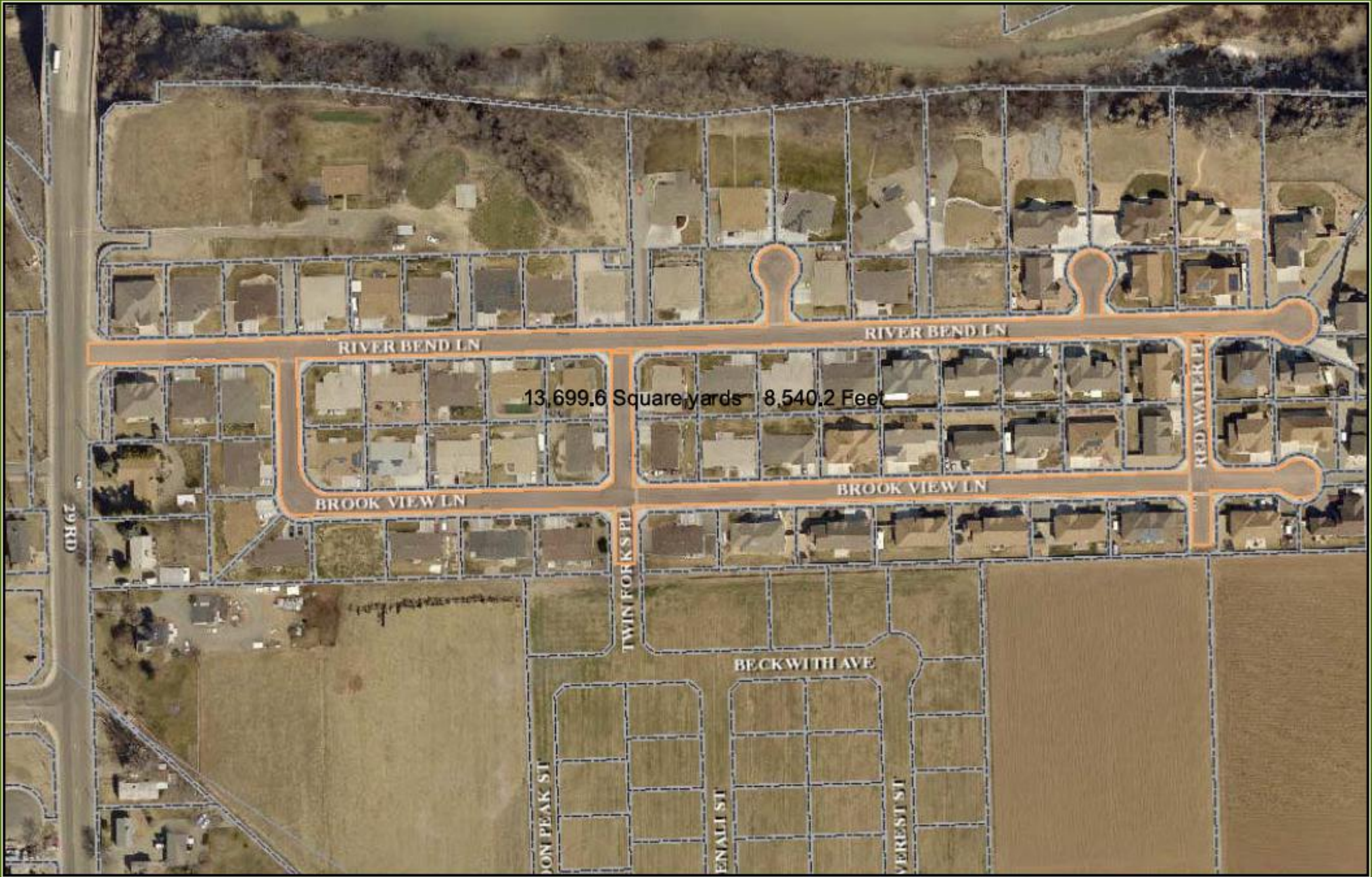


Printed: 3/20/2018

1 inch = 94 feet



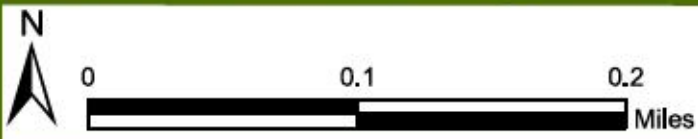
# High Density Mineral Bond - Riverview Estates



Printed: 3/20/2018

1 inch = 188 feet

# High Density Mineral Bond - Hawksnest



Printed: 3/20/2018

1 inch = 376 feet



# High Density Mineral Bond - Unaweep Heights



Printed: 3/20/2018

1 inch = 188 feet



**Grand Junction City Council**

**Regular Session**

**Item #4.a.**

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**Meeting Date:** May 16, 2018

**Presented By:** Kristen Ashbeck, Senior Planner/ CDBG Admin

**Department:** Community Development

**Submitted By:** Kristen Ashbeck

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**Information**

**SUBJECT:**

A Resolution Vacating a Utilities Easement on Property Located at 2489 Highway 6 & 50

**RECOMMENDATION:**

Planning Commission recommended approval of the vacation at its April 24, 2018 meeting.

**EXECUTIVE SUMMARY:**

The property located 2489 Highway 6 & 50 is currently occupied by Freddy's Frozen Custard and Steakburgers and the property is requesting to vacate an existing utilities easement upon which the building was constructed. During construction of the building, the utilities that had been in the easement were relocated elsewhere on the site but the easement itself was not vacated. There are currently no utilities in the easement thus vacation of the easement will remove the encumbrance on the property.

**BACKGROUND OR DETAILED INFORMATION:**

The Freddy's Frozen Custard and Steakburgers restaurant establishment located at 2489 Highway 6 & 50 completed construction in early 2017. A utilities easement that runs east-west across the site originally protected various dry utilities. However, prior to construction of the building, all utilities were relocated elsewhere on the site so the east-west easement was no longer needed but it was not formally vacated at that time. The easement must be vacated in order for the owner to clear the property of the encumbrance and be able to perform a number of real estate activities, including the sale or refinance of the property.

There is another easement that appears on the attached drawings that is perpendicular to the easement that is requested to be vacated and is also partially under the building. This easement was deeded specifically to Xcel and has been extinguished via quit claim deed from Xcel to the current property owner. Thus, is no longer an encumbrance to the property.

### **Analysis**

Pursuant to Section 21.02.100 of the Zoning and Development Code, the vacation of public right-of-way or easement shall conform to the following:

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

The proposed utility easement vacation is addressed by the following Goal of the Comprehensive Plan.

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

Vacation of this utility easement will have no impact on public facilities or services provided to the general public.

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

The request to vacate the utility easement will not render any parcel landlocked.

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

No access to any parcel will be restricted by the vacation of this utility easement.

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

The utility easement that is requested to be vacated no longer protects utilities provided to the site. There will be no adverse impacts to the community and no impacts on the public facilities and services that serve this or any adjacent parcel of land.

The application was reviewed by all potentially-affected utilities and the only comment was from Ute Water. There is an additional easement on the west end of the utility

easement that is requested to be vacated. This additional easement is dedicated to Ute Water. While the Ute Water easement slightly overlaps the utility easement, vacation of the latter will not impact the Ute Water easement.

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

Adequate public facilities and services exist for this parcel without the need for this utility easement since there are no utilities within it. No facilities and services will be impacted or inhibited by this request.

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

Vacation of this easement will provide benefit to the City by removing an encumbrance and allowing it to remain a viable commercially-developed property.

**FISCAL IMPACT:**

This land use action has no direct fiscal impact.

**SUGGESTED MOTION:**

I move to adopt Resolution No. 28-18 - a resolution vacating a utilities easement on property located at 2489 Highway 6 & 50.

**Attachments**

1. Attachment 1 - Maps
2. Attachment 2 - Proposed Resolution

# Freddy's Site - 2489 Highway 6 & 50 (pre development)



Printed: 3/29/2018

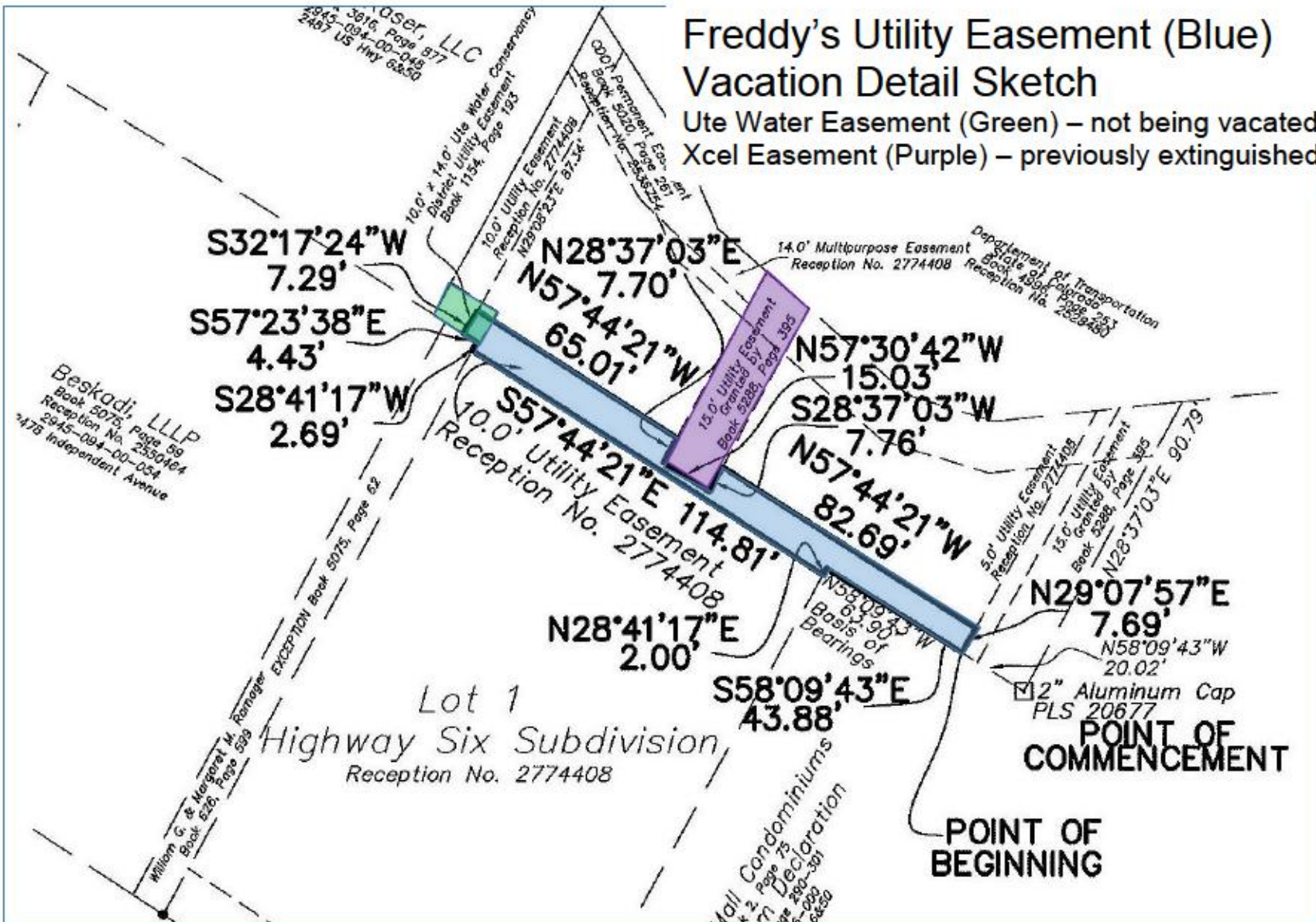
1 inch = 180 feet





# Freddy's Utility Easement (Blue) Vacation Detail Sketch

Ute Water Easement (Green) – not being vacated  
Xcel Easement (Purple) – previously extinguished



**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION VACATING A UTILITIES EASEMENT ON PROPERTY LOCATED  
AT 2489 HIGHWAY 6 & 50**

Recitals:

The Freddy's Frozen Custard and Steakburgers restaurant establishment located at 2489 Highway 6 & 50 completed construction in early 2017. A utilities easement that runs east-west across the site originally protected various dry utilities. However, prior to construction of the building, all utilities were relocated elsewhere on the site so the east-west easement was no longer needed but it was not formally vacated at that time. The easement must be vacated in order for the owner to clear the property of the encumbrance and be able to perform a number of real estate activities, including the sale or refinance of the property.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, and upon recommendation of approval by the Planning Commission, the Grand Junction City Council finds that the request to vacate the utilities easement is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Grand Junction Municipal Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE FOLLOWING DESCRIBED DEDICATED RIGHT-OF-WAY IS VACATED.

An existing utility easement across that property located in in the Northeast Quarter of the Southeast Quarter Section 9, Township I South, Range I West of the Ute Meridian in Grand Junction, Mesa County, Colorado and more particularly described as follows:

Lot I, Highway Six Subdivision, in the City of Grand Junction, Mesa County, Colorado as shown on plat recorded in Reception Number 2774408, Mesa County records.

Commencing at the most Southeasterly Northeast corner of said Lot I, whence the most Northwesterly Northeast corner bears North 58°09'43" West, a distance of 63.90 feet with all bearings contained herein relative thereto; thence North 58°09'43" West, a distance of 20.02 feet, along the most Northerly South line to the POINT OF BEGINNING; thence North 29°07'57" East, a distance of 7.69 feet; thence North 57°44'21" West, a distance of 82.69 feet; thence South 28°37'03" West, a distance of 7.76 feet; thence North 57°30'42" West, a distance of 15.03 feet; thence North 28°37'03" East, a distance of 7.70 feet; thence North 57°44'21" West, a distance of 65.01 feet; thence South 32°17'24" West, a distance of 7.29 feet; thence South 57°23'38" East, a distance of 4.43 feet; thence South 28°41'17" West, a distance



of 2.69 feet; thence South 57°44'21" East, a distance of 114.81 feet; thence North 28°41'17" East, a distance of 2.00 feet; thence South 58°09'43" East, a distance of 43.88 feet to the POINT OF BEGINNING.

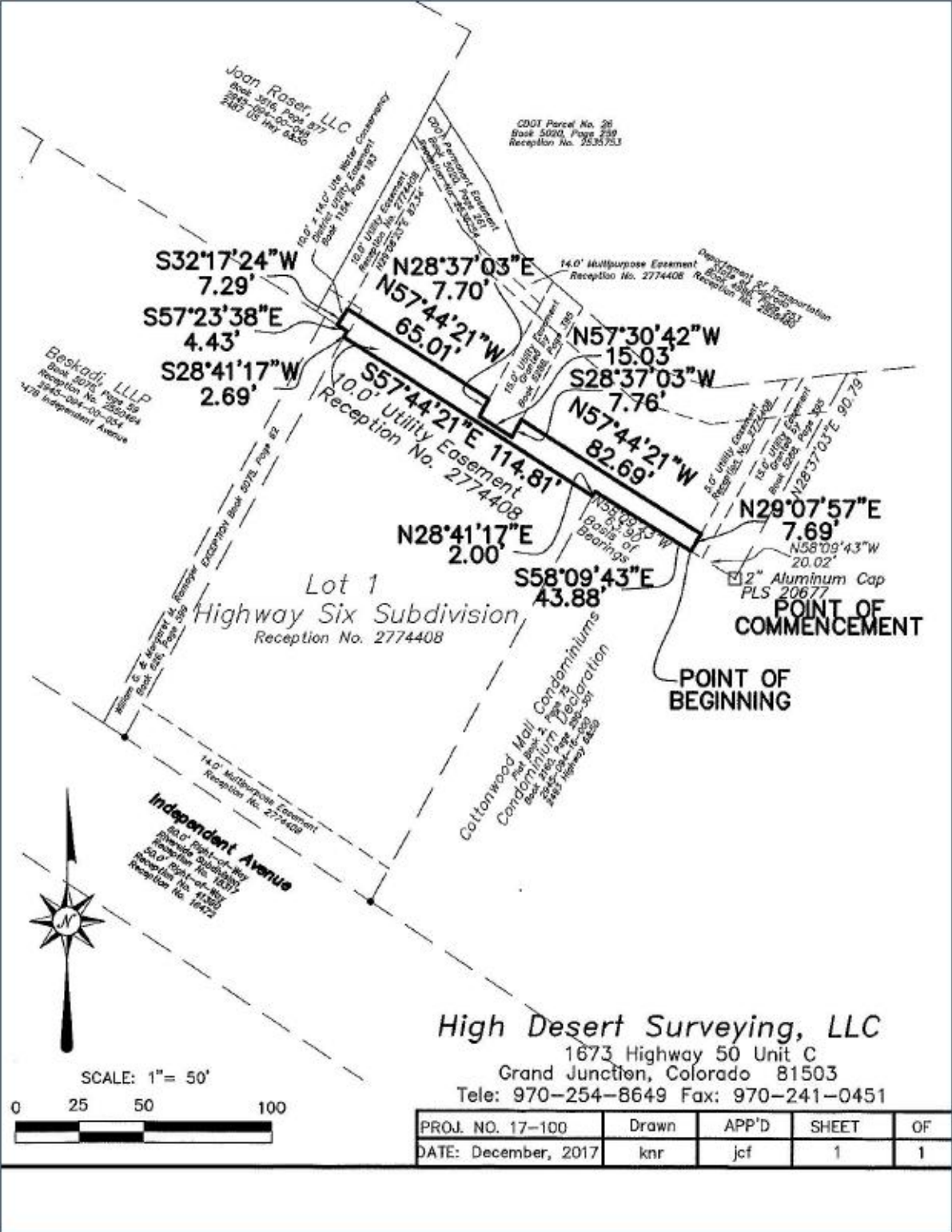
Said parcel containing an area of 0.03 Acres, as herein described and depicted on "exhibit A".

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2018 and ordered published in pamphlet form.

ATTEST:

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

\_\_\_\_\_  
Mayor



PROJ. NO. 17-100	Drawn knr	APP'D jcf	SHEET 1	OF 1
DATE: December, 2017				



**Grand Junction City Council**

**Regular Session**

**Item #4.b.**

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**Meeting Date:** May 16, 2018

**Presented By:** Eric Trinklein

**Department:** Grand Junction Regional Airport

**Submitted By:** Greg LeBlanc, Assistant to the City Manager

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**Information**

**SUBJECT:**

A Resolution Authorizing the City Manager to Sign and Submit Grant Requests to the Federal Aviation Administration (FAA) for Improvements to the Grand Junction Regional Airport

**RECOMMENDATION:**

Approve the resolution adopting the recommendations of the Grand Junction Regional Airport Authority and to authorize the City Manager to sign and submit any and all applications for FAA funds and in support of full implementation of the CIP.

**EXECUTIVE SUMMARY:**

The Grand Junction Regional Airport Authority (Authority) began a multi-year program to relocate the primary runway in 2016. The relocation is intended to minimize impacts to community air service while modernizing the runway. Because the CIP is ambitious and is largely dependent on FAA funding, and when accomplished will address much need improvements to the Airport, the GJRAA is recommending that the City Council authorize the City Manager to sign any and all applications for FAA funds for and in support of full implementation of the CIP.

**BACKGROUND OR DETAILED INFORMATION:**

The Grand Junction Regional Airport Authority (Authority) began a multi-year program to relocate the primary runway in 2016. The relocation is intended to minimize impacts to community air service while modernizing the runway, originally constructed in 1958. The most effective way to meet the current FAA design standards, maintain airport operations during construction, and reduce economic impacts by the project is

to build a replacement runway north of the current runway's location. The project is listed on the Authority's approved Airport Layout Plan and Capital Improvement Plan. The first construction projects are included in the 2018 Plan. The Remote Transmitter/Receiver (RTR) facility will need to be replaced to a location adjacent to the new runway. The 27 ¼ Road Project, also connected with the Runway 11/29 Relocation, will relocate approximately 11,000 LF of 27 ¼ Road along the western edge of the airport property away from the existing and future Runway Protection Zone for existing Runway 11/29 and Future Runway 12/30. The Taxiway project will extend the useful life for the parallel taxiway serving the Airport's primary runway. The work locations serve as hold positions and taxiing operations for general aviation, business, and Part 139 operators. The Airport Improvement Program (AIP) is continually coordinated with FAA and CDOT Aeronautics to provide a minimum five-year plan. This project is included in the approved Airport Budget for 2018. The projects to be accomplished for the 2018 Airport Improvement Program every year going forward are included on the Airport Capital Improvement Plan are part of continuing a safe and efficient airfield/overall airport operation. FAA has invested \$42,678,888 million in the Grand Junction Regional Airport in 56 projects since 1982.

Because the CIP is ambitious and is largely dependent on FAA funding, and when accomplished will address much need improvements to the Airport, the GJRAA is recommending that the City Council authorize the City Manager to sign any and all applications for FAA funds for and in support of full implementation of the CIP. The GJRAA approved the 2018 AIP grant application at the regular Board meeting on November 16, 2017. Applications for FAA grants often are due shortly after a grant is announced and/or funds are often quickly awarded. By and with this resolution the City Manager is authorized and directed to sign and act as quickly as possible to apply for grants that further the implementation of the CIP. If the GJRAA is successful in obtaining additional grant(s), a grant offer/grant agreement(s) will be presented to the City Council for review/approval as a co-sponsor as required by law. This Resolution and the projects to be funded through FAA grants further Goal #9 of the 2010 Comprehensive Plan – “develop a well-balanced transportation system that supports automobile, local transit, pedestrian, bicycle, air, and freight movement while protecting air, water and natural resources” and section 1.4 of the 2014 Economic Development Plan – “providing Infrastructure that enables and supports private investment, specifically the goal to “continue to support the airport and its vital role in economic development” and because of the support of those important public policies, to the extent necessary or required this Resolution shall serve as a temporary and specific suspension of the City Grants Policy with respect to application for grants in support of the Airport and the CIP.

**FISCAL IMPACT:**

No direct fiscal impact resulting from this action that would authorize application for grants.

**SUGGESTED MOTION:**

I move to adopt Resolution 29-18, a resolution authorizing the City Manager to sign and submit grant requests to the Federal Aviation Administration (FAA) for improvements to the Grand Junction Regional Airport.

**Attachments**

1. Resolution 29-18 - Authorizing City Manager to Submit FAA Grant

**CITY OF GRAND JUNCTION, COLORADO**  
**RESOLUTION NO. 29-18**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO SIGN AND SUBMIT  
GRANT REQUESTS TO THE FEDERAL AVIATION ADMINISTRATION (FAA) FOR  
IMPROVEMENTS TO THE GRAND JUNCTION REGIONAL AIRPORT**

RECITALS.

In 2016 the Grand Junction Regional Airport Authority Board (GJRAA) adopted a capital improvement plan for the Airport (CIP.) The CIP embraces multiple projects over the next five years to include construction of a new 10,500-foot primary runway and other existing airfield improvements.

Because the CIP is ambitious and is largely dependent on FAA funding, and when accomplished will address much need improvements to the Airport, the GJRAA is recommending that the City Council authorize the City Manager to sign any and all applications for FAA funds for and in support of full implementation of the CIP. The GJRAA approved the 2018 AIP grant application at the regular Board meeting on November 16, 2017.

Applications for FAA grants often are due shortly after a grant is announced and/or funds are often quickly awarded. By and with this resolution the City Manager is authorized and directed to sign and act as quickly as possible to apply for grants that further the implementation of the CIP. If the GJRAA is successful in obtaining additional grant(s), a grant offer/grant agreement(s) will be presented to the City Council for review/approval as a co-sponsor as required by law.

This Resolution and the projects to be funded through FAA grants further Goal #9 of the 2010 Comprehensive Plan – “develop a well-balanced transportation system that supports automobile, local transit, pedestrian, bicycle, air, and freight movement while protecting air, water and natural resources” and section 1.4 of the 2014 Economic Development Plan – “providing Infrastructure that enables and supports private investment, specifically the goal to “continue to support the airport and its vital role in economic development” and because of the support of those important public policies, to the extent necessary or required this Resolution shall serve as a temporary and specific suspension of the City Grants Policy with respect to application for grants in support of the Airport and the CIP.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Grand Junction does hereby adopt the recommendation of the GJRAA and to authorize the

City Manager to sign and submit any and all applications for FAA funds for and in support of full implementation of the CIP.

Dated this 16th day of May 2018.

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Barbara Traylor-Smith  
President of the Council

ATTEST:

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Wanda Winkelmann  
City Clerk



**Grand Junction City Council**

**Regular Session**

**Item #5.a.**

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**Meeting Date:** May 16, 2018

**Presented By:** Randi Kim, Utilities Director

**Department:** Public Works - Utilities

**Submitted By:** Debi Overholt

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**Information**

**SUBJECT:**

Revision and Update of the Drought Response Plan

**RECOMMENDATION:**

Staff recommends the adoption of the revised and updated Drought Response Plan.

**EXECUTIVE SUMMARY:**

The Drought Response Information Project (DRIP) Committee has updated the Grand Valley Regional Drought Response Plan to ensure that it is an effective tool to respond to drought conditions. An updated plan has been developed to incorporate drought classification categories utilized by National Oceanic and Atmospheric Administration (NOAA) and the U.S. Drought Monitor. The updated plan also clarifies response actions for water customers, water providers, and the general community for each drought classification category.

**BACKGROUND OR DETAILED INFORMATION:**

The domestic water supply strategy for the City of Grand Junction, Clifton Water District, and Ute Water Conservancy District is to have enough water to meet unrestricted customer usage during a period similar to the 1977, 2002, 2012, and 2018 droughts. The Drought Response Plan, originally developed and adopted in 2003, is designed to provide Governing Boards and City Council with a set of options to consider in dealing with a prolonged drought.

The 2003 plan classified drought conditions as either Stage 1 or Stage 2 Drought. To provide a consistent approach and messaging, DRIP replaced these categories with



the drought classification categories utilized by NOAA and the U.S. Drought Monitor. The revised plan clarifies response actions for both consumers and municipal water providers based on what category drought the Grand Valley is experiencing. The revised plan also recognizes contributions from new partnerships with Colorado State University Extension and the National Weather Service.

**FISCAL IMPACT:**

N/A

**SUGGESTED MOTION:**

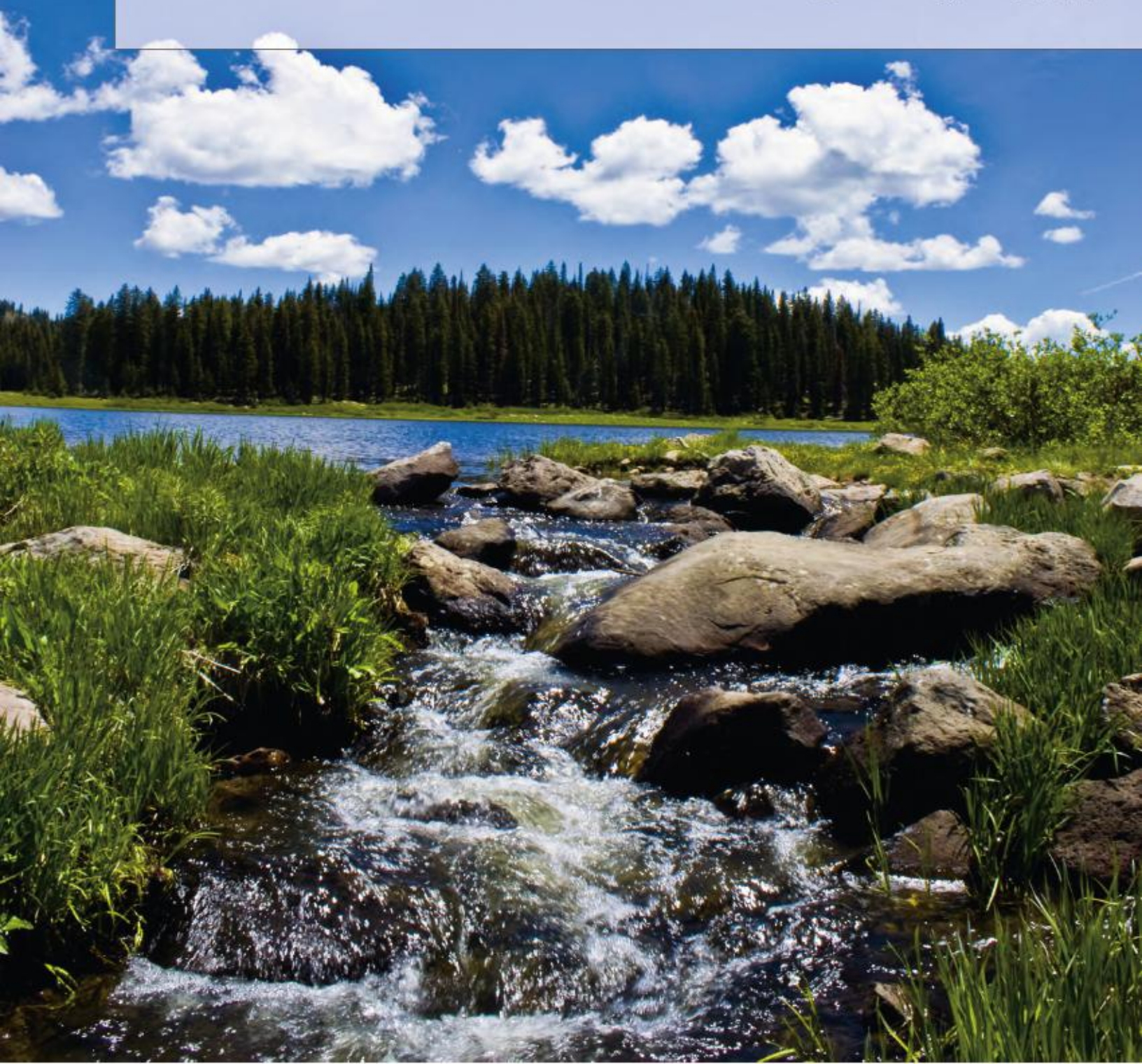
I move to approve the March 2018 revised Drought Response Plan as written and incorporate the same as City policy into Chapter 45.04 of the Grand Junction Municipal Code.

**Attachments**

1. Drought Response Plan

# DROUGHT RESPONSE PLAN

DEVELOPED APRIL 2003  
UPDATED MARCH 2018



# INTRODUCTION

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Drought can be defined as an extended period of below-average precipitation and/or stream flow that stresses a water supply. Drought is a natural, on-going situation in Colorado - a phenomenon that has recurred regularly throughout Colorado's history.

For planning purposes, the City of Grand Junction, Clifton Water District, and Ute Water Conservancy District's domestic water supply strategy is to have enough water to meet unrestricted customer usage during a period similar to the 1977, 2002, 2012, and 2018 droughts.

No one can predict how long a drought will last or if it will be worse than those used in our calculations. Therefore, the providers must be prepared to recognize drought conditions early and respond appropriately. The attached Drought Response Plan (Plan) is designed to provide Governing Boards and City Council with a set of options to consider in dealing with a prolonged drought.

The City of Grand Junction, Clifton Water District, and Ute Water Conservancy District have developed a Regional Water Conservation Plan. The Regional Water Conservation Plan is tied to the Drought Response Plan through implementation of the stated water conservation goals.

The Drought Response Information Project (DRIP) committee was formed to provide public education on responsible water use and conservation. The committee is represented by the three domestic water providers; The City of Grand Junction, Clifton Water District, and Ute Water Conservancy District. The committee also includes Orchard Mesa Irrigation District, Tri River Area CSU Extension Horticulture Program, and NOAA/National Weather Service. CSU Extension provides research-based information on landscaping, irrigation, xeriscaping (dry landscaping), and appropriate maintenance that best fits the Grand Valley. NOAA/National Weather Service provides up to date information on current and past weather trends and facts to help make appropriate decisions.

The Plan is accomplished through on-going annual efforts, budgeted and paid by the three domestic water providers. The Plan includes, but is not limited to the following items:

- Acquaint customers with measures they can expect if a Voluntary or Mandatory water restriction declaration occurs, through media coverage, social media, campaigns, projects, public outreach, etc.
- Continue with the Drought Response Information Project (DRIP), which provides public education through community involvement and all forms of media on why and how to reduce per capita consumption.
- During the monthly meetings of the DRIP committee, review water supply projections, current reservoir capacity, and ongoing conservation efforts
- Develop campaign proclamations to alert the public of the need to conserve water.
- Publish "water waste reduction" suggestions for households and aggressively promote reduction by including recommendations via water bills, websites, billboards, and Public Service Announcements.
- Monitor potential drought response effectiveness; recommend adjustments as needed to the Governing Boards and Council, and report to the public regularly.
- Coordinate with Mesa County officials and invite them to monthly meetings.

- Open a discussion about solidifying a unified Grand Valley watering schedule.
- Ensure that adequate irrigation water will be available throughout the irrigation season by communicating with the irrigation districts and companies.
- Examine all municipal and county code provisions that affect water usage, such as landscape standards, storm water best management practices, and building code provisions, and if appropriate, amend applicable code provisions to meet the objectives of the code as originally intended while reducing water consumption.
- Encourage all public institutions and organizations to take the lead in evaluating indoor and outdoor water use practices. Parks, open spaces, medians, golf courses, fountains, etc. will be asked to be audited for current consumption and redesigned or re-operated to reduce consumption.
- Meet with citizen groups and convey messages of basic water conservation and what to expect during Voluntary and Mandatory Water Restriction declarations.
- Encourage customer classes utilizing research based methods provided by Colorado State University Extension to evaluate, redesign, and reconstruct existing landscapes and outdoor water uses to reduce overall consumption.
- Train customer service and field service employees to respond to conservation-related questions and provide meaningful and appropriate information. This includes training them to:
  - Monitor outdoor use.
  - Offer suggestions to customers on water wise use.
  - Identify and work with high volume water users to reduce their monthly consumption.
- Highlight unusually high use on customers' bills. Contact these customers and special interest groups with high water use to get their ideas and suggestions for obtaining long-term reductions (golf courses, parks, hospitals, schools, government).
- Suggest water-use surveys (comprehensive water use analyses) for high volume water users in all customer categories and advise them on ways to reduce water-use and, where appropriate, suggest retrofit devices.
- Develop Demonstration Xeriscape™<sup>1</sup> areas for customers to gain ideas.
- Encourage Xeriscaping and low-water consumption practices.
- Suggest that each water provider consider implementing drought rates.

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<sup>1</sup> Denver Water holds the trademark for the term Xeriscape. The word Xeriscape was created in 1981 for landscape water conservation education programs. The name is a combination of "landscape" and the Greek word "xeros", which means "dry."

# DROUGHT RESPONSE PLAN

The Drought Response Plan is based on two stages of drought – Voluntary and Mandatory Water Restrictions - each of which is triggered by one or a combination of the following: Historic Users Pool projections, water provider storage, and/or stream flow projections.

In an effort to minimize customer confusion and to keep messaging consistent, the Drought Response Plan will use the U.S. Drought Monitor to guide Grand Valley drought declarations. The U.S. Drought Monitor is produced jointly by the National Oceanic and Atmospheric Administration, the U.S. Department of Agriculture, and the National Drought Mitigation Center at the University of Nebraska-Lincoln.

The U.S. Drought Monitor provides a consistent big-picture look at drought conditions in the United States. When referencing the U.S. Drought Monitor, it's important to remember that it's often used to identify likely areas of drought impacts, including water shortage, but decision-makers in many circumstances have successfully taken measures to reduce vulnerability to drought. Large urban water systems generally have diverse water supplies and can keep the water flowing in both dry and wet years. The U.S. Drought Monitor is in no way intended to replace assessments or guidance from local water systems as to whether residents should conserve water. Figure 1 shows the U.S. Drought Monitor Categories.

**Figure 1**

Category	Description	Possible Impacts
D0	Abnormally Dry	Going into drought: short-term dryness slowing planting, growth of crops or pastures; fire risk above average. Coming out of drought: some lingering water deficits; pastures or crops not fully recovered.
D1	Moderate Drought	Some damage to crops, pastures; fire risk high; streams, reservoirs, or wells low, some water shortages developing or imminent, voluntary water use restrictions requested.
D2	Severe Drought	Crop or pasture losses likely; fire risk very high; water shortages common; water restrictions imposed.
D3	Extreme Drought	Major crop/pasture losses; extreme fire danger; widespread water shortages or restrictions.
D4	Exceptional Drought	Exceptional and widespread crop/pasture losses; exceptional fire risk; shortages of water in reservoirs, streams, and wells, creating water emergencies.

**Awareness Restrictions (D0-D2) - On-going water conservation messaging and Regional Water Conservation Plan implementation activities**

- Domestic water providers, Orchard Mesa Irrigation District, Colorado State University Extension, and NOAA/National Weather Service, are represented on the Drought Response Information Project (DRIP) Committee. The committee attends large, public events throughout the year to provide drought education to the community. The presence of this committee helps the public recognize the efforts on the domestic water provider's end and know there is a voice to listen to in the event of a drought.

**Voluntary Restrictions (D2-D3) - On-going intensive water conservation**

- Conditions are similar to 2002, 2012, and 2018 droughts, but there are no substantial impacts to area domestic water providers. Statewide drought conditions may or may not exist that affect area irrigators.
- Some voluntary water use reductions anticipated.

The 2002 drought had a statewide drought declaration:

- Ute Water Conservancy District's primary water source (the Lower Molina Power Plant) was out of water by mid-July and Vega reservoir did not fill.
- The City of Grand Junction's Purdy Mesa and Juniata Reservoirs started the summer at approximately 75% full with about 1,100 acre feet of municipal water available on top of Grand Mesa.
- The Historic Users Pool (HUP) received approximately 75 – 80% of the full allocation but had water for full irrigation season.

**Mandatory Restrictions (D3-D4) – Mandatory water use reductions and an Emergency Drought Rate is imposed**

- At least one of the three water provider's supply is at or near minimum target levels for storage or stream flows requiring drastic water conservation measures to ensure water needs for most essential uses are met for all Grand Valley water customers.
- Actions undertaken involve predominately sharing water supply between domestic water providers.
- Moving from Voluntary Water Restrictions to Mandatory Water Restrictions will be dependent on several factors:
  - During Mandatory Water Restrictions, the DRIP Committee will continue meeting on a monthly basis and increase meetings as needed. All water supplies, either storage or stream flows, will be monitored closely.
  - If the Historic Users Pool (HUP) is expected to only receive less than its full entitlement and irrigation districts are anticipating they will not be able to stretch available water supplies throughout entire irrigation season, domestic water providers will need to take stronger action to ensure domestic supplies are not overburdened due to increased outdoor irrigation use of potable, domestic water.
  - If irrigation canal water is jeopardized and the demand is added to the domestic water demand, it could cause both treatment and capacity delivery problems. Individual triggers to move towards Mandatory Water Restrictions for each domestic water provider have been discussed and will be modified as weather and demand dictate:
    - Ute Water Conservancy District's Jerry Creek Reservoirs are at 75% of storage capacity by mid-summer.
    - Clifton Water District will use the Historic Users Pool storage available as their trigger as it does not anticipate any numeric triggers, only hardship may be getting water to treatment facility from GVIC canal and/or the Colorado River.
    - The City of Grand Junction's Juniata and Purdy Mesa Reservoirs are 75% of storage capacity by the end of spring run-off.

This plan identifies two ways for users and domestic water providers to respond to a drought; increasing water supply and decreasing water use.

### **Increasing Water Supply**

The three area water providers can possibly augment their water supply from other sources. There are several options for doing this, each presenting its own set of intergovernmental and technical considerations. Among the possibilities:

- Call back water rights that others are using. (ranch lessees and water rentals)
- Augment raw water sources through River Pump Stations if river water is available.
- Seek approval from Federal and State agencies to allow diversion and use of irrigation water decrees if available.
- Obtain municipal water contracts from federal projects if available.
- Collective use of all available water rights.

### **Decreasing Water Use**

The prime drought response is to budget water use for the most essential uses for the drought's duration. There are a wide variety of options that could be used to decrease water use. In general, it is expected that reductions would be voluntary. Reduction will become mandatory, which may include implementation of drought rates when at least one of the three water provider's supply is at or near minimum target levels for storage or stream flows, as outlined above. We believe it is important to ensure that any discomfort, difficulty, or potential shortage is shared as equitably as possible across all customer classifications. Pages 6 and 7 detail the different actions required by customers and the community as well as water providers in an effort to decrease water use for each drought stage.

## Customer & Community Drought Actions

Specific details on the drought actions for customers and the community can be found in Appendix A.

<b>D1</b> <i>No water restrictions</i>	<ul style="list-style-type: none"><li>•Develop a foundation of procedure and education on water conservation and drought.</li><li>•Encourage residential water conservation techniques.</li></ul>
<b>D2</b> <i>Possible Voluntary Water Restrictions</i>	<ul style="list-style-type: none"><li>•Conditions force water conservation efforts to expand beyond the household and into the community.</li></ul>
<b>D3</b> <i>Voluntary Water Restrictions, possible Mandatory Water Restrictions</i>	<ul style="list-style-type: none"><li>•Hospitality entities are targeted to look for water saving changes within their organizations.</li><li>•Water reduction goals are set to help implement the foundation and education developed in D1 and D2.</li></ul>
<b>D4</b> <i>Mandatory Water Restrictions</i>	<ul style="list-style-type: none"><li>•Rules and regulations are established.</li><li>•Governing bodies set examples and speak to the severity of the conditions.</li></ul>



## Domestic Water Provider Drought Actions

Specific details on the drought actions for customers and the community can be found in Appendix B.

<p><b>D1</b> <i>No water restrictions</i></p>	<ul style="list-style-type: none"><li>• There is a heavy focus on community involvement and awareness of the Drought Response Information Project (DRIP) and water conservation.</li><li>• A strong foundation of education and drought procedure is developed.</li></ul>
<p><b>D2</b> <i>Possible Voluntary Water Restrictions</i></p>	<ul style="list-style-type: none"><li>• Homeowners' Associations are asked to act as a governing body to help conserve water within their associations and recommend water conservation to its members.</li></ul>
<p><b>D3</b> <i>Voluntary Water Restrictions, possible Mandatory Water Restrictions</i></p>	<ul style="list-style-type: none"><li>• Partnerships are established and exercised to intensify the response to extreme drought conditions and offer resources to the community to help conserve water.</li><li>• The execution of getting the drought message out is intensified through communication efforts and campaigns.</li><li>• Leadership within the community is heavily relied on to help push water conservation.</li></ul>
<p><b>D4</b> <i>Mandatory Water Restrictions</i></p>	<ul style="list-style-type: none"><li>• Due to the severity of the conditions, drought rates are implemented and penalties are activated for those exercising wasteful water practices.</li><li>• A community movement is established to intensify the need for water conservation.</li></ul>

# **PUBLIC OUTREACH**

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During a drought, it is essential that the three area water providers communicate effectively not only with their customers, but also with other area water suppliers, local governments, and other groups who may be affected by this drought response.

# **SUMMARY**

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Although the options listed in the Drought Response Plan are based on lessons learned, it is important to understand that every drought is different and that the Governing Boards and City Council will adjust and refine measures based on actual drought conditions. This plan is intended to help staff, customers, stakeholders and the Boards and Council to be better prepared when a drought occurs.

## APPENDIX A

### Suggested Customers & Community Drought Actions

#### D1 – *No water restrictions*

- Encourage education on water-efficient practices
  - Rain barrels
  - Direct downspouts
  - Evaporative coolers
  - Drip irrigation
  - Performing lawn water audits
  - Proper turf maintenance
- Encourage education on landscaping
  - Transitioning lawns to Xeriscape
  - Caring for landscape during each season
  - Caring for landscape during a drought
  - Low water species
- Encourage efficient watering practices
  - Encourage HOA's to adopt a schedule
  - Encourage watering before 9am and after 6pm
- Encourage the community to educate their neighbors of smart water usage and conservation techniques

#### D2 – *Possible Voluntary Water Restrictions*

- Recommend customers and communities continue D1 actions
- Recommend hospitality establishments make water conservation efforts
  - Recommend hotels, motels, inns, and bed & breakfast establishments to have only low-flow showerheads and aerators.
- Recommend alternative methods to avoid water waste
  - Recommend other ways to wash vehicles
  - Recommend the removal of non-native landscape
- Recommend proper maintenance of potential water wasting practices
  - Educate homeowners with private pools on efficient operation for in-ground and above-ground pools
  - Educate customers on evaporative cooler maintenance and operation
  - Recommend cutting back on street cleaning, sidewalk, and driveway washing, with the exception of toxic or hazardous substances or where public health and safety issues can only be resolved by washing the impermeable surface

#### D3 - *Voluntary Water Restrictions, possible Mandatory Restrictions*

- Request that customers and communities continue D1 and D2 actions
- Request hospitality agencies to eliminate common sources of wasting water
  - Request that hotels/motels asks guests to reuse sheets and towels during their stay
  - Request that restaurants only serve water upon request
- Request all ornamental fountains in buildings and parks be turned off
- Request conservation leadership from government entities

- Request entities reduce their own short-term domestic water use by 30% of the last five-year average
- Request the community to participate in limited residential outdoor watering
- Provide information and assistance to customers for post-drought planning
  - Landscaping properly
  - Transitioning into a Xeriscape
  - Low-flow fixtures
- Request homeowners to not fill up private swimming pools and ornamental fountains

#### *D4 - Mandatory Restrictions*

- Require customers and communities to continue D1, D2, and D3 actions
- Require all fire hydrant use be eliminated except those required for public health and safety
- Require all hospitality entities to have low-flow fixtures

## APPENDIX B

### Suggested Domestic Water Providers Drought Actions

#### D1 – *No water restrictions*

- Maintain monthly DRIP Committee meetings
- Encourage consistency of drought messages, conservation techniques, and drought education through all domestic water providers
  - Training of frontline staff for general drought questions and information (Customer Service, Meter Readers, etc.)
  - All domestic water providers will include the same messages on billing statements, websites, social media, etc.
- Encourage drought awareness and education through community involvement
  - Offer or sponsor a drought expo or show
  - Adopt Xeriscape demonstration gardens in high-traffic areas (Main Street, parks, etc.)
  - Provide school demonstrations and audits
  - Partner with Grand Valley welcoming groups to educate new residents (Welcome Home, Grand Junction Area Chamber of Commerce, etc.)
  - Partner with home-improvement stores to ensure proper equipment and plants are being purchased
  - Develop a leadership summit/conference on water conservation
  - Acknowledge water-smart “Landscape of the Month”
  - Partner with School District #51 to educate students through presentations and installing low-flow fixtures
- Encourage structure and the development of resources for water providers to consistently use and exercise, regardless of drought conditions
  - Develop a Drought Wheel/Monitor that can be regularly updated and displayed (Physically in all domestic water providers’ offices and on social media, websites, billing statements, etc.)
  - Create information stations at each utility office
  - Create a “Main Shut-off Valve” campaign
  - Encourage that a percentage of new construction must be Xeriscape
  - Invite irrigators to participate in DRIP Committee meetings
  - Develop a procedure for each domestic water provider to provide regular status updates
  - Partner with municipalities to discuss water savings programs (Parks & Recreations, City of Fruita, golf courses, school campuses, etc.)

#### D2 – *Possible Voluntary Water Restrictions*

- Recommend domestic water providers continue D1 actions
- Recommend hospitality establishments to make water conservation efforts by communicating about water smart usage
- Monitor drought response effectiveness and recommend adjustments to Governing Board and City Council.
- Partner with Home Owner’s Associations to reach more users
  - Develop regulations on turf requirements
  - Perform audits and encourage water conservation on common areas

### *D3- Voluntary Water Restrictions, Possible Mandatory Restrictions*

- Increase monthly DRIP meetings as needed
- Develop a unified Grand Valley watering schedule
- Intensify the drought message
  - Localize the drought conditions for chain businesses
  - Contract with an advertising agency to carry out an intense drought campaign
  - Issue “No Watering” advisories when wind speeds create ineffective watering conditions
  - Provide regular media briefings on conditions
- Intensify water conservation leadership
  - Adopt Home Owner’s Associations to invest and tests water-saving devices
  - Encourage Colorado Mesa University to develop an on-campus drought campaign
  - Partner with residents to encourage the use of rain-barrels
- Issue notices and publicize water usage
  - Publicize smart water usage
  - Send postcard reminders of drought conditions to the top ten-percent of residential and commercial water users

### *D4- Mandatory Water Restrictions*

- Increase DRIP Committee meetings as needed
- Require drought resources for the community
  - Open a centralized drought information center
  - Establish a conversation hotline
- Implement penalties and Emergency Drought Rates
  - Establish a hotline to report water waste
  - Postcards will be sent to those identified as wasting water
  - Homeowners will be required to fix leaks within 72 hours of being notified
  - Send direct notices and calls to all customers about drought conditions
  - Discourage outdoor irrigation
- Develop a community movement addressing the drought conditions
  - Create a pledge program for community leaders to take steps toward smart water usage and water conservation in their organizations
  - Commercial customers will be asked to display “Save Water” signs and develop a conservation plan



**Grand Junction City Council**

**Regular Session**

**Item #6.a.i.**

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**Meeting Date:** May 16, 2018

**Presented By:** Kristen Ashbeck, Senior Planner/ CDBG Admin

**Department:** Community Development

**Submitted By:** Kristen Ashbeck

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**Information**

**SUBJECT:**

Public Hearing to Consider Funding the 2018 Community Development Block Grant (CDBG) Program Year, Including Amendments to Action Plans for Previous Program Years, and Set a Public Hearing for Adoption of the 2018 Annual Action Plan for June 18, 2018

**RECOMMENDATION:**

City Council reviewed and discussed requests for 2018 CDBG funds at a work session on April 30, 2018.

**EXECUTIVE SUMMARY:**

City Council will consider which activities and programs to fund for the Community Development Block Grant (CDBG) 2018 Program Year. The City will receive \$457,189 which is \$32,189 more than what had been estimated, for the 2018 Program Year beginning on September 1, 2018. In addition, Council will consider amendments to the Action Plans from prior program years to utilize a total of \$7,839 remaining funds to be allocated with the 2018 funds for a total allocation amount of \$465,028.

At this meeting, the City Council will receive public input on the use of the 2018 CDBG allocation and set a hearing date for the adoption of the 2018 Annual Action Plan, including funding allocation for specific projects.

**BACKGROUND OR DETAILED INFORMATION:**

CDBG funds are a Department of Housing and Urban Development (HUD) entitlement grant to the City of Grand Junction which became eligible for the funding in 1996. The

City's 2018 Program Year will begin September 1, 2018. Applications for funding were solicited and received by the City in March after a workshop was held with potential applicants. The City has received grant requests of \$730,147 from outside agencies and has identified City capital improvements projects totaling \$218,500 for a total of \$948,647 in grant requests (excluding \$25,000 administration funding requested). The City will receive \$457,189 for the 2018 Program Year and will consider amendments to the Actions Plans of previous program years to utilize \$7,839 in remaining funds to be allocated with the 2018 funds.

### **Summary of Recommended Funding**

On April 30, 2018 City Council met in a workshop to discuss the funding requests and recommended funding for the projects listed in Attachment 1. **The actual allocation is \$32,189 above the estimated allocation of \$425,000 utilized during the application review process to date. Thus, City Council may amend the recommendations to add funding to one or more of the proposed projects.**

In addition, City Council will consider re-distribution of a portion of remaining 2016 funds as detailed below.

### **2016 Annual Action Plan Activity Affected - Funds to be Reallocated in 2018**

- 1) Nisley Elementary Safe Routes to School - \$6,516
- 2) Suicide Prevention Community Outreach - \$1,323

The final funding decision will be made by the City Council at its meeting on May 16, 2018 and final adoption of the 2018 Program Year Annual Action Plan will occur at the June 18, 2018 meeting. A summary of the applications received for 2018 funding is included as Attachment 2.

### **HUD CDBG Guidelines and Evaluation Criteria**

The CDBG program has several funding criteria that are important to consider when evaluating which projects the City can fund with its 2018 allocation, as follows:

- 1) Administration activities may not exceed 20% of Program Year allocation
- 2) Human Services activities may not exceed 15% of Program Year less the amount of outstanding obligated funds
- 3) Applications for CDBG funding will be judged by the criteria below:
  - A) Proposed project meets National Objectives:
    - Benefits low and moderate income persons;
    - Eliminates or prevents slum or blight; or



- Addresses an urgent community need (usually a natural disaster)

B) Proposed project is eligible and meets the City's Five Year Consolidated Plan Goals:

- Need for non-housing community development infrastructure
- Need for affordable housing
- Needs of the homeless
- Needs of special needs populations and other human services

C) Ability of the applicant to complete the project: Agency capacity, history of performance, staff level and experience, financial stability

D) Amount requested is consistent with agency needs

**FISCAL IMPACT:**

The City will receive \$457,189 for the 2018 CDBG Program Year and unexpended funds from prior years is \$7,739 for a total allocation amount of \$465,028.

**SUGGESTED MOTION:**

I move to (approve/deny) the proposed funding requests and set a public hearing for adoption of the 2018 Annual Action Plan for June 18, 2018.

**Attachments**

1. Worksheet Summary of Recommended Funding
2. Summary of Funding Requests
3. 2018 CDBG Program Year Schedule
4. History of CDBG Projects 2008-2017

2018 COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS							
		2018 FUNDING		\$457,189		Maximum Admin Allocation (20%) - \$91,438	
		Funds Not Expended Prior Years		\$7,839		Maximum Services Allocation (15% less outstanding obligated funds = \$39,545)	
		TOTAL FUNDS FOR ALLOCATION		\$465,028			
	AGENCY	PROJECT TITLE	%	GRANT REQUEST	Funding Leverage	PROJECT INFORMATION/COMMENTS	COUNCIL RECOMMENDATION
1 2018 Admin	City of Grand Junction Administration	Program Administration		\$25,000	\$0	General program administration, fair housing activities, annual reports to HUD and a portion of staff salary.	\$25,000
2 2018 Admin	PreDevelopment Costs	Grand Junction Housing Authority		\$50,000	\$393,682	Consultant services for pre-development planning and engineering for Bookcliff Squire Redevelopment at 1262/1282 Bookcliff Avenue. Project is to develop a 20-unit housing complex with supportive services with a preference for those that have experienced domestic violence.	\$20,000
		<b>SUBTOTAL ADMIN REQUESTS</b>		<b>\$75,000</b>		<b>SUBTOTAL ADMINISTRATION RECOMMENDED</b>	<b>\$45,000</b>
3 Services	Karis, Inc.	Integrated Mental Health Services		\$10,400	\$28,860	Funds to provide mental health and substance abuse services to homeless, unaccompanied youth at its various housing facilities in the City limits. With 2017 CDBG funds were able to increase direct service hours per week for two clinicians to a total of 40 hours per week. Additional 2018 funds will provide another increase in services.	\$5,000
4 Services	Grand Valley Peace and Justice	Home Street Home Project		\$10,000	\$0	Funds to begin outreach to chronically homeless persons, including life skills training and preparations for interim housing project.	\$0
5 Services	Housing Resources of Western Colorado	Foreclosure Prevention Program		\$13,500	\$150,925	Program to promote, assist, retain and support opportunities for homeownership for low and moderate workforce households through education, training and counseling services. Funds will be used for start-up costs associated with this program including counseling fees, center relocation, and class development materials. Expect to serve 80 households within the City limits.	\$0
6 Services	HopeWest	Accessible Exam Tables for PACE Senior Medical Clinic		\$10,518	\$15,777	The PACE center includes a senior primary care medical clinic. CDBG funds used to purchase specialized medical exam room tables that facility transfer from a wheelchair for frail elderly. The center is expected to open in 2018 and expect to serve 300 persons, with 70% residing in the City limits.	\$7,000
7 Services	Mesa County Partners	Purchase Van for Restitution/Work Program		\$19,000	\$10,000	Partners supervises up to 1,000 juvenile offenders annually. The youth perform court-ordered community service projects. CDBG funds will be used to purchase a new van to provide safe transportation to job sites. 70% of clients live in the City limits, so CDBG can fund up to 70% of the van purchase.	\$10,000
8 Services	St. Mary's Foundation	Gray Gourmet - Purchase Food		\$16,000	\$265,800	Gray Gourmet prepares and serves a nutritious lunchtime meal for Mesa County seniors age 60 and older. CDBG funds would be used to help offset the cost of food purchases for meals to be prepared and served for an estimated 3% increase in persons served and number of meals provided.	\$4,000

9 Services	Counseling and Education Center	Low Income Counseling Program		\$6,000	\$413,182	CEC provides counseling to individuals in crisis or those dealing with difficult emotional issues and ensures access to professional counseling, regardless of income or ability to pay. CDBG funds would provide 84 more hours of counseling for an estimated 17 more clients seeking care.	\$4,000		
10 Services	STRIVE	Audyssey Autism Clinic		\$6,000	\$80,064	STRIVE offers the only diagnostic clinic on the western slope for children facing challenges of autism, neurological conditions or developmental disabilities who can benefit from individualized intervention and support services. The diagnostic process involves a team of specialists and is costly. CDBG funds would be used to provide this service to 4 additional clients.	\$4,776		
<b>SUBTOTAL SERVICES REQUESTS</b>				<b>\$91,418</b>		<b>SUBTOTAL SERVICES RECOMMENDED</b>	<b>\$34,776</b>		
11 Facility Rehab	Hilltop Community Resources, Inc.	Bacon Campus Fire Safety Project		\$43,500	\$1.8 Million	The Bacon Campus houses 2 residential programs - the Life Adjustment Program for adults with traumatic brain injuries and Youth Services for persons ages 12 to 18 who have encountered difficulty at home, school or in the community. The State of Colorado is requiring Hilltop to add fire sprinklers and fire separation walls for licensure requirements. CDBG funds would be used for alarm upgrades, linking the alarm and new sprinkler systems.	\$20,000		
12 Improve Alley	Grand Valley Catholic Outreach	Pave Alley 200 Block between Pitkin and South Avenues		\$120,000	\$0	The St. Martin Place housing in the 200 block of Pitkin Avenue was completed in April 2015. The alley behind the apartments is dirt and rocks. When it rains or snows, the alley is treacherous, mud is tracked onto the surrounding paved streets and the apartments are being damaged by rocky sludge being tracked in. CDBG funds would be used to pave this block of the alley.	\$0		
13 Facility Purchase	Hilltop Community Resources, Inc. on behalf of the Grand Valley Crisis Nursery	Crisis Nursery Property Acquisition		\$60,000	\$240,000	The Crisis Nursery will provide free, short-term, emergency childcare to families in crisis and connect families with local resources to help them get out and stay out of crisis. CDBG funds will be used toward the purchase of a residential structure to be used as the Nursery.	\$0		
14 Facility Rehab	The Arc Mesa County Inc.	Accessibility Project for People with Disabilities		\$61,722	\$20,574	Arc Mesa County provides no cost individual advocacy, community outreach, advocacy education and legislative and systematic advocacy for children, adults and parents with disabilities. CDBG funds would be used to create an accessible second floor including an elevator lift, widening doors and removing walls to provide an accessible training/meeting room for clients with disabilities in its existing facility at 845 Grand Avenue.	\$19,740		
15 Facility Purchase	Karis Inc.	Purchase the Fourth House - Drop-In Day Center for Youth		\$80,000	\$149,500	CDBG funds would be used to acquire the Fourth House (a basement unit in 362 Main Street) which Karis, Inc. currently uses as a drop-in center for homeless unaccompanied youth that provides showers, meals, clothing, laundry, addiction counseling, art groups, access to computers and crisis and employment services. Karis has served 142 youth since last fall at the facility.	\$0		
16 Facility Rehab	HomewardBound of the Grand Valley	Community Homeless Shelter Roof Replacement		\$43,107	\$0	HomewardBound provides overnight emergency shelter for adults and families experiencing homelessness. The roof in the single adult dormitory began leaking during this past winter. Funds will be used to replace the roof. The budget includes a 15-year warranty on the membrane material.	\$25,000		

17 Facility Rehab	Mesa County Partners	Western Colorado Conservation Corps Building - Additional Door	\$3,800	\$5,000	Western Colorado Conservation Corps (WCCC) operated through Partners employs and trains youth and young adults working on public land improvement projects (101 youth in 2017). WCCC operates from a shop located at 2818-1/2 North Avenue which currently has one large garage door to enter and exit the building. This creates a safety issue without having a place to quickly exit the rear of the building and energy efficiency drops when the large door must be opened to just load work crews and/or bring in supplies. CDBG funds would be used to install a second door out of the shop area. 77% program participants live in City limits so CDBG can fund 77% of project costs.	\$3,800		
18 Facility Rehab	STRIVE	Roof for Newly Acquired Building	\$151,600	\$6.85 Million	STRIVE provides care and support for disabled individuals of all ages and their families. Its current location at 950 Grand Avenue has been outgrown and STRIVE has purchased a new building at 790 Wellington Avenue and is in the process of remodeling it for their use which will increase access to services for clients. Having been constructed 40 years ago, the building is in need of new roofing which is to be funded with CDBG.	\$100,000		
19 Facility	Center for Independence	Taylor Ability Garden	\$25,000	\$9,575	Utilizing the existing front yard landscape area at the facility at 740 Gunnison Avenue, CDBG funds would be used to construct a 1,220-square foot demonstration garden to involve and support the disabled community. The publically visible garden would feature handicap-accessible raised beds, elevated wheelchair stations, and recycled-carpeting pathways. HUD will need to approve use of Job Corps personnel rather than a contractor to accomplish the construction.	\$4,700		
<b>SUB-TOTAL NON-CITY CAPITAL REQUESTS</b>			<b>\$588,729</b>		<b>SUBTOTAL NON-CITY CAPITAL RECOMMENDED</b>	<b>\$173,240</b>		
20 Public	City of Grand Junction Parks and Recreation	Riverside Park Improvements 1) Close Riverside Park Dr/Convert to Trail - \$75,427 2) Concrete Path around Park - \$5,556 3) Split Rail Fence Along Alley East Side of Park - \$800 4) Concrete barriers at Fairview Ave (if street closed) - \$22,000	\$25,000	\$626,314	CDBG funds used for initial park improvements as listed. Low-mod income area benefit. In order to apply for GOCO Local Park and Outdoor Recreation (LPOR) grants, an additional \$276,000 is needed in matching funds. Thus, an additional \$25,000 in 2018 CDBG funds is requested to be applied to the needed match.	\$25,000		
21 Public	City of Grand Junction Public Works	Bookcliff Middle School Safe Routes to School/Neighborhood Improvements Phase 2	\$70,000	\$30,000 must be provided from another source	Construct 680 feet of missing curb, gutter and sidewalk on the west side of 29-1/4 Road between Formay Avenue and Elm Avenue. Highest Priority for Urban Trails Committee. CDBG can only fund 70% of project due to number of persons in service area not in City limits. Phase 1 to be completed Summer 2018.	\$0		
22 Public	City of Grand Junction Public Works	Grand Avenue at 9th and 10th Streets Safe Routes to School/Neighborhood Improvements	\$60,000	\$0	Heavily utilized on-street parking along Grand Avenue, road width and vehicular speed causes visibility and safety challenges and an increased crossing distance for pedestrians and bicyclists. 9th Street is the preferred school walking corridor for East Middle and Chipeta Elementary Schools. 10th Street is the preferred bicycle corridor connecting CMU and downtown. CDBG funds would be used to create curb extensions (bulb-outs) on all four corners of the intersections of 9th Street and Grand Avenue and 10th Street and Grand Avenue.	\$60,000		

<b>23 Public</b>	City of Grand Junction Public Works	Pinyon Avenue Safe Routes to School/Neighborhood Improvements		\$60,000 per side	\$0	There is no sidewalk on either the north or south side of Pinyon Avenue between 13th and 15th Streets which is a walking route to Orchard Avenue Elementary School. CDBG funds would be used to construct 640 feet of curb, gutter and sidewalk and 2 accessible ramps per side of the street. Urban Trails Committee third priority.	\$60,000		
<b>24 Public</b>	City of Grand Junction Utilities	Replace Lead Water Lines		\$50,000	\$0	1985 amendments to the Safe Drinking Water Act banned the use of lead pipes and leaded solders. Remaining lead pipe sections represent the greatest potential source of lead in drinking water. The City estimates about 200 lead service lines remain in the City's water district and has developed a proactive replacement program for them. Currently, the property owner is responsible for replacement of private water lines. CDBG funds would be used for a pilot program for up to 50 properties within a CDBG-eligible downtown neighborhood, providing an incentive of \$1,000 per home for the replacement of the customer-owned portion of a lead service line.	\$20,000		
<b>25 Public</b>	City of Grand Junction Public Works	24-1/2 Road Pedestrian Improvements		\$13,500	\$0	Grand Valley Transit's (GVT) West Transfer Station has increased pedestrian activity in the area. Recent commercial development (O'Reilly Auto Parts) to the west included a trail connection between Patterson Road and 24-1/2 Road across from the GVT Station on the east side of 24-1/2. An improved pedestrian crossing at this location with a median refuge that reduces the unprotected crossing distance as well as signs and markings would improve pedestrian safety along the corridor.	\$13,500		
		<b>SUBTOTAL CITY CAPITAL REQUESTS</b>	<b>#REF!</b>	<b>\$218,500</b>			<b>TOTAL CITY CAPITAL RECOMMENDED</b>	<b>\$178,500</b>	
							<b>TOTAL RECOMMENDED</b>	<b>\$431,516</b>	

## **SUMMARY OF 2018 FUNDING REQUESTS**

### **Program Administration – Cannot Exceed 20% of Allocation (\$91,438)**

#### **1: City CDBG Administrator**

The City allocated \$25,000 2017 CDBG funds for general administration of the program and a portion of staff salary. The funds will be expended by September 2018. Council can consider what level of CDBG funding they would like to use for 2018 Program Administration.

**Funds Requested: \$25,000**  
**Recommended Funding: \$25,000**

#### **2: Grand Junction Housing Authority Pre-Development Design and Engineering for Bookcliff Squire Project**

In conjunction with local stakeholders, the Grand Junction Housing Authority (GJHA) has developed a conceptual design for a 20-unit housing and supportive services facility with a preference for serving those that have experienced domestic violence. The project will be located at 1262 and 1282 Bookcliff Avenue which are owned by GJHA. Redevelopment of the .87 acres into housing will require asbestos abatement and demolition of the existing site infrastructure for which funding sources have been secured or are pending. CDBG funding will be utilized to begin creation of the design development deliverables including schematic plans and specifications. GJHA has received multiple grants, most recently a 2016 grant (\$75,000) towards the rehabilitation of the Nellie Bechtel Apartments. All funds have been expended and projects closed out.

**Funds Requested: \$50,000**  
**Total Project Cost: \$443,682**  
**Recommended Funding: \$20,000**

### **SERVICES PROJECTS – Cannot Exceed \$34,776**

#### **3: Karis, Inc. Integrated Mental Health Services**

Karis, Inc. provides housing and support services for homeless, unaccompanied teens and youth in the community. CDBG funds would be used to provide mental health and substance abuse services to Karis clients at its various housing facilities in the City limits. With 2017 CDBG funds, Karis, Inc. was able to increase direct service hours per week for two clinicians to a total of 40 hours per week. Additional 2018 funds will provide another increase in services. Karis, Inc. received \$10,400 for the same services in 2017 and 50% of the funds have been expended.

**Funds Requested: \$10,400**  
**Total Project Cost: \$39,260**  
**Recommended Funding: \$5,000**

#### **4: Grand Valley Peace and Justice – Home Street Home Project**

Grand Valley Peace and Justice is in the process of creating an outreach team and a survey of the chronically homeless community. Participants in the next phase of the program will be selected based on the survey results. CDBG funds will then be used to further community outreach, including life skills training and preparation for the next phase of the project which is securing interim housing for the individuals. Grand Valley Peace and Justice has not been a previous applicant for CDBG funds.

**Funds Requested: \$10,000**  
**Total Project Cost: \$10,000**  
**Recommended Funding: \$0**

#### **5: Housing Resources of Western Colorado (HRWC) Foreclosure Prevention Program**

HRWC is starting a program to promote, assist, and support homeownership for low and moderate income workforce households through education, training and counseling services. CDBG funds will be used for start-up costs associated with the program. HRWC expects to serve 80 households within the City limits in the coming year. HRWC has received multiple CDBG grants, the most recent being 2017 funds for its Critical Home Repair Program which is 30 percent expended.

**Funds Requested: \$13,500**  
**Total Project Cost: \$163,425**  
**Recommended Funding: \$0**

#### **6: HopeWest PACE Center Accessible Exam Tables**

HopeWest will open a Program of All-Inclusive Care for the Elderly (PACE) Center in 2018 to provide care to the frail elderly. The program goal is to meet the healthcare needs of this population so they can stay in their own homes. The PACE Center will include a senior primary care medical clinic. This grant would be used to purchase specialized medical exam room tables that facilitate transfer from a wheelchair for frail elderly. The Center expects to serve 300 persons, with 70 percent residing in the City limits. HopeWest received 2016 CDBG funds (\$38,000) for therapy equipment and the kitchen facility at the Center. All funds have been expended and the projects closed out.

**Funds Requested: \$10,518**  
**Total Project Cost: \$26,295**  
**Recommended Funding: \$7,000**

#### **7: Mesa Youth Services, Inc. dba Mesa County Partners (Partners) Van Purchase**

Partners supervises up to 1,000 juvenile offenders annually. The youth perform court-ordered community service projects. CDBG funds will be used to purchase a new van to provide safe transportation to job sites. The Program expects to serve 700 youth in the coming year, with 70 percent residing in the

City limits, so CDBG can fund up to 70 percent of the van purchase. Partners has received several grants in the past, most recently a 2015 grant (\$27,500) to make safety improvements to its main program office. All funds have been expended and the project closed out.

**Funds Requested: \$19,000**  
**Total Project Cost: \$29,000**  
**Recommended Funding: \$10,000**

#### **8: St. Mary's Hospital Gray Gourmet Program Food Purchase**

Gray Gourmet prepares and serves a nutritious lunchtime meal for Mesa County seniors age 60 and older. CDBG funds would be used to help off-set the cost of food purchases for meals to be prepared and served for an estimated 3 percent increase in persons served and the number of meals provided. Gray Gourmet has received multiple grants in the past, most recently a 2016 grant (\$16,000) for the same purpose. All funds have been expended and the project closed out.

**Funds Requested: \$16,000**  
**Total Project Cost: \$281,800**  
**Recommended Funding: \$4,000**

#### **9: Counseling and Education Center (CEC) - Low Income Counseling Services**

This program provides counseling services for low income citizens. Funds are requested to help pay for 84 more hours of counseling sessions for an estimated 17 more clients seeking care. The number of persons served is directly related to the amount of funding received. CEC has received multiple grants for the same purpose with the most recent being 2017 funds (\$6,000) which have been expended and the project closed out.

**Funds Requested: \$6,000**  
**Total Project Cost: \$419,182**  
**Recommended Funding: \$4,000**

#### **10: STRiVE Audyssey Autism Clinic**

STRiVE offers the only diagnostic clinic on the western slope for children facing challenges of autism, neurological conditions or developmental disabilities who can benefit from individualized intervention and support services. The diagnostic process involves a team of specialists and can be very costly for families. CDBG funds would be used to provide this service to 4 additional clients. STRiVE has received multiple grants in the past, most recently two 2015 grants (\$31,210) to rehabilitate 4 group homes and for the Audyssey Clinic for the same purpose. All funds have been expended and the grants closed out.

**Funds Requested: \$6,000**  
**Total Project Cost: \$86,064**  
**Recommended Funding: \$4,776**



## **CAPITAL IMPROVEMENTS PROJECTS**

### **11: Hilltop Community Resources, Inc. Bacon Campus Fire Safety Project**

The Bacon Campus houses two residential programs 1) the Life Adjustment Program for adults with traumatic brain injuries and 2) Youth Services for persons ages 12 to 18 who have encountered difficulty at home, school or in the community. The State of Colorado is requiring Hilltop to add fire sprinklers and fire separation walls for licensure requirements. CDBG funds would be used for alarm upgrades, linking the alarm and new sprinkler systems. Hilltop has received grants in the past, most recently a 2014 grant (\$10,320) for services at the Latimer House. All funds have been expended and the project closed out.

**Funds Requested: \$43,500**  
**Total Project Cost: \$1.8 million +**  
**Recommended Funding: \$20,000**

### **12: Grand Valley Catholic Outreach (GVCO) – Pave Alley Behind St. Martin Housing Development**

The St. Martin Place housing that provides housing for 40 homeless veterans in the 200 block of Pitkin Avenue was completed in April 2015. The alley behind the apartments is dirt and rocks. When it rains or snows, the alley is treacherous, mud is tracked onto the surrounding paved streets and the apartments are being damaged by rocky sludge being tracked in. CDBG funds would be used to pave this block of the alley. GVCO has received grants in the past, most recently a 2017 grant (\$55,788) for the rehabilitation of the Day Center which has not yet been expended.

**Funds Requested: \$120,000**  
**Total Project Cost: \$200,000**  
**Recommended Funding: \$0**

### **13: Hilltop on behalf of the Grand Valley Crisis Nursery**

The Crisis Nursery will provide free, short-term, emergency childcare to families in crisis and connect families with local resources to help them get out and stay out of crisis. CDBG funds will be used toward the purchase of a residential structure to be used as the Nursery.

**Funds Requested: \$60,000**  
**Total Project Cost: \$300,000**  
**Recommended Funding: \$0**

### **14: The Arc Mesa County Inc. Accessibility Improvements to Program Office**

Arc Mesa County provides no cost individual advocacy, community outreach, advocacy education and legislative and systematic advocacy for children, adults and parents with disabilities. CDBG funds would be used to create an accessible second floor including an elevator lift, widening doors and removing walls to

provide an accessible training/meeting room for clients with disabilities in its existing facility at 845 Grand Avenue. Arc Mesa County has not been a previous applicant for CDBG funds.

**Funds Requested: \$61,722**  
**Total Project Cost: \$82,296**  
**Recommended Funding: \$19,740**

**15: Karis, Inc. Purchase the Fourth House/Drop-in Day Center**

CDBG funds would be used to acquire the Fourth House (a basement unit in 362 Main Street) which Karis, Inc. currently uses as a drop-in center for homeless unaccompanied youth that provides showers, meals, clothing, laundry, addiction counseling, art groups, access to computers and crisis and employment services. Karis has served 142 youth since last fall at the facility. Karis Inc. has received several grants, most recently a 2017 grant (\$10,400) for mental health counseling for the youth in its facilities. 50 percent of the funds have been expended.

**Funds Requested: \$80,000**  
**Total Project Cost: \$229,500**  
**Recommended Funding: \$0**

**16: HomewardBound of the Grand Valley Homeless Shelter Roof Replacement**

HomewardBound provides overnight emergency shelter for adults and families experiencing homelessness. The roof in the single adult dormitory began leaking during this past winter. CDBG funds will be used to replace the roof. The budget includes a 15-year warranty on the membrane material. HomewardBound has received multiple grants in the past, most recently a grant (\$15,000) for the purchase of food for the meals served at the shelter. 3 percent of the funds have been expended.

**Funds Requested: \$43,107**  
**Total Project Cost: \$43,107**  
**Recommended Funding: \$25,000**

**17: Partners Western CO Conservation Corps (WCCC) Building New Door**

WCCC operated through Partners employs and trains youth and young adults working on public land improvement projects (101 youth in 2017). WCCC operates from a shop located at 2818-1/2 North Avenue which currently has one large garage door to enter and exit the building. This creates a safety issue without having a place to quickly exit the rear of the building and energy efficiency drops when the large door must be opened to load work crews and/or bring in supplies. CDBG funds would be used to install a second door out of the shop area. 77 percent of the WCCC participants live in the City limits, so CDBG could fund 77 percent of the project. Partners has received several grants in the past, most recently a 2015 grant (\$27,500) to make safety improvements to its

program facility. All funds have been expended and the project closed out.

**Funds Requested: \$3,800**  
**Total Project Cost: \$8,800**  
**Recommended Funding: \$3,800**

#### **18: STRiVE Roof for New Building**

STRiVE provides care and support for disabled individuals of all ages and their families. The agency has outgrown its current location at 950 Grand Avenue and has purchased a new building at 790 Wellington Avenue. STRiVE is in the process of remodeling it for their use which will increase access to services for clients. The newly purchased building, having been constructed 40 years ago, is in need of new roofing which is proposed to be funded with CDBG. STRiVE has received multiple grants in the past, most recently two 2015 grants (\$31,210) to rehabilitate 4 group homes and for the Audyssey Clinic. All funds have been expended and the grants closed out.

**Funds Requested: \$151,600**  
**Total Project Cost: \$6.85 million +**  
**Recommended Funding: \$100,000**

#### **19: Center for Independence (CFI) Taylor Ability Garden**

Utilizing the existing front yard landscape area at the facility at 740 Gunnison Avenue, CDBG funds would be used to construct a 1,220-square foot demonstration garden to involve and support the disabled community. The publically visible garden would feature handicap-accessible raised beds, elevated wheelchair stations, and recycled-carpeting pathways. CFI has received several grants in the past, most recently a 2016 grant (\$18,750) for an accessible lift at its program office that is currently underway.

**Funds Requested: \$25,000**  
**Total Project Cost: \$34,575**  
**Recommended Funding: \$4,700**

#### **20: City of Grand Junction – Riverside Park Improvements**

CDBG funds would be used for initial park improvements including: 1) Close Riverside Park Dr/Convert to Trail; 2) Concrete Path around Park; 3) Split Rail Fence Along Alley East Side of Park; and 4) Concrete barriers at Fairview Ave (if street closed). The Riverside neighborhood is an eligible low and moderate income area. In order to apply for GOCO Local Parks and Outdoor Recreation (LPOR) grants, an additional \$276,000 is needed in matching funds. Thus, an additional \$25,000 in 2018 CDBG funds is requested to be applied to the needed match to be added to the \$73,686 2017 CDBG funds awarded to the project.

**Funds Requested: \$25,000**  
**Total Project Cost: \$626,314**  
**Recommended Funding: \$25,000**

**21: City of Grand Junction – Bookcliff MS/Community Center Pedestrian Improvements Phase 2**

Construct 680 feet of missing curb, gutter and sidewalk on the west side of 29-1/4 Road between Formay Avenue and Elm Avenue. The project is the highest priority as recommended by the Urban Trails Committee. Phase 1 is to be completed Summer 2018 with a 2017 grant in the amount of \$42,000 matched with \$18,000 from Mesa County.

**Funds Requested: \$70,000**  
**Total Project Cost: \$100,000**  
**Recommended Funding: \$0**

**22: City of Grand Junction – Grand Avenue at 9<sup>th</sup> and 10<sup>th</sup> Streets Safe Routes to School/Neighborhood Pedestrian Improvements**

Heavily utilized on-street parking along Grand Avenue as well as the width of the roadway and vehicular speed causes visibility and safety challenges and an increased crossing distance for pedestrians and bicyclists. 9th Street is the preferred school walking corridor for East Middle and Chipeta Elementary Schools. 10th Street is the preferred bicycle corridor connecting CMU and downtown. CDBG funds would be used to create curb extensions (bulb-outs) on all four corners of the intersections of 9th Street and Grand Avenue and 10th Street and Grand Avenue. This project was second in priority as recommended by the Urban Trails Committee.

**Funds Requested: \$60,000**  
**Total Project Cost: \$60,000**  
**Recommended Funding: \$60,000**

**23: City of Grand Junction – Pinyon Avenue Safe Routes to School/Neighborhood Pedestrian Improvements**

No sidewalk exists on either the north or south side of Pinyon Avenue between 13th and 15th Streets which is a walking route to Orchard Avenue Elementary School. CDBG funds would be used to construct 640 feet of curb, gutter and sidewalk and 2 accessible ramps per side of the street. This project was the recommended third priority as reviewed by the Urban Trails Committee.

**Funds Requested (per side): \$60,000**  
**Total Project Cost (per side): \$60,000**  
**Recommended Funding: \$60,000**

**24: City of Grand Junction – Replace Lead Water Lines**

1985 amendments to the Safe Drinking Water Act banned the use of lead pipes and leaded solders for drinking water lines. Remaining lead pipe sections represent the greatest potential source of lead in drinking water. The City estimates about 200 lead service lines remain in the City's water district and has developed a proactive replacement program for them. Currently, the property owner is responsible for replacement of private water lines from the water main

to their home. CDBG funds would be used for a pilot program for up to 50 properties within a downtown CDBG-eligible neighborhood, providing an incentive of \$1,000 per home for the replacement of the customer-owned portion of a lead service line.

**Funds Requested: \$50,000**  
**Total Project Cost: \$50,000**  
**Recommended Funding: \$20,000**

**25: City of Grand Junction – 24-1/2 Road Pedestrian Improvements**

Grand Valley Transit's (GVT) West Transfer Station has increased pedestrian activity in the area. Recent commercial development (O'Reilly Auto Parts) to the west included a trail connection between Patterson Road and 24-1/2 Road across from the GVT Station on the east side of 24-1/2. An improved pedestrian crossing at this location with a median refuge that reduces the unprotected crossing distance as well as signs and markings would improve pedestrian safety along the corridor.

**Funds Requested: \$13,500**  
**Total Project Cost: \$13,500**  
**Recommended Funding: \$13,500**

**CITY OF GRAND JUNCTION  
2018 CDBG PROGRAM YEAR SCHEDULE**

Thursday February 15	2018 APPLICATION WORKSHOP FOR APPLICANTS Applications for 2018 CDBG Funding Requests Available
March 26 4:00 pm	DEADLINE FOR 2018 CDBG APPLICATIONS
April 30	Council Workshop – Review applications and prioritize/make funding recommendations.
May 16	CITY COUNCIL PUBLIC HEARING City Council reviews recommendations and makes decision on project funding for Annual Action Plan
June 4 – July 6	30-DAY PUBLIC REVIEW PERIOD (required) for 2018 ANNUAL ACTION PLAN
June 18	CITY COUNCIL PUBLIC HEARING Final Acceptance of 2018 Annual Action Plan recommended by Council at May meeting
By July 13	SUBMIT 2018 Annual Action Plan to HUD (45 day review required)
Summer	ENVIRONMENTAL REVIEW for 2018 Activities
July	Send Out AWARD LETTERS to 2018 Recipients
August 31	RECEIVE HUD APPROVAL
September 1	BEGIN 2018 PROGRAM YEAR Begin Contracts with Subrecipients

## **CDBG PROJECTS BY PROGRAM YEAR 2008-2017**

### **2008 Program Year – All Projects Completed**

- Senior Multiuse Campus Study - \$80,000
- Riverside Educational Center – Americorps Personnel - \$5,000
- Gray Gourmet Program - \$20,500
- Riverside Task Force Acquisition - \$220,900
- Partners W CO Conservation Corps Acquisition - \$100,000
- Center for Independence Vocational Center Remodel - \$9,500
- Melrose Park Restroom Replacement - \$108,201

### **2009 Program Year – All Projects Completed**

- CDBG Program Administration - \$30,000
- HomewardBound Van Purchase - \$21,071
- Senior Companion Program - \$12,000
- GJHA Walnut Park Apartments - \$100,000
- Riverside Task Force Acquisition/Clearance - \$105,574
- MDS Group Home Remodel - \$40,000
- HRWC Garden Village Learning Center - \$120,000
- W Slope Center for Children Main Program Building Remodel - \$65,000
- Dual Immersion Academy Slope Stabilization/Landscaping - \$56,714

### **2010 Program Year – All Projects Completed**

- CDBG Program Administration - \$60,000
- Gray Gourmet Program - \$20,500
- Foster Grandparent Program - \$12,000
- Partners Western CO Conservation Corps Van Purchase - \$17,000
- Counseling and Education Center - \$6,682
- Hawthorne Park Restroom Replacement - \$140,000
- HomewardBound Shelter Repairs and Improvements - \$6,000
- Center for Independence Energy Improvements - \$34,100
- Grand Valley Catholic Outreach Soup Kitchen Remodel - \$88,725

### **2011 Program Year – All Projects Completed**

- CDBG Program Administration - \$30,000
- Grand Valley Catholic Outreach St. Martin Place - \$50,000
- BIC Revolving Loan Fund - \$50,000
- GJHA Courtyard Apartments Remodel - \$101,205
- MDS Group Home Remodel - \$9,924
- Homeless Shelter Bathroom Remodel - \$30,000
- Center for Independence Kitchen Remodel - \$30,475
- Strong Families, Safe Kids Parenting Place Remodel - \$9,371
- St. Mary's Senior Companion Program - \$8,000
- St. Mary's Foster Grandparent Program - \$10,000

### **2012 Program Year – All Projects Completed**

- CDBG Program Administration - \$5,000
- St. Mary's Foster Grandparent Program - \$10,000
- St. Mary's Senior Companion Program - \$8,000
- St. Mary's Gray Gourmet Program - \$11,125
- CEC Low Income Counseling Services - \$7,000
- Karis The House Acquisition - \$85,000
- Homeless Shelter Acquisition - \$109,971
- GVCO T-House Rehabilitation - \$12,638
- MDS Program Office Remodel - \$25,000
- Strong Families, Safe Kids Parenting Place Rehabilitation - \$14,080
- Gray Gourmet Kitchen Remodel - \$5,500
- 6<sup>th</sup> Street Sewer Realignment - \$27,500
- 6<sup>th</sup> Street Pedestrian Safety/Parking Improvements - \$60,536
- North Avenue Accessibility Improvements - \$25,000

### **2013 Program Year – All Projects Completed**

- CDBG Program Administration - \$43,000
- St. Mary's Foster Grandparent Program - \$10,000
- St. Mary's Senior Companion Program - \$8,000
- Marillac Clinic Homeless Services - \$10,000
- CEC Low Income Counseling Services - \$7,000
- GANG Afterschool Tutoring/Enrichment - \$4,700
- Hospice Teen Grief Program - \$9,242
- Marillac Clinic Dental Equipment - \$23,190
- STRIVE Parenting Place Rehabilitation - \$20,000
- Head Start Facilities Security Upgrade - \$20,000
- Hilltop Opportunity Center Rehabilitation - \$86,840
- Partners Van Purchase - \$15,000
- Nisley Neighborhood Sidewalks - \$68,707

### **2014 Program Year- All Projects Completed**

- CDBG Program Administration - \$43,000
- Senior Companion Program - \$10,000
- Counseling and Education Center - \$3,000
- Hilltop Latimer House - \$10,320
- Mind Springs Health Hospital Improvements - \$31,164
- Salvation Army Kitchen Rehabilitation - \$25,000
- GJHA Walnut Park Apartments Rehabilitation - \$50,000
- Homeless Shelter Improvements - \$1,500
- B-1/2 Road Sidewalk - \$129,512



### **2015 Program Year – All Projects Completed**

- CDBG Program Administration - \$43,000
- STRiVE Diagnostic Clinic - \$4,500
- Western Colorado Suicide Prevention Bridges Program - \$8,860
- Gray Gourmet Program - \$9,950
- Foster Grandparent Program - \$8,998
- Karis Asset House Improvements - \$10,200
- Housing Resources of Western Colorado Emergency Repair Program - \$22,500
- HomewardBound Homeless Shelter HVAC Energy Improvements - \$28,293
- Grand Valley Catholic Outreach Transitional Housing Rehabilitation - \$4,000
- STRiVE Group Home HVAC Replacement - \$27,210
- Partners Program Office Safety Improvements - \$27,500
- Orchard Avenue Elementary Safe Routes to School - \$55,551
- Westlake Park Neighborhood Pedestrian Safety Improvements - \$103,778

### **2016 Program Year – All Projects Completed Except as Noted**

- CDBG Program Administration - \$43,000
- HopeWest PACE Center Therapy Equipment - \$10,000
- Marillac Clinic Replace Two Dental Operatories - \$19,832
- Western Colorado Suicide Prevention Public Outreach - \$5,874 (underway)
- Senior Companion Program - \$8,000
- Foster Grandparent Program - \$8,000
- Counseling and Education Center Low Income Counseling - \$6,000
- Center for Independence Accessible Riser - \$18,750 (underway)
- Phoenix Project – Rehabilitate Two Housing Units - \$7,750
- HopeWest PACE Center – Kitchen Equipment - \$28,000
- GJHA Nellie Bechtel Housing Rehabilitation - \$75,000
- Karis, Inc. Zoe House Acquisition - \$50,000
- Nisley Elementary School Safe Routes to School - \$90,000
- El Poso Neighborhood Pedestrian Improvements - \$45,000
- Downtown Senior Recreation Center Rehabilitation - \$87,373

### **2017 Program Year – All Projects Underway Except as Noted**

- CDBG Program Administration - \$25,000
- Predevelopment Engineering Costs for Economic Development - \$50,000
- Karis, Inc. Integrated Mental Health Services - \$10,400
- HomewardBound of the Grand Valley Food Purchase - \$15,000
- St. Mary's Gray Gourmet Program Food Purchase - \$16,000 (completed)
- Counseling and Education Center Low Income Counseling - \$6,000 (completed)
- Marillac Clinic Purchase Dental Diagnostic Equipment – \$10,685 (completed)
- Grand Valley Catholic Outreach Day Center Renovation - \$55,788 (withdrawn)
- Housing Resources Critical Home Repair Program - \$22,500
- Riverside Park Improvements - \$73,686 (not started)
- Bookcliff MS/Community Center Pedestrian Improvements - \$42,000 (not started)
- Nisley Elementary School Safe Routes to School - \$80,000 (not started)



**Grand Junction City Council**

**Regular Session**

**Item #6.a.ii.**

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**Meeting Date:** May 16, 2018

**Presented By:** David Thornton, Principal Planner

**Department:** Community Development

**Submitted By:** David Thornton  
Community Development Department

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**Information**

**SUBJECT:**

A Resolution Accepting a Petition for the Annexation and Ordinances Annexing and Zoning the Tallman Annexation R-8 (Residential with a Maximum Density of 8 Units per Acre) and C-2 (Heavy Commercial), Located at 2734 B 1/4 Road and 2723 Highway 50

**RECOMMENDATION:**

The Planning Commission recommended approval of the requested zoning at their April 24, 2018 meeting.

**EXECUTIVE SUMMARY:**

Joyce Luster, has requested annexation of her 5.197 acres located on two properties at 2734 B 1/4 Road and 2723 Highway 50. The proposed annexation includes no right-of-way. Both properties are currently used for residential uses. The owner is requesting annexation to apply for a major subdivision consisting of five lots, creating parcels for each of the five existing residential buildings (4 single family and one duplex) on the property at 2734 B 1/4 Road; and for future development of the property at 2723 Highway 50, which will constitute "annexable development" and as such, will be required to annex in accordance with the Persigo Agreement. Should this annexation be approved, it will create an enclave of 22 parcels of land of approximately 23 acres. Pursuant to State Statutes, enclaves may be annexed after 3 years of being enclaved and pursuant to the Persigo Agreement, must be annexed within 5 years.

The Applicant is requesting zoning of R-8 (Residential, 8 dwelling units per acre) for 1.41 acres located at 2734 B 1/4 Road and a C-2 (Heavy Commercial) for 3.79 acres located at 2723 Highway 50. The proposed zoning is consistent with the

Comprehensive Plan Future Land Use Map.

**BACKGROUND OR DETAILED INFORMATION:**

The Tallman Annexation consists of two parcels totaling 5.197 acres located at 2734 B ¼ Road and 2723 Highway 50. The properties are currently used as a mix of single family and duplex residential units and commercial (RV storage) uses. The Applicant has applied for a major subdivision consisting of five lots, creating parcels for each of the five existing residential buildings (4 single family and one duplex) on the property at 2734 B ¼ Road; and plans to apply for future commercial development of the property at 2723 Highway 50 to expand the existing RV Storage. In addition, annexation is being requested to resolve outstanding County Code violations.

The Applicant has requested two different zoning designations for the property, R-8 (Residential – 8 dwelling units per acre) for 2734 B ¼ Road and C-2 (Heavy Commercial) for the 2723 Highway 50 property. These designations are consistent with the Comprehensive Plan Future Land Use Designation for the property.

The property is adjacent to existing city limits, within the Persigo 201 boundary and is Annexable Development as defined in the Persigo Agreement. Under the 1998 Persigo Agreement with Mesa County, all proposed development within the Persigo Wastewater Treatment Facility 201 Service Area boundary requires annexation by the City. The property owner has signed a petition for annexation of the property. The B ¼ Road right-of-way adjacent to the annexation is already annexed, therefore the annexation includes no right-of-way.

This annexation will create an enclave consisting of 22 parcels of land. Land uses within the enclaved area consist of mostly commercial uses, including RV storage, mini storage and office; and includes two residences. Notification was mailed April 12, 2018 to the current property owner notifying each of them of the potential enclave and the required action to annex, should the enclave occur. Pursuant to State Statutes, enclaves may be annexed after 3 years of being enclaved and pursuant to the Persigo Agreement, must be annexed within 5 years.

**2734 B ¼ Road property**

This property is 1.41 acres in size and is currently being used for residential purposes. The property is currently fully developed with five residential buildings containing 6 dwelling units. The property owner has submitted a request to subdivide the property into five lots, each with a single detached dwelling unit, with one lot having a duplex unit.

The property owner is requesting a R-8 (Residential – 8 units per acre) zone district. The R-8 zone district allows single family, duplex and multi- family development, amongst other uses. The property is developed at a density of 4.25 dwelling units per

acre. The property is currently zoned in the County as RSF-4 (Residential Single Family, 4 dwelling units per acre). The R-8 zone district implements the Comprehensive Plan's Future Land Use designation of Residential Medium (4 to 8 units per acre) and is needed to bring the existing property density into conformance with the Comprehensive Plan and allow for the property to be divided into individual lots, each with an existing residential structure. The 2734 B ¼ property is in violation of County zoning for density and building permit violations; the proposed zoning of R-8 will bring this property into conformance and allow for the Building Department to issue certificates of occupancy for these residential dwellings.

#### 2723 Highway 50 property

This property is 3.79 acres in size and is currently developed with a residential duplex (2 units) located at the north end of the property and has a RV outdoor storage yard on the south end of the property. The middle portion of the lot is vacant. The Applicant is requesting a zoning of C-2 (Heavy Commercial).

The C-2 zone district is for heavier commercial uses such as outdoor storage, but does not allow for residential land uses. C-2 is proposed for this property due to the existing land use of RV storage, adjacent commercial uses and zoning, and existing property access coming from the Highway 50 frontage road. The Future Land Use Map shows a split land use designation of Commercial and Residential Medium (4 to 8 units per acre) on the property allowing for either designation to be acceptable. The owner is seeking C-2 zoning for the entire approximate 3.79-acre property which would result in the existing RV storage being a conforming land use while rendering the existing duplex a legal but non-conforming use. Under Section 21.08.020(a) of the Zoning and Development Code, Nonconforming Uses describes Nonconforming Uses as, "A lawful use made nonconforming by the adoption of this Code or other City ordinances." These uses "may continue only for so long as such use is not abandoned, expanded, increased or changed" except as provided in the Code which includes language related to expansion, abandonment and destruction. This property is currently zoned in the County as RSF-4 which allows for the residential duplex use, but is in violation with County zoning for the establishment of a commercial RV storage facility in RSF-4 where the land use is not allowed. The proposed C-2 zoning will permit this land use.

#### **NOTIFICATION REQUIREMENTS:**

A Neighborhood Meeting was held on February 1, 2018 consistent with the requirements of Section 21.02.080 (e) of the Zoning and Development Code. One neighbor attended the meeting along with the Applicant, Applicant's representative and City Staff. The Applicant discussed the proposed annexation and zoning and the plan to annex both properties and request zoning of R-8 and C-2, subdividing the existing residential structures into multiple lots and potential future request for an expansion of the existing RV storage were discussed. The neighbor expressed his concern with potential future residential development on other undeveloped properties along B ¼

Road that are not part of this application and the need to provide vehicular access from these potential developments to the Highway 50 frontage and road and pedestrian access through this area to the B 1/2 Road overpass.

Notice was completed consistent to the provisions in Section 21.02.080 (g) of the City's Zoning and Development Code. Mailed notice of the public hearing in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on April 12, 2018. The subject property was posted with an application sign on April 6, 2018 and notice of the public hearing was published April 17, 2018 in the Grand Junction Sentinel.

**ANNEXATION ANALYSIS:**

Staff has found, based on review of the petition and knowledge of applicable state law, including the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, that the Tallman Annexation is eligible to be annexed because of compliance with the following:

- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and the City.
- d) The area is or will be urbanized in the near future;
- e) The area is capable of being integrated with the City;
- f) No land held in identical ownership is being divided by the proposed annexation;
- g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owner's consent.

The proposed annexation and zoning schedule with a summary is attached.

**ZONING ANALYSIS:**

Pursuant to Section 21.02.140 (a) of the Grand Junction Zoning and Development Code, the City may rezone property if the proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan and must meet one or more of the following rezone criteria as identified:

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

The current zoning in unincorporated Mesa County is RSF-4 (Residential Single Family, 4 units per acre) for the entire annexation area. However, the Future Land Use Map adopted in 2010, designated the southern portion of the annexation area as Residential Medium which can be implemented by the requested R-8 zone district, and the northern portion as Commercial, which can be implemented by the requested C-2 zone district. In addition, the Adams Annexation, also within this Residential Medium area was approved for R-8 zoning in February 2018, a change from the RSF-4 zoning previously zoned in Mesa County. Though the current zoning of RSF-4 is not in the City, the subsequent event of adopting the 2010 Comprehensive Plan and its associated land use designations therefore Staff finds that this criterion has been met.

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

Properties to the east of the Tallman Annexation are still outside the City limits and zoned C-2 in Mesa County commercial businesses. Some properties to the west and south are inside the City limits and City R-8 and Residential Planned Development and County RSF-4. Development on those properties include a mobile home park (Western Hills) and single family and agricultural lands uses that have been there for 20 plus years. The area to the north is US Highway 50 and the B ½ Road overpass.

Staff has not found that the character of the area has changed and therefore finds this criterion has not 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 future development of uses allowed with the R-8 and C-2 zone districts. Ute Water and City sanitary sewer are both presently available in Highway 50 frontage road and B ¼ Road. Property can also be served by Xcel Energy natural gas and electric. Due to the proximity and availability of services and facilities, staff finds this criterion has been met.

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

The portion of this property that is proposed for C-2 zoning is within the commercial designation on the Future Land Use Map of the Comprehensive Plan. Commercial along this area of Highway 50 were identified along major highways in the community to serve business and citizen needs with a mix of commercial uses. The commercial designation includes a large area to the east that is already zoned C-2 in Mesa County

and the City.

Nine percent of the City is zoned R-8. The R-8 zone district is the most flexible residential zone district in the City since it allows for a variety of housing types and choice. Housing types include single family, two family and multiple family type housing. Zoning land to R-8 within the Residential Medium land use designation on the Future Land Use Map provides for the anticipated densities of the Comprehensive Plan. The R-8 zone district has a minimum density requirement of 5.5 units per acre which better aligns with the Residential Medium Land Use designation of 4 to 8 units per acre. In contrast, the R-4 zone district has a minimum of 2 dwelling units per acre which does not meet the 4 to 8 dwelling unit range anticipate by the Comprehensive Plan.

Three percent of the City is zoned C-2, and the proposed C-2 zoning is conforming to the Future Land Use map's commercial designation in this area.

Based on both the Comprehensive Plan's recognition of these needed land use designations as well as the small percentages of the availability of these zoning districts, Staff finds that there is an inadequate supply of these zoning designations in this area and, therefore, has found this criterion to have been met.

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

The area and community, in general, would derive benefits from the proposed zoning of this property as it would provide additional commercial opportunities in the vicinity of Highway 50 and have the potential to increase population near a neighborhood center that includes an existing grocery store and other services located north of Highway 50. This supports the Comprehensive Plan and furthers the goal of promoting infill development. Because the community and area will derive benefits, staff has found this criterion has been met.

Section 21.02.140 of the Grand Junction Zoning and Development Code states that the City may rezone property if the proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan.

The Comprehensive Plan Future Land Use Map designates the property as Residential Medium and Commercial. The request for a R-8 zone district is consistent with the Residential Medium designation and a request for C-2 zone district is consistent with the commercial designation. Both work to implement the Comprehensive Plan. Further, the zoning request is consistent with the following goals and policies of the Comprehensive Plan.

Goal 1: To implement the Comprehensive Plan in a consistent manner between the City, Mesa County, and other service providers.

Policy A: City and County land use decisions will be consistent with the Future Land Use Map.

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 number of trips generated for shopping and commuting and decrease vehicle miles traveled.

#### Section 21.02.160(f)

Section 21.02.160(f) of the Grand Junction Municipal Code, states that the zoning of an annexation area shall be consistent with the adopted Comprehensive Plan and the criteria set forth. The Comprehensive Plan shows this area to develop in the Residential Medium and Commercial categories. The Applicants' request to zone the property to R-8 and C-2 is consistent with the Comprehensive Plan.

#### **FINDINGS OF FACT:**

After reviewing the Zoning of the Tallman Annexation, ANX-2018-90, a request to zone the 1.41-acre property to the R-8 zone district and the 3.79-acre property to the C-2 zone district, the following findings of fact have been made:

1. For each property, the requested zone is consistent with the goals and policies of the Comprehensive Plan.
2. For each property more than one of the applicable review criteria in Section 21.02.140 of the Grand Junction Municipal Code have been met.
3. For each property the applicable review criteria in Section 21.02.160(f) of the Grand Junction Municipal Code have been met.

#### **FISCAL IMPACT:**

##### **Tallman Annexation Area**

##### Revenue

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

Based on the current assessed values of the annexation area, the City property tax revenue is estimated to be \$1,000 annually. Sales and use tax revenues will be dependent on consumer spending on City taxable items for residential and commercial



uses.

Currently the two properties are in the Grand Junction Rural Fire District (Rural District) which is served by the Grand Junction Fire Department through a contract with the Rural District. The Rural District collects a 5.938 mill levy that generates \$760 per year in property taxes that are passed on to the City of Grand Junction per the contract. If annexed the Rural Fire District mill levy will be removed and the City's 8 mills that will generate \$1,000 per year will need to pay for not only fire and emergency medical services but also other City services provided to the area. City services as discussed below are supported by a combination of property taxes and sales/use taxes.

#### Infrastructure

The southern portion of the property fronts B 1/4 Road. This road is already within the City of Grand Junction city limits and the adjacent dwelling units are fully developed so there will be no additional public works related impacts for this annexation. The northern portion of the property fronts CDOT's Highway 50 frontage road and as such, the transportation infrastructure appears to be sufficient to serve the types of land uses that commercially zoned parcel (the Applicant has requested a C-2 zone district) would allow.

#### Public Safety

Due to the size and development/future development of this property, impacts or increase in police services are anticipated to be minimal. Overtime, the cumulative impacts of annexation of smaller parcels will impact service provision.

Fire protection and emergency response facilities are adequate to serve the type and scope of the land use proposed. Fire Station #4 at 2884 B 1/2 Road provides the primary response to this area and Fire Station #1 at 620 Pitkin provides secondary response. The Tallman Annexation falls within the redundant response area for both stations and is within the 4-minute travel time of either station. Overall response time should be within National Fire Protection Association guidelines unless both stations are on other calls for service. The land uses that would be available under the Applicant's requested zoning of City C-2 and R-8 (future consideration) is not predicted to add substantially to the current fire and EMS incident load and Fire Station #4 has capacity to meet the additional incidents that could be generated by this annexation and zoning change. Depending on the intended occupancy and use, the commercial (C-2) zoning will likely increase the need for fire prevention services such as plan review, inspections and possibly higher level hazardous materials review. Specific occupancy and use information would be needed to accurately evaluate fire prevention services.

### Other, including Parks

For Parks and Weed Abatement, weed abatement will occur on a complaint basis and will be minimal. There is no park maintenance required with this annexation. An existing neighborhood Park (Lions Club Park) owned and maintained by Mesa County is less than a third of a mile at the Mesa County Fairgrounds. The City also has an undeveloped park (Burkey Park south) located just over a mile away.

### **Area being Enclaved**

#### Revenue

Upon annexation to the City of the 22 properties that will be enclaved by this annexation they would be subject to the provision of municipal services as consistent with adjacent properties already in the City. Property tax levies and municipal sales/use tax will be collected, as applicable, upon annexation.

Based on the current assessed values of the annexation area, the City property tax revenue is estimated to be \$8,900 annually. Sales and use tax revenues will be dependent on consumer spending on City taxable items for residential and commercial uses. Currently there are existing businesses within the enclave that could be subject to licensing with the City and collecting City sales tax on retail transactions.

Currently the area is in the Grand Junction Rural Fire District (Rural District) which is served by the Grand Junction Fire Department through a contract with the Rural District. The Rural District collects a 5.938 mill levy that generates \$6,600 per year in property taxes that are passed on to the City of Grand Junction per the contract. If annexed the Rural Fire District mill levy will be removed and the City's 8 mills that will generate \$8,900 per year will need to pay for not only fire and emergency medical services but also other City services provided to the area. City services as discussed below are supported by a combination of property taxes and sales/use taxes.

#### Infrastructure

The primary piece of infrastructure to be annexed is 27 ¼ Road. This 490 ft cul-de-sac is in poor condition with a Pavement Condition Index (PCI) of between 30 and 40 as its condition includes raveling, oxidation, alligator cracking and patches. A full reconstruction will likely be required in the next 5-10 years. Estimated cost for reconstruction of the existing section with valley pan gutters is \$220,000.

B ½ Road is already primarily within the City of Grand Junction. Only the southern 2 feet to 5 feet is part of this enclave totaling approximately 500 square yards. B ½ Road is in good condition with a PCI of around 70. This portion of B ½ Road was just chipped in 2017 and shows only minor cracking and rutting. No additional maintenance is anticipated in the next 10 years with the exception of striping.

There are no street lights present on 27 ¼ Road. The street lights on B ½ Road are already within the City of Grand Junction city limits. Street sweeping, storm drain maintenance, and B 1/2 Road striping within these areas would be limited and is

estimated at \$60/year.

#### Public Safety

No changes in fire protection and emergency medical response are expected based on this area being enclaved. Current fire department facilities are adequate to serve the existing properties. Fire Station #4 at 2884 B ½ Road provides the primary response to this area and Fire Station #1 at 620 Pitkin provides secondary response. The enclave area falls within the redundant response area for both stations and is within the 4-minute travel time of either station. Overall response time should be within National Fire Protection Association guidelines unless both stations are on other calls for service. Current zoning and occupancy in the enclave is not predicted to add substantially to the fire and EMS incident load, however future growth in the enclave area could result in increases in calls for service and needs.

Due to the size and development/future development of this property, impacts or increase in police services are anticipated to be minimal. Overtime, the cumulative impacts of annexation of smaller parcels will impact service provision.

#### Other, including Parks

After annexation of the enclave, it is anticipated that weed abatement will occur on a complaint basis and will be minimal. There is no park maintenance with this annexation. An existing neighborhood Park (Lions Club Park) owned and maintained by Mesa County is less than a third of a mile at the Mesa County Fairgrounds. The City also has an undeveloped park (Burkey Park south) locate just over a mile away.

#### **SUGGESTED MOTION:**

I move to (adopt/deny) Resolution No. 30-18 - a resolution accepting a petition for the annexation of lands to the City of Grand Junction, Colorado, making certain findings and determining that property known as the Tallman Annexation, located at 2734 B 1/4 Road and 2723 US Highway 50 is eligible for annexation, Ordinance No. 4797 - an ordinance annexing territory to the City of Grand Junction, Colorado, Tallman Annexation, approximately 5.197 acres, located at 2734 B 1/4 Road and 2723 Hwy 50, and Ordinance No. 4798 - an ordinance zoning the Tallman Annexation to R-8 (Residential with a maximum density of 8 units per acre) and C-2 (Heavy Commercial), located at 2734 B 1/4 Road and 2723 Highway 50 on final passage and order final publication in pamphlet form.

#### **Attachments**

1. ATTACHMENT 1 - Annexation Background Information
2. ATTACHMENT 2 - Site Maps
3. ATTACHMENT 3 - Site Photos
4. ATTACHMENT 4 - Annexation Resolution
5. ATTACHMENT 5 - Proposed Annexation Ordinance

6. ATTACHMENT 6 - Proposed Zoning Ordinance

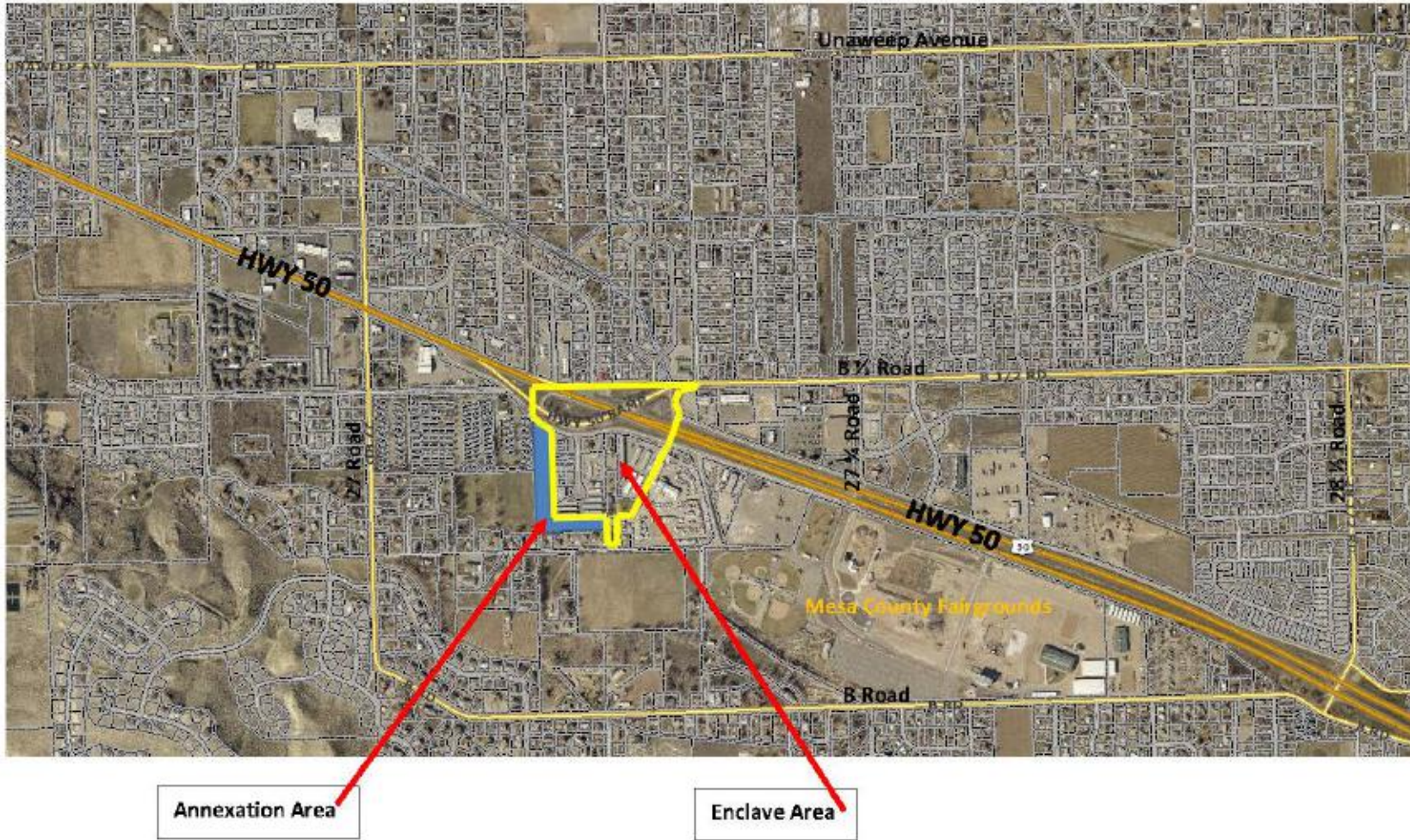
**TALLMAN ANNEXATION SCHEDULE**

<b>April 4, 2018</b>	Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use
<b>April 24, 2018</b>	Planning Commission considers Zone of Annexation
<b>May 2, 2018</b>	Introduction of a Proposed Ordinance on Zoning by City Council
<b>May 16, 2018</b>	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
<b>June 17, 2018</b>	Effective date of Annexation

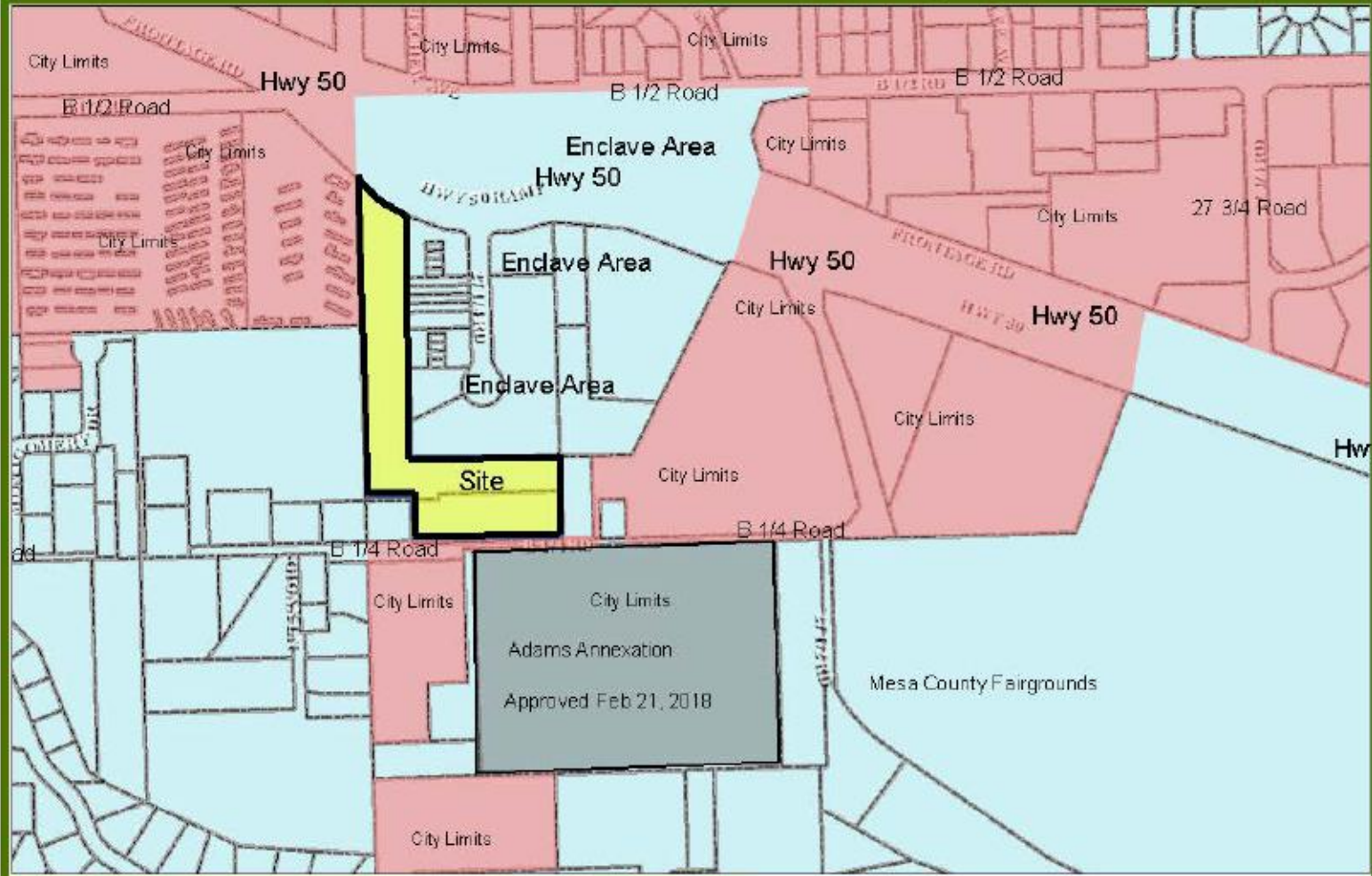
**ANNEXATION SUMMARY**

<b>File Number:</b>	ANX-2018-90	
<b>Location:</b>	2734 B ¼ Road and 2723 Hwy 50	
<b>Tax ID Numbers:</b>	2945-253-00-137 & 2945-253-00-136	
<b># of Parcels:</b>	2	
<b>Existing Population:</b>	1	
<b># of Parcels (owner occupied):</b>	1	
<b># of Dwelling Units:</b>	8	
<b>Acres land annexed:</b>	5.197	
<b>Developable Acres Remaining:</b>	2	
<b>Right-of-way in Annexation:</b>	0	
<b>Previous County Zoning:</b>	RSF-4 (Residential Single Family – 4 du/ac)	
<b>Proposed City Zoning:</b>	R-8 (Residential – 8 du/ac) & C-2 (Commercial)	
<b>Current Land Use:</b>	Residential and Vacant	
<b>Future Land Use:</b>	Residential Medium (4 – 8 du/ac)	
<b>Values:</b>	<b>Assessed:</b>	Not Available
	<b>Actual:</b>	Not Available
<b>Address Ranges:</b>	2723 US Hwy 50 & 2726 thru 2734 B ¼ Road (Even Numbers)	
<b>Special Districts:</b>	<b>Water:</b>	Ute Water Conservancy District
	<b>Sewer:</b>	City of Grand Junction
	<b>Fire:</b>	GJ Rural Fire District
	<b>Irrigation/Drainage:</b>	Orchard Mesa Irrigation District
	<b>School:</b>	Grand Junction HS / Orchard Mesa Middle / Dos Rios Elementary
	<b>Pest:</b>	Grand River Mosquito Control District

### Vicinity Map – Tallman Annexation



# Tallman Annexation Location Map



Printed 3/9/2018

1 inch = 376 feet



# Tallman Annexation



SITE

HWY 50 RAMP

HWY 50

FRONTAGE RD

27 1/4 RD

B-14 RD

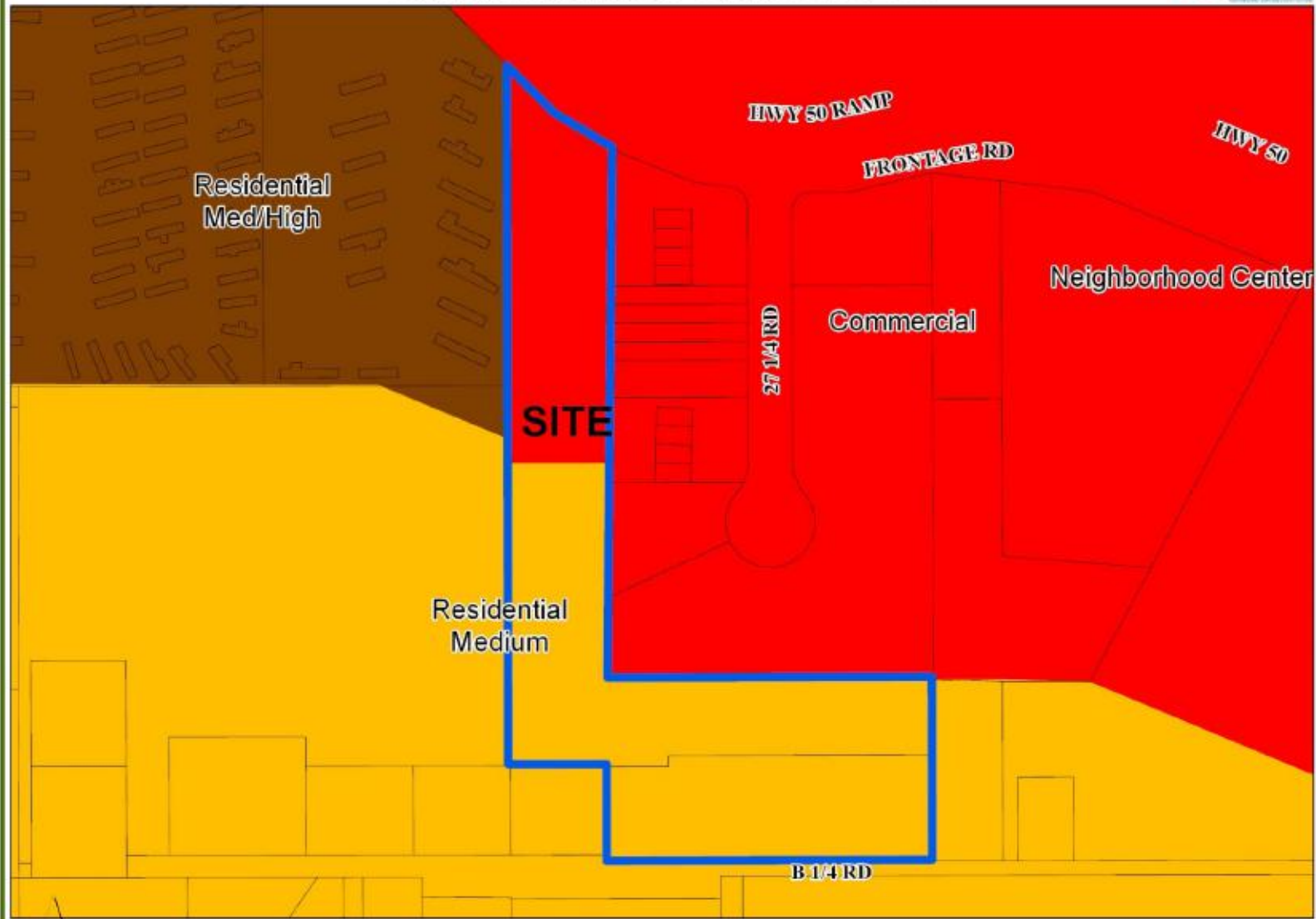


Annexation Boundary City Limits

Date: 3/7/2018

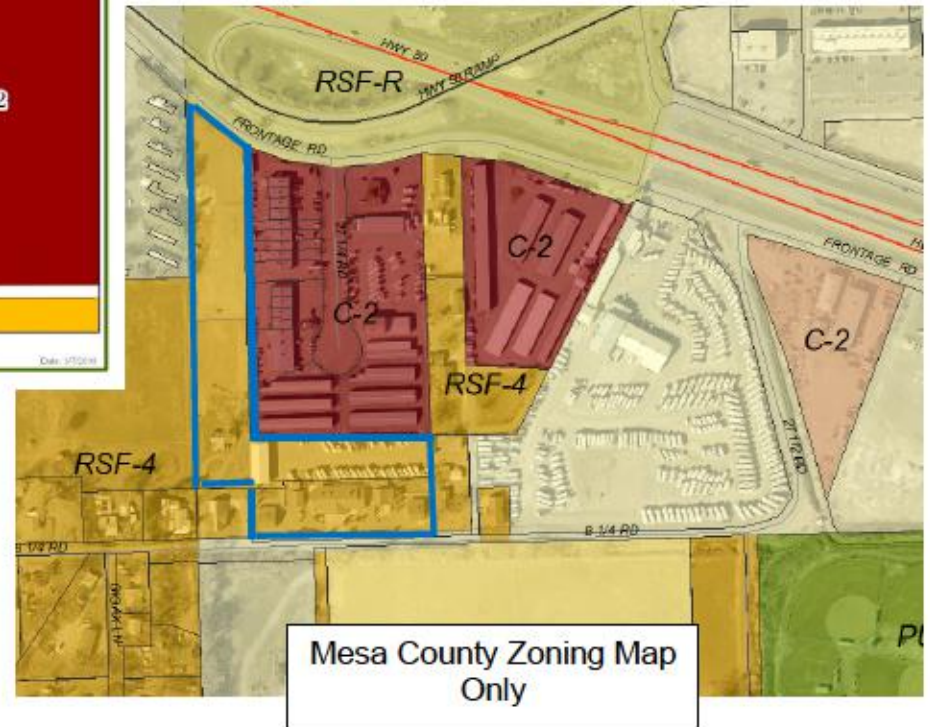
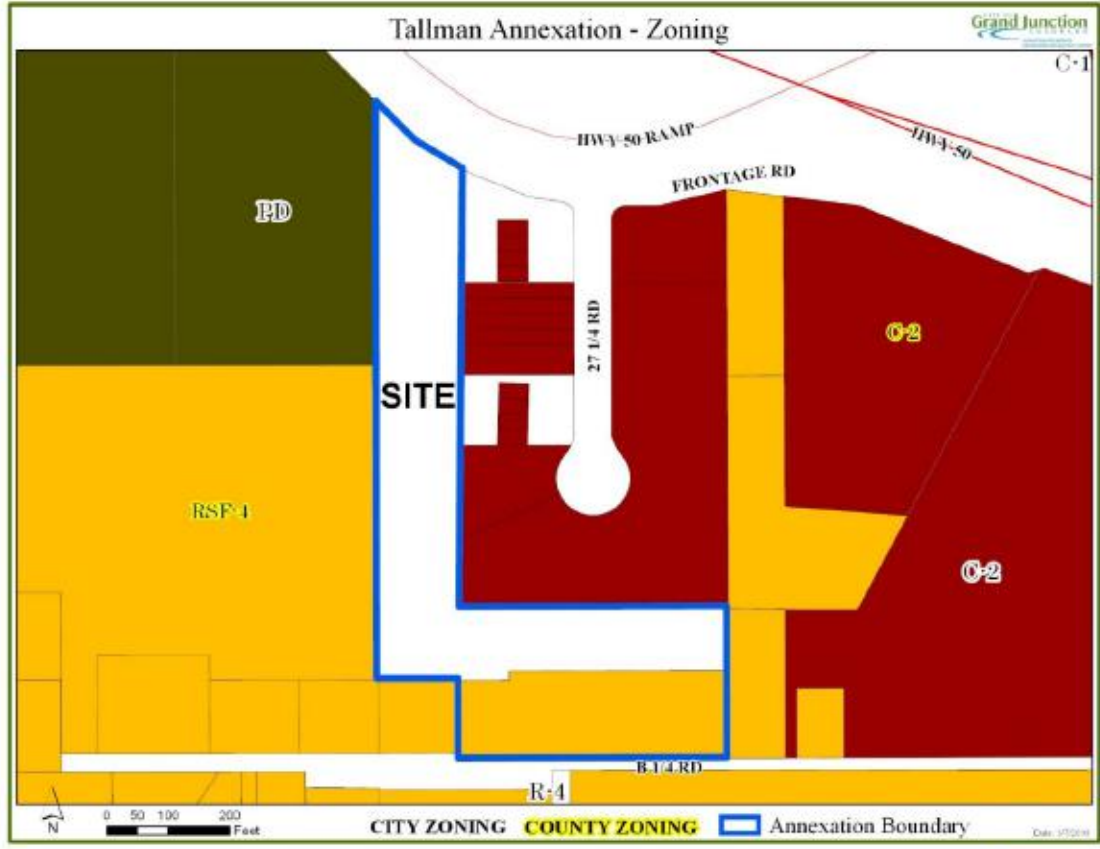


# Tallman Annexation - Future Land Use



Annexation Boundary

Date: 3/7/2018





**2734 B ¼ Road - View from B ¼ Road looking north**



**2723 Highway 50 - View from Hwy 50 Frontage Road looking south**

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. \_\_\_\_**

**A RESOLUTION ACCEPTING A PETITION  
FOR THE ANNEXATION OF LANDS  
TO THE CITY OF GRAND JUNCTION, COLORADO,  
MAKING CERTAIN FINDINGS,  
AND DETERMINING THAT PROPERTY KNOWN AS THE  
TALLMAN ANNEXATION,  
LOCATED AT 2734 B ¼ ROAD AND 2723 US HIGHWAY 50  
IS ELIGIBLE FOR ANNEXATION**

WHEREAS, on the 4<sup>th</sup> day of April 2018, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

**TALLMAN ANNEXATION**

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

COMMENCING at the Northwest corner of the NE 1/4 SW 1/4 of said Section 25 and assuming the West line of the NE 1/4 SW 1/4 of said Section 25 bears S 00°00'30" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°00'30" E, along said West line, a distance of 233.00 feet to a point on the South right of way for Highway 50 and the POINT OF BEGINNING; thence from said Point of Beginning, S 45°07'00" E, along said South right of way, a distance of 91.00 feet; thence S 59°28'00" E, along said South right of way, a distance of 57.47 feet; thence S 59°04'51" E, along said South right of way, a distance of 31.59 feet, to a point being the Northwest corner of Sunset Condominiums, as same is recorded with Reception Number 1823277; thence S 01°06'24" W, along the West line of said Sunset Condominiums, the West line of Orchard Mesa Commercial Park, as same is recorded in Plat Book 11, Page 139 and the West line of Radford Condominiums, as same is recorded with Reception Number 1806779, all in the Public Records of Mesa County, Colorado, a distance of 374.68 feet; thence continuing along said West lines, S 00°00'01" E, a distance of 338.05 feet to a point being the Southwest corner of said Orchard Mesa Commercial Park; thence N 89°59'59" E, along the South line of said Orchard Mesa Commercial Park, a distance of 435.00 feet to a point being the Southeast corner of said Orchard Mesa Commercial Park; thence S 00°10'23" E, a distance of 1.68 feet; thence N 89°55'45" E, a distance of 0.77 feet; thence S 00°01'18" E, a distance of 243.97 feet, more or less, to a point on the North line of Anson Annexation No. 4, City of Grand Junction Ordinance Number 3767; thence S 89°55'38" W, along said North line, being a line 20.00 feet North of and parallel with, the South line of the NE 1/4 SW 1/4 of said Section 25, a distance of 437.57 feet; thence N 00°00'30" W, a distance of 129.71 feet;

thence N 89°56'05" W, a distance of 131.99 feet, more or less, to a point on the West line of the NE 1/4 SW 1/4 of said Section 25; thence N 00°00'30" W, along said West line, a distance of 938.65 feet, more or less, to the Point of Beginning.

CONTAINING 226,401 Square Feet or 5.197 Acres, more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 16<sup>th</sup> day of May, 2018; and

WHEREAS, the Council has found and determined and does hereby find and determine that said petition is in substantial compliance with statutory requirements therefore, that one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; that a community of interest exists between the territory and the City; that the territory proposed to be annexed is urban or will be urbanized in the near future; that the said territory is integrated or is capable of being integrated with said City; that no land held in identical ownership has been divided without the consent of the landowner; that no land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; and that no election is required under the Municipal Annexation Act of 1965.

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

The said territory is eligible for annexation to the City of Grand Junction, Colorado, and should be so annexed by Ordinance.

ADOPTED the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
President of the Council

Attest:

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

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

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

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

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

**TALLMAN ANNEXATION**

**APPROXIMATELY 5.197 ACRES LOCATED AT 2734 B ¼ ROAD and 2723 US Hwy 50**

**WHEREAS**, on the 4<sup>th</sup> day of April 2018, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

**WHEREAS**, a hearing on the petition was duly held after proper notice on the 16<sup>st</sup> day of May 2018; and

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

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

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

**TALLMAN ANNEXATION**

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

COMMENCING at the Northwest corner of the NE 1/4 SW 1/4 of said Section 25 and assuming the West line of the NE 1/4 SW 1/4 of said Section 25 bears S 00°00'30" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°00'30" E, along said West line, a distance of 233.00 feet to a point on the South right of way for Highway 50 and the POINT OF BEGINNING; thence from said Point of Beginning, S 45°07'00" E, along said South right of way, a distance of 91.00 feet; thence S 59°28'00" E, along said South right of way, a distance of 57.47 feet; thence S 59°04'51" E, along said South right of way, a distance of 31.59 feet, to a point being the Northwest corner of Sunset Condominiums, as same is recorded with Reception Number 1823277; thence S 01°06'24" W, along the West line of said Sunset Condominiums, the West line of Orchard Mesa Commercial Park, as same is recorded in Plat Book 11, Page 139 and the West line of Radford Condominiums, as same is recorded

with Reception Number 1806779, all in the Public Records of Mesa County, Colorado, a distance of 374.68 feet; thence continuing along said West lines, S 00°00'01" E, a distance of 338.05 feet to a point being the Southwest corner of said Orchard Mesa Commercial Park; thence N 89°59'59" E, along the South line of said Orchard Mesa Commercial Park, a distance of 435.00 feet to a point being the Southeast corner of said Orchard Mesa Commercial Park; thence S 00°10'23" E, a distance of 1.68 feet; thence N 89°55'45" E, a distance of 0.77 feet; thence S 00°01'18" E, a distance of 243.97 feet, more or less, to a point on the North line of Anson Annexation No. 4, City of Grand Junction Ordinance Number 3767; thence S 89°55'38" W, along said North line, being a line 20.00 feet North of and parallel with, the South line of the NE 1/4 SW 1/4 of said Section 25, a distance of 437.57 feet; thence N 00°00'30" W, a distance of 129.71 feet; thence N 89°56'05" W, a distance of 131.99 feet, more or less, to a point on the West line of the NE 1/4 SW 1/4 of said Section 25; thence N 00°00'30" W, along said West line, a distance of 938.65 feet, more or less, to the Point of Beginning.

CONTAINING 226,401 Square Feet or 5.197 Acres, more or less, as described.

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

**INTRODUCED** on first reading on the 4<sup>th</sup> day of April 2018 and ordered published in pamphlet form.

**ADOPTED** on second reading the \_\_\_\_\_ day of \_\_\_\_\_, 2018 and ordered published in pamphlet form.

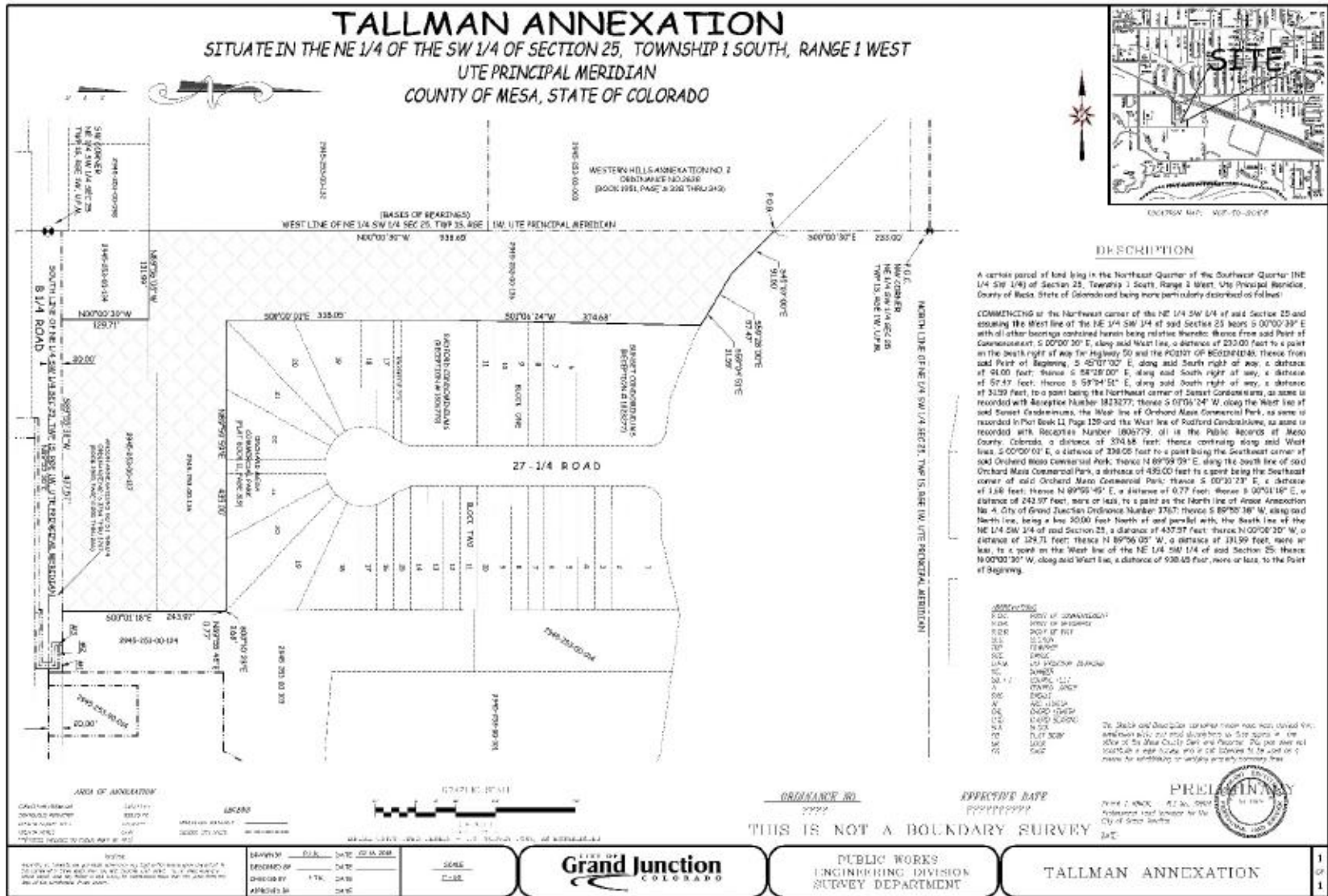
\_\_\_\_\_  
President of the Council

Attest:

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



# Exhibit A



**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE ZONING THE TALLMAN ANNEXATION  
R-8 (RESIDENTIAL WITH A MAXIMUM DENSITY OF 8 UNITS PER ACRE)  
AND C-2 (HEAVY COMMERCIAL)**

**LOCATED AT 2734 B ¼ ROAD AND 2723 Highway 50**

Recitals

The Applicant is requesting zoning of R-8 (Residential with a maximum density of 8 units per acre) for 1.41 acres located at 2734 B ¼ Road and C-2 (Heavy Commercial) for 3.79 acres of the property located at 2723 Highway 50 currently being considered for annexation. The proposed zoning is consistent with the Comprehensive Plan Future Land Use Map. The 2734 B ¼ Road property is currently being used as residential with five residential buildings containing six dwelling units. The 2723 Highway 50 property has a residential duplex (2 units) at the north end with a commercial RV outdoor storage yard on the south end. The middle portion of the lot is vacant. The owner has requested annexation for future development of the property, which is anticipated to constitute "annexable development" and, as such, is required to annex in accordance with the Persigo Agreement.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended approval of zoning the Tallman Annexation to the R-8 (Residential with a maximum density of 8 units per acre) and C-2 (Heavy Commercial) zone districts, finding that it conforms with the designation of Residential Medium and Commercial respectively, as shown on the Future Land Use Map of the Comprehensive Plan; and is in conformance with 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-8 (Residential with a maximum density of 8 units per acre) and C-2 (Heavy Commercial) zone districts are 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 be zoned R-8 (Residential with a maximum density of 8 units per acre):

A parcel of ground situated in the NE1/4 SW1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian being described as follows:

Commencing at the SW corner of the NE1/4 SW1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian, and considering the West line of the NE1/4 SW1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian to bear N00°00'30"W

1321.66 feet with all other bearings contained herein to be relative thereto; thence along the South line of the NE1/4 SW1/4 of Section 25, Township 1 South, Range

1 West of the Ute Meridian, N89°55'45"E 132.00 feet;

thence N00°00'30"W 20.00 feet to the North right-of-way line for B1/4 Road and the Point of Beginning;

thence N00°00'30"W 128.20 feet;

thence N89°59'30"E 80.30 feet;

thence N00°04'15"W 15.28 feet;

thence N89°59'30"E 357.25 feet;

thence S00°01'18"E 143.00 feet to the North right-of-way line for B1/4 Road;

thence along the North line of B1/4 Road S89°55'45"W 437.56 feet to the point of beginning, containing 1.41 acres as described.

Mesa County, Colorado

See Exhibit A.

The following property be zoned C-2 (Heavy Commercial):

A parcel of ground situated in the NE1/4 SW1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian, being described as follows:

Commencing at the NW corner of the NE1/4 SW1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian, and considering the West line of the NE1/4 SW1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian to bear N00°00'30"W

1321.66 feet with all other bearings contained herein to be relative thereto;

thence along the West line of the NE1/4 SW1/4 of said Section 25, S00°00'30"E

233.00 feet to the Point of Beginning also being on the South right-of-way line of that tract of land conveyed to The Department of Highways, State of Colorado described at Reception

#694676;

thence along said right-of-way line the following three (3) courses:

(1) S45°07'00"E 91.00 feet; (2) S59°28'00"E 57.47 feet;

(3) S59°04'51"E 31.59 feet to the NW corner of Orchard Mesa Commercial Park (Reception #1149093);

thence along the West line of Orchard Mesa Commercial Park (Reception

#1149093), S01°06'24"W 374.68 feet; thence continuing along the West line of

Orchard Mesa Commercial Park (Reception #1149093), S00°00'01"E 338.05 feet to the SW corner of Orchard Mesa Commercial Park (Reception #1149093);

thence along the South line of Orchard Mesa Commercial Park (Reception #1149093), N89°59'59"E 435.00 feet to the SE corner of Orchard Mesa Commercial Park

(Reception

#1149093);

thence S00°10'23"E 1.68 feet;  
thence N89°55'45"E 0.77 feet;  
thence S00°01'18"E 101.00 feet  
thence S89°59'30"W 357.25 feet;  
thence S00°04'15"E 15.28 feet;  
thence S89°59'30"W 80.30 feet;  
thence N00°00'30"W 1.53 feet;  
thence N89°56'05"W 132.00 feet to the West line of the NE1/4 SW1/4 of said Section  
25; thence along the West line of the NE1/4 SW1/4 of Section 25, N00°00'30"W 938.65  
feet to the point of beginning, containing 3.79 acres as described.

Mesa County, Colorado  
See Exhibit A.

**INTRODUCED** on first reading this 2<sup>nd</sup> day of May, 2018 and ordered published in pamphlet form.

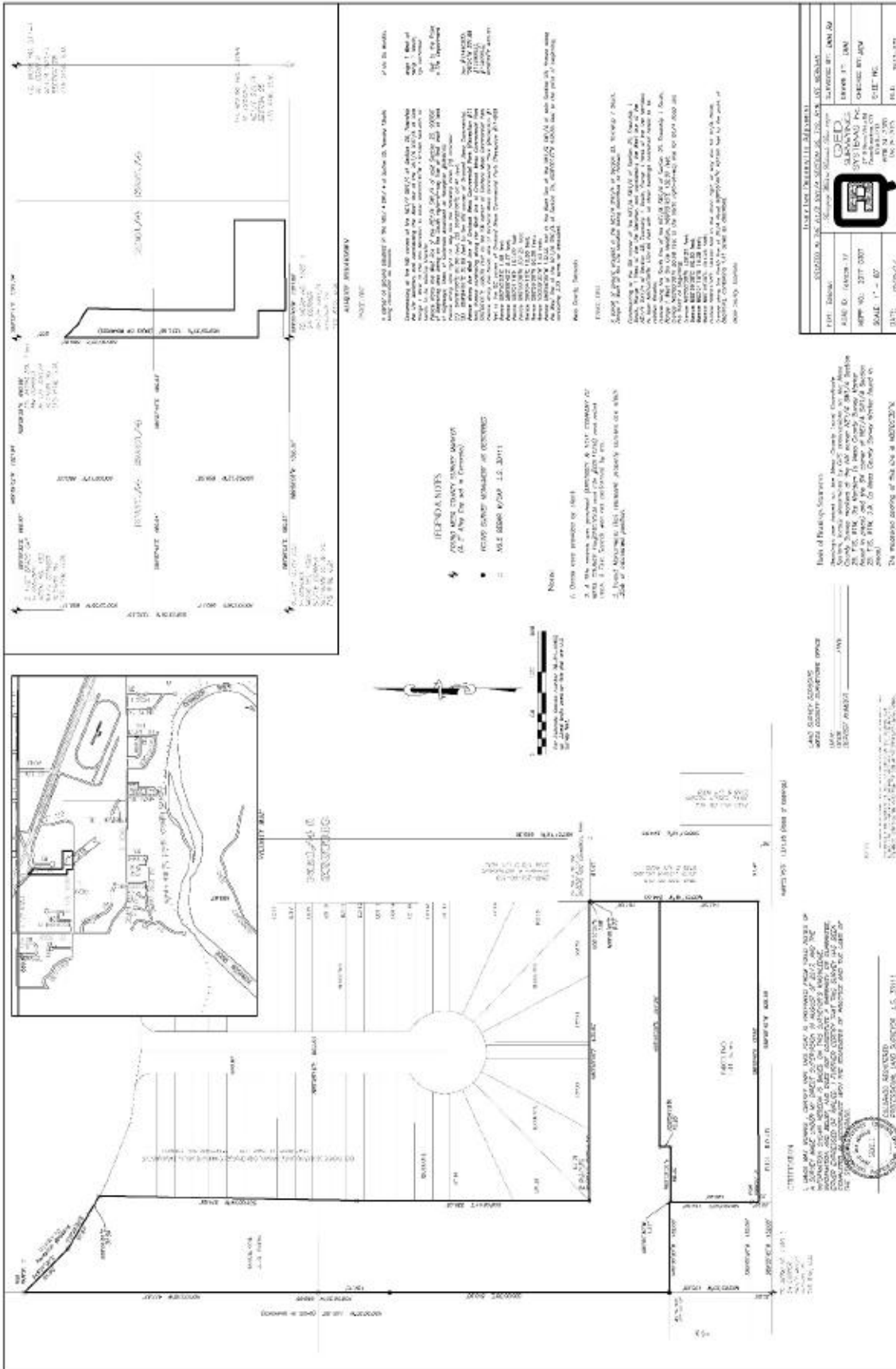
**ADOPTED** on second reading this \_\_\_\_ day of \_\_\_\_\_, 2018 and ordered published in pamphlet form.

ATTEST:

\_\_\_\_\_  
President of the Council

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

# Exhibit A



**REVISIONS**

- 1. 01/15/2024: Initial design and site plan.
- 2. 02/10/2024: Revised site plan and utility layout.
- 3. 03/05/2024: Final design and site plan.

**NOTES**

1. All dimensions are in feet and inches.
2. All dimensions are to the center of the line.
3. All dimensions are to the outside of the line.
4. All dimensions are to the inside of the line.
5. All dimensions are to the center of the hole.
6. All dimensions are to the center of the shaft.
7. All dimensions are to the center of the pipe.
8. All dimensions are to the center of the rod.
9. All dimensions are to the center of the bar.
10. All dimensions are to the center of the wire.
11. All dimensions are to the center of the mesh.
12. All dimensions are to the center of the fabric.
13. All dimensions are to the center of the paper.
14. All dimensions are to the center of the cloth.
15. All dimensions are to the center of the leather.
16. All dimensions are to the center of the metal.
17. All dimensions are to the center of the wood.
18. All dimensions are to the center of the stone.
19. All dimensions are to the center of the brick.
20. All dimensions are to the center of the tile.
21. All dimensions are to the center of the glass.
22. All dimensions are to the center of the plastic.
23. All dimensions are to the center of the rubber.
24. All dimensions are to the center of the foam.
25. All dimensions are to the center of the concrete.
26. All dimensions are to the center of the masonry.
27. All dimensions are to the center of the brickwork.
28. All dimensions are to the center of the blockwork.
29. All dimensions are to the center of the stone masonry.
30. All dimensions are to the center of the concrete masonry.

**LEGEND**

- 1. Proposed Building Footprint
- 2. Proposed Parking Area
- 3. Proposed Driveway
- 4. Proposed Easement
- 5. Proposed Utility Line
- 6. Existing Building Footprint
- 7. Existing Parking Area
- 8. Existing Driveway
- 9. Existing Easement
- 10. Existing Utility Line
- 11. Existing Building Footprint
- 12. Existing Parking Area
- 13. Existing Driveway
- 14. Existing Easement
- 15. Existing Utility Line

**GENERAL NOTES**

1. The proposed building footprint is shown in solid black.
2. The proposed parking area is shown in solid grey.
3. The proposed driveway is shown in solid black.
4. The proposed easement is shown in solid black.
5. The proposed utility line is shown in solid black.
6. The existing building footprint is shown in solid black.
7. The existing parking area is shown in solid grey.
8. The existing driveway is shown in solid black.
9. The existing easement is shown in solid black.
10. The existing utility line is shown in solid black.
11. The existing building footprint is shown in solid black.
12. The existing parking area is shown in solid grey.
13. The existing driveway is shown in solid black.
14. The existing easement is shown in solid black.
15. The existing utility line is shown in solid black.

**PROPOSAL INFORMATION**

PROJECT NO.	2024-001
CLIENT	ABC DEVELOPMENT LLC
DESIGNER	XYZ ARCHITECTS
DATE	01/15/2024
SCALE	1" = 40'

**DATE**

01/15/2024

**SCALE**

1" = 40'

**DATE**

01/15/2024

**SCALE**

1" = 40'

**DATE**

01/15/2024

**SCALE**

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**SCALE**

1" = 40'

**DATE**

01/15/2024

**SCALE**

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**PROPOSAL INFORMATION**

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01/15/2024

**SCALE**

1" = 40'

**DATE**

01/15/2024

**SCALE**

1" = 40'

**PROPOSAL INFORMATION**

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DATE	01/15/2024
SCALE	1" = 40'

**DATE**

01/15/2024

**SCALE**

1" = 40'

**DATE**

01/15/2024

**SCALE**

1" = 40'



**Grand Junction City Council**

**Regular Session**

**Item #6.a.iii.**

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**Meeting Date:** May 16, 2018

**Presented By:** Kathy Portner, Community Services Manager

**Department:** Community Development

**Submitted By:** Kathy Portner

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**Information**

**SUBJECT:**

An Ordinance Amending the Comprehensive Plan Future Land Use Map Designation to Estate and Rezoning to R-2 (Residential, 2 du/ac) 37 Acres, Located at 2064 South Broadway

**RECOMMENDATION:**

The Planning Commission recommended approval (5-2) of the requested Comprehensive Plan amendment and rezoning at their April 24, 2018 meeting.

**EXECUTIVE SUMMARY:**

The City owns 80 acres at 2064 South Broadway across from the Tiara Rado Golf Course. Approximately half of the property is being used for the existing driving range and irrigation ponds. The City intends to sell 37 acres of the unused property for purposes of future development and is requesting to change the Future Land Use Map designation from "Park" to "Estate" and rezone the property from CSR (Community Services and Recreation) to R-2 (Residential, 2 du/acre).

**BACKGROUND OR DETAILED INFORMATION:**

The City owns 80 acres at 2064 South Broadway across from the Tiara Rado Golf Course. Approximately half of the property is being used for the existing driving range and irrigation ponds. The property was purchased in 1993 for possible expansion of the Golf Course. The driving range and irrigation ponds were completed in 1999. In 2006 a private developer proposed a residential development in conjunction with a possible expansion of the Golf Course. With a continuing downturn in the golf market and the prior development proposal being non-viable, the City has determined that an

expansion of this facility is not feasible and therefore proposing to dispose of the 37 acres for the purpose of future residential development.

Notwithstanding that the property has never been planned or programmed as a park or for a park use, the Comprehensive Plan/Future Land Use (FLU) designation for the property is "Park." The purchase of the subject property was anticipated to initiate an expansion of Tiara Rado, but that did not occur. Due to changes in the golf business and a continued downward trend in the sport the expansion is not planned to ever occur. Plans for this site have never included traditional community park development, but rather a combination of residential development with limited golf expansion. The property was purchased through the golf fund, an enterprise account that is held separate from the City's General Fund. The golf enterprise is specific to golf and does not fund, support or finance parks/park operations. The rezone and possible sale would be for the benefit of the golf enterprise and that program's operations. In the event that another community use was desired for this property, it would require a purchase from the golf fund. The "Park" FLU designation in the Comprehensive Plan would be more appropriately applied to an active park or recreation site with significant public access. The "Park" FLU designation on this property reasonably may be found to be in error. The properties surrounding the 37 acres are designated "Estate" by Comprehensive Plan/ Future Land Use map.

In addition to the Future Land Use Map, the Comprehensive Plan also includes a Blended Residential Land Use Categories Map ("Blended Map"). The Blended Map shows residential densities in three categories, Low, Medium and High and within each of those categories, although the zoning densities of each parcel may be different, compatibility is apparent because all uses are residential. The Blended Map provides some flexibility to accommodate residential market preferences and trends, streamline the development process and support the Comprehensive Plan's vision of providing for a mix of housing types by recognizing that use not specific density is an important consideration in determining compatibility. Having some "overlap" of zoning all within same residential use category allows for a mix of density for an area while still being compatible with adjacent development. The area surrounding the 37 acres is designated as Residential Low (maximum of 5 du/acre) on the Blended Map.

The property is currently zoned CSR (Community Services and Recreation) as is all of the Tiara Rado Golf property. The Zoning and Development Code defines uses in the CSR zone district to include parks, open space, schools, libraries and recreational facilities, as well as environmentally sensitive areas. Because the intended use of the 37 acres is proposed to change to residential, a rezone is being requested.

Properties to the north and east are not in the City limits – the County zone designations on those are RSF-4 (Residential Single Family, 4 du/acre.) Properties to the south (across Desert Hills Road) are in the City limits and are zoned R-E

(Residential Estate, 1 du/acre).

### **NOTIFICATION REQUIREMENTS**

As required by § 21.02.080 (e) of the Zoning and Development Code a Neighborhood Meeting was held on January 29, 2018. Fifty people attended the meeting along with City Staff. The City presented information on the history of the property, the proposal to sell a portion of the property and the proposed rezone. Many concerns were voiced by those in attendance, including keeping the property in public ownership, the need for parks and open space in the area, the proposed zoning density being too high, not being compatible with the surrounding area and traffic issues.

Notice was provided in accordance with §21.02.080 (g) of the Zoning and Development Code. On April 13, 2018 notice of the application was mailed to property owners within 500 feet of the subject property. An application sign was posted on the property on or before April 13, 2018 and notice of the public hearing was published April 17, 2018 in the Daily Sentinel.

### **ANALYSIS – Comprehensive Plan Amendment**

Pursuant to §21.02.130 the City may amend the Comprehensive Plan 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 subject property is currently within the Future Land Use category of “Park”. The “Park” designation is for active park and recreation sites with significant public access. When the Comprehensive Plan was adopted in 2010, the entire 80 acres was considered for expansion of golf facilities. It has now been determined that the eastern 37 acres will not be developed as a golf course. Due to this portion of the property not being used as, or planned for use as an active park or recreation site with significant public access as this designation intends, Staff finds this criterion has been met.

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

The majority of the development that has occurred since the adoption of the Comprehensive Plan is south and west of South Broadway, adjacent to Tiara Rado Golf Course. The character and/or condition of the area adjacent to the Golf Course has seen significant development ranging in density from approximately 4 du/acre to 12 du/acre. While the area directly adjacent to the property has had very little development activity, the proximate area as a whole (within ½ to ¼ mile) has seen significant residential development in a variety of densities, therefore, Staff finds that this criterion has been met.



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

Adequate public and community facilities and services are available to the property and are sufficient to serve the future use as allowed with the Estate future land use designation; an 8-inch Ute water line with fire hydrants is currently located in Desert Hills Road while access to sanitary sewer is also available as sewer is currently located in Desert Hills Road. Xcel Energy currently provides electric and gas to this area. A neighborhood commercial center, including an office complex, bank, medical clinic, veterinary clinic, convenience store and car wash is located at Highway 340 and the Redlands Parkway. In addition, Fire Station No. 5 is located within 2 miles of the property and the property is located nearby to Broadway Elementary School, Redlands Middle School and Wingate Elementary School. Staff finds 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

This larger area of the Redlands, south of Highway 340, between Monument Road and 20 Road where it adjoins the Cooperative Planning Area ("Buffer"), has a variety of Future Land Use designations, from Rural (1 du/5 acres) to Residential Medium High (8-16 du/acre to accommodate a variety of residential densities and housing types. Because of the variety of designations in the proximate area, Staff finds that there is not an inadequate supply of any one designation and 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 amendment to the Comprehensive Plan Future Land Use Map to Estate is consistent with the designation of the surrounding properties and would allow for consideration of Residential zoning and development compatible with the surrounding area.

The community will derive benefits from the proposed amendment by creating an opportunity for future residential development on this property which will provide additional residential housing opportunities for residents of the community. The property is 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, staff finds that this criterion has been met.

This Comprehensive Plan amendment request is consistent with the following vision,

goals and/or policies of the Comprehensive Plan.

Guiding Principle 3: Housing Variety—allow, encourage more variety in housing types (more than just large lot single family homes) that will better meet the needs of our diverse population—singles, couples, families, those just starting out, children who have left home, retirees, etc.

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

Policy B: Encourage mixed-use development and identification of locations for increased density.

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

### **ANALYSIS-Rezone**

Pursuant to §21.02.140 (a) of the Zoning and Development Code, the City may rezone property if the proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan and must meet one or more of the following rezone criteria as identified:

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

The current zoning of CSR reflects the ownership and intended use of the property for expansion of the golf facilities. The request to amend the Future Land Use designation to Estate would allow for the rezone to R-2. In addition to the Future Land Use Map, the Comprehensive Plan also includes a Blended Residential Land Use Categories Map (“Blended Map”). The Blended Map combines compatible residential densities in 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 for a mix of density for an area without being limited to a specific land use designation, while still being compatible with adjacent development. The surrounding area is designated as Residential Low (maximum of 5 du/acre) on the Blended Map.

The Future Land Use designation of Estate in conjunction with the Blended Map designation of Residential Low, allows for consideration of zoning of up to five dwelling units per acre. Therefore, the request to amend the Future Land Use designation to Estate would allow for the rezone to R-2 which has no minimum density but has a maximum density of 2 dwelling units per acre

The determination that the 37 acres will not be developed for public purposes and the adoption of the Blended Map in 2010 are subsequent events that have invalidated the original zoning of CSR. Staff therefore finds this criterion has been met.

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

The majority of the development that has occurred since the adoption of the Comprehensive Plan is south and west of South Broadway, adjacent to Tiara Rado Golf Course. The character and/or condition of the area adjacent to the Golf Course has seen significant development ranging in density from approximately 4 du/acre to 12 du/acre. While the properties directly adjacent to the property has had little development activity, the proximate area as a whole (within ½ to ¼ mile) has seen significant development and therefore, Staff finds that this criterion has been met.

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

Adequate public and community facilities and services are available to the property and are sufficient to serve the future use as allowed with the Estate future land use designation; an 8-inch Ute water line with fire hydrants is currently located in Desert Hills Road while access to sanitary sewer is also available as sewer is located in Desert Hills Road. Xcel Energy currently provides electric and gas to this area. A neighborhood commercial center, including an office complex, bank, medical clinic, veterinary clinic, convenience store and car wash is located at Highway 340 and the Redlands Parkway. In addition, Fire Station No. 5 is located within 2 miles of the property and the property is located nearby to Broadway Elementary School, Redlands Middle School and Wingate Elementary School. Staff finds 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

This larger area of the Redlands, south of Highway 340, between Monument Road and 20 Road where it adjoins the Cooperative Planning Area ("Buffer"), has many different Future Land Use designations and zone districts ranging from R-R (Residential Rural) to R-12 (Residential, 12 du/acre) which serve to accommodate a variety of residential

densities and housing types. While there is a variety of zone district designations in the proximate area, there is very little R-2 zoning; therefore, Staff finds that there is an inadequate supply of the R-2 zone district and as a result this criterion has been met.

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

The community will derive benefits from the proposed rezone by creating an opportunity for future residential development on this property which will provide additional residential housing opportunities for residents of the community. The property is 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.

The proposed R-2 zoning will provide a transition from the higher densities surrounding the Tiara Rado Golf Course to the large lot development to the south and east. Staff therefore finds this criterion has been met.

Section 21.02.140 of the Grand Junction Zoning and Development Code states that the City may rezone property if the proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan.

This rezone request is consistent with the following vision, goals and/or policies of the Comprehensive Plan:

Guiding Principle 3: Housing Variety—allow, encourage more variety in housing types (more than just large lot single family homes) that will better meet the needs of our diverse population—singles, couples, families, those just starting out, children who have left home, retirees, etc.

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

Policy B: Encourage mixed-use development and identification of locations for

increased density.

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

### **RECOMMENDATION AND FINDINGS OF FACT**

After reviewing the Tiara Rado East Comprehensive Plan Amendment and Rezone (CPA-2018-182 and RZN-2018-181) a request to change the Future Land Use Map designation to "Estate" and rezone to R-2 (Residential, 2 du/acre) 37 acres, located at 2064 South Broadway, the following findings of fact have been made:

1. The requested Comprehensive Plan Amendment and Rezone is consistent with the goals and policies of the Comprehensive Plan.
2. More than one of the applicable review criteria in §21.02.130 of the Grand Junction Municipal Code have been met.
3. More than one of the applicable review criteria in §21.02.140 of the Grand Junction Municipal Code have been met.

### **FISCAL IMPACT:**

This land use action does not have any direct fiscal impact. Subsequent actions such as future development may have direct fiscal impact.

Future sale of the property will result in revenue to the City. Estimated market value and use of funds will be presented in detail at that time.

### **SUGGESTED MOTION:**

I move to (adopt/deny) Ordinance 4799 - an ordinance amending the Comprehensive Plan Future Land Use Map Designation to estate and rezoning to R-2 (Residential, 2 du/ac) 37 acres located at 2064 South Broadway on final passage and order final publication in pamphlet form.

### **Attachments**

1. Site Maps and Photos
2. Public Comments
3. Ordinance

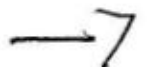
TIARA RADO EAST  
PROPOSED REZONE AND SUBDIVISIONNEIGHBORHOOD MEETING  
January 29, 2018, 5:30 P.M.

## Comment Sheet

Please include your name and address:

Don: Deb Ghiloni 2074 South Broadway  
deb@customindustriesinc.com

Our major concern with the re-zoning is the traffic increase on an already over used street we feel the road/street issue should be addressed BEFORE rezoning. Once its rezoned its too late. We also feel that it will be a disruption to existing homeowners who live on Desert Hills. We do feel they bought their homes with the knowledge across the street from them would never be homes. There has got to be a better plan for this land. Figure out the access to the property before. I do not feel like this valley does not or will never see the need for golf maybe sell Lincoln Park and put the resources

Comments can also be emailed to [kathyp@gjcity.org](mailto:kathyp@gjcity.org) or dropped off at City Hall, 250 N. 5<sup>th</sup> St.

to Tiara Rado.

We have also heard that Tiara Rado does make money.

Since Tiara Rado is a City owned course are their financials available to see for the public. I also have to agree with one of the attendees that the City should not be the ones to make a decision on property they would profit from. Doesn't seem ethical to me. One other thought would be if this does happen and it is beyond could the City maybe think about designating the portion of property right along Desert Hills street as open space and make sure the access to the property is not on desert hills street. Seems like there could be a compromise here too. I still feel the streets being only 2 lane and no room for widening would not be safely handle the extra traffic.

DATE: February 8, 2018

TO: Kathy Portner, AICP  
Community Services Manager  
250 N. 5<sup>th</sup> Street  
Grand Junction, CO 81501

FROM: Patrick Green and Kacey Conway  
2045 S. Broadway  
Grand Junction, CO 81507

RE: Potential sale of City property adjacent to Tiara Rado Driving Range

Dear Kathy:

We understand that the City is considering the sale of some of its property for development at Tiara Rado Golf Course. We live in the vicinity, and have a number of concerns in that regard: **Road access for maximum population density; and safety for pedestrians and cyclists along South Broadway – a section of the Tour of the Moon Byway.**

We believe that before any development by the City or private developers is to take place, a comprehensive road plan has to be put in place to address the issue of **road access** to CO State Highway 340 (Broadway).

We know that eventually this entire area will become part of the City of Grand Junction. Therefore, it is imperative that a road system be put in place to facilitate safe travel to the major highway for the maximum population density of the area. At present there are only two roads that service this entire area: South Broadway and 20 ½ to 20 ¾ Road. They both have several 90° curves and narrow sections, and in no way will be able to handle the full development of the area.

It appears to us that two major roads need to be developed at a minimum. E ½ Rd. needs to be extended to the east and connected to W. Greenwood Drive, as an access to Highway 340. This would require the purchase of the property at 551 W. Greenwood Dr. The city could develop the road; and to pay for the road, sell the remainder of the property to a developer. The second connecting road would be to develop a road along the east side of the current City property and extend it to E ½ Road. This along with the full development of Desert Hills Road to Escondido Circle, which is in an existing Right-of-Way, would help to eliminate the existing poor road circulation that exists.

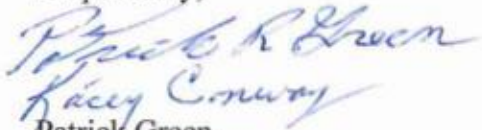
All of that being said, we believe that another option for the City's property adjacent to the golf course would be to retain it, and manage it as some type of park for the region. Currently, the Redlands area is the only part of the City without a major park. It would be a minimal cost for the City to develop the east side of the parcel as a rustic nature park. Currently, there is no place for citizens to walk, or to take their dogs for walks, except for the driving range at the golf course. The park is a much needed public area for the future of Grand Junction.



In addition, the issues surrounding the Tour of the Moon Byway, outlined in the information delivered a few weeks ago to the City and County Public Works staff, City and County law enforcement, City Council Members and County Commissioners would need to be addressed as part of the structural improvements planned for additional development in the South Broadway corridor.

We would appreciate your considering the future of the area, and giving our suggestions some serious thought.

Respectfully,

Handwritten signatures of Patrick R. Green and Kacey Conway in cursive script.

Patrick Green

Kacey Conway

(970) 256-7853

[kcandpgj@msn.com](mailto:kcandpgj@msn.com)

TIARA RADO EAST  
PROPOSED REZONE AND SUBDIVISION  
NEIGHBORHOOD MEETING  
January 29, 2018, 5:30 P.M.  
Comment Sheet

Please include your name and address:

Mike MacLeod  
491 Spoon Court

Thank you for hosting the neighborhood meeting on January 29 and for taking comments from neighbors. Your presentations and consideration of citizen input was very much appreciated.

Although I understand and appreciate the City's position with respect to re-zoning these parcels, I would like to ask that more consideration be given to re-zoning this land as park land or open space. I do not disagree that the property has significant value to the City as land to be sold for development, but I believe that it has greater intrinsic value as an open space. The area provides meaningful wildlife habitat from the ever dwindling supply in this area. It is frequented by deer, smaller mammals and a variety of bird species. This is a unique natural zone that could complement the City's other parks and open spaces. It is a precious parcel that will be lost forever once sold to a developer. As the Grand Valley continues to be developed we may find ourselves in a position one day where we wish we had kept at least a few remaining land parcels like this. The demand for golf may not be growing in Grand Junction but it does appear that the demand for parks and open spaces is. The land was originally purchased for public outdoor use. Re-zoning of this nature would maintain the spirit of that intent.

Outside of this reconsideration, I ask that you please consider re-zoning for low density, consistent with the surrounding estate properties. Also, that the larger parcel to the north be subdivided to preserve at least some natural habitat in the area. In addition, the smaller parcel to the west of the driving range seems like a "throw in". I encourage you to consider not including this small parcel for re-zoning. Its proximity to the driving range, golf club and numerous neighborhoods in the area makes this a high pedestrian traffic area. This small section of S. Broadway is along a steep and tight turn in the roadway making it quite dangerous for pedestrians. Instead of wedging a few houses into this parcel I recommend that it be utilized as a pedestrian corridor. Easy enough to do considering the fact that the City already owns this stretch of property along S. Broadway.

The impact of continually increasing traffic along S. Broadway was a popular topic of discussion at the meeting and I would like to continue to encourage you to explore options to improve this corridor for the safety of motorists, pedestrians and cyclists. Added development of this parcel will make what is already a tenuous public safety situation even worse. I am hopeful that you will *please* make this a priority with the re-zoning process so that we are prepared before we see even more increases in traffic. I wonder if perhaps the location of the parcels under consideration for re-zoning provides an opportunity to construct a S. Broadway bypass from the golf club to the entrance of Dessert Hills? Taking the pedestrians and cyclists off that section of S. Broadway might be easier than trying to improve the roadway, especially with limited right-of-way options.

Finally, I am concerned about traffic issues related to a single access point to a newly developed parcel at the entrance to Dessert Hills. Adding several hundred cars per day turning at this point will be quite hazardous at that location. Please consider road improvements at that location as part of the development process and a secondary access point.

Again, thanks for hosting this public meeting and your consideration of my input. If the area is to be re-zoned and developed it is my sincere hope that it will be done in a way that improves motorist/cyclist/pedestrian use on the surrounding roadways; is consistent with other development in the immediate vicinity; and, takes the natural habitat into consideration.

Kind Regards,  
Mike MacLeod

## Sale of City Property along Desert Hills Road

Bob Barrett <bob@gsi.us>

Mon 2/5/2018 11:23 AM

To: Katherine Portner <kathyp@gjcity.org>;

Cc: Linda Barrett <lbarrett202@gmail.com>;

Ms. Porter,

As per our conversation this date, I built and named Desert Hills Road and the two dwellings at 2108 and 2110 Desert Hills Road. I currently own a 900 foot by 50 foot parcel along the eastern border of your property that the City is considering offering for sale. I will support the City's position either way. I was hoping for a golf course, and I also think that parcel would be a great place for family dwellings. I would offer my property to be used as a road corridor under most conditions.

Regards,

Robert Barrett

[549 South Broadway](#)

[Grand Junction, CO 81507](#)

[P. O. Box 4](#)

[Boca Grande, FL 33921](#)

TIARA RADO EAST  
PROPOSED REZONE AND SUBDIVISION

NEIGHBORHOOD MEETING  
January 29, 2018, 5:30 P.M.

Comment Sheet

Please include your name and address: Sandi MacLeod, 491 Spoon Ct.

Thank you for hosting this neighborhood meeting and for asking for comments from neighbors.

I am not in favor of the proposal to rezone and sell the land at Tiara Rado East. I believe that the City of Grand Junction has a great opportunity to use this land as a park, open space and/or trail system. Many communities in Colorado are struggling to preserve open spaces and prevent over development, but they are finding it difficult to identify available land to purchase. Grand Junction is in the enviable position of already owning this kind of land. While I understand the idea of eliminating property that is not being used for its original intent, I think that this property is valuable in other ways. I think it would be unfortunate for the City of Grand Junction to sell off this property now, only to find itself searching for open spaces to purchase in the future.

If the decision is made, however, to move forward with rezoning and selling this land, I believe that the smaller parcel to the west of the driving range should not be included. Instead of adding to the infrastructure issues that will result from more development, this parcel could actually be used to help alleviate them by possibly allowing South Broadway to be widened or by creating a cycling/pedestrian path that would allow those users to be off of the roadway for some distance.

Finally, my observation is that South Broadway already has significant issues that would only become worse with this development. It continues to be used more and more by cyclists and pedestrians, while motor vehicle traffic is also increasing. It cannot effectively handle the ever increasing use. I believe that those issues should be researched, and viable solutions should be identified, before a decision is made to sell this land for development. The City of Grand Junction should ensure that solutions actually exist before it is too late.

I appreciate the opportunity to provide input. Thank you again.

To: Kathy Portner  
Community Services Manager  
Re: Rezoning city-owned parcel of 40 acres from CSR, in order to sell acreage.

The notes below are a compilation of a consensus of opinion with input from 2 households:

- 1) Thomas and Janet Abbott, 2105 Desert Hills Rd.
- 2) William and Roberta Abbott, 2072 South Broadway

Therefore, the correspondence is the same, or similar, and is submitted separately, by each household.

Our preference is for zoning to remain the same: CSR/recreational use.

Reasons for property to remain as zoned/CSR:

- There exists a conflict of interest. The property is city owned. The city would determine alternative zoning, and the city council would vote for approval.
- There exists further conflict of interest. The city's "real estate specialists" obviously may be chosen to market and sell the property, thereby receiving compensation/commissions. Would they really advise NOT to sell the property?
- The property itself, is unique, with wetlands and abundant wildlife, which is worth preserving.
- Would an environmental impact study prove that this property should remain as is, that is, not developed into residential lots?
- This property helps to maintain a pristine setting in the Redlands and Monument area, perhaps the prime reason we all chose this Redlands area in which to live.
- A highly developed area detracts from the beauty of our unique area, adjacent to the Colorado National Monument, a tourist attraction that generates revenue for the Valley.
- There is already approved additional residential development in the area. Will there be a future need for recreational areas/facilities, and open space, for which this area may be used?
- The city should look into a long-term need for more parks and recreational areas, as there are no parks in the area.
- There is already high volume traffic in the area, on South Broadway, with numerous hills, curves and blind spots. This already presents safety issues for auto traffic. It also presents safety issues for cyclists, as this is already a popular bike route, with limited areas for bike lanes.
- Given limited information, it appears that the only access would be from Desert Hills Road. Desert Hills Road and Desert Hills Court, now includes 14 residences, therefore the auto traffic is extremely limited. If the property is rezoned, the number of residences could increase by 76 (2 X approximately 38 usable acres, if the city rezones at 2 per acre), thereby increasing traffic by approximately five times the current amount of traffic!

If we must be forced into a rezoning, our preference is to rezone to residential estate, with minimum 2 acres per single family dwelling, the same as the 3 sides of the bordering property. We all feel that any rezoning, will have an adverse effect on our property values, particularly rezoning to ½ acre lots! We all purchased our lots/homes knowing that the adjoining property was zoned for recreational use, and that our home values would not decline due to smaller, less expensive properties.

After the January 29 meeting held at Tiara Rado, an informal poll showed an overwhelming support to maintain the existing zoning, by those directly affected residents. We concur. Retain the existing zoning.

We appreciate your concern in passing on our thoughts and objections to/for this project.  
Thank you.

Thomas and Janet Abbott  
2105 Desert Hills Rd.  
[janetlabbott@yahoo.com](mailto:janetlabbott@yahoo.com)  
[tbabbott0908@yahoo.com](mailto:tbabbott0908@yahoo.com)  
970-985-4568

TIARA RADO EAST  
PROPOSED REZONE AND SUBDIVISION

NEIGHBORHOOD MEETING  
January 29, 2018, 5:30 P.M.

Comment Sheet

Please include your name and address:

Bill Lintott 516 South Broadway  
G.J. CO 81507

1st consideration of city should be safety, not money.

1) High density zoning of corner 3 acre lot would be very dangerous - additional traffic content.

2) Has any consideration been given to an additional road to the main traffic arteries to alleviate high traffic on South Broadway?

TIARA RADO EAST  
PROPOSED REZONE AND SUBDIVISION

NEIGHBORHOOD MEETING  
January 29, 2018, 5:30 P.M.

Comment Sheet

Please include your name and address:

1) I am interested in the density  
of entrances & exits to the proposed  
developed 37 acres.

2) Also how can you possibly  
provide for the increased  
road traffic on 2034th Rd  
& South Broadway with all  
the proposed "new" houses &  
properties?

Thank you

Louis Ludington  
2101 Desert Hills Rd  
81507

TIARA RADO EAST  
PROPOSED REZONE AND SUBDIVISION

NEIGHBORHOOD MEETING  
January 29, 2018, 5:30 P.M.

PLEASE SIGN IN

Name ERIC + DANA Cooper Address 514 S. BROADWAY Email Coopmemes@gmail

We would appreciate it if the property was kept in parks + rec. for dog park, nature, trails etc. Drawing more people to open space might help increase interest in the golf course.

If the proposal goes through, we would appreciate 2 acre lots per parcel with lots of green space + nature walks to help alleviate the impact on the wild life in the area + minimize the loss of beauty + views.

Due to increase in traffic, more dangerous roads - that will impact Tour of the Moon + decrease interest in ~~that~~ tourism. Along with more traffic comes more issues.

Please do not destroy why we chose to live here.



TIARA RADO EAST  
PROPOSED REZONE AND SUBDIVISION

NEIGHBORHOOD MEETING  
January 29, 2018, 5:30 P.M.

Comment Sheet

Please include your name and address: Karen Anton  
5111 Desere Hills RD

- 1- donate property to McLand Conservatory
- 2- if zoned, all property to be 1 home per acre  
we would all back you.

TIARA RADO EAST  
PROPOSED REZONE AND SUBDIVISION

NEIGHBORHOOD MEETING  
January 29, 2018, 5:30 P.M.

Comment Sheet

Please include your name and address:

I very concerned about our wildlife  
in this area - and we are in need  
of a park and maybe a dog park -  
the corner that has been developed by  
the club house is ridiculous &  
disgusting.

TIARA RADO EAST  
PROPOSED REZONE AND SUBDIVISION

NEIGHBORHOOD MEETING  
January 29, 2018, 5:30 P.M.

Comment Sheet

Please include your name and address: Dr. Grant & Allison Armour 2103 Desert Hills Rd.

The Property should not be sold, first of all. The impact to Wildlife and the surrounding area would be impsotal very negatively, from displing wildlife, to stressing existing infrastructure, and would potentially decrease surrounding property values drastically. People live in Grand Junction, and more specifically the Redlands, for the SOLE purpose of NOT wanting to Live in Denver. Grand Junction is the Best kept secret in Colorado. It would be an absolute Travesty to allow re-zoning of the property to a higher density than the surrounding area; meaning, One ~~Home~~ Dwelling per Two Acres.

*(Signature)* Allison Armour

TIARA RADO EAST  
PROPOSED REZONE AND SUBDIVISION

NEIGHBORHOOD MEETING  
January 29, 2018, 5:30 P.M.

Comment Sheet

Please include your name and address: Robin Maddox

497 Desert Hill Crt robinemaddox@gmail.com

- We own a home on a 2 acre lot just off Desert Hill Rd + are very saddened by the proposal of the city rezoning + selling the land for ~~commercial~~ residential development.
- I have personally witnessed 1/2 dozen accidents from cars out of control at that tight turn on S. Broadway + Desert Hill Rd. I think the comment that the road's sharp turns prohibits high speed was very careless + made zero sense.
- I am, of course, VERY against the idea of developing this property in any way + least of all to anything LESS THAN

Comments can also be emailed to [kathyp@gicity.org](mailto:kathyp@gicity.org) or dropped off at City Hall, 250 N. 5<sup>th</sup> St.

1 home per 2 acres which IS what the homes on Desert Hill Estates are zoned for.  
I have already endured the development directly

across the street from my backyard.

That development is horrible; people looking into each other's bedrooms.

Please, consider we homeowners and

1. Think about other (out-of-the-box) options for generating funds from this land.

2. Please, nothing less than 1 home/acre.

To: Kathy Portner  
Community Services Manager  
Re: Rezoning city-owned parcel of 40 acres from CSR, in order to sell acreage.

The notes below are a compilation of a consensus of opinion with input from 2 households:

- 1) Thomas and Janet Abbott, 2105 Desert Hills Rd.
- 2) William and Roberta Abbott, 2072 South Broadway

Therefore, the correspondence is the same, or similar, and is submitted separately, by each household.

Our preference is for zoning to remain the same: CSR/recreational use.

Reasons for property to remain as zoned/CSR:

- There exists a conflict of interest. The property is city owned. The city would determine alternative zoning, and the city council would vote for approval.
- There exists further conflict of interest. The city's "real estate specialists" obviously may be chosen to market and sell the property, thereby receiving compensation/commissions. Would they really advise NOT to sell the property?
- The property itself, is unique, with wetlands and abundant wildlife, which is worth preserving.
- Would an environmental impact study prove that this property should remain as is, that is, not developed into residential lots?
- This property helps to maintain a pristine setting in the Redlands and Monument area, perhaps the prime reason we all chose this Redlands area in which to live.
- A highly developed area detracts from the beauty of our unique area, adjacent to the Colorado National Monument, a tourist attraction that generates revenue for the Valley.
- There is already approved additional residential development in the area. Will there be a future need for recreational areas/facilities, and open space, for which this area may be used?
- The city should look into a long-term need for more parks and recreational areas, as there are no parks in the area.
- There is already high volume traffic in the area, on South Broadway, with numerous hills, curves and blind spots. This already presents safety issues for auto traffic. It also presents safety issues for cyclists, as this is already a popular bike route, with limited areas for bike lanes.
- Given limited information, it appears that the only access would be from Desert Hills Road. Desert Hills Road and Desert Hills Court, now includes 14 residences, therefore the auto traffic is extremely limited. If the property is rezoned, the number of residences could increase by 76 (2 X approximately 38 usable acres, if the city rezones at 2 per acre), thereby increasing traffic by approximately five times the current amount of traffic!

If we must be forced into a rezoning, our preference is to rezone to residential estate, with minimum 2 acres per single family dwelling, the same as the 3 sides of the bordering property. We all feel that any rezoning, will have an adverse effect on our property values, particularly rezoning to ½ acre lots! We all purchased our lots/homes knowing that the adjoining property was zoned for recreational use, and that our home values would not decline due to smaller, less expensive properties.

After the January 29 meeting held at Tiara Rado, an informal poll showed an overwhelming support to maintain the existing zoning, by those directly affected residents. We concur. Retain the existing zoning.

We appreciate your concern in passing on our thoughts and objections to/for this project.  
Thank you.

William and Roberta Abbott  
2072 South Broadway  
122ott@comcast.net  
rjfrancis1949@comcast.net  
970-985-4018

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE  
MAP DESIGNATION TO ESTATE AND REZONING TO R-2 (RESIDENTIAL, 2  
DU/AC) 37 ACRES**

**LOCATED AT 2064 SOUTH BROADWAY**

Recitals

The City owns 80 acres at 2064 South Broadway across from the Tiara Rado Golf Course. Approximately half of the property is being used for the existing driving range and irrigation ponds. The City intends to sell 37 acres of the unused property for purposes of future development and is requesting to change the Future Land Use Map designation from "Park" to "Estate" and rezone the property from CSR (Community Services and Recreation) to R-2 (Residential, 2 du/acre).

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended approval of amending the Comprehensive Plan Future Land Use Map designation to Estate and rezoning the property to the R-2 (Residential, 2 du/ac) zone districts, finding that it conforms with 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 Estate Future Land Use Designation and R-2 (Residential, 2 du/ac) zone district are in conformance with at least one of the stated criteria of Section 21.02.130 and 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 be designated Estate and zoned R-2 (Residential, 2 du/ac):

A certain 37.00 Acre parcel of land lying in the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 22, Township 11 South, Range 101 West of the 6<sup>th</sup> Principal Meridian and the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) Section 23, Township 11 South, Range 101 West of the 6<sup>th</sup> Principal and being more particularly described as follows:

COMMENCING at the Southeast corner of said Section 22 and assuming the South line of the SE 1/4 SE 1/4 of said Section 22 bears S 88°20'35" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°03'27" W, along the East line of the SE 1/4 SE 1/4 of said Section 22, a distance of 25.01 feet to a point on the North right of way for Desert Hill Road, as same is described in Book 901, Page 298, Public Records of Mesa County, Colorado and the POINT OF BEGINNING; thence from said Point of Beginning, N 88°20'35" W, along the North right of way for Desert Hill Road, a distance of 636.00 feet; thence N 00°00'00" E, a distance

of 806.92 feet; thence N 90°00'00" W, a distance of 519.25 feet; thence N 18°49'33" W, a distance of 532.97 feet to a point being the Northwest corner of the SE 1/4 SE 1/4 of said Section 22; thence S 88°53'41" E, along the North line of the SE 1/4 SE 1/4 of said Section 22, a distance of 1325.53 feet, more or less, to a point being the Northeast corner of the SE 1/4 SE 1/4 of said Section 22; thence S 89°49'44" E, along the North line of the SW 1/4 SW 1/4 of said Section 23, a distance of 350.79 feet; thence S 03°22'48" E, along the West line of that certain parcel of land described in Book 1816, Page 122, Public Records of Mesa County, Colorado, a distance of 455.62 feet; thence S 00°01'49" W, a distance of 848.51 feet to a point on the North line of said Desert Hill Road; thence N 89°58'24" W, along said North line, a distance of 375.50 feet; thence N 88°20'35" W, along said North line, a distance of 0.39 feet, more or less, to the Point of Beginning.

CONTAINING 37.00 Acres, more or less, as described. See Exhibit A.

**INTRODUCED** on first reading this \_\_\_\_ day of \_\_\_\_, 2018 and ordered published in pamphlet form.

**ADOPTED** on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2018 and ordered published in pamphlet form.

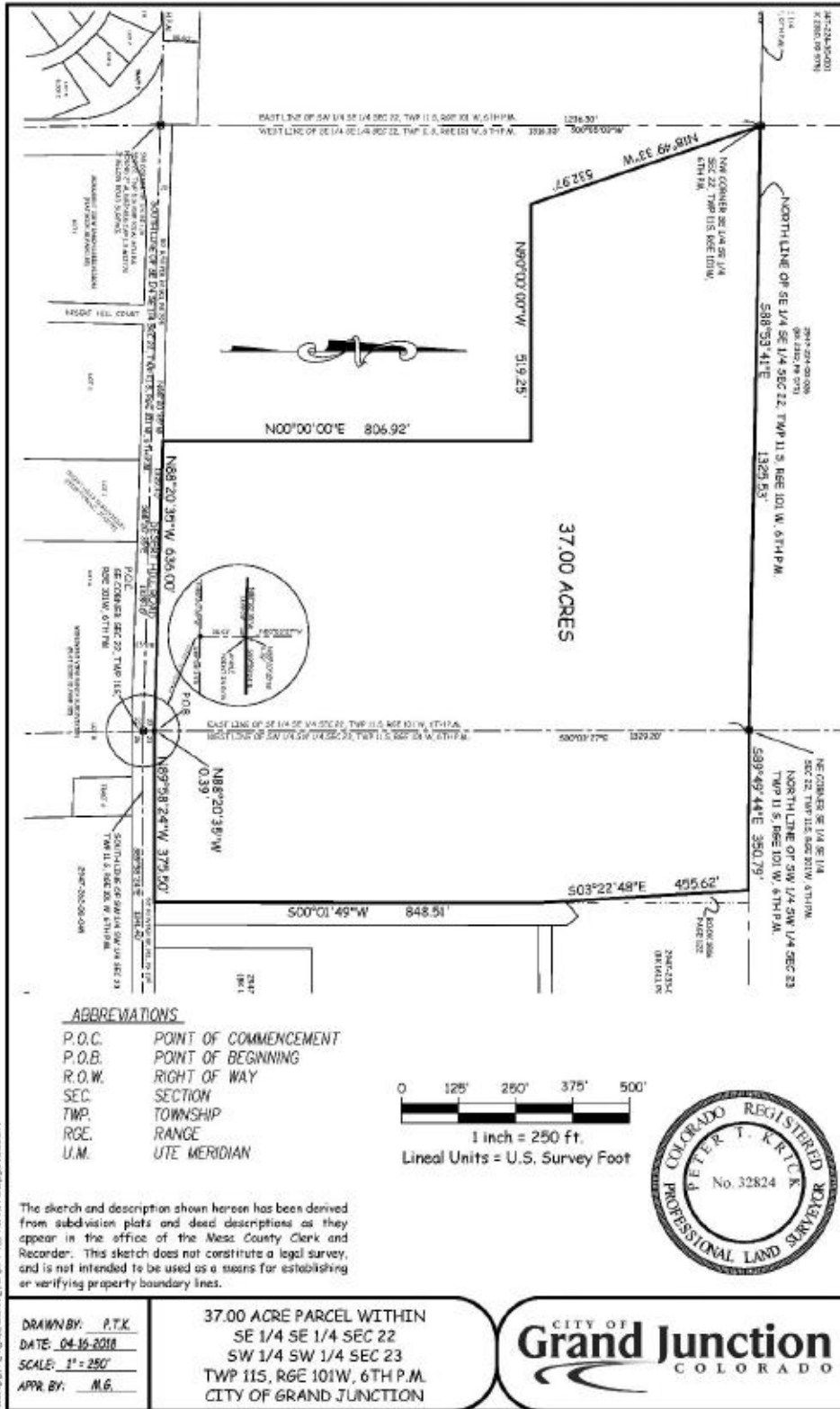
ATTEST:

\_\_\_\_\_  
President of the Council

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



# Exhibit A



ENCLOSURE: PETER T. KRZYK SURVEY



## Grand Junction City Council

### Regular Session

Item #6.a.iv.

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**Meeting Date:** May 16, 2018

**Presented By:** Kathy Portner, Community Services Manager

**Department:** Community Development

**Submitted By:** Kathy Portner

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### **Information**

#### **SUBJECT:**

A Resolution Accepting a Petition for the Annexation and Ordinances Annexing and Zoning the York Annexation I-1 (Light Industrial), Located at 2122 H Road

#### **RECOMMENDATION:**

The Planning Commission recommended approval (7-0) of the requested zoning at their April 24, 2018 meeting.

#### **EXECUTIVE SUMMARY:**

The Applicants, Dale and Cindy York, have requested annexation of their 5.943 acres located at 2122 H Road. The annexation will include 196.07 lineal feet of the developed H Road which is not currently dedicated as Right-of-Way. The property is currently being used as a large lot single-family residence. The owners have requested annexation for future development of the property for outdoor storage, which will constitute "Annexable Development" and, as such, will be required to annex in accordance with the Persigo Agreement. The Applicants are requesting zoning of I-1 (Light Industrial) for the property. The proposed zoning is consistent with the Comprehensive Plan Future Land Use Map.

#### **BACKGROUND OR DETAILED INFORMATION:**

The York Annexation consists of one 5.943-acre parcel of land located at 2122 H Road, and also includes 196.07 lineal feet of half of the developed H Road which is not currently dedicated as Right-of-Way, but will be required to be dedicated as part of the annexation. The proposed annexation will be conducted as a two-part "Serial Annexation" in order to gain one-sixth contiguity per State statute. The property is

currently used as a large lot single-family residence. The owners have requested annexation for future development of the property as an outdoor storage yard with a business residence for a traffic control business, which constitutes "Annexable Development" and, as such, will be required to annex in accordance with the Persigo Agreement.

The property is adjacent to existing city limits, within the Persigo 201 boundary and will be Annexable Development as defined in the Persigo Agreement. Under the 1998 Persigo Agreement with Mesa County, all proposed development within the Persigo Wastewater Treatment Facility boundary require annexation by the City. The property owners have signed a petition for annexation of the property.

As part of the annexation, the Applicants will be required to dedicate 5,882 square feet of Right-of-Way for H Road along the frontage. H Road is constructed in this area but the Applicants' property line currently extends to the center of the Road. and is not within dedicated Right-of-Way.

The property was zoned RSF-R (Residential Single Family, Rural) in the County. The Applicant is requesting I-1 (Light Industrial) zoning, which is consistent with the Comprehensive Plan Future Land Use Map designation of Commercial/Industrial.

The proposed annexation and zoning schedule with a summary is attached.

### **NOTIFICATION REQUIREMENTS**

A Neighborhood Meeting was held on February 22, 2018 consistent with the requirements of Section 21.02.080 (e) of the Zoning and Development Code. Two citizens attended the meeting along with the Applicants and City Staff. The Applicant discussed the proposed annexation, zoning and the plan to establish a business with outdoor storage on the property. No concerns or objections were stated by the attendees.

Notice was completed consistent to the provisions in Section 21.02.080 (g) of the City's Zoning and Development Code. Mailed notice of the application submittal in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on April 13, 2018. The subject property was posted with an application sign on April 13, 2018 and notice of the public hearing was published April 17, 2018 in the Grand Junction Sentinel.

### **ANNEXATION ANALYSIS**

Staff has found, based on review of the petition and knowledge of applicable state law, including the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, that the York Annexation is eligible to be annexed because of compliance with the following:

- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and the City;
- d) The area is or will be urbanized in the near future;
- e) The area is capable of being integrated with the City;
- f) No land held in identical ownership is being divided by the proposed annexation;
- g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owner's consent.

### **ZONING ANALYSIS**

Pursuant to Section 21.02.140 (a) of the Grand Junction Zoning and Development Code, the City may rezone property if the proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan and must meet one or more of the following rezone criteria as identified:

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

The current zoning in unincorporated Mesa County is RSF-R (Residential Single Family, Rural), which is inconsistent with the Comprehensive Plan Future Land Use Map designation of Commercial/Industrial that was adopted in 2010 subsequent to the county zoning designation. The Commercial/Industrial designation can be implemented by the requested I-1 zone district. Though the current zoning is not in the City, the subsequent event of adopting the 2010 Comprehensive Plan and its associated land use designations has invalidated the current/original zoning and therefore Staff finds that this criterion has been met.

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

Properties to the east and west of the York Annexation are still outside the City limits and zoned RSF-R with large-lot single family uses. Properties to the south that are outside the City limits are zoned RSF-R and C-2, and those that are inside the City limits are zoned I-1. Properties to the north are inside the City limits and are zoned I-1. The surrounding properties have developed with uses consistent with the

Commercial/Industrial Comprehensive Plan designation.

Staff finds that the character of the area has changed as the surrounding properties have developed in a manner consistent with the Light Industrial zone district category and consistent with the Comprehensive Plan and therefore finds this criterion has been met.

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

The property is served by Ute Water and the existing water distribution system adjacent to or near the site consists of 2 inch lines, which would likely be inadequate to serve major development in the area. Further, the closest sewer lines are in 21 ½ Road, approximately 1,312 feet from this property. While the Applicants' existing use and proposed storage yard would not require extension of either of these services, significant upgrades would be required for most development allowed in the I-1 zone district. Though upgrade of the facilities are certainly feasible, given existing conditions, Staff finds this criterion has not been met.

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

The property and surrounding area is designated Commercial/Industrial on the Future Land Use Map of the Comprehensive Plan. Applicable zone districts in Commercial/Industrial designation include C-2 (General Commercial), MU (Mixed Use), BP (Business Park), I-O (Industrial Office), and I-1 (Light Industrial). The Comprehensive Plan designated this area as Commercial/Industrial as it anticipated the need for the northwest area to accommodate a significant portion of the commercial and industrial development for the community. All of the surrounding properties that have been annexed into the City have been zoned I-1.

Consistent with the Comprehensive Plan, Staff finds that there is an inadequate supply of this zoning designation in this area to serve the community need and, therefore, has found this criterion to have been met.

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

The area and community, in general, would derive benefits from the proposed zoning of this property as it would provide additional property to accommodate the needed commercial/industrial development for the community. Because the community and area will derive benefits, staff has found this criterion has been met.

Section 21.02.140 of the Grand Junction Zoning and Development Code states that the City may rezone property if the proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan.

The Comprehensive Plan Future Land Use Map designates the property as Commercial/Industrial. The request for I-1 zone district is consistent with the designation and works to implement the Comprehensive Plan. Further, the zoning request is consistent with the following goals and policies of the Comprehensive Plan:

Goal 1 / Policy A.: Land use decisions will be consistent with the Future Land Use Map.

Goal 12 / Policy B: The City will provide appropriate commercial and industrial development opportunities.

Section 21.02.160(f)

Section 21.02.160(f) of the Grand Junction Municipal Code, states that the zoning of an annexation area shall be consistent with the adopted Comprehensive Plan and the criteria set forth. The Comprehensive Plan shows this area to develop in the Commercial/Industrial category. The Applicants' request to zone the property to I-1 is consistent with the Comprehensive Plan.

### **FINDINGS OF FACT**

After reviewing the Zoning of the York Annexation, ANX-2018-110, a request to zone the 5.943-acre property to the I-1 zone district, the following findings of fact have been made:

1. The requested zone is consistent with the goals and policies of the Comprehensive Plan.
2. More than one of the applicable review criteria in Section 21.02.140 of the Grand Junction Municipal Code have been met.
3. The applicable review criteria in Section 21.02.160(f) of the Grand Junction Municipal Code have been met.

### **FISCAL IMPACT:**

The provision of municipal services will be consistent with adjacent properties already in the City. Property tax levies and municipal sales/use tax will be collected, as applicable, upon annexation. In general, for every \$100,000 in actual value of residential property, \$57 in property tax is generated and for every \$100,000 in actual value of commercial property, \$232 in property tax is generated. Based on the current assessed values and current residential use of the annexation area, the City property

tax revenue is estimated to be \$107 annually. Sales and use tax revenues will be dependent on consumer spending on City taxable items for residential and commercial uses. Currently there is one proposed business within the annexation that could be subject to licensing with the City and collecting City sales tax.

Currently the property is in the Lower Valley Fire Protection District. The District collects a 5.313 mill levy that generates \$71 per year in property taxes. If annexed the property will be excluded from the District mill levy and the City's 8 mills that will generate \$107 per year will need to pay for not only fire and emergency medical services but also other City services provided to the area.

City services as discussed below are supported by a combination of property taxes and sales/use taxes.

Annual maintenance cost for the 196.07 linear feet of H Road is estimated at approximately \$50/year. Future chipseal cost for the road is estimated at \$960 and would be planned as part of this area's normal chip seal cycle in the next six years.

The cost to improve the road frontage to a collector (3 lane) road including sidewalks according to the Grand Valley Circulation Plan is estimated at \$172,000. No plans are in place for this major improvement.

This property is currently in the Lower Valley Fire Protection District and fire and emergency medical response is provided by an automatic aid agreement between Lower Valley and the Grand Junction Fire Department. With Annexation, this property would no longer be in the Lower Valley Fire Protection District and would be served by the City of Grand Junction. Response times to this area, including the proposed annexation, are longer than other areas due to the distance from existing fire stations. Evaluation of fire and EMS incident data, shows one incident at this location and a response time of nine minutes, three minutes longer than National Fire Protection Association response time standards for the type of incident. Depending on the intended or future occupancy, use and zoning, it's difficult to predict if this annexation will have an impact on fire and emergency medical response volume.

Annexation of this property will not change the automatic aid agreement but the property will now be located within the City and not within the District. Primary response will be from Fire Station #3 at 582 25 ½ Road and secondary response from Lower Valley Fire Department at 168 Mesa Street in Fruita. Fire Station 3 is the third busiest station and Ambulance 3 is the busiest ambulance in the response system. The significant call volume and distance means that if crews are already dispatched, response has to travel from even farther locations from the incident. The City has been working to address the current and future fire and EMS coverage demands of this area and is planning for a future fire station in the vicinity of 23 and I Road.

The impact to the Parks & Recreation Department would be very minimal. While there is no impact to Park maintenance, this annexation would be included into the City's weed abatement ordinance enforcement and would be subject to inspections (complaint generated), however, weed management would be the responsibility of the landowner.

**SUGGESTED MOTION:**

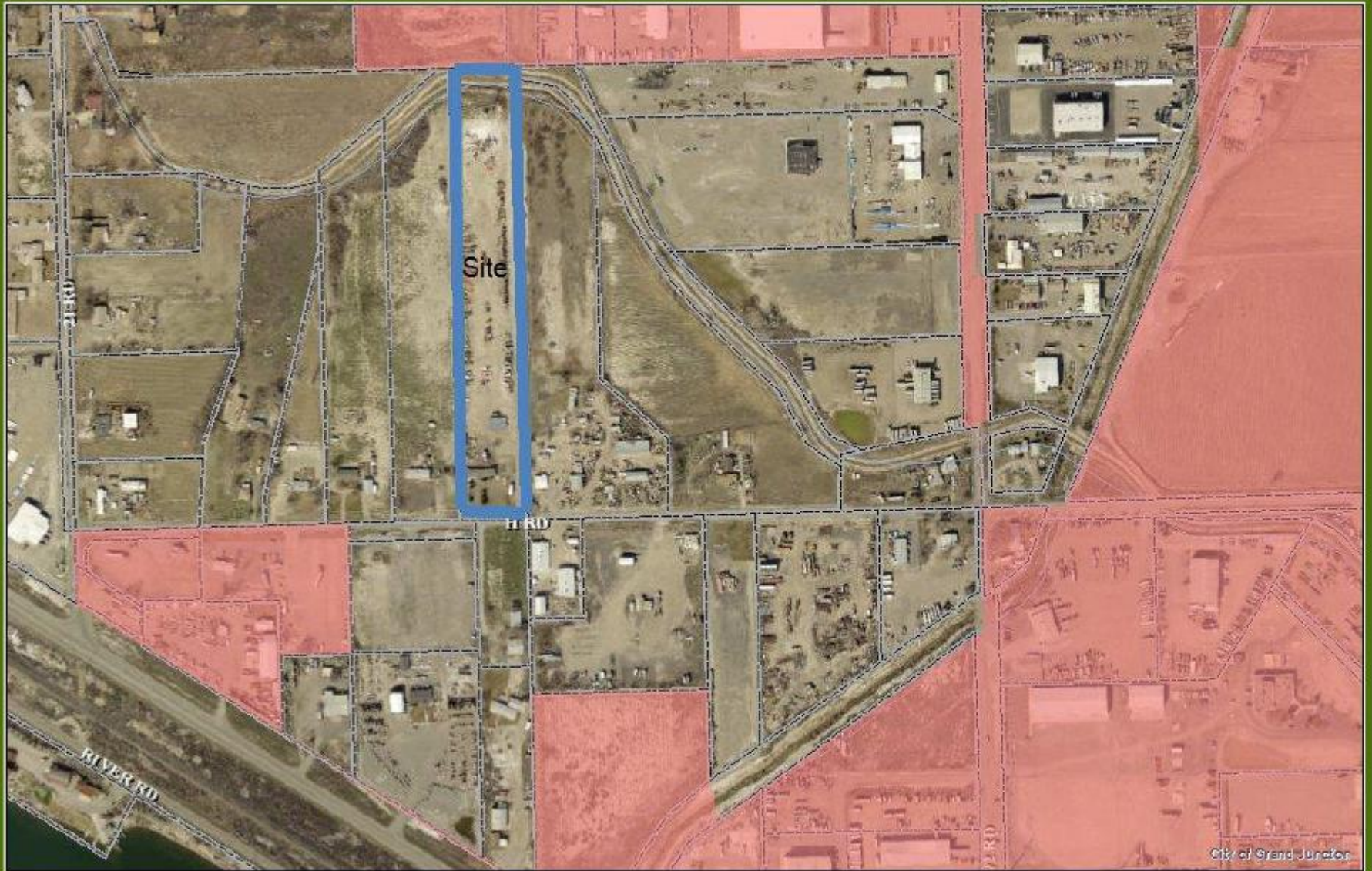
I move to (adopt/deny) Resolution No. 31-18 - a resolution accepting a petition for the Annexation of Lands to the City of Grand Junction, Colorado, making certain findings, and determining that property known as the York Annexation, located at 2122 H Road, is eligible for annexation, Ordinance No. 4800 - an ordinance annexing territory to the City of Grand Junction, Colorado, York Annexation, approximately 5.943 Acres, located at 2122 H Road, and Ordinance No. 4801 - an ordinance zoning the York Annexation to I-1 (Light Industrial) on final passage and order final publication in pamphlet form.

**Attachments**

1. Site Maps and Photos
2. Applicant Project Report
3. PC Memo H Road and Northwest Area Plan
4. YORK+ANNEXATION+SCHEDULE
5. Accepting+Petition+Resolution+York
6. York+Annexation+Ordinance.
7. York+Zoning+Ordinance



# Expanded City Limits Location Map

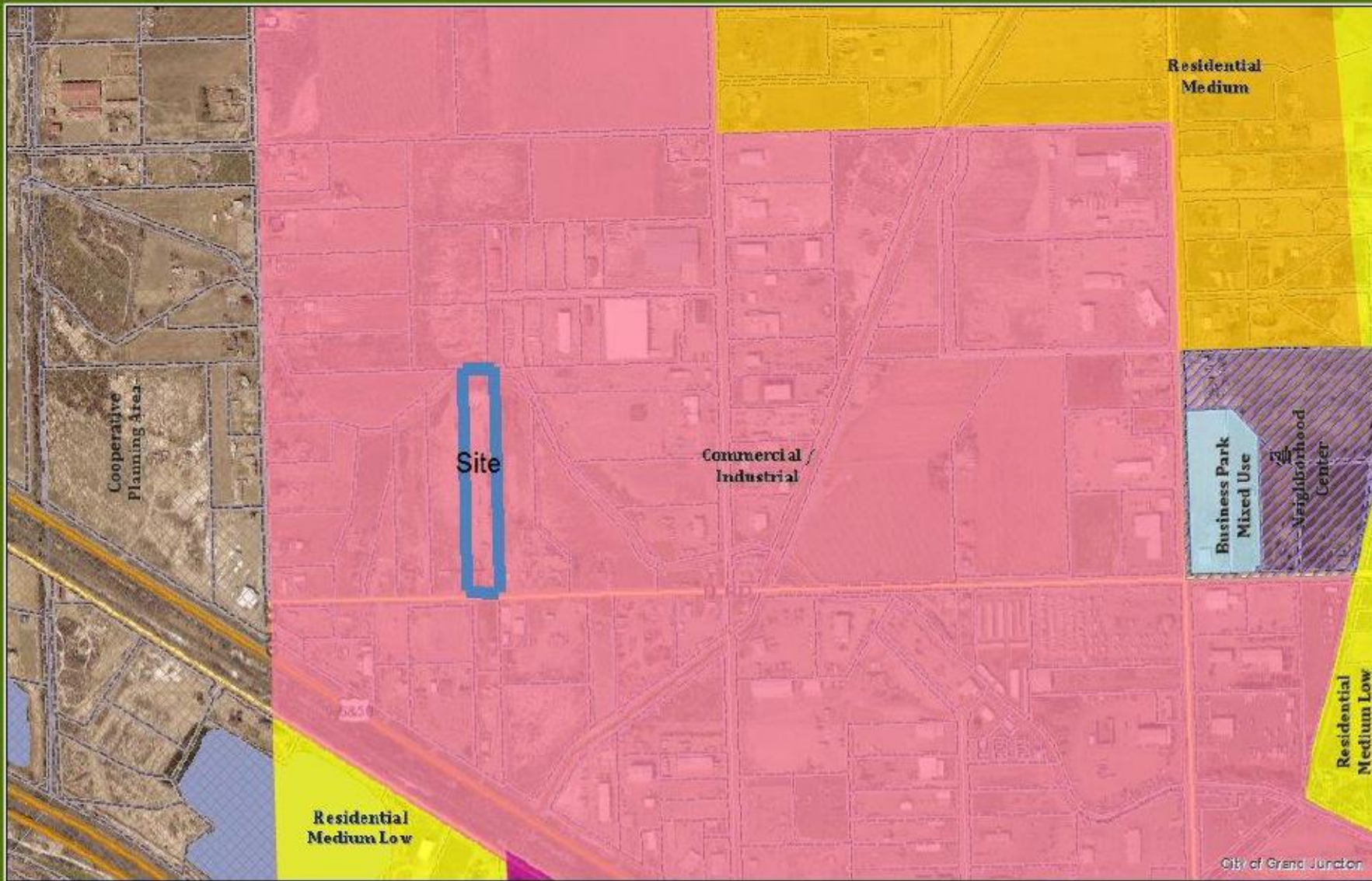


Printed: 3/31/2018

1 inch = 376 feet



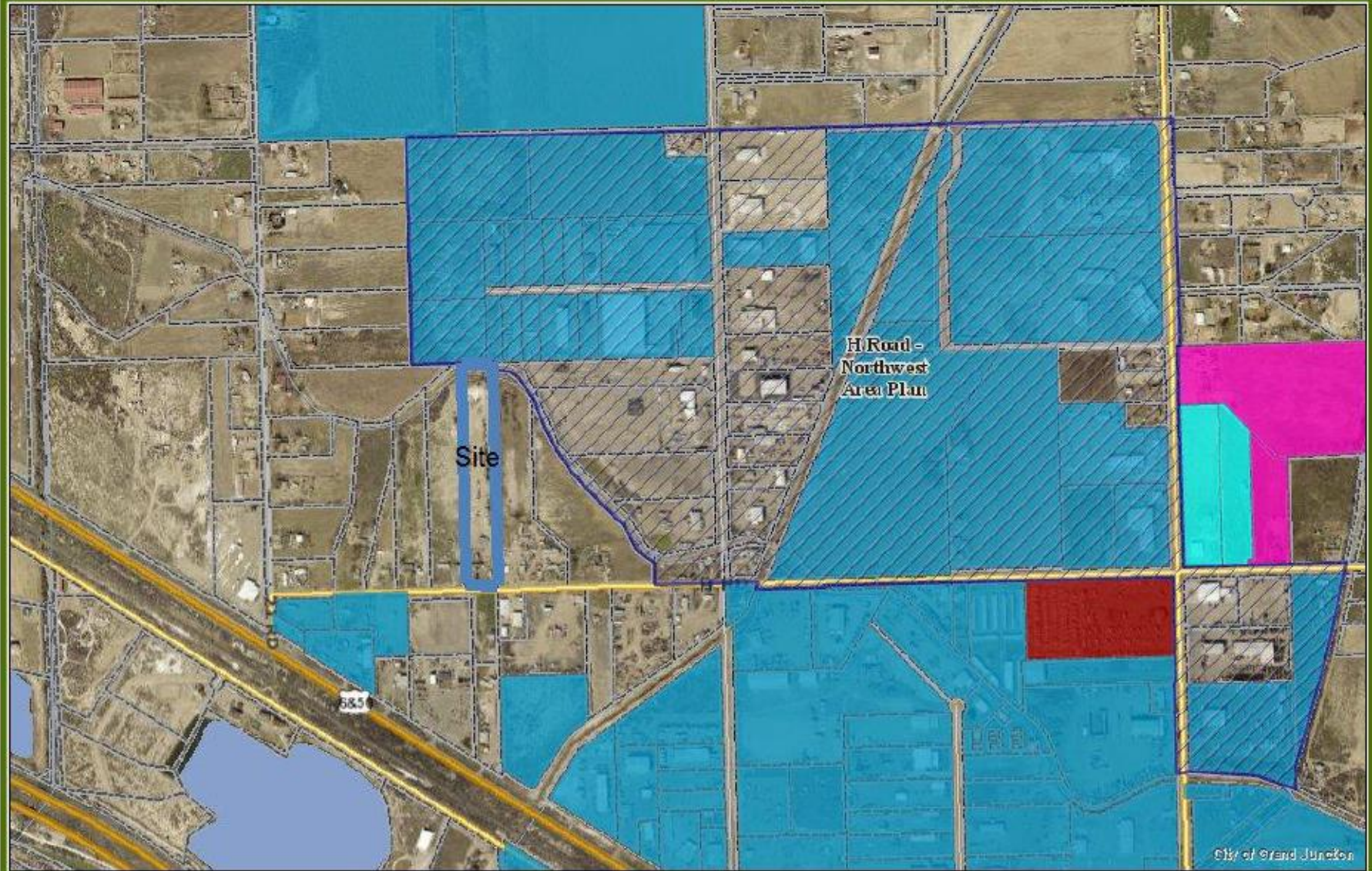
# York Annexation Future Land Use



Printed: 3/31/2018

1 inch = 752 feet

# York Annexation Zoning



City of Grand Junction



Printed: 3/31/2018

1 inch = 752 feet



2122 H Road looking north



Dale and Cindy York  
2122 H Road  
Grand Junction, CO 81505

February 27, 2018

City of Grand Junction  
205 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

RE: General Project Report - Property location: 2122 H Road

To Whom It Concerns,

We, Dale York and Cindy York are converting the property at 2122 H Road to a storage yard for equipment. We own a traffic control business with offices located at 830 21 ½ Road. We intend to use the storage yard for storing our equipment and vehicles while not in use. The property will have yard lights, chain link fence and two access gates.

The yard lights will have photo cells to turn on only when needed and the light beam will be restricted to our property.

The chain link fence is 6 feet high topped with three strand barbed wire.

The access gate on the south side of property will have an electric gate opener. A Fire Box has been installed by Taylor Fence that meets the City of Grand Junction specifications. The gate on the north side of the property will have a number combination-lock. The Drainage District will be given the combo for access.

Gravel has been installed on the property with drainage ditches on the east and west side of the property. The gravel was placed with a crown in the middle of the property allowing drainage to flow to the east and west the entire length. The ditches drain into the existing drainage ditch on the south side of the property.

Sincerely,



Dale York



Cindy York

## MEMO

**TO:** City of Grand Junction Planning Commission  
**FROM:** Tamra Allen, Community Development Director and David Thornton, Principal Planner  
**DATE:** January 5, 2018  
**SUBJECT:** H Road/Northwest Area Plan

The following provides a summary of the H Road/Northwest Area plan that is a part of the City's adopted Comprehensive Plan.

### PLAN BACKGROUND

This area plan was established to develop appropriate future urban land uses and policies to ensure the future development of the study area was compatible with the adjacent development. The H Road/Northwest Area Plan addresses a 250-acre area consisting of 37 parcels, located in the 21 ½ Road and H Road vicinity. The Plan area includes both incorporated and unincorporated properties and was added to the Persigo 201 sewer service area (which is the Urban Growth Boundary) in March 2006.

The planning process for this area began in the fall of 2006 with initial meetings among City, County and Colorado Department of Transportation staff. Focus groups were held to discuss traffic/transportation needs and commercial/industrial needs for vacant land.

Planning staffs conducted baseline inventories of existing land uses and met with in-house and external service providers to help identify key issues prior to meeting with the public. Focus group meetings were held with Grand Junction economic development representatives, oil and gas representatives and property

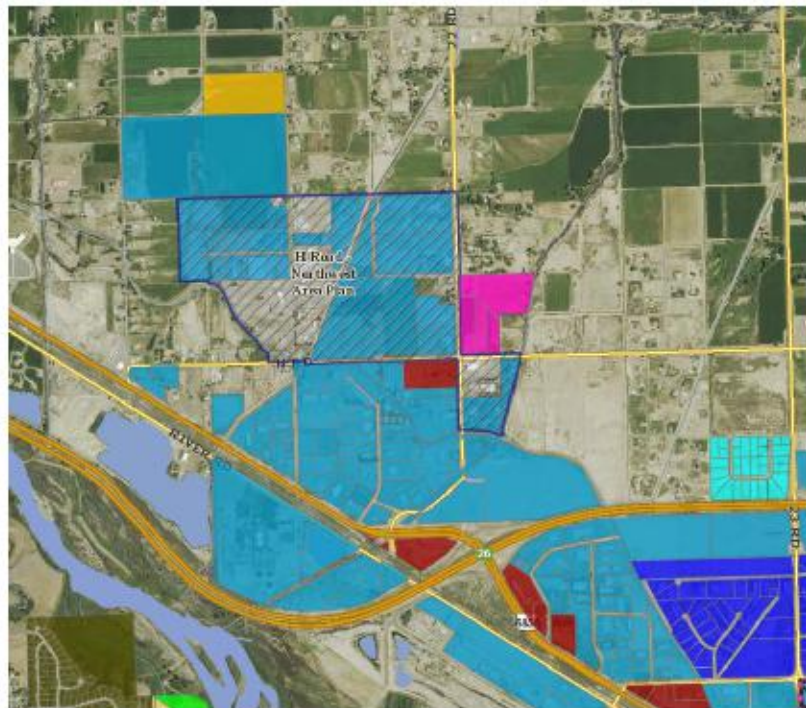


Figure 1: Today's Current Zoning Showing City Zoned Parcels as Primarily Light-Industrial (I-1) and Mixed Use General – Low (MXG-3)

owners along the 22 Road and H 1/2 Road corridors. The plan was adopted jointly by Mesa County and Grand Junction Planning Commissions on March 27, 2007 and by City Council on April 18, 2007.

## PLAN COMPONENTS

The Plan recommended three implementation strategies including:

1. A recommended amendment to the City and County's Future Land Use Map from "Rural" to Commercial/ Industrial (C/I) for all properties located within the Plan Area that are currently designated as "Rural". This amendment to the Comprehensive Plan was subsequently adopted in April 2007.
2. Recommended adoption of Policies and Performance Standards that would help mitigate impacts to the adjacent residential neighborhood(s) outside of the Plan area. Adoption of these policies and performance standards occurred as part of the adoption of this plan.
3. A recommended amendment to the Grand Valley Circulation Plan to include the Plan area and establish an appropriate street network that will accommodate future growth in the area. An amendment to the Grand Valley Circulation Plan was adopted at the same time of Plan adoption.

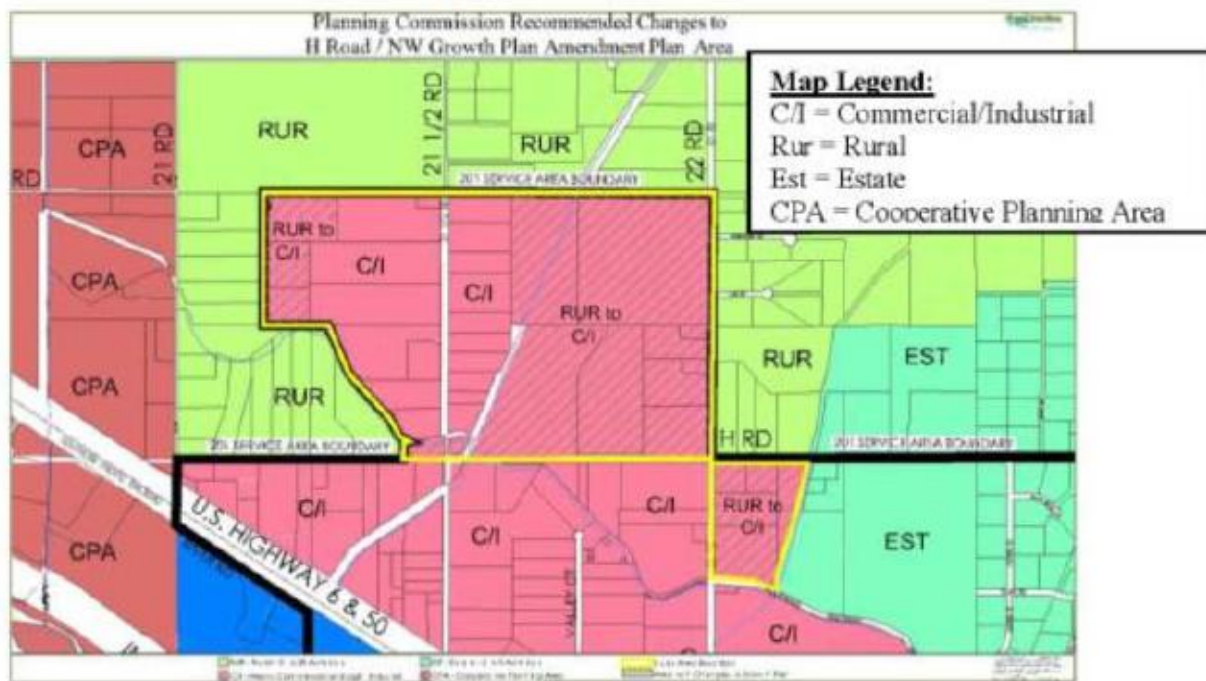


Figure 2: Future Land Use Map in 2006 showing H Road Area Surrounded by Rural and Estate Future Land Uses

Though it is called a "plan," the plan functions more like an overlay zone district in that it includes specific regulations and design requirements and does not include a broader set of vision, goals or strategies for this area. As an example, the Plan includes several policies such as directing truck traffic to the 21 ½ Road Corridor and not allowing off-premises signage within the Area Plan boundaries. These policies function more similarly to design standards despite being listed as policies. The Plan is attached for review.

## LOOKING FORWARD

This plan was established for the purpose of planning for the future development in this area and was focused on the need to ensure that future development of this area would be compatible with the then rural nature of the adjacent properties. The tools provided in the plan are almost exclusively focused on buffering, landscaping and, in general, providing standards of design to make future commercial/industrial uses transition into lesser intensity uses more smoothly. Adjacent properties have since transitioned in more commercial/ industrial types of uses. As well, surrounding properties are also transitioning into medium density residential.

It is staff's opinion in reviewing this "plan" that this plan could benefit from an update for reasons related to the changing character of this area. Since this plan was adopted in 2006, the City and County have changed the land use designation with the 2010 Comp Plan for much of the adjacent lands from a rural designation to a more intensive use. In addition, the City has considered and approved significant zoning changes in these areas changed on the Future Land Use Map in 2010 from rural/residential to commercial/industrial. For example, the city rezoned an 80-acre tract of land at H ½ Road and 21 ½ Road to I-1 in 2009. Using this rezone as an example, there is no obvious reason to require the buffering or landscaping (south side of H ½ Road) between this light industrially zoned land and the area within the Plan that is also zoned I-1 (light industrial). The other plan policies and Performance Standards should be reviewed and modified, as found necessary, to ensure they are working and intended/desired.

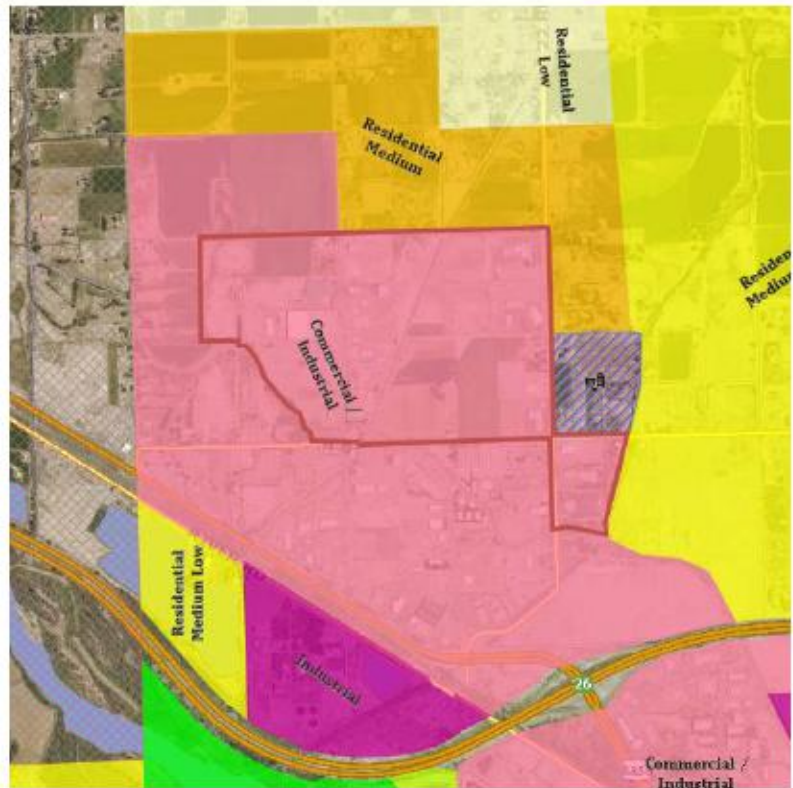


Figure 3: Today's Future Land Use Map Showing Surrounding Area Designated as Commercial/Industrial, Neighborhood Center and Residential Medium



**Chapter 22.12**  
**Policies and Performance Standards**

**Article I. Policies**

**22.12.010 Affected area.**

The following performance standards shall affect the entire H Road/Northwest Area Plan.

(Ord. 4066, 4-18-07; (City) GPA 2007-025, (County) 2007-027 MP1)

**22.12.020 Truck traffic.**

Site design shall direct truck (operations) traffic to the 21 1/2 Road Corridor. All other traffic including customer or light vehicle traffic may also use 22 Road and H 1/2 Road.

(Ord. 4066, 4-18-07; (City) GPA 2007-025, (County) 2007-027 MP1)

**22.12.030 Billboards.**

All signage as defined under the existing development codes and regulations of the City and County as off-premises signs are not allowed anywhere within the H Road/Northwest Area Plan boundaries.

(Ord. 4066, 4-18-07; (City) GPA 2007-025, (County) 2007-027 MP1)

**Article II. Performance Standards**

**22.12.040 Affected area.**

Development on all parcels abutting the west side of 22 Road from H Road to H 1/2 Road and the south side of H 1/2 Road from 21 Road to 22 Road shall be required to meet the following performance standards.

(Ord. 4066, 4-18-07; (City) GPA 2007-025, (County) 2007-027 MP1)

**22.12.050 Corridor aesthetics/landscaping.**

All property frontages along these corridors shall provide at a minimum:

- (a) A 25-foot-wide landscaping strip the entire length of the frontage (excluding driveways).
- (b) A berm the entire length of the frontage with a minimum of 36 inches in height.

Fencing shall not be allowed within the 25-foot landscape strip with the exception of split rail fences with up to three rails and not more than four feet in height.

(Ord. 4066, 4-18-07; (City) GPA 2007-025, (County) 2007-027 MP1)

**22.12.060 Loading docks and fleet parking.**

All loading docks and fleet/equipment parking shall be located in the rear half of the lot or behind the principal structure (i.e., south side of buildings fronting on H 1/2 Road and west of buildings fronting on 22 Road).

(Ord. 4066, 4-18-07; (City) GPA 2007-025, (County) 2007-027 MP1)

#### **22.12.070 Outdoor storage and display.**

Outdoor storage areas shall be:

- (a) Adequately screened so as not to be visible from adjacent public roads (i.e., H 1/2 Road and 22 Road);
- (b) In the rear half of the lot or behind the principal structure (i.e., south of buildings fronting on H 1/2 Road and west of buildings fronting on 22 Road);
- (c) Trash dumpsters shall be fully screened and located in the rear half of the lot or behind the principal structure.

(Ord. 4066, 4-18-07; (City) GPA 2007-025, (County) 2007-027 MP1)

#### **22.12.080 Parking lots.**

All parking lots located within the front half of the parcel or front of the principal structure (adjacent to 22 Road and H 1/2 Road rights-of-way) shall only be used for customer parking.

(Ord. 4066, 4-18-07; (City) GPA 2007-025, (County) 2007-027 MP1)

#### **22.12.090 Architectural standards.**

Applies only to building facades facing the 22 Road and H 1/2 Road rights-of-way. Building form shall incorporate projected and recessed elements to provide architectural variety, such as entryways, special functional areas, rooflines, and other features, including the following requirements:

- (a) Blank, windowless walls are discouraged. Where the construction of a blank wall is necessary, the wall shall be articulated.
- (b) Large monolithic expanses of uninterrupted facades (greater than 50 feet) are not allowed. Pilasters, texture transitions, windows and stepping of the wall plane are required.
- (c) Buildings with flat roofs shall provide a parapet with an articulated cornice.
- (d) All primary buildings shall use materials that are durable, economically maintained, and of quality that will retain their appearance over time including but not limited to stone, brick, stucco, and pre-cast concretes.

(Ord. 4066, 4-18-07; (City) GPA 2007-025, (County) 2007-027 MP1)

#### **22.12.100 Signage standards.**

Only monument style signs at a maximum of eight feet in height with a maximum total of 64 square feet per sign face shall be allowed. Signs shall not be internally illuminated. External illumination is allowed.

(Ord. 4066, 4-18-07; (City) GPA 2007-025, (County) 2007-027 MP1)

#### **22.12.110 Other standards.**

The following are adequately addressed under existing development codes and City of Grand Junction and Mesa County regulations and therefore conformance must be met through the development process under then-existing code requirements:

- (a) Retail sales/wholesale sales area;
- (b) Odors;
- (c) Glare;
- (d) Parking lots;
- (e) Lighting standards;
- (f) Noise (regulated in § [25-12-103](#), C.R.S., maximum permissible noise levels, and GJMC [8.16.010](#)).

## YORK ANNEXATION SCHEDULE

<b>March 21, 2018</b>	Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use
<b>April 24, 2018</b>	Planning Commission considers Zone of Annexation
<b>May 2, 2018</b>	Introduction of a Proposed Ordinance on Zoning by City Council
<b>May 16, 2018</b>	City Council Accept Petition/Annex and Zoning Public Hearing
<b>June 17, 2018</b>	Effective date of Annexation

## ANNEXATION SUMMARY

<b>File Number:</b>	ANX-2018-110	
<b>Location:</b>	2122 H Road	
<b>Tax ID Numbers:</b>	2697-253-00-087	
<b># of Parcels:</b>	1	
<b>Existing Population:</b>	2	
<b># of Parcels (owner occupied):</b>	1	
<b># of Dwelling Units:</b>	1	
<b>Acres land annexed:</b>	5.943	
<b>Developable Acres Remaining:</b>	5.943	
<b>Right-of-way in Annexation:</b>	5,882 square feet of H Road	
<b>Previous County Zoning:</b>	RSF-R	
<b>Proposed City Zoning:</b>	I-1 (Light Industrial)	
<b>Current Land Use:</b>	Single-family large lot	
<b>Future Land Use:</b>	Commercial/Industrial	
<b>Values:</b>	<b>Assessed:</b>	\$2,690
	<b>Actual:</b>	\$186,070
<b>Address Ranges:</b>	2122 H Road	
<b>Special Districts:</b>	<b>Water:</b>	Ute
	<b>Sewer:</b>	201 Area – seek variance due to distance
	<b>Fire:</b>	Lower Valley Fire
	<b>Irrigation/Drainage:</b>	GVIC/GVDD
	<b>School:</b>	Fruita Middle School /Fruita Monument High School
	<b>Pest:</b>	Grand River Mosquito Control District

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO.**

**A RESOLUTION ACCEPTING A PETITION FOR  
THE ANNEXATION OF LANDS  
TO THE CITY OF GRAND JUNCTION, COLORADO,  
MAKING CERTAIN FINDINGS, AND DETERMINING  
THAT PROPERTY KNOWN AS THE YORK  
ANNEXATION, LOCATED AT 2122 H ROAD, IS  
ELIGIBLE FOR ANNEXATION**

WHEREAS, on the 21st day of March, 2018, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

**YORK ANNEXATION NO. 1**

A certain parcel of land lying in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 25, Township 1 North, Range 2 West of the Ute Principal Meridian and being more particularly described as follows:

BEGINNING at the Northeast corner of the SW 1/4 SW 1/4 of said Section 25 and assuming the East line of the SW 1/4 SW 1/4 of said Section 25 bears S 00°01'26" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 00°01'26" W, along the East line of the SW 1/4 SW 1/4 of said Section 25, a distance of 390.00 feet; thence N 89°58'34" W, a distance of 10.00 feet; thence N 00°01'26" E, a distance of 380.02 feet; thence N 89°51'42" W, a distance of 186.07 feet; thence N 00°01'26" E, a distance of 10.00 feet to a point on the North line of the SW 1/4 SW 1/4 of said Section 25; thence S 89°51'42" E, along said North line, a distance of 196.07 feet, more or less, to the Point of Beginning.

CONTAINING 5,671 Square Feet or 0.132 Acres, more or less, as described.

TOGETHER WITH -

**YORK ANNEXATION NO. 2**

A certain parcel of land lying in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 25, Township 1 North, Range 2 West of the Ute Principal Meridian and being more particularly described as follows:

COMMENCING at the Northeast corner of the SW 1/4 SW 1/4 of said Section 25 and assuming the East line of the SW 1/4 SW 1/4 of said Section 25 bears S 00°01'26" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°01'26" W, along the East line of the SW 1/4 SW 1/4 of said Section 25, a distance of 390.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue S 00°01'26" W, along said East line, a distance of 930.43 feet to a point being the Southeast corner of the SW 1/4 SW 1/4 of said Section 25; thence N 89°52'23" W, along the South line of the SW 1/4 SW 1/4 of said Section 25, a distance of 196.07 feet; thence N 00°01'26" E, a distance of 1310.46 feet; thence S 89°51'42" E, along a line 10.00 feet South of and parallel with, the North line of the SW 1/4 SW 1/4 of said Section 25, a distance of 186.07 feet; thence S 00°01'26" W, along a line 10.00 feet West of and parallel with, the East line of the SW 1/4 SW 1/4 of said Section 25, a distance of 380.02 feet; thence S 89°58'34" E, a distance of 10.00 feet, more or less, to the Point of Beginning.

CONTAINING 253,139 Square Feet or 5.811 Acres, more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 16<sup>th</sup> day of May, 2018; and

WHEREAS, the Council has found and determined and does hereby find and determine that said petition is in substantial compliance with statutory requirements therefore, that one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; that a community of interest exists between the territory and the City; that the territory proposed to be annexed is urban or will be urbanized in the near future; that the said territory is integrated or is capable of being integrated with said City; that no land held in identical ownership has been divided without the consent of the landowner; that no land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; and that no election is required under the Municipal Annexation Act of 1965.

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

The said territory is eligible for annexation to the City of Grand Junction, Colorado, and should be so annexed by Ordinance.

ADOPTED the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
President of the Council

Attest:

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

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

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

**YORK ANNEXATION**

**APPROXIMATELY 5.943 ACRES LOCATED AT 2122 H ROAD**

**WHEREAS**, on the 21st day of March 2018, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

**WHEREAS**, a hearing on the petition was duly held after proper notice on the 16th day of May 2018; and

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

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

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

**YORK ANNEXATION NO. 1**

A certain parcel of land lying in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 25, Township 1 North, Range 2 West of the Ute Principal Meridian and being more particularly described as follows:

BEGINNING at the Northeast corner of the SW 1/4 SW 1/4 of said Section 25 and assuming the East line of the SW 1/4 SW 1/4 of said Section 25 bears S 00°01'26" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 00°01'26" W, along the East line of the SW 1/4 SW 1/4 of said Section 25, a distance of 390.00 feet; thence N 89°58'34" W, a distance of 10.00 feet; thence N 00°01'26" E, a distance of 380.02 feet; thence N 89°51'42" W, a distance of 186.07 feet; thence N 00°01'26" E, a distance of 10.00 feet to a point on the North line of the SW 1/4 SW 1/4 of said Section 25; thence S 89°51'42" E, along said North line, a distance of 196.07 feet, more or less, to the Point of Beginning.

CONTAINING 5,671 Square Feet or 0.132 Acres, more or less, as described, and as depicted on attached Exhibit A.



TOGETHER WITH -

**YORK ANNEXATION NO. 2**

A certain parcel of land lying in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 25, Township 1 North, Range 2 West of the Ute Principal Meridian and being more particularly described as follows:

COMMENCING at the Northeast corner of the SW 1/4 SW 1/4 of said Section 25 and assuming the East line of the SW 1/4 SW 1/4 of said Section 25 bears S 00°01'26" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°01'26" W, along the East line of the SW 1/4 SW 1/4 of said Section 25, a distance of 390.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue S 00°01'26" W, along said East line, a distance of 930.43 feet to a point being the Southeast corner of the SW 1/4 SW 1/4 of said Section 25; thence N 89°52'23" W, along the South line of the SW 1/4 SW 1/4 of said Section 25, a distance of 196.07 feet; thence N 00°01'26" E, a distance of 1310.46 feet; thence S 89°51'42" E, along a line 10.00 feet South of and parallel with, the North line of the SW 1/4 SW 1/4 of said Section 25, a distance of 186.07 feet; thence S 00°01'26" W, along a line 10.00 feet West of and parallel with, the East line of the SW 1/4 SW 1/4 of said Section 25, a distance of 380.02 feet; thence S 89°58'34" E, a distance of 10.00 feet, more or less, to the Point of Beginning.

CONTAINING 253,139 Square Feet or 5.811 Acres, more or less, as described, and as depicted on attached Exhibit B.

**INTRODUCED** on first reading on the 21st day of March, 2018 and ordered published in pamphlet form.

**ADOPTED** on second reading the \_\_\_\_\_ day of \_\_\_\_\_, 2018 and ordered published in pamphlet form.

\_\_\_\_\_  
President of the Council

Attest:

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

Exhibit A

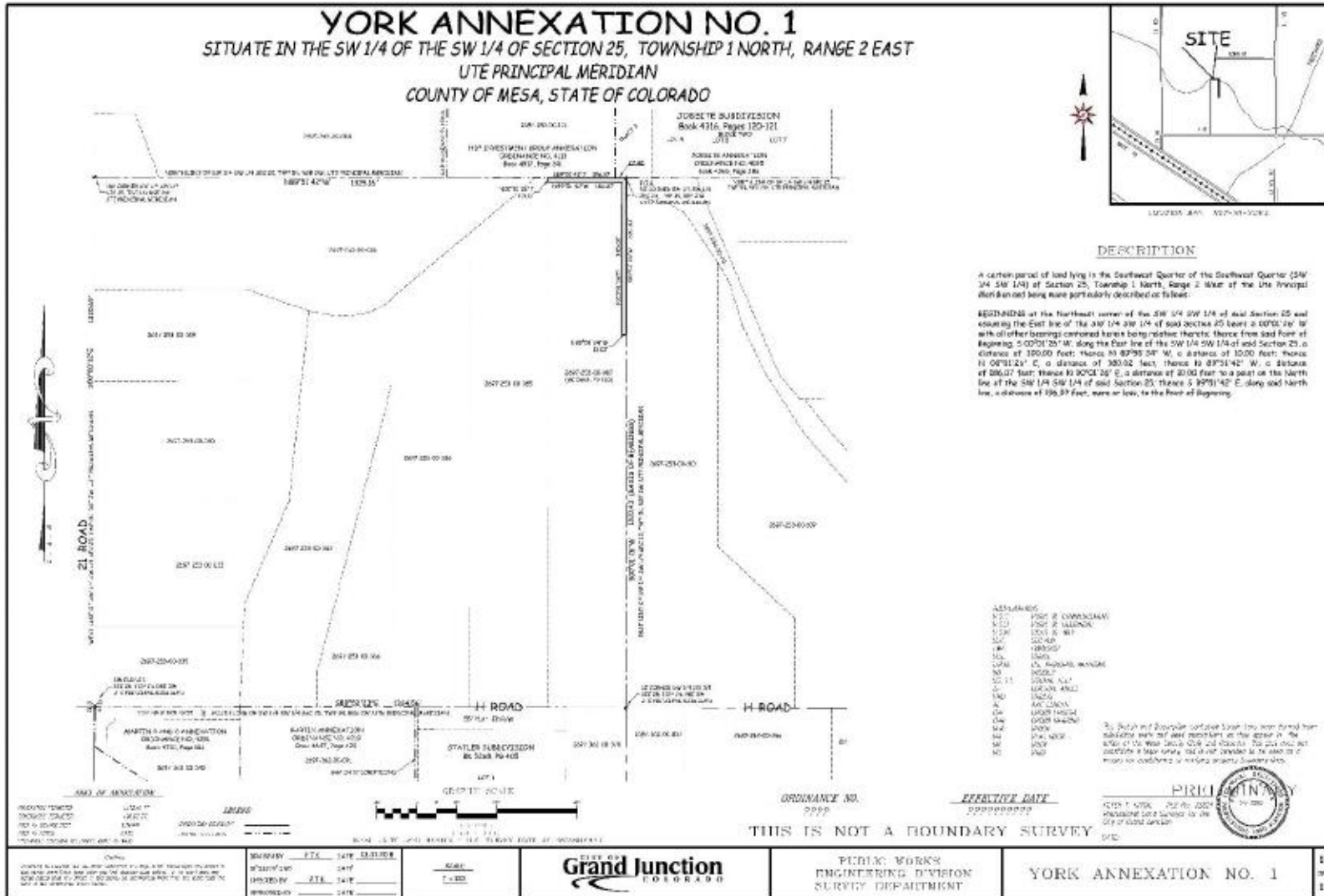
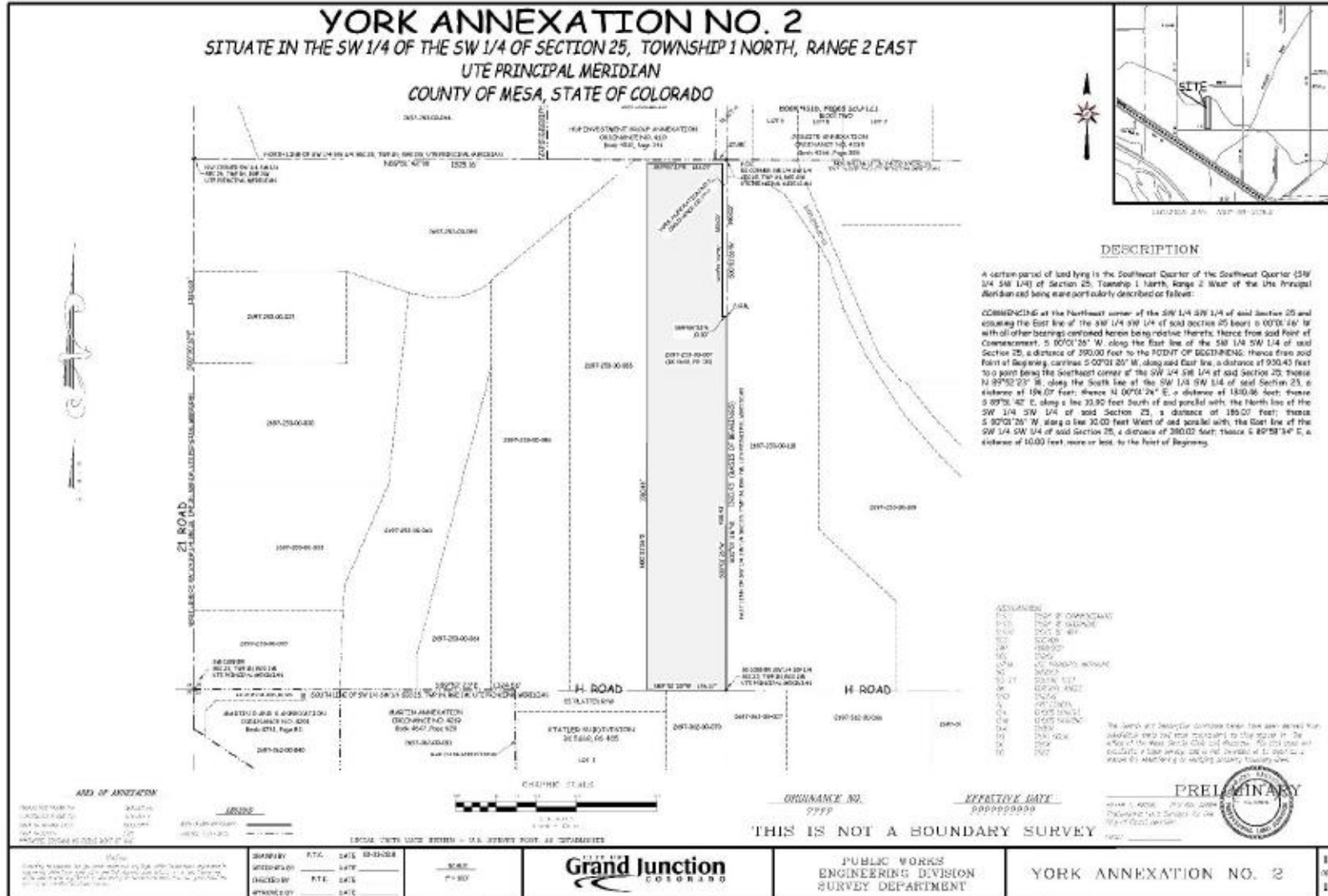


Exhibit B



**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE ZONING THE YORK ANNEXATION  
I-1 (LIGHT INDUSTRIAL)**

**LOCATED AT 2122 H ROAD**

Recitals

The Applicants, Dale and Cindy York, are requesting zoning of I-1 (Light Industrial) for 5.9 acres located at 2122 H Road currently being considered for annexation. The proposed zoning is consistent with the Comprehensive Plan Future Land Use Map. The property is currently being used as a large lot single-family residence. The owners have requested annexation for future development of the property for outdoor storage, which will constitute "Annexable Development" and, as such, is required to annex in accordance with the Persigo Agreement.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended approval of zoning the York Annexation to the I-1 (Light Industrial) zone district, finding that it conforms with the designation of Commercial/Industrial as shown on the Future Land Use Map of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the I-1 (Light Industrial) 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 be zoned I-1 (Light Industrial):

A certain parcel of land lying in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 25, Township 1 North, Range 2 West of the Ute Principal Meridian and being more particularly described as follows:

COMMENCING at the Northeast corner of the SW 1/4 SW 1/4 of said Section 25 and assuming the East line of the SW 1/4 SW 1/4 of said Section 25 bears S 00°01'26" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°01'26" W, along the East line of the SW 1/4 SW 1/4 of said Section 25, a distance of 390.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue S 00°01'26" W, along said East line, a distance of 930.43 feet to a point being the Southeast corner of the SW 1/4 SW 1/4 of said Section 25; thence N 89°52'23" W, along the South line of the SW 1/4 SW 1/4 of said Section 25, a distance of 196.07 feet; thence N 00°01'26" E, a distance of 1310.46 feet; thence S 89°51'42" E, along a line 10.00 feet South of and parallel with, the North line of the SW 1/4 SW 1/4 of said Section 25, a distance of 186.07 feet; thence S 00°01'26" W, along a line 10.00 feet

West of and parallel with, the East line of the SW 1/4 SW 1/4 of said Section 25, a distance of 380.02 feet; thence S 89°58'34" E, a distance of 10.00 feet, more or less, to the Point of Beginning.

CONTAINING 253,139 Square Feet or 5.811 Acres, more or less, as described, and as depicted on attached Exhibit A.

**INTRODUCED** on first reading this \_\_\_\_ day of \_\_\_\_, 2018 and ordered published in pamphlet form.

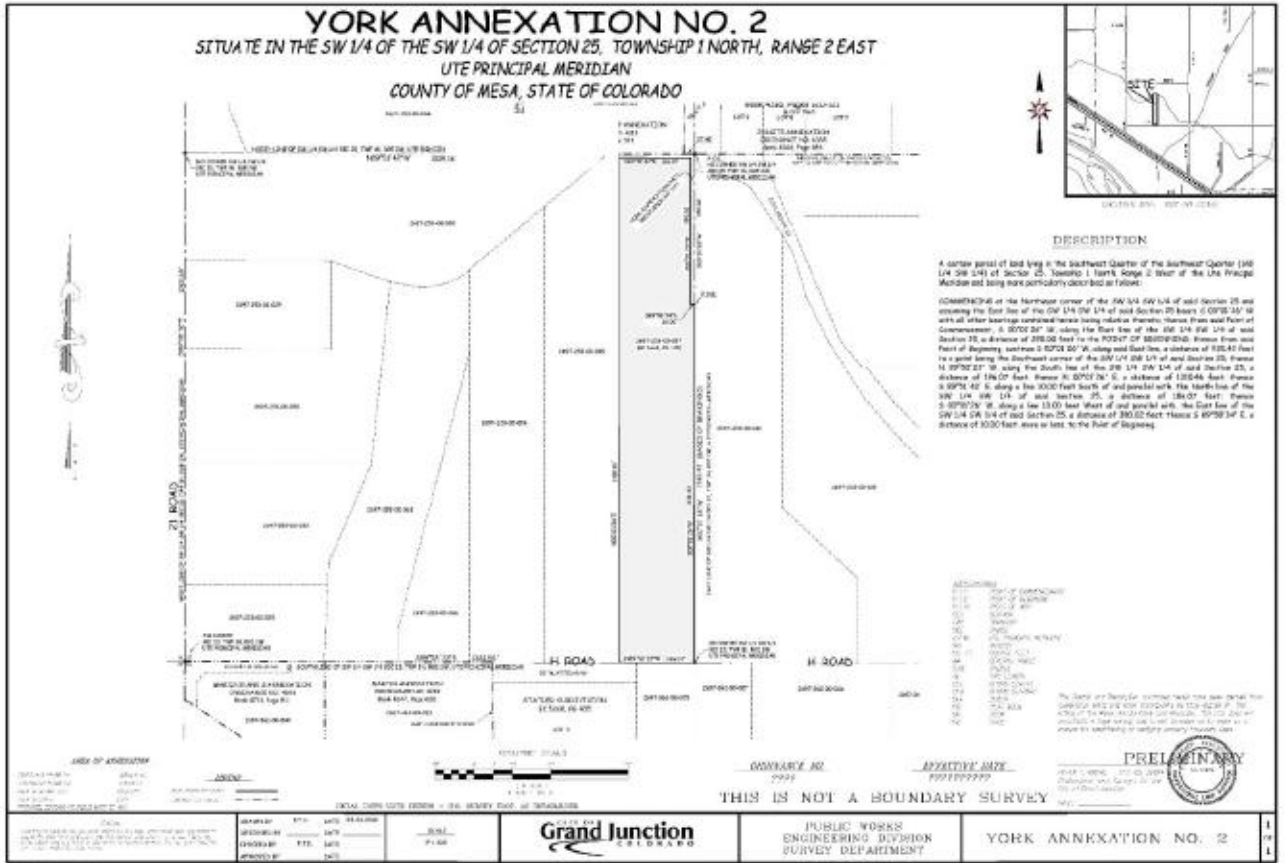
**ADOPTED** on second reading this \_\_\_\_ day of \_\_\_\_\_, 2018 and ordered published in pamphlet form.

ATTEST:

\_\_\_\_\_  
President of the Council

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

# Exhibit A



CITY COUNCIL MEETING CITIZEN PRESENTATION		Date
Citizen's Name	Bruce Lummel	
Subject	??	
Phone Number (optional)		Including your phone number is helpful if we would like to contact you in response to your questions, comments, or concerns. Thank you!

## **Kids to Parks Day - Hawthorne Park May 19, 2018**

The trees in Hawthorne park range in age from a few years old to 130 years old. Most recently there has been a decline in ash trees, in particular. Faced with the same challenges that any home owner has, balancing cultural practices and a budget, the Forestry Division was faced with cutting down eight large trees in the southwest corner of the park.

This event forced us to change the way we do things when it comes to our cultural practices and watering, and the solution was unlike anything had done previously. This project also provided an opportunity to experiment with getting families back into the park. Our new design implements a supplemental irrigation system to help support the trees that exist and to get new trees started with the water that they need. The layout of this corner of the park puts trees in a mulched zone attempting to mimic a forest floor and presented an opportunity for a scaled down version of multipurpose field giving the opportunity for kids to practice their sport.

On May 19<sup>th</sup>, the City of Grand Junction will be celebrating Kids in Parks Day on May 19 at Hawthorne Park from 9:00am – 11:00am. This national day of play, celebrated every third Saturday of May, connects kids and families with their local parks and helps community members to embrace their role as park stewards. This is an opportunity to learn more about the new park design and help with our Community Tree Planting event for 2018. We will be replanting 15-20 trees in the park that day from 9-11am, as well as installing a couple of new benches.





**RED** – Trees removed in 2018

**ORANGE** – Monitored trees

**GREEN** – New installations

**GREEN SQUARE** – New play area for athletics

2018

Leads	Level I	Level II	Level III	Wins
24	27	15	4	2

Internal

- **Staffing:** Unfortunately for us, Cilia will be relocating to Connecticut with her family in August. We do need another person in the office to keep up with our current workload and I am considering hiring an event planner that we can train to be a recruiter as we need more help. Our workload has increased significantly in 6 months.
- **Investment Campaign:** April's busy travel schedule delayed starting on Long-term investor meetings. We are 1/3 of the way to our goal and intend to raise half of the goal prior to the Economic Summit. The Investment campaign will be announced and officially launched at the summit in order to raise the remaining amount from new investors.
- **Econ Summit:** Scheduled for June 6 at CMU. Theme is conscious capitalism. Key note speaker is Jonathan Liebert from the Social Impact Institute. Panels/breakout sessions will include the Lodging Tax, long-term funding discussion for D51 schools, Explaining the Riverfront public-private partnership, commercial real estate trends, healthcare and workforce development.

**April updates:** netPolarity was approved for Strategic Fund and announced their relocation to Grand Junction. Attended the Space Symposium and had good conversations with Lockheed-Martin. Expect to get them out to visit CMU Engineering program and potential Innovation Center late summer/fall. Working with OEDIT on some tweaks to Jump Start- ongoing effort.

**BLM HQ-** Local leadership committee continues to meet to discuss the logistics. Waiting on RFP from the Department of the Interior. Looking at different funding opportunities to build the HQ.

**Riverfront at Las Colonias LCDC-** Details such as lot and renderings are finalized. Currently finalizing an agreement with an outdoor industry company to relocate to GJ and build a 15,000 s/f HQ in Riverfront. LCDC approved their letter of intent and we are moving forward towards a contract. Working with a number of other companies that expressed interest in moving to the park. Construction of the park is progressing on or ahead of schedule.

**Opportunity Zones** I'll be attending a summit organized by OEDIT next month about the zones and how to set up the equity funds. More to follow.

**FTZ update-** Received preliminary approval letter from CBP to move forward with our business plan. FTZ leadership committee scheduled to meet to discuss our next steps.

**International efforts-** We're seeing a trend in non-US companies looking for a US HQ location. Currently working with a South African company that wants to establish a manufacturing HQ in GJ. I am working with an organization called EAIC that connects European businesses to US EDO's. We'll be the only location in Colorado they are working with and intend to try it out for a year to see how it goes.