

**CITY OF GRAND JUNCTION, COLORADO
RESOLUTION NO. 14-13**

**A RESOLUTION AMENDING THE DEVELOPMENT FEE SCHEDULE MODIFYING
THE TRANSPORTATION CAPACITY PAYMENT SCHEDULE**

RECITALS:

Pursuant to Section 21.06.101(B)(2) Transportation Capacity Payment (TCP) and Right-of-Way Improvements shall be set by City Council. Minimally, the TCP is to be adjusted annually for inflation by Consumer Price Index for All Urban Consumers (CPI-U), Western Region, size B/C, published monthly by the United States Department of Labor. Based on CDOT Construction Index, Staff recommends the fee for commercial and industrial be increased to \$2,554 over three years.

The fees stated and described herein are found to be in an amount bearing a reasonable relationship to the cost of providing services, protecting the public and their facilities from degradation and/or exacerbation of public problems due to growth.

The City Council finds that there is a reasonable, demonstrable connection between the fees, charges and dedications and the public benefit and protection of the public health safety and welfare that is had by imposing the same on new growth and development. The community, in which the growth and development is occurring, is benefited as a whole by the receipt and expenditure of such revenues.

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

The Development Fee Scheduled is hereby amended as follows:

1. The attached Exhibit A is adopted as the Transportation Capacity Payment Schedule and replaces the previously adopted fee schedule.
2. These fee increases shall be effective April 1, 2013, April 1, 2014 and April 1, 2015.

ADOPTED AND APPROVED THIS 6th day of March, 2013.

ATTEST



President of the Council

Exhibit A

City of Grand Junction Transportation Capacity Fee Calculations

			2008 FEE	2013 FEE	2014 FEE	2015 FEE
Land Use Type	ITE Code	Unit				
Residential						
Single Family	210	Dwelling	\$2,554	\$2,554	\$2,554	\$2,554
Multi-Family	220	Dwelling	\$1,769	\$1,769	\$1,769	\$1,769
Mobile Home/RV Park	240	Pad	\$1,284	\$1,284	\$1,284	\$1,284
Hotel/Motel	310/320	Room	\$2,407	\$2,407	\$2,407	\$2,407
Retail/Commercial						
Shopping Center (0-99KSF)	820	1000 SF	\$2,607	\$3,134	\$3,662	\$4,189
Shopping Center (100-249KSF)	820	1000 SF	\$2,448	\$2,943	\$3,439	\$3,933
Shopping Center (250-499KSF)	820	1000 SF	\$2,373	\$2,847	\$3,327	\$3,805
Shopping Center (500+KSF)	820	1000 SF	\$2,191	\$2,637	\$3,082	\$3,525
Auto Sales/Service	841	1000 SF	\$2,355	\$2,828	\$3,305	\$3,780
Bank	911	1000 SF	\$3,959	\$4,758	\$5,560	\$6,359
Convenience Store w/Gas Sales	851	1000 SF	\$5,691	\$6,841	\$7,994	\$9,143
Golf Course	430	Hole	\$3,704	\$4,453	\$5,203	\$5,951
Health Club	493	1000 SF	\$2,121	\$2,561	\$2,992	\$3,422
Movie Theater	443	1000 SF	\$6,584	\$7,912	\$9,245	\$10,574
Restaurant, Sit Down	831	1000 SF	\$3,203	\$3,860	\$4,511	\$5,159
Restaurant, Fast Food	834	1000 SF	\$7,173	\$8,638	\$10,093	\$11,544
Office/Institutional						
Office, General (0-99KSF)	710	1000 SF	\$1,954	\$2,351	\$2,747	\$3,141
Office, General >100KSF	710	1000 SF	\$1,665	\$2,007	\$2,345	\$2,682
Office, Medical	720	1000 SF	\$5,514	\$6,631	\$7,749	\$8,862
Hospital	610	1000 SF	\$2,561	\$3,077	\$3,595	\$4,112
Nursing Home	620	1000 SF	\$717	\$860	\$1,005	\$1,149
Church	560	1000 SF	\$1,220	\$1,471	\$1,719	\$1,967
Day Care Center	565	1000 SF	\$2,547	\$3,058	\$3,573	\$4,086
Elementary/Sec. School	520/522/530	1000 SF	\$398	\$478	\$558	\$639
Industrial						
Industrial Park	130	1000 SF	\$1,155	\$1,395	\$1,630	\$1,864
Warehouse	150	1000 SF	\$823	\$994	\$1,161	\$1,328
Mini-Warehouse	151	1000 SF	\$288	\$344	\$402	\$460