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**PLANNING COMMISSION AGENDA
IN-PERSON/VIRTUAL HYBRID MEETING
CITY HALL AUDITORIUM, 250 N 5th STREET
TUESDAY, APRIL 14, 2026 - 5:30 PM
*Attend virtually: bit.ly/GJ-PC-4-14-26 (Case Sensitive)***

Call to Order - 5:30 PM

Consent Agenda

1. Minutes of Previous Meeting(s)
2. Consider a request by Terry DeHerrera to extend for 1 year the plat recording deadline for the first phase of Goose Downs Subdivision, 53 lots on 14.7 acres in an RL-4 (Residential Low 4) zone district located at 359 29 5/8 Road

Regular Agenda

1. Consider a request by the City of Grand Junction to amend various provisions within Section 21.02.070 of the Zoning and Development Code regarding Development Impact Fees.

Other Business

Adjournment



Grand Junction Planning Commission

Regular Session

Item #2.

Meeting Date: April 14, 2026
Presented By: Stephanie Halford, Associate Planner
Department: Community Development
Submitted By: Stephanie Halford, Associate Planner

Information

SUBJECT:

Consider a request by Terry DeHerrera to extend for 1 year the plat recording deadline for the first phase of Goose Downs Subdivision, 53 lots on 14.7 acres in an RL-4 (Residential Low 4) zone district located at 359 29 5/8 Road

RECOMMENDATION:

Staff recommends approval of this request.

EXECUTIVE SUMMARY:

The applicant, River City Consultants (on behalf of property owner Terry DeHerrera), has requested an additional one-year extension to record the Final Plat for the first phase of the Goode Downs Subdivision, located at 359 29 5/8 Road.

On April 8, 2022, the applicant received conditional administrative approval for the Goose Downs Preliminary/Final Subdivision Plat. Under the Zoning and Development Code (ZDC), the approval remained valid for two years and required the applicant to record a Final Plat by April 8, 2024.

On January 14, 2024, in accordance with Zoning and Development Code Section 21.02.040(k)(4)(ii)(D), the applicant was granted an administrative one-year extension to the original deadline. This extension established a new recording date of April 8, 2025.

This is the second request to the Planning Commission for an extension of time. The applicant currently has until April 8, 2026, to record the Final Plat and is requesting an additional extension beyond that date.

If approved, the request would establish a new deadline of April 8, 2027, to record the first phase of the Goose Downs Subdivision (Filling One).

A Final Plat must be recorded within the timeframe established by the Zoning and Development Code subject to any extensions granted pursuant to Section 21[JB1.1][SH1.2].02.040(k)(4)(ii) - Lapsing and Extension of Approvals.

Per Zoning and Development Code Section 21[JB2.1].02.040(k)(4)(ii), Final Plats that are not recorded within the appropriate timeframe shall be considered expired.

BACKGROUND OR DETAILED INFORMATION:

The Goose Downs Subdivision is proposed at 359 29 5/8 Road consists of fifty-three (53) single dwelling unit detached lots and five (5) homeowners association tracts configured around a loop road design with access from C 3/4 Road onto 29 1/2 Road. The total site encompasses approximately 14.7 acres was zoned R-4 at the time of application consideration.

The legacy R-4 zone district permitted a maximum density of four dwelling units per acre and a minimum of two units per acre. As proposed, the development has a density of approximately 3.60 dwelling units per acre. The development includes a phasing schedule consisting of four phases (fillings).

The Preliminary/Final Subdivision Plat application was reviewed in accordance with the 2010 Grand Junction Zoning and Development Code Sections 21.02.040(k)(4), governing Preliminary Subdivision Plans and Final Plats. Following the required review process, the Goose Downs Subdivision Preliminary/Final Plat, including Filling One, was granted conditional administrative approval on April 8, 2022.

Under the Zoning and Development Code, subdivision plat approvals by the Director remain valid for two years. The Director may grant one administrative extension of up to one year, allowing a total approval period of three years. Any additional extensions beyond that timeframe must be approved by the Planning Commission.

On January 16, 2024, the applicant was granted the administrative one-year extension permitted by the Zoning and Development Code, extending the deadline to record the Final Plat for Filing One until April 8, 2025.

On January 14, 2025, the Planning Commission approved an additional extension request, extending the recording deadline to April 8, 2026.

The Community Development Department has now received a written request from the applicant's representative, River City Consultants, seeking another extension of time to record the first phase of the Goose Down Subdivision.

Under Section 21.02.040(l)(4)(D) of the Zoning and Development Code, additional extensions beyond those granted administratively may be approved by the Planning Commission.

ANALYSIS

Request for Extensions to Record the Plat

The following is language from the Zoning and Development Code that defines the timeline for recording deadlines and provides for allowances for extensions. Such provisions are found in Section 21.02.040 Administrative Applications.

21.02.040(k)(5) Final Plat.

(iii) A Final Plat shall be recorded within two years of action by the Director or as directed in the approved development phasing schedule, subject to the extensions set forth in GJMC 21.02.040(l)(4)(ii). Final Plats that are not recorded within the appropriate timeframe shall be considered expired.

21.02.040(k)(4)(ii)(D) Lapsing and Extension of Approvals.

One extension of 12 months may be granted by the Director so long as the Preliminary Subdivision Plan is consistent with the approved plan set, unless the Director determines that any currently adopted requirements of current codes, laws or regulations are necessary for public health, safety, and welfare. ... Additional extensions may be granted by the Planning Commission so long as the plan is consistent with the approved plan set and the plan set has been amended as determined necessary by the Director for public health, safety, and welfare purposes.

On January 16, 2024, the applicant was granted the administrative one-year extension permitted by the ZDC which extended the plating deadline to April 8, 2025.

In accordance with the ZDC, a request to extend the time for recording of an approved plat may be extended beyond the 3-years the Director can grant pursuant to Section 21.02.040(k)(4)(ii)(D).

Approval of this request would establish a new recording deadline of April 8, 2027, for Filing One of the Goose Down Subdivision.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the request to extend the recording deadline of the Goose Downs Subdivision plat, located at 359 29 5/8 Road for one year, the following findings of fact have been made:

1. The proposed one-year extension follows Section 21.02.040(k)(ii)(D) of the Zoning and Development Code, and

Therefore, Staff recommends approval of the requested one-year extension.

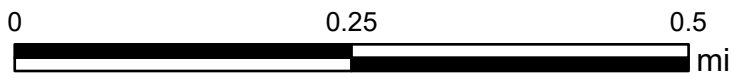
SUGGESTED MOTION:

Chair, on the request to extend for one-year until April 8, 2027, the approval to allow for recordation of the first final plat for the Goose Downs Subdivision located at 359 29 5/8 Road, City file number SUB-2020-662, I move that the Planning Commission approve the request with the findings of fact as provided within the staff report.

Attachments

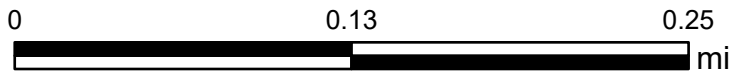
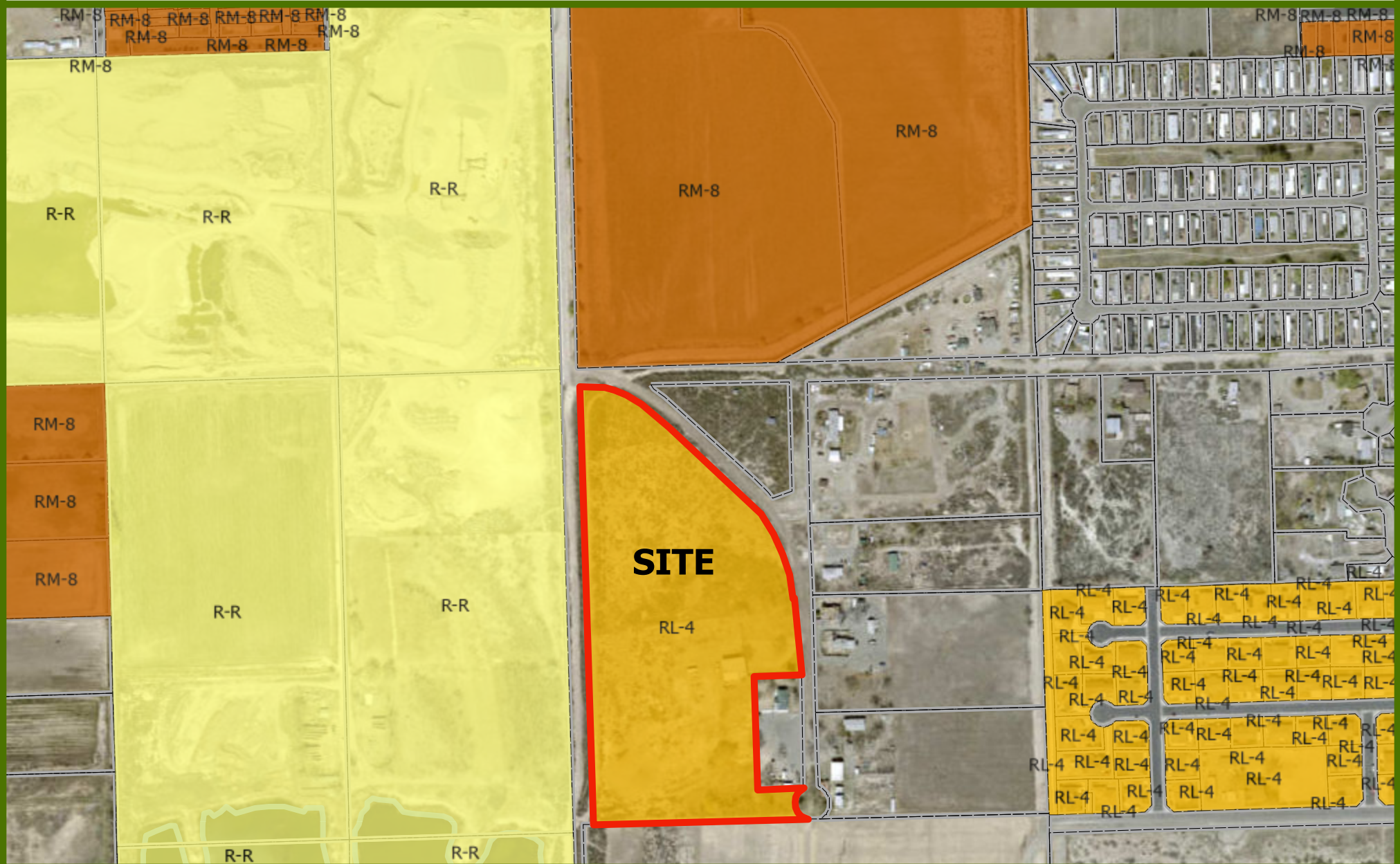
- 1. Attachment 1_Vicinity Map
- 2. Attachment 2_Zoning Map
- 3. Attachment 3_Goose Downs Subdivision Site Plan
- 4. Attachment 4_Goose Downs Phasing Plan
- 5. Attachment 5_4.8.2022 Decision Letter
- 6. Attachment 6_Goose Downs Filing One
- 7. Attachment 7_Admin extension request_approval
- 8. Attachment 8_Formal Req for Extension_PC

City of Grand Junction



Printed: 12/16/2024
1 inch equals 752 feet
Scale: 1:9,028
Packet Page 6

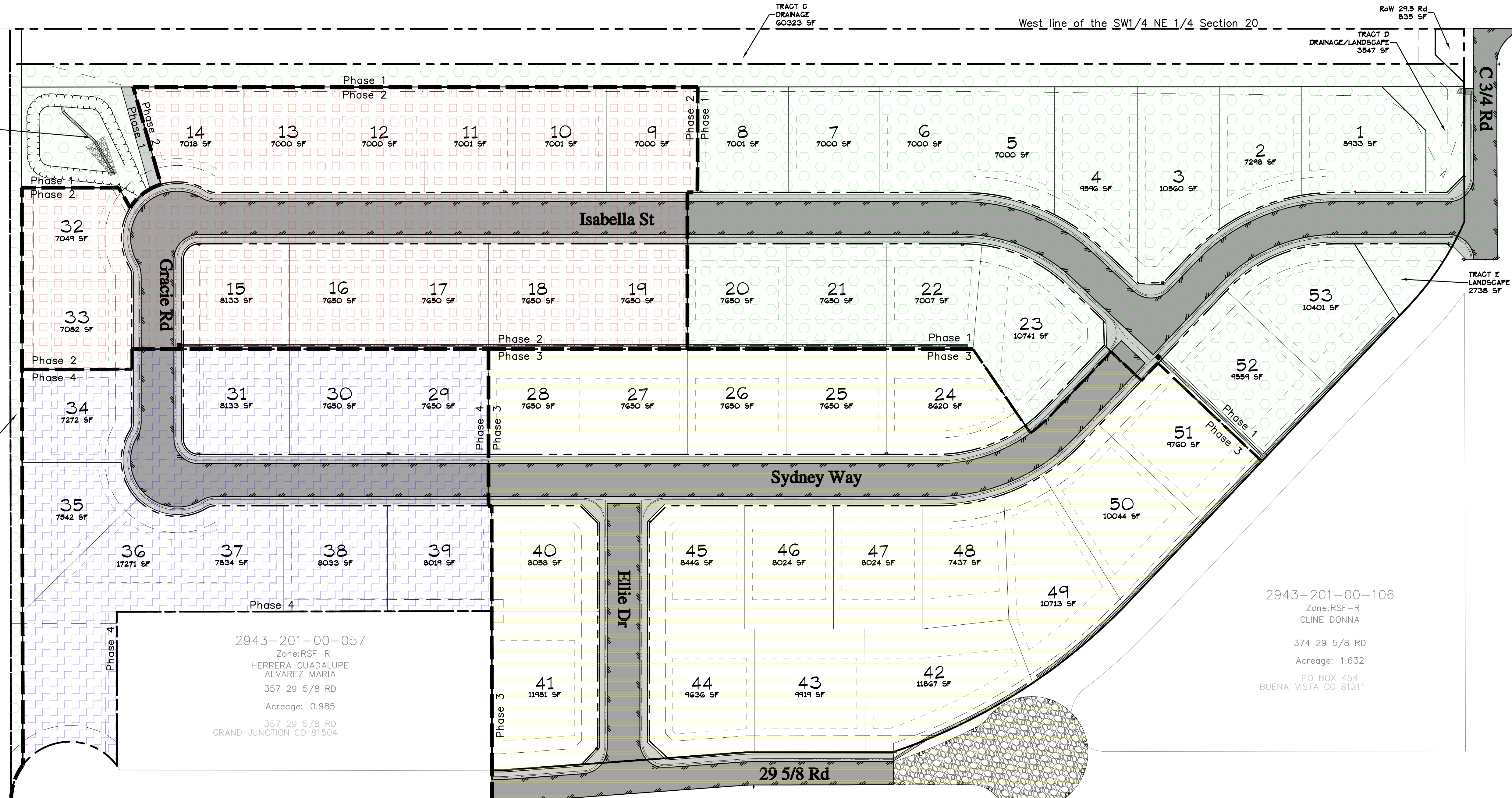
City of Grand Junction



Printed: 12/16/2024
1 inch equals 376 feet
Scale: 1:4,514

2943-202-00-039
 Zone: R-R
 EPHEMERAL RESOURCES LLC
 2937 1/2 D RD
 Acreage: 19.053
 940 S 10TH ST
 GRAND JUNCTION CO 81501-3834

2943-202-00-006
 Zone: R-R
 EPHEMERAL RESOURCES LLC
 2937 D RD
 Acreage: 18.400
 940 S 10TH ST
 GRAND JUNCTION CO 81501-3834



TRACT A
UTILITY/DRAINAGE/PEDESTRIAN
9457 SF

TRACT B
DRAINAGE/IRRIGATION
6390 SF

TRACT C
DRAINAGE/IRRIGATION
6390 SF

TRACT D
DRAINAGE/LANDSCAPE
3547 SF

TRACT E
LANDSCAPE
2738 SF

South line of the SW 1/4 NE 1/4 Section 20

2943-204-00-107
 Zone: RSF-R
 MOORE JOHN G
 PAMELA D MOORE
 2975 C 1/2 RD
 Acreage: 13.196
 2975 C 1/2 RD
 GRAND JUNCTION CO 81504-7600

2943-201-00-103
 Zone: R-8
 FGE LLC
 2961 D RD
 Acreage: 19.142
 935 LAKESIDE CT
 GRAND JUNCTION CO 815062815

2943-201-00-106
 Zone: RSF-R
 CLINE DONNA
 374 29 5/8 RD
 Acreage: 1.632
 PO BOX 454
 BUENA VISTA CO 81211

2943-201-00-067
 Zone: RSF-R
 QUEEN BRUCE
 QUEEN ORA
 372 29 5/8 RD
 Acreage: 5.948
 372 29 5/8 RD
 GRAND JUNCTION CO 81504

Phase 1 [Green pattern]

2943-201-00-063
 Zone: RSF-R
 KNEZ LEWIS M
 356 29 5/8 RD
 Acreage: 4.477
 356 29 5/8 RD
 GRAND JUNCTION CO 815048602

Phase 2 [Red pattern]

Phase 3 [Yellow pattern]

Phase 4 [Blue pattern]

LOT BREAKDOWN

Phase 1	14 Lots
Phase 2	13 Lots
Phase 3	17 Lots
Phase 4	9 Lots
Total	53 Lots

2943-201-00-062
 Zone: RSF-R
 VALLADARES JOSE NOE
 362 29 5/8 RD
 Acreage: 4.964
 2486 PARK VISTA ST UNIT 2
 GRAND JUNCTION CO 81505

2943-201-00-066
 Zone: RSF-R
 LEOTA BRIANNE
 364 29 5/8 RD
 Acreage: 3.099
 364 29 5/8 RD
 GRAND JUNCTION CO 81504

NOTES:

1. This sheet contains color and may not be accurately reflected if reproduced in greyscale.

ACCEPTANCE BLOCK
 The City of Grand Junction review constitutes general compliance with the City's Development Standards, subject to these plans being sealed, signed, and dated by the Professional of Record. Review by the City does not constitute approval of the plan design. The City neither accepts nor assumes any liability for errors or omissions. Errors in the design or calculations remain the responsibility of the Professional of Record. Construction must commence within one year from the date of plan signature.

City Planner _____ Date _____
 City Development Engineer _____ Date _____

811
 UNCC
 Know what's below. Call before you dig.
 800.922.1987
 www.uncc.org
 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

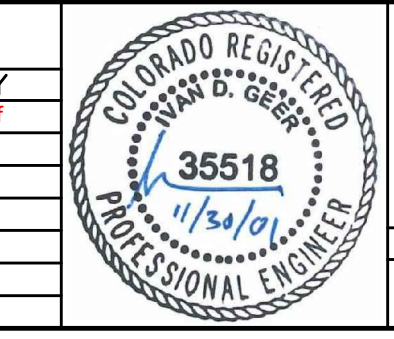
Project Benchmark
 BLM 1989
 Found 3.25" Aluminum Cap
 C1/4 Section 20, T1S, R1E
 Southwest Corner of Project
 Northing: 31507.67
 Easting: 107925.68
 Elevation: 4603.58
 Datum Source: MCLCS Zone "GVA" (NAVD 88)

SCALE

50 0 25 50 100
 (IN FEET)

ORIGINAL SHEET SIZE: 22 x 34

NO.	DATE	DESCRIPTION	BY
0	30.Nov.2021	Issued for Construction	djf



RIVER CITY CONSULTANTS
 215 Pitkin Avenue, Unit 201
 Grand Junction, CO 81501
 Phone: 970.241.4722
 Fax: 970.241.8841
 www.rcwest.com

PROJECT #: 1858-001
 DATE ISSUED: 30.Nov.2021
 DRAWN BY: kac
 CHECKED BY: idg
 HORIZ: 1" = 50'
 VERT: N/A

TERRY DEHERRERA
 Goose Downs Subdivision
 Phasing Plan
 Overall

C7



ADMINISTRATIVE DEVELOPMENT PERMIT PRELIMINARY/FINAL SUBDIVISION PLAN

FOR:

Terry DeHerrera
2693 Continental Drive
Grand Junction, CO 81506

DECISION:

CONDITIONAL APPROVAL
File: SUB-2020-662

An application for a Preliminary/Final Subdivision Plan for Goose Downs has been submitted by Terry DeHerrera for the proposed development of 53 single-family detached lots and five (5) homeowner's association tracts of land to be constructed within four (4) phase/filings all on a total of 14.70-acres located at 359 29 5/8 Road in an existing R-4 (Residential – 4 du/ac) zone district. Proposed residential density for the subdivision would be 3.60 dwelling units/acre. Comprehensive Plan Future Land Use Map identifies this area as Residential Low.

The Preliminary/Final Subdivision Plan application was considered administratively by the City of Grand Junction Community Development Department in accordance with Sections 21.02.070 (r) & (s) of the Grand Junction Zoning & Development Code. After considering all pertinent data and submittal information, it has been found that the proposal complies with the Comprehensive Plan and, so long as all the conditions set forth in this decision letter are timely met, all applicable sections of the Grand Junction Zoning & Development Code.

Hereby, the Community Development Director **CONDITIONALLY APPROVES** the Preliminary/Final Subdivision Plan application as outlined within City file # SUB-2020-662. The fees and the remaining items to complete in order to record the Final Plat are listed on Pages 3 & 4.



Page 2/Goose Downs

Pursuant to Section 21.02.070 (a) (9) (i) of the Zoning & Development Code, the Final Subdivision Plat must be recorded within two (2) years from the date of this Decision. Failure to timely record the plat or to construct the project shall constitute sufficient basis to revoke this approval. Once constructed, the use shall be allowed in perpetuity so long as it remains compliant with all City Codes.

If you should have any further questions, please feel free to contact me at (970) 244-1447.

A handwritten signature in black ink, appearing to read "Scott D. Peterson".

Scott D. Peterson
Senior Planner

April 8, 2022

The following items must be completed prior to infrastructure construction:

1. Submit Development Improvements Agreement (DIA) document and Exhibits A, B & D for City signatures, etc. Financial security could be a "Plat Hold." Recording fee for Exhibit D (Recording Memorandum) will be \$26.00 (check made payable to the City of Grand Junction).
2. Prior to on-site construction, submit final signed/stamped construction plan set drawings for City signatures. Please have Ute Water Conservancy District sign plans prior to City signatures. Once drawings are signed by all parties, submit one paper copy, 24" x 36" for City Inspector's use and one PDF copy to City Project Manager.

The following items must be completed before the plat may be recorded:

1. Submit an original mylar of the final plat with owner's signatures (signed in black ink only - Sharpie), Surveyor's Final Mylar Checklist and current Title Commitment Report (which covers the entire filing) dated no older than five (5) days from the anticipated date of recording. Please note that all property corner pins must be set in concrete and inspected by the City Property Agent before the plat may be recorded. The electronic version of the plat (.dwg file) must be emailed to chrisd@gjcity.org and reneep@gjcity.org
2. Submit financial security and DIA (Development Improvements Agreement) Exhibit B for remaining infrastructure items to be completed, if applicable.
3. Pay applicable fees as follows:
 - a. Recording fee for Final Plat will be \$23.00.
 - b. Recording fee for CCR's will be \$158.00 (Submit original document for recording).
 - c. Recording fee for Warranty Deed for Tracts and Easements to the HOA will be \$13.00 (Submit original document for recording).
 - d. Recording fee for Grant of Easement to GVDD will be \$18.00 (Submit original document for recording).
 - e. Recording fee for Temporary Turn-Around Easement will be: TBD (City Attorney's will prepare document for property owner's signature).
 - f. City 10% Open Space Fee: \$52,500.00 (10% of the value of the raw land – appraised at \$525,000.00. This fee will cover all filings).
 - g. City Planning Inspection Fee: \$55.00.
 - h. City Engineering Inspection Fee: \$6,095.00 (53 residential lots x \$115/Lot).

Page 4/Goose Downs

- i. Storm Drainage Fee: \$5,741.65 per applicant's consultant computation.

For all fees, make check payable to the "City of Grand Junction."

FEES PAID AT TIME OF PLANNING CLEARANCE FOR EACH LOT (payable to City of Grand Junction)

1. Park Fee: \$ in effect at time of issuance.
2. School Impact Fee: \$920 per dwelling unit.
3. Transportation Capacity Payment: \$ in effect at time of issuance.
4. Plant Investment Fees: \$ in effect at time of issuance.
5. City Police Department Development Fee: \$305.00 per dwelling unit.
6. City Fire Department Development Fee: \$710.00 per dwelling unit.

The Preliminary/Final Subdivision Plan approval is subject to the following conditions:

1. See Review Comments Round 5 dated April 8, 2022, and revise documents as applicable.
2. As part of the Preliminary Plan review, for proposed lots located at the end of cul-de-sacs or bulbs, specifically Lots 14, 35 & 36, City Community Development Director has reviewed and approved the proposed lot widths that are specifically less than the zone district minimum requirement of 70', since they are considered to be irregularly shaped lots (Section 21.03.030 (b) (2) of the Zoning and Development Code).
3. Once required HOA subdivision tract landscaping has been installed, applicant's Licensed Landscape Architect shall provide a letter to the City Project Manager stating that all landscaping was installed per the approved Landscaping Plan.

GOOSE DOWNS FILING ONE

Southwest Quarter of the Northeast Quarter, Section 20, T.1S., R.1E., Ute Meridian. City of Grand Junction, Mesa County, Colorado

Know All Persons By These Presents:

The undersigned, Terry D. Deherrera, is the owner of record of that real property situated in the southwest quarter of the northeast quarter of Section 20, Township 1 South, Range 2 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, the ownership of which is demonstrated at Reception Number 2068362 and Reception Number 2926185 of the records in the office of the Mesa County Clerk and Recorder. Said property being more particularly described as follows:

Commencing at the Center-north sixteenth of Section 20, Township 1 South, Range 1 East, of the Ute Meridian, County of Mesa, State of Colorado, whence the Center quarter of said Section bears South 0°0'25" East a distance of 1325.68 feet with all bearings herein relative thereto,

thence bearing South 00°00'25" East a distance of 50.00 feet to the Point of Beginning;

thence North 89°52'16" East, a distance of 164.92 feet to the beginning of a curve concave to the southwest having a radius of 250.00 feet and being subtended by a chord which bears South 56°33'42" East 86.58 feet;

Thence southeasterly along said curve, a distance of 87.02 feet;
thence South 46°35'26" East, a distance of 345.91 feet to the beginning of a curve tangent to said line;

Thence southeasterly a distance of 242.85 feet along the curve concave to the southwest, having a radius of 500.00 feet and being subtended by a chord which bears South 32°40'35" East 240.47 feet;
thence South 00°06'01" East, a distance of 125.04 feet;
thence South 04°12'41" East, a distance of 210.13 feet;
thence South 00°19'37" West, a distance of 8.64 feet;
thence South 89°53'59" West, a distance of 136.00 feet;
thence South 00°06'01" East, a distance of 320.29 feet;
thence North 89°53'59" East, a distance of 131.82 feet to a point of cusp on a curve concave to the east having a radius of 50.00 feet and a central angle of 144°16'36" and being subtended by a chord which bears South 17°57'15" East 95.18 feet;

Thence southeasterly along said curve, a distance of 125.91 feet to a point of cusp;

Thence South 89°54'02" West, a distance of 659.46 feet;
thence North 00°00'25" West, a distance of 1242.69 feet to the Point of Beginning, said parcel containing 640,233 square feet or 14.70 acres more or less..

Said owners have by these presents laid out, platted and subdivided the above described real property into Lots, Tracts and streets as shown hereon, and designates the same as GOOSE DOWNS FILING ONE, in the City of Grand Junction, County of Mesa, State of Colorado.

All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.

All Multipurpose Easements are dedicated to the City of Grand Junction as perpetual easements for City approved utilities including the installation, operation, maintenance and repair of said utilities and appurtenances which may include but are not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, traffic control facilities, street lighting, landscaping, trees and grade structures.

All Utility Easements are dedicated to the City of Grand Junction as perpetual easements for City approved utilities including the installation, operation, maintenance and repair of said utilities and appurtenances which may include but are not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, equivalent other public utility providers and appurtenant facilities.

The City of Grand Junction is hereby granted a perpetual easement over Tract A for the inspection, installation, operation, maintenance and repair of detention and drainage facilities and appurtenances thereto. The City of Grand Junction is also dedicated reasonable ingress/egress access to Tract A. The owner(s) and/or the property owners' association, if one exists, is not relieved of its responsibility to inspect, install, operate, maintain, and repair the detention and drainage facilities within Tract A.

All Tracts/Easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements or tracts, the right to dredge; provided however, that the beneficiaries/owner shall utilize the same in a reasonable and prudent manner. Furthermore, the owner of said lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may impede the use of the easement and/or prevent the reasonable ingress and egress to and from the easement.

All Pedestrian Easements are dedicated to the City of Grand Junction as perpetual easements for ingress and egress access use by the public forever for constructing, installing, maintaining and repairing a trail and for purposes of walking, running, wheelchairs (motorized and non-motorized), bicycling, and other non-motorized forms of transportation for commuting and recreational purposes with or without pets accompanying them.

Tracts A, B, C, D & E are to be conveyed by separate instrument to the Goose Downs Homeowners Association, Inc.

An easement to Grand Valley Drainage District over the entirety of Tract C granted by separate instrument.

Temporary Ingress/Egress and Drainage easement to be granted to Goose Downs Homeowners Association, Inc., by separate instrument.

Said owner does hereby acknowledge that all lienholders or encumbrancers, if any, associated with the interests of this plat have been represented hereon.

Said owner does subscribe hereunder this _____ day of _____, _____.

Terry D. Deherrera

STATE OF COLORADO)
COUNTY OF MESA) ss

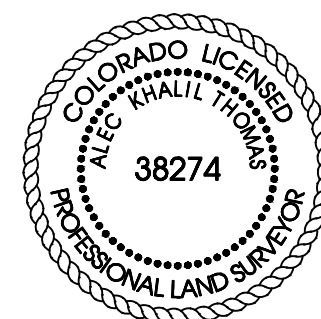
This plat was acknowledged before me by _____
on this _____ day of _____, _____.

Witness my hand and seal _____
My commission expires _____
Notary Public

SURVEYOR'S STATEMENT

I, Alec K Thomas, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of Goose Downs Filing One, a subdivision of a part of the County of Mesa, State of Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title. This statement is not a guaranty, either expressed or implied.

Alec K Thomas,
Colorado PLS 38274



VICINITY MAP 1:1000

Lineal Units of Measurement are U.S. Survey Foot.

MCLCS ZONE "GVA"
TRANSVERSE MERCATOR PROJECTION
POINT OF ORIGIN (SNO1) AND CENTRAL MERIDIAN:
LATITUDE: 39°06'22.72746N
LONGITUDE: 108°32'01.43552W
NORTHING: 50,000FT
EASTING: 100,000FT
SCALE FACTOR: 1.000218181798
PROJECT/SCALE FACTOR HEIGHT: 4644FT(NAVD88)

BASIS OF BEARINGS

The bearings hereon are grid bearings of the Mesa County Local Coordinate System, GVA, as defined at http://emap.mesacounty.us/gps_survey/GVAZONE.htm, determined by GPS observation of the west line of the Southwest Quarter of the Northeast Quarter of Section 20, T.1S., R.1E., Ute Meridian, the center-north sixteenth corner being a 3.25" brass cap marked MCSM 1220-1, PLS 24953 on a #6 rebar and the center-quarter corner being a 3.25" aluminum cap marked BUREAU OF LAND MANAGEMENT, 1989, bearing South 00°00'25" East, as shown hereon.

NOTES:

The 30 foot strip of land on the west side of the parcel platted hereon was reserved for road purposes by instrument recorded at Reception Number 134218. The deed noted in the ownership statement hereon, Reception Number 2068362, contains a metes and bounds description that omits this 30 foot strip of land. The first conveyance where this strip of land was omitted was not discovered by this survey however the land is included within the boundary of this subdivision plat.

Fence lines on or near the boundary lines of the subject property do not coincide with the exact courses of said boundary lines. This is demonstrated on an improvement survey plat at deposit number 5991-20.

SYMBOLS AND ABBREVIATIONS USED ON THIS PLAT

- BLM: BUREAU OF LAND MANAGEMENT
- C: CENTER
- CCR: COVENANTS, CONDITIONS AND RESTRICTIONS
- E: EAST
- N: NORTH
- NO: NUMBER
- NR: NON-RADIAL
- PLS: PROFESSIONAL LAND SURVEYOR
- PLSS: PUBLIC LAND SURVEY SYSTEM
- MCSM: MESA COUNTY SURVEY MARKER
- MPE: MULTI-PURPOSE EASEMENT
- NR: NON-RADIAL
- CH: CHORD LENGTH
- L: ARC LENGTH
- RAD: RADIUS
- Δ: CENTRAL ANGLE DELTA
- T: TOWNSHIP
- R: RANGE IN DEFINING LOCATION IN PLSS
- REC: RECEPTION
- ROW: RIGHT OF WAY
- S: SOUTH
- UM: UTE MERIDIAN
- W: WEST
- Ø: DIAMETER
- AC: ACRES
- SF: SQUARE FEET
- GVDD: GRAND VALLEY DRAINAGE DISTRICT

CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO)

COUNTY OF MESA) ss

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF MESA COUNTY, COLORADO,

AT _____ O'CLOCK _____ M., ON THIS _____ DAY OF _____ A.D. 20____ AND WAS

RECORDED AT RECEPTION NO. _____ DRAWER NO. _____

AND FEES _____

CLERK AND RECORDER

DEPUTY CLERK

CITY APPROVAL

THIS PLAT OF GOOSE DOWNS FILING ONE, A SUBDIVISION OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, IS HEREBY APPROVED AND DEDICATIONS ACCEPTED

THIS _____ DAY OF _____ A.D. 20____

CITY MANAGER

CITY MAYOR

LIENHOLDERS RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interest upon the property described as Goose Downs Filing One being property described in security interest(s) according to the public records of mesa county, colorado and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its security interest and any amendments thereto in the public records of mesa county, colorado shall be subordinated to the dedications shown hereon.

In witness whereof, the said corporation has caused these presents to be signed by its _____ with the authority of its board of directors,

This _____ day of _____

BY: _____

FOR: _____

(TITLE)

(CORPORATE NAME)

STATE OF COLORADO)

COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this _____ day of _____ by _____

WITNESS MY HAND AND OFFICIAL SEAL: _____

NOTARY PUBLIC

ADDRESS: _____

MY COMMISSION EXPIRES: _____

TITLE CERTIFICATION

We _____, a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property known as GOOSE DOWNS FILING ONE is vested to Terry D. Deherrera; That the current taxes have been paid; That all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; That all easements, reservations and rights of way of record are shown hereon.

DATE: _____ BY: _____
NAME AND TITLE

CITY USE BLOCK	
TRACTS A,B,C,D & E	RECEPTION NO. _____
CCR's	RECEPTION NO. _____
DRAINAGE EASEMENT	RECEPTION NO. _____
GVDD EASEMENT	RECEPTION NO. _____
TEMPORARY INGRESS/EGRESS EASEMENT	RECEPTION NO. _____
TEMPORARY DRAINAGE EASEMENT	RECEPTION NO. _____
TEMPORARY TURNAROUND EASEMENT	RECEPTION NO. _____
_____	RECEPTION NO. _____
_____	RECEPTION NO. _____

AREA SUMMARY		
Lots	2.70 ac	19.47 %
Lot 99	9.23 ac	66.69 %
Tracts	1.89 ac	7.61 %
Right of Way (Dedicated)	0.88 ac	6.23 %
Total	14.70 ac	100.00 %

GOOSE DOWNS FILING ONE

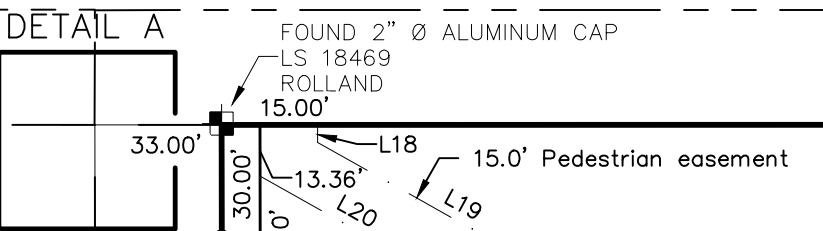
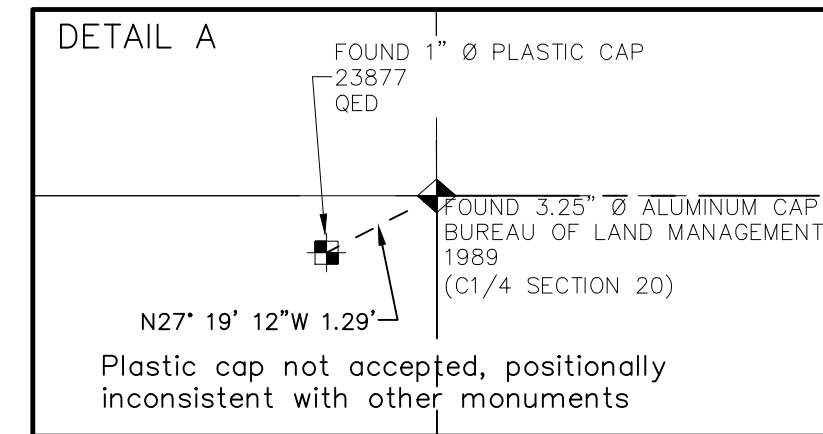
Southwest Quarter of the Northeast Quarter, Section 20,
T.1S., R.1E., Ute Meridian.
City of Grand Junction, Mesa County, Colorado

Sheet 1 of 2	Date: 4/13/2022	Job No. 1858-001
Surveyed: TPJ	Drawn: AKT	Checked: TPJ
Drawing name: S:\PROJECTS\1858 Terry Deherrera\001 Goose Downs Subdivision\1858-001 GOOSE DOWNS SUBDIVISION.dwg		



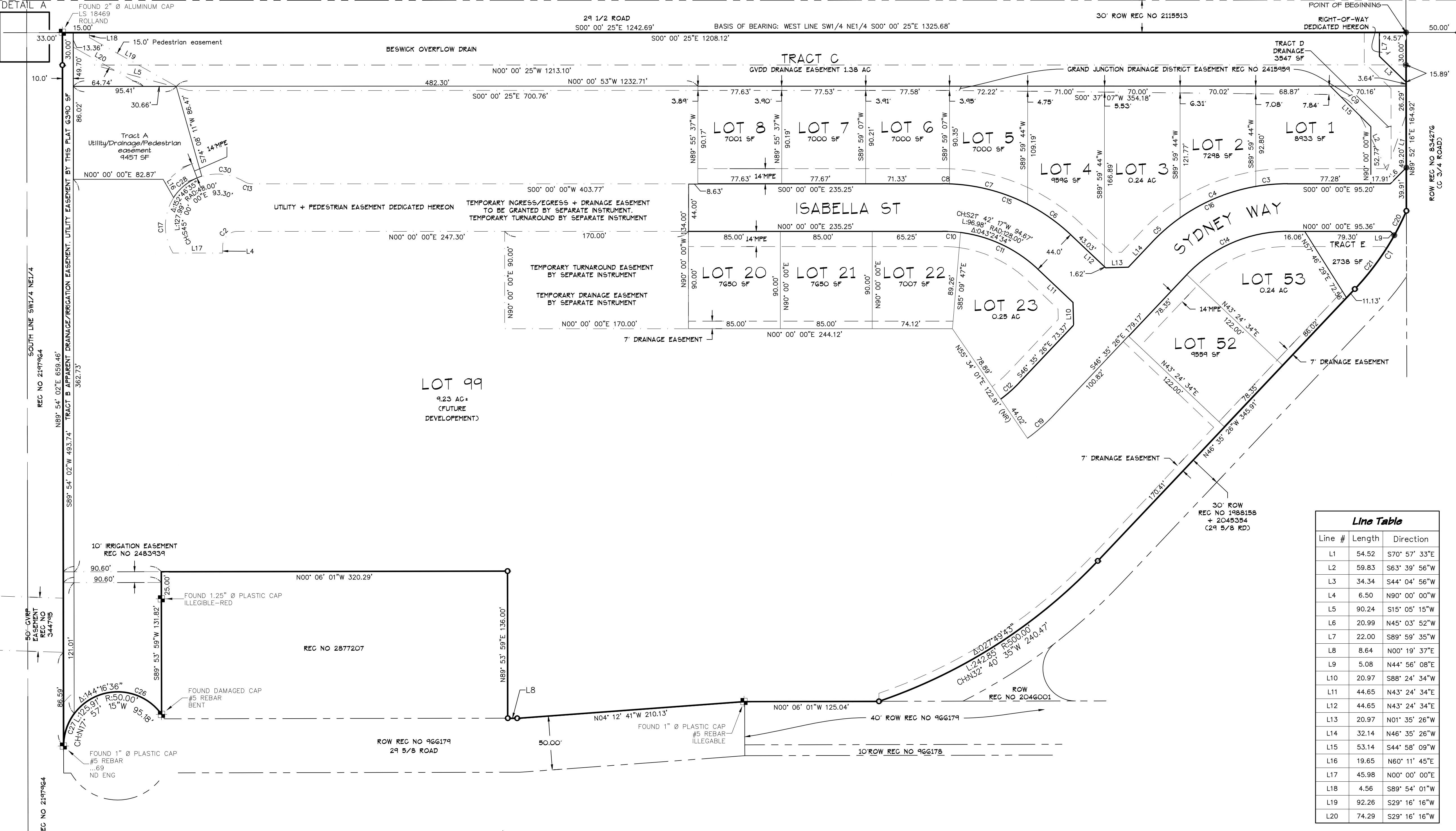
GOOSE DOWNS FILING ONE

Southwest Quarter of the Northeast Quarter, Section 20, T.1S., R.1E., Ute Meridian.
City of Grand Junction, Mesa County, Colorado



LEGEND

- ◆ FOUND MONUMENT AS DESCRIBED
- 1" PLASTIC CAP
LS 33650 INDEPENDENT
- ◆ ALIQUOT CORNER
- 1.5" ALUMINUM CAP ON # 5 REBAR
PLS 38274 RIVER CITY CONSULTANTS
- SET 1.5" ALUMINUM CAP ON # 5 REBAR
PLS 38274 RIVER CITY CONSULTANTS
- EASEMENT LINE
- PARCEL LINE
- ROW LINE
- ALIQUOT LINE

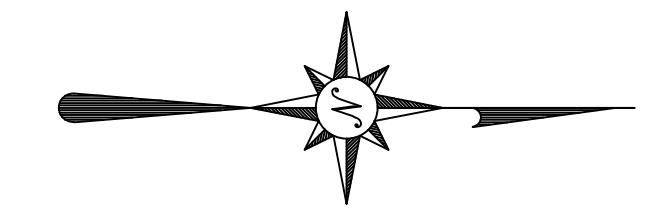
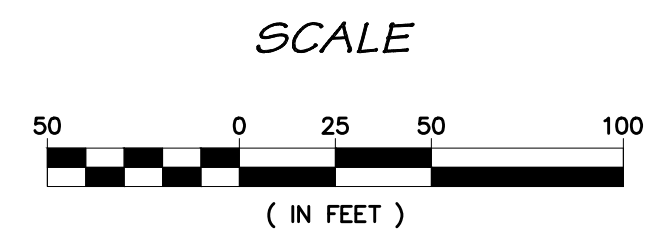


Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	87.02'	250.00'	019°56'33"	86.58'	N56° 33' 42"W
C2	21.21'	13.50'	090°00'00"	19.09'	N45° 00' 00"W
C3	29.31'	172.00'	009°45'52"	29.28'	N04° 52' 56"W
C4	76.40'	172.00'	025°27'05"	75.78'	N22° 29' 24"W
C5	34.15'	172.00'	011°22'30"	34.09'	N40° 54' 11"W
C6	48.84'	172.00'	016°16'15"	48.68'	N35° 16' 26"E
C7	75.22'	172.00'	025°03'21"	74.62'	N14° 36' 38"E
C8	6.25'	172.00'	002°04'58"	6.25'	N01° 02' 32"E
C9	33.07'	30.01'	063°08'01"	31.42'	S31° 22' 51"W
C10	16.44'	128.00'	007°21'25"	16.42'	S03° 40' 42"W
C11	80.54'	128.00'	036°03'09"	79.22'	S25° 22' 59"W
C12	22.84'	128.00'	010°13'26"	22.81'	N41° 28' 43"W
C13	7.40'	13.50'	031°23'17"	7.30'	S15° 41' 39"W
C14	104.08'	128.00'	046°35'26"	101.24'	N23° 17' 43"W
C15	130.31'	172.00'	043°24'34"	127.22'	S21° 42' 17"W
C16	139.86'	172.00'	046°35'26"	136.04'	S23° 17' 43"E
C17	53.71'	48.00'	064°07'02"	50.96'	S89° 19' 46"E
C18	32.18'	172.00'	010°43'07"	32.13'	N41° 13' 53"W
C19	25.16'	250.00'	005°45'55"	25.15'	S63° 39' 00"E
C20	61.86'	250.00'	014°10'38"	61.70'	S53° 40' 44"E
C21	93.74'	50.00'	107°24'49"	80.60'	S00° 28' 38"W
C22	32.17'	50.00'	036°51'44"	31.62'	S71° 39' 42"E
C23	33.64'	48.00'	040°09'35"	32.96'	N37° 11' 28"W
C24	40.63'	48.00'	048°29'57"	39.43'	S07° 08' 19"W

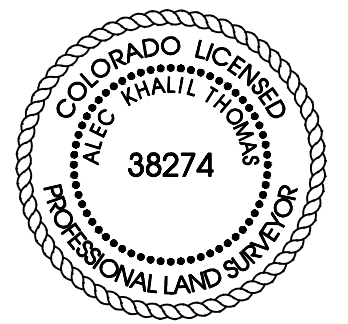
Line Table		
Line #	Length	Direction
L1	54.52'	S70° 57' 33"E
L2	59.83'	S63° 39' 56"W
L3	34.34'	S44° 04' 56"W
L4	6.50'	N90° 00' 00"W
L5	90.24'	S15° 05' 15"W
L6	20.99'	N45° 03' 52"W
L7	22.00'	S89° 59' 35"W
L8	8.64'	N00° 19' 37"E
L9	5.08'	N44° 56' 08"E
L10	20.97'	S88° 24' 34"W
L11	44.65'	N43° 24' 34"E
L12	44.65'	N43° 24' 34"E
L13	20.97'	N01° 35' 26"W
L14	32.14'	N46° 35' 26"W
L15	53.14'	S44° 58' 09"W
L16	19.65'	N60° 11' 45"E
L17	45.98'	N00° 00' 00"E
L18	4.56'	S89° 54' 01"W
L19	92.26'	S29° 16' 16"W
L20	74.29'	S29° 16' 16"W

SURVEYOR'S STATEMENT
I, Alec K Thomas, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of Goose Downs Filing One, a subdivision of a part of the County of Mesa, State of Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title. This statement is not a guaranty, either expressed or implied.

Alec K Thomas,
Colorado PLS 38274



RIVER CITY CONSULTANTS
215 Pitkin Ave, Unit 201
Grand Junction, CO 81501
Phone: 970.241.4722
Fax: 970.241.8841
www.rccwest.com



NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

GOOSE DOWNS SUBDIVISION
Southwest Quarter of the Northeast Quarter, Section 20,
T.1S., R.1E., Ute Meridian.
City of Grand Junction, Mesa County, Colorado

Sheet 2 of 2	Date: 4/13/2022	Job No. 1858-001
Surveyed: TPJ	Drawn: AKT	Checked: TPJ
Drawing name: S:\PROJECTS\1858 Terry Delamater\001 Goose Downs Subdivision\Drawings\1858-001 GOOSE DOWNS SUBDIVISION		

From: [Scott Peterson](#)
To: [Tracy States](#); [Senta Costello](#)
Cc: [Tamra Allen](#)
Subject: RE: Goose Downs SUB-2020-662
Date: Tuesday, January 16, 2024 11:11:00 AM
Attachments: [image001.png](#)

Tracy,

The Community Development Director can grant you one extension of an additional 12-months for an unrecorded final subdivision plat in accordance with Section 21.02.070 (u) (4) of the Zoning & Development Code. Therefore, your new deadline to record the subdivision plat would be April 8, 2025.

I will update the file as necessary to indicate the new recording date.

Let me know if you have any questions.

Thank you.

Scott Peterson
Community Development Department
City of Grand Junction
scottp@gjcity.org
970-244-1447

From: Tracy States <tstates@rccwest.com>
Sent: Thursday, January 11, 2024 4:21 PM
To: Scott Peterson <scottp@gjcity.org>; Senta Costello <sentac@gjcity.org>
Subject: Goose Downs SUB-2020-662

**** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - ****

Hi Scott,

It looks like there may be a deal in the works to enable the construction and plat recording of Goose Downs as approved. Our two-year time period for plat recording is approaching. The decision letter was issued April 8, 2022. How do we go about requesting a one-year extension to record the plat? If the deal goes through, construction would be anticipated this spring.

Thank you,

Tracy States
Project Coordinator



215 Pitkin Avenue, Unit 201
Grand Junction, CO 81501
O 970-241-4722
tstates@rccwest.com



November 19, 2024

Ms. Senta Costello
Development Coordinator
City of Grand Junction
Community Development Department
250 N. 5th Street
Grand Junction, Colorado 81501

RE: Goose Downs SUB-2020-662

Ms. Costello,

Goose Downs was approved April 8, 2022. A one year extension was approved on January 16, 2024, by the Community Development Director, extending the plat recording deadline to April 8, 2025. The previous planner was Scott Peterson, who has since retired from the City of Grand Junction.

The applicant would formally like to request another year extension, until April 8, 2026. Their reasons for not being able to meet the current deadline are as follows:

- COVID had just become the way of the world a little after the approval process for Goose Downs began and it took approximately two years to get that approval.
- COVID made infrastructure cost too high to begin the development.
- The lingering effect of COVID hurt the housing market for affordable housing, with the effects still being felt present day.
- The timing of approval occurred during poor market conditions related to the spikes in inflation in 2022.

The applicant is confident that by April 8, 2026, construction of the development will have begun, or the project will be sold to a developer that can begin construction. The developer has been actively pursuing partnerships and opportunities to break ground over the past two years. The above referenced inflation has been the hindrance to these opportunities. The developer believes that with market conditions settling that this project should break ground in 2025.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ivan D. Geer", with a long horizontal flourish extending to the right.

Ivan D. Geer, P.E.

Attachments



Grand Junction City Council

Workshop Session

Item #1.

Meeting Date: April 14, 2026
Presented By: Tamra Allen, Community Development Director
Department: Community Development
Submitted By: Tamra Allen, Community Development Director

Information

SUBJECT:

Consider a request by the City of Grand Junction to amend various provisions within Section 21.02.070 of the Zoning and Development Code regarding Development Impact Fees.

EXECUTIVE SUMMARY:

The city contracted with TischlerBise to update its 2019 on the 5-year requisite timeline for which a new fee schedule and changes to the GJMC were adopted on April 2, 2025. The process for updating included a city-appointed stakeholder group, numerous workshops with the City Council and Planning Commission, community meetings, as well as a joint workshop between the City Council and the appointed stakeholder group. Information about the fee study including all fees were made available throughout the process on <https://engagegj.org/impact-fees-study>.

The city received from the Housing and Building Association of Western Colorado a request that the City reconsider the adopted parks fee, including the calculation, collection and tracking therein and to reconsider the timing for future fee study updates. In late 2025, the City received an additional request from the HBA to not collect the increase to the adopted parks fees that were scheduled to become effective on January 1, 2025. The request included postponing the implementation of a new fee schedule until a review of the park impact fee had been completed and Council had made a decision on whether the fees should be adjusted.

The City Council held a workshop on November 3, 2025 to discuss the park fee and provided direction to staff to work on revising the methodology related to the calculation of the average cost per acre of park land. At a December 15, 2025 workshop, three options related to fee were presented, for which City Council directed staff to revise the park fee. At that time, Council also directed staff to prepare modifications to the time in which a new fee study is required to be updated, suggesting that a study only be

updated periodically, as needed. Further, Council directed staff that should the council adopt a revised schedule based on TischlerBise's revised park fee, that any parks fee collected after January 1, 2026 (consistent with Ordinance No. 5250) and the effective date of a revised fee, for which a difference in fee amount exists, that difference in fee amount be refunded to the developer. The Council was again convened in a workshop on March 30th to discuss the park fee. At that time Council provided direction to staff to advance further revisions to the park land valuation and the resulting fee, as well as provided direction in support of code changes revising the 1) the frequency for updating the fee study and 2) clarifications to the provision for fee offset specifically related to projects that had previously paid an in-lieu fee or otherwise dedicated land for open space.

The Planning Commission has authority to review and provide recommendations for text changes (not fees) to the GJMC. This request pertains to revisions of Section 21.07.070 that would result in revisions to GJMC regarding 1) the frequency for updating the fee study and 2) clarifications to the provision for fee offset specifically related to projects that had previously paid an in-lieu fee or otherwise dedicated land for open space.

BACKGROUND OR DETAILED INFORMATION:

The Grand Junction Municipal Code ("Code" or "GJMC") required the City to update its impact fee study once every five years. The City's last fee study for transportation, police, fire, parks, and municipal facilities was completed in 2019 which necessitated the need for the city to update its fee study in 2024/2025. The city contracted with TischlerBise to update its fee study for which a new fee schedule and changes to the GJMC were adopted on April 2, 2025 by Ordinance No. 5280. TischlerBise performed the fee study update, revising the methodology on numerous occasions based on staff, a council-appointed stakeholder group, and city council input. The process also included numerous workshops with the City Council and Planning Commission, community meetings, as well as a joint workshop between the City Council and the appointed stakeholder group. Information about the fee study including all fees were made available throughout the process on <https://engagegj.org/impact-fees-study>.

This effort resulted in the council adopting various revisions to the GJMC along with a new fee schedule. The adopted ordinance included revisions to the GJMC, notable removing the requirement for residential development to dedicate parkland or otherwise pay an in lieu fee. The revisions to the GJMC became effective on May 5, 2025 while the new fee schedule that included a three-year stepped implementation became effective January 1, 2026.

The city received from the Housing and Building Association of Western Colorado a request that the City reconsider the adopted parks fee, including the calculation, collection and tracking therein and to reconsider the timing for future fee study updates. In late 2025, the City received an additional request from the HBA to not collect the increase to the adopted parks fees that were scheduled to become effective on January 1, 2025. The request included postponing the implementation of a new fee schedule

until a review of the park impact fee had been completed and Council had made a decision on whether the fees should be adjusted.

The City Council held a workshop on November 3, 2025 to discuss the park fee and provided direction to staff to work on revising the methodology related to the calculation of the average cost per acre of park land. At a December 15, 2025 workshop, three options related to fee were presented, for which City Council directed staff to revise the park fee. At that time, Council also directed staff to prepare modifications to the time in which a new fee study is required to be updated, suggesting that a study only be updated periodically, as needed. Further, Council directed staff that should the council adopt a revised schedule based on TischlerBise's revised park fee, that any parks fee collected after January 1, 2026 (consistent with Ordinance No. 5250) and the effective date of a revised fee, for which a difference in fee amount exists, that difference in fee amount be refunded to the developer. The Council was again convened in a workshop on March 30th to discuss the park fee. At that time Council provided direction to staff to advance further revisions to the park land valuation and the resulting fee, as well as provided direction in support of code changes revising the 1) the frequency for updating the fee study and 2) clarifications to the provision for fee offset specifically related to projects that had previously paid an in-lieu fee or otherwise dedicated land for open space.

The Planning Commission has authority to review and provide recommendations for text changes (not fees) to the GJMC. Proposed code revisions impact Section 21.02.070 of the GJMC with the specific revisions (strikethrough and underscore) being attached for review. In summary, the revisions include the following

§21.02.070(11(i)) Review. The Code currently requires review of impact fee study every 6 years and update no less than every 8 years. The proposed revision requires review periodically; should issues be identified the city would be compelled to update the study

§21.02.070(a)(12) Impact Fee Schedule - Fire, Police, Parks and Recreation, and Transportation. Removing and replacing the fee schedule. Planning Commission does not have authority to review and recommend fees. This included in the draft ordinance for reference only.

§21.02.070(a)(5)(i)(F) Prior Conditions and/or Agreements. Proposed revisions include clarification and inclusion of fee offsets for previously paid open space dedication/in-lieu fees. It provides direction that the fee offset will be applied at time of planning clearance, the manner of calculation, and the opportunity for an applicant to request a cash payment for fee offset at discretion of city manager and subject to budgetary conditions

NOTIFICATION REQUIREMENTS

Notice was completed as required by Section 21.02.030(g). Notice of the public hearing was published on April 4, 2026, in the Grand Junction Daily Sentinel.

ANALYSIS

The criteria for review are set forth in Section 21.02.050(d) of the Zoning and Development Code, which provides that the City may approve an amendment to the text of the Code if the applicant can demonstrate evidence proving each of the following criteria:

(A) Consistency with Comprehensive Plan. The proposed Code Text Amendment is generally consistent with applicable provisions of the Comprehensive Plan.

The Comprehensive Plan provides relevant goals and strategies regarding impact fees as follows:

5. Plan for and ensure fiscally responsible delivery of City services and infrastructure. B. Cost of Growth. Periodically update impact fee study. Maintain an efficient and fair system of fees and development requirements that assess the costs and benefits of financing public facilities and services, the need for which is generated by new development, and redevelopment, assessing for: a proportional share, consistent with adopted City policy, of the cost of public improvements outside the development boundaries that is directly attributable to that development; and the full cost of all public improvements required by the development within the boundaries of that development.

1. Provide a safe and accessible network of parks, recreational amenities, open space, and trails. B. Reasonable Investment. Ensure that new development reasonably invests in maintaining capital improvements in parks and open space (impact fees).

The proposed amendment is consistent with the Comprehensive Plan's goals related to periodic study updates and maintaining an efficient and fair system of fees for new development. Staff finds this criterion has been met.

(B) Consistency with Zoning and Development Code Standards. The proposed Code Text Amendment is consistent with and does not conflict with or contradict other provisions of this Code.

The amendment is procedural in nature and does not conflict with or contradict other provisions of the code. Staff finds this criterion has been met.

(C) Specific Reasons

The proposed Code Text Amendment shall meet at least one of the following specific reasons:

a. To address trends in development or regulatory practices;

The amendment is procedural in nature and is generally reflective of common practices for fee study updates and fee offsets.

b. To expand, modify, or add requirements for development in general or to address

specific development issues;
Not applicable.

c. To add, modify or expand zone districts; or
Not applicable.

d. To clarify or modify procedures for processing development applications.
Not applicable.

Staff finds this criterion has been met.

FINDING OF FACT AND RECOMMENDATION

After reviewing the proposed amendments, the following finding of fact has been made:

In accordance with Section 21.02.050(d) of the Grand Junction Zoning and Development Code, the proposed text amendments to Title 21 are consistent with the Comprehensive Plan and the Zoning & Development Code Standards and meet at least one of the specific reasons outlined.

Therefore, Staff recommends approval of this request.

FISCAL IMPACT:

There is no fiscal impact related to this request.

SUGGESTED ACTION:

Ms. Chairman, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2025-737, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report.

Attachments

1. ORD-Impact Fee 03.27.2026
2. Ordinance 5250
3. HBA letter regarding parks acquisition fees 10.3.25
4. PRAB Letter Concerning the 2026 update to impact fees 1 16 26

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTIONS 21.02 OF THE ZONING AND DEVELOPMENT CODE (TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE) RELATED TO AND CONCERNING IMPACT FEES

Recitals

The City Council has duly considered the policy and pragmatic implications of updating and enacting land development fees and amending the Grand Junction Municipal Code (“GJMC”) regarding the same. The imposition and collection of development fees for the use and benefit of fire, police, transportation, and parks and recreation are known as and may be collectively referred to as “Impact Fees” or “Fees”.

The City Council having been duly advised and considered the matter finds that Fees are a necessary component of funding the capital costs of infrastructure required to maintain the current level of service for city residents and further finds that development should pay its proportionate share of the costs for fire, police, parks and recreation, and transportation infrastructure.

The City completed an updated Fee Study, and pursuant to law, the purpose and methodology for calculation and imposition of Fees was reviewed and confirmed. To complete the Fee Study, the City hired TischlerBise, a fiscal, economic, and planning consulting firm specializing in fiscal/economic impact analysis, impact fees, user fees, market feasibility, infrastructure financing studies, and related revenue strategies. The firm has been providing consulting services to public agencies for more than 30 years and has prepared more than 1,000 impact fee/infrastructure financing studies in that time. The Fee Study was presented to the City Council.

The Fee Study found that development creates demand on capital facilities and that the City's current Fees do not support the Council policy that development should pay a proportionate share of the capital costs of fire, police, parks and recreational, and transportation infrastructure, and that updating and adopting new Fees as described in the Fee Study would be reasonably related to the overall cost of the services or improvements to be provided by the City.

On April 5, 2025, City Council passed Ordinance No. 5250, “An ordinance amending sections 21.02 and 21.05 of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) related to and concerning impact fees, fee credits and dedications.” Ordinance No. 5250 came as the effectuation of the aforementioned Fee Study, which at the time, was required by code every five (5) years (amended to six (6) years in the same Ordinance).

Council at the November 3, 2025 workshop directed staff to review the parks impact fees based on concern the parks impact fee was imposing too high of a burden to the cost of housing. The direction to staff was to determine if those fees could be reduced.

At the December 15, 2025 workshop, TischlerBise presented Council with three additional options arrived through their methodology for calculating parks impact fees, all of which resulted in a lower parks impact fee. TischlerBise presented three variations of parks impact fees based on their methodologies: 1) Removing downtown properties from the calculation; 2) Removing

“central city” properties from the calculation; and 3) Removing the highest and three lowest value properties from the calculation. Based on discussion from Council, staff was directed to proceed with the option to remove the highest and three lowest value properties. Using this methodology, TischlerBise created a new parks fees table based on the calculations, which is adopted with this Ordinance.

Additionally, Council directed staff to refund any excess fees collected when the rates from Ordinance No. 5250 becomes effective on January 1, 2026, and when this ordinance becomes effective. The refund is the difference between the higher rates set by Ordinance No. 5250 in effect January 1, 2026, and the rates set by this Ordinance when it becomes effective. This Ordinance accomplishes that direction.

Finally, Council directed staff to amend the code regarding the period to which impact fees are required to be studied, removing the requirements that impact fees be studied at a preset number of years (set by Ordinance No 5250 at six (6) years) and requiring a study conducted by an independent consultant. This Ordinance removes the requirement that impact fees be studied every six (6) years and replaces that with a “periodic” requirement. This Ordinance also removes the requirement that an independent consultant be retained to complete the study.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION IN CONSIDERATION OF THE RECITALS, CHAPTER 21.02 OF THE GRAND JUNCTION MUNICIPAL CODE (“GJMC” OR “ZONING AND DEVELOPMENT CODE”) ARE AND SHALL BE AMENDED AS SHOWN (DELETIONS ARE IN STRIKETHROUGH AND ADDITIONS ARE UNDERLINED.)

§21.02.070(11(i)) Review. The impact fees described in this section and the administrative procedures of this section shall be reviewed periodically by the City Council ~~at least once every six years~~ to ensure that: i) the demand and cost assumptions underlying the impact fees are still valid, ii) the resulting impact fees do not exceed the actual costs of constructing capital facilities that are of the type for which the impact fees are paid and that are required to serve new impact-generating development, iii) the monies collected or to be collected in each impact account have been and are expected to be spent for capital facilities for which the impact fees were paid, and iv) the capital facilities for which the impact fees are to be used will benefit the new development paying the impact fees. During this review, should issues, as listed in (i) through (iv), above be identified, the City shall commission ~~At the direction of the City Manager,~~ a new impact fee study shall to be conducted by an independent consultant. no less than every eight years.

21.02.070(a)(12) Impact Fee Schedule - Fire, Police, Parks and Recreation, and Transportation.

Remove/Replace Table 21-02-8 Impact Fee Schedule...:

Replace with Table:

Table 21.02-8 Impact Fee Schedule Fire, Police, Parks and Recreation and Transportation

Unit Size	Development Unit	Fire	Step Increase*	Police	Step Increase*	Transportation	Step Increase*	Parks	Bi-Annual Step Increase*
		1-Jan-26		1-Jan-26		1-Jan-26		1-Jan-26	
850 or less	Dwelling	\$501	---	\$179	---	\$2,853	---	\$1,025	\$37
851 to 1,000	Dwelling	\$561	\$17	\$232	---	\$3,539	\$23	\$1,084	\$96
1,001 to 1,250	Dwelling	\$590	\$46	\$243	\$10	\$3,698	\$182	\$1,153	\$165
1,251 to 1,500	Dwelling	\$859	\$32	\$357	\$1	\$5,428	\$46	\$1,631	\$163
1,501 to 2,000	Dwelling	\$902	\$75	\$373	\$17	\$5,662	\$280	\$1,736	\$268
2,001 to 2,500	Dwelling	\$948	\$121	\$389	\$33	\$6,541	\$399	\$1,846	\$378
2,501 to 3,000	Dwelling	\$983	\$156	\$402	\$46	\$8,321	\$277	\$1,931	\$463
3,001 to 3,500	Dwelling	\$1,013	\$186	\$413	\$57	\$8,482	\$438	\$2,004	\$536
3,501 or greater	Dwelling	\$1,039	\$212	\$422	\$66	\$8,623	\$579	\$2,066	\$598
Retail/Commercial	1,000 SF	\$715	\$146	\$284	\$44	\$8,266	\$10		
Convenience Commercial	1,000 SF	\$806	\$237	\$316	\$76	\$11,443	---		
Office	1,000 SF	\$292	\$70	\$117	\$22	\$4,985	---		
Institutional/Public	1,000 SF	\$235	\$13	\$97	\$2	\$1,742	\$113		
Industrial	1,000 SF	\$98	\$21	\$39	\$6	\$1,548	---		
Warehousing	1,000 SF	\$50	\$10	\$20	\$3	\$787	---		
Hotel/Lodging	Room	\$473	---	\$166	---	\$3,676	---		
RV Park	Pad	\$160	---	\$56	---	\$1,241	---		

* One (1) step increase every six (6) months On Jan 1 and July 1 for three (3) years, Once annually (beginning Jan 1, 2027), inflation will also be added to total fee

...§21.02.070(a)(5)(i)(F) Prior Conditions and/or Agreements

Any Applicant person who prior to January 1, 2026, has agreed in writing with the City, as a condition of permit approval, to pay an impact fee shall be responsible for the payment of the impact fees under the terms of such agreement, and the payment of the impact fees may be offset against any impact fees due pursuant to the terms of this section.

- (a) Any Applicant that either dedicated open space or paid an in-lieu fee required for a development and pursuant to §21.05.030(a) of the GJMC prior to being amended by Ordinance No. 5250, will receive a fee offset per lot to be applied to the payment of a parks impact fee due for a Planning Clearance within that same development.
- (b) The fee offset per lot or multi-unit dwelling shall be calculated as the dollar value of the open space dedication, as provided in the MAI Appraisal accepted for the development, or the amount of the in-lieu fee, divided by the total number of lots or multi-unit dwellings in the development.

$$\frac{\text{Dollar value of open space dedication and/or In lieu fee}}{\text{number of lots}} = \text{Fee Offset per lot or multi-unit dwellings}$$

- (c) In substitute of applying the fee offset to existing lots or multi-unit dwellings, an Applicant may request in writing cash for the fee offset. A cash payment of the fee offset must be approved by the City Manager at their discretion and is subject to budgetary conditions.

The City Council Further authorizes the following: Any parks impact fee that is collected between January 1, 2026 and the effective date of this ordinance, shall be refunded to the Applicant in an amount which is the difference between what was paid and the fee made effective by this ordinance. The amount refunded shall be the same dollar amount as said difference, and no interest shall accrue.

The City Manager is hereby authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Ordinance.

Severability.

If any section, paragraph, clause, or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall in no manner affect any remaining provisions of this Ordinance, the intent being that the same are severable.

INTRODUCED on first reading this ____ day of April 2026 and ordered published in pamphlet form.

ADOPTED on second reading this ____ day of May 2026 and ordered published in pamphlet form.

ATTEST:

Cody Kennedy
President of the City Council

Selestina Sandoval
City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5250

AN ORDINANCE AMENDING SECTIONS 21.02 and 21.05 OF THE ZONING AND DEVELOPMENT CODE (TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE) RELATED TO AND CONCERNING IMPACT FEES, FEE CREDITS AND DEDICATIONS

Recitals

The City Council has duly considered the policy and pragmatic implications of updating and enacting land development fees and amending the Grand Junction Municipal Code ("GJMC") regarding the same. The imposition and collection of development fees for the use and benefit of fire, police, transportation, and parks and recreation are known as and may be collectively referred to as "Impact Fees" or "Fees".

The City Council having been duly advised and considered the matter finds that Fees are a necessary component of funding the capital costs of infrastructure required to maintain the current level of service for city residents and further finds that development should pay its proportionate share of the costs for fire, police, parks and recreation, and transportation infrastructure.

The City recently completed an updated Fee Study and pursuant to law the purpose and methodology for calculation and imposition of Fees was reviewed and confirmed. The Fee Study was presented to the City Council and by and with this reference is adopted and incorporated as if fully set forth.

The Fee Study found that development creates demand on capital facilities and that the City's current Fees do not support the Council policy that development should pay a proportionate share of the capital costs of fire, police, parks and recreational, and transportation infrastructure, and that updating and adopting new Fees as described in the Fee Study would be reasonably related to the overall cost of the services or improvements to be provided by the City.

The City Council further finds and determines that the resources of the City are properly allocated to maintaining and improving streets and that further resources are needed to defray the capital facilities costs related to new development.

As the body vested with the jurisdiction to review and decide Impact Fees, the City Council by and with this Ordinance does find and affirm that it is in the public interest and will benefit the health safety and welfare of the City to continue the practice of collecting Fees for development related impacts on fire, police, transportation and parks and recreation, and that there is a need to increase the amount of the Impact Fees to reflect the cost of improvements that are reasonably attributable to new development, new residents and new business activities occurring in the City.

Furthermore, the City Council finds and affirms that certain land dedications and credits, because of their relationship to the levy and collection of Impact Fees, are within its jurisdiction and authority to determine and make amendments to the GJMC concerning the same.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION IN CONSIDERATION OF THE RECITALS, CHAPTER 21.02 AND 21.05 OF THE GRAND JUNCTION MUNICIPAL CODE (“GJMC” OR “ZONING AND DEVELOPMENT CODE”) ARE AND SHALL BE AMENDED AS SHOWN (DELETIONS ARE IN STRIKETHROUGH AND ADDITIONS ARE UNDERLINED.)

§ 21.05.020(c)(1)(iv). ROW Dedication. A developer shall dedicate to the City all rights-of-way and easements needed to serve the project, consistent with adopted standards (Title 29) of the GJMC. Such dedications shall be at no cost to the City and shall not be eligible for impact fee credit(s). If a developer dedicates road or street right-of-way beyond what is needed to serve the project, or if the developer dedicates the right-of-way or easement for an Active Transportation Corridor (as described in 31.08.130 and as shown in 31.08.150, Appendix A, Figure 2), the Developer shall receive credit at fair market value for such dedication against the project’s Transportation Impact Fee. The credit shall not exceed the total Transportation Impact Fee for the project. If such a dedication or a determination regarding a fee credit is claimed to exceed constitutional standards, the owner shall inform the City Attorney who, if he/she agrees, shall ask make a recommendation to the City Council to pay a fair share of the evaluate whether to pay or not additional value of such dedication or to waive all or part of such required dedication. If a developer donates road or street right-of-way beyond what is needed to serve the project, or if the developer donates the right-of-way or easement for an Active Transportation Corridor (as described in 31.08.130 and as shown in 31.08.150, Appendix A, Figure 2), the Developer shall neither claim, nor receive credit for such donation against the project’s Transportation Impact Fee.

§ 21.05.030(a) ~~Open Space Dedication or Payment of Fee In Lieu.~~

~~(1) Applicability.~~

~~(i) The owner of any residential development, being developed in full or incrementally, of 10 or more lots or 10 or more dwelling units shall dedicate 10% of the gross acreage of the property or the equivalent of 10% of the value of the property as a fee in lieu of dedication.~~

~~(A) The Director shall decide whether to dedicate land or to pay a fee in lieu.~~

~~(B) If a land dedication is preferred by the City, the Director shall work with the applicant to determine an appropriate location on the property by considering the following:~~

~~a. The area proposed for dedication is not critical to the overall project design, as determined by the applicant. If this can be met, the land proposed for dedication shall meet some or all of the following criteria:~~

~~1. The proposed land can implement the design criteria of the PROS plan and can be maintained by the City;~~

~~2. Availability of sufficient flat surface to provide usable park or open space, or suitable open space is provided to preserve one of the following, if located on the site:~~

~~i. Unique landforms or natural areas;~~

~~ii. Fish or wildlife habitat;~~

~~iii. Cultural, historic, or archeological areas;~~

~~iv. Outdoor recreation areas; or~~

~~v. Unique vegetative areas and significant trees;~~

~~3. The area proposed for dedication is not inhibited by any easements or natural hazards that would compromise its intended purpose; and~~

~~4. The location of the dedication on the site is proximate to public access.~~

~~(ii) Private open space and/or a private recreational area(s) in any development, or an outdoor living area(s) required in a multifamily development, shall not satisfy this open space dedication requirement.~~

(2) Calculation of Fee In-Lieu.

~~(i) To calculate the fee in-lieu, the owner shall have the property appraised by a Colorado certified appraiser. The appraiser shall value the total acreage of the property notwithstanding the fact that the owner may develop or propose to develop the property in filings or phases. The applicant is responsible for all costs of the appraisal and report.~~

~~(ii) The Appraisal Report shall be in a Summary Appraisal Report form as prescribed by the most recent edition of the Uniform Standards of Professional Appraisal Practice (USPAP). The Appraisal Report shall be provided by the Applicant to the City, as a public record for the City to review, and if it accepts the Appraisal Report, determine fair market value of the property and to otherwise determine compliance with this section.~~

(3) Dedication and/or Fee Payment.

~~(i) If the land offered for dedicated has open space or recreational value, the Parks and Recreation Advisory Board shall provide a written recommendation. The City Council may accept the dedication of land so long as the land dedicated to the City~~

is at least 10% of gross acreage or is found to provide adequate public benefit. If the dedication is less than 10% of the gross acreage, the owner shall have the gross acreage appraised per GJMC § 21.05.030(a)(2) to calculate the difference in value between the land dedication and value of the gross acreage. The owner shall pay the difference in calculation to equal the value of 10% of gross acreage.

(iii) For subdivisions, the land dedication or open space fee is required and payable at the time of platting. For any other project(s), the fee is due at the time of Planning Clearance.

§ 21.05.030(b)(2). Trail Construction for Open Space Transportation Impact Fee Credit. If a required Active Transportation Corridor is constructed for any purpose other than replacing a required sidewalk (pursuant to Section 29.68.020.(f) Pedestrian Facilities), then the developer/owner may request a credit or offset for the cost of construction of the trail(s) against the project's Transportation Impact Fee open space fee in lieu in an amount not to exceed the total transportation open space fee. The amount of the credit or offset will be determined by the City using established and uniform cost for labor and materials for the specific type and width of the trail(s) constructed.

§21.02.070(5)(i)(C). Extension of Previously Issued Development Approval. If the fee payer is applying for an extension of a development approval issued prior to January 1, 2026 ~~January 1, 2020~~, the impact fees required to be paid shall be the net increase between the impact fees applicable at the time of the current permit extension application and any impact fees previously paid pursuant to this section, and shall include any impact fees established subsequent to such prior payment.

§21.02.070(5)(i)(F). Prior Conditions and/or Agreements. Any person who prior to January 1, 2026 ~~January 1, 2020~~, has agreed in writing with the City, as a condition of permit approval, to pay an impact fee shall be responsible for the payment of the impact fees under the terms of such agreement, and the payment of the impact fees may be offset against any impact fees due pursuant to the terms of this section.

§21.02.070(5)(ii)(G). Complete Development Application Approved Prior to Effective Date of Chapter. For development for which a complete application for a Planning Clearance was approved prior to January 1, 2026, ~~January 1, 2020~~; and for nonresidential and multifamily development for which a complete application was submitted prior to January 1, 2026, ~~January 1, 2020~~, so long as construction commences by January 1, 2028, ~~January 1, 2022~~, the required fees shall be those in effect at time of submittal.

§21.02.070(5)(ii)(H). Replacing Existing Residential Unit with New Unit. Reconstruction, expansion, alteration, or replacement of a previously existing residential unit that does not create any additional residential units.

§21.02.070(5)(iii)(A). Calculation of Amount of Impact Fees. Annual Adjustment of Impact Fees to Reflect Effects of Inflation. Impact fees shall be adjusted starting

January 1, 2026 and on July 1 and January 1 thereafter until July 1, 2029, starting with the amount and step(s) shown in Table 21.02-8 Impact Fee Schedule. -adjusted annually and/or biannually consistent with the impact fee study. Commencing on January 1, 2023 ~~2026~~, and on January 1st of each subsequent year, each impact fee amount set forth in the Impact Fee Schedule shall be adjusted for inflation, utilizing the following formula and as follows:

Current Fee + (Total Fee X inflation) + Step Increase = New Fee

(Total Fee and Step Increase as shown in Table 21.02-8)

§21.02.070(7)(i)(B). Establishment of Impact Fee Accounts. Impact fees shall be deposited into four ~~five~~ accounts (collectively, Impact Fee Accounts): transportation, parks and recreation, ~~capital facilities~~, fire capital facilities, and police capital facilities. ~~accounts.~~

§21.02.070(11(i)) Review. The impact fees described in this section and the administrative procedures of this section shall be reviewed by the City Council at least once every five ~~six~~ years by an independent consultant, as directed by the City Manager, to ensure that i) the demand and cost assumptions underlying the impact fees are still valid, ii) the resulting impact fees do not exceed the actual costs of constructing capital facilities that are of the type for which the impact fees are paid and that are required to serve new impact-generating development, iii) the monies collected or to be collected in each impact account have been and are expected to be spent for capital facilities for which the impact fees were paid, and iv) the capital facilities for which the impact fees are to be used will benefit the new development paying the impact fees. At the direction of the City Manager, a new impact fee study shall be conducted by an independent consultant no less than every 8 years.

21.02.070(a)(12) Impact Fee Schedule - Fire, Police, Parks and Recreation, and Transportation.

Remove/Replace Table:

Table 21.02-8: Impact Fee Schedule (2023) Fire, Police, Parks and Recreation and Transportation					
		Fire	Police	Parks and Recreation	Transportation
Single-Family					
<1,250 square feet of living area	Dwelling	\$751	\$323	\$1,333	\$3,078
1,250 to 1,649 square feet of living area	Dwelling	\$751	\$323	\$1,333	\$4,711
1,650 to 2,299 square feet of living area	Dwelling	\$751	\$323	\$1,333	\$5,377
2,300 square feet or more of living area	Dwelling	\$751	\$323	\$1,333	\$7,042
Manufactured Home in a Manufactured Housing Community	Pad	\$751	\$323	\$1,333	\$3,196
Multi-family	Dwelling	\$494	\$212	\$897	\$2,881
RV Park	Pad	\$494	\$212	—	\$3,196
Hotel/Lodging	1,000 square feet	\$517	\$218	—	\$3,972 [1]
Retail/Commercial	1,000 square feet	\$517	\$218	—	\$7,227
Convenience Commercial (Gas station/Drive Thru)	1,000 square feet	\$517	\$218	—	\$15,364
Office	1,000 square feet	\$202	\$86	—	\$5,799
Institutional/Public	1,000 square feet	\$202	\$86	—	\$1,426
Industrial	1,000 square feet	\$70	\$30	—	\$2,025
Warehousing	1,000 square feet	\$36	\$15	—	\$921

Notes:

[1] Hotel/Lodging Transportation Fee calculated per Room.

Fees will be increased annually for inflation.

Replace with Table:

Table 21.02-8 Impact Fee Schedule Fire, Police, Parks and Recreation and Transportation													
Unit Size	Development Unit	Fire			Police			Transportation			Parks		
		1-Jan-26	Step Increase	Total Fee	1-Jan-26	Step Increase	Total Fee	1-Jan-26	Step Increase	Total Fee	1-Jan-26	Step Increase	Total Fee
850 or less	Dwelling	\$501	---	\$501	\$179	---	\$179	\$2,853	---	\$2,853	\$1,078	\$90	\$1,530
851 to 1,000	Dwelling	\$561	\$17	\$648	\$232	---	\$232	\$3,539	\$23	\$3,655	\$1,153	\$165	\$1,978
1,001 to 1,250	Dwelling	\$590	\$46	\$822	\$243	\$10	\$294	\$3,698	\$182	\$4,610	\$1,241	\$253	\$2,508
1,251 to 1,500	Dwelling	\$859	\$32	\$1,016	\$357	\$1	\$364	\$5,428	\$46	\$5,658	\$1,742	\$274	\$3,110
1,501 to 2,000	Dwelling	\$902	\$75	\$1,276	\$373	\$17	\$457	\$5,662	\$280	\$7,064	\$1,873	\$405	\$3,895
2,001 to 2,500	Dwelling	\$948	\$121	\$1,550	\$389	\$33	\$555	\$6,541	\$399	\$8,534	\$2,012	\$544	\$4,731
2,501 to 3,000	Dwelling	\$983	\$156	\$1,764	\$402	\$46	\$632	\$8,321	\$277	\$9,704	\$2,121	\$653	\$5,384
3,001 to 3,500	Dwelling	\$1,013	\$186	\$1,944	\$413	\$57	\$696	\$8,482	\$438	\$10,674	\$2,213	\$745	\$5,935
3,501 or greater	Dwelling	\$1,039	\$212	\$2,098	\$422	\$66	\$751	\$8,623	\$579	\$11,517	\$2,291	\$823	\$6,404
Retail/Commercial	1,000 SF	\$715	\$146	\$1,445	\$284	\$44	\$506	\$8,266	\$10	\$8,313			
Convenience Commercial	1,000 SF	\$806	\$237	\$1,589	\$316	\$76	\$697	\$11,443	---	\$11,443			
Office	1,000 SF	\$292	\$70	\$641	\$117	\$22	\$225	\$4,985	---	\$4,985			
Institutional/Public	1,000 SF	\$235	\$13	\$297	\$97	\$2	\$104	\$1,742	\$113	\$2,307			
Industrial	1,000 SF	\$98	\$21	\$200	\$39	\$6	\$70	\$1,548	---	\$1,548			
Warehousing	1,000 SF	\$50	\$10	\$102	\$20	\$3	\$36	\$787	---	\$787			
Hotel/Lodging	Room	\$473	---	\$473	\$166	---	\$166	\$3,676	---	\$3,676			
RV Park	Pad	\$160	---	\$160	\$56	---	\$56	\$1,241	---	\$1,241			

Severability.

The officers of the City are hereby authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Ordinance.

If any section, paragraph, clause, or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall in no manner affect any remaining provisions of this Ordinance, the intent being that the same are severable.

INTRODUCED on first reading this 5th day of March 2025 and ordered published in pamphlet form.

ADOPTED on second reading this 2nd day of April 2025 and ordered published in pamphlet form.



Abram Herman
President of the City Council



ATTEST:



Selestina Sandoval
City Clerk

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5250 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 5th day of March 2025 and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 2nd day of April 2025, at which Ordinance No. 5250 was read, considered, adopted, and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 7th day of April 2025.



Deputy City Clerk

Published: March 8, 2025
Published: April 5, 2025
Effective: May 5, 2025





City Manager Mike Bennett
(delivered electronically)
October 1, 2025

RE: Parks Impact Fee and Revised Ordinance

Dear City Manager Bennett,

As you are aware, the Housing and Building Association of Western Colorado has disputed the recently enacted Parks Impact Fee as being disproportionate to the actual impact of development. Our association, with financial assistance from the Grand Junction Area Realtor Association, has engaged the services of Garfield and Hecht, P.C. attorneys at law to conduct a thorough analysis of our claim and offer a more equitable solution. Enclosed is a letter from that firm accompanied by a proposed new ordinance on impact fees and additional analysis of the Parks Impact Fee by BBC Research.

The current park and open space acquisition fees in the City study were projected to raise over \$20 million dollars in fees on housing over the next 10 years. The analysis by BBC Research does not provide a 10 year projected revenue figure, but as a percentage of the previous fee, the maximum legally defensible amount would be closer to \$6 million dollars in fees over ten years. For reference, based on information that was provided to us from the City of Grand Junction, the amount spent on park and open space acquisitions for the last 10 years was approximately \$2 million dollars. We respectfully request you consider whether implementing the maximum legally defensible fee is appropriate as it would still represent a 300% increase over what was needed for the past 10 years.

Additionally, we are proposing that the Council strike the language currently in Ordinance 5220 regarding the need for an additional formal review (Nexus Study) within eight years. The impact fees are already indexed for inflation and construction fee increases and will automatically change every year. We support the language previously proposed by staff that allows the City to review as necessary. Requiring the study is not only a significant expense for the hiring of a 3rd

party consultant, but also requires a significant amount of staff resources and valuable City Council/ planning commission time that could be otherwise prioritized under the leadership and direction of City Manager and Council.

Thank you for considering this formal request for change.

Sincerely,


Kevin Bray
President

January 15, 2026

Dear Members of the Grand Junction City Council,

As Grand Junction continues to grow, setting appropriate impact fees for new development is essential to maintaining our current level of per-capita infrastructure. Without adequate impact fees, the City faces an untenable choice: divert funds from other budget priorities or accept a gradual decline in service levels as more residents share the same resources.

However, calculating the exact amount of Grand Junction's impact fees has been a contentious subject.

The Parks and Recreation Advisory Board (PRAB) had the opportunity to weigh in on the lengthy process that concluded in the spring of 2025. At that time, we felt a good compromise was reached that was sensitive to the amount of the fee to minimize impact on affordable housing and development in general, while also ensuring the level of service in our parks system did not decline with growth. However, we read in the paper about the revisiting of the park fee in particular. Following that news, we asked staff to provide an update regarding where park impact fees stood, which we received at today's regular meeting.

The fees adopted in 2025 were the product of extensive effort: hundreds of hours of public outreach, detailed analysis by City staff, and the nationally recognized expertise of TischlerBise. That work represented our best estimate of the true cost of growth and reflected a shared community value—that tax rates should be kept as low as possible, and thus growth should pay its own way.

The importance of parks and open space is well documented. Numerous studies demonstrate their positive effects on both physical and mental health, as well as their role in supporting property values and neighborhood vitality. Parkland acquisition is often a now-or-never opportunity during an area's development. Parks are essential infrastructure and they must be funded accordingly.

After extensive discussion, PRAB voted today to approve a motion expressing:

- relief that the disparity between the impact fees adopted in 2025 and the most recent proposal was not greater; and,
- appreciation that parks and public spaces are identified as core city services in the 2025–2027 City Council Strategic Plan; and,
- concern about the precedent set by revisiting carefully considered decisions so soon after adoption; and,
- continued commitment to the appropriate use of impact fees to address the ramifications of new development in a timely fashion; and,
- so long as no further reductions are made, general support of the additional compromise described by staff from the most recent Council workshop, which reduces the fee as described in option 3.



Nancy Strippel
Chair, City of Grand Junction Parks and Recreation Advisory Board