To access the Agenda and Backup Materials electronically, go to the City of Grand Junction Website. To participate or watch the meeting virtually register for the GoToWebinar.

CITY COUNCIL AGENDA
WEDNESDAY, MAY 6, 2026
250 NORTH 5TH STREET - AUDITORIUM
5:30 PM – REGULAR MEETING

Call to Order, Pledge of Allegiance, Moment of Silence

Election of Mayor/Mayor Pro Tem

Election of Council President/Ex-Officio Mayor and Council President Pro Tem/Ex-Officio Mayor Pro Tem

Presentations

Grand Junction Housing Authority Annual Report

Proclamations

Proclaiming May 4–8, 2026 as Teacher Appreciation Week in the City of Grand Junction

Proclaiming May 11- 16, 2026 as National Police Week in the City of Grand Junction

Public Comments

Individuals may comment during this time on any item except those listed under Public Hearings on this agenda.

The public has four options to provide Public Comments: 1) in person during the meeting, 2) virtually during the meeting (registration required), 3) via phone by leaving a message at 970-244-1504 until noon on Wednesday, May 6, 2026 or 4) submitting comments online until noon on Wednesday, May 6, 2026 by completing this form. Please reference the agenda item and all comments will be forwarded to City Council.

City Manager Report

Boards and Commission Liaison 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 13, 2026, Workshop

b. Minutes of the April 15, 2026, Regular Meeting

c. Minutes of the April 15, 2026, Special Meeting Executive Session

2. Set Public Hearings

a. Legislative

i. Introduction of an Ordinance for Supplemental Appropriation and Setting Public Hearing for May 20, 2026

ii. Introduction of an Ordinance Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Final Plat Recordation, Accessory Dwelling Units, Design Standards for Multi-unit Residential Redevelopment, Landscape Substitutions, Subdivision Natural Hazards and Significant Natural Features, Signs in Public, Parks, and Open Space Districts, and Outdoor Lighting, and Setting a Public Hearing for May 20, 2026

iii. Introduction of an Ordinance Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Drive-Through Facilities and Setting a Public Hearing for May 20, 2026

b. Quasi-judicial

i. Introduction of an Ordinance Amending the Comprehensive Plan for Approximately 19.83 Acres from Industrial to Residential Low Located on Lot 2 of the Monument Vistas Subdivision at 860 21 Road and Setting a Public Hearing for May 20, 2026

ii. Introduction of an Ordinance Rezoning Approximately 19.83 Acres from Industrial Light (I-1) to Residential Low 5 (RL-5) Located on Lot 2 of the Monument Vistas Subdivision at 860 21 Road and Setting a Public Hearing for May 20, 2026

iii. Introduction of an Ordinance to Vacate the Eastern 15 Feet of 24 ¼ Road Public Right-of-Way Between Canyon View Park and 2426 G Road, and Setting a Public Hearing for May 20, 2026

iv. Introduction of an Ordinance Amending Ordinance 4991 Concerning the City - Las Colonias Development Corporation Master Lease and the Third Amendment thereto for Purposes of Amending the Description of Lease Parcel 2 for the Purpose of Facilitating the Development of Monument Business Park on Site D/E at the Las Colonias Business Park and Setting a Public Hearing for May 20, 2026

v. A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, Exercising Land Use Control, and Introducing Proposed Annexation Ordinance for the Colorado Infill LTD Annexation of 1.59 Acres, Located at 3009 D 5/8 Road, and Setting a Public Hearing for June 17, 2026

3. Continue Public Hearings

a. Legislative

i. An Ordinance Amending Section 21.02.070 of the Zoning and Development Code Related to And Concerning Development Impact Fees and Authorization to Issue Refunds of New Fee Schedule Differences Between January 1, 2026 and the Effective Date of this Ordinance ***- Continued to June 3, 2026***

4. Procurements

a. Contract to Resurface of 12 Canyon View Tennis Courts

b. Contract to Complete Final Phase of LED Lighting Conversion in City Buildings

c. Authorization of Construction Contract for Street Maintenance — Riverside Parkway Repair

5. Resolutions

a. A Resolution to Ban the Sale or Trade of Fireworks

REGULAR AGENDA

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

6. Resolutions (Public Comment Accepted)

a. Reconsideration of A Resolution Authorizing City-Owned Land to be Incorporated into the Proposed Camelback Gardens Planned Development and Outline Development Plan

7. Non-Scheduled Comments

This is the opportunity for individuals to speak to City Council about items on tonight's agenda 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 City Council

Regular Session

Item #

Meeting Date: May 6, 2026

Presented By: City Council

Department: City Council

Submitted By: Selestina Sandoval, City Clerk

Information

SUBJECT:

Election of Council President/Ex-Officio Mayor and Council President Pro Tem/Ex-Officio Mayor Pro Tem

RECOMMENDATION:

Nominate and elect a Council President/Ex-Officio Mayor and a Council President Pro Tem/Ex-Officio Mayor Pro Tem.

EXECUTIVE SUMMARY:

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.

BACKGROUND OR DETAILED INFORMATION:

Article V (President of the Council), Section 39 (Term-Duties) of the Grand Junction Municipal Charter states that "each Council, at its first regular meeting and thereafter when a vacancy occurs, shall elect from its membership a president of the council. He shall serve for a term of one year and until his successor is elected and qualified. During such term, he shall be a member of the council with the same right to speak and vote therein as any other member, but without the right of veto. He shall be recognized as the official head of the city for all ceremonial purposes, by the courts for the purpose of serving civil process, and by the governor for military purposes. In case of his absence or disability, his duties shall be performed by a president pro tempore, chosen by the council from among its own members."

Paragraph 39 specifies that the Council “elects” a president; historically, the Council

has also elected a president pro tempore on the same date. The process for those elections has been the same for president and president pro tempore with the Council generally establishing the procedure with each election. By law, secret ballots are not allowed. As such, all of the election proceedings, other than the City Clerk's written tallies, are spoken. The City Clerk will report her tallies as part of the selection process and will keep those in her records. Of course, you may, during the process, ask for assistance from the City Clerk and/or City Attorney; Nominations and seconds are required; self-nominations are allowed. Typically, a short statement is made by each member making a nomination and by the nominee when accepting a nomination. A nominee may decline a nomination and withdraw her/his name either at the time of nomination or later (but preferably before being elected). The president of the council is chosen first but Council may order the process as a majority determines. After discussion, the sitting Mayor begins the process by announcing that the nominations are open and will be entertained. At the conclusion of the nominations and seconds, a motion to close nominations should be made, seconded and voted on before the voting begins.

It may be that there are multiple nominations and multiple rounds of voting. If that happens, the nominees with the highest number of votes (without achieving a majority of four) are advanced to subsequent rounds of voting. Typically, the Council has required at least three votes to advance, but in the event of two nominees receiving two votes, a "run-off" is held between those nominees with the highest number of votes advancing to a ballot with the nominee previously receiving 3 votes.

Votes from round to round are non-binding.

The same process is used for the president and president pro tempore.

With the exception of the law specifying no secret ballots, the Council may establish the selection process as a majority prefers.

FISCAL IMPACT:

There is no direct fiscal impact.

SUGGESTED MOTION:

Nominations will be entertained by the President of the Council. Nominations that are seconded will be voted upon voice vote; no secret ballots are allowed. Detailed procedures are described above.

Attachments

None

Grand Junction City Council

Regular Session

Item #

Meeting Date:	May 6, 2026
Presented By:	Scott Aker, Chief Executive Officer Grand Junction Housing Authority, Bernie Buescher, Board Chair, Krista Ubersox, COO
Department:	Community Development
Submitted By:	Tamra Allen, Community Development Director

Information

SUBJECT:

Grand Junction Housing Authority Annual Report

RECOMMENDATION:

Presentation Only.

EXECUTIVE SUMMARY:

The Grand Junction Housing Authority will present their 2025 Annual Report.

BACKGROUND OR DETAILED INFORMATION:

The Grand Junction Housing Authority (GJHA)'s vision is "All Mesa County Residents live in safe, stable, and affordable housing allowing them to thrive within our community." GJHA has a set of guiding values for their organization including Humanity, Balance, Integrity Collaboration, and Professionalism. GJHA will share their annual report for 2025 that is also attached for review.

FISCAL IMPACT:

NA

SUGGESTED MOTION:

Presentation Only.

Attachments

1. GJHA 2025 Annual Report
2. Doors2Success 2025 Annual Report

GRAND JUNCTION
HOUSING AUTHORITY

2025 ANNUAL REPORT

GRAND JUNCTION
HOUSING AUTHORITY

Leadership Letter

Scott Aker
Chief Executive Officer

Bernie Buescher
Board Chair

2025 was a year of transformation for GJHA. We celebrated Jody Kole's remarkable career and welcomed new leadership, with Scott Aker as CEO and Krista Ubersox as COO. We navigated the most complicated new development closing since our inception, alongside new partners and welcomed new leadership in Supportive Services, Property Management, and Maintenance. All the while, we managed through challenging and uncertain times in the development and HUD arenas.

We also opened new doors to creative opportunities to catalyze new affordable housing development in a more limited role than acting as lead developer. New collaboration promises over the long run to create more housing than GJHA could create on its own. In this process, our relationships with the City of Grand Junction and Mesa County are evolving and strengthening.

We celebrate the continued success of our asset management, operations, finance, vouchers, and compliance teams. Our financial and program audits are clean and strong. Our compliance track record with federal, state and investor oversight teams is strong. This strength remains the essential foundation for GJHA to be competitive in bringing new development resources to our community. And we cannot achieve this without our community partners. Thank you all.

In 2026 we will substantially complete The Current, bringing 54 new affordable apartment homes to our community. Lease up will occur in early/mid 2027. We will continue to work toward creative solutions with our development partners, with an eye toward more GJHA-led development in 2028.

Our work remains firmly guided by our Vision, Mission and Values, to which we hold ourselves accountable and expect to be held accountable by our community partners. Thank you for your collaboration.

GRAND JUNCTION HOUSING AUTHORITY

VISION

All Mesa County residents live in safe, stable and affordable housing allowing them to thrive within our community.

MISSION

The Grand Junction Housing Authority helps people when they are most vulnerable to regain their footing, and together we strengthen the community.

Jody Kole, Former CEO

June 30, 2025, marked the end of an incredible career of service for our former CEO, Jody Kole. Jody joined the GJHA Team as Interim Executive Director on April 1, 1992, and was named the permanent Executive Director on September 11, 1992. During Jody's 33 years of service, GJHA developed more than 500 new affordable apartment homes for families and seniors, grew the Housing Choice Voucher program significantly, and established and grew a strong Supportive Services team. Jody led with steadfast conviction, always putting first the people we serve. Congratulations and thank you for a career of distinction.

Honoring Former Board Members

With deep gratitude, we said farewell to three Board Members who concluded their service in 2025. John Howe served from March 2016-November 2025, serving as Board Chair from December 2018-January 2020. Randall Reitz represented the Grand Junction City Council from May 2023-May 2025. Leora Ruzin served from November 2023-October 2025. Thank you all!

Board of Commissioners

Our Board serves the organization and the community with our deepest gratitude.

Current Board Members

- Bernie Buescher, Board Chair
- Rich Krohn, Vice Chair
- Ivan Geer, Board Member
- Laurel Lutz, City of GJ Representative
- Karen Massey, Resident Board Member
- Julie Firl, Board Member
- Jennifer Landini, Board Member

Cover Image: 2017 CoNAHRO Poster Contest 5th Grade Winner – Jaden Hollingshear (Former GJHA Tenant)

Development

The Current

The Current reached significant milestones in 2025: the closing of the partnership agreement with Red Stone and Monarch (tax credit investors); closing on the construction loan with Bank of Colorado; completion of the Division of Housing (DOH) grant agreement; and reaching carryover with CHFA, which required spending at least 10% of the project budget as determined by an independent audit.

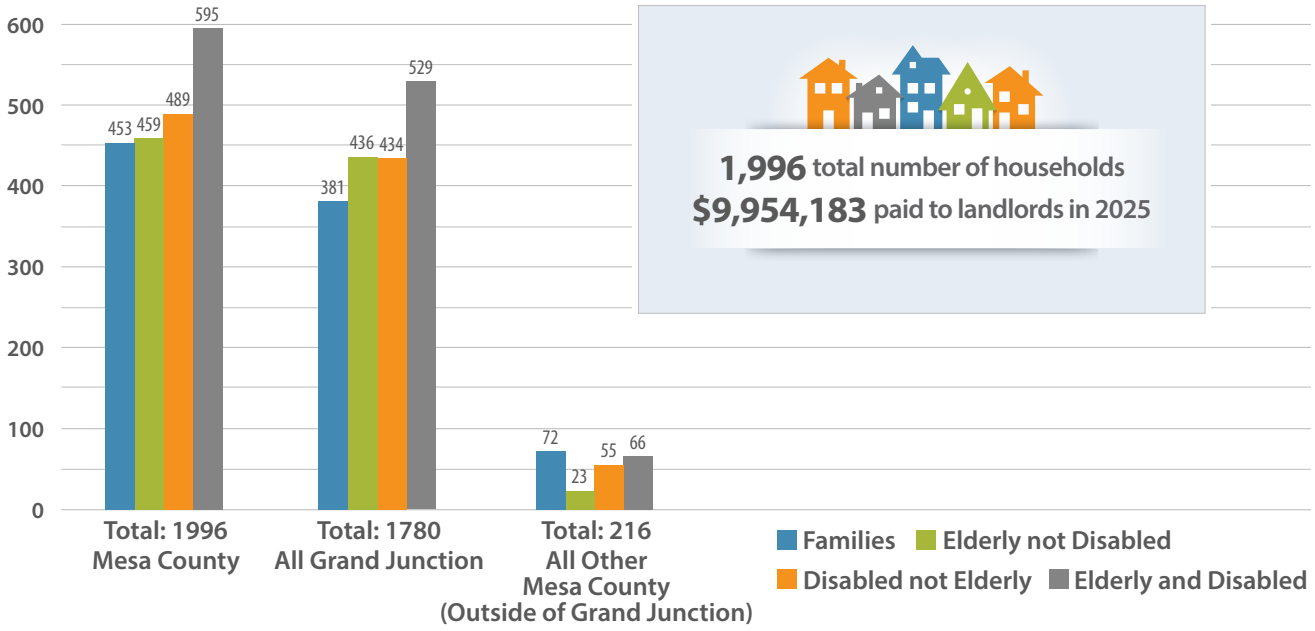
GJHA was proud to host a groundbreaking ceremony on October 30, 2025, that included representatives of CHFA, the Division of Housing, Bank of Colorado, local government and business leaders and board members and staff.

Members of the GJHA Executive Team celebrating the groundbreaking for The Current in their Halloween costumes.

Taken prior to foundation pour on December 10, 2025

Third floor framing taken April 2, 2026

Households Served by GJHA Throughout Mesa County



1,996 total number of households
$9,954,183 paid to landlords in 2025

Maintenance

Walnut Park Improvements

In 2025, GJHA completed a major interior rehabilitation project at Walnut Park Apartments. Deteriorated fixtures in both kitchens and bathrooms were removed and replaced to restore functionality, and durability. In many cases, aging electrical wiring was identified and replaced. These improvements addressed aging and worn components, ensured the units remain safe and functional for long-term occupancy. GJHA also completed a major project replacing the Walnut Park Apartment asphalt parking lots to improve the quality of life for our residents.

Opening Doors – Supportive Services

Established in 2009, Doors 2 Success is a non-profit organization committed to supporting clients of the Grand Junction Housing Authority. Through strategic collaborations with local organizations, Doors 2 Success delivers programs designed to promote housing stability. A testament to its effectiveness, 96% of participants successfully sustain stable housing. The supportive services team, which serves GJHA families and older adults, is central to this success, offering personalized service and care coordination, mentorship, and crucial access to community resources that address key social determinants of health.

DOORS 2 SUCCESS

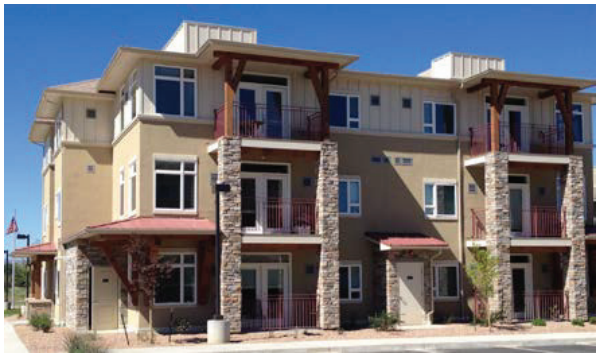
Learn More

Family Self Sufficiency

Bridgette came into the Family Self Sufficiency Program as a formerly homeless single mother of three. Once her family had stable housing, her kids started thriving, and she committed to building something lasting. Over five years in the program, she learned to manage her finances with intention, paid off her car loan, and grew her income steadily. Every raise meant more escrow savings. By graduation, she had accumulated more than $33,000 in savings. Bridgette has opened a new savings account and is working towards homeownership. Her kids are growing up in a stable home and seeing what's possible. Her oldest son is graduating high school a year early and the stability from the FSS program has been life changing.

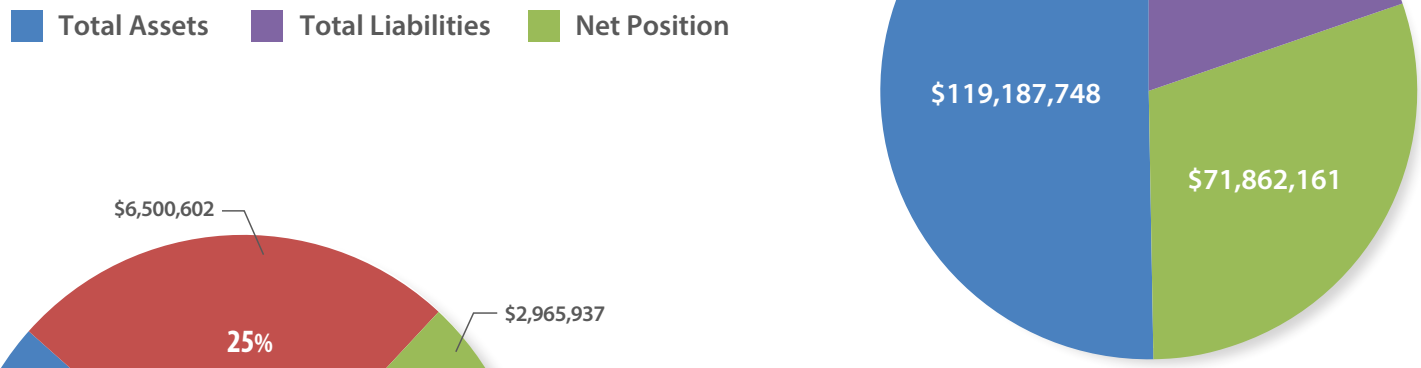
Property Management

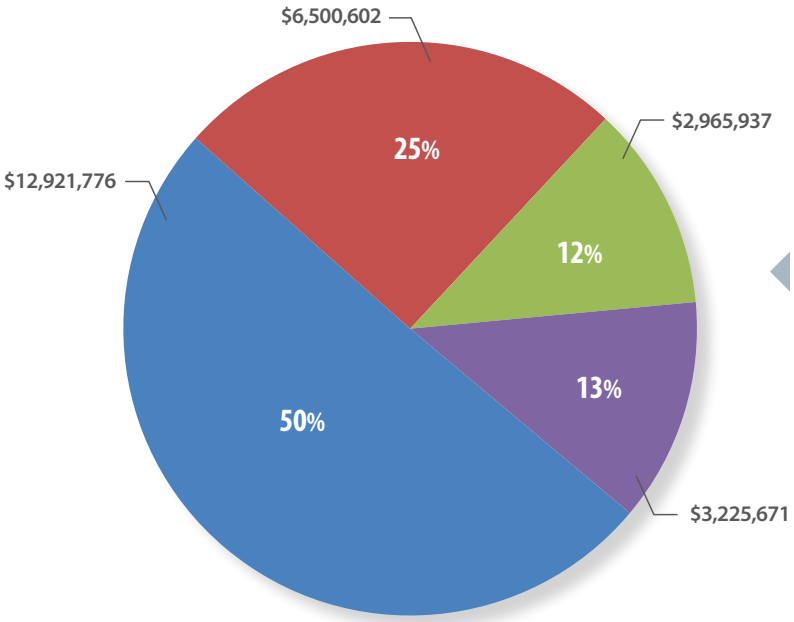
Val first applied to be on GJHA's waitlist in September 2022 and was contacted in October 2025 for a unit at one of our properties. Within weeks, she was approved and moved into her new home. While this timeline may seem routine, her journey was anything but. At the time, Val, a disabled senior, was living with her long-time spouse. In April 2025, he passed away, leaving her without her partner, half of her income, and ultimately her home. She relocated to Utah to live with her son, only to lose him too shortly after. Returning to Grand Junction, Val secured a rental, paying nearly 80% of her income in rent. When asked how she was managing, she quietly said, "Oh, I get by." With staff support and a community grant, she bridged the gap for her security deposit. Within two weeks, she moved back into stable housing with GJHA, now paying just 30% of her income. Val's story is a powerful example of resilience, she simply needed the opportunity that stable, affordable housing provides.



GJHA underwent ten audits at the State of Colorado and Federal levels, with all ten resulting in successful outcomes

GJHA 2025 Consolidated Balance Sheet



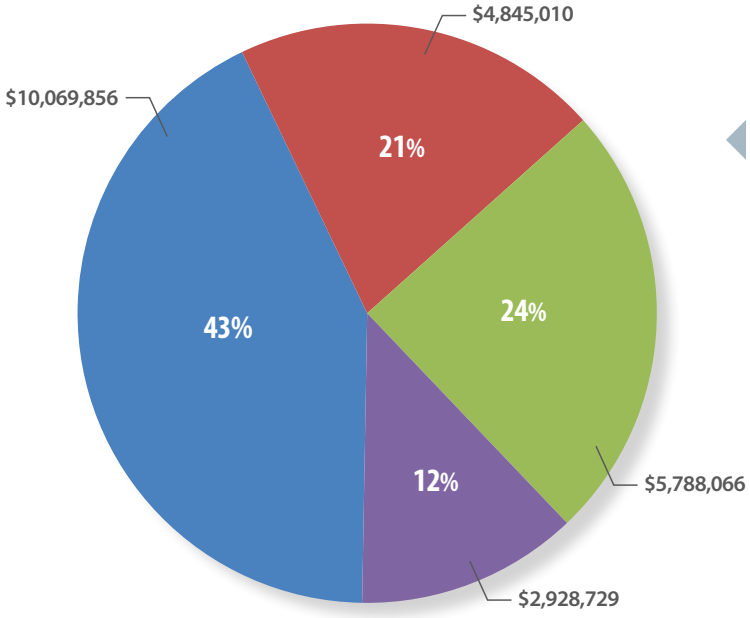


GJHA 2025 Consolidated Revenues

$25,613,985 Total

51% of revenues are derived from the State of Colorado and HUD. The remainder is derived from rents and other sources, not local taxes.

- Housing Assistance & Administrative Income
- Tenant Paid Rent
- Other Income - Laundry, Management fee, Misc. tenant charges, Insurance reimbursement, etc…
- Grant Income



GJHA 2025 Consolidated Expenses

$23,631,661 Total

Housing assistance payments are paid to landlords and go directly into the local economy. These payments comprise nearly half of all expenditures.

- Housing Assistance Payments
- Compensation
- Operating Costs
- Development of The Current

HUMANITY • BALANCE • INTEGRITY • PROFESSIONALISM • COLLABORATION

Forecast for 2026

- Continued Construction of The Current
- Capital Improvements at multiple properties
- Collaboration at the Salt Flats and other possible locations

GRAND JUNCTION
HOUSING AUTHORITY

8 Foresight Circle | Grand Junction, CO 81505
(970) 245-0388 | gjha.org
(TTY) Dial 711 or 1(800) 842-9710

The Grand Junction Housing Authority does not discriminate based on race, color, sex, national origin, family status, age, religion, or disability in compliance with the Fair Housing Act, Title VI of the Civil Rights Act of 1964, and Section 504 of the Rehabilitation Act of 1973.

DOORS 2 SUCCESS 2025

Our mission. *Doors 2 Success empowers participants of Grand Junction Housing Authority programs, in partnership with community organizations, by promoting stable housing through supportive services tailored to individual and household needs.*

The Big Picture

Welcome to our 2025 Annual Report. Join us as we look back on who we've served and why it matters.

Housing instability in Mesa County is not a distant problem. In 2022, 44% of renter households were cost-burdened—spending a third or more of their income on housing—and nearly 30% were spending more than half. By 2024, the median market-rate rent in Grand Junction had reached $1,500 a month, well above what most renters can afford. Nearly 3,000 households, close to 6,000 individuals, are currently on the waitlist for a housing voucher.

The need is expanding. Adults 65 and older are the county's fastest-growing age group, up 17% since 2010, with more increases projected. As more older adults age on fixed incomes, the demand for services that help them live independently will only rise.

Affordable housing is only part of the equation. Keeping it requires support.

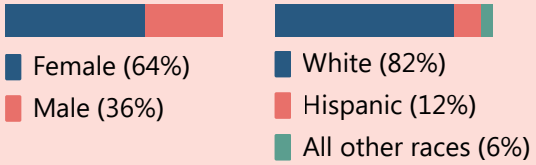
Service-Care Coordination helps older adults navigate benefits, healthcare, housing paperwork, and daily challenges of independent living, so stable housing stays stable.

Family Self-Sufficiency guides families through a five-year path of income growth, skill building, and escrow savings, so housing becomes a launchpad, not a lifeline.

Emergency Assistance provides up to $300 to meet an urgent need, so a setback doesn't become a loss of housing.

Our Impact in 2025

96% of families and older adults served **maintained stable housing and were successful** in their pursuit of other program-specific objectives



800+	42	59%	96%
older adults served	families served	participants with disabilities	household incomes at or below 50% AMI*

Sources: Grand Valley Housing Needs Assessment, Root Policy Research, 2021; Grand Junction Housing Strategy Update, Root Policy Research, 2024.

**50% Area Median Income (AMI) for a three-person household in Mesa County (2025) is $45,900.*

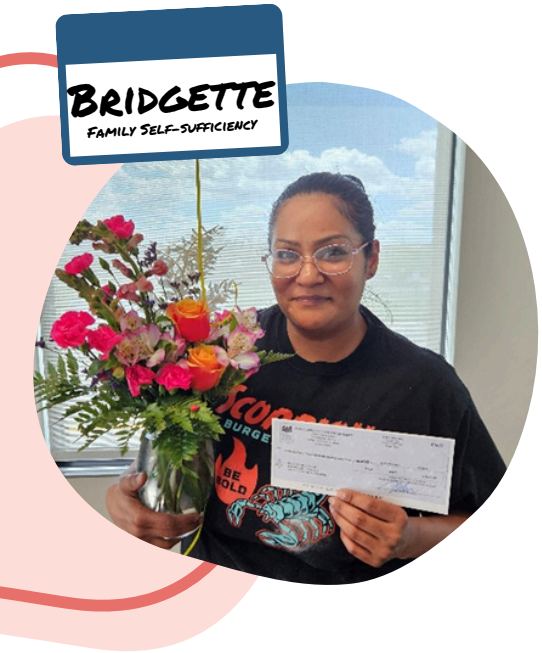
Stories of Stability

*Numbers tell part of the story. The people behind them tell the rest.**

After years of homelessness and transitional housing, Paul finally had a voucher and a first-floor apartment. But independent living—utilities, change of address, the expectations of apartment life—was unfamiliar territory.

A Service-Care Coordinator helped him get utilities in his name, completed his address change, and walked him through the basics. Because Paul's income is limited, the coordinator also connected him with utility assistance so the financial shift didn't send him into crisis before he found his footing.

Paul is settled, and he knows he has someone to call. That support has made the difference between anxiety and confidence.



Bridgette came into the Family Self-Sufficiency program as a formerly homeless single mother of three. Once her family had stable housing, her kids started thriving and she committed to building something lasting.

Over five years, she learned to manage her finances with intention, paid off her car loan, and grew her income steadily. Every raise meant more escrow. By graduation, she had accumulated more than $30,000 in savings.

Bridgette has opened a savings account and is working toward homeownership. And her oldest son—who grew up watching his mom set goals and meet them—is graduating high school a year early. **Stable housing didn't just change Bridgette's life. It changed what her kids believe is possible for their own.**

Laura is a senior managing multiple health challenges. Her second-floor apartment had become a safety concern—and her Medicaid coverage had lapsed, cutting off access to medications she needed.

Her Service Care Coordinator helped her apply for a first-floor transfer, guided her through every step of the process, and followed up on her Medicaid reinstatement until it went through. Along the way, she also helped Laura apply for energy assistance and set up a new bank account after a financial scam.

Laura is in her new apartment, walking her dog in the courtyard, and getting to her appointments. Her medications are covered. What looked like overlapping crises each had a solution.

**Some names have been changed to protect client privacy.*

Partnership in Action

Each story, person, and data point represents belief in and support of this work. To all, we extend our gratitude.

176
volunteer hours logged

48
wellness clinics offered by Colorado Mesa University (CMU) partners

480
food boxes provided through Food Bank of the Rockies

26
families received Emergency Assistance

In late October, a federal government shutdown threatened to delay November SNAP benefits and the Doors 2 Success team acted immediately. Nearly every Family Self-Sufficiency family depends on SNAP. They weren't going to wait.

Staff, GJHA board members, and Doors 2 Success board members rallied together and launched a social media campaign to bring in the broader community. In a short window, $2,600 was raised—enough for complete Thanksgiving dinner ingredients for all 20 families, plus a holiday pizza party in December.

Follow us on Facebook to stay connected and find out how you can help when it matters most.

Thank You to Our Funding Partners

Alpine Bank • Amy Carmichael • ANB Bank • Anonymous • Anshutz Family Foundation • Ashleigh O'Leary Bank of Colorado • Bernie Buescher • Chad Titmus • CHFA Direct Effect • Chris Mueller & Elizabeth Inskeep David Nelson • El Pomar Foundation • Glacier Bank • Grand Valley Bank • Horizon Sunrise Rotary Club Jill Norris • Krista Ubersox • Kristi Redlinger • Laurel Cole • Michaelle Smith • Michelle Mazur NorVik Res LLC • Pam Francil • Red Compass Realty—Theresa Yoder • Rocky Mountain Health Foundation Sarah Jean Casey • SCL Health • Scott Aker • SGM • Sheila Brubacher • Shelley & Michael Flesher Thad Respet & Shannon Keel • Timberline Bank • United Way of Mesa County • Valerie Ellsworth Western Colorado Community Foundation—the Mary Beth & Bernie Buescher Charitable Giving Fund and the Mike and Kay Ferris Family Grant

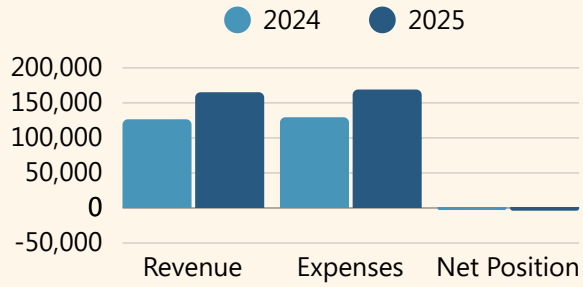
Thank You to Our Board Members

100% of whom give each year!

Chad Titmus • Chris Mueller • David Nelson • Elyse Parker • Kristi Redlinger • Pam Francil Sarah Jean Casey • Shannon Keel • Shelley Flesher • Sheryl Violet • Theresa Yoder • Yadira Manilla

Behind the Scenes

Strong roots. New leadership. Continued commitment.



Year-to-Year Comparison (2024-2025)

2025 Revenues

- Individual and business donations (36%)
- Grants (29%)
- In-kind contributions (16%)
- Bank donations (10%)
- Other (9%)

2025 Expenses

- Client assistance and supports (86%)
- Professional fees (7%)
- Administrative (7%)

85%

of every dollar donated went **directly to serve clients**

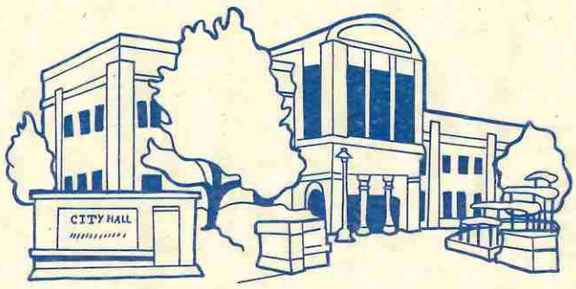
When Scott Aker was promoted to CEO of the Grand Junction Housing Authority in 2025, I was honored to step into the Executive Director role at Doors 2 Success. I bring 18 years of experience at the Housing Authority and a close understanding of both this community's needs and the programs that serve them.

This year brought both challenge and celebration. The loss of our Family Resource Program was significant, and we are finding other paths forward for the families it served. At the same time, five families graduated from the Family Self-Sufficiency Program. Each walked away with greater financial independence and a stronger foundation for what comes next.

I am committed to strengthening the partnerships and systems that allow our team to do their best work—and to ensuring that Doors 2 Success remains responsive, resilient, and centered on the people who count on us.

None of this happens without you.
Thank you for being part of this work.

Holly Webster, *Executive Director*
doors2success.org • *doors2success@gjha.org*



City of Grand Junction, State of Colorado

Proclamation

Whereas, Mesa County Valley School District 51 employs 3,462 teachers and staff, and currently serves 19,430 students in 40 schools throughout the Grand Valley; and

Whereas, teachers work hard in schools throughout the nation every day to provide a safe, high quality, and stable learning environment for children; and

Whereas, our future is written in schools across our country, and we know a student's circumstances do not dictate his or her potential; and

Whereas, having an effective teacher is the most important in-school factor for student success by providing them with opportunities to develop skills for the fulfillment of achievable goals in life and in work, which strengthens our economy and society as a whole; and

Whereas, teachers often do not receive the pay or praise they deserve for dedicating their lives to educating the children of our community; and

Whereas, teachers should be accorded in high public esteem, reflecting the value placed on their skills and abilities, and the importance of public education.

NOW, THEREFORE, I, Cody Kennedy, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim the week of May 4 – 8, 2026 as

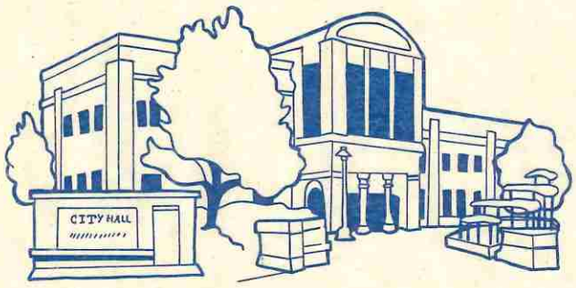
"Teacher Appreciation Week"

in the City of Grand Junction and call upon all members of our community to express their appreciation for the educators who engage, equip, and empower our learning community today for a limitless tomorrow.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 6th day of May, 2026.

Cody Kennedy

Mayor



City of Grand Junction, State of Colorado

Proclamation

Whereas, there are more than 750,000 law enforcement officers serving in communities across the United States, including the dedicated members of our local law enforcement agencies, to include the Mesa County Sheriff's Office, the Grand Junction Police Department, the Palisade Police Department, the Fruita Police Department, Collbran Marshal's Office, De Beque Marshal's Office, and the Colorado State Patrol; and

Whereas, approximately 60,000 assaults against law enforcement officers are reported on average each year, resulting in more than 17,000 injuries; and

Whereas, since the first recorded death in 1786, more than 27,000 law enforcement officers in the United States have made the ultimate sacrifice and been killed in the line of duty, including five from local law enforcement agencies: Mesa County Sheriff Deputy Edward Innes was killed on September 27, 1906, during an inmate jail escape, Colorado State Patrol Sergeant Wesley Rosette was killed in a crash on January 31, 1951, Fruita Police Department Acting Chief Dan Dalley was killed in a motorcycle crash in June 2001, Deputy Derek Geer, of the Mesa County Sheriff's Office, died after being shot by an armed suspect in February of 2016, and Sergeant Wayne Weyler lost his battle to COVID-19 in December of 2021; and

Whereas, the names of these dedicated public servants are engraved on the walls of the National Law Enforcement Officers Memorial in Washington, D.C.; and

Whereas, 111 officers were killed in the line of duty in 2025; and

Whereas, May 15 is designated as Peace Officers Memorial Day and the week of May 11 through May 16, 2026, is National Police Week.

NOW, THEREFORE, I, Cody Kennedy, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim May 11 - 16, 2026 as

"National Police Week"

in the City of Grand Junction, and publicly salute the service of law enforcement officers in our community and in communities across the nation.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 6th day of May, 2026.

Cody Kennedy

Mayor

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
APRIL 13, 2026

Meeting Convened: 5:30 p.m. The meeting was in-person at the Fire Department Training Room, 625 Ute Avenue, and live-streamed via GoTo Webinar.

City Councilmembers Present: Councilmembers Robert Ballard (virtual), Scott Beilfuss, Laurel Lutz, Jason Nguyen, Anna Stout, Ben Van Dyke, and Mayor Cody Kennedy.

Staff present: City Manager Mike Bennett, Interim City Attorney Jeremiah Boies, Deputy City Manager Kimberly Bullen, Chief Financial Officer Jay Valentine, Community Development Director Tamra Allen, Principal Planner Daniella Acosta Stine, Transportation and Engineering Director Trent Prall, Deputy City Clerk Krystle Koehler, and City Clerk Selestina Sandoval.

1. **Discussion Topics**

    a. **Discussion Of Resolution 13-26, A Resolution Approving the Inclusion of Adjacent City-Owned Open Space Within the Camelback Gardens Planned Development and Outline Development Plan**

At the February 4, 2026, City Council Meeting Resolution 13-26 was approved. The Resolution approved the incorporation of approximately 15 acres of city-owned land to be incorporated into the proposed Camelback Gardens Planned Development and Outline Development Plan. At the March 18th meeting, the City Council tabled the consideration of the Camelback Gardens PD and ODP, until such time as the Council could further discuss Resolution 13-26.

Overview:

- Staff provided the background on the adopted Resolution No. 13-26 allowing adjacent city-owned open space to be counted toward development density within the Camelback Gardens Planned Development.
- The discussion was intentionally limited in scope due to the potential for a future quasi-judicial hearing.
- Council acknowledged the unique nature of the area, including mixed jurisdiction history (city/county) and varied development densities.
- Staff will place this item on an upcoming council agenda for formal reconsideration where public comment will be accepted.

    b. **Air Race X Event**

The City of Grand Junction has been approached by Air Race X, an international racing series, to be a host city for an Air Race X event in 2027.

Overview:

- Proposal to host Air Race X, a relaunch of the former Red Bull Air Race series.

OpenAI. (2025). *ChatGPT* [Large language model]. https://chatgpt.com

- Event includes:
    - Live timed air races at the airport (smaller footprint than air shows)
    - Digital/augmented components
    - Business/tech conference elements attracting executives and sponsors
- Positioned as a high-profile, F1-style global event with tourism and branding potential.
- Potential economic benefits:
    - Increased tourism and visibility
    - Attraction of corporate and aviation-related investment
    - Long-term event recruitment opportunities
- Financial request:
    - ~$20,000 upfront commitment to secure event
    - Up to $1.2 million City investment
    - City retains revenue up to ~$1.5 million, then transitions to revenue-sharing
- Revenue sources include sponsorships, ticketing, and partnerships.
- Council concerns:
    - Upfront public investment and financial risk
    - Uncertainty due to relaunch status (limited U.S. data)
    - Potential additional City costs (public safety, operations, logistics)
    - Risk of event disruption (e.g., weather)
- Additional considerations:
    - Strong support from airport and local partners
    - Potential for multi-year hosting opportunity
    - Compressed timeline for decision-making
- Council gave direction for staff to vet the event and bring back within 30 days

c. Resolution Authorizing the Mayor to Sign a Letter of Support Establishing a Regional Transportation Management Organization/Association (TMO/A) within the Mesa County Regional Transportation Planning Office to Reduce Ramp Trips on the Proposed New I-70 Interchange at 29 Road

Colorado Department of Transportation approval of the I-70/29 Road interchange requires the City and County to commit to Transportation Demand Management (TDM) strategies that complement planned infrastructure improvements, including bicycle and pedestrian facilities and a park-and-ride component. A central component of this effort is the potential creation of a Transportation Management Organization/Association (TMO/A) within the Regional Transportation Planning Office (RTPO). The TMO/A would coordinate trip-reduction initiatives such as employer partnerships, ridesharing, school pool programs, micro transit, and community outreach. The proposed letter confirms the City and County's support of the establishment of a TMO/A should the interchange advance to construction.

Overview:
Staff presented strategies tied to Transportation Demand Management (TDM) for the proposed I-70 interchange.

OpenAI. (2025). *ChatGPT* [Large language model]. https://chatgpt.com

- Key strategies discussed:
  - Formation of a regional TMO/TMA (likely through the RTPO rather than a new entity)
  - Rideshare and carpool programs
  - Park-and-ride facilities and bike/pedestrian infrastructure (already included in design)
  - School-related transportation programs
- Goal: Reduce traffic on interchange ramps (~230 trips/hour target) through alternative transportation strategies.
- Mesa County has expressed support for the proposed strategies.
- Council discussed implementation approach and emphasized efficiency.

d. Boards & Commissions Assignments/Mayor/Mayor Pro Tem

Annually, the City Council reviews and determines who will represent the City Council on various boards, committees, commissions, authorities, and organizations, as well as who will serve as President of the City Council (Mayor) and President Pro Tem (Mayor Pro Tem). This is for discussion of the City Council prior to any possible formal action in a regular meeting in May.

Overview:

- Council discussed:
  - Timing and structure of upcoming appointments
  - Maintaining the standard election/appointment cycle, with a short-term adjustment to align terms in 2027
- Emphasis on:
  - Clear public communication about term adjustments
  - Ensuring coverage for board liaisons during transition periods
- Final assignments to be formalized at the 2nd council meeting in May.

2. Council Communication

Items Discussed:

- An invitation was extended for Councilmembers to attend the Homeless Coalition meetings.
- A request was made to revisit the Whitman Park topic.

3. Next Workshop Topics

Planned items include:

- Community Survey
- Camping Ordinance
- Redevelopment area incentives (expiration and continuation)
- Multimodal transportation concepts (7th & 9th Streets)

OpenAI. (2025). *ChatGPT* [Large language model]. https://chatgpt.com

- Orchard Mesa Pool

4. Other Business

- The interview committee for the Parks & Recreation Advisory Board shared their choices for the board.
- The City Manager gave Council a heads up on the potential ban on the sale of fireworks.

5. Adjournment

There being no further business, the workshop was adjourned at 8:33 p.m.

OpenAI. (2025). *ChatGPT* [Large language model]. https://chatgpt.com

Grand Junction City Council

Minutes of the Regular Meeting

April 15, 2026

Call to Order, Pledge of Allegiance, Moment of Silence

The City Council of the City of Grand Junction convened into regular session on the 15th day of April, at 5:40 p.m. Those present were Councilmembers Robert Ballard, (virtual) Scott Beilfuss, Laurel Lutz, Jason Nguyen, Anna Stout, Ben Van Dyke, and Council President Cody Kennedy.

Also present were City Manager Mike Bennett, Interim City Attorney Jeremiah Boies, Utilities Director Randi Kim, Chief Financial Officer Jay Valentine, Deputy City Manager Kimberly Bullen, General Services Director Jerod Timothy, City Clerk Selestina Sandoval, and Deputy City Clerk Krystle Koehler.

Council President Kennedy called the meeting to order and led the audience in the Pledge of Allegiance, followed by a moment of silence.

Proclamations

Proclaiming April 25, 2025 as Arbor Day in the City of Grand Junction

Councilmember Stout read the proclamation, and Forestry Board Vice Chair Kamie Long accepted it.

Appointments

To the Parks and Recreation Advisory Board

Councilmember Stout moved, and Councilmember Nguyen seconded to reappoint Bill Findlay, Nancy Strippel and Bryon Wiehe to the Parks and Recreation Advisory Board for full terms expiring June 30, 2029, and to appoint Cayman Haltiner for a partial term expiring June 30, 2027. Motion carried by a unanimous voice vote.

Public Comments

Public comments were heard from Theresa Cambron, Maryann Taigman, Charles Lerr, Raigan Long, Dennis Simpson, and Ed Kowalski.

City Manager Report

City Manager Mike Bennett provided a brief update on the March sales tax revenue. He also highlighted three upcoming city engagement opportunities: Southwest Arbor Fest

on Saturday, April 25, from 9:00 to 11:00 a.m., which will include a community conversation, the “Meet You There” engagement on May 1, where Mayor Pro Tem Laurel Lutz will be at the Community Food Bank, and a Town Hall with City Council and city leadership on May 11, from 5:30 to 7:30 p.m., at Grand Junction High School Auditorium, located at 1400 North 5th Street. Lastly, he recognized Utilities Director Randi Kim, who attended her final City Council meeting as she prepares for retirement, and shared a few words in appreciation of her service.

Boards and Commission Liaison Reports

Councilmember Beilfuss reported that he participated in a panel discussion with the Next 50 group, which focuses on issues affecting aging populations in Colorado.

Councilmember Lutz shared an update from Visit Grand Junction, and the Grand Junction Housing Authority.

Councilmember Stout reported on the Colorado Municipal League (CML).

Council President Kennedy gave an update on the Grand Junction Economic Partnership.

CONSENT AGENDA

1. Approval of Minutes

a. Summary of the March 30, 2026, Workshop

b. Minutes of the March 30, 2026, Special Meeting Executive Session

c. Minutes of the April 1, 2026, Regular Meeting

2. Set Public Hearings

a. Quasi-judicial

i. Introduction of an Ordinance Amending Section 21.02.070 of the Zoning and Development Code Related to And Concerning Development Impact Fees and Authorization to Issue Refunds of New Fee Schedule Differences Between January 1, 2026 and the Effective Date of this Ordinance, and Setting a Public Hearing for May 6, 2026

3. Agreements

a. Agreement for Mesa County Clifton Community Campus Field Reservations Scheduling

4. Procurements

a. Authorize the Contract to Provide and Install Fitness Equipment at the Community Recreation Center (CRC)

b. Authorization for Two Contracts for On-Demand Traffic Control Services with Ultra Traffic Management, LLC and Traffic Control Specialists, LLC

c. Authorize Contract: Water Treatment Plant South Tank Interior Recoating

5. Resolutions

a. A Resolution Amending Resolution No's. 37-22, 56-23 and 59-23 Amending Various Fees and Charges Relating to Title 5 Chapter 13 of the Grand Junction Municipal Code Pertaining to Cannabis Business Licenses

b. A Resolution to Appoint a Hearing Officer for Cannabis Licensing

c. A Resolution Authorizing the City Manager to Submit a Grant Request to the US Department of Justice (DOJ) FY25 Edward Byrne Memorial Justice Assistance Grant (JAG) Program

d. A Resolution Authorizing the Mayor to Sign Amendment #1 to the Memorandum of Understanding with Mesa County and School District #51 for the Design and Construction of 22 1/2 Road and Greenbelt Drive Sidewalk and Drainage Improvements

Councilmember Lutz moved, and Councilmember Nguyen seconded to adopt Consent Agenda Item #1-5. Excluding Item 4.c. Motion carried by a unanimous voice vote.

REGULAR AGENDA

4.c. Authorize Contract: Water Treatment Plant South Tank Interior Recoating

This item is to award a construction contract for the Water Treatment Plant South Tank Interior Recoating project. The City has procured plans and chosen a bidder for this project. The scope of work for the project includes all material, equipment and labor to recoat the interior of the tank, and to perform two add alternate maintenance tasks: (1) replace the outlet nozzle and (2) seal the exterior joint of the wall and floor plates.

Chief Financial Officer Jay Valentine and Utilities Director Randi Kim gave a brief presentation and were available to answer questions from council.

Comments were heard from Councilmember Beilfuss, Stout, Ballard, Van Dyke and Council President Kennedy.

The public comment opened at 6:32 p.m.

Public comments were heard from Whitman Robinson and Aaron DeRose.

The public comment closed at 6:39 p.m.

Councilmember Stout moved, and Councilmember Lutz seconded to table consent agenda item 4.c. authorize contract, water treatment plant south tank interior recoating for the opportunity for Council to receive legal advice. Motion carried by a unanimous voice vote.

Council took a short break at 6:39 p.m.

Council resumed at 6:49 p.m.

6.a. Award of Construction Contract for Material Recovery Facility Modifications Phase 1 to KR Construction Group, INC.

The City of Grand Junction is advancing Phase 1 of the Materials Recovery Facility (MRF) Re-Purpose and Construction Project located at 365 32 Road. This phase includes critical building modifications necessary to prepare the existing facility for installation of processing equipment and future recycling operations. Improvements include structural modifications, demolition, concrete work, and upgrades to mechanical, electrical, plumbing, and fire suppression systems. This project is a key step in the City's long-term strategy to enhance recycling operations, improve efficiency, and support a more sustainable materials management system. Due to the complexity of retrofitting an existing structure and the need to maintain an accelerated schedule, timely completion of Phase 1 is essential to support overall project delivery and future facility operations.

General Services Director Jerod Timothy and Chief Financial Officer Jay Valentine gave a brief presentation and were available to answer questions from council.

Comments were heard from Councilmember Stout and Beilfuss.

Councilmember Stout moved, and Councilmember Lutz seconded to authorize the City Manager to enter a construction contract with KR Construction Group Inc. for the

Materials Recovery Facility Phase 1 – Building Modifications project in the amount of $4,281,380.00. Motion carried by a unanimous voice vote

7. Non-Scheduled Comments

There were none.

8. Other Business

There was none.

9. Adjournment

The meeting adjourned at 7:10 p.m.

_____

Selestina Sandoval, MMC

City Clerk

GRAND JUNCTION CITY COUNCIL
MINUTES OF THE SPECIAL MEETING EXECUTIVE SESSION

City Hall Administration Conference Room
April 15, 2026

Call to Order

Council President Kennedy called the Special Meeting of the Grand Junction City Council to order at 4:30 p.m. on the 15th day of April 2026.

Councilmembers Robert Ballard, (virtual), Scott Beilfuss, Laurel Lutz, Jason Nguyen, Anna Stout, Ben Van Dyke, and Council President Cody Kennedy were present.

Interim City Attorney Jeremiah Boies, City Manager Mike Bennett, Deputy City Manager Kimberly Bullen, Parks and Recreation Director Ken Sherbenou, Communications Engagement Manager Kelsey Coleman and Chief Financial Officer Jay Valentine.

Executive Session

Councilmember Lutz moved, and Councilmember Nguyen seconded to convene into ***EXECUTIVE SESSION TO DISCUSS MATTERS THAT MAY BE SUBJECT TO NEGOTIATIONS, DEVELOPING STRATEGY FOR NEGOTIATIONS, AND/OR INSTRUCTING NEGOTIATORS PURSUANT TO C.R.S. SECTIONS 24-6-402 (4)(e)(I) AND 24-6-402 (4)(a) OF COLORADO'S OPEN MEETINGS LAW RELATIVE TO A POSSIBLE TRANSFER OF REAL PROPERTY LOCATED AT 2736 UNAWEEP AVE, GRAND JUNCTION, COLORADO.***

It was a unanimous 7-0 vote to convene in Executive Session for the stated purpose.

Upon completion of the Executive Session, Councilmember Nguyen moved, and Councilmember Van Dyke seconded to adjourn the Executive Session. The motion carried 7-0.

The Special Meeting was reconvened at 5:29 p.m.

Adjournment

There being no further business, the meeting adjourned at 5:30 p.m.

_____

Selestina Sandoval, MMC

City Clerk

Grand Junction City Council

Regular Session

Item #2.a.i.

Meeting Date: May 6, 2026

Presented By: Jay Valentine, Chief Financial Officer

Department: Finance

Submitted By: Jay Valentine Chief Financial Officer

Information

SUBJECT:

Introduction of an Ordinance for Supplemental Appropriation and Setting Public Hearing for May 20, 2026

RECOMMENDATION:

Introduction of an Ordinance for Supplemental Appropriation and Setting Public Hearing for May 20, 2026.

EXECUTIVE SUMMARY:

The budget is adopted by City Council through an appropriation ordinance to authorize spending at a fund level based on the line item budget. Supplemental appropriations are also adopted by ordinance and are required when the adopted budget is increased to re-appropriate funds for capital projects that began in one year and need to be carried forward to the current year to complete. Supplemental appropriations are also required to approve new projects or expenditures.

This supplemental appropriation is predominantly for the carry-forward of capital projects and affordable housing initiatives. New spending authorization is required to spend grant funding and other outside revenues not anticipated in the original 2026 budget. A detailed listing per fund is included.

BACKGROUND OR DETAILED INFORMATION:

General Fund
The General Fund requires a total supplemental appropriation of $3,750,244.

The majority of this, $3.5 million, is for affordable housing initiatives. Some of these initiatives were previously budgeted within the Sales Tax Capital Improvement Fund,

any unspent funds are being transferred to be expended out of the General Fund in order to consolidate the management of all housing initiatives within the Housing Divisions operation. These include previously Council authorized initiatives for the Grand Junction Housing Authority's The Current project, Aspire Liberty Apartments, and grant match of $125,000 for the Accessory Dwelling Unit program which also received a $325,000 Department of Local Affairs Grant.

Also included in the requested supplemental appropriation is the authorization to spend revenues not originally anticipated in the 2026 budget for equitable sharing funds for Police operations and donations for the K-9 Unit program. In 2026 Council authorized $60,000 for improvements to the Avalon Theatre; the Avalon Foundation has committed $40,000 towards this project so additional appropriation authority is required to spend that donation.

Because this appropriation is for previously budgeted and authorized expenses or the spending of new revenues, this does not result in a decrease to the 2026 Adopted General Fund Balance.

Sales Tax Capital Improvement Fund
The Sales Tax Capital Improvement Fund requires a total supplemental appropriation of $2,182,544 to transfer previously authorized but unspent housing initiatives to the General Fund as discussed above.

Storm Drainage Fund
The Storm Drainage Fund requires a total supplemental appropriation of $237,000 for the City's contribution to a regional stormwater detention basin that will be constructed by private developers in the Matchett Park area.

Major Capital Projects Fund
The Major Capital Projects Fund is being used to budget and account for the Community Recreation Center (CRC) project as well as the Outdoor project at the CRC. This fund requires a total supplemental appropriation of $2,204,291. This will carryforward $1,032,872 for the CRC and $1,098,419 for the Outdoor project which received a substantial donation in 2025. It also includes the CRC's contribution of $73,000 towards the previously discussed detention basin.

Transportation Capacity Payment Fund
The Transportation Capacity Payment Fund requires a total supplemental appropriation of $5,045,191 to carryforward two projects including unspent budget for the Four Canyons Parkway. Additionally, new spending authorization of $330,000 is required for an increase in the Patterson Capacity Improvements
Project as well as the Redlands 360 Roundabout and related improvements to 23 Road.

Water Fund
The Water Fund requires a total supplemental appropriation of $565,070 for the

carryforward of six projects not completed in 2025.

Solid Waste Fund
The Solid Waste Fund requires a total supplemental appropriation of $14,615,000. The majority of this is $14.3 million for the completion of the Materials Recycling Facility including the issuance of additional COPs as well as $2.8 million remaining from 2025 in State grant funds.

Irrigation Fund
The Irrigation Fund requires a total supplemental appropriation of $25,000 for additional funding required for the Ridges Primary Pump MCC Replacement.

Equipment Fund
The Equipment Fund requires a total supplemental appropriation of $3,690,170 for the carryforward of vehicles authorized for replacement in 2025, but not received by year-end.

Joint Sewer Fund
The Joint Sewer Fund requires a total supplemental appropriation of $31,689,655 for the carryforward of eight projects not completed in 2025. This includes a major Lift Station Elimination/Rehab project for $10.3 million as well as the Wastewater Treatment Plant Rehabilitation/Expansion for $14.6 million and Phase 2 of the Wastewater Treatment Plant Expansion for $3.9 million both funded by debt proceeds.

FISCAL IMPACT:

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

SUGGESTED MOTION:

I move to introduce an ordinance making supplemental appropriations to the 2026 Budget of the City of Grand Junction, Colorado for the year beginning January 1, 2026 and ending December 31, 2026 to set a public hearing for May 20,2026 and order publication in pamphlet form.

Attachments

1. Supplemental Appropriation List May 6, 2026 (1)
2. 2026 Supplemental Appropriation Ordinance First Reading, May 2, 2026 (1)

Supplemental Appropriation List By Fund
May 6, 2026

Fund	Description	Amount
General Fund 100		
New	Avalon Improvements Additional Funding from Avalon Foundation	$ 40,000
Carryforward + New	2025 and 2026 Equitable Sharing Funds for PD Operations	147,832
Carryforward	Donations for K-9 Unit Received in 2025	116,404
Carryforward + New	ADU Program Grant Match From Capital Fund $125k + Grant Spending DOLA $325K	450,000
Carryforward	Previously Authorized Affordable Housing Intitiatives-Transfer from Capital Fund	557,544
Carryforward	Grand Junction Housing Authority The Current Project-Transfer from Capital Fund	1,500,000
Carryforward	Previously Authorized Incentive for Aspire Liberty Apartments (including Transfer from Capital Fund	938,464
	Total Supplemental Approrpiation	**$ 3,750,244**
Sales Tax Capital Improvement Fund 201		
Carryforward	Previously Authorized Afforable Housing Incentives-Transfer to the General Fund	$ 2,557,181
	Total Supplemental Approrpiation	**$ 2,557,181**
Storm Drainage Fund 202		
Carryforward	Regional Stormwater Detention Basin (City Share)	$ 237,000
	Total Supplemental Approrpiation	**$ 237,000**
Major Capital Projects Fund 204		
Carryforward	Community Recreation Center - Unspent in 2025	$ 1,032,872
Carryforward + New	Community Recreation Center Outdoor Project - Unspent Funds in 2025 + Donation	1,098,419
Carryforward	Transfer to Storm Drainage Fund for CRC Portion of Detention Basin	73,000
	Total Supplemental Approrpiation	**$ 2,204,291**
Transportation Capacity Payment Fund 207		
Carryforward	B 1/2 Road, 29 Road to 29 1/2 Road	$ 206,547
Carryforward	Four Canyons Parkway, Market to Patterson	4,508,644
New	Patterson Capacity Improvements Additional Funds Needed	30,000
New	Redlands 360 Roundabout and 23 Road Improvements Additional Funds Needed	300,000
	Total Supplemental Approrpiation	**$ 5,045,191**
Water Fund 301		
Carryforward	Turf Replacement Program (grant funded)	$ 78,203
Carryforward	Linden Avenu Waterline Phase 1	$ 46,420
Carryforward	Juniata Enlarged Ditch Piping	$ 199,620
Carryforward	Ouray Ave 7-12th Street Waterline Replacement	$ 67,235
Carryforward	Waterline Replacements	$ 90,870
Carryforward	Design of Juniata Reservoir Seepage Repair	$ 82,722
	Total Supplemental Approrpiation	**$ 565,070**
Solid Waste Fund 302		
Carryforward	Electric Trash/Recycling Truck (grant funded)	$ 315,000
Carryforward + New	Materials Recycling Facility Project	14,300,000
	Total Supplemental Approrpiation	**$ 14,615,000**
Irrigation Fund 309		
New	Ridges Primary Pump MCC Replacement	$ 25,000

Supplemental Appropriation List By Fund
May 6, 2026

Fund	Description	Amount
	Total Supplemental Approrpiation	**$ 25,000**
Equipment Fund 402		
Carryforward	Previously Authorized Fleet Purchases Ordered in 2025	$ 3,266,287
Carryforward	Electric Trash/Recycling Truck (46% grant funded)	373,883
	Total Supplemental Approrpiation	**$ 3,690,170**
Joint Sewer Fund 900		
Carryforward	Lift Station Elimination/Rehabilitation	$ 10,267,795
Carryforward	Grand Valley Byproducts lift station replacement	1,275,000
Carryforward	2025 Sewer Replacement Projects	1,253,925
Carryforward	El Poso lift station replacement	205,000
Carryforward	Wastewater Treatment Plant Imp and Asset Replace	174,000
Carryforward	Sewer Capacity Projects	29,735
Carryforward	Wastewater Treatment Plant Rehabilitation/Expansion Projects	14,564,693
Carryforward	Phase 2 Wastewater Treatment Plant Expansion	3,919,507
	Total Supplemental Approrpiation	**$ 31,689,655**

ORDINANCE NO. ___

AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS TO THE 2025 BUDGET OF THE CITY OF GRAND JUNCTION, COLORADO BEGINNING JANUARY 1, 2025, AND ENDING DECEMBER 31, 2025

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

That the following sums of money be appropriated from unappropriated fund balance and additional revenues to the funds indicated for the year ending December 31, 2025, to be expended from such funds as follows:

Fund Name	Fund #	Appropriation
General Fund	100	$ 3,750,244
Sales Tax CIP Fund	201	$ 2,182,544
Storm Drainage Fund	202	$ 237,000
Major Projects Capital Fund	204	$ 2,204,291
Transportation Capacity Fund	207	$ 5,045,191
Water Fund	301	$ 565,070
Solid Waste and Recycling Fund	302	$ 14,615,000
Irrigation Fund	309	$ 25,000
Fleet and Equipment Fund	402	$ 3,690,170
Joint Sewer Operations Fund	900	$ 31,689,655

INTRODUCED AND ORDERED PUBLISHED IN PAMPHLET FORM this 2nd day of April 2025.

TO BE PASSED AND ADOPTED AND ORDERED PUBLISHED IN PAMPHLET FORM this 16th day of April, 2025

_____
President of the Council

Attest:

_____
City Clerk

Grand Junction City Council

Regular Session

Item #2.a.ii.

Meeting Date: May 6, 2026

Presented By: Tim Lehrbach, Principal Planner

Department: Community Development

Submitted By: Tim Lehrbach, Principal Planner

Information

SUBJECT:

Introduction of an Ordinance Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Final Plat Recordation, Accessory Dwelling Units, Design Standards for Multi-unit Residential Redevelopment, Landscape Substitutions, Subdivision Natural Hazards and Significant Natural Features, Signs in Public, Parks, and Open Space Districts, and Outdoor Lighting, and Setting a Public Hearing for May 20, 2026

RECOMMENDATION:

The Planning Commission heard this request at the April 28, 2026 regular meeting and voted (7-0) to recommend approval.

EXECUTIVE SUMMARY:

In the course of regular review of the Zoning and Development Code, staff has identified items that inadvertently conflict with standard practice, pose challenges with implementation, or require correction or clarification. Staff proposes revisions to resolve the issues these items present.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

In the course of regular review of the Zoning and Development Code, staff has identified items that inadvertently conflict with standard practice, pose challenges with implementation, or require correction or clarification. Staff proposes revisions to resolve the issues these items present.

The noticed and published title for this Code Text Amendment included an item on Zoning Board of Appeals that has been removed from consideration at this time. The draft ordinance submitted to the Planning Commission and City Council for

consideration does not contain this item.

Proposed amendments are as follows:

GJMC § 21.02.040(k) Subdivision, Major
The requirement to submit a Mylar copy of the approved final plat for recording is deleted. In its place is added the requirement that the original, signed plat is to be submitted in a form acceptable to the Mesa County Clerk and Recorder's Office, which may include electronic or paper submittal.

GJMC § 21.04.040(e)(1)(i)(A)(a) Accessory Dwelling Unit – Maximum Number of ADUs
The code presently allows that one single-unit detached dwelling or a single-unit attached dwelling with two units in the structure may have two ADUs if at least one of the ADUs is attached to the principal dwelling unit. Language is introduced to clarify what "attached" means for this purpose. Attached is meant to include any connection by common wall, floor, or ceiling with the principal structure, including connection to a garage or accessory dwelling unit which is itself attached to the principal dwelling unit. Conversely, attached does not include connection by features like breezeway, deck, porch, or stairwell.

GJMC § 21.05.050 Residential Attached and Multi-unit Design Standards
The applicability of Residential Attached and Multi-unit Design Standards to redevelopment is updated to include only projects for which replacement of building exteriors or an addition exceeding the floor area of the existing structure(s) is proposed.

GJMC § 21.07.100 Landscape Substitutions
The code presently provides that existing trees preserved during development will be counted towards tree planting requirements at a specified ratio. The amendment creates a similar allowance for existing shrubs, perennials, and groundcover preserved during development to be counted toward shrub planting requirements. Specifically, one preserved shrub will count as two new shrubs, while three preserved #1 container perennial and/or groundcover will count as one new shrub.

GJMC § 21.09.070 Subdivision Standards – Natural Hazards and Significant Natural Features
The Subdivision Standards include requirements to address natural hazards and significant natural features on a subdivision plat.

Natural hazard is defined as a geologic, floodplain, or wildfire hazard as identified by a state or federal agency. Natural hazards are required to be addressed by one of two methods. One method is specifying limits of development on the plat where development and construction shall be limited or prohibited and a plat note that those areas are not available for sale nor development. The second method is to provide a geotechnical report designating specific mitigation measures necessary to make areas of natural hazard safe for development and occupancy and a plat note stating that those measures must be followed.

Significant natural features include (but are not limited to) bluffs, ridges, steep slopes, stands of mature trees, rock outcroppings, wetlands, native upland ecosystems, riparian areas, and wildfire corridors, as well as all significant water features such as drainages, washes, canals, ditches, lakes, natural ponds, and retention and detention ponds. Significant natural features must be protected by specifying limits of development, limiting development activity within them, and adding a plat note preventing their sale or development.

The provisions do not specify the extent of the protections for natural hazards and significant natural features, nor how they are to be maintained. Waterways, wetlands, floodplains, ridgelines, steep slopes, geologic hazards, and wildfire prevention are already regulated by other local, state, and federal codes, which provide for their mapping and hazard mitigations. As a result, the provisions in this section are superfluous and result in additional line work and notes that are neither necessary nor appropriate for inclusion on a subdivision plat.

The amendment removes this section in its entirety.

GJMC § 21.10.080 Sign Standards by Zone District
There are unclear and conflicting standards for signs in the Public Parks and Open Space (P-1) and Public, Civic, and Institutional Campus (P-2) zone districts.

GJMC § 21.10.080(d) applies sign standards to “All Other Mixed-Use and Industrial Zone Districts” and includes the P-2 zone district within its scope.

However, GJMC § 21.10.080(f) further provides that signs on a property zoned P-1 or P-2 “shall be limited to signage allowed in the surrounding zone districts.” This presents five challenges with application:

1. There are two conflicting provisions governing signs in the P-2 zone district.
2. GJMC § 21.10.080(f) does not specify whether “surrounding” means abutting or adjacent.
3. Properties zoned P-1 and P-2 are distributed throughout the city and are surrounded by residential and non-residential zone districts alike. GJMC § 21.10.080(f) creates uneven sign allowances and restrictions across different properties zoned P-1 and P-2.
4. GJMC § 21.10.080(f) does not resolve the question of which standards apply to the P-1 and P-2 zone districts when there is more than one surrounding zone district with different sign standards.
5. GJMC § 21.10.080(f) applies regulation to the P-1 zone district that may not facilitate the needs of parks facilities including public information signage and scoreboards.

The proposed amendment removes GJMC § 21.10.080(f).

GJMC § 21.11.050 Outdoor Lighting – General Standards
Chapter 21.11, Outdoor Lighting, of the Zoning and Development Code, contains provisions for minimum lighting output requirements and maximum lighting at property lines.

§ 21.11.050(c)(4) provides that "Light levels measured at the property line of the development site shall not exceed 0.2 footcandles as a direct result of the on-site lighting." This provision is intended to protect adjacent properties from excessive light spillover.

Table 21.11-1: Lighting Level Requirements specifies the minimum and maximum footcandles for site features requiring illumination: building entries (1.0 footcandle minimum), bicycle paths and pedestrian walkways (0.6), loading and unloading platforms (5.0), parking areas (0.6), playgrounds (5.0), and under-canopy areas (5.0).

In order to meet both the minimum lighting levels for site features and the maximum light level at property lines, it is necessary to locate those features a significant distance from property lines or provide shielding that is not indicated by the code as a requirement. While it is possible in some cases to meet both requirements, it may be unnecessary or impractical to do so.

For example, a building entry may be required by building or fire codes for egress on the side or rear of the building. Options for meeting both the minimum 5.0 footcandles at the building entry and the maximum 0.2 footcandles at the property line would be to set the building back significantly farther than the minimum setback for the zone district (typically 0-5 feet for nonresidential districts), to shield the fixture to such extent that it may not illuminate the required extent of and beyond the feature, or some combination of the two. Similarly, the pedestrian walkway providing the required path of egress from such a door is required to be illuminated to a minimum of 0.6 footcandles, but this walkway is often placed directly abutting the property line, which means the lighting level at the property line will be 0.6 footcandles, or three times the 0.2 maximum. Finally, there is an instance which cannot be reconciled by any mitigation: when a bicycle path or pedestrian walkway intersects with the public right-of-way, as required by the Zoning and Development Code as well as building and fire codes. There, the minimum lighting level of 0.6 footcandles cannot be met without exceeding the maximum 0.2 footcandles at the boundary between the property and the right-of-way.

The proposed amendment maintains the light level protection for abutting properties zoned for single-unit detached or duplex dwellings but provides a greater allowance for light levels at property lines abutting all other properties or the public right-of-way.

NOTIFICATION REQUIREMENTS
Notice was completed as required by GJMC § 21.02.030(g). Notice of the public hearing was published on April 18, 2026, in the Grand Junction Daily Sentinel.

ANALYSIS

The criteria for review are set forth in GJMC § 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.

Plan Principle 2, Goal 3, Strategy f. calls for reducing barriers to entry for new business. The proposed amendment increases flexibility for meeting landscape standards using existing plants.

Plan Principle 5, Goal 1, Strategy c. calls for the promotion of housing variety that increases density while maintaining neighborhood character. The amendment clarifies the applicability of design standards for redevelopment of existing residential buildings, ensuring a balance between promoting housing production and appropriately introducing architectural and site design standards to exterior changes and expansions. Neighborhood character is further preserved by the clarification of what constitutes attached and detached accessory dwelling units. Barriers to housing production are reduced by the proposed changes to subdivision, landscape, and lighting requirements.

Plan Principle 11, Goal 3, Strategy c. calls for continuous evaluation of existing practices and systems to improve outcomes and provide excellent, equitable service to the public. The amendment improves development outcomes and service to the public by bringing consistency to plat recordation requirements of the City, Mesa County, and the State of Colorado, by removing provisions governing the identification and protection of natural hazards and features by subdivision plat that are ineffective, duplicative, potentially burdensome, and arguably an inappropriate mechanism for their purposes, by clarifying sign requirements, and by removing a conflict to facilitate compliance with all outdoor lighting requirements.

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 proposed amendment removes conflicts and creates no inconsistencies, conflicts, or contradictions with other provisions of the Zoning and Development 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:

The proposed revisions to the Zoning and Development Code (ZDC) all meet specific reasons identified in this criterion for review. Each amendment is identified with its appropriate reason below.

a. To address trends in development or regulatory practices;

The proposed amendment addresses the trend in City policy and practice, consistent with Resolutions No. 47-25 (establishing the Housing Affordability Code Task Force) and No. 67-25 (adopting the 2025-2027 Strategic Framework), to promote housing production and affordability, principally by reducing regulatory burdens to developing new affordable and workforce housing.

Obsolete or unnecessary requirements for approval and recording of subdivision plats are refined or removed. Design standards for redevelopment that converts existing buildings into dwelling units (or adds more dwelling units) are modified to apply only when building exteriors are proposed to be replaced or when an expansion will increase the floor area of existing structure(s) by an area exceeding the existing floor area. Increased flexibility is given to meet landscape and outdoor lighting requirements. Each change represents

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

Residential attached and multi-unit design standards are modified to exclude any redevelopment projects that do not replace building exteriors or expand existing building(s) by more than the existing floor area. This responds to the challenge of meeting the design standards when converting an existing nonresidential building to dwelling units or adding dwelling units to an existing residential or mixed-use building.

Landscape substitution requirements are modified to address situations where healthy landscape (shrubs, perennials, and groundcover) would otherwise have to be removed and replaced to meet planting requirements—those situations add cost and complexity to projects and result in removal of landscape, which is often native, attractive, and mature, in favor of new landscape which provides less initial coverage and requires cost, effort, and time to become established and mature.

Outdoor lighting requirements are modified to remove conflicting provisions that presently are difficult to meet or cannot be met in combination.

c. To add, modify or expand zone districts; or

Not applicable.

d. To clarify or modify procedures for processing development applications.

The process for recording a subdivision plat is modified to allow for additional submittal options (any form acceptable to the Mesa County Clerk and Recorder's Office). Processing applications for accessory dwelling units is clarified by more clearly distinguishing attached from detached accessory dwelling units.

Specific reasons a, b, and d are satisfied. 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 amendment to Title 21 is consistent with the Comprehensive Plan and the Zoning & Development Code Standards and meets at least one of the specific reasons outlined.

Therefore, the Planning Commission recommended approval.

FISCAL IMPACT:

There is no direct fiscal impact for this item.

SUGGESTED MOTION:

I move to introduce and order publication in pamphlet form an ordinance amending sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding final plat recordation, accessory dwelling units, design standards for multi-unit residential redevelopment, landscape substitutions, subdivision natural hazards and significant natural features, signs in Public, Parks, and Open Space Districts, and outdoor lighting, and set a public hearing for May 20, 2026.

Attachments

1. Draft Ordinance
2. Planning Commission Minutes - 2026 - April 28 - DRAFT

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTIONS OF THE ZONING AND DEVELOPMENT CODE (TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE) REGARDING FINAL PLAT RECORDATION, ACCESSORY DWELLING UNITS, DESIGN STANDARDS FOR MULTI-UNIT RESIDENTIAL REDEVELOPMENT, LANDSCAPE SUBSTITUTIONS, SUBDIVISION NATURAL HAZARDS AND SIGNIFICANT NATURAL FEATURES, SIGNS IN PUBLIC, PARKS, AND OPEN SPACE DISTRICTS, AND OUTDOOR LIGHTING

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. Staff has identified items that inadvertently conflict with standard practice, pose challenges with implementation, or require correction or clarification.

State legislation, including SB17-129 and HB20-1318, updated the Colorado Revised Statutes to allow that counties may accept plats for recording either electronically or on paper or a dimensionally stable polyester sheet such as Cronar or Mylar or any other product of equal quality. Mesa County has implemented these standards and, accordingly, it is no longer necessary to require Mylar alone for submittal of the original, approved plat for recording.

Staff has identified the need to clarify what constitutes an "attached" accessory dwelling unit for purposes of determining whether an accessory dwelling unit is considered attached or detached. This is to ensure that the limits of the allowed number of detached accessory dwelling units are not circumvented by making superficial connections between separate structures.

Staff has determined that the application of multi-unit design standards to existing buildings is appropriate only when the addition exceeds the area of the existing building, or when changes to the existing exterior are proposed. This is to ensure that conversions of existing nonresidential buildings or small additions to add housing units are not unduly burdened by design standards which are more appropriate to significant exterior changes or additions.

Staff has determined that existing landscape regulations offer insufficient incentive to preserve existing landscape and finds that relief from planting requirements by accepting

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existing landscape as a substitute for required plantings will promote preservation and reduce the incidence of removing healthy, mature landscape in favor of new plantings.

Staff has determined that subdivision regulations concerning natural hazards and significant natural features are vague and ineffective, and portions of these provisions call for the inclusion on plats of features which are unnecessary or inappropriate on a plat.

Staff has determined that regulations concerning signs in Public, Parks, and Open Space zone districts contain a conflict and are vague.

Staff has identified a conflict in outdoor lighting requirements that requires resolving.

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 amendments.

After public notice and public hearing, the Grand Junction City Council finds that the amendments to the Zoning & Development Code implement the vision and goals of the Comprehensive Plan and that the amendments provided in this Ordinance are responsive to the community's desires, encourage orderly development of real property in the City, and otherwise advance and protect the public health, safety, and welfare of the City and its residents.

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

The following sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) are amended as follows (deletions ~~struck through~~, added language <u>underlined</u>):

21.02.040 ADMINISTRATIVE APPLICATIONS.

...

(k) Subdivision, Major.

...

(5) Final Plat.

...

(ii) Review Procedures.

...

(F) Post-Decision Actions.

...

b. Recordation.

...

2. When all boundary line encroachments have been remedied, the Director shall proceed with recording as follows:

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i. The original plat, together with any other required documentation such as, but not limited to, the following, shall be submitted for recording along with all necessary recording fees: ~~a Mylar copy~~ the original, signed plat in a form acceptable to the Mesa County Clerk and Recorder's Office; improvements agreements; powers of attorney; easement or right-of-way dedications not shown on the plat; covenants; deeds conveying property to the homeowners' association; etc. The plat shall contain notarized signatures of each owner of the property, necessary engineer's and surveyor's signatures, and corporate seal, if required. All signatures and seals on the plat shall be in permanent black ink.

...

...

...

...

21.04.040 ACCESSORY USES AND STRUCTURES

...

(e) Accessory Use-Specific Standards.

(1) Residential Uses.

(i) Accessory Dwelling Unit. An accessory dwelling unit (ADU) is allowed only in conjunction with a single-unit attached dwelling, a single-unit detached dwelling, or a duplex dwelling. ~~Any restrictions in an ODP or PD ordinance regarding accessory dwelling units that are more restrictive than the Code shall not be enforced.~~ ADUs are not allowed in conjunction with cottage court dwellings. Any restrictions in an ODP or PD ordinance regarding accessory dwelling units that are more restrictive than the Code shall not be enforced. ADUs shall not be included in density calculations. A Planning Clearance is required for any ADU and an ADU must demonstrate compliance with the following:

(A) Maximum Number of ADUs.

a. A lot with one single-unit detached dwelling or a single-unit attached dwelling with two units in the structure may have two ADUs if at least one of the ADUs is attached to the principal dwelling unit ~~(e.g., attic, basement, carriage house, etc.)~~. For purposes of this section, "attached" means connected by a common wall, floor, or ceiling with the principal structure, including a garage or accessory dwelling unit which is itself attached to the dwelling or is otherwise an integral part of the principal structure. Connections made by

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breezeway, deck, porch, stairwell, or other similar features shall not be considered attached, whether or not such features are enclosed.

...

...

...

21.05.050 RESIDENTIAL ATTACHED AND MULTI-UNIT DESIGN STANDARDS

...

(b) Applicability.

...

(2) Redevelopment. Redevelopment that includes the replacement of building exteriors or an addition exceeding the floor area of the existing structure(s) ~~of units~~ shall comply ~~to~~ with these standards ~~to the maximum extent practicable for the new or replacement units~~.

21.07.100 SUBSTITUTIONS

The requirements outlined below may be varied based on the following rates of substitution. Plants identified as Prohibited on the Suitable Plant List may be preserved during development but will not be counted as substitutions for any planting requirements.

...

(h) Existing shrubs preserved during development: one preserved shrub shall count toward the total shrub requirement as two required shrub plantings.

(i) Existing groundcover/perennials preserved during development: three preserved #1 container perennials and/or ground covers shall count toward the total shrub requirement as one required #5 container shrub planting.

~~21.09.070 NATURAL HAZARDS AND SIGNIFICANT NATURAL FEATURES~~

~~(a) Natural Hazards. If natural or geologic hazards exist within the property, the applicant shall comply with either Subsection (a)(1), (2), or a combination of those approaches:~~

~~(1) Identify the limits of development (as defined in Subsection (b) below on the plat and include a plat note that those areas are not available for sale nor development;~~

~~(2) Provide a report from a geotechnical engineer licensed in Colorado designating the specific mitigation measures or engineering precautions necessary to make such areas safe for development and occupancy, and include a plat note stating that development will be subject to those mitigation measures and engineering precautions although the specific design needed as a part of a building permit may occur as a part of the building permit; or~~

~~(b) Significant Natural Features.~~

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~~(1) Each subdivision plat shall identify each of the following that exist within the area covered by the subdivision plat.~~

~~(i) All significant natural features, including but not limited to bluffs, ridges, steep slopes, stands of mature trees, rock outcroppings, wetlands, native upland ecosystems, riparian areas, and wildlife corridors; and~~

~~(ii) All significant water features, including but not limited to drainages, washes, canals, ditches, lakes, natural ponds, and retention and detention ponds.~~

~~(2) Each subdivision plat containing any of the features listed or referenced in Subsection (b)(1) shall show the limits of development established pursuant to Subsection (c) below and shall include a plat note clearly stating that such areas are not available for sale or development.~~

~~(c) Limits of Development. Each subdivision plat shall specify the limits of development (LOD), which shall include all specific areas of a subdivision within which development and construction shall be limited or prohibited so that natural hazard areas are avoided and significant natural features are preserved. LODs shall be determined based on:~~

~~(1) Available mapping of hazard areas and significant natural features;~~

~~(2) Site topography, including but not limited to steepness of slopes, existing drainage features, rock outcroppings, river and stream terraces, valley walls, ridgelines, and scenic topographic features; and~~

~~(3) The practical needs to give access to heavy equipment for the developed project and reasonable staging and operational areas. Plat notes shall indicate any areas in which construction or development activities are only permitted during build-out of the subdivision, and that shall thereafter be outside the LODs.~~

21.10.080 SIGN STANDARDS BY ZONE DISTRICT

…

~~(f) P-1 and P-2 Districts. Signage on a property zoned P-1 or P-2 shall be limited to signage allowed in the surrounding zone districts.~~

…

21.11.050 GENERAL STANDARDS.

…

(c) Shielding and Light Trespass.

…

(4) Light levels measured at the property line of the development site shall not exceed 0.2 footcandles <u>adjacent to a property zoned for single-unit detached dwelling or duplex dwelling, or 0.6 footcandles adjacent to all other properties,</u> as a direct result of the on-site

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lighting. Light levels at the property line abutting the public right-of-way shall be the minimum necessary to meet the standards provided at § 21.11.050(d).

...

INTRODUCED on first reading this 6th day of May 2026 and ordered published in pamphlet form.

ADOPTED on second reading this 20th day of May 2026 and ordered published in pamphlet form.

ATTEST:

_____

[to be determined]
President of the City Council

_____

Selestina Sandoval
City Clerk

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GRAND JUNCTION PLANNING COMMISSION
April 28, 2026, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:32 p.m. by Chair Sandra Weckerly.

Those present were Planning Commissioners; Ian Moore (Virtually), Ian Thomas, Orin Zyvan, Robert Quintero, Gregg Palmer, and Keith Ehlers.

Also present were Jamie Beard (Assistant City Attorney), Thomas Lloyd (Planning Manager), Sam Wuebbles (Associate Planner), and Madeline Robinson (Planning Technician).

There were 4 members of the public in attendance, and 4 virtually.

CONSENT AGENDA

1. **Approval of Minutes**
   Minutes of Previous Meeting(s) from March 10, 2026, and April 14, 2026.

   Commissioner Palmer moved to approve the Consent Agenda.

   Commissioner Thomas seconded; motion passed 7-0.

REGULAR AGENDA

1. **2426 G Road ROW Vacation** **VAC-2025-202**
   Consider a request by 2426 G Road LLC to vacate the eastern 15 feet of 24 ¼ Road Public Right-of-Way between Canyon View Park and 2426 G Road.

   Staff Presentation
   Sam Wuebbles, Associate Planner, introduced exhibits into the record and provided a presentation regarding the request.

   Questions for Staff
   There were no questions from Commissioner's for staff.

   Public Hearing
   The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via www.gjcity.org.

   There were no public comments.

   The public hearing was closed at 5:43 p.m. on April 28, 2026.

Discussion
No discussion occurred between the Commissioners.

Motion and Vote
Commissioner Quintero made the following motion "Chair, on the 24 ¼ Road Public Right-Of-Way Vacation located between Canyon View Park and 2426 G Road, I move that the Planning Commission forward a recommendation of conditional approval to City Council with the findings of fact and conditions as listed in the staff report."

Commissioner Palmer seconded; Motion passed 7-0.

2. Brookfield West Comprehensive Plan Amendment CPA-2025-52
Consider a request by Brookfield Mixed Use 35, LLC for a Comprehensive Plan Amendment for approximately 19.83 acres from Industrial to Residential Low located at 860 21 Road.

Staff Presentation
Thomas Lloyd, Planning Manager, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff
Commissioner Palmer asked about the buffer zone between Fruita and Grand Junction. Planning Manager Lloyd answered that the buffer zone is to the west. Commissioner Zyvan asked about the long-term planning of the area.

Representative Tracy States made a brief presentation that the original parcel was 35 acres and then was subdivided. The applicant still owns some of the surrounding industrial sites but has not seen any demand for industrial properties to be sold, but there is for residential properties.

Commissioner Ehlers asked about the property line and size and asked if the subdivision has already occurred. Planning Manager Lloyd answered that the Assessor's Office is behind, but the Subdivision has occurred and property lines exist, but that they have not been drawn in yet on the GIS map.

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via www.gjcity.org.

There were no public comments.

The public hearing was closed at 6:05 p.m. on April 28, 2026.

Discussion
Commissioner Ehlers voiced concern about giving up industrial property but acknowledged there currently is a huge need for residential properties and the request makes sense. Commissioner

Palmer also said that the request matches with what is already in the area. Commissioner Zyvan voiced some concern about the request and the challenge the community faces with affordable and obtainable housing. Commissioner Quintero and Thomas also shared these concerns.

Motion and Vote
Commissioner Palmer made the following motion "Chair, on the Comprehensive Plan Amendment request for the property located at 860 21 Road, City file number CPA-2025-52, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report."

Commissioner Quintero seconded; Motion passed 7-0.

3. Brookfield West Rezone RZN-2025-62

Consider a request by Brookfield Mixed Use 35, LLC for a Rezone of approximately 19.83 acres from Industrial Light (I-1) to Residential Low 5 (RL-5) located at 860 21 Road.

Staff Presentation
Thomas Lloyd, Planning Manager, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff
Commissioner Zyvan asked if City Council will also need to approve this request. Staff explained that the decision would be a recommendation of conditional approval, with the recommendation of approval being conditioned on the Comprehensive Plan Amendment being approved by City Council.

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via www.gjcity.org.

There were no public comments.

The public hearing was closed at 6:24 p.m. on April 28, 2026.

Discussion
There was no discussion among Commissioner's on this item.

Motion and Vote
Commissioner Quintero made the following motion "Chair, on the Rezone request for the property located at 860 21 Road, City file number RZN-2025-62, I move that the Planning Commission forward a recommendation of conditional approval to City Council with the finding of fact as listed in the staff report."

Commissioner Palmer seconded; Motion passed 7-0.

4. Zoning Code Amendments – Q2 2026 ZCA-2026-191

Consider a request by the City of Grand Junction to amend sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Zoning Board of Appeals, Final Plat Recordation, Accessory Dwelling Units, Design Standards for Multi-unit Residential Redevelopment, Landscape Substitutions, Subdivision Natural Hazards and Significant Natural Features, Signs in Public, Parks, and Open Space Districts, Outdoor Lighting, and Definitions.

Staff Presentation

Thomas Lloyd, Planning Manager, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Thomas asked what a footcandle was. Planning Manager Lloyd explained it's a measurement of light. Commission Moore asked about the square footage requirement and if it meant regarding building footprint or overall square footage.

Commissioner Ehlers asked about site improvements and expanding the building footprint and when those review criteria would apply. Ehlers also asked about the lighting requirements for projects and what stage they would be implemented.

Commissioner Zyvan asked about ADU's and if two attached ADU's would be allowed.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via www.gjcity.org.

There were no public comments.

The public hearing was closed at 6:52 p.m. on April 28, 2026.

Discussion

No discussion occurred between the Commissioners.

Motion and Vote

Commissioner Quintero made the following motion "Chair, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2026-191, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact listed in the staff report."

Commissioner Zyvan seconded; Motion passed 7-0.

5. Zoning Code Amendments – Drive-Through Facilities ZCA-2026-211

Consider a request by the City of Grand Junction to amend Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Drive-Through Facilities.

Staff Presentation
Thomas Lloyd, Planning Manager, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff
Commissioner Moore asked where current code originated from referencing drive-throughs.

Commissioner Palmer asked about where drive-throughs are specifically allowed in the community.

Commissioner Zyvan asked about cases where the current provisions of the drive-through standards have not worked in the community. Commissioner Weckerly asked about the frequency of site plans not working due to the drive-through standards.

Commissioner Ehlers asked staff if they were aware of any incidents of pedestrians being harmed in a drive-through lane.

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via www.gjcity.org.

Sid Squirrell made comment that these proposed changes are needed for development to occur.

Mike Foster also made comment that the proposed changes will not cause any detriment to pedestrians and was in favor of the request.

The public hearing was closed at 7:08 p.m. on April 28, 2026.

Discussion
Commissioner Quintero made mention of where the current drive-through provisions originally came from isn't exactly known. This proposed provision seems to be correcting the problem.

Commissioner Thomas mentioned vehicles in a drive-through typically drive slowly and the risk of injury is minimal. Further proposed an alternative to what has been stricken from code and rather allow more direct connection for pedestrians and bicyclists to the building and not allowing the full wraparound of a drive-through around a building. Commissioner Zyvan agreed with Commissioner Thomas.

Further discussion ensued by Commissioner Ehlers and Weckerly in opposition to Commissioner Thomas's proposal and are in favor of tonight's proposal.

Commissioner Moore made comment that with every opposition against pedestrian access makes it harder for alternative modes of travel, and echoes Commissioner's Thomas's and Zyvan's concerns.

Commissioner Quintero proposed making a motion and seeing if anyone would second the motion.

Commissioner Palmer stated that he is for the proposal as written.

Motion and Vote
Commissioner Quintero made the following motion "Chair, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2026-211, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report."

Commissioner Ehlers seconded; Motion passed 4-3.

OTHER BUSINESS

ADJOURNMENT

Commissioner Ehlers made a motion to adjourn the meeting.
The vote to adjourn was 7-0.

The meeting adjourned at 7:41 p.m.

Grand Junction City Council

Regular Session

Item #2.a.iii.

Meeting Date: May 6, 2026

Presented By: Thomas Lloyd, Planning Manager

Department: Community Development

Submitted By: Thomas Lloyd, Planning Manager

Information

SUBJECT:

Introduction of an Ordinance Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Drive-Through Facilities and Setting a Public Hearing for May 20, 2026

RECOMMENDATION:

The Planning Commission heard this request at the April 28, 2026 regular meeting and voted (4-3) to recommend approval.

EXECUTIVE SUMMARY:

Staff received ongoing feedback from members of the development community regarding the difficulty and challenges of meeting a portion of the accessory use specific standards for drive-through facilities in GJMC Section 21.040(e)(2)(i). In response, staff workshopped the code provisions with the Planning Commission on January 22, 2026 and again on March 5, 2026. Staff proposes these revisions based on feedback from the Planning Commission to resolve the practical issues presented by these use specific standards.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

Staff received ongoing feedback from members of the development community regarding the difficulty and challenges of meeting a portion of the accessory use specific standards for drive-through facilities in GJMC Section 21.040(e)(2)(i). In response, staff workshopped the code provision with the Planning Commission at its January 22, 2026 and again on March 5, 2026. Staff proposes these revisions based on feedback from the Planning Commission to resolve the issues these use specific standards present.

The amendment would remove the requirement that drive-through facilities shall be designed and located to avoid impairing pedestrian mobility to or from the principal structure or creating risks to pedestrian safety. It also includes some minor reformatting and removes the requirement that drive-through lanes shall not be located between the designated front of the building and adjacent public right of way. Feedback from the development community has indicated that this will make site design less challenging for these types of uses in the future, especially on corner lots. Adjacent is defined as a radius of 100 ft, so staff thought it would be more clear and easier to enforce if it read the “abutting” public right-of-way. Abutting is defined as uses or parcels that directly touch.

NOTIFICATION REQUIREMENTS
Notice was completed as required by Section 21.02.030(g). Notice of the public hearing was published on April 18, 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.*

Subsection A above establishes an important policy objective supported by the Comprehensive plan when it comes to pedestrian safety. However, the current language is broad and not specific as to how those standards would be met. The intent of providing pedestrian safety is also met by specific and measurable standards elsewhere in the Zoning Code and TEDs. An example of this is the pedestrian connection requirement. The removal of the language in subsection A helps advance the Comprehensive Plans goal of predictable and transparent development processes by instead relying on more objective standards such as site design requirements, frontage orientation, and engineering and access standards in TEDS that address circulation, queuing, and conflict points.

The removal of language prohibiting drive-through lanes between the designated front of a building and the adjacent public right-of-way remains consistent with the Comprehensive Plan. The existing provision was prescriptive in site design and when combined with the rest of the City’s regulations, created unintended design challenges, especially on constrained or irregularly shaped parcels. Its removal supports the Comprehensive Plan’s emphasis on flexible and context-sensitive site development, allowing site layouts to respond to more unique conditions. Further, it is also important to note that the code promotes pedestrian oriented development and high-quality streetscapes in other ways. The City recently adopted regulations reducing front setback requirements to encourage an urban form of building closer to the street.

Plan Principle 2, Goal 3, Strategy f. calls for reducing barriers to entry for new business. The proposed amendment increases flexibility for site design standards for new businesses.

Plan Principle 11, Goal 3, Strategy c. calls for continuous evaluation of existing practices and systems to improve outcomes and provide excellent, equitable service to the public. The amendment improves development outcomes and service to the public by bringing consistency to design standards for commercial properties.

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 proposed amendment removes conflicts and creates no inconsistencies, conflicts, or contradictions with other provisions of the Zoning and Development 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:*

The proposed revisions to the Zoning and Development Code (ZDC) all meet specific reasons identified in this criterion for review. Each amendment is identified with its appropriate reason below.

a. To address trends in development or regulatory practices;

Not applicable.

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

Staff has received feedback from the development community that the accessory use specific standards for drive throughs have made it difficult to develop commercial uses on more challenging sites, especially on corner lots. This text amendment addresses this specific development issue by allowing more uses with drive throughs as an accessory use.

c. To add, modify or expand zone districts; or

Not applicable.

d. To clarify or modify procedures for processing development applications.

The design standards for a drive-thru as an accessory use is changing how development applications are processed. The accessory use specific standards are being modified to allow for additional options on how an applicant designs a drive-through on their site. This allows the drive-thru to be designed in a way that makes sense for the context specific to the site, rather than having a prescriptive regulation that all sites are subject to.

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 is consistent with the Comprehensive Plan and the Zoning & Development Code Standards and meets at least one of the specific reasons outlined.

The Planning Commission heard this request at the April 28, 2026 meeting and recommended approval.

FISCAL IMPACT:

There is no direct fiscal impact associated with this request.

SUGGESTED MOTION:

I move to introduce and order publication in pamphlet form an Ordinance Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Drive-Through Facilities and set a public hearing for May 20, 2026.

Attachments

1. Draft Ordinance
2. Planning Commission Minutes - 2026 - April 28 - DRAFT

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTIONS OF THE ZONING AND DEVELOPMENT CODE (TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE) REGARDING DRIVE-THROUGH FACILITIES ACCESSORY USE SPECIFIC STANDARDS

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.

Staff has identified items that have challenges with implementation.

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 amendments.

After public notice and public hearing, the Grand Junction City Council finds that the amendments to the Zoning & Development Code implement the vision and goals of the Comprehensive Plan and that the amendments provided in this Ordinance are responsive to the community's desires, encourage orderly development of real property in the City, and otherwise advance and protect the public health, safety, and welfare of the City and its residents.

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

The following sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) are amended as follows (deletions ~~struck through~~, added language underlined)

DRAFT

21.04.040 ACCESSORY USES AND STRUCTURES

...

(e) Accessory Use Specific Standards

(2) Commercial Uses.

(i) Drive-Through Facility.

~~(A) All drive-through facilities shall be designed and located to avoid impairing pedestrian mobility to or from the principal structure or creating risks to pedestrian safety.~~

(A)~~(B)~~ Drive-through facilities shall be clearly signed and marked to provide efficient flow through the facility.

(B)~~(C)~~ Drive-through lanes shall be set back at least 10 feet from a residentially zoned lot.

(C)~~(D)~~ All drive-through facilities shall comply with the loading and stacking standards as set forth in **TEDS** (GJMC Title 29).

(D)~~(E)~~ Drive-through windows, menu boards, and speaker boxes~~, and drive-through lanes~~ shall not be located between the designated front of the building pursuant to § 21.14.010(c)(iii) and the ~~adjacent~~ abutting public right-of-way.

(E)~~(F)~~ Drive-throughs for restaurants and retail are not allowed within the boundaries shown in Figure 04.04-1.

DRAFT

INTRODUCED on first reading this 6th day of May 2026 and ordered published in pamphlet form.

ADOPTED on second reading this 20th day of May 2026 and ordered published in pamphlet form.

ATTEST:

_____

Cody Kennedy
President of the City Council

_____

Selestina Sandoval
City Clerk

DRAFT

GRAND JUNCTION PLANNING COMMISSION
April 28, 2026, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:32 p.m. by Chair Sandra Weckerly.

Those present were Planning Commissioners; Ian Moore (Virtually), Ian Thomas, Orin Zyvan, Robert Quintero, Gregg Palmer, and Keith Ehlers.

Also present were Jamie Beard (Assistant City Attorney), Thomas Lloyd (Planning Manager), Sam Wuebbles (Associate Planner), and Madeline Robinson (Planning Technician).

There were 4 members of the public in attendance, and 4 virtually.

CONSENT AGENDA

1. **Approval of Minutes**
   Minutes of Previous Meeting(s) from March 10, 2026, and April 14, 2026.

   Commissioner Palmer moved to approve the Consent Agenda.

   Commissioner Thomas seconded; motion passed 7-0.

REGULAR AGENDA

1. **2426 G Road ROW Vacation** **VAC-2025-202**
   Consider a request by 2426 G Road LLC to vacate the eastern 15 feet of 24 ¼ Road Public Right-of-Way between Canyon View Park and 2426 G Road.

   Staff Presentation
   Sam Wuebbles, Associate Planner, introduced exhibits into the record and provided a presentation regarding the request.

   Questions for Staff
   There were no questions from Commissioner's for staff.

   Public Hearing
   The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via www.gjcity.org.

   There were no public comments.

   The public hearing was closed at 5:43 p.m. on April 28, 2026.

Discussion
No discussion occurred between the Commissioners.

Motion and Vote
Commissioner Quintero made the following motion "Chair, on the 24 ¼ Road Public Right-Of-Way Vacation located between Canyon View Park and 2426 G Road, I move that the Planning Commission forward a recommendation of conditional approval to City Council with the findings of fact and conditions as listed in the staff report."

Commissioner Palmer seconded; Motion passed 7-0.

2. Brookfield West Comprehensive Plan Amendment CPA-2025-52
Consider a request by Brookfield Mixed Use 35, LLC for a Comprehensive Plan Amendment for approximately 19.83 acres from Industrial to Residential Low located at 860 21 Road.

Staff Presentation
Thomas Lloyd, Planning Manager, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff
Commissioner Palmer asked about the buffer zone between Fruita and Grand Junction. Planning Manager Lloyd answered that the buffer zone is to the west. Commissioner Zyvan asked about the long-term planning of the area.

Representative Tracy States made a brief presentation that the original parcel was 35 acres and then was subdivided. The applicant still owns some of the surrounding industrial sites but has not seen any demand for industrial properties to be sold, but there is for residential properties.

Commissioner Ehlers asked about the property line and size and asked if the subdivision has already occurred. Planning Manager Lloyd answered that the Assessor's Office is behind, but the Subdivision has occurred and property lines exist, but that they have not been drawn in yet on the GIS map.

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via www.gjcity.org.

There were no public comments.

The public hearing was closed at 6:05 p.m. on April 28, 2026.

Discussion
Commissioner Ehlers voiced concern about giving up industrial property but acknowledged there currently is a huge need for residential properties and the request makes sense. Commissioner

Palmer also said that the request matches with what is already in the area. Commissioner Zyvan voiced some concern about the request and the challenge the community faces with affordable and obtainable housing. Commissioner Quintero and Thomas also shared these concerns.

Motion and Vote
Commissioner Palmer made the following motion "Chair, on the Comprehensive Plan Amendment request for the property located at 860 21 Road, City file number CPA-2025-52, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report."

Commissioner Quintero seconded; Motion passed 7-0.

3. Brookfield West Rezone RZN-2025-62

Consider a request by Brookfield Mixed Use 35, LLC for a Rezone of approximately 19.83 acres from Industrial Light (I-1) to Residential Low 5 (RL-5) located at 860 21 Road.

Staff Presentation
Thomas Lloyd, Planning Manager, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff
Commissioner Zyvan asked if City Council will also need to approve this request. Staff explained that the decision would be a recommendation of conditional approval, with the recommendation of approval being conditioned on the Comprehensive Plan Amendment being approved by City Council.

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via www.gjcity.org.

There were no public comments.

The public hearing was closed at 6:24 p.m. on April 28, 2026.

Discussion
There was no discussion among Commissioner's on this item.

Motion and Vote
Commissioner Quintero made the following motion "Chair, on the Rezone request for the property located at 860 21 Road, City file number RZN-2025-62, I move that the Planning Commission forward a recommendation of conditional approval to City Council with the finding of fact as listed in the staff report."

Commissioner Palmer seconded; Motion passed 7-0.

4. Zoning Code Amendments – Q2 2026 ZCA-2026-191

Consider a request by the City of Grand Junction to amend sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Zoning Board of Appeals, Final Plat Recordation, Accessory Dwelling Units, Design Standards for Multi-unit Residential Redevelopment, Landscape Substitutions, Subdivision Natural Hazards and Significant Natural Features, Signs in Public, Parks, and Open Space Districts, Outdoor Lighting, and Definitions.

Staff Presentation

Thomas Lloyd, Planning Manager, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Thomas asked what a footcandle was. Planning Manager Lloyd explained it's a measurement of light. Commission Moore asked about the square footage requirement and if it meant regarding building footprint or overall square footage.

Commissioner Ehlers asked about site improvements and expanding the building footprint and when those review criteria would apply. Ehlers also asked about the lighting requirements for projects and what stage they would be implemented.

Commissioner Zyvan asked about ADU's and if two attached ADU's would be allowed.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via www.gjcity.org.

There were no public comments.

The public hearing was closed at 6:52 p.m. on April 28, 2026.

Discussion

No discussion occurred between the Commissioners.

Motion and Vote

Commissioner Quintero made the following motion "Chair, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2026-191, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact listed in the staff report."

Commissioner Zyvan seconded; Motion passed 7-0.

5. Zoning Code Amendments – Drive-Through Facilities ZCA-2026-211

Consider a request by the City of Grand Junction to amend Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Drive-Through Facilities.

Staff Presentation
Thomas Lloyd, Planning Manager, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff
Commissioner Moore asked where current code originated from referencing drive-throughs.

Commissioner Palmer asked about where drive-throughs are specifically allowed in the community.

Commissioner Zyvan asked about cases where the current provisions of the drive-through standards have not worked in the community. Commissioner Weckerly asked about the frequency of site plans not working due to the drive-through standards.

Commissioner Ehlers asked staff if they were aware of any incidents of pedestrians being harmed in a drive-through lane.

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via www.gjcity.org.

Sid Squirrell made comment that these proposed changes are needed for development to occur.

Mike Foster also made comment that the proposed changes will not cause any detriment to pedestrians and was in favor of the request.

The public hearing was closed at 7:08 p.m. on April 28, 2026.

Discussion
Commissioner Quintero made mention of where the current drive-through provisions originally came from isn't exactly known. This proposed provision seems to be correcting the problem.

Commissioner Thomas mentioned vehicles in a drive-through typically drive slowly and the risk of injury is minimal. Further proposed an alternative to what has been stricken from code and rather allow more direct connection for pedestrians and bicyclists to the building and not allowing the full wraparound of a drive-through around a building. Commissioner Zyvan agreed with Commissioner Thomas.

Further discussion ensued by Commissioner Ehlers and Weckerly in opposition to Commissioner Thomas's proposal and are in favor of tonight's proposal.

Commissioner Moore made comment that with every opposition against pedestrian access makes it harder for alternative modes of travel, and echoes Commissioner's Thomas's and Zyvan's concerns.

Commissioner Quintero proposed making a motion and seeing if anyone would second the motion.

Commissioner Palmer stated that he is for the proposal as written.

Motion and Vote
Commissioner Quintero made the following motion "Chair, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2026-211, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report."

Commissioner Ehlers seconded; Motion passed 4-3.

OTHER BUSINESS

ADJOURNMENT

Commissioner Ehlers made a motion to adjourn the meeting.
The vote to adjourn was 7-0.

The meeting adjourned at 7:41 p.m.

Grand Junction City Council

Regular Session

Item #2.b.i.

Meeting Date: May 6, 2026

Presented By: Thomas Lloyd, Planning Manager

Department: Community Development

Submitted By: Thomas Lloyd, Planning Manager

Information

SUBJECT:

Introduction of an Ordinance Amending the Comprehensive Plan for Approximately 19.83 Acres from Industrial to Residential Low Located on Lot 2 of the Monument Vistas Subdivision at 860 21 Road and Setting a Public Hearing for May 20, 2026

RECOMMENDATION:

The Planning Commission heard this request at the April 28, 2026 meeting and voted (7-0) to recommend approval.

EXECUTIVE SUMMARY:

The property owner, Brookfield Mixed Use 65, LLC is requesting a Comprehensive Plan Amendment from the Industrial and use designation to the Residential Low designation for property located on Lot 2 of the Monument Vistas Subdivision at 860 21 Road on 19.83 acres. This request is accompanied by a subsequent rezone request of the same 19.83 acres from Industrial Light (I-1) to Residential Low 5 (RL-5). The Comprehensive Plan Amendment and the subsequent Rezone request will be considered as separate action items.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The Property Owner, Brookfield Mixed Use 65, LLC is requesting a Comprehensive Plan Amendment from the Industrial land use designation to the Residential Low designation and a subsequent rezone from Industrial Light (I-1) to Residential Low 5 (RL-5) for property located on Lot 2 of the Monument Vistas Subdivision at 860 21 Road on 19.83 acres. The Comprehensive Plan Amendment and the subsequent Rezone request will be considered as separate action items.

The Applicant is proposing the change for the property to mirror and act as a

continuation to the residential development directly adjacent to the east.

The Comprehensive Plan Amendment encompasses the Residential Low land use possibilities. The primary land uses within the surrounding area are a mixture of large lot residential to the west, low-density residential uses to the east, and light industrial uses.

The allowable residential density across the zone districts of RL-4, RL-5, P-1, P-2, and PD ranges from a minimum of 2 dwelling units an acre to a maximum of 5.5 units an acre. Surrounding properties include the Residential Low designation to the North, East, and Industrial designation to the South and East. Residential Low in this area would match and be more consistent with the Residential Low to the North and East. The Residential Low designation would also be more consistent with the lower density residential land uses to the North and West.

The zoning map shows that the properties to the East are zoned a mixture of Industrial Light (I-1) and Residential Low 5 (RL-5). To the North, the property is currently within the County and is zoned Residential Single Family - Rural District (RSF-R). The property to the west is zoned Agricultural, Forestry, Transitional District (AFT). Lastly, the property to the South is zoned (I-1). With this being on the far reaches of the Persigo Boundary and Urban Development Boundary, lower density residential zones would be appropriate in this area. In terms of surrounding land uses, to the East there are lower density single family residential uses, to the north there is rural single family uses, to the east rural single family uses, and vacant industrial uses to the south.

Implementing zone districts of the Residential Low land use designation are as follows:
a. Residential Low 4 (RL-4)
b. Residential Low 5 (RL-5)
c. Public Parks and Open Space (P-1)
d. Public, Civic, and Institutional Campus (P-2)

The subject property would need to extend sewer from the development to the east but has sewer service and all other urban amenities needed to support the range of Residential Low development options. The Applicant is requesting to amend the Comprehensive Plan land use map from Industrial to Residential Low, creating consistency with the established land use pattern of the adjacent properties to the east and northeast. The subject property is located within the Tier 2 category on the Intensification and Growth Tiers Map of the Comprehensive Plan which classifies this location as an area within the existing UDB and 201 that are urbanizing or proximate to areas that are urbanizing. Development of these parcels will provide development opportunities while minimizing the impact on infrastructure and City services.

The Comprehensive Plan Amendment request will be followed by an associated Rezone request.

NOTIFICATION REQUIREMENTS

A Neighborhood Comment Meeting regarding the proposed Comprehensive Plan Amendment and the subsequent Rezone request was held on October 24, 2024 in accordance with Section 21.02.030(c) of the Zoning and Development Code (ZDC). The Applicant, Applicant's representative and City staff were in attendance. No members of the public attended.

Notice was completed consistent with the provisions in Section 21.02.030(g) of the ZDC. The subject properties were posted with an application sign on August 25, 2025. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on April 17, 2026. The notice of the Planning Commission public hearing was published April 18, 2026 in the Grand Junction Daily Sentinel.

ANALYSIS

Comprehensive Plan Land Use Map Amendment

The Industrial and Residential Low land use designations are intended to fulfill distinct and different purposes. The Industrial land use designation provides opportunities for industrial uses that typically have greater impacts on surrounding areas. They are generally situated away from residential areas; however, smaller commercial activities or buffering may serve to transition between industrial and residential developments. Primary land uses are light and heavy industrial uses including manufacturing, processing, assembly, warehousing and distribution, outdoor storage. Secondary land uses are commercial services, mining, and sand or gravel operations.

The Residential Low land use designation is comprised of residential uses with varying types and lot sizes. Secondary uses are designed in a manner to fit the character of the neighborhood. Residential Low is an appropriate transition between the open, less-developed edges of Grand Junction and unincorporated area towards the denser urban areas.

Section 21.02.050(e)(4)(iii) Review Criteria

The criteria for review of the request are set forth in Section 21.02.050(e)(4)(iii) of the Zoning and Development Code, which provides that the Planning Commission and City Council shall review a Comprehensive Plan Amendment request in light of the following criteria. The applicant's evaluation of the criteria can be found within their Project Report. Staff evaluation of the criteria is below.

(A) The existing Comprehensive Plan and/or any related element thereof requires the proposed amendment; and

The current Industrial land use designation is implemented by the zone districts of CG, I-1, and I-2. The proposed RL-5 zone district considered in the subsequent application is not an implementing zone district of the existing Industrial Land Use designation and as such would not be supported by the Comprehensive Plan. However, considering an amendment to the Comprehensive Plan's Land Use

designation in this area, Chapter 2 of the Plan provides guidance on how and where the City should grow in the future.

Plan Principle 3.1b – Responsible and Managed Growth – calls on the City to support the efficient use of existing public facilities and services by directing development to locations where it can meet and maintain level of service targets. As a Tier 2 property already within the City with residential already adjacent to it with sewer available, this is a logical area for the Residential Low designation.

Grand Junction's Comprehensive Plan acknowledges growing demand for housing and a limited supply of attainable housing. Reclassifying land from Industrial to Residential Low increases opportunities for new housing stock and helps meet the community's long-term residential needs. This is consistent with managed growth because it aligns land use policy with changing market and demographic conditions. A Comprehensive Plan amendment is the formal mechanism for evaluating whether a property should transition to a more appropriate future use. If the site is adjacent to existing neighborhoods, utilities, roads, schools, and services, redesignating it to Residential Low supports orderly expansion rather than scattered or inefficient development patterns.

Further, if industrial development is no longer viable or appropriate for the site particularly where nearby residential uses exist, changing the designation to Residential Low can reduce future land use conflicts such as noise, traffic, outdoor storage, and truck activity. This helps maintain neighborhood quality and promotes predictable land use patterns.

The requested amendment from Industrial to Residential Low is consistent with Plan Principle 3.1(b) – Responsible and Managed Growth because it responds to Grand Junction's recognized housing needs, directs growth to an appropriate and serviceable location, promotes compatible land use transitions, and supports efficient long-term community development in accordance with the goals of the 2020 One Grand Junction Comprehensive Plan.

Staff finds that this criterion has been met.

(B) The community or area will derive benefits from the proposed amendment; and/or

A Comprehensive Plan Amendment to change the future land use designation from Industrial to Residential Low under the 2020 One Grand Junction Comprehensive Plan can help the community and surrounding area derive several meaningful benefits by aligning land use with current community needs, improving neighborhood compatibility, and supporting balanced long-term growth.

Grand Junction continues to experience population growth and demand for housing. Redesignating the property to Residential Low creates the opportunity for additional single-unit homes and increasing the supply of residential units, helping meet local

housing needs. Further, the Residential Low designation is a more compatible transition between the surrounding land uses than the Industrial designation. Low-density residential uses are typically more consistent with neighborhood character and can strengthen surrounding property values and long-term stability. Industrial uses can generate truck traffic, noise, lighting, outdoor storage, and operational impacts that may conflict with nearby homes or community-serving uses. Changing the designation to Residential Low can avoid these future conflicts and create a more harmonious land use pattern.

Land use plans should adapt when conditions evolve. If the site is no longer optimal for industrial use due to surrounding development patterns or a lack of market demand, redesignating the property to Residential Low ensures the land can be used productively in a manner that benefits the community. The proposed Comprehensive Plan Amendment from Industrial to Residential Low will benefit the community by increasing housing opportunities, promoting compatible neighborhood development, reducing potential industrial impacts, efficiently utilizing existing infrastructure, and supporting orderly long-term growth consistent with the evolving needs of Grand Junction.

Staff finds that this criterion has been met

(C) The amendment will be consistent with the vision, goals, principles, and policies of the Comprehensive Plan and the elements thereof.

Plan Principle 3.1b – Responsible and Managed Growth – calls on the City to support the efficient use of existing public facilities and services by directing development to locations where it can meet and maintain level of service targets. As a Tier 2 property already within the City with residential already adjacent to it with sewer available, this is a logical area for the Residential Low designation.

Grand Junction's Comprehensive Plan acknowledges growing demand for housing and a limited supply of attainable housing. Reclassifying land from Industrial to Residential Low increases opportunities for new housing stock and helps meet the community's long-term residential needs. This is consistent with managed growth because it aligns land use policy with changing market and demographic conditions. A Comprehensive Plan amendment is the formal mechanism for evaluating whether a property should transition to a more appropriate future use. If the site is adjacent to existing neighborhoods, utilities, roads, schools, and services, redesignating it to Residential Low supports orderly expansion rather than scattered or inefficient development patterns.

Plan Principle 5.1a – Strong Neighborhoods and Housing Choices – calls on the City to promote more opportunities for housing choices that meet the needs of people of all ages, abilities and incomes. More specifically principle 5.1a calls on the City to monitor and periodically update the Land Use Plan to ensure the City has an

adequate supply of land designated for a wide variety of housing types based on demand.

The Comprehensive Plan also encourages transitions between differing land uses to minimize conflict. Residential Low is more compatible with the residential properties surrounding the property as opposed to industrial. The plan also supports new development contiguous to existing urbanized areas. Since the subject property is near established residential development to the east, the amendment advances an orderly growth pattern. It's important to note that while the City's Comprehensive Plan generally has policies to protect and preserve Industrial properties in certain established areas and areas with railroad spurs, this property is not within The H Road /Northwest Subarea nor does it have rail access. T

The requested Comprehensive Plan Amendment from Industrial to Residential Low is consistent with the vision, goals, principles, policies, and applicable elements of the 2020 One Grand Junction Comprehensive Plan because it responds to current housing needs, promotes compatible and cohesive land use patterns, supports efficient use of infrastructure, and advances orderly growth that enhances community livability and long-term sustainability.

Therefore Staff finds that this criterion has been met.

FINDINGS OF FACT AND STAFF RECOMMENDATION

After reviewing the Comprehensive Plan Amendment CPA-2025-52 requesting an Amendment from Industrial to Residential Low for the property located on Lot 2 of the Monument Vistas Subdivision at 860 21 Road, the following finding of fact have been made.

1. The request has met the Comprehensive Plan Amendment criteria in Section 21.02.050(e)(4)(iii) of the Zoning and Development Code.

The Planning Commission heard this request at the April 28, 2026, meeting and recommended approval.

FISCAL IMPACT:

There is no direct associated fiscal impact on this request.

SUGGESTED MOTION:

I move to introduce and order publication in pamphlet form an Ordinance Amending the Comprehensive Plan for approximately 19.83 acres from Industrial to Residential Low Located at 860 21 Road and set a public hearing for May 20, 2026.

Attachments

1. Development Application

2. Neighborhood Meeting Notes
3. Maps
4. Planning Commission Minutes - 2026 - April 28 - DRAFT
5. Draft Ordinance CPA

CITY OF Grand Junction COLORADO

PUBLIC WORKS & PLANNING

Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For: Comprehensive Plan Amendment

Please fill in blanks below only for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation: Industrial

Existing Zoning: I-1

Proposed Land Use Designation: Split Residential/Industrial

Proposed Zoning: RL-5

Property Information

Site Location: 860 21 Road, Grand Junction, CO 81505

Site Acreage: 19.725 Acres

Site Tax No(s): 2697-252-00-126

Site Zoning: I-1

Project Description: To amend the 2020 Comprehensive regarding the northerly 19.725 acres upon completion of the simple subdivision

Property Owner Information

Name: Brookfield Mixed Use 35, LLC

Street Address: 1111 S. 7th Street

City/State/Zip: Grand Junction, CO 8

Business Phone #: 970-234-0708

E-Mail: dcarei@senergybuilders.com

Fax #:

Contact Person: Darin Carei

Contact Phone #: 970-234-0708

Applicant Information

Name: Senergy Builders

Street Address: 1111 S. 7th St.

City/State/Zip: Grand Junction, CO 8

Business Phone #: 970-234-0708

E-Mail: dcarei@senergybuilders.com

Fax #:

Contact Person: Darin Carei

Contact Phone #: 970-234-0708

Representative Information

Name: River City Consultants, Inc.

Street Address: 215 Pitkin Ave. #201

City/State/Zip: Grand Junction, CO 8

Business Phone #: 970-241-4722

E-Mail: tstates@rccwest.com

Fax #:

Contact Person: Tracy States

Contact Phone #: 970-241-4722

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application: Tracy States Digitally signed by Tracy States Date: 2025.01.09 09:18:54 -07'00'

Date: January 9, 2025

Signature of Legal Property Owner:

Date: 1/30/25

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Brookfield Mixed Use 35, LLC ("Entity") is the owner of the following property:

(b) 860 21 Road, Grand Junction, CO 81505

A copy of the deed(s) evidencing the owner's interest in the property is attached. Any documents conveying any interest in the property to someone else by the owner are also attached.

I am the (c) Managing Member for the Entity. I have the legal authority to bind the Entity regarding obligations and this property. I have attached the most recent recorded Statement of Authority of the Entity.

◉ My legal authority to bind the Entity both financially and concerning this property is unlimited.

○ My legal authority to bind the Entity financially and/or concerning this property is limited as follows:

◉ The Entity is the sole owner of the property.

○ The Entity owns the property with other(s). The other owners of the property are:

On behalf of Entity, I have reviewed the application for the (d) Comprehensive Plan Amendment

I have the following knowledge or evidence of a possible boundary conflict affecting the property:

(e) None

I understand the continuing duty of the Entity to inform the City planner of any changes regarding my authority to bind the Entity and/or regarding ownership, easement, right-of-way, encroachment, lienholder and any other interest in the land.

I swear under penalty of perjury that the information in this Ownership Statement is true, complete and correct.

Signature of Entity representative: Darin Carei

Printed name of person signing: Darin J. Carei, Managing Member

State of Colorado)

County of Mesa) ss.

Subscribed and sworn to before me on this 30 day of January, 2025

by Darin Carei

Witness my hand and seal.

My Notary Commission expires on May 20, 2025

CANDACE RENEE HORTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20214019817
My Commission Expires May 20, 2025

Candace
Notary Public Signature

RECEPTION#: 3109958, at 11/20/2024 9:37:51 AM, 1 of 2
Recording: $18.00, Doc Fee $133.00 Bobbie Gross, Mesa County, CO. CLERK AND RECORDER

Land Title GUARANTEE COMPANY Since 1967

Special Warranty Deed

(Pursuant to C.R.S. 38-30-113(1)(b))

State Documentary Fee
Date: November 15, 2024
$133.00

This Deed, effective as of **November 15th, 2024**, signed on the date(s) acknowledged below, by Grantor(s), **NORTHWEST GJ, LLC, A COLORADO LIMITED LIABILITY COMPANY**, whose street address is **120 HURRICANE RIDGE DRIVE, SEQUIM, WA 98382**, City or Town of **SEQUIM**, County of **Clallam** and State of **Washington** , for the consideration of **($1,330,000.00) ***One Million Three Hundred Thirty Thousand and 00/100*** dollars**, in hand paid, hereby sell(s) and convey(s) to **BROOKFIELD MIXED USE 35, LLC, A COLORADO LIMITED LIABILITY COMPANY**, whose street address is **1111 S 7TH STREET, GRAND JUNCTION, CO 81501**, City or Town of **GRAND JUNCTION**, County of **Mesa** and State of **Colorado**, the following real property in the County of **Mesa** and State of Colorado, to wit:

See attached "Exhibit A"

also known by street and number as: **860 21 ROAD - VACANT LAND, GRAND JUNCTION, CO 81505**

with all its appurtenances and warrant(s) the title to the same against all persons claiming under me(us), subject to Statutory Exceptions.

NORTHWEST GJ, LLC, A COLORADO LIMITED LIABILITY COMPANY

By: Justin Waterman
JUSTIN WATERMAN AS AUTHORIZED AGENT

State of ~~Colorado~~ Florida)
)ss.
County of ~~MESA~~ Duval)

The foregoing instrument was acknowledged before me on this 14th day of **November ~~15th~~ 2024** by **JUSTIN WATERMAN, AS AUTHORIZED AGENT OF NORTHWEST GJ, LLC, A COLORADO LIMITED LIABILITY COMPANY**

Witness my hand and official seal

My Commission expires: 06/04/2025

Lola Denise Strickland
Notary Public

LOLA DENISE STRICKLAND
Notary Public - State of Florida
Commission # HH137805
Expires on June 4, 2025

Provided NY DRIVER LICENSE
Notarized remotely online using communication technology via Proof.

When recorded return to: **BROOKFIELD MIXED USE 35, LLC, A COLORADO LIMITED LIABILITY COMPANY**
1111 S 7TH STREET, GRAND JUNCTION, CO 81501

Exhibit A

A PARCEL OF LAND SITUATE IN THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE WEST ¼ CORNER OF SAID SECTION 25, BEING A FOUND MESA COUNTY SURVEY MARKER, THE BASIS OF BEARING BEING N00°01'28"E TO THE NORTH 1/16TH CORNER ON THE WEST LINE OF SAID SECTION 25, BEING A FOUND MESA COUNTY SURVEY MARKER;
THENCE N00°01'28"E A DISTANCE OF 1320.80 FEET TO SAID NORTH 1/16TH CORNER ON THE WEST LINE OF SAID SECTION 25;
THENCE S89°52'29"E ALONG THE NORTH LINE OF SAID SOUTHWEST ¼ OF THE NORTHWEST ¼ A DISTANCE OF 1157.60 FEET;
THENCE S00°01'28"W A DISTANCE OF 1320.97 FEET TO THE SOUTH LINE OF SAID SOUTHWEST ¼ OF THE NORTHWEST ¼;
THENCE N89°51'58"W A DISTANCE OF 1157.60 FEET TO THE POINT OF BEGINNING,
COUNTY OF MESA, STATE OF COLORADO.

RECEPTION#: 3109957, at 11/20/2024 9:37:51 AM, 1 of 1
Recording: $13.00, Bobbie Gross, Mesa County, CO. CLERK AND RECORDER

STATEMENT OF AUTHORITY

Pursuant to C.R.S. §38-30-172, the undersigned hereby execute this Statement of Authority on behalf of **BROOKFIELD MIXED USE 35, LLC**, an entity other than an individual, capable of holding title to real property (the "Entity"), and states as follows:

The name of the Entity is: **BROOKFIELD MIXED USE 35, LLC**.

The Entity is a: Colorado limited liability company
(state type of entity and state, country, or other governmental authority under whose laws such entity was formed)

The mailing address for the Entity is: 1111 S. 7th Street
Grand Junction, CO 81501.

The name or position of the person(s) authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the Entity are: Darin J. Carei, Managing Member.

The limitations upon the authority of the person(s) named above or holding the position described above to bind the Entity are as follows: None

Other matters concerning the manner in which the Entity deals with any interest in real property are: N/A.

EXECUTED this 15th day of November, 2024.

Darin J. Carei, Managing Member of
Brookfield Mixed Use 35, LLC

STATE OF COLORADO)
COUNTY OF M E S A)ss.

The foregoing instrument was acknowledged before me this 15th day of November, 2024, by Darin J. Carei, as Managing Member of Brookfield Mixed Use 35, LLC, a Colorado limited liability company.

Witness my hand and official seal.
My commission expires: 11-15-25

JULIANNA MCNEILL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19934017213
My Commission Expires November 15, 2025
County of Mesa

Notary Public

G:\DATA17\17716001\Stmt of Authority_Brookfield Mixed Use 35.wpd

- General Project Report *Revised* –
Comprehensive Plan Amendment
Brookfield West Filing One

860 21 Road
Grand Junction, CO
Tax Parcel No. 2697-252-00-126
Owner(s): Brookfield Mixed Use 35, LLC

January 29, 2025
Revised June 3, 2025

A. Project Description:

Location: The parcel is located on the east side of 21 Road, south if I Road.

Acreage: The parcel is approximately 35.11 acres.

Proposed Use: The applicant currently has an application in with the City (SSU-2025-45) to subdivide the parcel into two separate parcels containing 19.725 acres and 14.471 acres. The parcel is zoned I-1 but the use is currently residential/agricultural. The proposed amendment would be of the northerly 19.725 acres, changing the land use from Industrial to Residential Low.

B. Public Benefit

The public benefit would be the addition of residential building lots, creating a feathering effect between industrial and agricultural uses in this desirable north area of Grand Junction. The project would extend services, including sewer, once developed. Short term, the eventual construction of infrastructure and subsequent housing would provide local jobs and interject money into the local economy.

C. Neighborhood Meeting

A neighborhood meeting was held via a Zoom meeting on January 23, 2025. A summary of the meeting is included with this submittal.

D. Project Compliance, Compatibility, and Impact

1) Adopted plans and/or policies:

It is intended, upon approval and recording of the plat of the Simple Subdivision, the approved amendment of the Comprehensive Plan and rezone the northern parcel to

Residential Low (RL-5) and then mirror the Brookfield developments adjacent to the east. Applications for Simple Subdivision and Rezone have been submitted for review concurrently with the Comprehensive Plan Amendment.

If the simple subdivision, amendment and rezoning are approved, the parcels will develop in accordance and compliance with the Municipal Code and Comprehensive Plan.

2) Land use in the surrounding area:

The uses contained within the surrounding area are a mixture of large lot residential/agricultural uses, low-density residential uses, and light industrial uses. The parcel is currently designated with a future land use of Light Industrial with Residential Low uses adjacent to the north and a portion of the east boundary.

3) Site access and traffic patterns:

The parcel has direct access to 21 Road, which provides direct access Hwy 6 & 50. The Comprehensive Plan Amendment will have no effect on existing traffic patterns.

4) Availability of utilities, including proximity of fire hydrants-

The subject parcel is served by the following:
Ute Water
City of Grand Junction Sewer (future, on-site waste treatment (ISDS) currently)
City of Grand Junction Storm Sewer
Xcel Energy (gas)
Grand Valley Power (electric)
Grand Valley Irrigation Company
Grand Valley Drainage District
City of Grand Junction Fire – Station 3
Charter/Spectrum (Cable)
CenturyLink/Lumen (Phone)

All utilities, with the exception of sewer, exist to the subject parcel. A Fire Flow Form is included with this submittal indicating locations of fire hydrants.

5) Special or unusual demands on utilities (high water or sewage quantities, grease, or sediment contribution, pre-treatment needs, etc.):

There will be no special or unusual demands on utilities as a result of the project.

6) Effects on public facilities (fire, police, sanitation, roads, parks, schools, irrigation, etc.):

The Comprehensive Plan Amendment will have no adverse effect on public facilities.

7) Hours of operation:

Typical of residential development.

8) Number of employees:

This criterion is not applicable for this submittal.

9) Signage:

This criterion is not applicable for this submittal.

10) Site Soils Geology (such as per SCS soils mapping):

This criterion is not applicable for this submittal.

11) Impact of project on site geology and geological hazards:

None are anticipated.

E. Must address the review criteria contained in the Zoning and Development Code for the type of application being submitted.

Section 21.02.040 (b)(2) of the Zoning and Development Code:

(i) The application complies with all provisions of this code;
The request is in compliance with the 2023 zoning and development code. Future design/development would meet the design guidelines and dimensional standards of the proposed RL-5 zone district.

(ii) The application is consistent with the Comprehensive Plan;
This is a request to amend the 2020 Comprehensive Plan but it is consistent with surrounding development.

(iii) The application complies with any other approvals on the property;
There are no prior approvals associated with the parcel.

(iv) The application complies with or will comply with other City, state, and federal regulations;
Not applicable to this request.

(v) The property is not subject to a pending notice of violation or legal action as a result of a violation of any federal, state county, or city land use law or administrative rule.
None of these conditions exist with regards to this project.

(iv) Public facilities and utilities shall be available concurrently with the development.
All public facilities and utilities will be available, concurrently with the Comprehensive Plan Amendment.

Section 21.02.050 (e)(4)(iii) Review Criteria for Comprehensive Plan Amendments (Non Administrative):

A. **The existing Comprehensive Plan and/or any related element thereof requires the proposed amendment; and**
Per the exiting 2020 Comprehensive Plan, the entire parcel has a future land use of Industrial. The applicant desires to mirror the existing development to the east and is requesting, after the approval of the Simple Subdivision in process, to amend the northerly 19.725 acres to a future land use of Residential Low. The applicant also has a rezone request in review, seeking a zoning of RL-5, similar to the east, if the Comprehensive Plan Amendment is approved.

By amending the Comprehensive Plan to allow for the norther portion to be zoned with a Residential Low designation, a smoother transition between the industrial zoned parcel to the south and the agricultural uses to the north is achieved. Low density residential is more cohesive with the residential development to the east. The Amendment would allow balanced growth with extended infrastructure while still allowing for the continued location and expansion of industrial and manufacturing businesses in the City.

B. **The community or area will derive benefits from the proposed amendment; and/or**
The community will derive benefits of the addition of attainable residential building lots in this desirable north area of Grand Junction. The project would extend services, including sewer, once developed. The eventual construction of infrastructure and subsequent housing would provide local jobs and interject money into the local economy.

The Residential Low category would allow for development of 2 to 5.5 dwelling units per acre, providing housing choices that include single family detached, duplex units and small scale single family attached housing, up to 4 attached dwelling units. The benefit of developing at this type of density is costs are able to be disbursed between multiple lots, providing more attainable housing products. The Residential Low future land use extends north of the subject property, north to I Road. Infrastructure extension that could be provided with the development of Residential Low product on the northern 19.725 acres could help facilitate development of Residential Low to the identified boundary while minimizing the impact on infrastructure and City services.

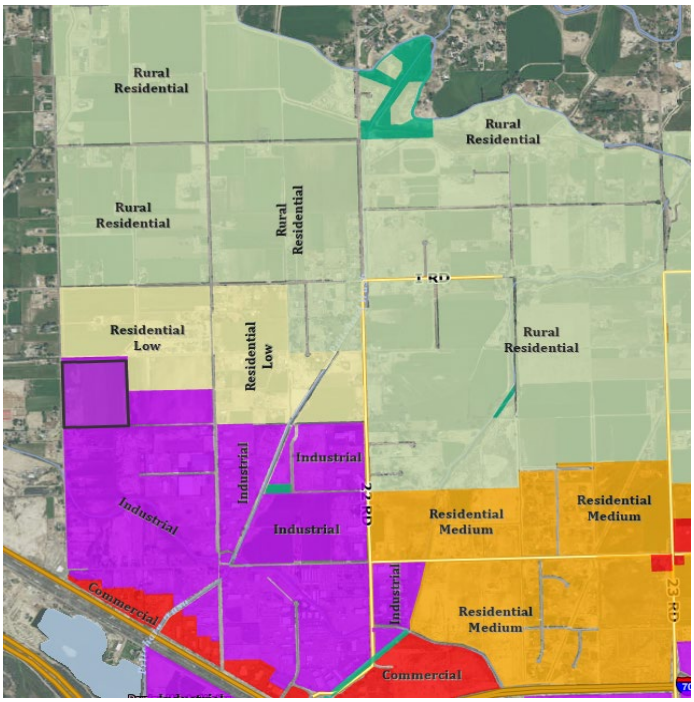
C. **The amendment will be consistent with the vision, goals, principles, and policies of the Comprehensive Plan and the elements thereof.**
The amendment is consistent with Plan Principles 2 and 3 and 5, maintaining industrial acreage available for development while creating a feathering effect

between industrial and agricultural uses, and providing an increased, attainable housing stock.

Plan Principle 2: Resilient and Diverse Economy
The proposed amendment still preserves industrial land to promote industrial/manufacturing businesses. The developer/owner of the subject parcel has already developed one parcel of industrial land on the northeast corner of 21 ½ Road and H ½ Road with ready to build sites, all utilities extended. There is currently a development application in City review for the adjacent 11.74 southerly acres to create nine 1 + acre industrial lots which will be served by all utilities, including previously installed sewer (SUB-2025-97). The intent would be to continue residential development on the north and industrial development on the south, connecting to the existing development to the east.

Even though the amendment will reduce the overall industrial zoned land by 19.725 acres, there is still an ample supply of industrial zoned land as you get closer to downtown and the riverfront areas.

Plan Principle 3: Responsible and Managed Growth
The parcel is located in Tier II, Urban Infill, of the Growth Plan. The parcel's adjacency to Residential Low designated land on the north and also on the east portion of the 19.725 acres makes that piece ideal for residential development. The Residential Low designation and requested RL-5 zoning would provide building lots more economically feasible to develop than larger, acreage residential sites, creating a more attainable housing product. The land zoned for Residential Low density is very limited in this northwest section of the City limits.



Plan Principle 5: Strong Neighborhoods and Housing Choices
As discussed previously, the Amendment of the plan to residential low and the rezone request of RL-5 provide alternative housing type options that will be attainable as a result of the higher density that industrial and rural residential zone districts would not provide. The existing Brookfield residential development to the east has established a unique community. 21 Road is a major collector providing easy access to I-70 and Hwy 6 & 50, providing future residents with access to local shopping, dining and other services located along these corridors.

F. Development Schedule

This criterion is not applicable for this submittal.

LEGAL DESCRIPTION

Lot 2, Monument Vistas Filing One, County of Mesa, State of Colorado

860 21 Road, Comprehensive Plan Amendment and Rezone
Parcel No. 2697-252-00-126

SUMMARY OF VIRTUAL NEIGHBORHOOD MEETING
THURSDAY, OCTOBER 24, 2024, @ 5:30 PM
VIA ZOOM

A virtual neighborhood meeting for the above-referenced annexation and zoning, was held Thursday, October 24, 2024, via Zoom, at 5:30 PM. The initial letter notifying the neighboring property owners within the surrounding 500 feet was sent on October 7, 2024, per the mailing list received from the City of Grand Junction. Present were Tracy States, Project Coordinator with River City Consultants and Thomas Lloyd, Senior Planner, City of Grand Junction. Craig Rothluebber, P.E. with River City also attended as a training exercise. No one from the public attended the meeting.

The meeting began at approximately 5:30 PM. Tracy shared with Thomas the exhibits that she had intended to present. After 15 minutes, no one still had joined the meeting. The meeting ended at approximately 5:45 PM.

4PF GZ IMPACT LAND FUND LLC
1555 BLAKE ST SUITE 210
DENVER CO 80202

AUSTIN JEFFREY B
AUSTIN MELANIE M
893 21 RD
FRUITA CO 81521

BABCOCK JAMES C
883 CANYON BROOK ST
GRAND JUNCTION CO 81505

BENSON JANICE E
850 21 RD
FRUITA CO 81521

BLAIR RONALD JOHN
BLAIR CHERYL A
863 21 RD
FRUITA CO 81521

BLICHFELDT JEFFREY E
BLICHFELDT KATHI M
857 21 RD
FRUITA CO 81521

BROOKFIELD
HERITAGE PROPERTY MGMT - BARB BUNTZEN
2650 NORTH AVE STE 116
GRAND JUNCTION CO 81501

BROOKFIELD FILING 3 & 4 LLC
BROOKFIELD COMMERCIAL WEST LLC
1111 S 7TH ST
GRAND JUNCTION CO 81501

BROOKFIELD NORTH HOMEOWNERS ASSOCIATION
SENERGY BUILDERS LLC
591 25 RD UNIT B1
GRAND JUNCTION CO 81505

CAMPBELL SHERI V
CAMPBELL SAM E
848 21 RD
FRUITA CO 81521

DAMICO ANTHONY
DAMICO JEMMI
2130 SLOPE CREEK AVE
GRAND JUNCTION CO 81505

DIMMICK ORRIN
DIMMICK STEPHANIE
2128 SLOPE CREEK AVE
GRAND JUNCTION CO 81505

EDWARDS PATRICK T
EDWARDS LINDA J
891 21 RD
FRUITA CO 81521

GORDON JOHN I
GORDON SHARON A, DIGRAPPA F S
629 1/2 26 1/2 RD
GRAND JUNCTION CO 81506

HERNANDEZ JESUS M
HERNANDEZ MARTHA E
875 21 RD
FRUITA CO 81521

KARREN MAXWELL
NETZAHUALCOYOTL
KARREN KIMBERLY ANN
2129 TIMMERLAND AVE
GRAND JUNCTION CO 81505

MCFARLAND JAZMIN RAE
2126 SLOPE CREEK AVE
GRAND JUNCTION CO 81505

MEEKS ASHLEIGH K H
MEEKS SAMUEL E P
2126 TIMMERLAND AVE
GRAND JUNCTION CO 81505

NORTHWEST GJ LLC
JUSTIN WATERMAN, COREY GOETH
120 HURRICANE RIDGE DR
SEQUIM WA 98382

PRICE MATTHEW A
PRICE REBECCA P
849 21 RD
FRUITA CO 81521

RED ROCK RV & MARINE STORAGE OWNERS ASSOCIATION INC
2082 E 1/2 RD
GRAND JUNCTION CO 81507

REECE JERRY R
REECE MICHELE H
851 21 RD
FRUITA CO 81521

RIVER CITY CONSULTANTA INC
TRACY STATES
215 PITKIN AVE STE 201
GRAND JUNCTION CO 81501

SENERGY BUILDERS
DARIN CAREI
1111 S 7TH ST
GRAND JUNCTION CO 81501

SIXBEY INVESTMENTS LLC
2108 HIGHWAY 6 AND 50
GRAND JUNCTION CO 81505

SMITH CAITLIN
879 CANYON BROOK ST
GRAND JUNCTION CO 81505

THOM HEATHER
WALKER BILLY RICHARD JR
844 21 RD
GRAND JUNCTION CO 81505

WALT LINDSEY
CISAR DEVON J
881 CANYON BROOK ST
GRAND JUNCTION CO 81505

WILLIS CHRISTOPHER
WILLIS SABRINA
67 SUMMITCREST
TRABUCO CANYON CA 92679

CITY OF GRAND JUNCTION
THOMAS LLOYD
250 N 5TH ST
GRAND JUNCTION CO 81501

Location Map

N

0 0.28 0.55 mi

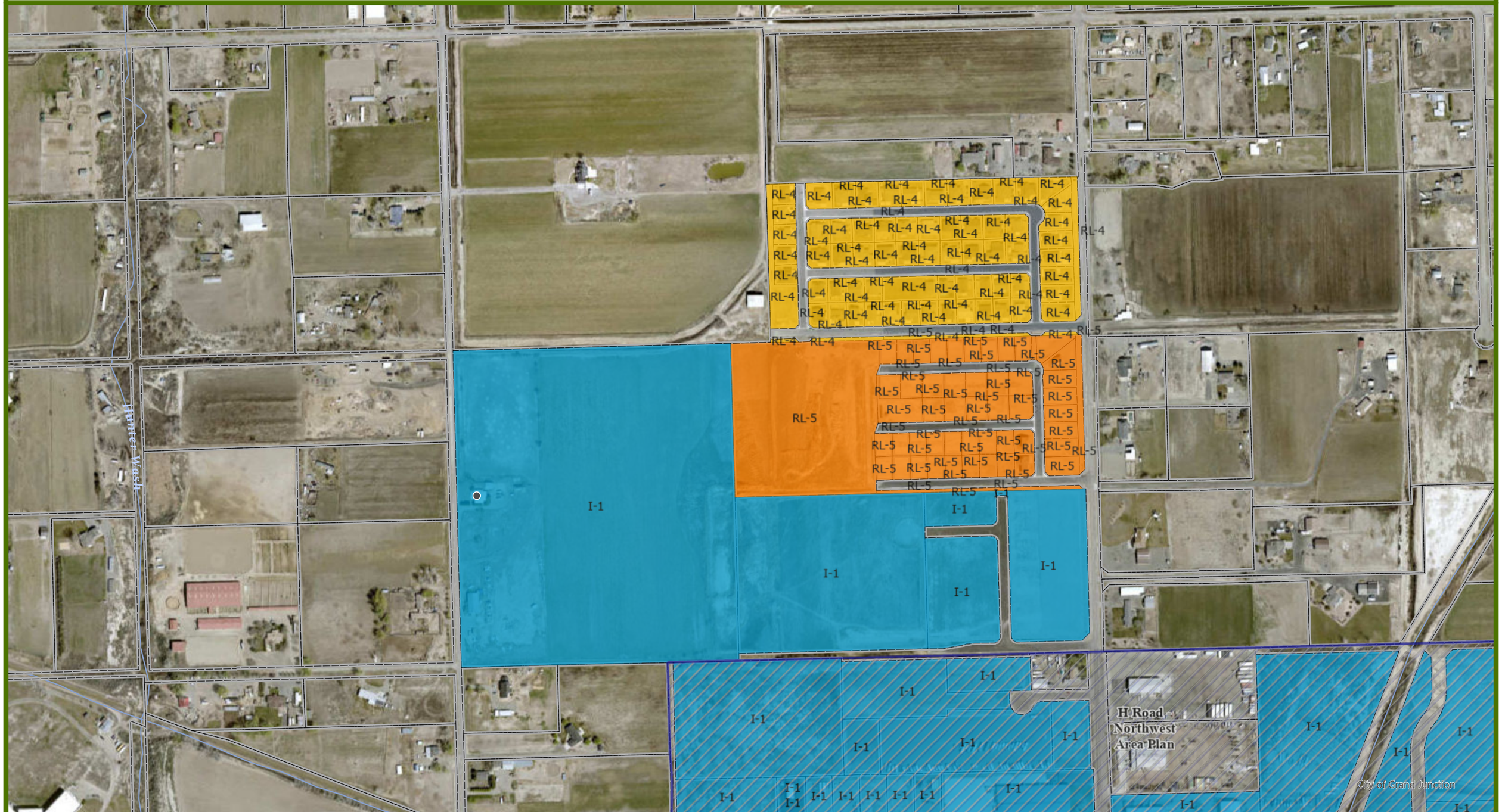
Printed: 10/24/2024

1 inch equals 0 miles

Scale: 1:4,514

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

Existing Zoning Map



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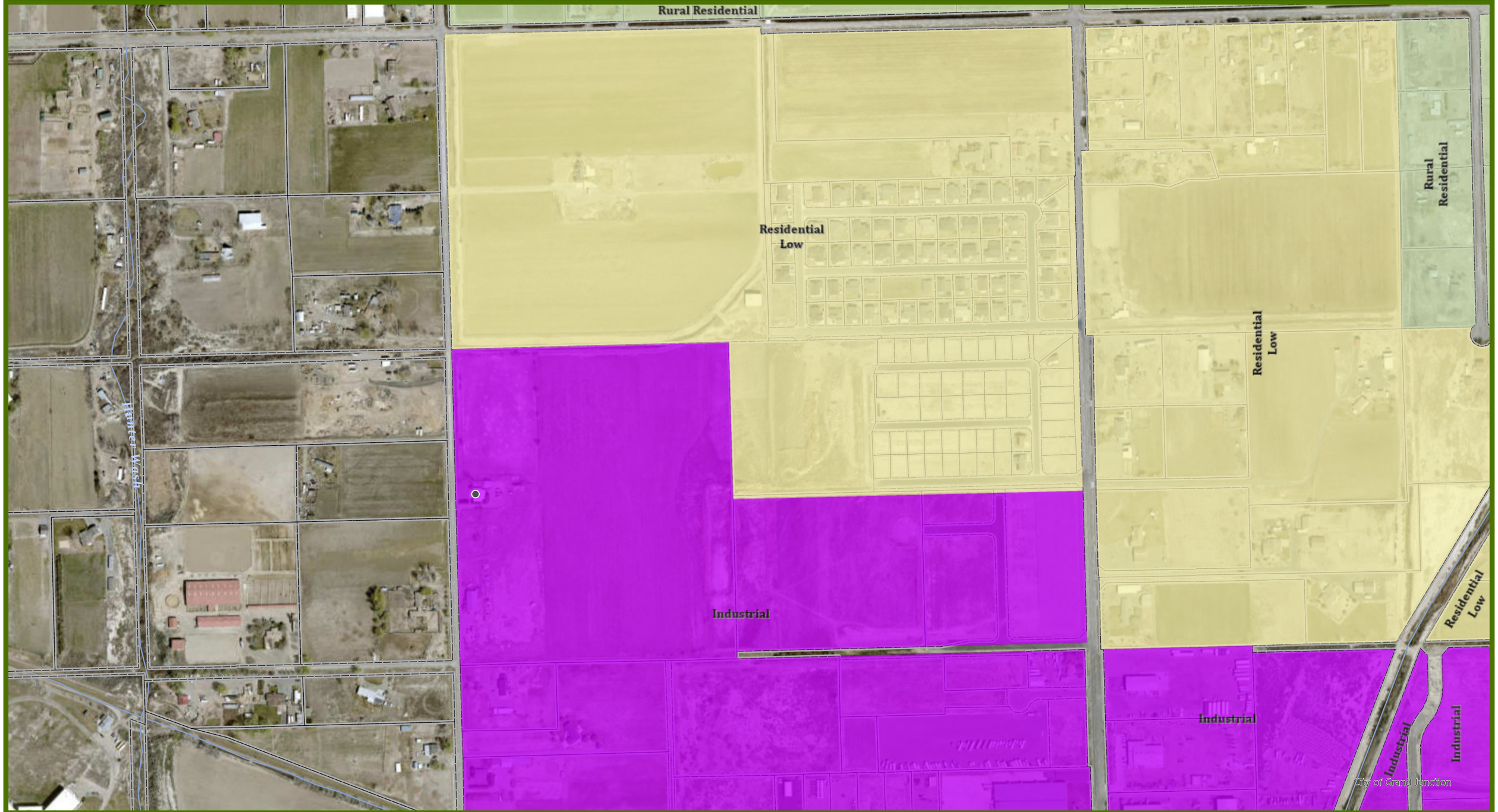
Printed: 10/24/2024

1 inch equals 0 miles

Scale: 1:4,514

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

2020 Comprehensive Plan Map



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Printed: 10/24/2024

1 inch equals 0 miles

Scale: 1:4,514

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

201 (Sewer) Boundary Map

N

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Printed: 10/24/2024

1 inch equals 0 miles

Scale: 1:4,514

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

Aerial Map

N

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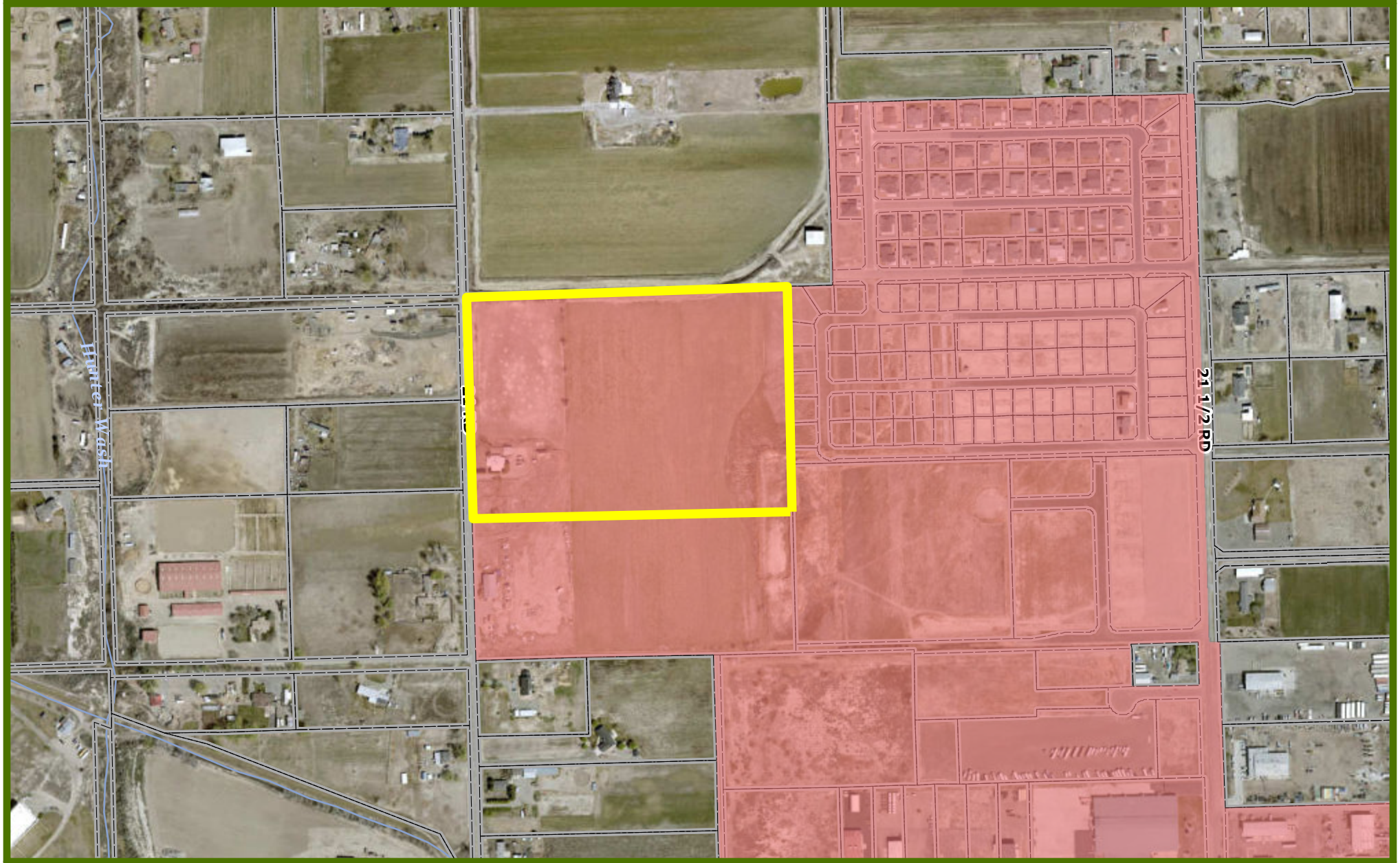
Printed: 4/20/2026

1 inch equals 0 miles

Scale: 1:5,722

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

City Limits



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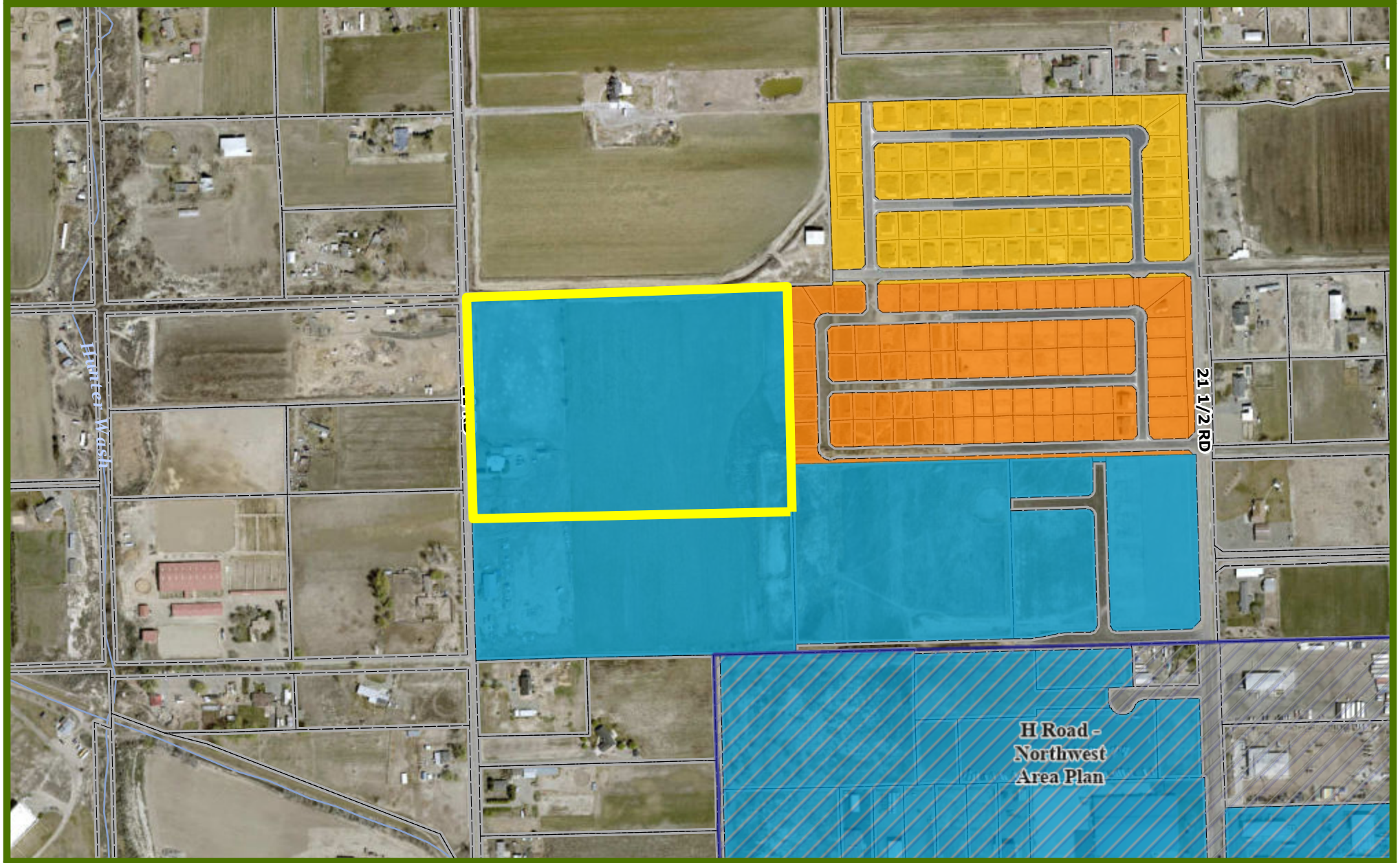
Printed: 4/20/2026

1 inch equals 0 miles

Scale: 1:5,722

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

Zoning Map



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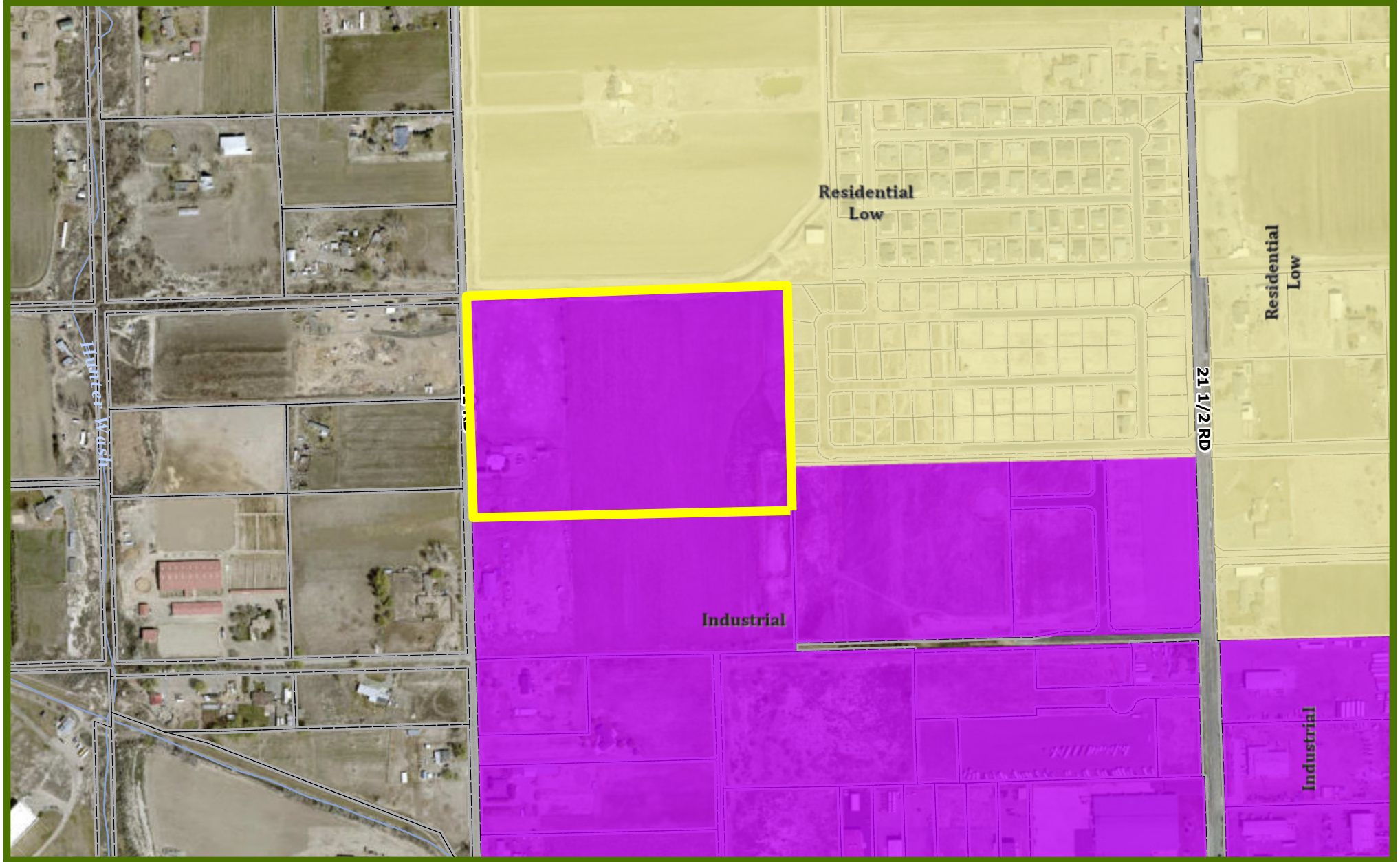
Printed: 4/20/2026

1 inch equals 0 miles

Scale: 1:5,722

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

Land Use Map



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Printed: 4/20/2026

1 inch equals 0 miles

Scale: 1:5,722

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

GRAND JUNCTION PLANNING COMMISSION
April 28, 2026, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:32 p.m. by Chair Sandra Weckerly.

Those present were Planning Commissioners; Ian Moore (Virtually), Ian Thomas, Orin Zyvan, Robert Quintero, Gregg Palmer, and Keith Ehlers.

Also present were Jamie Beard (Assistant City Attorney), Thomas Lloyd (Planning Manager), Sam Wuebbles (Associate Planner), and Madeline Robinson (Planning Technician).

There were 4 members of the public in attendance, and 4 virtually.

CONSENT AGENDA

1. **Approval of Minutes**
   Minutes of Previous Meeting(s) from March 10, 2026, and April 14, 2026.

   Commissioner Palmer moved to approve the Consent Agenda.

   Commissioner Thomas seconded; motion passed 7-0.

REGULAR AGENDA

1. **2426 G Road ROW Vacation** **VAC-2025-202**
   Consider a request by 2426 G Road LLC to vacate the eastern 15 feet of 24 ¼ Road Public Right-of-Way between Canyon View Park and 2426 G Road.

   Staff Presentation
   Sam Wuebbles, Associate Planner, introduced exhibits into the record and provided a presentation regarding the request.

   Questions for Staff
   There were no questions from Commissioner's for staff.

   Public Hearing
   The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via www.gjcity.org.

   There were no public comments.

   The public hearing was closed at 5:43 p.m. on April 28, 2026.

Discussion
No discussion occurred between the Commissioners.

Motion and Vote
Commissioner Quintero made the following motion "Chair, on the 24 ¼ Road Public Right-Of-Way Vacation located between Canyon View Park and 2426 G Road, I move that the Planning Commission forward a recommendation of conditional approval to City Council with the findings of fact and conditions as listed in the staff report."

Commissioner Palmer seconded; Motion passed 7-0.

2. Brookfield West Comprehensive Plan Amendment CPA-2025-52
Consider a request by Brookfield Mixed Use 35, LLC for a Comprehensive Plan Amendment for approximately 19.83 acres from Industrial to Residential Low located at 860 21 Road.

Staff Presentation
Thomas Lloyd, Planning Manager, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff
Commissioner Palmer asked about the buffer zone between Fruita and Grand Junction. Planning Manager Lloyd answered that the buffer zone is to the west. Commissioner Zyvan asked about the long-term planning of the area.

Representative Tracy States made a brief presentation that the original parcel was 35 acres and then was subdivided. The applicant still owns some of the surrounding industrial sites but has not seen any demand for industrial properties to be sold, but there is for residential properties.

Commissioner Ehlers asked about the property line and size and asked if the subdivision has already occurred. Planning Manager Lloyd answered that the Assessor's Office is behind, but the Subdivision has occurred and property lines exist, but that they have not been drawn in yet on the GIS map.

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via www.gjcity.org.

There were no public comments.

The public hearing was closed at 6:05 p.m. on April 28, 2026.

Discussion
Commissioner Ehlers voiced concern about giving up industrial property but acknowledged there currently is a huge need for residential properties and the request makes sense. Commissioner

Palmer also said that the request matches with what is already in the area. Commissioner Zyvan voiced some concern about the request and the challenge the community faces with affordable and obtainable housing. Commissioner Quintero and Thomas also shared these concerns.

Motion and Vote
Commissioner Palmer made the following motion "Chair, on the Comprehensive Plan Amendment request for the property located at 860 21 Road, City file number CPA-2025-52, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report."

Commissioner Quintero seconded; Motion passed 7-0.

3. Brookfield West Rezone RZN-2025-62

Consider a request by Brookfield Mixed Use 35, LLC for a Rezone of approximately 19.83 acres from Industrial Light (I-1) to Residential Low 5 (RL-5) located at 860 21 Road.

Staff Presentation
Thomas Lloyd, Planning Manager, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff
Commissioner Zyvan asked if City Council will also need to approve this request. Staff explained that the decision would be a recommendation of conditional approval, with the recommendation of approval being conditioned on the Comprehensive Plan Amendment being approved by City Council.

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via www.gjcity.org.

There were no public comments.

The public hearing was closed at 6:24 p.m. on April 28, 2026.

Discussion
There was no discussion among Commissioner's on this item.

Motion and Vote
Commissioner Quintero made the following motion "Chair, on the Rezone request for the property located at 860 21 Road, City file number RZN-2025-62, I move that the Planning Commission forward a recommendation of conditional approval to City Council with the finding of fact as listed in the staff report."

Commissioner Palmer seconded; Motion passed 7-0.

4. Zoning Code Amendments – Q2 2026 ZCA-2026-191

Consider a request by the City of Grand Junction to amend sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Zoning Board of Appeals, Final Plat Recordation, Accessory Dwelling Units, Design Standards for Multi-unit Residential Redevelopment, Landscape Substitutions, Subdivision Natural Hazards and Significant Natural Features, Signs in Public, Parks, and Open Space Districts, Outdoor Lighting, and Definitions.

Staff Presentation

Thomas Lloyd, Planning Manager, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Thomas asked what a footcandle was. Planning Manager Lloyd explained it's a measurement of light. Commission Moore asked about the square footage requirement and if it meant regarding building footprint or overall square footage.

Commissioner Ehlers asked about site improvements and expanding the building footprint and when those review criteria would apply. Ehlers also asked about the lighting requirements for projects and what stage they would be implemented.

Commissioner Zyvan asked about ADU's and if two attached ADU's would be allowed.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via www.gjcity.org.

There were no public comments.

The public hearing was closed at 6:52 p.m. on April 28, 2026.

Discussion

No discussion occurred between the Commissioners.

Motion and Vote

Commissioner Quintero made the following motion "Chair, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2026-191, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact listed in the staff report."

Commissioner Zyvan seconded; Motion passed 7-0.

5. Zoning Code Amendments – Drive-Through Facilities ZCA-2026-211

Consider a request by the City of Grand Junction to amend Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Drive-Through Facilities.

Staff Presentation
Thomas Lloyd, Planning Manager, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff
Commissioner Moore asked where current code originated from referencing drive-throughs.

Commissioner Palmer asked about where drive-throughs are specifically allowed in the community.

Commissioner Zyvan asked about cases where the current provisions of the drive-through standards have not worked in the community. Commissioner Weckerly asked about the frequency of site plans not working due to the drive-through standards.

Commissioner Ehlers asked staff if they were aware of any incidents of pedestrians being harmed in a drive-through lane.

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via www.gjcity.org.

Sid Squirrell made comment that these proposed changes are needed for development to occur.

Mike Foster also made comment that the proposed changes will not cause any detriment to pedestrians and was in favor of the request.

The public hearing was closed at 7:08 p.m. on April 28, 2026.

Discussion
Commissioner Quintero made mention of where the current drive-through provisions originally came from isn't exactly known. This proposed provision seems to be correcting the problem.

Commissioner Thomas mentioned vehicles in a drive-through typically drive slowly and the risk of injury is minimal. Further proposed an alternative to what has been stricken from code and rather allow more direct connection for pedestrians and bicyclists to the building and not allowing the full wraparound of a drive-through around a building. Commissioner Zyvan agreed with Commissioner Thomas.

Further discussion ensued by Commissioner Ehlers and Weckerly in opposition to Commissioner Thomas's proposal and are in favor of tonight's proposal.

Commissioner Moore made comment that with every opposition against pedestrian access makes it harder for alternative modes of travel, and echoes Commissioner's Thomas's and Zyvan's concerns.

Commissioner Quintero proposed making a motion and seeing if anyone would second the motion.

Commissioner Palmer stated that he is for the proposal as written.

Motion and Vote
Commissioner Quintero made the following motion "Chair, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2026-211, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report."

Commissioner Ehlers seconded; Motion passed 4-3.

OTHER BUSINESS

ADJOURNMENT

Commissioner Ehlers made a motion to adjourn the meeting.
The vote to adjourn was 7-0.

The meeting adjourned at 7:41 p.m.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN LAND USE MAP OF THE CITY OF GRAND JUNCTION FROM INDUSTRIAL TO RESIDENTIAL LOW FOR BROOKFIELD MIXED USE 65, LLC

LOCATED ON LOT 2 OF THE MONUMENT VISTAS SUBDIVISION AT 860 21 ROAD

Recitals:

The property owner, Brookfield Mixed Use 65, LLC proposes **an amendment to the Comprehensive Plan Land Use Map from** Industrial to Residential Low on a total of 19.83 acres, located on Lot 2 of the Monument Vistas Subdivision at 860 21 Road.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of amending the Comprehensive Plan Land Use designation for the Property from Residential High to Mixed Use, finding that it conforms to and is consistent 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 amending the **Comprehensive Plan Land Use Map from** Industrial to Residential Low, for the property, is consistent with the vision, intent, goals and policies of the Comprehensive Plan and has met the criteria for a Comprehensive Plan amendment stated criteria of Section 21.02.050(e)(4)(iii) 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 re-designated as Residential Low on the Land Use Map of the Comprehensive Plan:

One parcel of land situated in the Southwest Quarter of the Northwest Quarter Section 25, Township 1 North, Range 2 West, Ute Meridian. City of Grand Junction, County of Mesa, Colorado, being more particularly described as follows:

Lot 2, Monument Vistas Filing One, County of Mesa, State of Colorado (Reception No. 3152831of the Mesa County Clerk and Recorder's records.)

Said parcel of land containing 19.83 acres as described.

INTRODUCED on first reading this 6th day of May, 2026 and ordered published in pamphlet form.

DRAFT

ADOPTED on second reading this 20th day of May, 2026 and ordered published in pamphlet form.

_____
Cody Kennedy
President of the Council

ATTEST:

_____
Selestina Sandoval
City Clerk

DRAFT

Grand Junction City Council

Regular Session

Item #2.b.ii.

Meeting Date: May 6, 2026

Presented By: Thomas Lloyd, Planning Manager

Department: Community Development

Submitted By: Thomas Lloyd, Planning Manager

Information

SUBJECT:

Introduction of an Ordinance Rezoning Approximately 19.83 Acres from Industrial Light (I-1) to Residential Low 5 (RL-5) Located on Lot 2 of the Monument Vistas Subdivision at 860 21 Road and Setting a Public Hearing for May 20, 2026

RECOMMENDATION:

The Planning Commission heard this request at the April 28, 2026 meeting and voted (7-0) to recommend approval.

EXECUTIVE SUMMARY:

The Property Owner, Brookfield Mixed Use 65, LLC is requesting a rezone from the Industrial Light (I-1) zone district to the Residential Low 5 (RL-5) designation for property located on Lot 2 of the Monument Vistas Subdivision at 860 21 Road on 19.83 acres.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The Property Owner, Brookfield Mixed Use 65, LLC is requesting a rezone from the Industrial Light (I-1) zone district to the Residential Low 5 (RL-5) designation for property located on Lot 2 of the Monument Vistas Subdivision at 860 21 Road on 19.83 acres. The intent of the rezone is for the property to mirror and act as a continuation to the residential development directly adjacent to the east.

The zoning map shows that the properties to the East are zoned a mixture of Industrial Light (I-1) and Residential Low 5 (RL-5). To the North, the property is currently within the County and is zoned Residential Single Family - Rural District (RSF-R). The property to the west is zoned Agricultural, Forestry, Transitional District (AFT). Lastly, the property to the South is zoned (I-1). With this being on the far reaches of the

Persigo Boundary and Urban Development Boundary, lower density residential zones would be appropriate in this area. In terms of surrounding land uses, to the East there are lower density single family residential uses, to the north there are rural single family uses, to the east rural single family uses, and vacant industrial uses to the south.

In addition to the Residential Low 5 (RL-5) zone requested by the petitioner, the following zone districts would also be consistent with the Comprehensive Plan land use designation of Residential Low.

a. Residential Low 4 (RL-4)
b. Residential Low 5 (RL-5)
c. Public Parks and Open Space (P-1)
d. Public, Civic, and Institutional Campus (P-2)

The RL-5 zone district is intended to provide for a low-density development pattern that may include detached and attached dwellings along with small-scale multi-unit structures in the Residential Low future land use designation. The minimum density of RL-5 is 3 units and acre and the maximum density is 5.5 units an acre. Thus, the minimum density on the site is 60 units and the maximum density is 109 units.

NOTIFICATION REQUIREMENTS

A Neighborhood Comment Meeting regarding the proposed Rezone request was held on October 24, 2024 in accordance with Section 21.02.030(c) of the Zoning and Development Code (ZDC). The Applicant, Applicant's representative and City staff were in attendance. No members of the public attended.

Notice was completed consistent with the provisions in Section 21.02.030(g) of the ZDC. The subject properties were posted with an application sign on August 25, 2025. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on April 17, 2026. The notice of the Planning Commission public hearing was published April 18, 2026 in the Grand Junction Daily Sentinel.

ANALYSIS

The criteria for review are set forth in Section 21.02.050(m)(3)(ii) of the Zoning and Development Code, which provides that an applicant for rezone has the burden of producing evidence that proves each of the criteria outlined in this section. The applicant's responses to these criteria are included in their General Project Report. Staff's analysis of the criteria is provided below.

Section 21.02.050(m)(3)(ii)

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

Beyond immediate consistency with the proposed Land Use Map amendment in the preceding recommendation in CPA-2025-52, the proposed rezone also advances several long-range goals and plan principles identified in the Comprehensive Plan:

Plan Principle 3.1b – Responsible and Managed Growth – calls on the City to support the efficient use of existing public facilities and services by directing development to locations where it can meet and maintain level of service targets. As a Tier 2 property already within the City with RL-4 and RL-5 already adjacent to it with sewer available, this is a logical area for the RL-5 zone district.

Grand Junction's Comprehensive Plan acknowledges growing demand for housing and a limited supply of attainable housing. Rezoning this property from I-1 to RL-5 increases opportunities for new housing stock and helps meet the community's long-term residential needs. This is consistent with managed growth because it aligns land use policy with changing market and demographic conditions. A rezone is the formal mechanism for evaluating whether a property should transition to more appropriate uses. If the site is adjacent to existing neighborhoods, utilities, roads, schools, and services, rezoning it to RL-5 supports orderly expansion rather than scattered or inefficient development patterns.

Plan Principle 5.1a – Strong Neighborhoods and Housing Choices – calls on the City to promote more opportunities for housing choices that meet the needs of people of all ages, abilities and incomes. More specifically, plan principle 5.1a calls on the City to monitor and periodically update the Land Use Plan and zoning to ensure the City has an adequate supply of land designated for a wide variety of housing types based on demand.

The Comprehensive Plan also encourages transitions between differing land uses to minimize conflict. RL-5 is more compatible with the residential properties surrounding the property to the west, east, and north than I-1. The plan also supports new development contiguous to existing urbanized areas. Since the subject property is near established like residential development to the east, the rezonet advances an orderly growth pattern. It's important to note that while the City's Comprehensive Plan generally has policies to protect and preserve Industrial properties in certain established areas and areas with railroad spurs, this property is not within The H Road /Northwest Subarea nor does it have rail access.

The requested Rezone from I-1 to RL-5 is consistent with the vision, goals, principles, policies, and applicable elements of the 2020 One Grand Junction Comprehensive Plan because it responds to current housing needs, promotes compatible and cohesive land use patterns, supports efficient use of infrastructure, and advances orderly growth that enhances community livability and long-term sustainability.

Staff finds that this criterion has been met.

(B) Development Patterns. The proposed zoning will result in logical and orderly development pattern(s).

The concept of "orderly development" refers to a progression of density and building forms that are aligned with existing infrastructure, the established road network, and compatible land uses.

A rezone from I-1 to RL-5 results in a logical and orderly development pattern because it would align the subject property with the established development pattern surrounding the site and create a more coherent transition of land uses. Because the property is already bordered by residential zoning to the North, East, and West, rezoning to RL-5 would extend the predominant residential pattern already present in the area.

With the I-1 zoning to the South, RL-5 can serve as a transitional district between more intense industrial activity and more rural residential districts in the County, particularly if site design includes buffering, setbacks, fencing, landscaping, or internal lot orientation. This creates a more orderly gradation of land use intensity rather than an abrupt industrial-to-residential interface. Grand Junction's planning framework generally favors development that occurs within already served areas rather than leapfrog growth. Rezoning to RL-5 allows residential infill on land surrounded by urban development, using existing streets and utilities while completing the neighborhood pattern.

Lastly, I-1 zoning allows uses involving service, involving transportation, deliveries, outdoor activity, lighting, and noise that may be less compatible next to residential zone districts. The residential zoning uses allowed in RL-5 better match the established neighborhood context and reduces future conflicts between adjoining properties. The proposed rezone from (I-1) to (RL-5) results in a logical and orderly development pattern because the subject property is bordered by residential zoning to the north, east, and west, making residential use consistent with the prevailing character of the area. The rezone provides an appropriate transition to industrial zoning to the south, supports infill development, and promotes a more cohesive and compatible land use pattern.

Staff finds that this criterion has been met.

(C) Benefits. The community or area, as decided by the reviewing body, derives an overall benefit(s) from the proposed zoning

A rezone from I-1 to RL-5 can help the community and surrounding area derive several meaningful benefits by aligning zoning with current community needs, improving neighborhood compatibility, and supporting balanced long-term growth.

Grand Junction continues to experience population growth and demand for housing. Rezoning the property to RL-5 creates the opportunity for additional single-family

homes and increasing the supply of residential units, helping meet local housing needs. Further, the RL-5 zone district is a more compatible transition between the surrounding zone districts and land uses than I-1 zone district. Lower density residential uses are more consistent with the surrounding neighborhood character and can strengthen surrounding property values and long-term stability. Industrial zone districts can generate more intensive impacts such as truck traffic, noise, lighting, outdoor storage. These are impacts that may conflict with nearby homes or community-serving uses. Changing the designation to Residential Low can avoid these future conflicts and create a more harmonious land use pattern.

Changes in zoning are necessary to adapt when conditions evolve. If the site is no longer optimal for industrial zoning due to surrounding development patterns or a lack of market demand, rezoning the property to a district like RL-5 ensures the land can be used productively in a manner that benefits the community. The proposed Rezone from I-1 to RL-5 will benefit the community by increasing housing opportunities, promoting compatible neighborhood development, reducing potential industrial impacts, efficiently utilizing existing infrastructure, and supporting orderly long-term growth consistent with the evolving needs of Grand Junction.

Staff finds that this criterion has been met.

FINDING OF FACT AND RECOMMENDATION

After reviewing the Brookfield Mixed Use 65, LLC request for a rezone of approximately 19.83 acres from Industrial Light (I-1) to Residential Low (RL-5), located on Lot 2 of the Monument Vistas Subdivision at 860 21 Road, the following findings of fact has been made:

The request meets the criteria found in Section 21.02.050(m)(3)(ii) of the Zoning and Development Code

Therefore, the Planning Commission recommended conditional approval.

FISCAL IMPACT:

There is no direct associated fiscal impact on this request.

SUGGESTED MOTION:

I move to introduce and order publication in pamphlet form an Ordinance Rezoning Approximately 19.83 Acres from Industrial Light (I-1) to Residential Low 5 (RL-5) Located on Lot 2 of the Monument Vistas Subdivision at 860 21 Road and Setting a Public Hearing for May 20, 2026

Attachments

1. Development Application
2. Neighborhood Meeting Notes
3. Maps

4. Planning Commission Minutes - 2026 - April 28 - DRAFT
5. Draft Rezone Ordinance

CITY OF Grand Junction COLORADO

PUBLIC WORKS & PLANNING

Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For: Rezone

Please fill in blanks below only for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation: Industrial

Existing Zoning: I-1

Proposed Land Use Designation: Split Residential/Industrial

Proposed Zoning: RL-5

Property Information

Site Location: 860 21 Road, Grand Junction, CO 81505

Site Acreage: 19.725 Acres

Site Tax No(s): 2697-252-00-126

Site Zoning: I-1

Project Description: To rezone the northerly 19.725 acres from I-1 to RL-5 upon completion of the Simple Subdivision and Comprehensive Plan Amendment

Property Owner Information

Name: Brookfield Mixed Use 35, LLC

Street Address: 1111 S. 7th St.

City/State/Zip: Grand Junction, CO 8

Business Phone #: 970-234-0708

E-Mail: dcarei@senergybuilders.com

Fax #:

Contact Person: Darin Carei

Contact Phone #: 970-234-0708

Applicant Information

Name: Senergy Builders

Street Address: 1111 S. 7th St.

City/State/Zip: Grand Junction, CO 8

Business Phone #: 970-234-0708

E-Mail: dcarei@senergybuilders.com

Fax #:

Contact Person: Darin Carei

Contact Phone #: 970-234-0708

Representative Information

Name: River City Consultants, Inc.

Street Address: 215 Pitkin Ave. #201

City/State/Zip: Grand Junction, CO 8

Business Phone #: 970-241-4722

E-Mail: tstates@rccwest.com

Fax #:

Contact Person: Tracy States

Contact Phone #: 970-241-4722

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application: Tracy States Digitally signed by Tracy States Date: 2025.01.29 15:07:34 -07'00'

Date: January 9, 2025

Signature of Legal Property Owner: Darin Carei

Date: 1-30-25

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Brookfield Mixed Use 35, LLC ("Entity") is the owner of the following property:

(b) 860 21 Road, Grand Junction, CO 81505

A copy of the deed(s) evidencing the owner's interest in the property is attached. Any documents conveying any interest in the property to someone else by the owner are also attached.

I am the (c) Managing Member for the Entity. I have the legal authority to bind the Entity regarding obligations and this property. I have attached the most recent recorded Statement of Authority of the Entity.

◉ My legal authority to bind the Entity both financially and concerning this property is unlimited.

○ My legal authority to bind the Entity financially and/or concerning this property is limited as follows:

◉ The Entity is the sole owner of the property.

○ The Entity owns the property with other(s). The other owners of the property are:

On behalf of Entity, I have reviewed the application for the (d) Rezone

I have the following knowledge or evidence of a possible boundary conflict affecting the property:

(e) None

I understand the continuing duty of the Entity to inform the City planner of any changes regarding my authority to bind the Entity and/or regarding ownership, easement, right-of-way, encroachment, lienholder and any other interest in the land.

I swear under penalty of perjury that the information in this Ownership Statement is true, complete and correct.

Signature of Entity representative: Darin Carei

Printed name of person signing:

State of Colorado)

County of Mesa) ss.

Subscribed and sworn to before me on this 30 day of January, 20 25

by Darin Carei

Witness my hand and seal.

My Notary Commission expires on May 20, 2025

CANDACE RENEE HORTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20214019817
My Commission Expires May 20, 2025

Notary Public Signature

RECEPTION#: 3109958, at 11/20/2024 9:37:51 AM, 1 of 2
Recording: $18.00, Doc Fee $133.00 Bobbie Gross, Mesa County, CO. CLERK AND RECORDER

Land Title GUARANTEE COMPANY Since 1967

Special Warranty Deed

(Pursuant to C.R.S. 38-30-113(1)(b))

State Documentary Fee
Date: November 15, 2024
$133.00

This Deed, effective as of **November 15th, 2024**, signed on the date(s) acknowledged below, by Grantor(s), **NORTHWEST GJ, LLC, A COLORADO LIMITED LIABILITY COMPANY**, whose street address is **120 HURRICANE RIDGE DRIVE, SEQUIM, WA 98382**, City or Town of **SEQUIM**, County of **Clallam** and State of **Washington** , for the consideration of **($1,330,000.00) ***One Million Three Hundred Thirty Thousand and 00/100*** dollars**, in hand paid, hereby sell(s) and convey(s) to **BROOKFIELD MIXED USE 35, LLC, A COLORADO LIMITED LIABILITY COMPANY**, whose street address is **1111 S 7TH STREET, GRAND JUNCTION, CO 81501**, City or Town of **GRAND JUNCTION**, County of **Mesa** and State of **Colorado**, the following real property in the County of **Mesa** and State of Colorado, to wit:

See attached "Exhibit A"

also known by street and number as: **860 21 ROAD - VACANT LAND, GRAND JUNCTION, CO 81505**

with all its appurtenances and warrant(s) the title to the same against all persons claiming under me(us), subject to Statutory Exceptions.

NORTHWEST GJ, LLC, A COLORADO LIMITED LIABILITY COMPANY

By: Justin Waterman
JUSTIN WATERMAN AS AUTHORIZED AGENT

State of ~~Colorado~~ Florida)
)ss.
County of ~~MESA~~ Duval)

The foregoing instrument was acknowledged before me on this 14th day of **November ~~15~~ 2024** by **JUSTIN WATERMAN, AS AUTHORIZED AGENT OF NORTHWEST GJ, LLC, A COLORADO LIMITED LIABILITY COMPANY**

Witness my hand and official seal

My Commission expires: 06/04/2025

Lola Denise Strickland
Lola Denise Strickland
Notary Public

LOLA DENISE STRICKLAND
Notary Public - State of Florida
Commission # HH137805
Expires on June 4, 2025

Provided NY DRIVER LICENSE
Notarized remotely online using communication technology via Proof.

When recorded return to: **BROOKFIELD MIXED USE 35, LLC, A COLORADO LIMITED LIABILITY COMPANY**
1111 S 7TH STREET, GRAND JUNCTION, CO 81501

Form 1090 closing/deeds/statutory/swd_statutory.html 65058615 (7611161)

Exhibit A

A PARCEL OF LAND SITUATE IN THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE WEST ¼ CORNER OF SAID SECTION 25, BEING A FOUND MESA COUNTY SURVEY MARKER, THE BASIS OF BEARING BEING N00°01'28"E TO THE NORTH 1/16TH CORNER ON THE WEST LINE OF SAID SECTION 25, BEING A FOUND MESA COUNTY SURVEY MARKER;
THENCE N00°01'28"E A DISTANCE OF 1320.80 FEET TO SAID NORTH 1/16TH CORNER ON THE WEST LINE OF SAID SECTION 25;
THENCE S89°52'29"E ALONG THE NORTH LINE OF SAID SOUTHWEST ¼ OF THE NORTHWEST ¼ A DISTANCE OF 1157.60 FEET;
THENCE S00°01'28"W A DISTANCE OF 1320.97 FEET TO THE SOUTH LINE OF SAID SOUTHWEST ¼ OF THE NORTHWEST ¼;
THENCE N89°51'58"W A DISTANCE OF 1157.60 FEET TO THE POINT OF BEGINNING,
COUNTY OF MESA, STATE OF COLORADO.

RECEPTION#: 3109957, at 11/20/2024 9:37:51 AM, 1 of 1
Recording: $13.00, Bobbie Gross, Mesa County, CO. CLERK AND RECORDER

STATEMENT OF AUTHORITY

Pursuant to C.R.S. §38-30-172, the undersigned hereby execute this Statement of Authority on behalf of **BROOKFIELD MIXED USE 35, LLC**, an entity other than an individual, capable of holding title to real property (the "Entity"), and states as follows:

The name of the Entity is: **BROOKFIELD MIXED USE 35, LLC**.

The Entity is a: Colorado limited liability company
(state type of entity and state, country, or other governmental authority under whose laws such entity was formed)

The mailing address for the Entity is: 1111 S. 7th Street
Grand Junction, CO 81501.

The name or position of the person(s) authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the Entity are: Darin J. Carei, Managing Member.

The limitations upon the authority of the person(s) named above or holding the position described above to bind the Entity are as follows: None

Other matters concerning the manner in which the Entity deals with any interest in real property are: N/A.

EXECUTED this 15th day of November, 2024.

Darin J. Carei, Managing Member of
Brookfield Mixed Use 35, LLC

STATE OF COLORADO)
COUNTY OF M E S A)ss.

The foregoing instrument was acknowledged before me this 15th day of November, 2024, by Darin J. Carei, as Managing Member of Brookfield Mixed Use 35, LLC, a Colorado limited liability company.

Witness my hand and official seal.
My commission expires: 11-15-25

JULIANNA MCNEILL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19934017213
My Commission Expires November 15, 2025
County of Mesa

Notary Public

G:\DATA17\17716001\Stmt of Authority_Brookfield Mixed Use 35.wpd

General Project Report *Revised*
Rezone
Brookfield West Filing One

860 21 Road
Grand Junction, CO
Tax Parcel No. 2697-252-00-126
Owner(s): Brookfield Mixed Use 35, LLC

January 31, 2025
Revised May 7, 2025

A. Project Description:

Location: The parcel is located on the east side of 21 Road, south of I Road.

Acreage: The parcel is approximately 35.11 acres.

Proposed Use: The applicant currently has applications in with the City (SSU-2025-45 and CPA-2025-52) to subdivide the parcel into two separate parcels containing 19.725 acres and 14.471 acres and amend the Comprehensive Plan regarding the northerly 19.725 acres to Residential Low. The parcel is zoned I-1 but the use is currently residential/agricultural. Upon approval of the Simple Subdivision and Comprehensive Plan Amendment, the applicant respectfully requests a zoning of RL-5 in compliance with the Residential Low designation. The remaining 14.471 acres will remain I-1 zoning (light industrial).

B. Public Benefit

The *long term* public benefit would be the addition of *attainable* residential building lots, creating a feathering effect between industrial and *residential/*agricultural uses in this desirable north area of Grand Junction. *The approval of the rezoning of the north portion of this parcel and its location promotes Plan Principles 2, 3, 5 and 7 of the 2020 Comprehensive Plan, presented in more detail later in this report.* The project would extend services, including sewer, once developed. *Short term, the* eventual construction of infrastructure and subsequent housing would provide local jobs *contributing to the overall economy of the City*.

C. Neighborhood Meeting

A neighborhood meeting was held via a Zoom meeting on January 23, 2025. A summary of the meeting is included with this submittal.

D. Project Compliance, Compatibility, and Impact

1) Adopted plans and/or policies:

It is intended, upon approval and recording of the plat of the Simple Subdivision, the approved amendment of the Comprehensive Plan and Rezone the northern parcel to Residential Low (RL-5), to mirror the Brookfield developments adjacent to the east. Applications for Simple Subdivision and Comprehensive Plan Amendment have been submitted for review concurrently with the Rezone request.

If the simple subdivision, amendment, and rezoning are approved, the parcels will develop in accordance and compliance with the Municipal Code and Comprehensive Plan.

2) Land use in the surrounding area:

The uses contained within the surrounding area are a mixture of large lot residential/agricultural uses, low-density residential uses, and light industrial uses. The parcel is currently designated with a future land use of Light Industrial with Residential Low uses adjacent to the north and *the north* portion of the east boundary.

3) Site access and traffic patterns:

The parcel has access to 21 Road, which provides direct access Hwy 6 & 50. The rezone request will have no effect on existing traffic patterns.

4) Availability of utilities, including proximity of fire hydrants-

The subject parcel is served by the following:
Ute Water
City of Grand Junction Sewer (future, on-site waste treatment (ISDS) currently)
City of Grand Junction Storm Sewer
Xcel Energy (gas)
Grand Valley Power (electric)
Grand Valley Irrigation Company
Grand Valley Drainage District
City of Grand Junction Fire – Station 3
Charter/Spectrum (Cable)
CenturyLink/Lumen (Phone)

All utilities, with the exception of sewer, exist to the subject parcel. A Fire Flow Form is included with this submittal indicating locations of fire hydrants.

5) Special or unusual demands on utilities (high water or sewage quantities, grease, or sediment contribution, pre-treatment needs, etc.):

There will be no special or unusual demands on utilities as a result of the project.

6) Effects on public facilities (fire, police, sanitation, roads, parks, schools, irrigation, etc.):

The rezone will have no adverse effect on public facilities.

7) Hours of operation:

Typical of residential development.

8) Number of employees:

This criterion is not applicable for this submittal.

9) Signage:

This criterion is not applicable for this submittal.

10) Site Soils Geology (such as per SCS soils mapping):

This criterion is not applicable for this submittal.

11) Impact of project on site geology and geological hazards:

None are anticipated.

E. Must address the review criteria contained in the Zoning and Development Code for the type of application being submitted.

<u>Section 21.02.040 (b)(2) of the Zoning and Development Code:</u>

(i) The application complies with all provisions of this code;
The request is in compliance with the 2023 zoning and development code.

(ii) The application is consistent with the Comprehensive Plan;
The requested zoning of RL-5, once the Comprehensive Plan Amendment is approved, will be consistent with the Plan and surrounding development.

(iii) The application complies with any other approvals on the property;
There are no prior approvals associated with the parcel.

(iv) The application complies with or will comply with other City, state, and federal regulations;
Not applicable to this request.

(v) The property is not subject to a pending notice of violation or legal action as a result of a violation of any federal, state county, or city land use law or administrative rule.
None of these conditions exist with regards to this project.

(iv) Public facilities and utilities shall be available concurrent with the development.
All public facilities and utilities will be available, concurrent with the Rezone request.

Section 21.02.050 (m)(3)(ii) Review Criteria for Rezoning:

A. **Consistency. The proposed zoning is generally consistent with applicable provisions of the Comprehensive Plan.**
Once the Comprehensive Plan Amendment is approved, the requested RL-5 zoning will be consistent with the Residential Low future land use designation. The Residential Low designation is appropriate for RL-4 and RL-5 zone districts.

B. **Development Patterns. The proposed zoning will result in logical and orderly development pattern(s).**
The applicant's intent, upon approval of all applications, is to mirror the development adjacent to the east, resulting in logical and orderly development patterns *of both residential zoned and industrial zoned properties*.

C. **Benefits. The community or area, as decided by the review body, derives an overall benefit(s) from the proposed zoning.**
The community will derive *long term* benefits from the addition of attainable residential building lots in this desirable north area of Grand Junction, while maintaining industrial zoned acreage. The project would extend services, including sewer, once developed. *Short term, the* eventual construction of infrastructure and subsequent housing would provide local jobs *contributing to the overall economy of the City.*

The parcel is located in Tier 2 of the Urban Development Boundary but is adjacent to parcels to the east that are developed or are developing in Tier 1 and has access to utilities extended with the development of those residential and industrial zoned parcels. The rezone of the north portion to residential creates a smoother transition of development between the east parcel and the parcel directly to the north, which is also identified as Residential Low by the Comprehensive Plan. The proposal facilitates Plan Principle 2: Resilient and Diverse Economy, and Plan Principle 3: Responsible and Managed Growth, of the Comprehensive Plan, and Plan Principle 5: Strong Neighborhoods and Housing Choices.

The proposal promotes Plan Principle 2 by maintaining industrial zoned acreage in this northwest area, which would still facilitate the development of

commercial/light industrial uses, i.e., manufacturing, telecommunication, food, and beverage services, etc., promoting economic diversity.

The proposed zoning further implements Plan Principles 3 and 5 by enacting zoning that will provide the opportunity for a variety of housing options. The RL-5 zone district allows single family detached, duplex units and single family attached housing (a maximum of four attached units). While it is most likely the north parcel will develop with single family detached, mirroring the development to the east, these options would be available. The addition of attainable housing supports/meets the demand for Grand Junction's growing population, promoting Plan Principle 3.

The location of this project provides easy access to Hwy 6 & 50 to the south, which in turn provides access to employment centers, services, transit, shopping, Community Hospital and Canyon View park located to the south and east along the Hwy 6 & 50 and 24 Road corridors. The City of Fruita is easily accessed by Hwy 6 & 50 to the northwest providing further services, recreation opportunities and shopping. Easy access to I-70 providing regional and statewide travel is also within close proximity, promoting Plan Principle 5.

24 Road (which becomes Redlands Parkway on the south side of Hwy 6 &50) provides easy access to the Grand Junction River Front Trail, a 28-mile paved path that runs along the Colorado River. Access is also provided to the extensive trail systems located in the Redlands, south of the Colorado River, promoting Plan Principle 7: Great Places and Recreation.

F. Development Schedule

This criterion is not applicable for this submittal.

LEGAL DESCRIPTION

Lot 2, Monument Vistas Filing One, County of Mesa, State of Colorado

860 21 Road, Comprehensive Plan Amendment and Rezone
Parcel No. 2697-252-00-126

SUMMARY OF VIRTUAL NEIGHBORHOOD MEETING
THURSDAY, OCTOBER 24, 2024, @ 5:30 PM
VIA ZOOM

A virtual neighborhood meeting for the above-referenced annexation and zoning, was held Thursday, October 24, 2024, via Zoom, at 5:30 PM. The initial letter notifying the neighboring property owners within the surrounding 500 feet was sent on October 7, 2024, per the mailing list received from the City of Grand Junction. Present were Tracy States, Project Coordinator with River City Consultants and Thomas Lloyd, Senior Planner, City of Grand Junction. Craig Rothluebber, P.E. with River City also attended as a training exercise. No one from the public attended the meeting.

The meeting began at approximately 5:30 PM. Tracy shared with Thomas the exhibits that she had intended to present. After 15 minutes, no one still had joined the meeting. The meeting ended at approximately 5:45 PM.

4PF GZ IMPACT LAND FUND LLC
1555 BLAKE ST SUITE 210
DENVER CO 80202

AUSTIN JEFFREY B
AUSTIN MELANIE M
893 21 RD
FRUITA CO 81521

BABCOCK JAMES C
883 CANYON BROOK ST
GRAND JUNCTION CO 81505

BENSON JANICE E
850 21 RD
FRUITA CO 81521

BLAIR RONALD JOHN
BLAIR CHERYL A
863 21 RD
FRUITA CO 81521

BLICHFELDT JEFFREY E
BLICHFELDT KATHI M
857 21 RD
FRUITA CO 81521

BROOKFIELD
HERITAGE PROPERTY MGMT - BARB BUNTZEN
2650 NORTH AVE STE 116
GRAND JUNCTION CO 81501

BROOKFIELD FILING 3 & 4 LLC
BROOKFIELD COMMERCIAL WEST LLC
1111 S 7TH ST
GRAND JUNCTION CO 81501

BROOKFIELD NORTH HOMEOWNERS ASSOCIATION
SENERGY BUILDERS LLC
591 25 RD UNIT B1
GRAND JUNCTION CO 81505

CAMPBELL SHERI V
CAMPBELL SAM E
848 21 RD
FRUITA CO 81521

DAMICO ANTHONY
DAMICO JEMMI
2130 SLOPE CREEK AVE
GRAND JUNCTION CO 81505

DIMMICK ORRIN
DIMMICK STEPHANIE
2128 SLOPE CREEK AVE
GRAND JUNCTION CO 81505

EDWARDS PATRICK T
EDWARDS LINDA J
891 21 RD
FRUITA CO 81521

GORDON JOHN I
GORDON SHARON A, DIGRAPPA F S
629 1/2 26 1/2 RD
GRAND JUNCTION CO 81506

HERNANDEZ JESUS M
HERNANDEZ MARTHA E
875 21 RD
FRUITA CO 81521

KARREN MAXWELL
NETZAHUALCOYOTL
KARREN KIMBERLY ANN
2129 TIMMERLAND AVE
GRAND JUNCTION CO 81505

MCFARLAND JAZMIN RAE
2126 SLOPE CREEK AVE
GRAND JUNCTION CO 81505

MEEKS ASHLEIGH K H
MEEKS SAMUEL E P
2126 TIMMERLAND AVE
GRAND JUNCTION CO 81505

NORTHWEST GJ LLC
JUSTIN WATERMAN, COREY GOETH
120 HURRICANE RIDGE DR
SEQUIM WA 98382

PRICE MATTHEW A
PRICE REBECCA P
849 21 RD
FRUITA CO 81521

RED ROCK RV & MARINE STORAGE OWNERS ASSOCIATION INC
2082 E 1/2 RD
GRAND JUNCTION CO 81507

REECE JERRY R
REECE MICHELE H
851 21 RD
FRUITA CO 81521

RIVER CITY CONSULTANTA INC
TRACY STATES
215 PITKIN AVE STE 201
GRAND JUNCTION CO 81501

SENERGY BUILDERS
DARIN CAREI
1111 S 7TH ST
GRAND JUNCTION CO 81501

SIXBEY INVESTMENTS LLC
2108 HIGHWAY 6 AND 50
GRAND JUNCTION CO 81505

SMITH CAITLIN
879 CANYON BROOK ST
GRAND JUNCTION CO 81505

THOM HEATHER
WALKER BILLY RICHARD JR
844 21 RD
GRAND JUNCTION CO 81505

WALT LINDSEY
CISAR DEVON J
881 CANYON BROOK ST
GRAND JUNCTION CO 81505

WILLIS CHRISTOPHER
WILLIS SABRINA
67 SUMMITCREST
TRABUCO CANYON CA 92679

CITY OF GRAND JUNCTION
THOMAS LLOYD
250 N 5TH ST
GRAND JUNCTION CO 81501

Location Map

N

0 0.28 0.55 mi

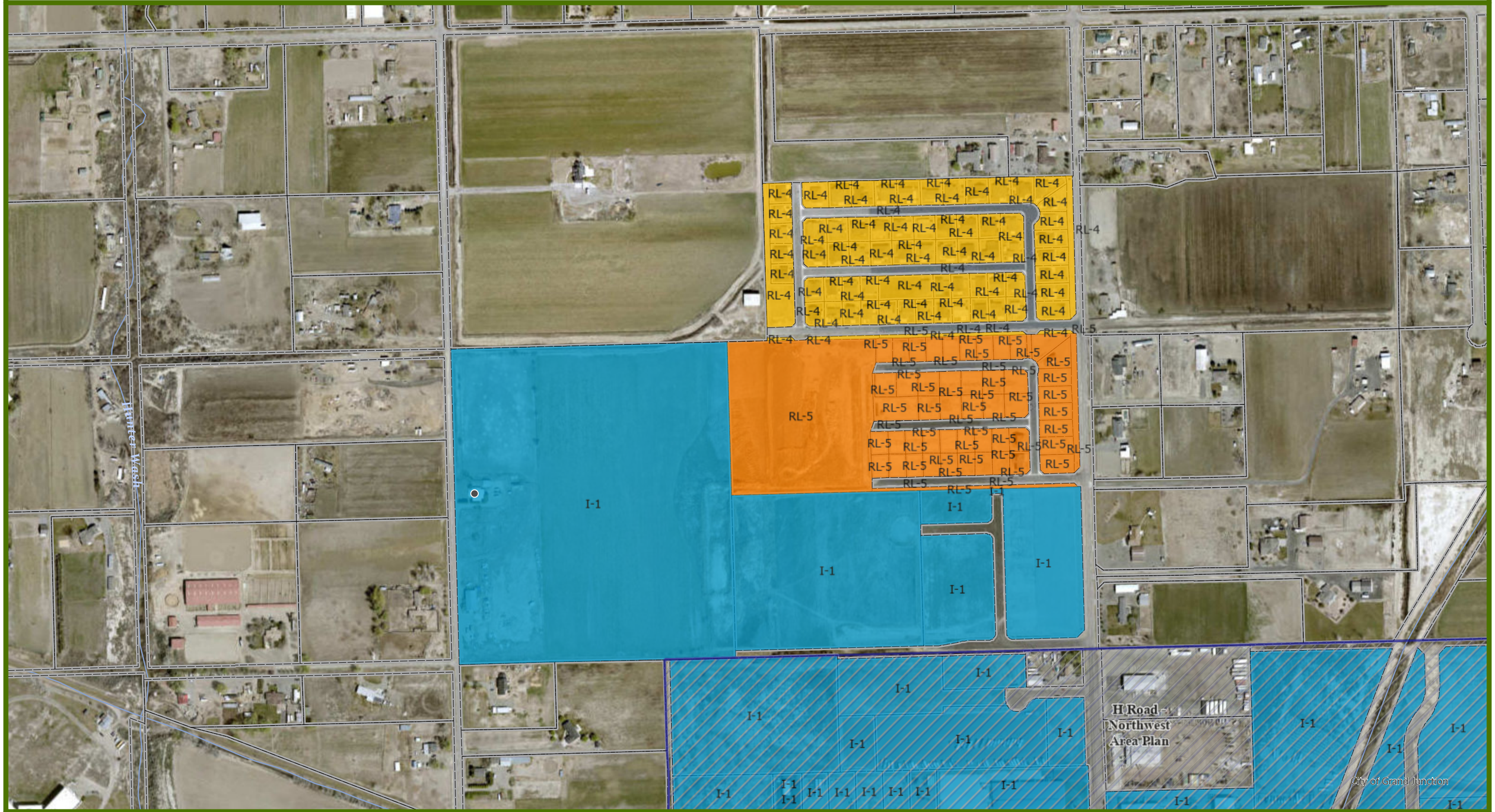
Printed: 10/24/2024

1 inch equals 0 miles

Scale: 1:4,514

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

Existing Zoning Map



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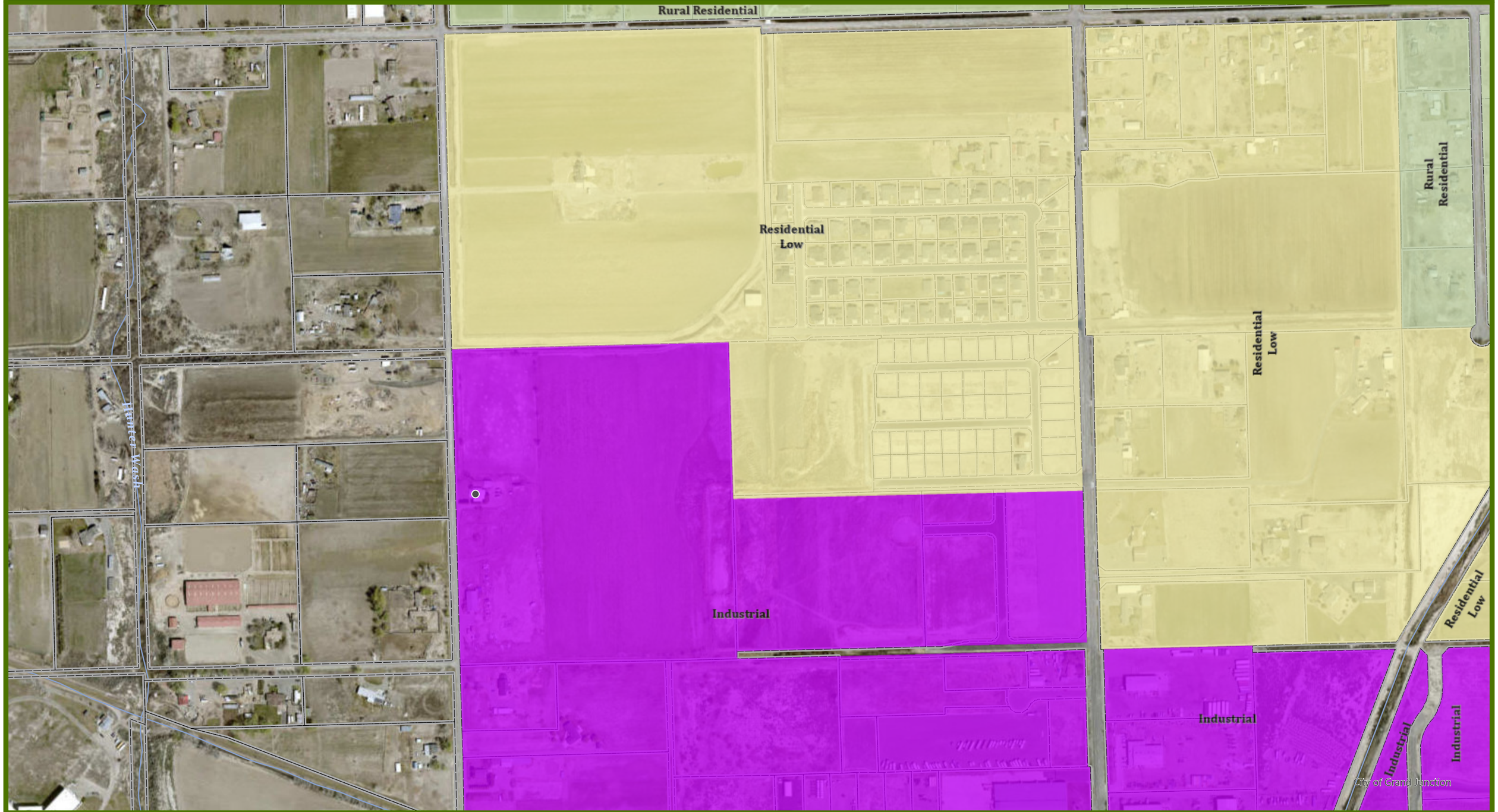
Printed: 10/24/2024

1 inch equals 0 miles

Scale: 1:4,514

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

2020 Comprehensive Plan Map



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Printed: 10/24/2024

1 inch equals 0 miles

Scale: 1:4,514

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

201 (Sewer) Boundary Map

N

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Printed: 10/24/2024

1 inch equals 0 miles

Scale: 1:4,514

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

Aerial Map

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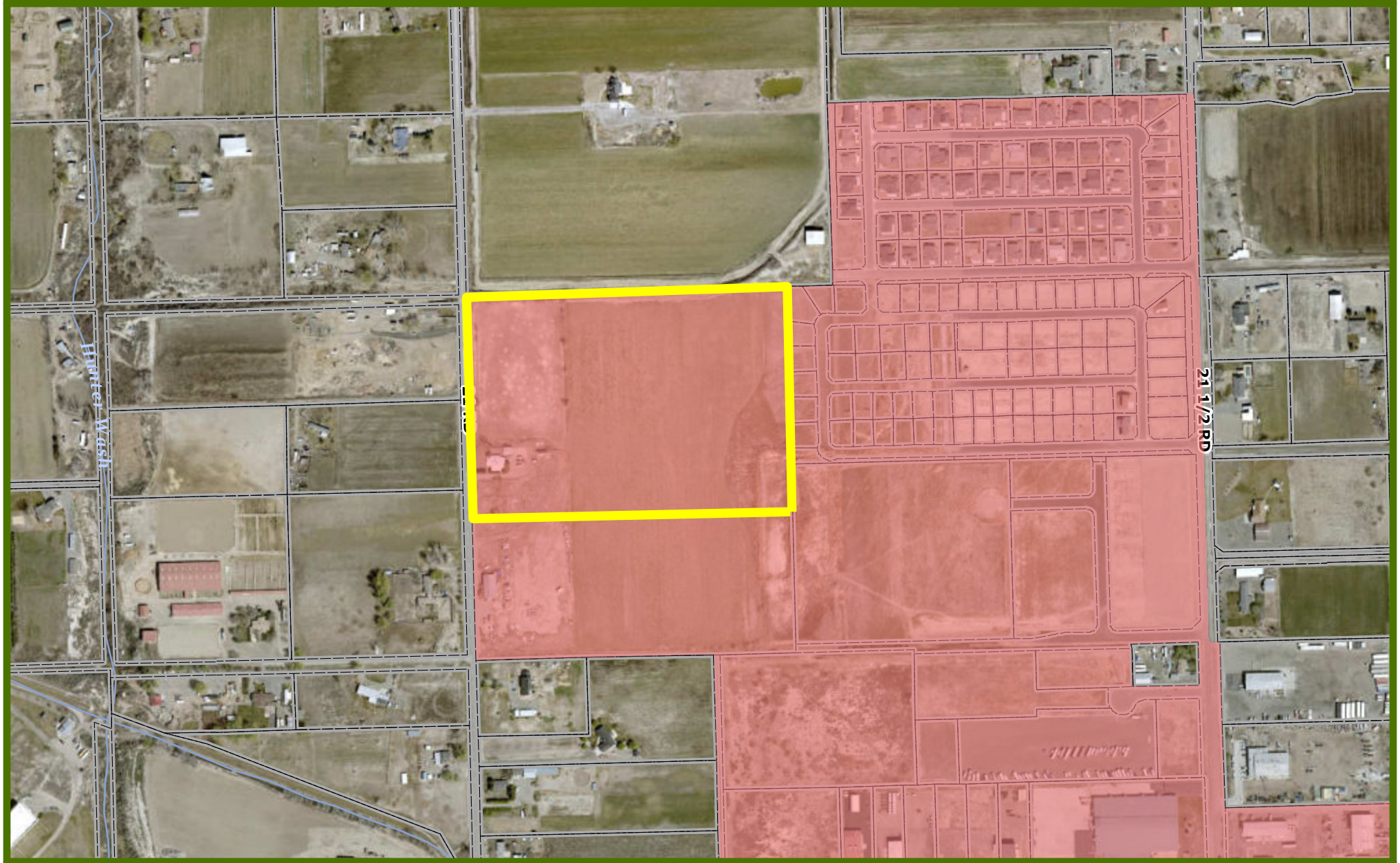
Printed: 4/20/2026

1 inch equals 0 miles

Scale: 1:5,722

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

City Limits



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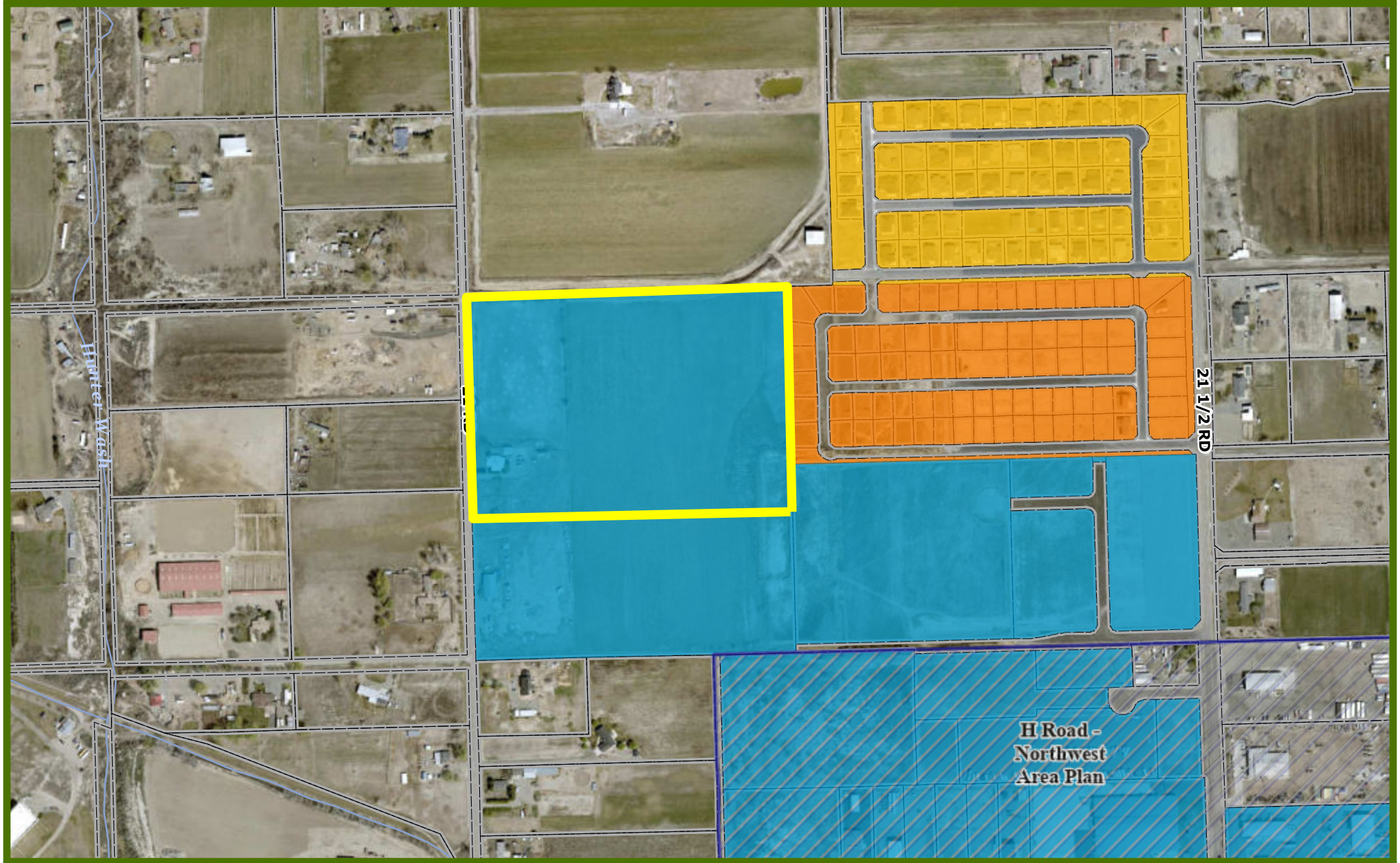
Printed: 4/20/2026

1 inch equals 0 miles

Scale: 1:5,722

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

Zoning Map



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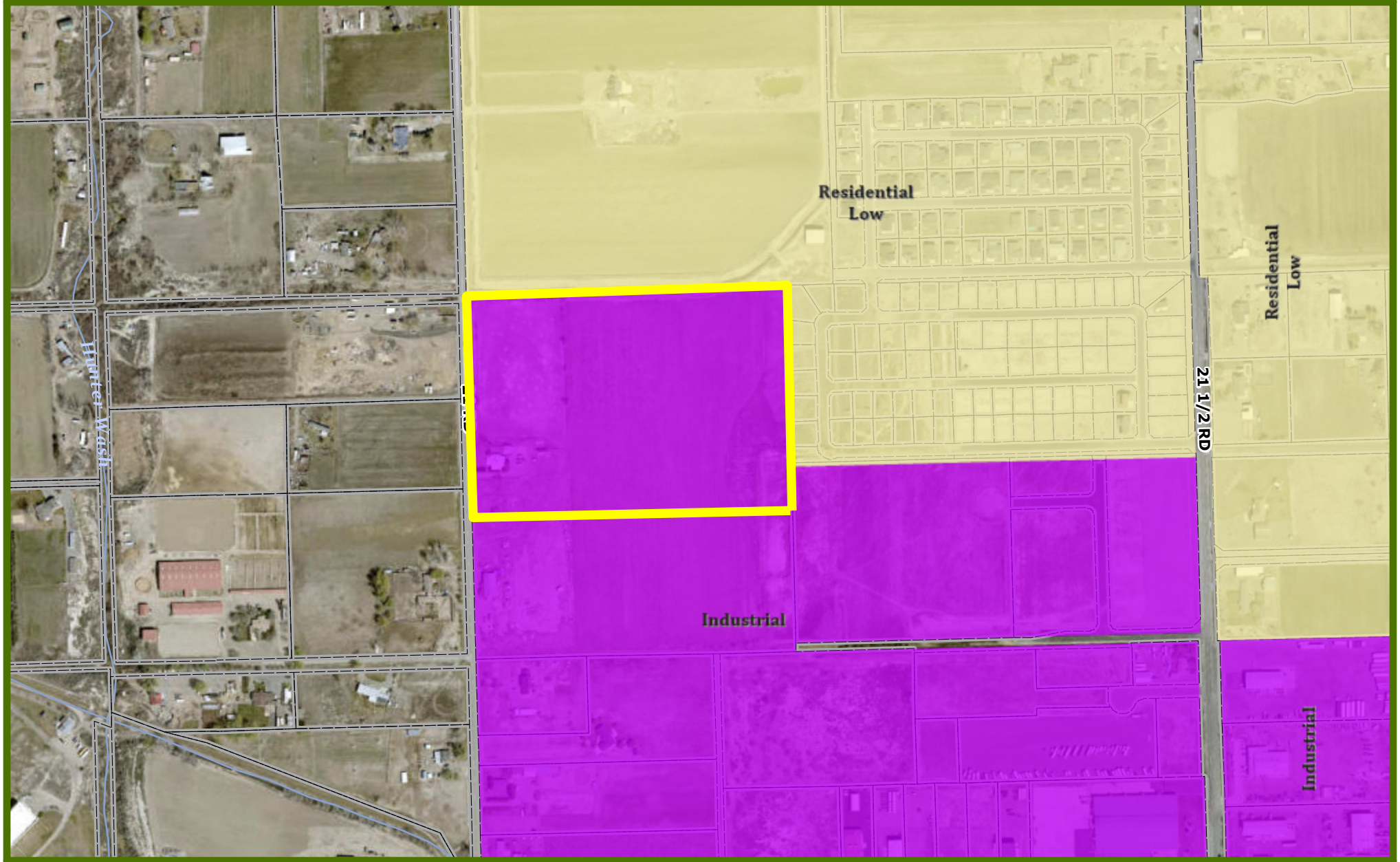
Printed: 4/20/2026

1 inch equals 0 miles

Scale: 1:5,722

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

Land Use Map



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Printed: 4/20/2026

1 inch equals 0 miles

Scale: 1:5,722

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

GRAND JUNCTION PLANNING COMMISSION
April 28, 2026, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:32 p.m. by Chair Sandra Weckerly.

Those present were Planning Commissioners; Ian Moore (Virtually), Ian Thomas, Orin Zyvan, Robert Quintero, Gregg Palmer, and Keith Ehlers.

Also present were Jamie Beard (Assistant City Attorney), Thomas Lloyd (Planning Manager), Sam Wuebbles (Associate Planner), and Madeline Robinson (Planning Technician).

There were 4 members of the public in attendance, and 4 virtually.

CONSENT AGENDA

1. **Approval of Minutes**
   Minutes of Previous Meeting(s) from March 10, 2026, and April 14, 2026.

   Commissioner Palmer moved to approve the Consent Agenda.

   Commissioner Thomas seconded; motion passed 7-0.

REGULAR AGENDA

1. **2426 G Road ROW Vacation** **VAC-2025-202**
   Consider a request by 2426 G Road LLC to vacate the eastern 15 feet of 24 ¼ Road Public Right-of-Way between Canyon View Park and 2426 G Road.

   Staff Presentation
   Sam Wuebbles, Associate Planner, introduced exhibits into the record and provided a presentation regarding the request.

   Questions for Staff
   There were no questions from Commissioner's for staff.

   Public Hearing
   The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via www.gjcity.org.

   There were no public comments.

   The public hearing was closed at 5:43 p.m. on April 28, 2026.

Discussion
No discussion occurred between the Commissioners.

Motion and Vote
Commissioner Quintero made the following motion "Chair, on the 24 ¼ Road Public Right-Of-Way Vacation located between Canyon View Park and 2426 G Road, I move that the Planning Commission forward a recommendation of conditional approval to City Council with the findings of fact and conditions as listed in the staff report."

Commissioner Palmer seconded; Motion passed 7-0.

2. Brookfield West Comprehensive Plan Amendment CPA-2025-52
Consider a request by Brookfield Mixed Use 35, LLC for a Comprehensive Plan Amendment for approximately 19.83 acres from Industrial to Residential Low located at 860 21 Road.

Staff Presentation
Thomas Lloyd, Planning Manager, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff
Commissioner Palmer asked about the buffer zone between Fruita and Grand Junction. Planning Manager Lloyd answered that the buffer zone is to the west. Commissioner Zyvan asked about the long-term planning of the area.

Representative Tracy States made a brief presentation that the original parcel was 35 acres and then was subdivided. The applicant still owns some of the surrounding industrial sites but has not seen any demand for industrial properties to be sold, but there is for residential properties.

Commissioner Ehlers asked about the property line and size and asked if the subdivision has already occurred. Planning Manager Lloyd answered that the Assessor's Office is behind, but the Subdivision has occurred and property lines exist, but that they have not been drawn in yet on the GIS map.

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via www.gjcity.org.

There were no public comments.

The public hearing was closed at 6:05 p.m. on April 28, 2026.

Discussion
Commissioner Ehlers voiced concern about giving up industrial property but acknowledged there currently is a huge need for residential properties and the request makes sense. Commissioner

Palmer also said that the request matches with what is already in the area. Commissioner Zyvan voiced some concern about the request and the challenge the community faces with affordable and obtainable housing. Commissioner Quintero and Thomas also shared these concerns.

Motion and Vote
Commissioner Palmer made the following motion "Chair, on the Comprehensive Plan Amendment request for the property located at 860 21 Road, City file number CPA-2025-52, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report."

Commissioner Quintero seconded; Motion passed 7-0.

3. Brookfield West Rezone RZN-2025-62

Consider a request by Brookfield Mixed Use 35, LLC for a Rezone of approximately 19.83 acres from Industrial Light (I-1) to Residential Low 5 (RL-5) located at 860 21 Road.

Staff Presentation
Thomas Lloyd, Planning Manager, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff
Commissioner Zyvan asked if City Council will also need to approve this request. Staff explained that the decision would be a recommendation of conditional approval, with the recommendation of approval being conditioned on the Comprehensive Plan Amendment being approved by City Council.

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via www.gjcity.org.

There were no public comments.

The public hearing was closed at 6:24 p.m. on April 28, 2026.

Discussion
There was no discussion among Commissioner's on this item.

Motion and Vote
Commissioner Quintero made the following motion "Chair, on the Rezone request for the property located at 860 21 Road, City file number RZN-2025-62, I move that the Planning Commission forward a recommendation of conditional approval to City Council with the finding of fact as listed in the staff report."

Commissioner Palmer seconded; Motion passed 7-0.

4. Zoning Code Amendments – Q2 2026 ZCA-2026-191

Consider a request by the City of Grand Junction to amend sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Zoning Board of Appeals, Final Plat Recordation, Accessory Dwelling Units, Design Standards for Multi-unit Residential Redevelopment, Landscape Substitutions, Subdivision Natural Hazards and Significant Natural Features, Signs in Public, Parks, and Open Space Districts, Outdoor Lighting, and Definitions.

Staff Presentation

Thomas Lloyd, Planning Manager, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Thomas asked what a footcandle was. Planning Manager Lloyd explained it's a measurement of light. Commission Moore asked about the square footage requirement and if it meant regarding building footprint or overall square footage.

Commissioner Ehlers asked about site improvements and expanding the building footprint and when those review criteria would apply. Ehlers also asked about the lighting requirements for projects and what stage they would be implemented.

Commissioner Zyvan asked about ADU's and if two attached ADU's would be allowed.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via www.gjcity.org.

There were no public comments.

The public hearing was closed at 6:52 p.m. on April 28, 2026.

Discussion

No discussion occurred between the Commissioners.

Motion and Vote

Commissioner Quintero made the following motion "Chair, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2026-191, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact listed in the staff report."

Commissioner Zyvan seconded; Motion passed 7-0.

5. Zoning Code Amendments – Drive-Through Facilities ZCA-2026-211

Consider a request by the City of Grand Junction to amend Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Drive-Through Facilities.

Staff Presentation
Thomas Lloyd, Planning Manager, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff
Commissioner Moore asked where current code originated from referencing drive-throughs.

Commissioner Palmer asked about where drive-throughs are specifically allowed in the community.

Commissioner Zyvan asked about cases where the current provisions of the drive-through standards have not worked in the community. Commissioner Weckerly asked about the frequency of site plans not working due to the drive-through standards.

Commissioner Ehlers asked staff if they were aware of any incidents of pedestrians being harmed in a drive-through lane.

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via www.gjcity.org.

Sid Squirrell made comment that these proposed changes are needed for development to occur.

Mike Foster also made comment that the proposed changes will not cause any detriment to pedestrians and was in favor of the request.

The public hearing was closed at 7:08 p.m. on April 28, 2026.

Discussion
Commissioner Quintero made mention of where the current drive-through provisions originally came from isn't exactly known. This proposed provision seems to be correcting the problem.

Commissioner Thomas mentioned vehicles in a drive-through typically drive slowly and the risk of injury is minimal. Further proposed an alternative to what has been stricken from code and rather allow more direct connection for pedestrians and bicyclists to the building and not allowing the full wraparound of a drive-through around a building. Commissioner Zyvan agreed with Commissioner Thomas.

Further discussion ensued by Commissioner Ehlers and Weckerly in opposition to Commissioner Thomas's proposal and are in favor of tonight's proposal.

Commissioner Moore made comment that with every opposition against pedestrian access makes it harder for alternative modes of travel, and echoes Commissioner's Thomas's and Zyvan's concerns.

Commissioner Quintero proposed making a motion and seeing if anyone would second the motion.

Commissioner Palmer stated that he is for the proposal as written.

Motion and Vote
Commissioner Quintero made the following motion "Chair, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2026-211, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report."

Commissioner Ehlers seconded; Motion passed 4-3.

OTHER BUSINESS

ADJOURNMENT

Commissioner Ehlers made a motion to adjourn the meeting.
The vote to adjourn was 7-0.

The meeting adjourned at 7:41 p.m.

ORDINANCE NO.

AN ORDINANCE REZONING FROM INDUSTRIAL LIGHT (I-1) TO RESIDENTIAL LOW 5 (RL-5)FOR BROOKFIELD MIXED USE 65, LLC

LOCATED ON LOT 2 OF THE MONUMENT VISTAS SUBDVISION AT 860 21 ROAD

Recitals:

The property owner, Brookfield Mixed Use 65, LLC proposes **a** rezone from Industrial Light (I-1) to Residential Low 5 (RL-5) on a total of 19.83 acres, located on Lot 2 of the Monument Vistas Subdivision at 860 21 Road.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended conditional approval of changing the zoning from Industrial Light (I-1) to Residential Low 5 (RL-5) on the property, finding that it conforms to and is consistent with the Land Use Map designation of Residential Low of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area. Planning Commission first made recommendation to City Council in CPA-2025-502 to amend the Comprehensive Plan designation the land area as Residential Low rather than Industrial.

After public notice and public hearing, the Grand Junction City Council finds that changing the zoning from Industrial Light (I-1) to Residential Low 5 (RL-5) for the property, is consistent with, and is in conformance with the Comprehensive Plan and has met the stated rezone review criteria of Section 21.02.050(m)(3)(ii) 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 rezoned to Residential Low 5 (RL-5) on the zoning map conditioned upon the Comprehensive Plan Land Use Map being changed to a Residential Low Land Use Designation as approved in CPA-2025-52:

One parcel of land situated in the Southwest Quarter of the Northwest Quarter Section 25, Township 1 North, Range 2 West, Ute Meridian. City of Grand Junction, County of Mesa, Colorado, being more particularly described as follows:

Lot 2, Monument Vistas Filing One, County of Mesa, State of Colorado

Said parcel of land containing 19.83 acres as described. (Reception No. 3152831of the Mesa County Clerk and Recorder's records.)

INTRODUCED on first reading this 6th day of May, 2026 and ordered published in pamphlet form.

ADOPTED on second reading this 20th day of May, 2026 and ordered published in pamphlet form.

_____
Cody Kennedy
President of the Council

ATTEST:

_____
Selestina Sandoval
City Clerk

DRAFT

Grand Junction City Council

Regular Session

Item #2.b.iii.

Meeting Date: May 6, 2026

Presented By: Sam Wuebbles, Associate Planner

Department: Community Development

Submitted By: Sam Wuebbles, Associate Planner

Information

SUBJECT:

Introduction of an Ordinance to Vacate the Eastern 15 Feet of 24 ¼ Road Public Right-of-Way Between Canyon View Park and 2426 G Road, and Setting a Public Hearing for May 20, 2026

RECOMMENDATION:

The Planning Commission heard this item at their April 28th meeting and voted (7-0) to recommend approval.

EXECUTIVE SUMMARY:

The owner, 2426 G Road LLC is requesting a vacation of the east 15' of previously dedicated right-of-way (ROW) for 24 ¼ Road which abuts its property along the western property boundary of 2426 G Road. The City does not intend to extend the road ROW in this location for 24 ¼ Road as a connection road to any other property. The City previously vacated the northern east half of the ROW with the development of Spanish Trails. The request to vacate right-of-way is consistent with the City's Comprehensive Plan and Circulation Plan.

Approval of the request is conditioned upon completion of a land exchange between the Applicant and the City. Through this exchange, the Applicant shall obtain the vacated right-of-way, and the City shall obtain right-of-way along G Road.

BACKGROUND OR DETAILED INFORMATION:

The subject vacation area abuts 2426 G Road on the west and is located between Canyon View Park and 2426 G Road. The ROW was dedicated on the plat of Pomona Park in 1900 between lots 56 and 57. The originally dedicated ROW width is 30 feet In 1995, a portion of the platted but unconstructed 24 1/4 Road right-of-way was vacated as part of the development of Canyon View Park. At that time, the southern segment of

the right-of-way was retained because vacating it would have landlocked a lot within the Pomona Park Subdivision. Since that approval, the northern portion of the formerly affected lot has been incorporated into the Spanish Trails development and no longer relies on 24 1/4 Road for potential access.

Subsequent development in the area has provided adequate alternative access for Canyon View Park and Spanish Trails, eliminating the need for 24 1/4 Road as a future transportation corridor. Additionally, the Mendicelli Subdivision property located along the east of the remaining portion of 24 1/4 Road and north of G Road does not require additional access from this right-of-way.

The current request proposes to vacate the eastern 15' of the remaining portion of the 24 1/4 Road ROW located west of the Mendicelli Subdivision property. The ROW is no longer necessary for access or circulation purposes given existing development patterns.

The property, 2426 G Road, hereafter referred to as the Subject Property, is adjacent to the residential Spanish Trails Subdivision. The proposed development of the subject property consists of 57 townhome units. The Subject Property is zoned RM-12 (Residential Medium 12) and has a land use designation of Residential Medium per the 2020 One Grand Junction Comprehensive Plan.

The proposed vacation is part of a negotiated land exchange between the City and the applicant. Under the terms of the exchange, the applicant will acquire the requested vacated 24 ¼ ROW, which has not been constructed. In return, the applicant will dedicate right-of-way along G Road to the City. G Road is a minor arterial. This exchange allows the City to secure right-of-way in a location that supports the planned roadway network while eliminating an unnecessary and unutilized right-of-way segment. The land exchange is intended to result in a net public benefit and maintain consistency with the City's transportation planning objectives. The applicant agrees that the value of the vacated ROW is acceptable as the market value for the portion of land applicant is granting the City for G Road.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed right-of-way vacation request was held on March 4, 2025. Ten members of the public attended the meeting, in addition to two members of city staff and the applicant. Questions concerned the future development, but not the right-of-way vacation.

Notice was completed consistent with the provisions in Section 21.02.030(g) of the City's Zoning and Development Code. The Subject Property was posted with application signs on each street frontage on April 16, 2025 (Exhibit 6). Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on April 17, 2026. The notice of the Planning Commission public hearing was published April 18, 2026, in the Grand Junction Daily Sentinel.

ANALYSIS
The criteria for review are set forth in Section 21.02.050(p) of the Zoning and Development Code. The purpose of this section is to permit the vacation of surplus rights-of-way and/or easements. The vacation of the right-of-way or easement shall conform to the following:

1. The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies of the City;

The request to vacate the east half of the 24 ¼ Road public ROW between Canyon View Park and 2426 G Road is consistent with the Comprehensive Plan, the Grand Junction Circulation Plan, and other adopted plans and policies of the City. The subject right-of-way has not been constructed and is not identified for future transportation improvements. Due to prior vacations the potential for through connectivity in this location was eliminated and is no longer necessary. The vacation will not adversely affect the City's planned roadway network, as adequate commercial and vehicular circulation is provided by G Road with connections to 24 Road and 24 ½ Road. The proposed vacation will not impact public facilities or services.

Furthermore, the vacation request is consistent with the following goals and policies of the Comprehensive Plan:
• Plan Principle 3: Responsible and Managed Growth
• Plan Principle 5: Strong Neighborhoods and Housing Choices
• Policy 1: Promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes.
• Policy 2: Encourage infill and redevelopment to leverage existing infrastructure.
• Policy 4: Maintain and build infrastructure that supports urban development.

Plan Principle 3: Responsible and Managed Growth
This principle emphasizes that growth should occur in a coordinated and efficient manner that maximizes existing infrastructure and avoids unnecessary public costs. The proposed vacation of ROW supports responsible growth by removing a segment of right-of-way that is no longer viable or needed for future connectivity. Because the roadway will not be extended and the northern segment has already been vacated, retaining this isolated portion would not contribute to an efficient or logical transportation network.

Additionally, the proposal includes a land exchange that allows the City to obtain needed right-of-way along G Road for the system network. G Road is an active and important transportation corridor, therefore, obtaining right-of-way better aligns public infrastructure with actual growth patterns. This reflects managed growth by prioritizing infrastructure investments where they provide the greatest public benefit while eliminating surplus or obsolete assets.
Plan Principle 5: Strong Neighborhoods and Housing Choices

This principle encourages the development of complete, well-connected neighborhoods that offer a variety of housing types and support quality of life. The proposal with this vacation allows for a more cohesive neighborhood layout. This supports neighborhood continuity, improves land use efficiency, and helps create a more functional and attractive residential environment.

Policy 1: Promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes
This policy emphasizes the importance of diversifying housing stock to meet community needs. The proposed townhome development on the Subject Property aligns with this goal by providing medium density. The vacation of the right-of-way removes a development constraint and enables the property to be utilized more effectively for residential purposes. The proposal contributes to increasing housing supply and variety in a manner consistent with the Comprehensive Plan by supporting the development of 57 townhome units.

Policy 2: Encourage infill and redevelopment to leverage existing infrastructure
This policy promotes development in areas where infrastructure such as roads, utilities, and services already exists. The vacation directly supports infill development by removing an unnecessary right-of-way constraint on the subject property which allows it to be developed more efficiently. This aligns with the policy's goal of maximizing the use of existing infrastructure and supporting compact, contiguous development patterns.

Policy 4: Maintain and build infrastructure that supports urban development
The proposed vacation is consistent with this policy because it removes right-of-way that no longer serves a transportation or infrastructure purpose and facilitates the acquisition of right-of-way along G Road through the land exchange. G Road is a key corridor that supports existing and future urban development in the area. The City is reinforcing infrastructure in a location that better serves mobility, access, and long-term planning objectives, while the applicant has extra room along the west side of their property for development.

Therefore, staff finds that this criterion is met.

2. No parcel shall be landlocked as a result of the vacation;

The property has frontages along G Road and will, therefore, not be landlocked. The properties to the North have circulation throughout the subdivision connecting to G Road. The vacation will not landlock any properties.

Therefore, staff finds that this criterion is met.

3. 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;

The parcels that might utilize this road area have direct access to G Road and will retain full vehicular access following the vacation. This vacation will not restrict access in a manner that is unreasonable or economically prohibitive. Additionally, because the parcel does not rely on the unconstructed right-of-way for ingress or egress, the proposed vacation will not reduce or devalue the property or any adjacent properties.

Therefore, staff finds that this criterion is met.

4. 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 proposed vacation of will not result in adverse impacts to the health, safety, or welfare of the general community. The subject right-of-way has not been constructed and is not utilized for vehicular or pedestrian circulation.

The parcels will retain direct access from G Road, which provides adequate connectivity for police, fire, and emergency response services. The proposed vacation will not reduce the quality or availability of public facilities or services to the subject parcel or surrounding properties.

No objections to the proposed vacation were received from reviewing agencies. Staff therefore finds this criterion has been met.

5. The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter 21.06 GJMC; and

The proposed vacation will not inhibit the provision of adequate public facilities and services to the subject property or surrounding parcels. A private irrigation line that conveys wastewater for the subject property is located within the right-of-way area proposed for vacation. Because this line serves only the subject parcel, its function will not be impaired by the vacation and will remain the responsibility of the property owner.

A separate water line is located within the G Road right-of-way and will not be affected by the proposed vacation. No other public utilities or infrastructure are located within the area to be vacated. Therefore, the proposed vacation will not interfere with the continued provision of public facilities and services.

Staff finds that this criterion has been met.

6. The proposal shall not hinder public and City functions.

The proposed vacation of 15 feet of 24 ¼ Road right-of-way will not hinder public or City functions. The right-of-way has not been constructed and is not utilized for transportation, pedestrian access, utilities, or other municipal purposes. Upon vacation, the property will revert to private ownership.

The proposed vacation is part of a land exchange between the City and the applicant. Through this exchange, the applicant will acquire the vacated right-of-way,

and the City will obtain additional right-of-way along G Road. The acquisition of right-of-way along G Road supports the City's transportation network and public infrastructure needs.

Because the subject right-of-way does not currently serve a public function and the exchange results in the City obtaining right-of-way in a more beneficial location, the proposal will not hinder public or City functions.

Therefore, staff finds that this criterion is met.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the 24 ¼ Road Public Right-Of-Way Vacation, VAC-2025-202, located between Canyon View Park and 2426 G Road, the following findings of fact have been made with the recommended conditions of approval.

The request with the following conditions conforms with Section 21.02.050(p) of the Zoning and Development Code.

Therefore, the Planning Commission recommended approval of the requested vacation with the following conditions:

1. The vacation shall not be effective until 2426 G Road LLC or a later owner of the land at 2426 G Road dedicates to the City of Grand Junction the land in fee simple interest for G Road as a minor arterial as set forth in the attached warranty deed. The dedication of land must occur on or before two years from the date that City Council approves the ordinance for vacation or the ordinance shall no longer be effective.

FISCAL IMPACT:

This land use action does not have any direct fiscal impact.

SUGGESTED MOTION:

I move to introduce and pass for publication in pamphlet form an ordinance vacating the eastern 15 feet of 24 ¼ Road public right-of-way between Canyon View Park and 2426 G Road and set a public hearing for May 20, 2026.

Attachments

1. Exhibit 1 - Development Application
2. Exhibit 2 - Site Map
3. Exhibit 3 - Zoning Map
4. Exhibit 4 - Legal Description and Exhibits
5. Exhibit 5 - Deed
6. Exhibit 6 - Draft Ordinance
7. Planning Commission Minutes - 2026 - April 28 - DRAFT

CITY OF Grand Junction COLORADO
PUBLIC WORKS & PLANNING

Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For: Vacation - Right-of-way

Please fill in blanks below only for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation | Existing Zoning

Proposed Land Use Designation | Proposed Zoning

Property Information

Site Location: 2624 G Road, Grand Junction, CO 81505 | Site Acreage: 4.33 Acres

Site Tax No(s): 2701-333-01-002 | Site Zoning: RM-12 Proposed

Project Description: To vacate 15' of right-of-way along the western boundary previously dedicated for 24 1/4 Road.

Property Owner Information	Applicant Information	Representative Information
Name: 2426 G Road LLC	Name: Same as Property Owner	Name: River City Consultants, Inc.
Street Address: 2426 G Road	Street Address:	Street Address: 215 Pitkin Ave. #201
City/State/Zip: Grand Junction, CO 8	City/State/Zip:	City/State/Zip: Grand Junction, CO 8
Business Phone #: 970-248-8399	Business Phone #:	Business Phone #: 970-241-4722
E-Mail: jason@9thpathrealty.com	E-Mail:	E-Mail: tstates@rccwest.com
Fax #:	Fax #:	Fax #:
Contact Person: Jason Fish	Contact Person:	Contact Person: Tracy States
Contact Phone #: 970-248-8399	Contact Phone #:	Contact Phone #: 970-241-4722

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application: Tracy States — Digitally signed by Tracy States Date: 2025.02.13 12:27:37 -07'00' | Date: February 13, 2025

Signature of Legal Property Owner: Jason Fish — Digitally signed by Jason Fish Date: 2025.02.18 16:04:15 -07'00' | Date: February 18, 2025

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) 2426 G Road LLC ("Entity") is the owner of the following property:

(b) 2426 G Road

A copy of the deed(s) evidencing the owner's interest in the property is attached. Any documents conveying any interest in the property to someone else by the owner are also attached.

I am the (c) Manager for the Entity. I have the legal authority to bind the Entity regarding obligations and this property. I have attached the most recent recorded Statement of Authority of the Entity.

(•) My legal authority to bind the Entity both financially and concerning this property is unlimited.

( ) My legal authority to bind the Entity financially and/or concerning this property is limited as follows:

(•) The Entity is the sole owner of the property.

( ) The Entity owns the property with other(s). The other owners of the property are:

On behalf of Entity, I have reviewed the application for the (d) Vacation - Right-of-way

I have the following knowledge or evidence of a possible boundary conflict affecting the property:

(e) None

I understand the continuing duty of the Entity to inform the City planner of any changes regarding my authority to bind the Entity and/or regarding ownership, easement, right-of-way, encroachment, lienholder and any other interest in the land.

I swear under penalty of perjury that the information in this Ownership Statement is true, complete and correct.

Signature of Entity representative: _____

Printed name of person signing: Jason Fish

State of Colorado)

County of Eagle) ss.

Subscribed and sworn to before me on this 24 day of February, 20 25

by Jason M. Fish

Witness my hand and seal.

My Notary Commission expires on 01-06-2027

MAYELA ESTRADA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20024039473
MY COMMISSION EXPIRES JANUARY 06, 2027

_____
Notary Public Signature

RECEPTION#: 3117030, at 2/11/2025 1:53:44 PM, 1 of 1
Recording: $13.00, Doc Fee $122.50 Bobbie Gross, Mesa County, CO. CLERK AND RECORDER

FNTC

Order No.: 200-F15615-24

Doc Fee: $122.50

SPECIAL WARRANTY DEED

THIS DEED, Made this 10th day of February, 2025, between

Sharon Ann Mendicelli

grantor(s), and

2426 G Road LLC, A colorado Limited Liability Company

whose legal address is **2426 G Rd, Grand Junction, CO 81505-9678**

grantee(s);

WITNESS, That the grantor(s), for and in consideration of the sum of **One Million Two Hundred Twenty-Five Thousand And No/100 Dollars ($1,225,000.00)**, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee(s), their heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Mesa, State of COLORADO, described as follows:

Lot 2 Mendicelli Subdivision, Except that portion deeded to the City of Grand Junction in deed recorded September 10, 2021 at Reception No. 2998882,
County of Mesa, State of Colorado.

also known by street and number as **2426 G Rd, Grand Junction, CO 81505-9678**

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee(s), their heirs, and assigns forever. The grantor(s), for themselves, their heirs and personal representatives or successors, does covenant and agree that they shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the grantee(s), their heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

GRANTOR:

Sarah Nicole Mendicelli Authorized Agent
Sharon Ann Mendicelli, as Sarah Nicole Mendicelli, Authorized Agent

STATE OF COLORADO

COUNTY OF Mesa

The foregoing instrument was acknowledged before me this 10th day of February, 2025, by Sharon Ann Mendicelli.

Notary Public

My Commission Expires 6/23/2026

(SEAL)

KELLI VANDERHOOFVEN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19984017338
My Commission Expires June 23, 2026
County of Mesa

RECEPTION#: 3117031, at 2/11/2025 1:53:44 PM, 1 of 1
Recording: $13.00, Bobbie Gross, Mesa County, CO. CLERK AND RECORDER

FNTC

STATEMENT OF AUTHORITY

Order No.: 200-F15615-24-KV

1. This Statement of Authority relates to an entity[1] named 2426 G Road LLC, and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.
2. The type of entity is a:

☑ Corporation	☐ Registered Limited Liability Partnership
☐ Nonprofit Corporation	☐ Registered Limited Liability Limited Partnership
☐ Limited Liability Company	☐ Limited Partnership Association
☐ General Partnership	☐ Government or Governmental Subdivision or Agency
☐ Limited Partnership	☐ Trust

☐ _____

3. The entity is formed under the laws of Colorado.
4. The mailing address for the entity is 2426 G Rd, Grand Junction, CO 81505-9678.
5. The ☑ name ☐ position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is: Jason Fish and Paola Hirmas.
6. [2]The authority of the foregoing person(s) to bind the entity is ☑ not limited ☐ limited as follows:

_____

7. Other matters concerning the manner in which the entity deals with interests in real property:

_____

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

2426 G Road LLC

Greenfish Investments Seasons LLC

BY: _____
Jason Fish, Manager

STATE OF COLORADO

COUNTY OF Mesa

The foregoing instrument was acknowledged before me this 10th day of February, 2025, by Jason Fish, for 2426 G Road LLC

_____
Notary Public

My Commission Expires: 6/23/2026

(SEAL)

KELLI VANDERHOOFVEN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19984017338
My Commission Expires June 23, 2026

County of Mesa

Site Map

N

0 0.04 0.09 mi

Printed: 4/15/2026

1 inch equals 0 miles

Scale: 1:1,430

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

Zoning Map

N

0 0.07 0.15 mi

Printed: 4/15/2026

1 inch equals 0 miles

Scale: 1:2,861

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

HIGH DESERT SURVEYING, INC
591 25 Road, Suite B1
Grand Junction, CO 81505
Tel: 970-254-8649 Fax: 970-241-0451

EXHIBIT A

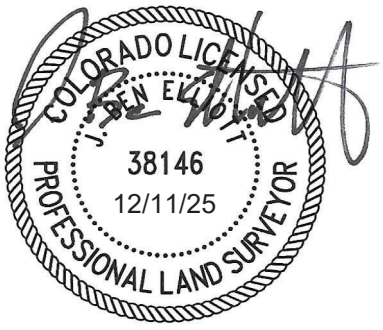
Right-of-Way Parcel
Legal Description

That right-of-way parcel situated in the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 33, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Southwest corner of said SE1/4 SW1/4, whence the Northwest corner of said SE1/4 SW1/4 bears N00°00'17"W for a basis of bearings with all bearings hereon relative thereto; thence along the West line of said SE1/4 SW1/4, N00°00'17"W a distance of 46.00 feet to the POINT OF BEGINNING; thence continuing along said West line, N00°00'17"W a distance of 613.67 feet; thence S89°55'57'E a distance of 15.00 feet to the Northwest corner of Lot 2, Mendicelli Subdivision, Reception Numbers 1892763 & 1942058; thence along the West line of said Lot 2, S00°00'17"E a distance of 613.66 feet; thence N89°56'51"W a distance of 15.00 feet to the POINT OF BEGINNING.

City of Grand Junction, County of Mesa, State of Colorado.

Said parcel contains an area of 0.21 acres, more or less, as herein described.



25-02 24.25 Rd ROW Vacation_Exhibit A.doc
J. Ben Elliott, PLS 38146
High Desert Surveying, Inc.

EXHIBIT B

ROW Parcel

Northwest Corner
SE¼ SW¼, Section 33
T1N, R1W, Ute Meridian
3.25" ALC, PLS 38263

Lot 3
Confidential Owner
717 Willow Creek Rd.
2701-333-38-003

Spanish Trail Subdivision Phase 3, Block 8
Reception No. 2147947

10.00'

10.00' Utility Esmt. Rec. No. 1972635

20.00' Irrigation, Drainage & Utility Easement
Reception No. 1892763 & 1942058

Southwest Corner
Spanish Trails Subdivision
Phase 3

15.00'
S89°55'57"E

20.00'

20.00'

15.00'

15.00'

Basis of Bearings N00°00'17"W 1319.43'

West Line of the SE¼ SW¼

Right-of-Way Parcel 0.21 Acres

24 ¼ Road

N00°00'17"W 613.67'

S00°00'17"E 613.66'

30.00' ROW Rec. No. 12485

Lot 56
Pomona Park
Reception No. 12485
City of Grand Junction
728 24 Road
2701-333-00-152

Lot 2
Mendicelli Subdivision
Reception No. 1892763 & 1942058
2426 G Road LLC
2426 G Road
2701-333-01-002

Spanish Trail Subdivision Phase 1, Block 1
Reception No. 2018401

COLORADO LICENSED
JOHN E. HOUK
38146
12/11/25
PROFESSIONAL LAND SURVEYOR

N

SCALE: 1"= 50'

0 25 50 100

6.00' Irrigation & Drainage Esmt. Rec. No. 1892763 & 1942058

10.00' Utility Easement Reception No. 2998883

15.00'

15.00'

15.00'
N89°56'51"W

POB

46.00'

G Road
30.00' Right-of-Way
Reception No. 12485

S89°56'51"E 1320.69'
South Line of the SE¼ SW¼

POC
Southwest Corner
SE¼ SW¼, Section 33
T1N, R1W, Ute Meridian
MCSM No. 545-2
3.25" ALC, PLS 38146

Southeast Corner
SE¼ SW¼, Section 33
T1N, R1W, Ute Meridian
MCSM No. 544-2
3.25" ALC, PLS 18478

LEGEND & ABBREVIATIONS

⊕	FOUND ALIQUOT SURVEY MARKER
⊡	FOUND 2" ALC PLS 18478
△	FOUND 1.5" BPC PLS 38266, FLUSH
●	FOUND 2" ALC PLS 38146
MCSM	MESA COUNTY SURVEY MARKER
ROW	RIGHT-OF-WAY
PLS	PROFESSIONAL LAND SURVEYOR
Rec. No.	RECEPTION NUMBER
Esmt.	EASEMENT
ALC	2" ALUMINUM CAP
BPC	1.5" BLUE PLASTIC CAP
T	TOWNSHIP
R	RANGE
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING

High Desert Surveying, Inc.
591 25 Road, Suite B1
Grand Junction, Colorado 81505
Tele: 970-254-8649 Fax: 970-241-0451

PROJ. NO. 25-02	Surveyed	Drawn	APP'D	SHEET	OF
DATE: Dec., 2025	BO/SG	BE	–	1	1

HIGH DESERT SURVEYING, INC
591 25 Road, Suite B1
Grand Junction, CO 81505
Tel: 970-254-8649 Fax: 970-241-0451

EXHIBIT A

Right-of-Way Parcel
Legal Description

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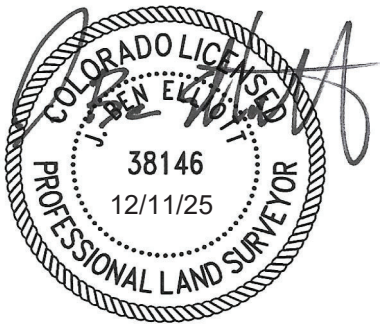
COMMENCING at the Southwest corner of said SE1/4 SW1/4, whence the Northwest corner of said SE1/4 SW1/4 bears N00°00'17"W for a basis of bearings with all bearings hereon relative thereto; thence along the West line of said SE1/4 SW1/4, N00°00'17"W a distance of 30.00 feet; thence S89°56'51"E a distance of 15.00 feet to the Southwest corner of Lot 2, Mendicelli Subdivision, Reception No. 1892763 & 1942058 and the POINT OF BEGINNING; thence along the West line of said Lot 2, N00°00'17"W a distance of 16.00 feet; thence S89°56'51"E a distance of 136.51 feet; thence N87°04'26"E a distance of 155.72 feet; thence N83°47'50"E a distance of 8.83 feet to the East line of said Lot 2 and the Southwest corner of Tract A, Spanish Trail Subdivision, Phase 1, Reception No. 2018401; thence along said East line, S00°00'17"E a distance of 16.09 feet to the North line of G Road right-of-way, Reception No. 2998882; thence along said north line, S83°47'50"W a distance of 7.55 feet; thence continuing along said North line, S87°04'26"W a distance of 156.59 feet to the North line of G Road right-of-way, Reception No. 12485; thence along said North line, N89°56'51"W a distance of 136.91 feet to the POINT OF BEGINNING.

City of Grand Junction, County of Mesa, State of Colorado.

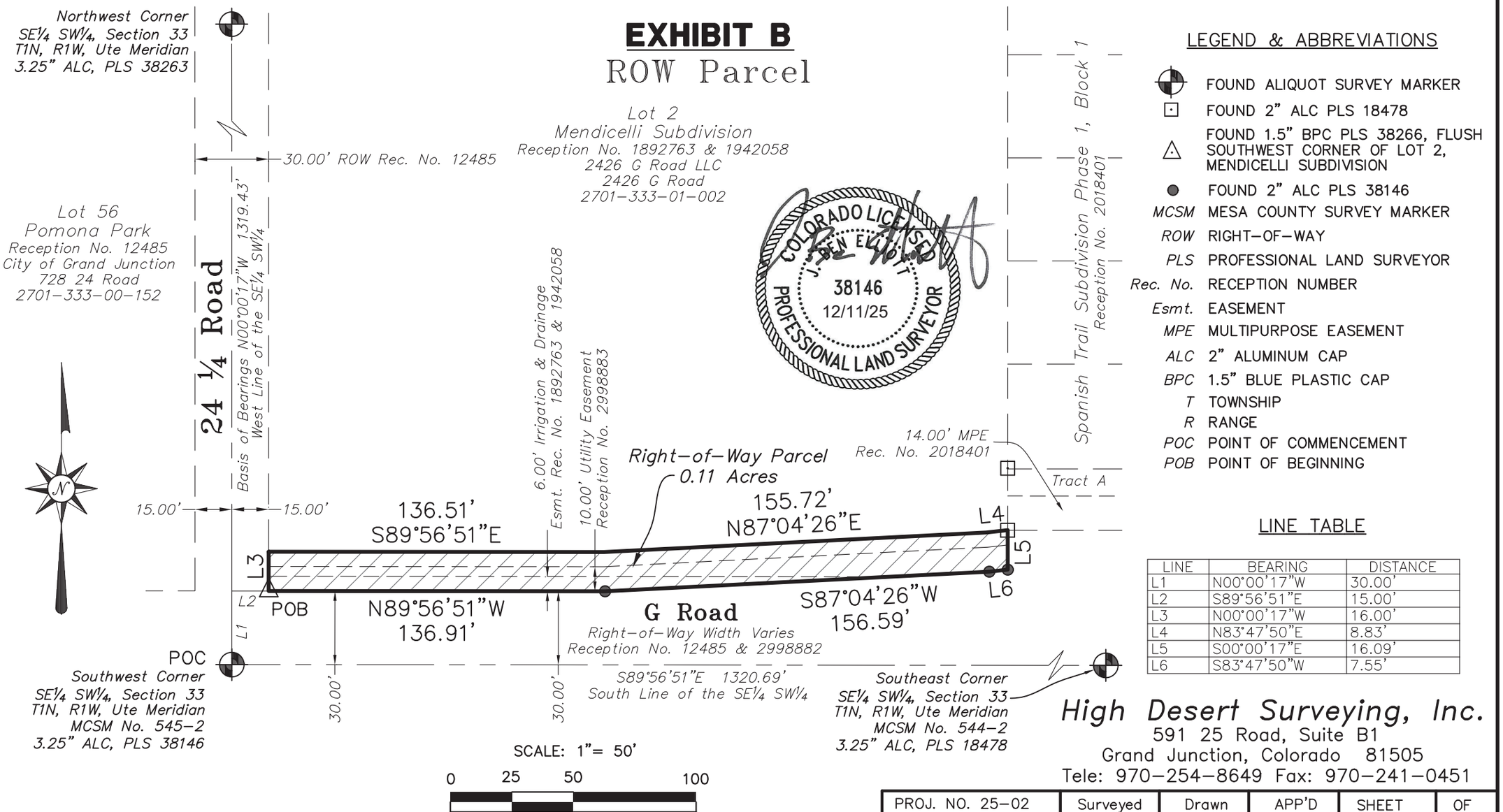
Said parcel contains an area of 0.11 acres, more or less, as herein described.



25-02 G Rd Deeded ROW_Exhibit A.doc
J. Ben Elliott, PLS 38146
High Desert Surveying, Inc.

EXHIBIT B

ROW Parcel



COLORADO LICENSED
JOSEPH BEN ELLIOTT
38146
12/11/25
PROFESSIONAL LAND SURVEYOR

LEGEND & ABBREVIATIONS

- FOUND ALIQUOT SURVEY MARKER
- FOUND 2" ALC PLS 18478
- FOUND 1.5" BPC PLS 38266, FLUSH SOUTHWEST CORNER OF LOT 2, MENDICELLI SUBDIVISION
- FOUND 2" ALC PLS 38146
- *MCSM* MESA COUNTY SURVEY MARKER
- *ROW* RIGHT-OF-WAY
- *PLS* PROFESSIONAL LAND SURVEYOR
- *Rec. No.* RECEPTION NUMBER
- *Esmt.* EASEMENT
- *MPE* MULTIPURPOSE EASEMENT
- *ALC* 2" ALUMINUM CAP
- *BPC* 1.5" BLUE PLASTIC CAP
- *T* TOWNSHIP
- *R* RANGE
- *POC* POINT OF COMMENCEMENT
- *POB* POINT OF BEGINNING

LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°00'17"W	30.00'
L2	S89°56'51"E	15.00'
L3	N00°00'17"W	16.00'
L4	N83°47'50"E	8.83'
L5	S00°00'17"E	16.09'
L6	S83°47'50"W	7.55'

High Desert Surveying, Inc.
591 25 Road, Suite B1
Grand Junction, Colorado 81505
Tele: 970-254-8649 Fax: 970-241-0451

PROJ. NO. 25-02	Surveyed	Drawn	APP'D	SHEET	OF
DATE: Dec., 2025	*BO/SG*	*BE*	–	1	1

WARRANTY DEED

This Warranty Deed made this _____ day of _____ 2026 by and between **2426 G ROAD LLC, Grantor**, whose mailing address is 1714 N. 21st Street, Grand Junction, CO 81501, who is the owner of a parcel of land located at 2426 G Road, Grand Junction, Colorado as recorded at Reception #3117030 and the legal description corrected at Reception #3123943, Mesa County Clerk and Recorder's records, and in consideration of Ten and 00/100 Dollars, ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does hereby sell, grant and convey to the **City of Grand Junction, a Colorado home rule municipality, Grantee,** whose address is 250 N. 5th Street, Grand Junction, CO 81501, its successors and assigns forever, for the benefit of the public forever, all right title and fee simple interest in the following described tract or parcel of land for public roadway and utility purposes, to wit:

That parcel situated in the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 33, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Southwest corner of said SE1/4 SW1/4, whence the Northwest corner of said SE1/4 SW1/4 bears N00°00'17"W for a basis of bearings with all bearings hereon relative thereto; thence along the West line of said SE1/4 SW1/4, N00°00'17"W a distance of 30.00 feet; thence S89°56'51"E a distance of 15.00 feet to the Southwest corner of Lot 2, Mendicelli Subdivision, Reception No. 1892763 & 1942058 and the POINT OF BEGINNING; thence along the West line of said Lot 2, N00°00'17"W a distance of 16.00 feet; thence S89°56'51"E a distance of 136.51 feet; thence N87°04'26"E a distance of 155.72 feet; thence N83°47'50"E a distance of 8.83 feet to the East line of said Lot 2 and the Southwest corner of Tract A, Spanish Trail Subdivision, Phase 1, Reception No. 2018401; thence along said East line, S00°00'17"E a distance of 16.09 feet to the North line of G Road right-of-way, Reception No. 2998882; thence along said north line, S83°47'50"W a distance of 7.55 feet; thence continuing along said North line, S87°04'26"W a distance of 156.59 feet to the North line of G Road right-of-way, Reception No. 12485; thence along said North line, N89°56'51"W a distance of 136.91 feet to the POINT OF BEGINNING.

City of Grand Junction, County of Mesa, State of Colorado.

Said parcel contains an area of 0.11 acres, more or less, as herein described and depicted on **Exhibit B,** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantor hereby covenanting that it will warrant and defend the title to said premises unto the said Grantee and unto its

successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

Executed and delivered this _____ day of _____ 2026.

Owner: 2426 G Road LLC

_____ _____

Jason Fish Paola Hirmas

State of _____)
)ss
County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____ 2026 by Jason Fish for 2426 G Road LLC.

Witness my hand and official seal.

_____
Notary Public

State of _____)
)ss
County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____ 2026 by Paolo Hirmas for 2426 G Road LLC.

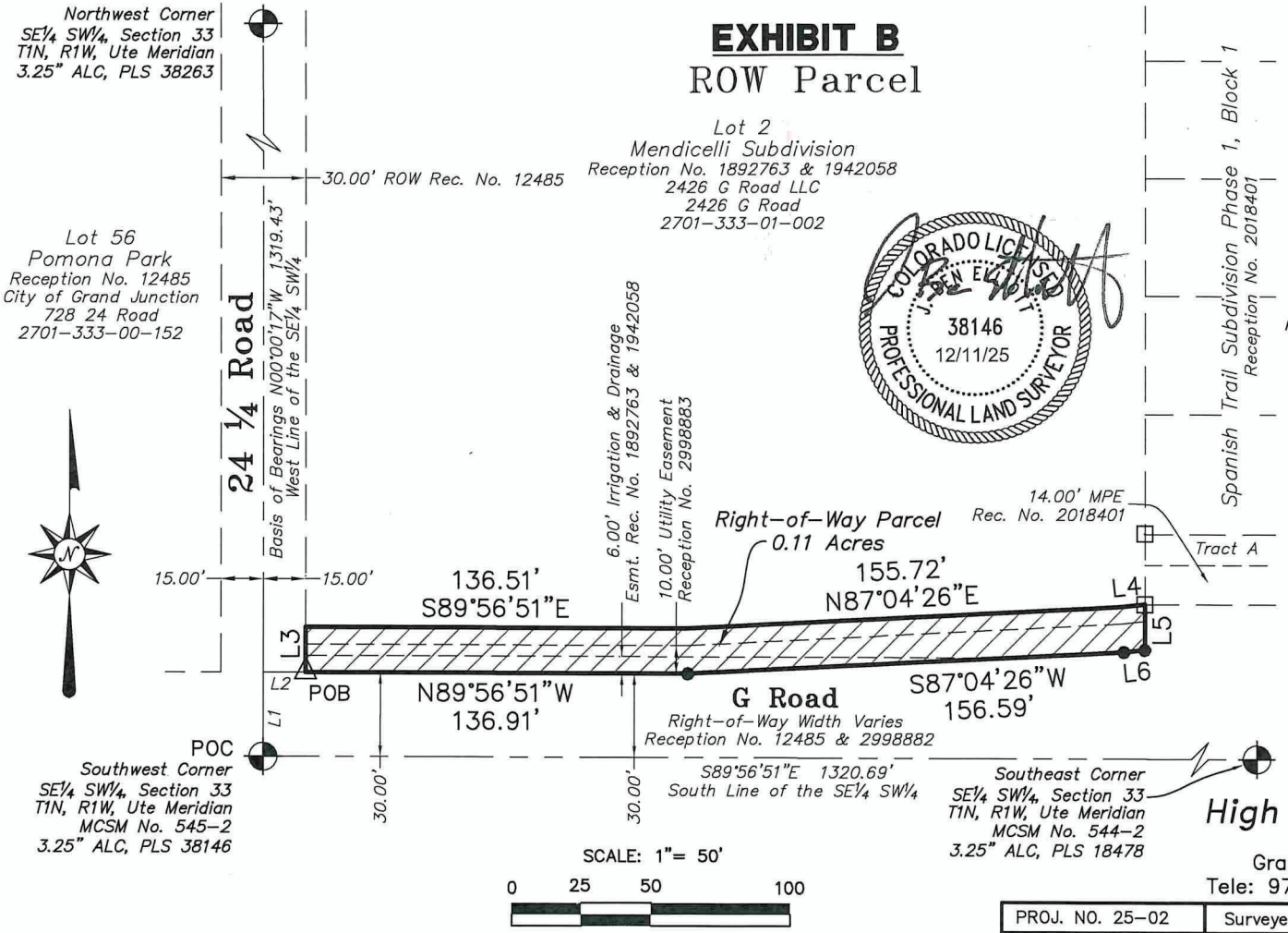
Witness my hand and official seal.

_____
Notary Public

SHEET 2 OF 3

EXHIBIT B

ROW Parcel



COLORADO LICENSED
JOHN E. EVANS
38146
12/11/25
PROFESSIONAL LAND SURVEYOR

LEGEND & ABBREVIATIONS

- FOUND ALIQUOT SURVEY MARKER
- FOUND 2" ALC PLS 18478
- FOUND 1.5" BPC PLS 38266, FLUSH SOUTHWEST CORNER OF LOT 2, MENDICELLI SUBDIVISION
- FOUND 2" ALC PLS 38146
- *MCSM* MESA COUNTY SURVEY MARKER
- *ROW* RIGHT-OF-WAY
- *PLS* PROFESSIONAL LAND SURVEYOR
- *Rec. No.* RECEPTION NUMBER
- *Esmt.* EASEMENT
- *MPE* MULTIPURPOSE EASEMENT
- *ALC* 2" ALUMINUM CAP
- *BPC* 1.5" BLUE PLASTIC CAP
- *T* TOWNSHIP
- *R* RANGE
- *POC* POINT OF COMMENCEMENT
- *POB* POINT OF BEGINNING

LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°00'17"W	30.00'
L2	S89°56'51"E	15.00'
L3	N00°00'17"W	16.00'
L4	N83°47'50"E	8.83'
L5	S00°00'17"E	16.09'
L6	S83°47'50"W	7.55'

High Desert Surveying, Inc.
591 25 Road, Suite B1
Grand Junction, Colorado 81505
Tele: 970-254-8649 Fax: 970-241-0451

PROJ. NO. 25-02	Surveyed	Drawn	APP'D	SHEET	OF
DATE: Dec., 2025	BO/SG	BE	–	1	1

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE VACATING THE EASTERN 15 FEET OF 24 ¼ ROAD RIGHT-OF-WAY LOCATED BETWEEN 2426 G ROAD AND CANYON VIEW PARK

Recitals:

The 2426 G Road LLC has requested to vacate the eastern 15 feet of 24 ¼ Road public right-of-way between 2426 G Road and Canyon View Park. The 2426 G Road LLC is initiating this vacation to facilitate a land exchange agreement with 2426 G Road LLC. The proposed right-of-way vacation will have no impact on public facilities or services provided to the public because they will continue to exist within easements retained along the G Road right-of-way.

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 a portion of road public right-of-way, is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.050 of the Grand Junction Municipal Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE FOLLOWING RIGHT-OF-WAY DESCRIBED BELOW AND ON EXHIBIT A IS HEREBY VACATED SUBJECT TO:

> The vacation shall not be effective until the land exchange between the Applicant and City is approved.

That right-of-way parcel situated in the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 33, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Southwest corner of said SE1/4 SW1/4, whence the Northwest corner of said SE1/4 SW1/4 bears N00°00’17”W for a basis of bearings with all bearings hereon relative thereto; thence along the West line of said SE1/4 SW1/4, N00°00’17”W a distance of 46.00 feet to the POINT OF BEGINNING; thence continuing along said West line, N00°00’17”W a distance of 613.67 feet; thence S89°55’57’E a distance of 15.00 feet to the Northwest corner of Lot 2, Mendicelli Subdivision, Reception Numbers 1892763 & 1942058; thence along the West line of said Lot 2, S00°00’17”E a distance of 613.66 feet; thence N89°56’51”W a distance of 15.00 feet to the POINT OF BEGINNING.

City of Grand Junction, County of Mesa, State of Colorado.

Said parcel contains an area of 0.21 acres, more or less, as herein described.

Introduced on first reading this 6th day of May 2026 and ordered published in pamphlet form.

Adopted on second reading this 20th day of May 2026 and ordered published in pamphlet form.

ATTEST:

_____	_____
Selestina Sandoval	Cody Kennedy
City Clerk	City Council President

EXHIBIT B

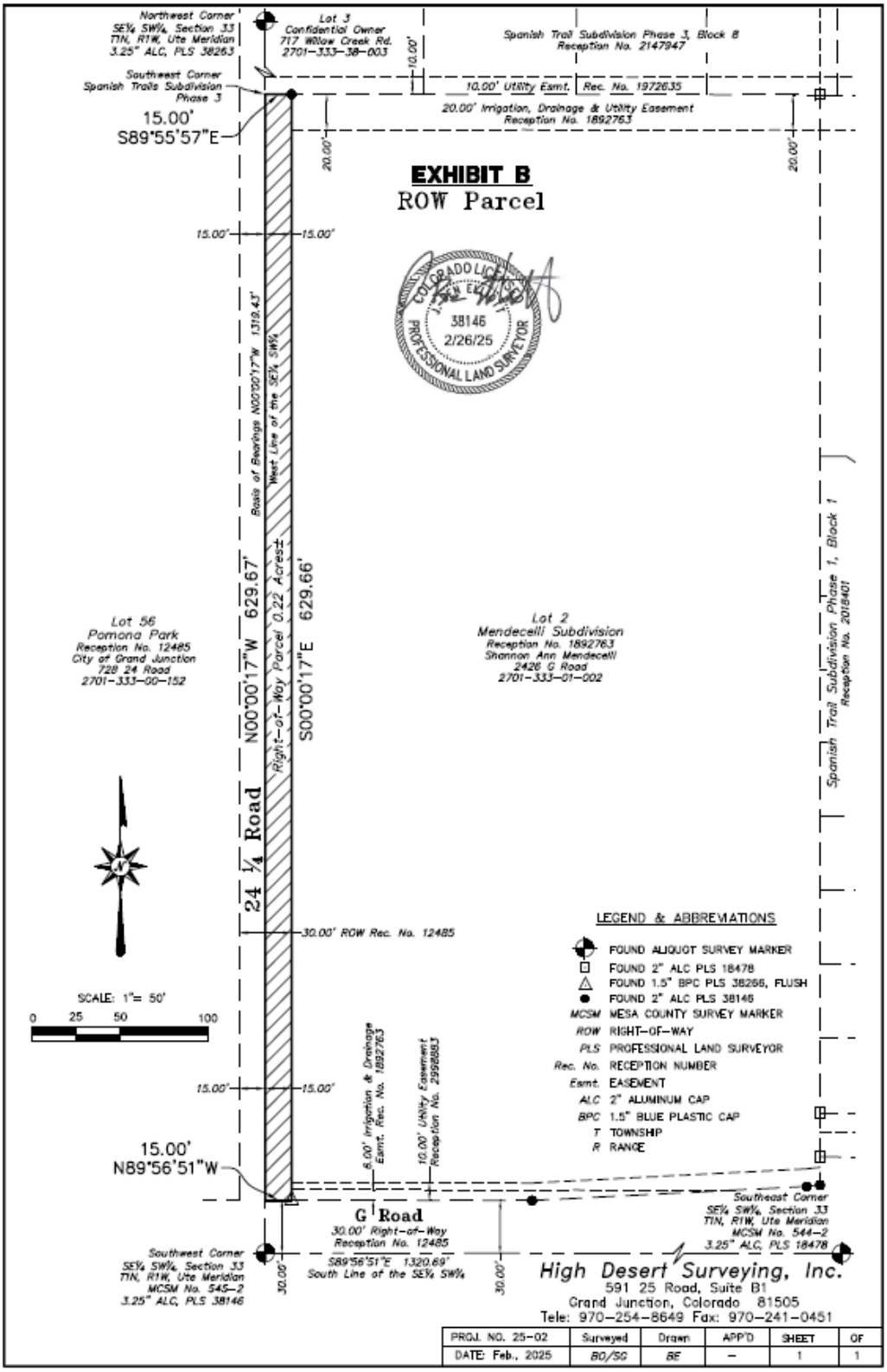


EXHIBIT B
ROW Parcel
Northwest Corner SE¼ SW¼ Section 33 T1N, R1W, Ute Meridian 3.25" ALC, PLS 38263
Lot 3 Confidential Owner 717 Willow Creek Rd. 2701-333-38-003
Spanish Trail Subdivision Phase 3, Block 8 Reception No. 2147947
Southwest Corner Spanish Trails Subdivision Phase 3
10.00' Utility Esmt. Rec. No. 1972635
20.00' Irrigation, Drainage & Utility Easement Reception No. 1892763
15.00' S89°55'57"E
20.00'
15.00'
Basis of Bearings N00°00'17"W 1319.43'
West Line of the SE¼ SW¼
Right-of-Way Parcel 0.22 Acres±
N00°00'17"W 629.67'
S00°00'17"E 629.66'
24 ¼ Road
Lot 56 Pomona Park Reception No. 12485 City of Grand Junction 728 24 Road 2701-333-00-152
Lot 2 Mendecelli Subdivision Reception No. 1892763 Shannon Ann Mendecelli 2426 G Road 2701-333-01-002
Spanish Trail Subdivision Phase 1, Block 1 Reception No. 2018401
COLORADO LICENSED
38146
2/26/25
PROFESSIONAL LAND SURVEYOR
30.00' ROW Rec. No. 12485
SCALE: 1"= 50'
0 25 50 100
6.00' Irrigation & Drainage Esmt. Rec. No. 1892763
10.00' Utility Easement Reception No. 2958883
15.00' N89°56'51"W
G Road
30.00' Right-of-Way Reception No. 12485
S89°56'51"E 1320.69' South Line of the SE¼ SW¼
Southwest Corner SE¼ SW¼ Section 33 T1N, R1W, Ute Meridian MCSM No. 545-2 3.25" ALC, PLS 38146
Southeast Corner SE¼ SW¼ Section 33 T1N, R1W, Ute Meridian MCSM No. 544-2 3.25" ALC, PLS 18478
LEGEND & ABBREVIATIONS
FOUND ALIQUOT SURVEY MARKER
FOUND 2" ALC PLS 18478
FOUND 1.5" BPC PLS 38266, FLUSH
FOUND 2" ALC PLS 38146
MCSM MESA COUNTY SURVEY MARKER
ROW RIGHT-OF-WAY
PLS PROFESSIONAL LAND SURVEYOR
Rec. No. RECEPTION NUMBER
Esmt. EASEMENT
ALC 2" ALUMINUM CAP
BPC 1.5" BLUE PLASTIC CAP
T TOWNSHIP
R RANGE
High Desert Surveying, Inc.
591 25 Road, Suite B1
Grand Junction, Colorado 81505
Tele: 970-254-8649 Fax: 970-241-0451
PROJ. NO. 25-02 | Surveyed | Drawn | APP'D | SHEET | OF
DATE: Feb., 2025 | BO/SG | BE | - | 1 | 1

GRAND JUNCTION PLANNING COMMISSION
April 28, 2026, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:32 p.m. by Chair Sandra Weckerly.

Those present were Planning Commissioners; Ian Moore (Virtually), Ian Thomas, Orin Zyvan, Robert Quintero, Gregg Palmer, and Keith Ehlers.

Also present were Jamie Beard (Assistant City Attorney), Thomas Lloyd (Planning Manager), Sam Wuebbles (Associate Planner), and Madeline Robinson (Planning Technician).

There were 4 members of the public in attendance, and 4 virtually.

CONSENT AGENDA

1. **Approval of Minutes**
   Minutes of Previous Meeting(s) from March 10, 2026, and April 14, 2026.

   Commissioner Palmer moved to approve the Consent Agenda.

   Commissioner Thomas seconded; motion passed 7-0.

REGULAR AGENDA

1. **2426 G Road ROW Vacation** **VAC-2025-202**
   Consider a request by 2426 G Road LLC to vacate the eastern 15 feet of 24 ¼ Road Public Right-of-Way between Canyon View Park and 2426 G Road.

   Staff Presentation
   Sam Wuebbles, Associate Planner, introduced exhibits into the record and provided a presentation regarding the request.

   Questions for Staff
   There were no questions from Commissioner's for staff.

   Public Hearing
   The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via www.gjcity.org.

   There were no public comments.

   The public hearing was closed at 5:43 p.m. on April 28, 2026.

Discussion
No discussion occurred between the Commissioners.

Motion and Vote
Commissioner Quintero made the following motion "Chair, on the 24 ¼ Road Public Right-Of-Way Vacation located between Canyon View Park and 2426 G Road, I move that the Planning Commission forward a recommendation of conditional approval to City Council with the findings of fact and conditions as listed in the staff report."

Commissioner Palmer seconded; Motion passed 7-0.

2. Brookfield West Comprehensive Plan Amendment CPA-2025-52
Consider a request by Brookfield Mixed Use 35, LLC for a Comprehensive Plan Amendment for approximately 19.83 acres from Industrial to Residential Low located at 860 21 Road.

Staff Presentation
Thomas Lloyd, Planning Manager, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff
Commissioner Palmer asked about the buffer zone between Fruita and Grand Junction. Planning Manager Lloyd answered that the buffer zone is to the west. Commissioner Zyvan asked about the long-term planning of the area.

Representative Tracy States made a brief presentation that the original parcel was 35 acres and then was subdivided. The applicant still owns some of the surrounding industrial sites but has not seen any demand for industrial properties to be sold, but there is for residential properties.

Commissioner Ehlers asked about the property line and size and asked if the subdivision has already occurred. Planning Manager Lloyd answered that the Assessor's Office is behind, but the Subdivision has occurred and property lines exist, but that they have not been drawn in yet on the GIS map.

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via www.gjcity.org.

There were no public comments.

The public hearing was closed at 6:05 p.m. on April 28, 2026.

Discussion
Commissioner Ehlers voiced concern about giving up industrial property but acknowledged there currently is a huge need for residential properties and the request makes sense. Commissioner

Palmer also said that the request matches with what is already in the area. Commissioner Zyvan voiced some concern about the request and the challenge the community faces with affordable and obtainable housing. Commissioner Quintero and Thomas also shared these concerns.

Motion and Vote
Commissioner Palmer made the following motion "Chair, on the Comprehensive Plan Amendment request for the property located at 860 21 Road, City file number CPA-2025-52, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report."

Commissioner Quintero seconded; Motion passed 7-0.

3. Brookfield West Rezone RZN-2025-62

Consider a request by Brookfield Mixed Use 35, LLC for a Rezone of approximately 19.83 acres from Industrial Light (I-1) to Residential Low 5 (RL-5) located at 860 21 Road.

Staff Presentation
Thomas Lloyd, Planning Manager, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff
Commissioner Zyvan asked if City Council will also need to approve this request. Staff explained that the decision would be a recommendation of conditional approval, with the recommendation of approval being conditioned on the Comprehensive Plan Amendment being approved by City Council.

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via www.gjcity.org.

There were no public comments.

The public hearing was closed at 6:24 p.m. on April 28, 2026.

Discussion
There was no discussion among Commissioner's on this item.

Motion and Vote
Commissioner Quintero made the following motion "Chair, on the Rezone request for the property located at 860 21 Road, City file number RZN-2025-62, I move that the Planning Commission forward a recommendation of conditional approval to City Council with the finding of fact as listed in the staff report."

Commissioner Palmer seconded; Motion passed 7-0.

4. Zoning Code Amendments – Q2 2026 ZCA-2026-191

Consider a request by the City of Grand Junction to amend sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Zoning Board of Appeals, Final Plat Recordation, Accessory Dwelling Units, Design Standards for Multi-unit Residential Redevelopment, Landscape Substitutions, Subdivision Natural Hazards and Significant Natural Features, Signs in Public, Parks, and Open Space Districts, Outdoor Lighting, and Definitions.

Staff Presentation

Thomas Lloyd, Planning Manager, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Thomas asked what a footcandle was. Planning Manager Lloyd explained it's a measurement of light. Commission Moore asked about the square footage requirement and if it meant regarding building footprint or overall square footage.

Commissioner Ehlers asked about site improvements and expanding the building footprint and when those review criteria would apply. Ehlers also asked about the lighting requirements for projects and what stage they would be implemented.

Commissioner Zyvan asked about ADU's and if two attached ADU's would be allowed.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via www.gjcity.org.

There were no public comments.

The public hearing was closed at 6:52 p.m. on April 28, 2026.

Discussion

No discussion occurred between the Commissioners.

Motion and Vote

Commissioner Quintero made the following motion "Chair, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2026-191, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact listed in the staff report."

Commissioner Zyvan seconded; Motion passed 7-0.

5. Zoning Code Amendments – Drive-Through Facilities ZCA-2026-211

Consider a request by the City of Grand Junction to amend Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Drive-Through Facilities.

Staff Presentation
Thomas Lloyd, Planning Manager, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff
Commissioner Moore asked where current code originated from referencing drive-throughs.

Commissioner Palmer asked about where drive-throughs are specifically allowed in the community.

Commissioner Zyvan asked about cases where the current provisions of the drive-through standards have not worked in the community. Commissioner Weckerly asked about the frequency of site plans not working due to the drive-through standards.

Commissioner Ehlers asked staff if they were aware of any incidents of pedestrians being harmed in a drive-through lane.

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via www.gjcity.org.

Sid Squirrell made comment that these proposed changes are needed for development to occur.

Mike Foster also made comment that the proposed changes will not cause any detriment to pedestrians and was in favor of the request.

The public hearing was closed at 7:08 p.m. on April 28, 2026.

Discussion
Commissioner Quintero made mention of where the current drive-through provisions originally came from isn't exactly known. This proposed provision seems to be correcting the problem.

Commissioner Thomas mentioned vehicles in a drive-through typically drive slowly and the risk of injury is minimal. Further proposed an alternative to what has been stricken from code and rather allow more direct connection for pedestrians and bicyclists to the building and not allowing the full wraparound of a drive-through around a building. Commissioner Zyvan agreed with Commissioner Thomas.

Further discussion ensued by Commissioner Ehlers and Weckerly in opposition to Commissioner Thomas's proposal and are in favor of tonight's proposal.

Commissioner Moore made comment that with every opposition against pedestrian access makes it harder for alternative modes of travel, and echoes Commissioner's Thomas's and Zyvan's concerns.

Commissioner Quintero proposed making a motion and seeing if anyone would second the motion.

Commissioner Palmer stated that he is for the proposal as written.

Motion and Vote
Commissioner Quintero made the following motion "Chair, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2026-211, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report."

Commissioner Ehlers seconded; Motion passed 4-3.

OTHER BUSINESS

ADJOURNMENT

Commissioner Ehlers made a motion to adjourn the meeting.
The vote to adjourn was 7-0.

The meeting adjourned at 7:41 p.m.

Grand Junction City Council

Regular Session

Item #2.b.iv.

Meeting Date:	May 6, 2026
Presented By:	Trenton Prall, Engineering & Transportation Director, Jeremiah Boies, Interim City Attorney
Department:	Engineering & Transportation
Submitted By:	Trent Prall, Engineering and Transportation Director

Information

SUBJECT:

Introduction of an Ordinance Amending Ordinance 4991 Concerning the City - Las Colonias Development Corporation Master Lease and the Third Amendment thereto for Purposes of Amending the Description of Lease Parcel 2 for the Purpose of Facilitating the Development of Monument Business Park on Site D/E at the Las Colonias Business Park and Setting a Public Hearing for May 20, 2026

RECOMMENDATION:

Staff recommends the introduction of an Ordinance Amending Ordinance 4991 Concerning the City - Las Colonias Development Corporation Master Lease and the Third Amendment thereto for Purposes of Amending the Description of Lease Parcel 2 for the Purpose of Facilitating the Development of Monument Business Park on Site D/E at the Las Colonias Business Park and Setting a Public Hearing for May 20, 2026.

EXECUTIVE SUMMARY:

First reading of proposed ordinance to amend the Las Colonias Development Corporation (LCDC) to amend the leaseable boundary for Lease Parcel 2 (Pad D/E) to the south and set a public hearing for May 20, 2026.

BACKGROUND OR DETAILED INFORMATION:

In November 2017, with adoption of Resolution 69-17, the City Council authorized and approved actions furthering the development of 15 acres of the Las Colonias property known as the Las Colonias Business Park. The redevelopment was anticipated to occur pursuant to a Master Lease from the City to the Las Colonias Development Corporation (LCDC). The Master Lease was considered and approved by the City Council in accordance with the City Charter.

In November 2019, City voters approved an amendment to the City Charter, which allowed the City to lease certain property, including the Las Colonias Business Park, for a term of up to 99 years. The Charter amendment affirmed the City Council's right to lease the property for a term of not to exceed 99 years. The Master Lease was amended to provide the same.

The LCDC has subleased four of the developable sites and otherwise facilitated the development of two of those sites within the Las Colonias Business Park by commercial subtenants in accordance with the Master Lease, as amended. Recently a developer and LCDC have agreed to lease terms for a fifth site, Lease Parcel 2; however, for that site to develop the area of the site as provided in the Master Lease as amended needs to be revised. This adjustment is just along the south line of Lease Parcel 2 and better accommodates the proposed development.

The City Council, by and with approval of this Ordinance, does amend the description of Lease Parcel 2 provided in the Master Lease as amended and does authorize the Third Amendment to the Master Lease and Development Agreement for Las Colonias Business and Recreation Park all in furtherance of the LCDC sublease of Lease Parcel 2 for the development of Monument Business Park on the area shown in the attached legal description. The form of the Third Amendment to the Master Lease and Development Agreement for Las Colonias Business and Recreation Park shall be reviewed and approved by the City Attorney and, with his advice and approval, shall be executed by the City Manager.

FISCAL IMPACT:

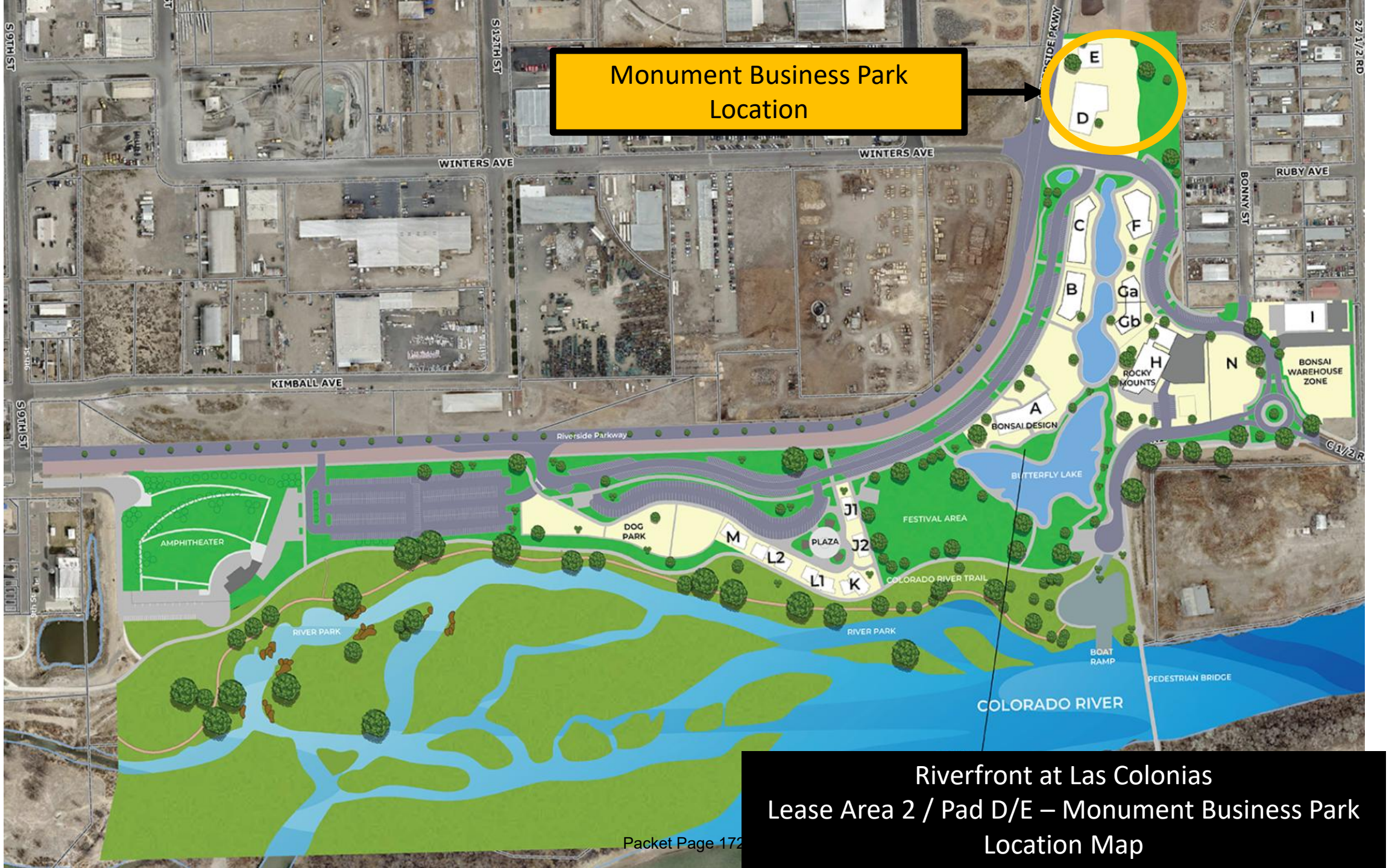
Amending the lease has no direct financial impact to the City. The amended lease area will allow for the developer of Monument Business Park to construct a new facility within Lease Parcel 2 at Las Colonias.

SUGGESTED MOTION:

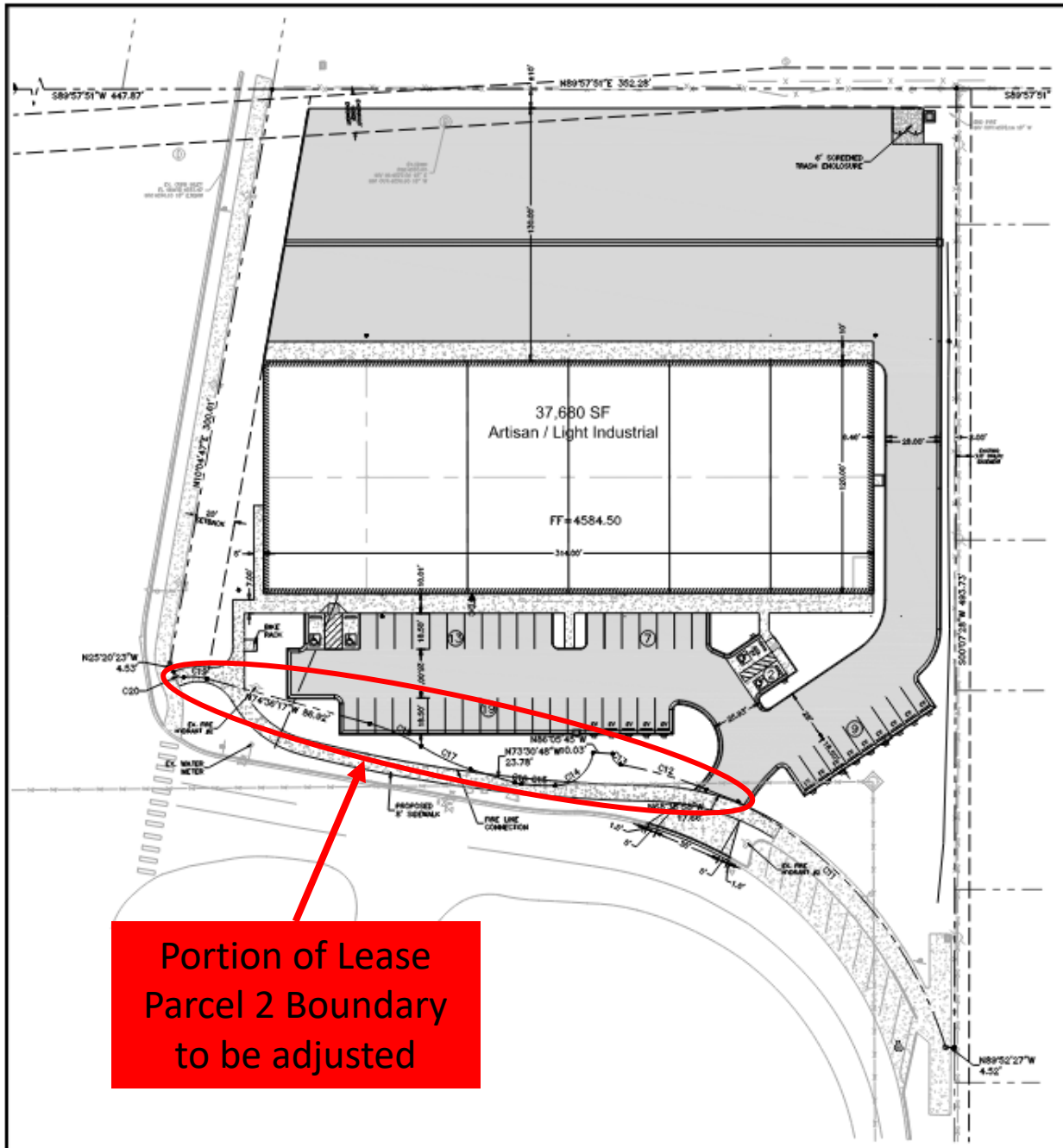
I move to introduce an Ordinance to amend Ordinance 4991 concerning the City-Las Colonias Development Corporation Master Lease and the Third Amendment thereto for purposes of amending the description of Lease Parcel 2 for the purpose of facilitating the development of Monument Business Park on Site D/E at the Las Colonias Business Park, authorize publication in pamphlet form, and set a public hearing for May 20, 2026.

Attachments

1. LasColoniasPadDELocationMap20260421_Monument Business Park
2. Lease Parcel 2 Amended Boundary Legal
3. Lease Parcel 2 Amended Boundary Exhibit
4. Master Lease Amendment Number 3 DRAFT 20260506
5. ORD-LCDC Third Amend Monument Business Park 20260506



Riverfront at Las Colonias
Lease Area 2 / Pad D/E – Monument Business Park
Location Map



GENERAL NOTES:

1. ALL PARKING SPACES ARE 9-FT WIDE X 18.5-FT LONG UNLESS OTHERWISE NOTED.
2. ALL ADA PARKING SPACES SHALL BE SIGNED AND STRIPED PER CITY DETAIL C-24.
3. OBTAIN WORK IN RIGHT OF WAY PERMITS FROM THE CITY OF GRAND JUNCTION BEFORE DOING ANY WORK ALONG PUBLIC STREETS.
4. CONTACT MARK BARSLUND AT (970) 201-1362 FOR A PRE-CONSTRUCTION MEETING PRIOR TO ANY WORK ON THE SITE.
5. THE PROJECT SITE REQUIRES 46 TREES (1TREE/3,000 SF) AND 360 SHRUBS (1 PER 450SF). STREET FRONTAGE LANDSCAPE AREAS SHALL BE 6-FT MIN WIDE, INCLUDE 1 TREE PER 40-LF, AND INCLUDE 75% COVERAGE.
6. PARKING LOT ISLANDS SHALL BE A MIN OF 140 SF AND A MIN OF 8-FT AT NARROWEST POINT. ISLANDS SHALL INCLUDE TREES AND SHRUBS.
7. LANDSCAPE MATERIALS SHALL INCLUDE TREES, SHRUBS, ROCK MULCH, BARK MULCH, AND GRASSES.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING CURB/GUTTER
- PROPOSED CURB/GUTTER
- PROPOSED SPILL CURB/GUTTER
- PROPOSED TRANSITION CURB/GUTTER
- EXISTING RETAINING WALL
- EXISTING 1-FT CONTOUR
- EXISTING 5-FT CONTOUR
- PROPOSED 1-FT CONTOUR
- PROPOSED 5-FT CONTOUR
- EXISTING GRAVEL
- PROPOSED GRAVEL
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED HEAVY DUTY ASPHALT
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED HEAVY DUTY CONCRETE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEANOUT
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING STORM SEWER INLET
- PROPOSED STORM SEWER INLET
- PROPOSED DRY UTILITIES
- HGL HYDRAULIC GRADE LINE
- EXISTING STORM SEWER MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED INLINE DRAIN
- EXISTING 8" WATER MAIN
- PROPOSED 2" DOMESTIC SERVICE
- PROPOSED 4" FIRE LINE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING WATER METER
- PROPOSED WATER METER
- PROPOSED METER/BACKFLOW VAULT
- PROPOSED IRRIGATION MANHOLE
- PROPOSED FENCE
- EXISTING FENCE
- PROPOSED TRAFFIC FLOW
- GRADE BREAK
- ROOF DRAIN (RD)
- STREET LIGHT POLE
- FIRE DEPARTMENT CONNECTION
- PARKING LOT LIGHT
- PROPOSED BUILDING LIGHT
- POWER POLE
- A/B AS-BUILT
- FL FLOWLINE
- EOP EDGE OF PAVEMENT
- TOC TOP OF CONCRETE
- TOW TOP OF WALL
- BOW BOTTOM OF WALL
- TBW TOP BACK OF WALK
- TC TOP OF CURB
- BOC BACK OF CURB
- LS LANDSCAPE AREA
- UTILITY PEDESTALS (TEL & ELEC)
- TRANSFORMER

= LANDSCAPE AREAS

LAND LEASE USE SUMMARY

USE	SQUARE FT	PERCENT
BUILDINGS	37,680	28%
LANDSCAPE	26,743	19%
ASPHALT/PKG/CONC	73,017	53%
ROW DEDICATION	0	0%
TOTAL	137,440	100%

PARKING SUMMARY

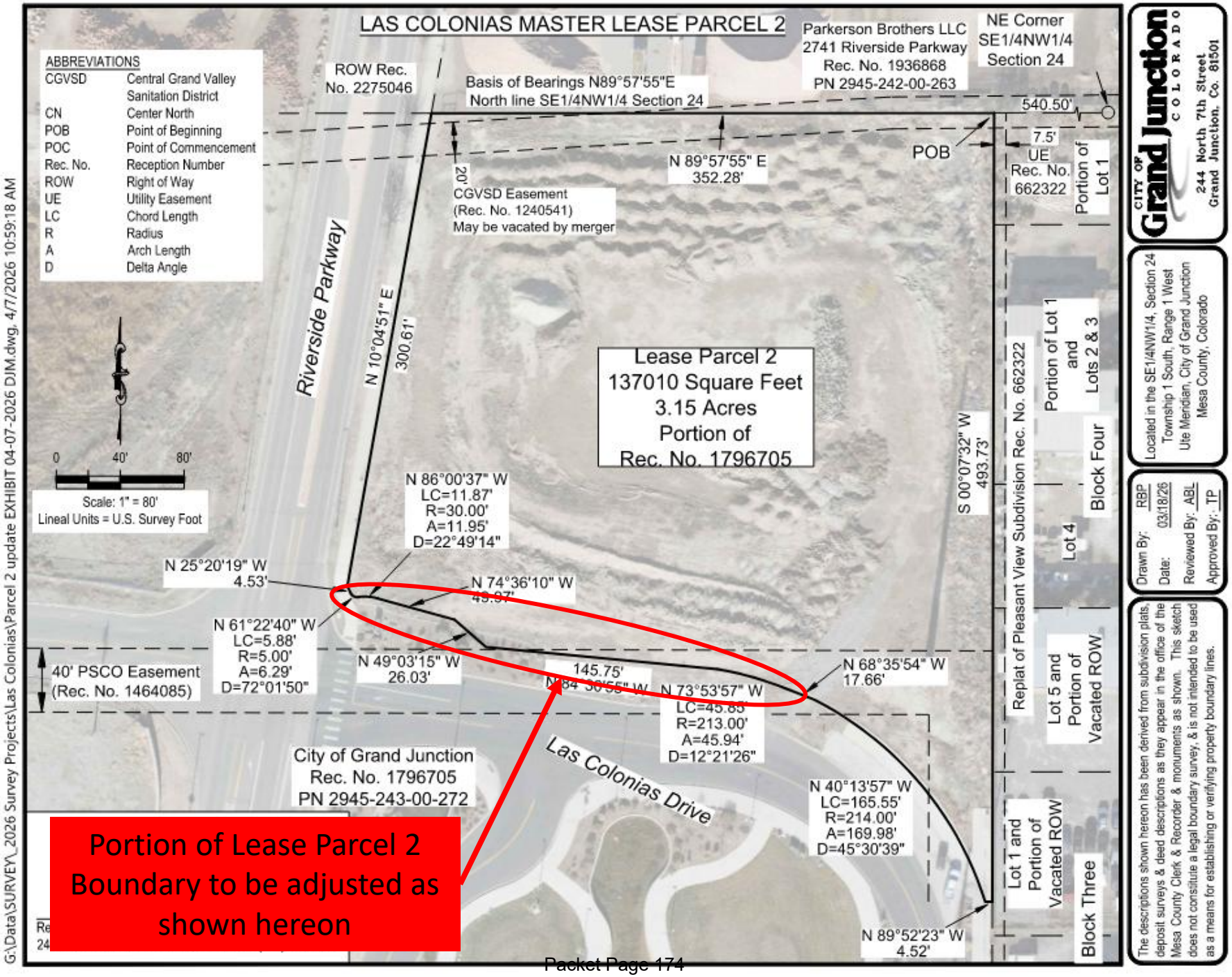
Total Parking Required = 0 Spaces
Total Parking Provided On Site = 50 Spaces
Parking Ratio:

UTILITIES AND AGENCIES

A • C • G
AUSTIN CIVIL GROUP, INC.
Land Planning • Civil Engineering • Development Services
123 North 7th Street, Suite 300 • Grand Junction, Colorado 81501 • (970) 245-4099

Monument Business Park
SITE PLAN
1600 Las Colonias Drive
Summitt Development Corp

JOB NUMBER 1582.0001
DATE 09-08-25
SCALE 1"=30'
SHEET NO C-400


LAS COLONIAS MASTER LEASE PARCEL 2
ABBREVIATIONS
CGVSD Central Grand Valley Sanitation District
CN Center North
POB Point of Beginning
POC Point of Commencement
Rec. No. Reception Number
ROW Right of Way
UE Utility Easement
LC Chord Length
R Radius
A Arch Length
D Delta Angle
ROW Rec. No. 2275046
Basis of Bearings N89°57'55"E North line SE1/4NW1/4 Section 24
Parkerson Brothers LLC 2741 Riverside Parkway Rec. No. 1936868 PN 2945-242-00-263
NE Corner SE1/4NW1/4 Section 24
540.50'
POB
7.5' UE Rec. No. 662322
Portion of Lot 1
N 89°57'55" E 352.28'
20' CGVSD Easement (Rec. No. 1240541) May be vacated by merger
Riverside Parkway
N 10°04'51" E 300.61'
Lease Parcel 2
137010 Square Feet
3.15 Acres
Portion of
Rec. No. 1796705
S 00°07'32" W 493.73'
Portion of Lot 1 and Lots 2 & 3
Block Four
Lot 4
Replat of Pleasant View Subdivision Rec. No. 662322
0 40' 80'
Scale: 1" = 80'
Lineal Units = U.S. Survey Foot
N 86°00'37" W LC=11.87' R=30.00' A=11.95' D=22°49'14"
N 25°20'19" W 4.53'
N 74°36'10" W 49.97'
N 61°22'40" W LC=5.88' R=5.00' A=6.29' D=72°01'50"
N 49°03'15" W 26.03'
40' PSCO Easement (Rec. No. 1464085)
145.75'
N 84°30'55" W
N 73°53'57" W LC=45.85' R=213.00' A=45.94' D=12°21'26"
N 68°35'54" W 17.66'
Lot 5 and Portion of Vacated ROW
City of Grand Junction Rec. No. 1796705 PN 2945-243-00-272
Las Colonias Drive
N 40°13'57" W LC=165.55' R=214.00' A=169.98' D=45°30'39"
Lot 1 and Portion of Vacated ROW
Block Three
N 89°52'23" W 4.52'
Portion of Lease Parcel 2 Boundary to be adjusted as shown hereon
CITY OF Grand Junction COLORADO
244 North 7th Street Grand Junction, Co. 81501
Located in the SE1/4NW1/4, Section 24 Township 1 South, Range 1 West Ute Meridian, City of Grand Junction Mesa County, Colorado
Drawn By: RBP
Date: 03/18/26
Reviewed By: ABL
Approved By: TP
The descriptions shown hereon has been derived from subdivision plats, deposit surveys & deed descriptions as they appear in the office of the Mesa County Clerk & Recorder & monuments as shown. This sketch does not constitute a legal boundary survey, & is not intended to be used as a means for establishing or verifying property boundary lines.
G:\Data\SURVEY_2026 Survey Projects\Las Colonias\Parcel 2 update EXHIBIT 04-07-2026 DJM.dwg, 4/7/2026 10:59:18 AM

Lease Parcel 2

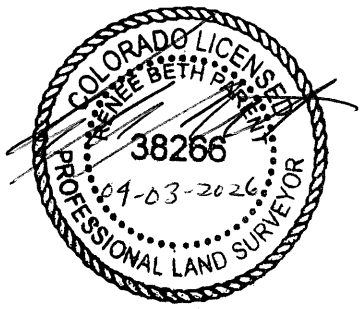
A parcel of land being a portion of Reception Number 1796705 located in the Southeast Quarter of the Northwest Quarter (SE1/4NW1/4) of Section 24, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado being more particularly described as follows:

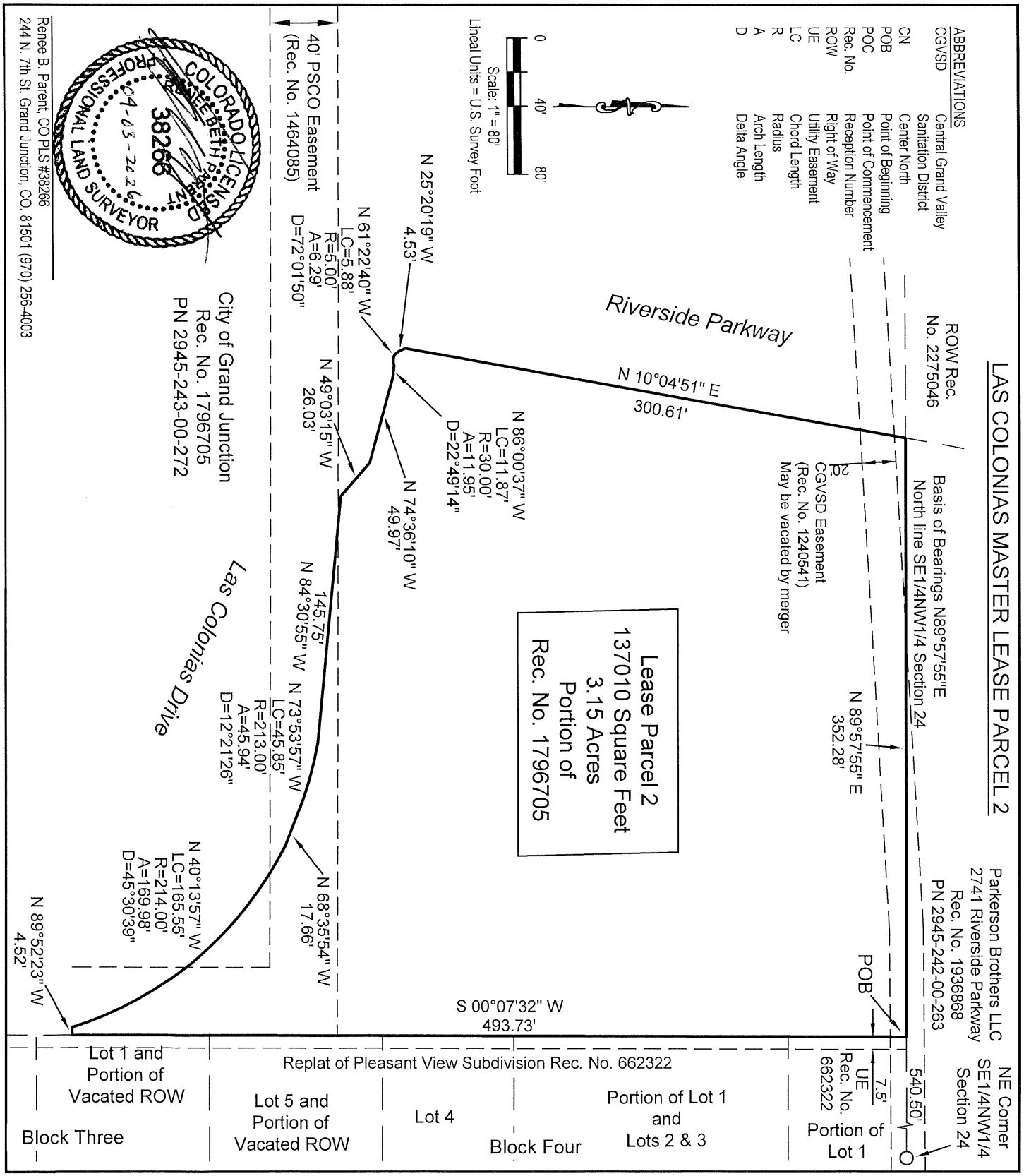
Beginning at the northwest corner of Replat of Pleasant View Subdivision same as recorded at Reception Number 662322 being a point on the north line of said SE1/4NW1/4 Section 24 whence the NE corner of said SE1/4NW1/4 bears N89°57'55"E 540.50 feet based on Mesa County Local Coordinates GVA with all other bearings contained herein being relative thereto; thence S00°07'32"W along the West line of said Replat of Pleasant View Subdivision a distance of 493.73 feet; thence N89°52'23"W a distance of 4.52 feet to the beginning of a 214.00 foot radius curve, concave Southwesterly, whose long chord bears N40°13'57"W with a long chord length of 165.55 feet; thence Northwesterly along the arc of said curve, thru a central angle of 45°30'39", an arc length of 169.98 feet; thence N68°35'54"W a distance of 17.66 feet to the beginning of a 213.00 foot radius curve, concave Southerly, whose long chord bears N73°53'57"W with a long chord length of a 45.85 feet; thence Northwesterly along the arc of said curve, thru a central angle of 12°21'26", an arc length of 45.94 feet; thence N84°30'55"W a distance of 145.75 feet; thence N49°03'15"W a distance of 26.03 feet; thence N74°36'10"W a distance of 49.97 feet to the beginning of a 30.00 foot radius curve, concave Southerly, whose long chord bears N86°00'37"W with a long chord length of 11.87 feet; thence Westerly along the arc of said curve, thru a central angle of 22°49'14", an arc distance of 11.95 feet to the beginning of a 5.00 foot radius curve, concave Northeasterly, whose long chord bears N61°22'40"W with a long chord length of 5.88 feet; thence Northwesterly along the arc of said curve, thru a central angle of 72°01'50", an arc length of 6.29 feet; thence N25°20'19"W a distance of 4.53 feet, thence N10°04'51"E a distance of 300.61 feet to a point on said North line of the SE1/4 NW1/4 of Section 24; thence N89°57'55"E along said North line a distance of 352.28 feet, more or less, to the Point of Beginning.

CONTAINING 137,010 Square Feet or 3.15 Acres, more or less, as described.

Written by:

Renee B. Parent, PE, PLS, CFedS
for the City of Grand Junction
244 N. 7th St. Grand Junction, CO 81501
970-256-4003





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

Drawn By: RBP
Date: 03/18/26
Reviewed By: ABL
Approved By: TP

Located in the SE1/4NW1/4, Section 24
Township 1 South, Range 1 West
Ute Meridian, City of Grand Junction
Mesa County, Colorado

CITY OF Grand Junction COLORADO
244 North 7th Street
Grand Junction, Co. 81501

THIRD AMENDMENT TO MASTER LEASE AND DEVELOPMENT AGREEMENT FOR LAS COLONIAS BUSINESS AND RECREATION PARK

THIS THIRD AMENDMENT TO MASTER LEASE AND DEVELOPMENT AGREEMENT FOR LAS COLONIAS BUSINESS AND RECREATION PARK ("Lease Amendment") is made and entered into this 20th day of May 2026 by and between the City of Grand Junction, a Colorado home rule municipal corporation ("the City"), and the Las Colonias Development Corporation, a Colorado nonprofit corporation ("LCDC") collectively "Parties."

RECITALS

A. The City and the LCDC entered into that certain Master Lease and Development Agreement for Las Colonias Business and Recreation Park ("Master Lease") on or about March 22, 2018 in which the City leased certain premises described therein (the Premises) for a term of 25 years to the LCDC for the purpose of developing a recreation and business park on such premises upon the terms and conditions described therein.

B. On November 5, 2019, the voters of the City of Grand Junction authorized the City to lease Las Colonias properties, including the Premises, for a term of up to 99 years.

C. Thereafter the Master Lease was amended ("first Amendment") to:
   a. increase the term of the Master Lease from 25 to 99 years;
   b. clarify the process for the LCDC to review, approve and recommend development plans;
   c. clarify that in the event of conflicts between any covenants, conditions and restrictions running with the land and the City's zoning and development requirements, regulations, and/or restrictions, the greater restriction shall control;
   d. clarify the process for certification of compliance for subleases;
   e. clarify the "campus" nature of the Business and Recreation Park and the application of zoning and development requirements to site plans for individual pad sites; and,
   f. clarify the right of the LCDC to amend covenants, conditions and restrictions running with the land.

D. On April 17, 2024, the City Council approved Ordinance 5216, which Ordinance amended Ordinance 4991 regarding the Master Lease. With the approval of Ordinance 5216 the City Council authorized and approved a revision to the description of Lease Parcel M for the purposes of the Master Lease and in turn a sublease from LCDC to Oak Star Bank for the development of Lease Parcel M.

E. On_____, 2026, the City Council approved Ordinance ____, which Ordinance amended Ordinance _____regarding the Master Lease. With the approval of Ordinance

DRAFT

___ the City Council authorized and approved a revision to the description of Lease Parcel 2 for the purposes of the Master Lease and in turn a sublease from LCDC to Summit Development Corporation for the development of Monument Business Park on Lease Parcel 2.

WHEREFORE, the Parties do amend the Master Lease as amended to revise and replace the description of Lease Parcel 2 in Exhibit A as the same is attached hereto and incorporated herein by this reference as if fully set forth.

ALL OTHER provisions of the Master Lease as amended not expressly stated herein shall remain in full force and effect and unmodified hereby.

ENTERED INTO effective the day and year first set forth above.

LAS COLONIAS DEVELOPMENT CORPORATION

By: _____

President of the LCDC Board of Directors

CITY OF GRAND JUNCTION

By: _____

Cody Kennedy
President of the City Council

APPROVED AS TO FORM:

_____

Jeremiah Boies
Interim City Attorney

ATTEST:

_____

Selestina Sandoval
City Clerk

DRAFT

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. ____

AN ORDINANCE AMENDING ORDINANCE 4991 CONCERNING THE CITY- LAS COLONIAS DEVELOPMENT CORPORATION MASTER LEASE AND THE THIRD AMENDMENT THERETO FOR PURPOSES OF AMENDING THE DESCRIPTION OF LEASE PARCEL 2 FOR THE PURPOSE OF FACILITATING THE DEVELOPMENT OF MONUMENT BUSINESS PARK ON SITES D/E AT THE LAS COLONIAS BUSINESS PARK IN THE CITY OF GRAND JUNCTION, COLORADO.

RECITALS:

In November 2017 with adoption of Resolution 69-17 the City Council authorized and approved actions furthering the development of 15 acres of the Las Colonias property known as the Las Colonias Business Park. The redevelopment was anticipated to occur pursuant to a Master Lease from the City to the Las Colonias Development Corporation (LCDC). The Master Lease was considered and approved by the City Council in accordance with the City Charter.

In November 2019 City voters approved an amendment to the City Charter which allowed the City to lease certain property, including the Las Colonias Business Park, for a term of up to 99 years. The Charter amendment affirmed the City Council's right to lease the property for a term of not to exceed 99-years. The Master Lease was amended to provide the same.

The LCDC has subleased four of the developable sites and otherwise facilitated the development of three of those sites within the Las Colonias Business Park by commercial subtenants in accordance with the Master Lease, as amended. Recently a developer and LCDC have agreed to lease terms for a fifth site, Lease Parcel 2; however, for that site to develop the area of the site as provided in the Master Lease as amended needs to be revised.

The City Council, by and with approval of this Ordinance does amend the description of Lease Parcel 2 provided in the Master Lease as amended and does authorize the Third Amendment to the Master Lease and Development Agreement for Las Colonias Business and Recreation Park all in furtherance of the LCDC sublease of Lease Parcel 2 for the development of Monument Business Park on the area shown in the attached legal description. The form of the Third Amendment to the Master Lease and Development Agreement for Las Colonias Business and Recreation Park shall be reviewed and approved by the City Attorney and with his advice and approval, shall be executed by the City Manager.

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

DRAFT

Incorporating the foregoing Recitals, the City Council does authorize and approve amendment of the Master Lease by and with the Third Amendment (Third Master Lease Amendment) thereto, as provided herein, for Lease Parcel 2 of the Las Colonias Business and Recreation Park all in furtherance of the LCDC subleasing for the development of Monument Business Park.

The Third Master Lease Amendment shall upon execution be attached hereto and incorporated by this reference and the same shall be deemed by the City Council to discharge the City Charter and the laws and ordinances of the City of Grand Junction and State of Colorado.

Introduced on first reading this 6th day of May 2026 and ordered published in pamphlet form.

Proposed for public hearing and adoption on second reading the 20th day of May 2026 and ordered published in pamphlet form.

_____
Cody Kennedy
President of the City Council

ATTEST:

_____
Selestina Sandoval
City Clerk

DRAFT

Grand Junction City Council

Regular Session

Item #2.b.v.

Meeting Date: May 6, 2026

Presented By: Tim Lehrbach, Principal Planner

Department: Community Development

Submitted By: Tim Lehrbach, Principal Planner

Information

SUBJECT:

A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, Exercising Land Use Control, and Introducing Proposed Annexation Ordinance for the Colorado Infill LTD Annexation of 1.59 Acres, Located at 3009 D 5/8 Road, and Setting a Public Hearing for June 17, 2026

RECOMMENDATION:

Staff recommends adoption of a resolution referring the petition for the Colorado Infill LTD annexation, introducing the proposed annexation Ordinance, and setting a hearing for June 17, 2026.

EXECUTIVE SUMMARY:

The Applicant, Colorado Infill LTD, is requesting annexation of approximately 0.94 acres at 3009 D 5/8 Road, in addition to which approximately 0.65 acres of right-of-way is proposed to be annexed. The total annexation of approximately 1.59 acres will occur through serial annexation in three parts. The subject property is vacant. The property is Annexable Development per the Persigo Agreement. Annexation is requested to allow for residential subdivision. The request for zoning will be considered separately by City Council, but concurrently with the annexation request.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The Applicant, Colorado Infill LTD, is requesting annexation of approximately 0.94 acres at 3009 D 5/8 Road, in addition to which approximately 0.65 acres of right-of-way is proposed to be annexed. The total annexation of approximately 1.59 acres will occur through serial annexation in three parts. The subject property is vacant. The property is Annexable Development per the Persigo Agreement. Annexation is requested to allow

for residential subdivision. The request for zoning will be considered separately by City Council, but concurrently with the annexation request.

The schedule for the annexation and zoning is as follows:

- Referral of Petition (30 Day Notice), Exercising Land Use Control, Introduction of Proposed Annexation Ordinance - May 6, 2026
- Planning Commission considers Zone of Annexation - May 12, 2026
- Introduction of Proposed Zone of Annexation Ordinance - May 20, 2026
- Acceptance of Petition and Public Hearing on Annexation and Zone of Annexation by City Council - June 17, 2026
- Effective date of Annexation and Zone of Annexation - July 19, 2026

FINDINGS OF FACT
Staff finds, 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 et seq., that the Colorado Infill LTD 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 percent of the property described.
The petition has been signed by the owners of the one property subject to this annexation request, or 100 percent of the owners, and includes 100 percent 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.
Each annexation in the series meets the 1/6 contiguity requirement, beginning at the existing City Limits in D 5/8 Road and Lot 12, Shetland Meadows and ending with the petitioner's property.

c) A community of interest exists between the area to be annexed and the City.
This is so in part because the Central Grand Valley is essentially a single demographic and economic unit. Occupants of the area can be expected to, and regularly do, use City streets, parks, and other urban facilities.

d) The area is or will be urbanized in the near future.
The petitioner's property is Lot 6 of the Byars Subdivision, platted in 1960 and within which all lots except the subject property are developed with single-unit residential dwellings. The vicinity is mostly developed with residential and urban uses. The property is near the intersection of 30 Road (Minor Arterial) and D 1/2 Road (Major Collector), connecting the property to urban services.

e) The area is capable of being integrated with the City.
The proposed annexation area is within the Pear Park area, much of which is already within the City. Annexation and subsequent development will not require extension of

utilities, and City emergency services already serve nearby development in all directions.

f) No land held in identical ownership is being divided by the proposed annexation.
The annexation consists of one property and is owned by the applicant.

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 petitioner's property is 0.94 acres, and the petitioner has granted consent to the City to annex the property.

FISCAL IMPACT:

Annexation affects City revenues, services, and expenditures. A fiscal impact statement will be provided with the staff report for the second reading and public hearing for the annexation ordinance.

SUGGESTED MOTION:

I move to adopt Resolution No. 37-26, a resolution referring a petition to the City Council for the annexation of lands to the City of Grand Junction, Colorado, setting a hearing on such annexation, and exercising land use control over the Colorado Infill LTD Annexation, approximately 1.59 acres, located at 3009 D 5/8 Road, as well as introduce a proposed ordinance annexing territory to the City of Grand Junction, Colorado, Colorado Infill LTD Annexation, approximately 1.59 acres, located at 3009 D 5/8 Road, and set a public hearing for June 17, 2026.

Attachments

1. Development Application
2. Annexation Plat
3. Schedule and Summary Table
4. Resolution - Petition Referral (Land Use Control)
5. Annexation Ordinance

Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For: Annexation/Zone of Annexation

Please fill in blanks below ***only*** for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation: residential

Existing Zoning: RSF-R

Proposed Land Use Designation: residential low

Proposed Zoning: RL-4

Property Information

Site Location: 3009 D 5/8 Road

Site Acreage: 0.938

Site Tax No(s): 2943-162-02-008

Site Zoning: RSF-R

Project Description: Annexation and Zone of Annexation from County RSF-R to City of Grand Junction RL-4.

Property Owner Information

Name: Colorado Infill Ltd

Mailing Address: PO Box 122

City/State/Zip: New Castle, CO 81647

Business Phone #: 970-404-1972

E-Mail: herring.idpartners@yahoo.com

Fax #:

Contact Person: Alicia Herring

Contact Phone #: 970-404-1972

Applicant Information

Name: Alicia Herring

Mailing Address: PO Box 122

City/State/Zip: New Castle, CO 81647

Business Phone #: 970-404-1972

E-Mail: herring.idpartners@yahoo.com

Fax #:

Contact Person: Alicia Herring

Contact Phone #: 970-404-1972

Representative Information

Name: Alicia Herring

Mailing Address: PO Box 122

City/State/Zip: New Castle, CO 81647

Business Phone #: 970-404-1972

E-Mail: herring.idpartners@yahoo.com

Fax #:

Contact Person: Alicia Herring

Contact Phone #: 970-404-1972

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application: Alicia J Herring Date: 08/19/25

Signature of Legal Property Owner: Alicia J Herring Date: 08/19/25

COLORADO INFILL LTD. ANNEXATION
PETITION FOR ANNEXATION

WE THE UNDERSIGNED do hereby petition the City Council of the City of Grand Junction, State of Colorado, to annex the following described parcels to the said City:

GENERAL LOCATION: 3009 D 5/8 ROAD, MESA COUNTY, CO 81504
Tax ID #: 2943-162-02-008

Lot 6, Byars Subdivision, County of Mesa, State of Colorado

This foregoing description describes the parcels; the perimeter boundary description, for purposes of the Annexation Act, is shown on the attached "Perimeter Boundary Legal Description, Colorado Infill Ltd. Annexation."

As grounds therefore, the petitioner respectfully state that annexation to the City of Grand Junction, Colorado is both necessary and desirable and that the said territory is eligible for annexation in that the provisions of the Municipal Annexation Act of 1965, Sections 31-12-104 and 31-12-105 CRS 1973 have been met.

This petition is accompanied by four copies of a map or plat of the said territory, showing its boundary and its relation to established city limit lines, and said map is prepared upon a material suitable for filing.

Your petitioners further state that they are the owners of more than fifty percent of the area of such territory to be annexed, exclusive of streets and alleys; that the mailing address of the signer and the date of signature are set forth hereafter opposite the name of the signer, and that the legal description of the property owned by the signer of said petition is attached hereto.

WHEREFORE, these petitioners pray that this petition be accepted and that the said annexation be approved and accepted by ordinance. These petitioners by his/her/their signature(s) acknowledge, understand and agree that if any development application concerning the property which is the subject hereof is denied, discontinued or disapproved, in whole or in part, that the annexation of the property to the City of Grand Junction shall proceed.

Colorado Infill Ltd.,
a Colorado Limited Liability Company
NAME

3550 County Road 214 Silt, CO 81652
ADDRESS

SIGNATURE
Alicia Herring, Owner/President

10/20/25
DATE

STATE OF COLORADO

SS **AFFIDAVIT**

COUNTY OF MESA

Alicia Herring, of lawful age, being first duly sworn, upon oath, deposes and says:

That he is the circulator of the forgoing petition:

That each signature on the said petition is the signature of the person whose name it purports to be.

Subscribed and sworn to before me this 20th day of October, 2025.

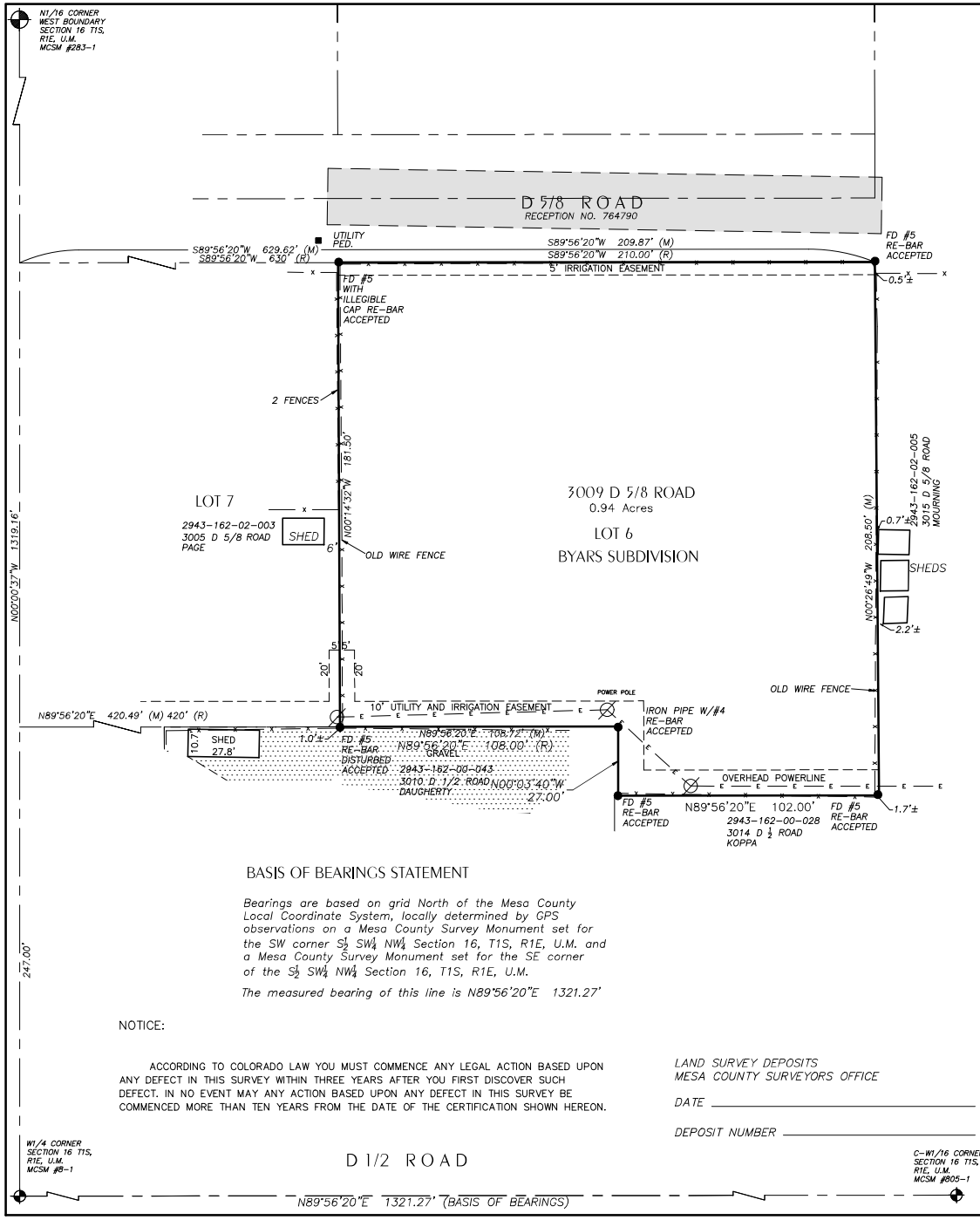
Witness my hand and official seal.

MICHELLE LEE HUSTER-ELMORE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20244010351
MY COMMISSION EXPIRES MARCH 12, 2028

Michelle Huster-Elmore
Notary Public

450 W. Main St. New Castle Co. 81647
Address

My commission expires: 3/12/2028



3009 D 5/8 ROAD

IMPROVEMENT SURVEY PLAT

IN THE S1/2 SW1/4 NW1/4 SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST, U.M.
COUNTY OF MESA, STATE OF COLORADO

LEGEND & NOTES

- MESA COUNTY SURVEY MONUMENT
- SET NO. 5 RE-BAR W/CAP L.S. 30111
- FOUND NO. 5 RE-BAR W/CAP AS NOTED
- FENCE LINE
- OVERHEAD POWER LINE

DESCRIPTION:

Parcel 1:

Lot 6, Byars Subdivision,

County of Mesa, State of Colorado

0 30 60 90

Per Colorado Statute Number 38-51-106(1) all lineal units used on this plat are U.S. Survey Feet.

TAX SCHEDULE NO. 2943-162-02-008

Fidelity National Title
File NO. 200-F04914-25

CERTIFICATION

I, DAVID MAX MORRIS , CERTIFY THAT THIS PLAT IS PREPARED FROM FIELD NOTES OF A SURVEY MADE UNDER MY DIRECT SUPERVISION IN JUNE 2025, AND THE INFORMATION SHOWN HEREON IS BASED ON THIS SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED. I FURTHER CERTIFY THAT THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AND THE LAWS OF THE STATE OF COLORADO.

COLORADO REGISTERED
DAVID MAX MORRIS
30111
1-23-26
PROFESSIONAL LAND SURVEYOR

COLORADO REGISTERED
PROFESSIONAL LAND SURVEYOR L.S. 30111

BASIS OF BEARINGS STATEMENT

Bearings are based on grid North of the Mesa County Local Coordinate System, locally determined by GPS observations on a Mesa County Survey Monument set for the SW corner S½ SW¼ NW¼ Section 16, T1S, R1E, U.M. and a Mesa County Survey Monument set for the SE corner of the S½ SW¼ NW¼ Section 16, T1S, R1E, U.M.

The measured bearing of this line is N89°56'20"E 1321.27'

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.

LAND SURVEY DEPOSITS
MESA COUNTY SURVEYORS OFFICE

DATE _____

DEPOSIT NUMBER _____

3009 D 5/8 ROAD

IMPROVEMENT SURVEY PLAT

IN THE S1/2 SW1/4 NW1/4 SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST, U.M.
COUNTY OF MESA, STATE OF COLORADO

FOR: COLORADO INFILL LTD	*Surveying Western Colorado Since 1979* Q.E.D. SURVEYING SYSTEMS, Inc. 2718 Sierra Vista Rd Grand Junction, CO 81503-2232 (970) 241-2370 Fax: 241-7025	SURVEYED BY: MSM
		DRAWN BY: MEM
SCALE: 1"IN = 30'FT		ACAD ID: 3009 D 5-8 RD-ISr
		SHEET NO.
DATE: 1/23/2026		FILE: 2025-150.1

General Project Report

Annexation/Zoning
3009 D 5/8 Road Grand Junction, CO
Parcel No. 2943-162-02-008

August 27, 2025

Prepared for:

City of Grand Junction

250 N. 5th Street, Grand Junction, CO 81501

A. Project Description

1) Location: The project is located at 3009 D 5/9 Road (Parcel No. 2943-162-02-008).

2) Acreage: The subject parcel contains approximately 0.938 acre.

3) Proposed Use: This submittal is for the Annexation and Zoning of this parcel. The proposed zoning is RL-4 (Residential Low). The future land use is Residential Low. The proposed RL-4 zoning meets the intent of the 2020 Comprehensive Plan with regards to density and use.

B. Public Benefit

This parcel is in a location that already has utilities and public services in place. The public benefit is in the ability through this annexation and future density increase to create 3 dwelling units which will make ample use of existing infrastructure.

C. Neighborhood Meeting

A neighborhood meeting was held virtually on July 30, 2025. A summary of the meeting is included with this submittal.

D. Project Compliance, Compatibility, and Impact

1) Adopted plans and/or policies:

The proposed Annexation and zoning are in conjunction with the 2020 Comprehensive Plan, and will comply with the adopted codes, plans and requirements for the property. The RL-4 zoning is an appropriate district for the Residential Low category of the Comprehensive Plan.

2) Land use in the surrounding area:

The uses within the surrounding area include low and medium density residential.

3) Site access and traffic patterns:

Access and traffic patterns will be determined upon subsequent development.

4) Availability of utilities, including proximity of fire hydrants:

The subject parcel is served by the following:

Clifton Water District
City of Grand Junction Sanitary and Storm Sewer
Grand Valley Drainage District
Grand Valley Irrigation Company
Xcel Energy
City of Grand Junction Fire – Station 8
Spectrum/Charter
CenturyLink/Lumen

The nearest fire hydrant is located west of the property, on the southeast corner of 30 Road and D 5/8 Road.

5) Special or unusual demands on utilities:

There will be no unusual demand on utilities as a result of the Annexation and Zoning.

6) Effects on public facilities:

The Annexation and Zoning will have no adverse effect on public facilities.

7) Hours of operation:

Typical of residential development.

8) Number of employees:

Not applicable.

9) Signage:

Not applicable.

10) Site Soils Geology:

Not applicable.

11) Impact of project on site geology and geological hazards:

None are anticipated.

E. Must address the review criteria contained in the Zoning and Development Code for the type of application being submitted.

Section 21.02.070 (6) of the Zoning and Development Code:

General Approval Criteria. No permit may be approved unless all of the following criteria are satisfied:

(i) Compliance with the Comprehensive Plan and any applicable adopted plan.
The Annexation/Zoning request is in compliance with the 2020 Comprehensive Plan. The applicant is requesting annexation and zoning as provided for by the Persigo 201 Boundary Agreement.

(ii) Compliance with this zoning and development code.
The Annexation and Zoning request is in compliance with the zoning and development code. The future land use is Residential Low and the requested zoning of RL-4, Residential Low, meets the intent of the 2020 Comprehensive Plan.

(iii) Conditions of any prior approvals.
There are no conditions of prior approvals.

(iv) Public facilities and utilities shall be available, concurrent with the development.

All public facilities and utilities will be available, concurrent with the Annexation and Zoning.

(v) Received all applicable local, State, and federal permits.

All applicable permits will be obtained for this project.

Section 21.02.150(l)(3)(ii) Rezoning:

An applicant for Rezoning has the burden of producing evidence that proves each of the following criteria:

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

The proposed Annexation and Zoning request to the RL-4 zone district is in compliance with the 2020 Comprehensive Plan. The parcel is within the Persigo 201 boundary, as well as the Urban Growth boundary and must annex and zone within the City limits in order to develop.

(B) Development Patterns The proposed zoning will result in logical and orderly development pattern(s).

The annexation and zoning of the parcel will result in logical and orderly continuation of development already existing in the area. Several parcels within the surrounding area are already annexed and zoned within the City limits and are developed with low density/medium density residential development.

(C) Benefits The community or area, as decided by the reviewing body, derives an overall benefit(s) from the proposed zoning.

The area will benefit from continued low density residential development in this designated area, as evidenced by the surrounding, existing development. Parcels that are not within the City limits and are zoned RSF-R in Mesa County, are developed with similar uses.

Section 21.02.050(c)(4) Annexation:

Approval Criteria

The application shall meet all applicable statutory and City administrative requirements. The City Council shall use the following criteria when evaluating a request for annexation. Annexation is, however, a discretionary, legislative act. The City shall never be compelled to annex, unless otherwise required by state law, even if all these review criteria have been satisfied.

(i) The annexation complies with the Municipal Annexation Act of 1965, as amended (§ 31-12-101 C.R.S., et seq.). Contiguity is presumed to satisfy the eligibility requirement of § 31-12-104 C.R.S.

The one-sixth contiguous can be met with annexation of D 5/8 Road.

ii) The proposed zoning is appropriate, based upon consideration of the following factors: (A) The proposed zoning is consistent with the Comprehensive Plan designation of the property; and (B) The proposed land uses are consistent with the purpose and intent of the proposed zone district.

The project is located within the 201 Sewer boundary, as well as the Urban Growth boundary. The parcel must annex in order to develop. The proposed RL-4 zoning is consistent with the Comprehensive Plan designation of Residential Low.

(iii) The annexation will not limit the ability to integrate surrounding land into the City or cause variances or exceptions to be granted if the adjacent land is annexed or developed.

The annexation will not limit the ability to integrate surround land into the City limits, nor will it cause variances or exception to be granted if the adjacent land is annexed or developed. The proposed RL-4 zoning meets the future land use designation of Residential Low and all surrounding lands have the same future land use designation and. If surrounding parcels wish to develop, like this parcel, they will have to request annexation and similar zoning and develop with similar low density residential uses.

(iv) The landowner has waived in writing any preexisting vested property rights as a condition of such annexation.

There are no preexisting vested property rights.

F. Development Schedule

Not applicable for this submittal.

June 20, 2025

Annexation Application for 3009 D 5/8 Rd, Grand Junction CO (Lot 6, Byars Subdivision)

Tax ID: 2943-162-02-008

Acct #: R106892

Legal: LOT 6 BYARS SUB SEC 16 1S 1E UM PER RN-764790 RECD 3/29/1960 MESA CO RECDS – 0.94AC

OWNER AND MAILING ADDRESS:

Colorado Infill Ltd

Alicia Herring (owner)

3550 County Rd 214

Silt CO 81652

LETTER OF EXCLUSION:

Colorado Infill Ltd (Alicia Herring) will be excluding the adjacent property, 3010 D ½ Rd, which is also owner by Colorado Infill Ltd (Alicia Herring), from the annexation.

Alicia Herring, June 20, 2025

NEIGHBORHOOD COMMENT MEETING FOR THE ANNEXATION OF:
3009 D 5/8 ROAD, MESA COUNTY, CO 81504

July 30, 2025 5:30 pm

MEETING ATTENDEES:
Alicia Herring, Colorado Infill Ltd., Developer/Owner, Infill Development Partners
Tim Lehrbach, Principal Planner City of Grand Junction
Teri Styers, Realtor, Grand Junction CO
Frances Randazzo, neighbor, 460 Arenosa St, Grand Junction CO
Alex Herrera, neighbor, 460 Arenosa St, Grand Junction CO

MEETING SUMMARY:

ALICIA presented that the meeting was to gather neighborhood comment for the annexation of 3009 D 5/8 Rd from Mesa County RSF-R zoning to RL-4 zoning within the City of Grand Junction once annexed. The acreage of 0.94 and the surrounding zoning was noted. She also stated that by gaining RL-4 zoning the property would most likely be split via a minor subdivision into 3 SFR parcels following the annexation.

ALEX asked whether ALICIA would be the one to build houses on the property. He commented that mixing City and County properties could cause more work and complication for the municipalities.

TIM commented that the subject property falls within area intended for growth on the comprehensive plan.

ALICIA commented that the builder would likely be someone other than herself.

FRANCES and ALEX questioned where the access to the lots would be.

TIM and ALICIA clarified that access will be from D 5/8 Rd.

FRANCES and ALEX commented that that would increase traffic in the area and asked how many homes would be added.

TIM clarified that within the RL-4 zoning the maximum number of units per density is 3 single family homes.

FRANCES and ALEX asked where the 3 homes would connect to utilities.

TIM confirmed that sewer and water connections could be made along D 5/8 Rd.

ALEX asked who had been notified of the meeting and that he was surprised more neighbors weren't attending the meeting.

ALICIA stated that they had mailed over 50 letters to surrounding neighbors.

TIM commented that low turnout from neighbors is not uncommon for these types of meetings.

ALICIA asked whether anyone in attendance had any more comments.

No further comments were made and the meeting ended at 5:50

456 WARREN STREET ITSULA LLC
2676 AUTUMN BROOK CT
GRAND JUNCTION, CO 81506

ALLISON ASHLEY
3016 BIG BIRD AVE
GRAND JUNCTION, CO 81504

AMBRIZ CARLOS
AMBRIZ PETRA
444 COLOROW DR
GRAND JUNCTION, CO 81504

ANDERSEN SANDRA F
3001 GUNNISON AVE
GRAND JUNCTION, CO 81504

BARR WHITNEY D
457 ARENOSA ST
GRAND JUNCTION, CO 81504

BIESSENBERGER ASHLEE
BIESSENBERGER DEBBY & THOMAS
3010 BIG BIRD AVE
GRAND JUNCTION, CO 81504

BLEVINS GEORGE JR
BLEVINS CYNTHIA
456 ARENOSA ST
GRAND JUNCTION, CO 81504

BRADLEY ROBERT
BRADLEY MELISSA
464 1/2 30 RD
GRAND JUNCTION, CO 81504

BRICHER TAMMY
3018 ROOD AVE
GRAND JUNCTION, CO 81504

CERVANTES DIANA LOYA
468 WARREN ST
GRAND JUNCTION, CO 81504

CITY OF GRAND JUNCTION
TIM LEHRBACH
250 N 5TH ST
GRAND JUNCTION, CO 81501

COLORADO INFILL LTD
ALICIA HERRING
PO BOX 122
NEW CASTLE, CO 81647

CONFIDENTIAL OWNER
CONFIDENTIAL OWNER
452 ARENOSA RD
GRAND JUNCTION, CO 81504

CORREIA DYLAN JAMES
458 30 RD
GRAND JUNCTION, CO 81504

DENNIS GLEN W
3005 1/2 D 1/2 RD
GRAND JUNCTION, CO 81504

ESPINOZA BERNIE
ESPINOZA JUDY
463 ARENOSA ST
GRAND JUNCTION, CO 81504

FINNEY RICHARD L
3018 D 5/8 RD
GRAND JUNCTION, CO 81504

FORBES PATRICK J
3009 1/2 D 1/2 RD
GRAND JUNCTION, CO 81504

FRANKLIN SARAH A
FRANKLIN JUSTIN E
3019 D 1/2 RD
GRAND JUNCTION, CO 81504

FRASER ROSE MARIE FERN
FRASER LANDON SCOTT
450 ARENOSA ST
GRAND JUNCTION, CO 81504

GALLEGOS GERRY ROBERT LEE
GALLEGOS LOUISE C
461 ARENOSA ST
GRAND JUNCTION, CO 81504

GARCIA JOSE CHAVEZ
3000 BIG BIRD AVE
GRAND JUNCTION, CO 81504

GARCIA MOSES R
3014 BIG BIRD AVE
GRAND JUNCTION, CO 81504

GRESHOW CLARK E
565 30 RD
GRAND JUNCTION, CO 81504

GRIGGS MIKE
GRIGGS KIM
456 30 RD
GRAND JUNCTION, CO 81504

HAFNER GILBERT J TRUST DTD 6-21-2013
3002 BIG BIRD AVE
GRAND JUNCTION, CO 81504

HALLADAY SUSAN K
HALLADAY EARL H
3025 BIG BIRD AVE
GRAND JUNCTION, CO 81504

HANSEN DANE
HANSEN BROOK
6901 LAURENT CIR
LINCOLN, NE 68526

HARRIS GARY CHANNING
460 WARREN ST
GRAND JUNCTION, CO 81504

HILL PHYLLIS A
3011 D 1/2 RD
GRAND JUNCTION, CO 81504

IMER CHERLYN
IMER DAVID B
464 30 RD
GRAND JUNCTION, CO 81504

JENNY R SMITH LIVING TRUST
2676 AUTUMN BROOK CT
GRAND JUNCTION, CO 81506

JERRY AND JANET HRABAN FAMILY TRUST
6780 CROOKED STICK DR
WINDSOR, CO 80550

KENNEDY DIANE RUTH
2998 BIGHORN AVE
GRAND JUNCTION, CO 81504

KIM SUSAN SCHWEIKHARDT LIVING TRUST
2999 MAY DR
GRAND JUNCTION, CO 81504

KOCHEVAR MARK
KOCHEVAR PAULA
2290 PAWNEE DR
GRAND JUNCTION, CO 81507

KOPPA DENNIS A
KOPPA-WHITNEY DIANE L
3920 CR 2600
COFFEYVILLE, KS 67337

KRUSE JAMES W
3001 D 1/2 RD
GRAND JUNCTION, CO 81504

LIDDICOAT SHAWN
HOWELL DANIELLE
3007 D 1/2 RD
GRAND JUNCTION, CO 81504

LOPEZ NORBERTO
DEMPSEY ERIN N
459 ARENOSA ST
GRAND JUNCTION, CO 81504

LOVELADY CAROL
458 ARENOSA ST
GRAND JUNCTION, CO 81504

MACIAS FRANCISCO J
MACIAS IRMA I
3004 BIG BIRD AVE
GRAND JUNCTION, CO 81504

MCDEVITT KEVIN
454 WARREN ST
GRAND JUNCTION, CO 81504

MIRANDA BLANCA
3211 W CHIPETA CT
CLIFTON, CO 81520

MOHRMAN NANCY K
3013 D 1/2 RD
GRAND JUNCTION, CO 81504

MOORE VERDON E
MOORE KIMBERLY R
3006 D 5/8 RD
GRAND JUNCTION, CO 81504

MOURNING ROBERT ERIC
MOURNING LANA L
3015 D 5/8 RD
GRAND JUNCTION, CO 81504

MUNSELL MICHAEL EUGENE
MUNSELL TRACEY MARIE
450 WARREN ST
GRAND JUNCTION, CO 81504

OWEN KENNETH L
OWEN JACKIE
3010 D 5/8 RD
GRAND JUNCTION, CO 81504

OWENS WESTON M
3006 BIG BIRD AVE
GRAND JUNCTION, CO 81504

PAGE MICHAEL L
750 WILSON DR
GRAND JUNCTION, CO 81505

PAULI CURTIS RAY
PAULI ANA SIRIA
454 ARENOSA ST
GRAND JUNCTION, CO 81504

PEAR PARK NORTH HOMEOWNERS ASSOCIATION
PO BOX 3467
GRAND JUNCTION, CO 81502

RAMOS JOSE MARIO
RAMOS LINDA MAE
462 ARENOSA ST
GRAND JUNCTION, CO 81504

RANDAZZO FRANCES VIRGINIA
HERRERA ALEX MARTIN
460 ARENOSA ST
GRAND JUNCTION, CO 81504

RILEY BONNIE J
3004 D 1/2 RD
GRAND JUNCTION, CO 81504

ROBINSON PATRICIA A
ROBINSON CHAD ERWIN
464 ARENOSA ST
GRAND JUNCTION, CO 81504

ROSENDALE EDWARD P
ROSENDALE ELIZABETH A
452 WARREN ST
GRAND JUNCTION, CO 81504

SHETLAND MEADOWS HOA
222 N 7TH ST
GRAND JUNCTION, CO 81501

SIMSHAUSER RONALD G
SIMSHAUSER BARBARA J
466 WARREN ST
GRAND JUNCTION, CO 81504

SMITH DUSTIN
3008 1/2 BIG BIRD AVE
GRAND JUNCTION, CO 81504

SMITH LANNA L
3019 D 5/8 RD
GRAND JUNCTION, CO 81504

TALBERT COLEY D
3018 D 1/2 RD
GRAND JUNCTION, CO 81504

THORPE MARIA
LOPEZ ELISEE L J, THORPE BENJAMIN P
C & LILY E A GRANTEE BENEFICIARIES
3031 PRAIRIE WIND DR
GRAND JUNCTION, CO 81504

VASQUEZ LUZ MARIA
VASQUEZ JUAN DE DIOS
4360 BLUE SAGE DR
WHITEWATER, CO 81527

WALTMAN LARRY D
WALTMAN KATHLEEN V
455 ARENOSA ST
GRAND JUNCTION, CO 81504

WILKINSON SEAN J
2818 KEYSTONE CT
GRAND JUNCTION, CO 81506

WILLIAMS DUSTIN M
WILLIAMS MEGHAN
3008 BIG BIRD AVE
GRAND JUNCTION, CO 81504

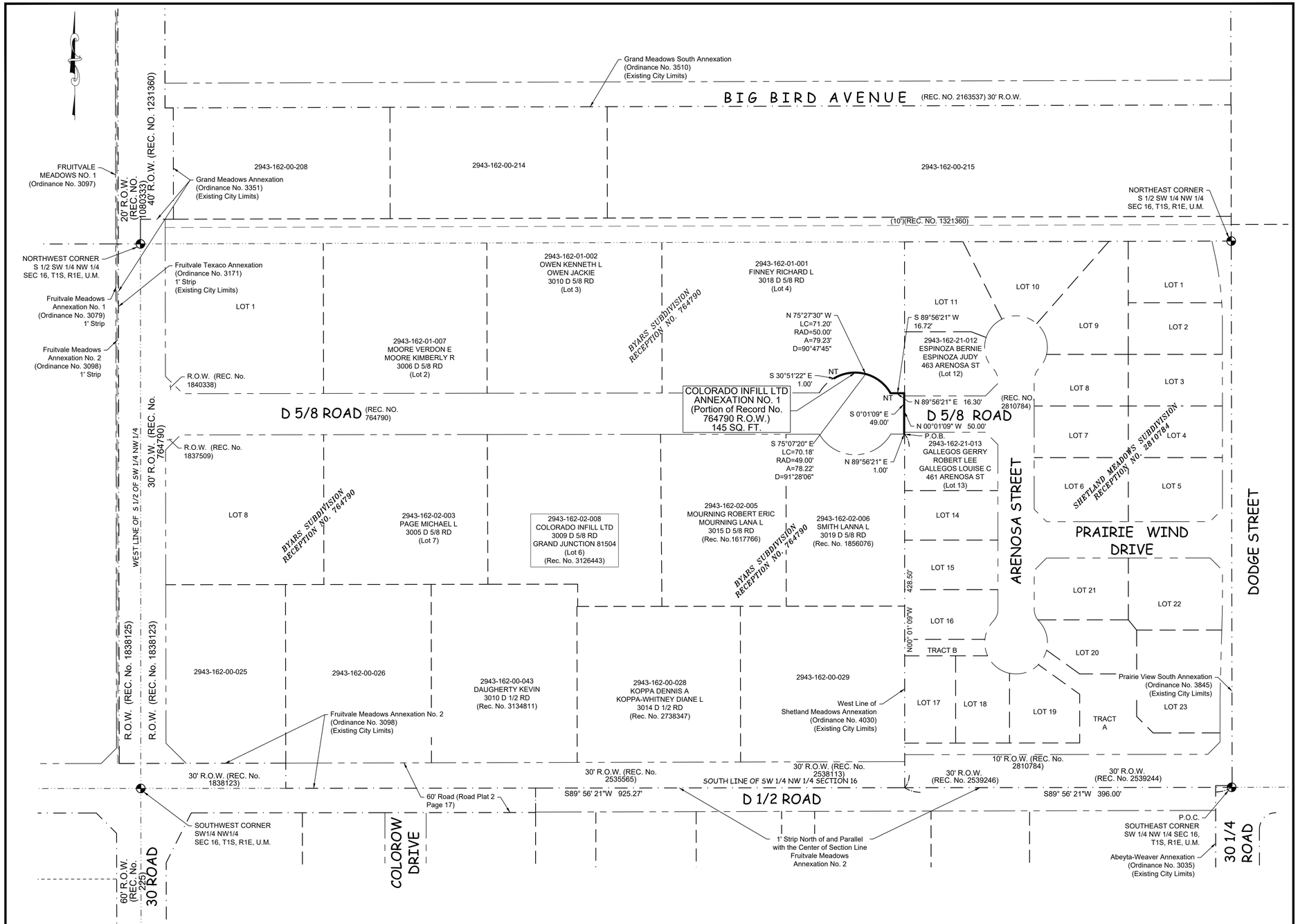
WILLIAMS LOGAN
WILLIAMS CASSIE
453 ARENOSA ST
GRAND JUNCTION, CO 81504

WILSON BRYON D
465 ARENOSA ST
GRAND JUNCTION, CO 81504

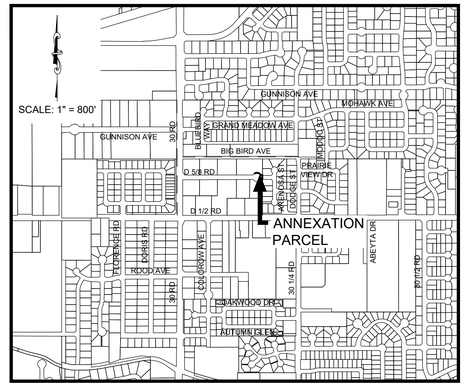
YOUNG JOHN C
JEAN BONNIE
445 COLOROW DR
GRAND JUNCTION, CO 81504

COLORADO INFILL LTD ANNEXATION NO. 1

Located in the S1/2 SW1/4 NW1/4 SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST, U.M., MESA COUNTY, COLORADO



THIS IS NOT A BOUNDARY SURVEY



SITE LOCATION MAP

LEGAL DESCRIPTION

A portion of the Right of Way dedicated on Byars Subdivision same as recorded at Reception Number 764790 located in the South Half of the Southwest Quarter of the Northwest Quarter (S1/2SW1/4NW1/4) of Section 16, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southeast Corner of said S1/2SW1/4NW1/4 whence the Southwest Corner of said S1/2SW1/4NW1/4 bears S89°56'21"W with all other bearing herein relative thereto; thence S89°56'21"W a distance of 396.00 feet; thence N00°01'09"W a distance of 428.50 feet to a point on the west boundary of Shetland Meadows Annexation Ordinance 4030 also being a point of the east boundary of said Byars Subdivision Right of Way and being the Point of Beginning; thence the following three (3) courses along said Byars Subdivision Right of Way; 1) N00°01'09"W a distance of 50.00 feet along said Annexation boundary; 2) S89°56'21"W a distance of 16.72 feet; 3) 79.23 feet along the arc of a 50.00 foot radius non-tangent curve concave to the south with a chord that measures N75°27'30"W 71.20 feet and a central angle of 90°47'45"; thence S30°51'22"E a distance of 1.00 feet; thence the following three (3) courses along a line parallel with and 1.00 foot offset from said Byars Subdivision Right of Way; 1) 78.22 feet along the arc of a 49.00 foot radius non-tangent curve concave to the south with a chord that measures S75°07'20"E 70.18 feet and a central angle of 91°28'06"; 2) N89°56'21"E a distance of 16.30 feet; 3) S00°01'09"E a distance of 49.00 feet to a point on the south boundary of said Byars Subdivision Right of Way; thence N89°56'21"E a distance of 1.00 feet to the Point of Beginning.

The described parcel contains 145 Square Feet or 0.003 Acres more or less, as described.

AREAS OF ANNEXATION

ANNEXATION PERIMETER	291.47	FT.
CONTIGUOUS PERIMETER	50.00	FT.
AREA IN SQUARE FEET	145	SQ. FT.
AREA IN ACRES	0.003	AC.
AREA WITHIN R.O.W.	145	SQ. FT.
	0.003	AC.
AREA WITHIN DEEDED R.O.W.	145	SQ. FT.
	0.003	AC.

LEGEND

ANNEXATION BOUNDARY

ANNEXATION AREA

EXISTING CITY LIMITS

EXISTING PARCEL LINE

EXISTING R.O.W. LINE

EXISTING SECTION LINE

SURVEY ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT	LC	LINE CHORD
P.O.B.	POINT OF BEGINNING	FT.	FEET
R.O.W.	RIGHT OF WAY	SQ. FT.	SQUARE FEET
SEC	SECTION	U.M.	UTE MERIDIAN
T	TOWNSHIP	NO.	NUMBER
R	RANGE	NT	NON TANGENT
RAD	RADIUS	REC.	RECEPTION
A	ARC LENGTH	AC.	ACRES
D	DELTA		

ORDINANCE NO.	EFFECTIVE DATE
X	X

NOTE:
THE DESCRIPTION(S) CONTAINED HEREIN HAVE BEEN DERIVED FROM SUBDIVISION PLATS, DEED DESCRIPTIONS & DEPOSIT SURVEYS AS THEY APPEAR IN THE OFFICE OF THE MESA COUNTY CLERK & RECORDER. THIS PLAT OF ANNEXATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY, AND IS NOT INTENDED TO BE USED AS A MEANS OF ESTABLISHING OR VERIFYING PROPERTY BOUNDARY LINES.

ALEXANDRE B. LHERITIER
STATE OF COLORADO - PLS. NO. 38464
FOR THE CITY OF GRAND JUNCTION
244 NORTH 7TH STREET
GRAND JUNCTION, CO. 81501

NOTICE:
ACCORDING TO COLORADO LAW ANY LEGAL ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY MUST COMMENCE WITHIN THREE (3) YEARS AFTER THE DISCOVERY OF SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

DRAWN BY:	DJM	DATE: 03/18/2026
REVIEWED BY:	RBP	DATE: 03/20/2026
CHECKED BY:	ABL	DATE: XXX
APPROVED BY:	ABL	DATE: XXX

60 0' 30 60'
SCALE: 1" = 60'
LINEAL UNITS = U.S. SURVEY FOOT

CITY OF Grand Junction COLORADO

Engineering & Transportation Department
244 North 7th Street - Grand Junction, CO. 81501

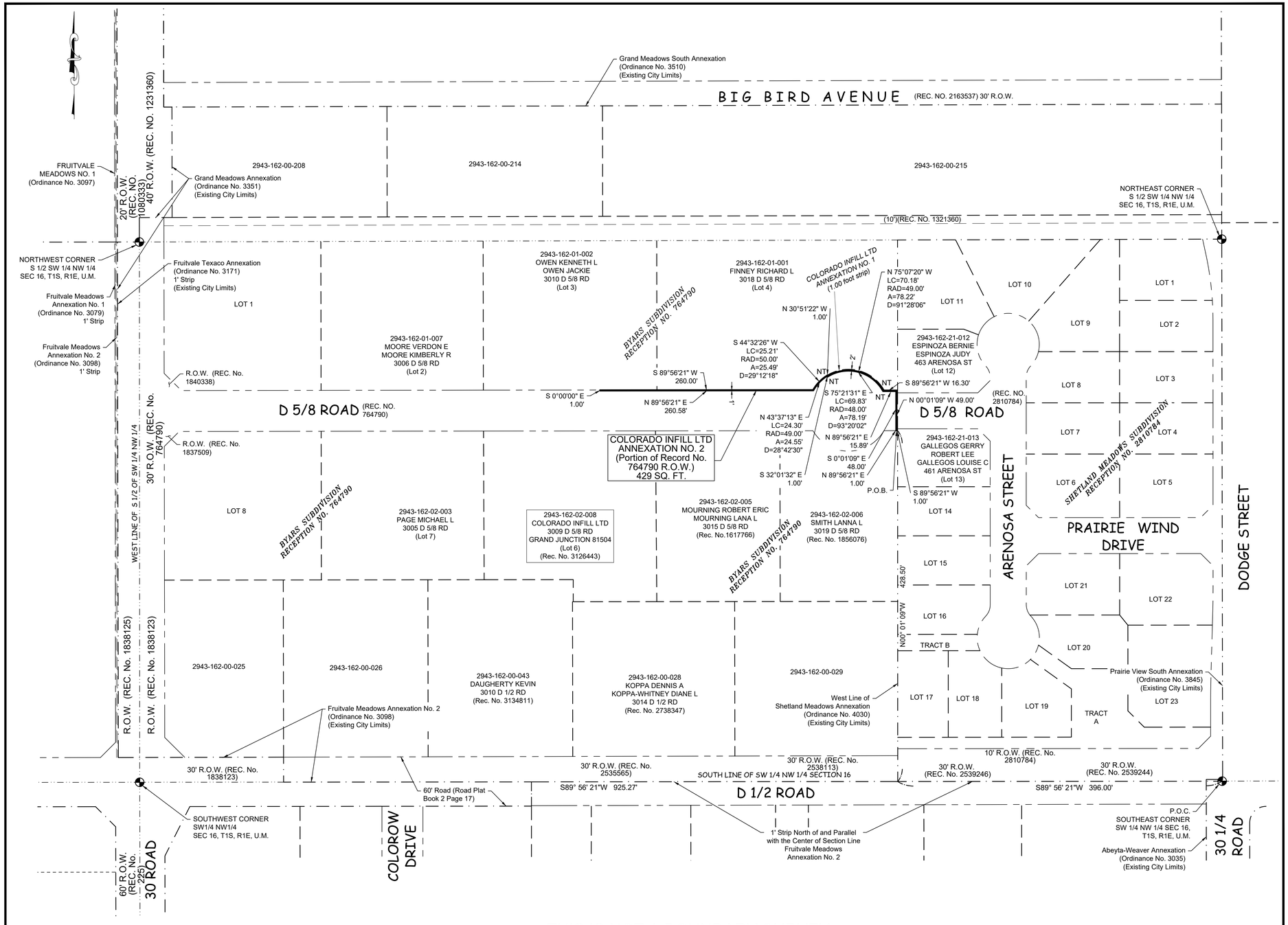
COLORADO INFILL LTD ANNEXATION NO. 1
Located in the S1/2 SW1/4 NW1/4 SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST, U.M., MESA COUNTY, COLORADO

1 OF 1

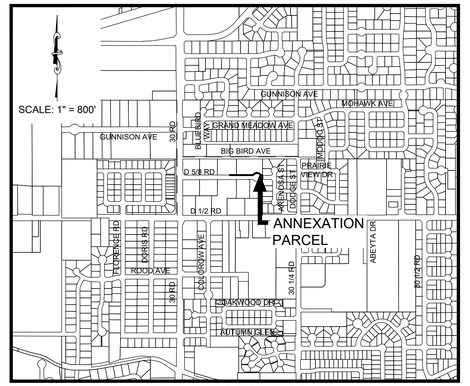
G:\Data\SURVEY\Annexations\2025\Colorado Infill LTD Annexation\CAD\Colorado Infill LTD-DJM.dwg - PLOTTED 2026-04-07

COLORADO INFILL LTD ANNEXATION NO. 2

Located in the S1/2 SW1/4 NW1/4 SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST, U.M., MESA COUNTY, COLORADO



THIS IS NOT A BOUNDARY SURVEY



SITE LOCATION MAP

LEGAL DESCRIPTION

A portion of the Right of Way dedicated on Byars Subdivision same as recorded at Reception Number 764790 located in the South Half of the Southwest Quarter of the Northwest Quarter (S1/2SW1/4NW1/4) of Section 16, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southeast Corner of said S1/2SW1/4NW1/4 whence the Southwest Corner of said S1/2SW1/4NW1/4 bears S89°56'21"W with all other bearing herein relative thereto; thence S89°56'21"W a distance of 396.00 feet; thence N00°01'09"W a distance of 428.50 feet to a point on the west boundary of Shetland Meadows Annexation Ordinance 4030 also being a point on the east boundary of said Byars Subdivision Right of Way line and being the Southeast corner of COLORADO INFILL LTD ANNEXATION NO. 1; thence S89°56'21"W a distance of 1.00 feet along said Right of Way line and the south line of said COLORADO INFILL LTD ANNEXATION NO. 1 to the Point of Beginning; thence the following four (4) courses along the boundary of said COLORADO INFILL LTD ANNEXATION NO. 1; 1) N00°01'09"W a distance of 49.00 feet; 2) S89°56'21"W a distance of 16.30 feet; 3) 78.22 feet along the arc of a 49.00 foot radius non-tangent curve concave to the south with a chord that measures N75°07'20"W 70.18 feet and a central angle of 91°28'06"; thence N30°51'22"W a distance of 1.00 feet to a point on said Byars Subdivision Right of Way line; thence the following two (2) courses along said Right of Way line; 1) 25.49 feet along the arc of a 50.00 foot radius non-tangent curve concave to the southeast with a chord that measures S44°32'26"W 25.21 feet and a central angle of 29°12'18"; 2) S89°56'21"W a distance of 260.00 feet; thence S00°00'00"E a distance of 1.00 feet; thence the following two (2) courses one foot offset and parallel to said Right of Way; 1) N89°56'21"E a distance of 260.58 feet; 2) 24.55 feet along the arc of a 49.00 foot radius non-tangent curve concave to the southeast with a chord that measures N43°37'13"E 24.30 feet and a central angle of 28°42'30"; thence the following four (4) courses one foot offset and parallel with said COLORADO INFILL LTD ANNEXATION NO. 1; 1) S32°01'32"E a distance of 1.00 feet; 2) along the arc of a 48.00 foot radius non-tangent curve concave to the south with a chord that measures S75°21'31"E 69.83 feet and a central angle of 93°20'02"; 3) N89°56'21"E a distance of 15.89 feet; 4) S00°01'09"E a distance of 48.00 feet to a point on said Right of Way line; thence N89°56'21"E a distance of 1.00 feet to the Point of Beginning.

The described parcel contains 429 Square Feet or 0.01 Acres more or less, as described.

AREAS OF ANNEXATION

ANNEXATION PERIMETER	860.22	FT.
CONTIGUOUS PERIMETER	144.52	FT.
AREA IN SQUARE FEET	429	SQ. FT.
AREA IN ACRES	0.010	AC.
AREA WITHIN R.O.W.	429	SQ. FT.
	0.010	AC.
AREA WITHIN DEEDED R.O.W.	429	SQ. FT.
	0.010	AC.

LEGEND

ANNEXATION BOUNDARY
ANNEXATION AREA
EXISTING CITY LIMITS
EXISTING PARCEL LINE
EXISTING R.O.W. LINE
EXISTING SECTION LINE

SURVEY ABBREVIATIONS

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T	TOWNSHIP	NO.	NUMBER
R	RANGE	NT	NON TANGENT
RAD	RADIUS	REC.	RECEPTION
A	ARC LENGTH	AC.	ACRES
D	DELTA		

ORDINANCE NO.	EFFECTIVE DATE
X	X

NOTE:
THE DESCRIPTION(S) CONTAINED HEREIN HAVE BEEN DERIVED FROM SUBDIVISION PLATS, DEED DESCRIPTIONS & DEPOSIT SURVEYS AS THEY APPEAR IN THE OFFICE OF THE MESA COUNTY CLERK & RECORDER. THIS PLAT OF ANNEXATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY, AND IS NOT INTENDED TO BE USED AS A MEANS OF ESTABLISHING OR VERIFYING PROPERTY BOUNDARY LINES.

ALEXANDRE B. LHERITIER
STATE OF COLORADO - PLS. NO. 38464
FOR THE CITY OF GRAND JUNCTION
244 NORTH 7TH STREET
GRAND JUNCTION, CO. 81501

NOTICE:
ACCORDING TO COLORADO LAW ANY LEGAL ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY MUST COMMENCE WITHIN THREE (3) YEARS AFTER THE DISCOVERY OF SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

DRAWN BY:	DJM	DATE: 03/18/2026
REVIEWED BY:	RBP	DATE: 03/20/2026
CHECKED BY:	ABL	DATE: XXX
APPROVED BY:	ABL	DATE: XXX

60 0' 30 60'
SCALE: 1" = 60'
LINEAL UNITS = U.S. SURVEY FOOT

CITY OF Grand Junction COLORADO

Engineering & Transportation Department
244 North 7th Street - Grand Junction, CO. 81501

COLORADO INFILL LTD ANNEXATION NO. 2
Located in the S1/2 SW1/4 NW1/4 SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST, U.M., MESA COUNTY, COLORADO

1 OF 1

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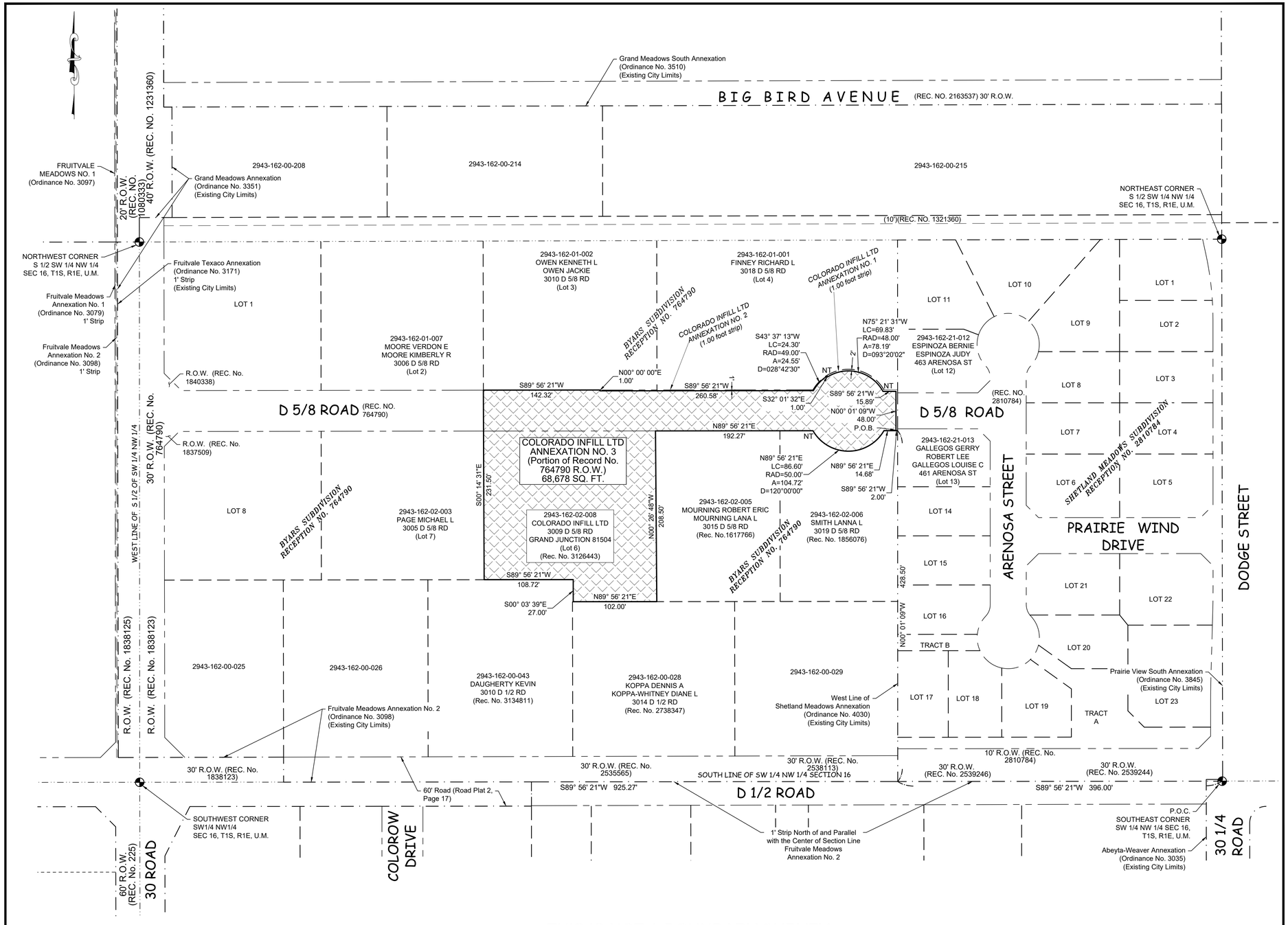
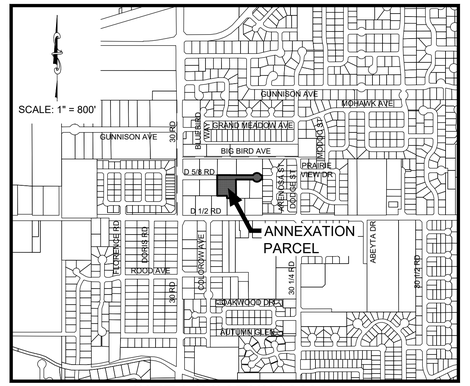
COLORADO INFILL LTD ANNEXATION NO. 3

Located in the S1/2 SW1/4 NW1/4 SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST, U.M., MESA COUNTY, COLORADO





SITE LOCATION MAP

LEGAL DESCRIPTION

A portion of the Right of Way dedicated on Byars Subdivision same as recorded at Reception Number 764790 and Lot 6 of said Byars Subdivision located in the South Half of the Southwest Quarter of the Northwest Quarter (S1/2SW1/4NW1/4) of Section 16, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southeast Corner of said S1/2SW1/4NW1/4 whence the Southwest Corner of said S1/2SW1/4NW1/4 bears S89°56'21"W with all other bearing herein relative thereto; thence S89°56'21"W a distance of 396.00 feet; thence N00°01'09"W a distance of 428.50 feet to a point on the west boundary of Shetland Meadows Annexation Ordinance 4030 also being a point on said Byars Subdivision Right of Way line and the Southeast Corner of COLORADO INFILL LTD ANNEXATION NO. 1; thence S89°56'21"W a distance of 2.00 feet to the Southwest Corner of COLORADO INFILL LTD ANNEXATION NO. 2 being the Point of Beginning; thence the following seven (7) courses along said COLORADO INFILL LTD ANNEXATION NO. 2 boundary; 1) N00°01'09"W a distance of 48.00 feet; 2) S89°56'21"W a distance of 15.89 feet; 3) 78.19 feet along the arc of a 48.00 foot radius non-tangent curve concave to the south with a chord that measures N75°21'31"W 69.83 feet and a central angle of 93°20'02"; 4) N32°01'32"W a distance of 1.00 feet; 5) 24.55 feet along the arc of a 49.00 foot radius non-tangent curve concave to the southeast with a chord that measures S43°37'13"W 24.30 feet and a central angle of 28°42'30"; 6) S89°56'21"W a distance of 260.58 feet; 7) N00°00'00"E a distance of 1.00 feet to a point on said Right of Way line; thence S89°56'21"W a distance of 142.32' along said Right of Way line; thence S00°14'31"E a distance of 231.50 feet along the west line of said Lot 6 and the northerly extension of the west line of said Lot 6 to the Southwest Corner of said Lot; thence the following four (4) courses along the boundary of said Lot 6; 1) N89°56'21"E a distance of 108.72 feet; 2) S00°03'39"E a distance of 27.00 feet; 3) N89°56'21"E a distance of 102.00 feet; 4) N00°26'48"W a distance of 208.50 feet to a point on said Right of Way line; thence the following three (3) courses along said Right of Way line; 1) N89°56'21"E a distance of 192.27 feet; 2) 104.72 feet along the arc of a 50.00 foot radius non-tangent curve concave to the north with a chord that measures N89°56'21"E 86.60 feet and a central angle of 120°00'00"; 3) N89°56'21"E a distance of 14.68 feet to the Point of Beginning.

The described parcel contains 68,678 Square Feet or 1.58 Acres more or less, as described.

AREAS OF ANNEXATION

ANNEXATION PERIMETER	1560.91	FT.
CONTIGUOUS PERIMETER	429.21	FT.
AREA IN SQUARE FEET	68,678	SQ. FT.
AREA IN ACRES	1.58	AC.
AREA WITHIN R.O.W.	27,774	SQ. FT.
	0.64	AC.
AREA WITHIN DEEDED R.O.W.	27,774	SQ. FT.
	0.64	AC.

LEGEND

ANNEXATION BOUNDARY
ANNEXATION AREA
EXISTING CITY LIMITS
EXISTING PARCEL LINE
EXISTING R.O.W. LINE
EXISTING SECTION LINE

SURVEY ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT	LC	LINE CHORD
P.O.B.	POINT OF BEGINNING	FT.	FEET
R.O.W.	RIGHT OF WAY	SQ. FT.	SQUARE FEET
SEC	SECTION	U.M.	UTE MERIDIAN
T	TOWNSHIP	NO.	NUMBER
R	RANGE	NT	NON TANGENT
RAD	RADIUS	REC.	RECEPTION
A	ARC LENGTH	AC.	ACRES
D	DELTA		

ORDINANCE NO.	EFFECTIVE DATE
X	X

NOTE:
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ALEXANDRE B. LHERITIER
STATE OF COLORADO - PLS. NO. 38464
FOR THE CITY OF GRAND JUNCTION
244 NORTH 7TH STREET
GRAND JUNCTION, CO. 81501

THIS IS NOT A BOUNDARY SURVEY

NOTICE:
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DRAWN BY:	DJM	DATE: 03/18/2026
REVIEWED BY:	RBP	DATE: 03/20/2016
CHECKED BY:	ABL	DATE: XXX
APPROVED BY:	ABL	DATE: XXX

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CITY OF Grand Junction COLORADO

Engineering & Transportation Department
244 North 7th Street - Grand Junction, CO. 81501

COLORADO INFILL LTD ANNEXATION NO. 3
Located in the S1/2 SW1/4 NW1/4 SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST, U.M., MESA COUNTY, COLORADO

1 OF 1

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COLORADO INFILL LTD ANNEXATION SCHEDULE	
May 6, 2026	Referral of Petition, Intro Proposed Ordinance, Exercise Land Use
May 12, 2026	Planning Commission Considers Zone of Annexation
May 20, 2026	City Council Intro Proposed Zoning Ordinance
June 17, 2026	City Council Accept Petition/Annex and Zoning Public Hearing
July 19, 2026	Effective date of Annexation and Zoning

ANNEXATION SUMMARY					
File Number		ANX-2025-535			
Location(s)		3009 D 5/8 Road			
Tax ID Number(s)		2943-162-02-008			
Number of Parcel(s)		1			
Existing Population		0			
Number of existing Dwelling Units		0			
Acres Land Annexed		0.94			
Developable Acres Remaining		0.94			
Right-of-way in Annexation		0.65			
Previous County Zoning		RSF-R			
Proposed City Zoning		RL-4			
Surrounding Zoning:	North:	RSF-R			
	South:	RSF-R			
	East:	RSF-R			
	West:	RSF-R			
Current Land Use		Vacant			
Proposed Land Use		Single-unit detached residential			
Surrounding Land Use:	North:	Single-unit detached residential			
	South:	Single-unit detached residential			
	East:	Single-unit detached residential			
	West:	Single-unit detached residential			
Comprehensive Plan Designation:		Residential Low			
Retailers within Annexation boundary		Yes:		No:	X
If yes, provide Name/Address/Phone Number		n/a			
Values:	Assessed	$3,680			
	Actual	$58,880			
Address Ranges		3009 D 5/8 Road			
Special Districts:	Water	Clifton Water District			
	Sewer	Persigo			
	Fire	Clifton Fire District			
	Irrigation/Drainage	Grand Valley Irrigation Company			
	School	School District 51			
	Pest	Grand River Mosquito Control District			

NOTICE OF HEARING
ON PROPOSED ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO

NOTICE IS HEREBY GIVEN that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 6th day of May, 2026, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. XX-26

**A RESOLUTION
REFERRING A PETITION TO THE CITY COUNCIL
FOR THE ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION,
COLORADO, SETTING A HEARING ON SUCH
ANNEXATION, AND EXERCISING LAND USE
CONTROL**

**COLORADO INFILL LTD
ANNEXATION**

**APPROXIMATELY 1.59
ACRES
LOCATED AT 3009 D 5/8 ROAD**

WHEREAS, on the 6th day of May, 2026, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situated in Mesa County, Colorado, and described as follows:

COLORADO INFILL LTD ANNEXATION

COLORADO INFILL LTD ANNEXATION NO. 1

A portion of the Right of Way dedicated on Byars Subdivision same as recorded at Reception Number 764790 located in the South Half of the Southwest Quarter of the Northwest Quarter (S1/2SW1/4NW1/4) of Section 16, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southeast Corner of said S1/2SW1/4NW1/4 whence the Southwest Corner of said S1/2SW1/4NW1/4 bears S89°56'21"W with all other bearing herein relative thereto; thence S89°56'21"W a distance of 396.00 feet; thence N00°01'09"W a distance of 428.50 feet to a point on the west boundary of Shetland Meadows Annexation Ordinance 4030 also being a point of the east boundary of said Byars Subdivision Right of Way and being the Point of Beginning; thence the following three (3) courses along said Byars Subdivision Right of Way; 1) N00°01'09"W a distance of 50.00 feet along said Annexation boundary; 2) S89°56'21"W a distance of 16.72 feet; 3) 79.23 feet along the arc of a 50.00 foot radius non-tangent curve concave to the south with a chord that measures N75°27'30"W 71.20 feet and a central angle of 90°47'45"; thence S30°51'22"E a distance of 1.00 feet; thence the following three (3) courses along a line parallel with and 1.00 foot offset from said Byars Subdivision Right

of Way; 1) 78.22 feet along the arc of a 49.00 foot radius non-tangent curve concave to the south with a chord that measures S75°07'20"E 70.18 feet and a central angle of 91°28'06"; 2) N89°56'21"E a distance of 16.30 feet; 3) S00°01'09"E a distance of 49.00 feet to a point on the south boundary of said Byars Subdivision Right of Way; thence N89°56'21"E a distance of 1.00 feet to the Point of Beginning.

The described parcel contains 145 Square Feet or 0.003 Acres more or less, as described.

COLORADO INFILL LTD ANNEXATION NO. 2

A portion of the Right of Way dedicated on Byars Subdivision same as recorded at Reception Number 764790 located in the South Half of the Southwest Quarter of the Northwest Quarter (S1/2SW1/4NW1/4) of Section 16, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southeast Corner of said S1/2SW1/4NW1/4 whence the Southwest Corner of said S1/2SW1/4NW1/4 bears S89°56'21"W with all other bearing herein relative thereto; thence S89°56'21"W a distance of 396.00 feet; thence N00°01'09"W a distance of 428.50 feet to a point on the west boundary of Shetland Meadows Annexation Ordinance 4030 also being a point on the east boundary of said Byars Subdivision Right of Way line and being the Southeast corner of COLORADO INFILL LTD ANNEXATION NO. 1; thence S89°56'21"W a distance of 1.00 feet along said Right of Way line and the south line of said COLORADO INFILL LTD ANNEXATION NO. 1 to the Point of Beginning; thence the following four (4) courses along the boundary of said COLORADO INFILL LTD ANNEXATION NO. 1; 1) N00°01'09"W a distance of 49.00 feet; 2) S89°56'21"W a distance of 16.30 feet; 3) 78.22 feet along the arc of a 49.00 foot radius non-tangent curve concave to the south with a chord that measures N75°07'20"W 70.18 feet and a central angle of 91°28'06"; thence N30°51'22"W a distance of 1.00 feet to a point on said Byars Subdivision Right of Way line; thence the following two (2) courses along said Right of Way line; 1) 25.49 feet along the arc of a 50.00 foot radius non-tangent curve concave to the southeast with a chord that measures S44°32'26"W 25.21 feet and a central angle of 29°12'18"; 2) S89°56'21"W a distance of 260.00 feet; thence S00°00'00"E a distance of 1.00 feet; thence the following two (2) courses one foot offset and parallel to said Right of Way; 1) N89°56'21"E a distance of 260.58 feet; 2) 24.55 feet along the arc of a 49.00 foot radius non-tangent curve concave to the southeast with a chord that measures N43°37'13"E 24.30 feet and a central angle of 28°42'30"; thence the following four (4) courses one foot offset and parallel with said COLORADO INFILL LTD ANNEXATION NO. 1; 1) S32°01'32"E a distance of 1.00 feet; 2) along the arc of a 48.00 foot radius non-tangent curve concave to the south with a chord that measures S75°21'31"E 69.83 feet and a central angle of 93°20'02"; 3) N89°56'21”E a distance of 15.89 feet; 4) S00°01'09”E a distance of 48.00 feet to a point on said Right of Way line; thence N89°56'21”E a distance of 1.00 feet to the Point of Beginning.

The described parcel contains 429 Square Feet or 0.01 Acres more or less, as described.

COLORADO INFILL LTD ANNEXATION NO. 3

A portion of the Right of Way dedicated on Byars Subdivision same as recorded at Reception Number 764790 and Lot 6 of said Byars Subdivision located in the South Half of the Southwest Quarter of the Northwest Quarter (S1/2SW1/4NW1/4) of Section 16, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southeast Corner of said S1/2SW1/4NW1/4 whence the Southwest Corner of said S1/2SW1/4NW1/4 bears S89°56'21"W with all other bearing herein relative thereto; thence S89°56'21"W a distance of 396.00 feet; thence N00°01'09"W a distance of 428.50 feet to a point on the west boundary of Shetland Meadows Annexation Ordinance 4030 also being a point on said Byars Subdivision Right of Way line and the Southeast Corner of COLORADO INFILL LTD ANNEXATION NO. 1; thence S89°56'21”W a distance of 2.00 feet to the Southwest Corner of COLORADO INFILL LTD ANNEXATION NO. 2 being the Point of Beginning; thence the following seven (7) courses along said COLORADO INFILL LTD ANNEXATION NO. 2 boundary; 1) N00°01'09”W a distance of 48.00 feet; 2) S89°56'21”W a distance of 15.89 feet; 3) 78.19 feet along the arc of a 48.00 foot radius non tangent curve concave to the south with a chord that measures N75°21'31"W 69.83 feet and a central angle of 93°20'02"; 4) N32°01'32”W a distance of 1.00 feet; 5) 24.55 feet along the arc of a 49.00 foot radius non-tangent curve concave to the southeast with a chord that measures S43°37'13"W 24.30 feet and a central angle of 28°42'30"; 6) S89°56'21”W a distance of 260.58 feet; 7) N00°00'00”E a distance of 1.00 feet to a point on said Right of Way line; thence S89°56'21”W a distance of 142.32' along said Right of Way line; thence S00°14'31”E a distance of 231.50 feet along the west line of said Lot 6 and the northerly extension of the west line of said Lot 6 to the Southwest Corner of said Lot; thence the following four (4) courses along the boundary of said Lot 6; 1) N89°56'21”E a distance of 108.72 feet; 2) S00°03'39”E a distance of 27.00 feet; 3) N89°56'21”E a distance of 102.00 feet; 4) N00°26'48”W a distance of 208.50 feet to a point on said Right of Way line; thence the following three (3) courses along said Right of Way line; 1) N89°56'21”E a distance of 192.27 feet; 2) 104.72 feet along the arc of a 50.00 foot radius non-tangent curve concave to the north with a chord that measures N89°56'21"E 86.60 feet and a central angle of 120°00'00"; 3) N89°56'21”E a distance of 14.68 feet to the Point of Beginning.

The described parcel contains 68,678 Square Feet or 1.58 Acres more or less, as described.

WHEREAS, the Council has found and determined that the petition complies substantially with the provisions of the Municipal Annexation Act and a hearing should be held to determine whether or not the lands should be annexed to the City by Ordinance;

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

1. That a hearing will be held on the 17th day of June, 2026, in the City Hall auditorium, located at 250 North 5th Street, City of Grand Junction, Colorado, at 5:30 PM to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community of interest exists between the territory and the city; whether the territory proposed to be annexed is urban or will be urbanized in the near future; whether the territory is integrated or is capable of being integrated with said City; whether any land in single ownership has been divided by the proposed annexation without the consent of the landowner; whether any 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; whether any of the land is now subject to other annexation proceedings; and whether an election is required under the Municipal Annexation Act of 1965.

2. Pursuant to the State's Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Community Development Department of the City.

ADOPTED the 6th day of May, 2026.

_____
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

DATES PUBLISHED
May 9th, 2026
May 16th, 2026
May 23rd, 2026
May 30th, 2026

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. XXXX

AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF GRAND JUNCTION, COLORADO COLORADO INFILL LTD ANNEXATION

LOCATED AT 3009 D 5/8 RD APPROXIMATELY 1.59 ACRES

WHEREAS, on the 6th day of May, 2026, 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 17th day of June, 2026; 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 territory situated in Mesa County, Colorado, and described to wit:

COLORADO INFILL LTD ANNEXATION NO. 1

A portion of the Right of Way dedicated on Byars Subdivision same as recorded at Reception Number 764790 located in the South Half of the Southwest Quarter of the Northwest Quarter (S1/2SW1/4NW1/4) of Section 16, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southeast Corner of said S1/2SW1/4NW1/4 whence the Southwest Corner of said S1/2SW1/4NW1/4 bears S89°56'21"W with all other bearing herein relative thereto; thence S89°56'21"W a distance of 396.00 feet; thence N00°01'09"W a distance of 428.50 feet to a point on the west boundary of Shetland Meadows Annexation Ordinance 4030 also being a point of the east boundary of said Byars Subdivision Right of Way and being the Point of Beginning; thence the following three (3) courses along said Byars Subdivision Right of Way; 1) N00°01'09"W a distance of 50.00 feet along said Annexation boundary; 2) S89°56'21"W a distance of 16.72 feet; 3) 79.23 feet along the arc of a 50.00 foot radius non-tangent curve concave to the south with a chord that measures N75°27'30"W 71.20 feet and a central angle of 90°47'45"; thence S30°51'22"E a distance of 1.00 feet; thence the following three (3)

courses along a line parallel with and 1.00 foot offset from said Byars Subdivision Right of Way; 1) 78.22 feet along the arc of a 49.00 foot radius non-tangent curve concave to the south with a chord that measures S75°07'20"E 70.18 feet and a central angle of 91°28'06"; 2) N89°56'21"E a distance of 16.30 feet; 3) S00°01'09"E a distance of 49.00 feet to a point on the south boundary of said Byars Subdivision Right of Way; thence N89°56'21"E a distance of 1.00 feet to the Point of Beginning.

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COLORADO INFILL LTD ANNEXATION NO. 3

A portion of the Right of Way dedicated on Byars Subdivision same as recorded at Reception Number 764790 and Lot 6 of said Byars Subdivision located in the South Half of the Southwest Quarter of the Northwest Quarter (S1/2SW1/4NW1/4) of Section 16, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southeast Corner of said S1/2SW1/4NW1/4 whence the Southwest Corner of said S1/2SW1/4NW1/4 bears S89°56'21"W with all other bearing herein relative thereto; thence S89°56'21"W a distance of 396.00 feet; thence N00°01'09"W a distance of 428.50 feet to a point on the west boundary of Shetland Meadows Annexation Ordinance 4030 also being a point on said Byars Subdivision Right of Way line and the Southeast Corner of COLORADO INFILL LTD ANNEXATION NO. 1; thence S89°56'21”W a distance of 2.00 feet to the Southwest Corner of COLORADO INFILL LTD ANNEXATION NO. 2 being the Point of Beginning; thence the following seven (7) courses along said COLORADO INFILL LTD ANNEXATION NO. 2 boundary; 1) N00°01'09”W a distance of 48.00 feet; 2) S89°56'21”W a distance of 15.89 feet; 3) 78.19 feet along the arc of a 48.00 foot radius non tangent curve concave to the south with a chord that measures N75°21'31"W 69.83 feet and a central angle of 93°20'02"; 4) N32°01'32”W a distance of 1.00 feet; 5) 24.55 feet along the arc of a 49.00 foot radius non-tangent curve concave to the southeast with a chord that measures S43°37'13"W 24.30 feet and a central angle of 28°42'30"; 6) S89°56'21”W a distance of 260.58 feet; 7) N00°00'00”E a distance of 1.00 feet to a point on said Right of Way line; thence S89°56'21”W a distance of 142.32' along said Right of Way line; thence S00°14'31”E a distance of 231.50 feet along the west line of said Lot 6 and the northerly extension of the west line of said Lot 6 to the Southwest Corner of said Lot; thence the following four (4) courses along the boundary of said Lot 6; 1) N89°56'21”E a distance of 108.72 feet; 2) S00°03'39”E a distance of 27.00 feet; 3) N89°56'21”E a distance of 102.00 feet; 4) N00°26'48”W a distance of 208.50 feet to a point on said Right of Way line; thence the following three (3) courses along said Right of Way line; 1) N89°56'21”E a distance of 192.27 feet; 2) 104.72 feet along the arc of a 50.00 foot radius non-tangent curve concave to the north with a chord that measures N89°56'21"E 86.60 feet and a central angle of 120°00'00"; 3) N89°56'21”E a distance of 14.68 feet to the Point of Beginning.

The described parcel contains 68,678 Square Feet or 1.58 Acres more or less, as described.

And depicted in Exhibit A
Shall be annexed to the City limits of Grand Junction.

INTRODUCED on first reading on the 6th day of May, 2026 and ordered published in pamphlet form.

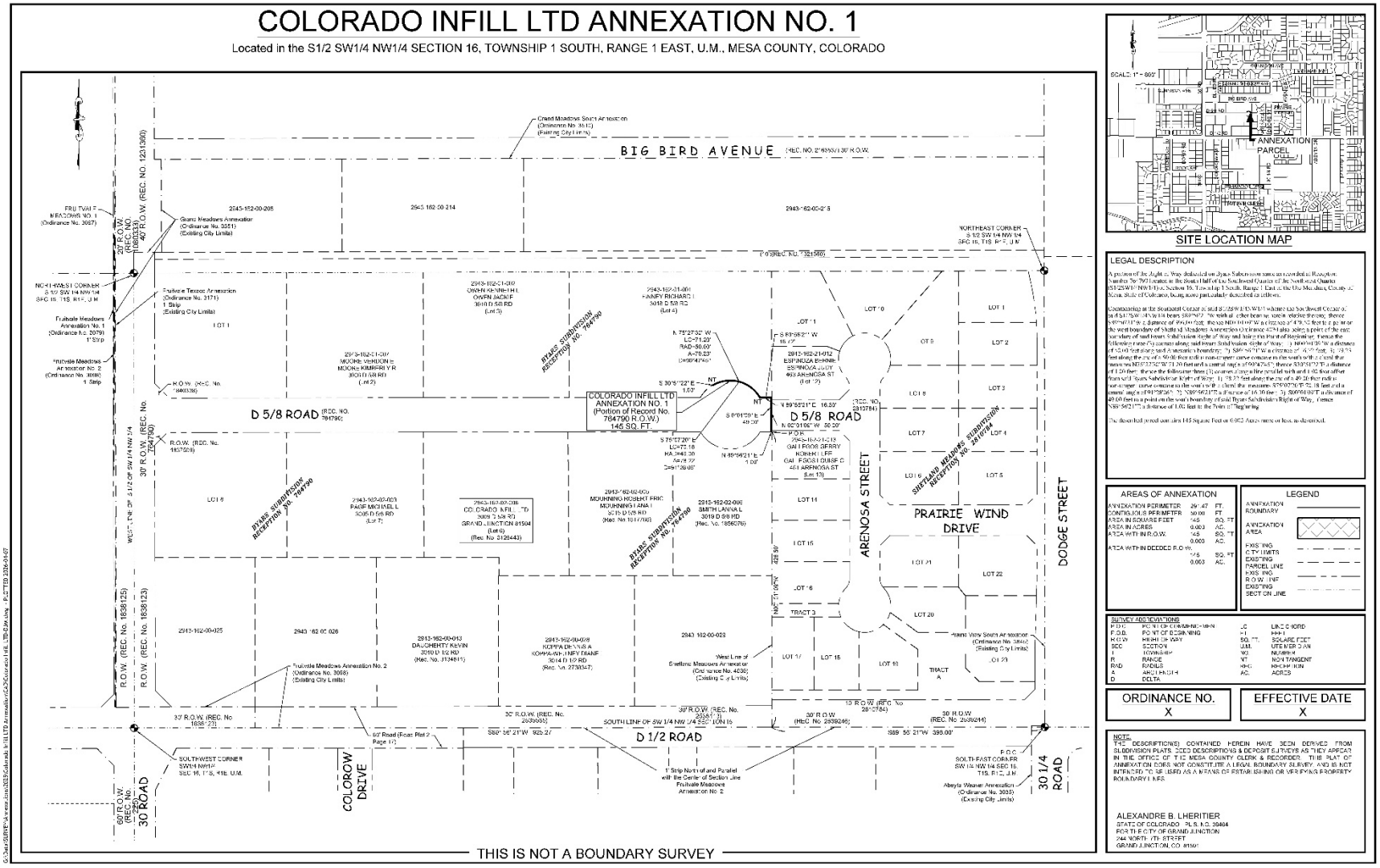
ADOPTED on second reading the 17th day of June, 2026 and ordered published in pamphlet form.

President of the Council

Attest:

City Clerk

EXHIBIT A



LEGAL DESCRIPTION

A portion of the right-of-way dedicated on Ryans Subdivision same as recorded at Reception Number 764790 located in the South Half of the Southwest Quarter of the Northwest Quarter (S1/2SW1/4NW1/4) of Section 16, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southeast Corner of said S1/2SW1/4NW1/4 whence the Southwest Corner of said S1/2SW1/4NW1/4 bears S89°56'21"W with all other bearings herein relative thereto; thence S89°56'21"W a distance of 395.00 feet; thence N00°03'39"W a distance of 47.50 feet to a point on the west boundary of Shetland Meadows Annexation Ordinance 4276 also being a point of the east boundary of said Ryans Subdivision right-of-way and being the Point of Beginning; thence the following nine (9) courses along said Ryans Subdivision right-of-way: 1) N89°56'21"W a distance of 16.30 feet; 2) S00°03'39"W a distance of 49.20 feet; 3) S89°56'21"E a distance of 16.30 feet; 4) N00°03'39"E a distance of 49.20 feet to the point of beginning; thence the following four (4) courses along the perimeter of Colorado Infill Ltd Annexation No. 1: 1) N89°56'21"W a distance of 1.00 feet; 2) 78.53 feet along the arc of a 50.00 foot radius non-tangent curve concave to the south with a chord that bears N75°37'30"W 71.20 feet with a central angle of 90°00'00"; 3) S30°59'22"E a distance of 1.00 feet; thence the following three (3) courses along a line parallel with and 1.00 foot offset from said Ryans Subdivision right-of-way: 1) 78.53 feet along the arc of a 49.20 foot radius non-tangent curve concave to the south with a chord that bears S75°37'30"E 71.20 feet and a central angle of 90°00'00"; 2) S89°56'21"E a distance of 16.30 feet; 3) S00°03'39"E a distance of 49.20 feet to a point on the west boundary of said Ryans Subdivision Right-of-Way; thence S89°56'21"W a distance of 1.00 feet to the Point of Beginning.

The described parcel contains 145 Square Feet or 0.003 Acres more or less, as described.

AREAS OF ANNEXATION

ANNEXATION PERIMETER	49.47	FT.
CONTIGUOUS PERIMETER	30.00	FT.
AREA IN SQUARE FEET	145	SQ. FT
AREA IN ACRES	0.003	AC.
AREA WITH IN R.O.W.	145	SQ. FT
	0.003	AC.
AREA WITH IN DEEDED R.O.W.	145	SQ. FT
	0.003	AC.

LEGEND

ANNEXATION BOUNDARY
ANNEXATION AREA
EXISTING CITY LIMITS
EXISTING PARCEL LINE
EXISTING R.O.W. LINE
EXISTING SECTION LINE

SURVEY ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT	LC	LINE COORD
P.O.B.	POINT OF BEGINNING	FT	FEET
R.O.W.	RIGHT-OF-WAY	SQ. FT.	SQUARE FEET
SEC	SECTION	U.M.	UTE MERIDIAN
T	TOWNSHIP	NO	NUMBER
R	RANGE	NT	NON TANGENT
RAD	RADIUS	REC	RECEPTION
A	ARC LENGTH	AC.	ACRES
D	DELTA		

ORDINANCE NO.	EFFECTIVE DATE
X	X

NOTE:
THE DESCRIPTION(S) CONTAINED HEREIN HAVE BEEN DERIVED FROM SUBDIVISION PLATS, DEED DESCRIPTIONS & DEPOSITED SURVEYS AS THEY APPEAR IN THE OFFICE OF THE MESA COUNTY CLERK & RECORDER. THIS PLAT OF ANNEXATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY, AND IS NOT INTENDED TO BE USED AS A MEANS OF ESTABLISHING OR VERIFYING PROPERTY BOUNDARY LINES.

ALEXANDRE B. LHERITIER
STATE OF COLORADO PLS NO. 38484
FOR THE CITY OF GRAND JUNCTION
244 NORTH 7TH STREET
GRAND JUNCTION, CO 81501

NOTICE:
ACCORDING TO COLORADO LAW ANY LEGAL ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY MUST COMMENCE WITHIN THREE (3) YEARS AFTER THE DISCOVERY OF SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

DRAWN BY:	DJM	DATE: 03/15/2026
REVIEWED BY:	RBP	DATE: 03/20/2026
CHECKED BY:	ASL	DATE: XXX
APPROVED BY:	ASL	DATE: XXX

SCALE: 1" = 50'
LINEAR UNITS = U.S. SURVEY FOOT

CITY OF Grand Junction COLORADO

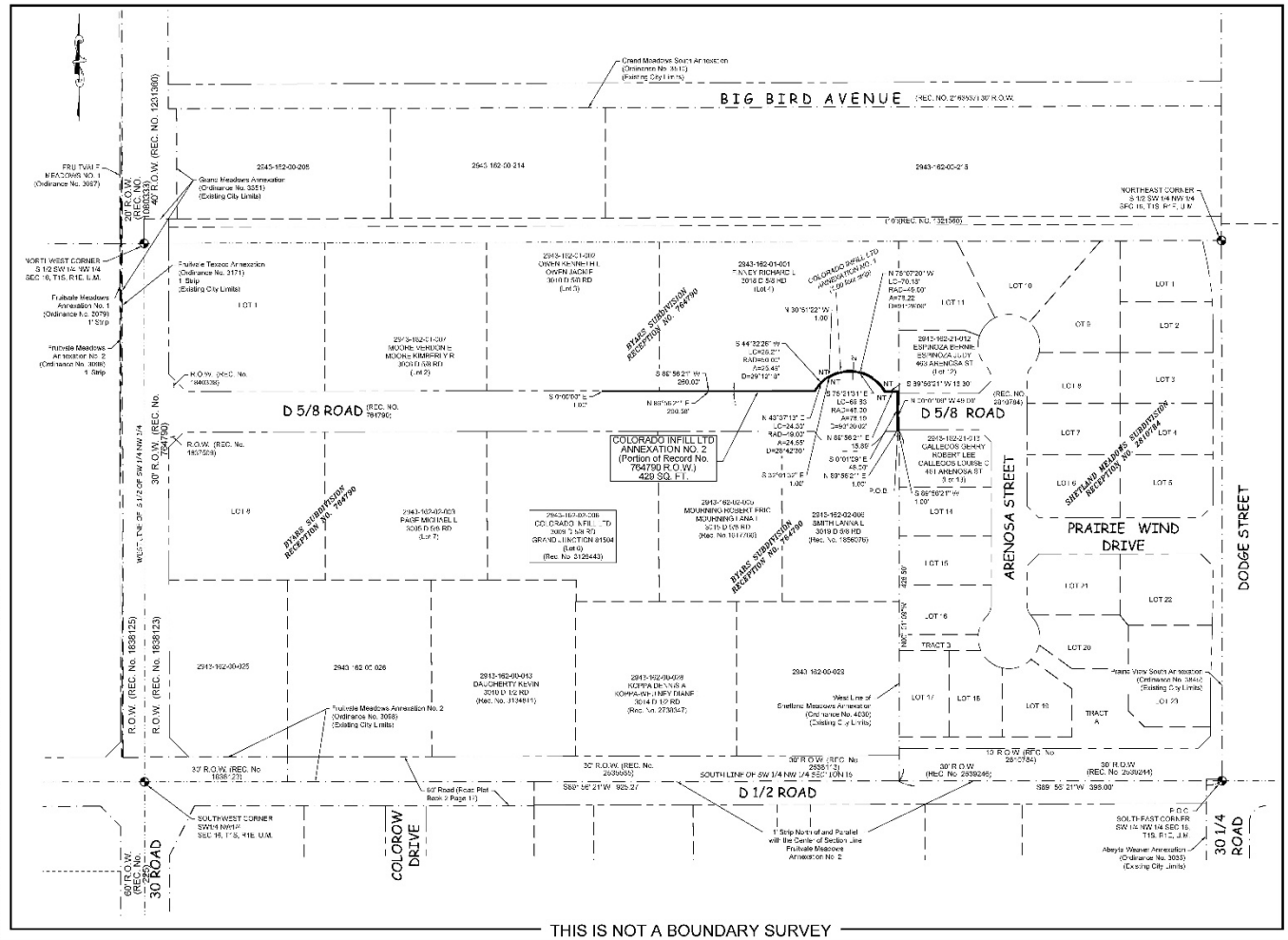
Engineering & Transportation Department
244 North 7th Street - Grand Junction, CO. 81501

COLORADO INFILL LTD ANNEXATION NO. 1
Located in the S1/2 SW1/4 NW1/4 SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST, U.M., MESA COUNTY, COLORADO

1 OF 1

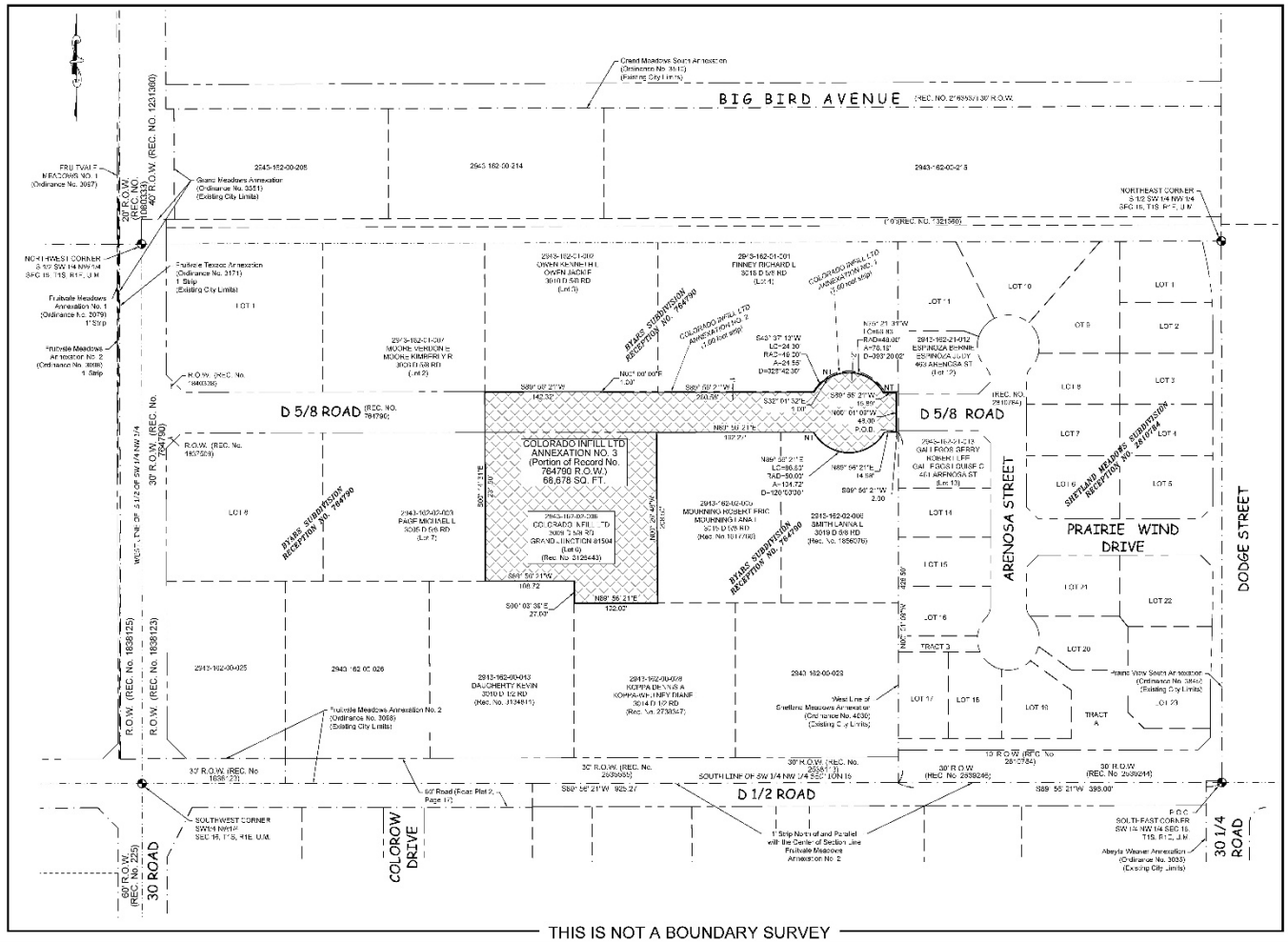
COLORADO INFILL LTD ANNEXATION NO. 2

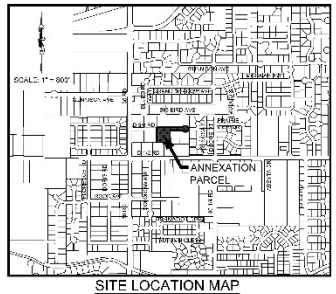
Located in the S1/2 SW1/4 NW1/4 SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST, U.M., MESA COUNTY, COLORADO


BIG BIRD AVENUE
D 5/8 ROAD
D 1/2 ROAD
30 ROAD
COLOROW DRIVE
30 1/4 ROAD
ARENOSA STREET
DODGE STREET
PRAIRIE WIND DRIVE
COLORADO INFILL LTD ANNEXATION NO. 2 (Portion of Record No. 764790 R.O.W.) 429 SQ. FT.
BYPASS SUBDIVISION RECEPTION NO. 764790
SHETLAND MEADOWS SUBDIVISION RECEPTION NO. 2410734
Grand Meadows South Annexation (Ordinance No. 3810) (Existing City Limits)
Grand Meadows Annexation (Ordinance No. 3851) (Existing City Limits)
Fruitvale Meadows Annexation No. 1 (Ordinance No. 2979)
Fruitvale Meadows Annexation No. 2 (Ordinance No. 3068)
Fruitvale Meadows Annexation (Ordinance No. 3067)
Fruitvale Texaco Annexation (Ordinance No. 3171)
Plains View South Annexation (Ordinance No. 3846) (Existing City Limits)
West Line of Shetlands Meadows Annexation (Ordinance No. 4630) (Existing City Limits)
Abeyta Wagner Annexation (Ordinance No. 3033) (Existing City Limits)
NORTHEAST CORNER S 1/2 SW 1/4 NW 1/4 SEC 16, T1S, R1E, U.M.
SOUTH WEST CORNER S 1/2 SW 1/4 NW 1/4 SEC 16, T1S, R1E, U.M.
SOUTHWEST CORNER SW1/4 NW1/4 SEC 16, T1S, R1E, U.M.
P.O.C. SOUTH EAST CORNER SW 1/2 NW 1/4 SEC 16, T1S, R1E, U.M.
1' Strip North of and Parallel with the Center of Section Line Fruitvale Meadows Annexation No. 2
SOUTH LINE OF SW 1/4 NW 1/4 SECTION 16
WEST LINE OF S 1/2 OF SW 1/4 NW 1/4
S89° 56' 21"W 925.27'
S89° 56' 21"W 395.00'
N89°56'21"E 290.02'
S89°56'21"W 290.02'
N 30°51'22" W 1.00'
S 0°00'00" E 1.00'
N 0°00'00" W 1.00'
S 89°56'21" W 1.00'
N 89°56'21" E 1.00'
S 0°01'39" E 48.00'
N 89°56'21" E 1.00'
S 89°56'21" W 1.00'
N 89°56'21" E 1.00'
S 89°56'21" W 15.30'
N 20°00'08" W 49.00'
S 89°56'21" W 15.30'
N 89°56'21" E 15.30'
S 0°01'39" E 48.00'
S 89°56'21" W 1.00'
N 89°56'21" E 1

COLORADO INFILL LTD ANNEXATION NO. 3

Located in the S1/2 SW1/4 NW1/4 SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST, U.M., MESA COUNTY, COLORADO





SITE LOCATION MAP

LEGAL DESCRIPTION

A parcel of the Right-of-Way dedicated on Plats S.olddivisions made as recorded at Reception Number 764790 and Lots 6 of said Byass Subdivision located in the South half of the Southwest Quarter of the Northwest Quarter (S1/2 SW1/4 NW1/4) of Section 16, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southeast Corner of said S1/2SW1/4NW1/4; whence the Southwest Corner of said S1/2SW1/4NW1/4 bears S89°56'21"W a distance of 925.27 feet with all other bearings herein relative thereto; thence S89°56'21"W a distance of 294.00 feet; thence N00°03'39"W a distance of 28.50 feet to a point on the west boundary of Shetland Meadows Annexation and the easterly most point on said Byass Subdivision; thence N89°56'21"E a distance of 2.50 feet to the Southwest Corner of CO. COLORADO INFILL LTD ANNEXATION NO. 3; thence S89°56'21"W a distance of 2.50 feet to the Southwest Corner of CO. COLORADO INFILL LTD ANNEXATION NO. 2 being the Point of Beginning; thence the following seven (7) courses along said COLORADO INFILL LTD ANNEXATION NO. 2 boundary: 1) N00°03'39"E a distance of 49.00 feet; 2) S89°56'21"W a distance of 15.89 feet; 3) 78.19 feet along the arc of a 50.00 foot radius non-tangent curve concave to the northwest, whose chord bears N39°51'17"W 69.85 feet and a central angle of 89°36'21"; 4) N84°19'52"W a distance of 100.61 feet; 5) 21.58 feet along the arc of a 49.00 foot radius non-tangent curve concave to the southeast, whose chord bears S85°37'07"W 21.40 feet and a central angle of 25°14'47"; 6) N89°59'31"W a distance of 304.98 feet; 7) N00°00'00"E a distance of 1.00 feet to a point on said Right-of-Way line; thence S89°59'02"W a distance of 1.22 feet along said Right-of-Way line; thence S00°04'41"E a distance of 1.00 feet to said point on said southerly most extension of the west line of said Lot 5 to the Southwest Corner of said Lot; thence the following four (4) courses along the southerly and westerly boundary of said Lot 5: 1) S89°56'21"W a distance of 198.72 feet; 2) S00°03'39"E a distance of 27.00 feet; 3) N89°56'21"E a distance of 192.00 feet; 4) N00°26'48"W a distance of 208.50 feet to a point on the Southerly line; thence the following three (3) courses along said Southerly line; 1) S89°56'21"E a distance of 102.27 feet; 2) 181.52 feet along the arc of a 50.00 foot radius curve concave to the west with a chord that bears S09°50'18"E 93.54 feet and a central angle of 139°09'07"; 3) S69°36'21"E a distance of 31.48 feet to the Point of Beginning.

The described parcel contains 66,678 Square Feet or 1.58 Acres more or less, as described.

AREAS OF ANNEXATION		
ANNEXATION PERIMETER	1562.91	FT.
CONTIGUOUS PERIMETER	409.21	FT.
AREA IN SQUARE FEET	66,678	SQ. FT
AREA IN ACRES	1.53	AC.
AREA WITH IN R.O.W.	27,774	SQ. FT
	0.64	AC.
AREA WITH IN DEEDED R.O.W.	27,774	SQ. FT
	0.64	AC.

LEGEND

ANNEXATION BOUNDARY
ANNEXATION AREA
EXIS. ING. CITY LIMITS
EXISTING PARCEL LINE
EXIS. ING. R.O.W. LINE
EXISTING SECT ON LINE

SURVEY ABBREVIATIONS

P.O.C	POINT OF COMMENCEMENT	LC	LINE C WORD
P.O.B.	POINT OF BEGINNING	=1	INCH
R.O.W	RIGHT OF WAY	SQ. FT.	SQUARE FEET
SEC	SECTION	U.M.	UTE MERIDIAN
T	TOWNSHIP	NO.	NUMBER
R	RANGE	NT	NON TANGENT
RAD	RADIUS	=N=	NINETY-NIN
A	ARC LENGTH	AC.	ACRES
D	DELTA		

ORDINANCE NO.	EFFECTIVE DATE
X	X

NOTE:
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ALEXANDRE B. LHERITIER
STATE OF COLORADO P.L.S. NO. 35684
FOR THE CITY OF GRAND JUNCTION
244 NORTH 7TH STREET
GRAND JUNCTION, CO 81501

NOTICE: ACCORDING TO COLORADO LAW ANY LEGAL ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY MUST COMMENCE WITHIN THREE (3) YEARS AFTER THE DISCOVERY OF SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

DRAWN BY:	DJM	DATE: 03/15/2026
REVIEWED BY:	RBP	DATE: 03/20/2026
CHECKED BY:	ASL	DATE: XXX
APPROVED BY:	ASL	DATE: XXX

SCALE: 1" = 50'
1 INCH UNITS = U.S. SURVEY FOOT

CITY OF Grand Junction COLORADO

Engineering & Transportation Department
244 North 7th Street - Grand Junction, CO. 81501

COLORADO INFILL LTD ANNEXATION NO. 3
Located in the S1/2 SW1/4 NW1/4 SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST, U.M., MESA COUNTY, COLORADO

1 OF 1

Grand Junction City Council

Workshop Session

Item #3.a.i.

Meeting Date:	May 6, 2026
Presented By:	Tamra Allen, Community Development Director
Department:	Community Development
Submitted By:	Tamra Allen, Community Development Director

Information

SUBJECT:

An Ordinance Amending Section 21.02.070 of the Zoning and Development Code Related to And Concerning Development Impact Fees and Authorization to Issue Refunds of New Fee Schedule Differences Between January 1, 2026 and the Effective Date of this Ordinance ***- Continued to June 3, 2026***

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, was 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 fees 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. The fee table (and amount) is the exclusive purview of the City Council. 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 3) update the fee table and 4) consideration of refunds for fees paid since January 1, 2026.

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, was 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, notably 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 fees 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. The Planning Commission does not have authority to review and recommend fees. This is 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 the time of planning clearance, the manner of calculation, and the opportunity for an applicant to request a cash payment for fee offset at the discretion of the city manager and subject to budgetary conditions.

Refund of new fee schedule difference. Not included in changes to Title 21, but

included in the ordinance, is the authorization to issue refunds for fees paid between Jan 1, 2026 and the effective date of the ordinance in an amount that is the difference.

NOTIFICATION REQUIREMENTS
Notice was completed as required by Section 21.02.030(g).

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, the Planning Commission recommended approval of the text changes to Title 21. The Planning Commission did not provide a recommendation on the revised park fee amount as review and recommendation on fees are not included within the authority of the Planning Commission.

FISCAL IMPACT:

This Ordinance considers reductions to the amount of park impact fee collected. The difference in this fee depends on the dwelling unit size but can be calculated as the difference between the Fee Table adopted as part of Ordinance No. 5250 and the Fee Table within this proposed ordinance. The proposed ordinance also considers issuing refunds for parks fees paid between January 1, 2026, and the effective date of this ordinance, as well as provision of an opportunity for a developer to request a cash payment of their fee offset. The fiscal impact of these changes have not been calculated.

SUGGESTED ACTION:

I move to adopt Ordinance No. 5318, an ordinance amending Title 21 of the Zoning and Development Code of the Grand Junction Municipal Code, regarding development impact fees and authorization to issue refunds of new fee schedule differences between January 1, 2026, and the effective date of this ordinance, on final passage and order final publication in pamphlet form.

Attachments

1. HBA letter regarding parks acquistion fees 10.3.25
2. PRAB Letter Concerning the 2026 update to impact fees 1 16 26
3. FINAL Revised_v2_Grand Junction CO Dev Impact Fee Study_04.07.26
4. Ordinance 5250
5. ORD-Impact Fee 04.15.2026

(logo)

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

2025 Impact Fee Study

Prepared for:

City of Grand Junction, Colorado

April 7, 2026

Prepared by:

TischlerBise
FISCAL | ECONOMIC | PLANNING

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EXECUTIVE SUMMARY

Impact fees are one-time payments for new development's proportionate share of the capital cost of infrastructure. The following study addresses the City of Grand Junction's Municipal Facilities, Fire, Police, Multimodal Transportation, and Parks & Recreation facilities. Impact fees do have limitations and should not be regarded as the total solution for infrastructure funding. Rather, they are one component of a comprehensive funding strategy to ensure provision of adequate public facilities. Impact fees may only be used for capital improvements or debt service for growth-related infrastructure. They may not be used for operations, maintenance, replacement of infrastructure, or correcting existing deficiencies. Although Colorado is a "home-rule" state and home-rule municipalities were already collecting "impact fees" under their home-rule authority granted in the Colorado Constitution, the Colorado Legislature passed enabling legislation in 2001, as discussed further below.

COLORADO IMPACT FEE ENABLING LEGISLATION

For local governments, the first step in evaluating funding options for facility improvements is to determine basic options and requirements established by state law. Some states have more conservative legal parameters that basically restrict local government to specifically authorized actions. In contrast, "home-rule" states grant local governments broader powers that may or may not be precluded or preempted by state statutes depending on the circumstances and on the state's particular laws. Home rule municipalities in Colorado have the authority to impose impact fees based on both their home rule power granted in the Colorado Constitution and the impact fee enabling legislation enacted in 2001 by the Colorado General Assembly.

Impact fees are one-time payments imposed on new development that must be used solely to fund growth-related capital projects, typically called "system improvements". An impact fee represents new growth's proportionate share of capital facility needs. In contrast to project-level improvements, impact fees fund infrastructure that will benefit multiple development projects, or even the entire service area, as long as there is a reasonable relationship between the new development and the need for the growth-related infrastructure.

According to Colorado Revised Statute Section 29-20-104.5, impact fees must be legislatively adopted at a level no greater than necessary to defray impacts generally applicable to a broad class of property. The purpose of impact fees is to defray capital costs directly related to proposed development. The statutes of other states allow impact fee schedules to include administrative costs related to impact fees and the preparation of capital improvement plans, but this is not specifically authorized in Colorado's statute. Impact fees do have limitations and should not be regarded as the total solution for infrastructure funding. Rather, they are one component of a comprehensive portfolio to ensure adequate provision of public facilities. Because system improvements are larger and costlier, they may require bond financing and/or funding from other revenue sources. To be funded by impact fees, Section 29-20-104.5 requires that the capital improvements must have a useful life of at least five years. By law, impact fees can only be used for capital improvements, not operating or maintenance costs. Also, impact fees cannot be used to repair or correct existing deficiencies in existing infrastructure.

ADDITIONAL LEGAL GUIDELINES

Both state and federal courts have recognized the imposition of impact fees on development as a legitimate form of land use regulation, provided the fees meet standards intended to protect against regulatory takings. Land use regulations, development exactions, and impact fees are subject to the Fifth Amendment prohibition on taking of private property for public use without just compensation. To comply with the Fifth Amendment, development regulations must be shown to substantially advance a legitimate governmental interest. In the case of impact fees, that interest is the protection of public health, safety, and welfare by ensuring development is not detrimental to the quality of essential public services. The means to this end is also important, requiring both procedural and substantive due process. The process followed to receive community input (i.e. stakeholder meetings, work sessions, and public hearings) provides opportunities for comments and refinements to the impact fees.

There is little federal case law specifically dealing with impact fees, although other rulings on other types of exactions (e.g., land dedication requirements) are relevant. In one of the most important exaction cases, the U. S. Supreme Court found that a government agency imposing exactions on development must demonstrate an "essential nexus" between the exaction and the interest being protected (see Nollan v. California Coastal Commission, 1987). In a more recent case (Dolan v. City of Tigard, OR, 1994), the Court ruled that an exaction also must be "roughly proportional" to the burden created by development.

There are three reasonable relationship requirements for impact fees that are closely related to "rational nexus" or "reasonable relationship" requirements enunciated by a number of state courts. Although the term "dual rational nexus" is often used to characterize the standard by which courts evaluate the validity of impact fees under the U.S. Constitution, TischlerBise prefers a more rigorous formulation that recognizes three elements: "need," "benefit," and "proportionality." The dual rational nexus test explicitly addresses only the first two, although proportionality is reasonably implied, and was specifically mentioned by the U.S. Supreme Court in the Dolan case. Individual elements of the nexus standard are discussed further in the following paragraphs.

All new development in a community creates additional demands on some, or all, public facilities provided by local government. If the capacity of facilities is not increased to satisfy that additional demand, the quality or availability of public services for the entire community will deteriorate. Impact fees may be used to cover the cost of development-related facilities, but only to the extent that the need for facilities is a consequence of development that is subject to the fees. The Nollan decision reinforced the principle that development exactions may be used only to mitigate conditions created by the developments upon which they are imposed. That principle likely applies to impact fees. In this study, the impact of development on infrastructure needs is analyzed in terms of quantifiable relationships between various types of development and the demand for specific facilities, based on applicable level-of-service standards.

The requirement that exactions be proportional to the impacts of development was clearly stated by the U.S. Supreme Court in the Dolan case and is logically necessary to establish a proper nexus. Proportionality is established through the procedures used to identify development-related facility costs, and in the methods used to calculate impact fees for various types of facilities and categories of development. The

demand for facilities is measured in terms of relevant and measurable attributes of development (e.g. persons per household).

A sufficient benefit relationship requires that impact fee revenues be segregated from other funds and expended only on the facilities for which the fees were charged. The calculation of impact fees should also assume that they will be expended in a timely manner and the facilities funded by the fees must serve the development paying the fees. However, nothing in the U.S. Constitution or the state enabling legislation requires that facilities funded with fee revenues be available exclusively to development paying the fees. In other words, benefit may extend to a general area including multiple real estate developments. Procedures for the earmarking and expenditure of fee revenues are discussed near the end of this study. All of these procedural as well as substantive issues are intended to ensure that new development benefits from the impact fees they are required to pay. The authority and procedures to implement impact fees is separate from and complementary to the authority to require improvements.

Development Fee Methods and Cost Components

Figure 1 summarizes service areas, methodologies, and infrastructure cost components for each development fee.

Figure 1. Summary of City of Grand Junction Impact Fees

Fee Category	Service Area	Incremental Expansion	Plan-Based	Cost Recovery	Cost Allocation
Fire	Citywide	Facilities, Apparatus	N/A	N/A	Population & Vehicle Trips
Municipal Facilities	Citywide	Municipal Facilities	N/A	N/A	Population & Jobs
Parks and Recreation	201 Service Bdry	Park Land, Open Space, Park Improvements	N/A	N/A	Population
Police	Citywide	Facilities	N/A	N/A	Population & Vehicle Trips
Transportation	Citywide	Principal Arterial, Minor Arterial, Major Collector, Minor Collector, Trail	N/A	N/A	Person Miles Traveled (PMT)

Please note, calculations throughout this report are based on an analysis conducted using MS Excel software. Results are discussed in the memo using one- and two-digit places (in most cases). Figures are typically either truncated or rounded. In some instances, the analysis itself uses figures carried to their ultimate decimal places; therefore, the sums and products generated in the analysis may not equal the sum or product if the reader replicates the calculation with the factors shown in the report (due to the rounding of figures shown, not in the analysis).

CURRENT IMPACT FEES

Figure 2 provides a schedule of Grand Junction's current impact fees.

Figure 2. Current Impact Fees

Residential Fees per Development Unit							
Development Type	Development Unit	Fire	Municipal Facilities	Parks and Recreation	Police	Transportation	Current Fees
Single <1,250 sq ft	Dwelling	$827	$0	$1,468	$356	$3,516	$6,167
Single 1,250 - 1,649 sq ft	Dwelling	$827	$0	$1,468	$356	$5,382	$8,033
Single 1,650 - 2,299 sq ft	Dwelling	$827	$0	$1,468	$356	$6,142	$8,793
Single 2,300 or more sq ft	Dwelling	$827	$0	$1,468	$356	$8,044	$10,695
Mobile Home	Pad	$827	$0	$1,468	$356	$3,651	$6,302
Multi-Family	Dwelling	$544	$0	$988	$233	$3,291	$5,056

Nonresidential Fees per Development Unit							
Development Type	Development Unit	Fire	Municipal Facilities	Parks and Recreation	Police	Transportation	Current Fees
Retail/Commercial	1,000 SF	$569	$0	$0	$240	$8,256	$9,065
Convenience Commercial	1,000 SF	$569	$0	$0	$240	$17,551	$18,360
Office	1,000 SF	$222	$0	$0	$95	$6,624	$6,941
Institutional/Public	1,000 SF	$222	$0	$0	$95	$1,529	$1,846
Industrial	1,000 SF	$77	$0	$0	$33	$2,313	$2,423
Warehousing	1,000 SF	$40	$0	$0	$17	$1,025	$1,082
Hotel/Lodging	1,000 SF	$569	$0	$0	$240	$0	$809
Hotel/Lodging	Room	$0	$0	$0	$0	$4,537	$4,537
RV Park	Pad	$544	$0	$0	$233	$3,651	$4,428

Maximum Supportable Impact Fees

Figure 3 provides a schedule of the maximum supportable impact fees. The fees represent the highest amount supportable for each type of residential and nonresidential unit, which represents new growth's fair share of the cost for capital facilities. The City may adopt fees that are less than the amounts shown. However, a reduction in impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.

Figure 3. Maximum Supportable Impact Fees

Proposed Fees

Residential Fees per Development Unit							
Unit Size	Development Unit	Fire	Municipal Facilities	Parks and Recreation	Police	Transportation	Maximum Supportable
850 or less	Dwelling	$501	$506	$1,207	$179	$2,853	$5,246
851 to 1,000	Dwelling	$648	$655	$1,561	$232	$3,655	$6,751
1,001 to 1,250	Dwelling	$822	$830	$1,979	$294	$4,610	$8,535
1,251 to 1,500	Dwelling	$1,016	$1,026	$2,446	$364	$5,658	$10,510
1,501 to 2,000	Dwelling	$1,276	$1,289	$3,074	$457	$7,064	$13,160
2,001 to 2,500	Dwelling	$1,550	$1,566	$3,733	$555	$8,534	$15,938
2,501 to 3,000	Dwelling	$1,764	$1,782	$4,248	$632	$9,704	$18,130
3,001 to 3,500	Dwelling	$1,944	$1,964	$4,683	$696	$10,674	$19,961
3,501 and greater	Dwelling	$2,098	$2,120	$5,053	$751	$11,517	$21,539

Nonresidential Fees per Development Unit							
Development Type	Development Unit	Fire	Municipal Facilities	Parks and Recreation	Police	Transportation	Maximum Supportable
Retail/Commercial	1,000 SF	$1,445	$876	$0	$506	$8,313	$11,140
Convenience Commercial	1,000 SF	$1,989	$3,854	$0	$697	$11,443	$17,983
Office	1,000 SF	$641	$1,342	$0	$225	$4,985	$7,193
Institutional/Public	1,000 SF	$297	$1,178	$0	$104	$2,307	$3,886
Industrial	1,000 SF	$200	$478	$0	$70	$1,548	$2,296
Warehousing	1,000 SF	$102	$140	$0	$36	$787	$1,065
Hotel/Lodging	Room	$473	$230	$0	$166	$3,676	$4,545
RV Park	Pad	$160	$21	$0	$56	$1,241	$1,478

GENERAL METHODS FOR IMPACT FEES

There are three general methods for calculating impact fees. The choice of a particular method depends primarily on the timing of infrastructure construction (past, concurrent, or future) and service characteristics of the facility type being addressed. Each method has advantages and disadvantages in a particular situation and can be used simultaneously for different cost components.

Reduced to its simplest terms, the process of calculating impact fees involves two main steps: (1) determining the cost of development-related capital improvements and (2) allocating those costs equitably to various types of development. In practice, though, the calculation of impact fees can become quite complicated because of the many variables involved in defining the relationship between development and the need for facilities within the designated service area. The following paragraphs discuss three basic methods for calculating impact fees and how those methods can be applied to City of Grand Junction.

Cost Recovery Method (Past Improvements) The rationale for recoupment, or cost recovery, is that new development is paying for its share of the useful life and remaining capacity of facilities already built, or land already purchased, from which new growth will benefit. This methodology is often used for utility systems that must provide adequate capacity before new development can take place.

Incremental Expansion Method (Concurrent Improvements) The incremental expansion method documents current level-of-service (LOS) standards for each type of public facility, using both quantitative and qualitative measures. This approach assumes there are no existing infrastructure deficiencies or surplus capacity in infrastructure. New development is only paying its proportionate share for growth-related infrastructure. Revenue will be used to expand or provide additional facilities, as needed, to accommodate new development. An incremental expansion cost method is best suited for public facilities that will be expanded in regular increments to keep pace with development.

Plan-Based Method (Future Improvements) The plan-based method allocates costs for a specified set of improvements to a specified amount of development. Improvements are typically identified in a long-range facility plan and development potential is identified by a land use plan. There are two basic options for determining the cost per demand unit: (1) total cost of a public facility can be divided by total demand units (average cost), or (2) the growth-share of the public facility cost can be divided by the net increase in demand units over the planning timeframe (marginal cost).

EVALUATION OF CREDITS

Regardless of the methodology, a consideration of "credits" is integral to the development of a legally defensible impact fee methodology. There are two types of "credits" with specific characteristics, both of which should be addressed in impact fee studies and ordinances. The first is a revenue credit due to possible double payment situations, which could occur when other revenues may contribute to the capital costs of infrastructure covered by the impact fee. This type of credit is integrated into the Fire and Police impact fee calculations, thus reducing the fee amount. The second is a site-specific credit or developer reimbursement for construction of system improvements. This type of credit is addressed in the administration and implementation of the development impact fee program.

FIRE IMPACT FEE

The Fire impact fees include components for station space and apparatus. The incremental expansion methodology is used for both fee components. The Fire impact fee is calculated on a per capita basis for residential development and a per vehicle trip basis for nonresidential development.

The residential fire impact fees are calculated per housing unit. Because the Grand Junction Fire Department also provides emergency medical services and these calls represent the largest percentage of calls to which the Department responds, TischlerBise recommends using nonresidential vehicle trips as the best demand indicator for fire facilities and apparatus, as the trip rates will reflect the presence of people at nonresidential land uses. For example, vehicle trips are highest for commercial/retail developments, such as shopping centers, and lowest for industrial development. Office and institutional trip rates fall between the other two categories. This ranking of trip rates is consistent with the relative demand for fire and emergency medical services and facilities from nonresidential development. Other possible nonresidential demand indicators, such as employment or floor area, will not accurately reflect the demand for service. For example, if employees per thousand square feet were used as the demand indicator, fire impact fees would be too high for office and institutional development because offices typically have more employees per 1,000 square feet than retail uses.

SERVICE AREA

The Grand Junction Fire Department serves an area greater than the City of Grand Junction. Because of this, that portion of the demand cannot be attributed to City residents and businesses, or the impact fees will be disproportionate to demand. Therefore, we asked the Grand Junction Fire Department to conduct an analysis of calls for service inside and outside the City in to determine the amount of activity directed toward residents and businesses inside the City limits. As shown in Figure F1, over the last two calendar years, the City of Grand Junction Fire Department has responded to slightly over 42,000 incidents. Of that total, 83 percent of the incidents were inside the City limits.

Figure F1. Fire and EMS Incident Data for Two-Year Period

Location	Incidents	%
Inside the City	34,918	83%
Incidents outside the City	7,152	17%
Total	**42,070**	**100%**

Source: Grand Junction Fire Department

PROPORTIONATE SHARE FACTORS

Both residential and nonresidential developments increase the demand on Fire facilities and vehicles. To calculate the proportional share between residential and nonresidential demand on Fire facilities and vehicles, a functional population approach is used. The functional population approach allocates the cost of the facilities to residential and nonresidential development based on the activity of residents and workers in the City through the 24 hours in a day.

Residents that do not work are assigned 20 hours per day to residential development and four hours per day to nonresidential development (annualized averages). Residents that work in Grand Junction are assigned 14 hours to residential development and 10 hours to nonresidential development. Residents that work outside Grand Junction are assigned 14 hours to residential development. Inflow commuters are assigned 10 hours to nonresidential development. Based on 2021 functional population data (the latest year available) for Grand Junction, the cost allocation for residential development is 63 percent while nonresidential development accounts for 37 percent of the demand for Fire infrastructure, see Figure F2.

Figure F2. City of Grand Junction Functional Population

Demand Units in 2021					
Residential				Demand Hours/Day	Person Hours
	Population	62,544			
	Residents Not Working		37,046	20	740,920
	Employed Residents		25,498		
	Employed in Grand Junction		17,052	14	238,728
	Employed outside Grand Junction		8,446	14	118,244
				Residential Subtotal	1,097,892
				Residential Share	**63%**
Nonresidential					
	Non-working Residents		37,046	4	148,184
	Jobs Located in Grand Junctior		49,018		
	Residents Employed in Grand Junction		17,052	10	170,520
	Nonresident Workers (Inflow Commuters)		31,966	10	319,660
				Nonresidential Subtotal	638,364
				Nonresidential Share	**37%**
				Total	1,736,256

Source: U.S. Census Bureau (population), U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics, Version 6.24.1 (employment).

IMPACT FEE COMPONENTS

Fire Facilities

The incremental expansion component of the Fire impact fee is based on an inventory of existing Citywide facilities. It is important to note the existing inventory includes Station No. 7, which is under construction now and will be open around the time of the impact fee adoption. Therefore, the level of service standards are based on the projected 2025 demand units. The use of existing standards means there are no existing infrastructure deficiencies. The floor area has been provided by the City of Grand Junction staff.

As shown in Figure F3, the Fire Department occupies 99,277 square feet in 10 different facilities. To determine the level of service factors for the impact fee calculation, the amount of facility square footage (99,277) is multiplied by the percentage of activity directed inside the City limits (83%) and then by the functional population split for the City of Grand Junction (found in Figure F2) is used to allocate the square footage and corresponding replacement cost of the fire stations in Figure F3. For example, of the 99,277 square feet of fire space in the City, 82,400 square feet is directed toward City of Grand Junction (99,277 multiplied by 83%). Of this 82,400 impact fee eligible square footage, 51,912 square feet is allocated to residential growth and 30,488 square feet is allocated to nonresidential development.

The allocated square feet of the Grand Junction fire stations are divided by the 2025 residential and nonresidential demand units (population and nonresidential vehicle trips). The result is the current level of service for fire stations in the City. Specifically, there is 0.772 square feet of fire station space per capita and 0.137 square feet per nonresidential vehicle trip.

To estimate the replacement cost of the fire stations, the average cost of $725 per square foot is used. This figure is based on the recent Station No. 7 construction cost. To find the cost per person or cost per nonresidential vehicle trip, the level of service standards is applied to the cost per square foot for fire stations. For example, the residential cost per person is $559.71 (0.772 square feet per person x $725 per square foot = $559.71 per person).

Figure F3. Fire Facilities Level of Service and Cost Factors

Description	Square Feet
Fire Administration Building	14,576
Fire Station No. 1	13,331
Fire Station No. 2	8,461
Fire Station No. 3	10,500
Fire Station No. 4	9,335
Fire Station No. 5 Annex	1,916
Fire Station No. 5	7,291
Fire Station No. 6	10,500
Fire Station No. 7	10,500
Fire Station No. 8	10,500
Fire Training Center	2,367
Total	99,277

Level-of-Service (LOS) Standards

Percentage of Activity in City of Grand Junction	83%
Population in 2025	67,242
Nonresidential Vehicle Trips in 2025	222,710
Residential Share	63%
Nonresidential Share	37%
LOS: Sq. Ft. per Person	**0.772**
LOS: Sq. Ft. per Vehicle Trip	**0.137**

Cost Analysis

Cost per Square Foot*	$725
LOS: Square Feet per Person	0.772
Cost per Person	**$559.71**
LOS: Square Feet per Vehicle Trip	0.137
Cost per Vehicle Trip	**$99.25**

*Source: City of Grand Junction. Based on Station 7 Cost

Fire Apparatus

The second component of the Fire impact fee is fire apparatus. Similar to the station component, the current inventory includes apparatus that will be owned by the City when Station No. 7 opens in 2025. Therefore, the level of service standards are based on the projected 2025 demand units. The City's current inventory of apparatus is contained in Figure F4, which consists of 51 pieces with a total replacement value of $17 million, or an average cost of $334,922 per piece of apparatus. Similar to the facilities component, the apparatus inventory is compared to the percentage of activity directed inside the City of Grand Junction and then allocated based on the proportionate share factors shown in Figure F2. For example, of the 51 pieces of apparatus in the City, approximately 42 pieces of the inventory are directed toward City of Grand Junction (51 pieces of apparatus multiplied by 83%). Of the 42 pieces of impact fee eligible apparatus, approximately 27 pieces are allocated to residential growth and approximately 16 pieces are allocated to nonresidential growth. These allocations are divided by the demand units (population for residential development and nonresidential vehicle trips for nonresidential development) to calculate the current level of service. The current level of service is multiplied by the weighted average cost per fire apparatus to calculate the cost per capita and nonresidential vehicle trip.

For example, there is .00040 pieces of fire apparatus per person in Grand Junction (26.6 apparatus / 67,242 persons = .00040 apparatus per person). As discussed above, a new piece of fire apparatus has an average cost of $334,922, which results in the residential cost equaling $132.83 per person (.00040 vehicles per person x $353,155 per apparatus = $132.83 per person).

Figure F4. Fire Apparatus Inventory and Level of Service

Description	Model	# of Units	Unit Cost	Total Cost
Truck	Smeal 105' Quint	1	$1,700,000	$1,700,000
Truck	Smeal 75' Quint	1	$1,700,000	$1,700,000
Engine	Smeal	4	$1,000,000	$4,000,000
Engine	E-One Pumper	1	$1,000,000	$1,000,000
Engine	Pierce Enforcer	4	$1,000,000	$4,000,000
Battalion Chief	Dodge Ram 1500	1	$86,000	$86,000
Hazmat	BLM	1	$263,000	$263,000
Ambulance	Dodge/Ford/Chevy	14	$86,000	$1,204,000
Rescue	SVI Heavy Rescue Truck	1	$1,000,000	$1,000,000
Brush Engine	HME/BME	2	$375,000	$750,000
Brush Truck	Largo Tank	1	$375,000	$375,000
Tender	International	1	$350,000	$350,000
UTV	Yamaha	2	$25,000	$50,000
ATV	Suzuki	1	$12,000	$12,000
Air Trailer	Misc	1	$40,000	$40,000
Trailers	Trench/Confined Space/Flat	4	$10,000	$40,000
Administrative	SUVs	5	$41,000	$205,000
Administrative	Pickups	6	$51,000	$306,000
Total**		51	$334,922	$17,081,000

Level-of-Service (LOS) Standards**

Percentage of Activity in City of Grand Junction	83%
Population in 2025	67,242
Nonresidential Vehicle Trips in 2025	222,710
Residential Share	63%
Nonresidential Share	37%
LOS: Units per Person	**0.00040**
LOS: Units per Vehicle Trip	**0.00007**

Cost Analysis

Average Cost per Unit	$334,922
LOS: Units per Person	0.00040
Cost per Person	**$132.83**
LOS: Units per Vehicle Trip	0.00007
Cost per Vehicle Trip	**$23.55**

*Source: City of Grand Junction.

**Base Year assumptions have been set to 2025 to include Station 7 Apparatus

PROJECTION OF GROWTH-RELATED FIRE NEEDS

To estimate the demand for future Fire station space, the current level of service (0.772 square feet per person and 0.137 square feet per nonresidential vehicle trip) is applied to the residential and nonresidential growth projected for the City of Grand Junction. As shown in Figure F5, the City is projected to increase by 17,256 residents and 42,895 nonresidential vehicle trips over the next ten years (see Appendix A). As shown in Figure F5, there is a projected need for 19,194 square feet of Fire station space in the City to accommodate the growth at the present level of service. By applying the average cost of a building ($725 per square feet), the total projected expenditure to accommodate new development is estimated at approximately $13.9 million.

Figure F5. 10-Year Fire Infrastructure Needs to Accommodate Growth

Type of Infrastructure	Level of Service			Demand Unit	Unit Cost
Fire Facilities	Residential	0.772	Square Feet	per Person	$725
	Nonresidential	0.137		per Vehicle Trip	

Growth-Related Need for Fire Facilities						
Year		Population	Nonresidential Vehicle Trips	Residential Square Feet	Nonresidential Square Feet	Total
Base	2024	65,517	218,420	50,580	29,901	80,480
Year 1	2025	67,242	222,710	51,912	30,488	82,400
Year 2	2026	68,968	226,999	53,244	31,075	84,319
Year 3	2027	70,694	231,289	54,576	31,662	86,239
Year 4	2028	72,419	235,579	55,909	32,250	88,158
Year 5	2029	74,145	239,868	57,241	32,837	90,078
Year 6	2030	75,871	244,158	58,573	33,424	91,997
Year 7	2031	77,596	248,447	59,905	34,011	93,916
Year 8	2032	79,322	252,737	61,237	34,598	95,836
Year 9	2033	81,048	257,026	62,570	35,186	97,755
Year 10	2034	82,773	261,316	63,902	35,773	99,675
Ten-Year Increase		17,256	42,895	13,322	5,872	19,194
			Projected Expenditure	**$9,658,550**	**$4,257,315**	**$13,915,865**
			Growth-Related Expenditure on Fire Facilities			**$13,915,865**

To estimate the demand for future Fire apparatus, the current level of service (0.00040 apparatus per person and 0.00007 vehicles per nonresidential vehicle trip) is applied to the residential and nonresidential growth projected for the City of Grand Junction. The City is projected to increase by 17,256 residents and 42,895 nonresidential vehicle trips over the next ten years (see Appendix A). As shown in Figure F6, there is a projected need for approximately 10 additional growth-related pieces of apparatus. By applying the average cost of a vehicle ($334,922), the total projected growth-related expenditure is estimated at approximately $3.3 million.

Figure F6. 10-Year Fire Apparatus Needs to Accommodate Growth

Type of Infrastructure	Level of Service			Demand Unit	Unit Cost
Fire Apparatus	Residential	0.00040	Units	per Person	$334,922
	Nonresidential	0.00007		per Vehicle Trip	

Growth-Related Need for Apparatus						
Year		Population	Nonresidential Vehicle Trips	Residential Apparatus	Nonresidential Apparatus	Total
Base	2024	65,517	218,420	26.0	15.4	41.3
Year 1	2025	67,242	222,710	26.7	15.7	42.3
Year 2	2026	68,968	226,999	27.4	16.0	43.3
Year 3	2027	70,694	231,289	28.0	16.3	44.3
Year 4	2028	72,419	235,579	28.7	16.6	45.3
Year 5	2029	74,145	239,868	29.4	16.9	46.3
Year 6	2030	75,871	244,158	30.1	17.2	47.3
Year 7	2031	77,596	248,447	30.8	17.5	48.2
Year 8	2032	79,322	252,737	31.5	17.8	49.2
Year 9	2033	81,048	257,026	32.1	18.1	50.2
Year 10	2034	82,773	261,316	32.8	18.4	51.2
Ten-Year Increase		17,256	42,895	6.8	3.0	9.9
			Projected Expenditure	**$2,292,126**	**$1,010,328**	**$3,302,454**
			Growth-Related Expenditure on Fire Apparatus			**$3,302,454**

PRINCIPAL PAYMENT CREDIT

The City of Grand Junction has existing debt obligations from past fire facility projects: Tax Revenue Bond Series 2010A and Tax Revenue Build America Bond Series 2010B. The proceeds from these bonds funded several fire facilities including Fire Station #1, #2 and the Fire Administration building for a total of $7,100,000 of improvements, representing 20 percent of the 2010 Bonds. This bond series was refinanced in 2019 at a lower interest rate of 5.05%. Figure F8 lists the remaining principal payment schedules for the bonds. The fire department's total remaining principal on the bond is $4.6 million.

The total remaining annual principal payment schedule is distributed to the equivalent residential and nonresidential share, City's population and vehicle trip ends, to find the debt cost per attributed user. To account for the time value of money, annual payments are discounted using a net present value formula based on the applicable discount (5.0%) rate. As shown in Figure F7, this results in a credit of $24.37 per person, and $4.47 per nonresidential trip end.

Figure F7. Principal Payment Credit

Year	Principal Payment (20% of Bond)	Res. Share 63%	Population	Debt Cost per Capita	Nonres. Share 37%	Nonres. Vehicle Trips	Debt Cost per Trip
2024	$197,000	$124,110	65,517	$1.89	$72,890	218,420	$0.33
2025	$198,000	$124,740	67,242	$1.86	$73,260	222,710	$0.33
2026	$208,000	$131,040	68,968	$1.90	$76,960	226,999	$0.34
2027	$218,000	$137,340	70,694	$1.94	$80,660	231,289	$0.35
2028	$229,000	$144,270	72,419	$1.99	$84,730	235,579	$0.36
2029	$240,000	$151,200	74,145	$2.04	$88,800	239,868	$0.37
2030	$252,000	$158,760	75,871	$2.09	$93,240	244,158	$0.38
2031	$265,000	$166,950	77,596	$2.15	$98,050	248,447	$0.39
2032	$278,000	$175,140	79,322	$2.21	$102,860	252,737	$0.41
2033	$292,000	$183,960	81,048	$2.27	$108,040	257,026	$0.42
2034	$306,000	$192,780	82,773	$2.33	$113,220	261,316	$0.43
2035	$322,000	$202,860	84,499	$2.40	$119,140	265,605	$0.45
2036	$335,000	$211,050	86,224	$2.45	$123,950	269,895	$0.46
2037	$348,000	$219,240	87,950	$2.49	$128,760	274,184	$0.47
2038	$362,000	$228,060	89,676	$2.54	$133,940	278,474	$0.48
2039	$376,000	$236,880	91,401	$2.59	$139,120	282,763	$0.49
2040	$388,000	$244,440	93,127	$2.62	$143,560	287,053	$0.50
Total	$4,814,000	$3,032,820		$37.76	$1,781,180		$6.96

Discount Rate	**5.0%**		**5.0%**
Net Present Value	**$24.37**		**$4.47**

Maximum Supportable Fire Impact Fee

Figure F8 shows the maximum supportable Fire Impact Fee. Impact fees for Fire are based on persons per housing unit for residential development and vehicle trips per development unit for nonresidential development. For residential development, the total cost per person is multiplied by the persons per housing unit to calculate the proposed fee. For nonresidential development, the total cost per vehicle trip is multiplied by the trips per 1,000 square feet, hotel room, or other applicable factor to calculate the proposed fee.

The fees represent the highest amount supportable for each type of development, which represents new growth's fair share of the cost for capital facilities. The City may adopt fees that are less than the amounts shown. However, a reduction in impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.

Figure F8. Maximum Supportable Fire Impact Fee

Fee Component	Cost per Person	Cost per Trip
Facilities	$559.71	$99.25
Apparatus	$132.83	$23.55
Principal Payment Credit	($24.37)	($4.47)
Total	$668.16	$118.34

Residential Fees per Development Unit					
Unit Size	Development Unit	Persons per Unit[1]	Maximum Supportable	Current Fees	Increase / (Decrease)
850 or less	Dwelling	0.75	$501	$544	($43)
851 to 1,000	Dwelling	0.97	$648	$544	$104
1,001 to 1,250	Dwelling	1.23	$822	$544	$278
1,251 to 1,500	Dwelling	1.52	$1,016	$827	$189
1,501 to 2,000	Dwelling	1.91	$1,276	$827	$449
2,001 to 2,500	Dwelling	2.32	$1,550	$827	$723
2,501 to 3,000	Dwelling	2.64	$1,764	$827	$937
3,001 to 3,500	Dwelling	2.91	$1,944	$827	$1,117
3,501 and greater	Dwelling	3.14	$2,098	$827	$1,271

Nonresidential Fees per Development Unit					
Development Type	Development Unit	Vehicle Trips per Unit[1]	Maximum Supportable	Current Fees	Increase / (Decrease)
Retail/Commercial	1,000 SF	12.21	$1,445	$569	$876
Convenience Commercial	1,000 SF	16.81	$1,989	$569	$1,420
Office	1,000 SF	5.42	$641	$222	$419
Institutional/Public	1,000 SF	5.39	$638	$222	$416
Industrial	1,000 SF	1.69	$200	$77	$123
Warehousing	1,000 SF	0.86	$102	$40	$62
Hotel/Lodging	Room	4.00	$473	$569	($96)
RV Park	Pad	1.35	$160	$544	($384)

1. See Land Use Assumptions

Revenue from Fire Impact Fee

Revenue from the Fire Impact Fee is estimated in Figure F9. There is projected to be 8,180 new housing units and almost 6.6 million square feet of new nonresidential development in Grand Junction by 2034. To find the revenue from each development type, the fee is multiplied by the growth. Overall, the approximately $15.9 million in revenue from the impact fee covers approximately 92 percent of the capital costs generated by projected growth in the City of Grand Junction.

Figure F9. Estimated Revenue from Fire Impact Fee

Infrastructure Costs for Fire

	Total Cost	Growth Cost
Facilities	$13,915,865	$13,915,865
Apparatus	$3,302,454	$3,302,454
Total Expenditures	**$17,218,319**	**$17,218,319**

Projected Fire and Rescue Impact Fee Revenue

		Single-Family	Multi-Family	Retail/Comm.	Office	Inst./Public	Industrial
		$1,550 per Unit	$1,016 per Unit	$1,445 per KSF	$641 per KSF	$297 per KSF	$200 per KSF
Year		Housing Units	Housing Units	KSF	KSF	KSF	KSF
Base	2024	23,347	8,140	10,242	7,639	7,366	7,275
1	2025	23,960	8,345	10,426	7,756	7,584	7,416
2	2026	24,573	8,550	10,610	7,872	7,802	7,557
3	2027	25,186	8,755	10,794	7,988	8,020	7,697
4	2028	25,799	8,960	10,978	8,105	8,239	7,838
5	2029	26,412	9,165	11,162	8,221	8,457	7,979
6	2030	27,025	9,370	11,346	8,337	8,675	8,120
7	2031	27,638	9,575	11,530	8,453	8,893	8,261
8	2032	28,251	9,780	11,714	8,570	9,111	8,401
9	2033	28,864	9,985	11,898	8,686	9,329	8,542
10	2034	29,477	10,190	12,082	8,802	9,548	8,683
Ten-Year Increase		6,130	2,050	1,840	1,163	2,182	1,408
Projected Revenue =>		$9,501,500	$2,082,800	$2,658,986	$745,293	$647,907	$281,534
						Projected Revenue =>	**$15,918,020**
						Total Expenditures =>	**$17,218,319**
						General Fund's Share =>	**$1,300,299**

MUNICIPAL FACILITIES IMPACT FEE

The Municipal Facilities impact fee include components for municipal buildings related to general government and general services functions. The incremental expansion is utilized for this fee calculation. The Municipal Facilities impact fee is calculated on a per capita basis for residential development and a per employee basis for nonresidential development. The residential portion is derived from the product of persons per housing unit (by size of home) multiplied by the net cost per person. The nonresidential portion is derived from the product of employees per 1,000 square feet of nonresidential space multiplied by the net cost per employee (job).

SERVICE AREA

The City of Grand Junction provides general government services throughout the City; therefore, there is a single service area for the Municipal Facilities impact fees.

PROPORTIONATE SHARE FACTORS

Both residential and nonresidential developments increase the demand on Municipal Facilities infrastructure. To calculate the proportionate share between residential and nonresidential demand on Municipal Facilities infrastructure, a functional population approach is used. The functional population approach allocates the cost of the facilities to residential and nonresidential development based on the activity of residents and workers in the City through the 24 hours in a day.

Residents that do not work are assigned 20 hours per day to residential development and four hours per day to nonresidential development (annualized averages). Residents that work in Grand Junction are assigned 14 hours to residential development and 10 hours to nonresidential development. Residents that work outside Grand Junction are assigned 14 hours to residential development. Inflow commuters are assigned 10 hours to nonresidential development. Based on 2021 (the latest year available) functional population data for Grand Junction, the cost allocation for residential development is 63 percent while nonresidential development accounts for 37 percent of the demand for municipal facilities, see Figure M1.

Figure M1. City of Grand Junction Functional Population

Demand Units in 2021				Demand Hours/Day	Person Hours	Proportionate Share
Residential						
Estimated Residents	62,544					
Residents Not Working		37,046		20	740,920	
Employed Residents		25,498				
Employed in Grand Junction			17,052	14	238,728	
Employed outside Grand Junction			8,446	14	118,244	
			Residential Subtotal		1,097,892	63%
Nonresidential						
Non-working Residents		37,046		4	148,184	
Jobs Located in Grand Junction		49,018				
Residents Employed in Grand Junction			17,052	10	170,520	
Nonresident Workers (Inflow Commuters)			31,966	10	319,660	
			Nonresidential Subtotal		638,364	37%
			TOTAL		1,736,256	100%

IMPACT FEE COMPONENTS

Municipal Facilities

The Municipal Facilities Impact Fee is based on ten primary facilities serving the public, and their associated replacement costs. The use of existing standards means there are no existing infrastructure deficiencies. New development is only paying its proportionate share for growth-related infrastructure. The floor area has been provided by the City of Grand Junction staff.

As shown in Figure M2, the City has a total of 140,397 square feet of municipal facility floor area. The functional population split for the City of Grand Junction found in Figure M1 is used to allocate the square footage and corresponding replacement cost of Municipal Facilities infrastructure in Figure M2. Of the 140,397 square feet of applicable general government facilities, 63 percent is allocated to residential development (88,450 square feet) and 37 percent (51,947 square feet) is allocated to nonresidential development. The 2024 population or job totals divide the floor area allocations to find the residential and nonresidential level of service standard. For example, the residential level of service is 1.35 square feet per person (88,450 square feet 65,517 residents = 1.35 square feet per person).

According to discussions with City staff, the estimated replacement cost of municipal facility space is $500 per square foot. To find the cost per person, the level of service standards is applied to the average replacement cost. For example, the residential cost per person is $675.02 (1.35 square feet person x $500 per square foot = $675.02 per person).

Figure M2. Municipal Facilities Level of Service and Cost Factors

Facility	Square Feet
910 Main Street	5,465
Engineering Building	5,170
Daycare Facility	5,525
Wellness Facility	2,050
Transportation Engineering Office	3,600
Municipal Service Center	38,485
Municipal Operations Center	23,345
Field Engineering Building	3,234
Facilities Building	7,523
City Hall	46,000
Total	140,397

Level-of-Service (LOS) Standards

Population in 2024	65,517
Employment in 2024	62,988
Residential Share	63%
Nonresidential Share	37%
LOS: Square Feet per Person	**1.35**
LOS: Square Feet per Job	**0.82**

Cost Analysis

Cost per Square Foot	$500
LOS: Square Feet per Person	1.35
Cost per Person	**$675.02**
LOS: Square Feet per Job	0.82
Cost per Job	**$412.36**

Source: City of Grand Junction

PROJECTION OF GROWTH-RELATED MUNICIPAL FACILITIES FACILITY NEEDS

To estimate the demand for future Municipal Facilities infrastructure, the current level of service (1.35 square feet per person and 0.82 square feet per job) is applied to the residential and nonresidential growth projected for the City of Grand Junction. As shown in Figure M3, the City is projected to increase by 17,256 residents and 16,590 jobs over the next ten years (see Appendix A). Figure M3 indicates that the City will need to construct 36,979 square feet of additional space to maintain current levels of service for Municipal Facilities. By applying the average cost of $500 per square foot), the estimated growth-related cost for Municipal Facilities is approximately $18.5 million over the next ten years.

Figure M3. 10-Year Municipal Facilities Infrastructure Needs to Accommodate Growth

Type of Infrastructure	Level of Service			Demand Unit	Unit Cost / Sq. Ft.
Municipal Facilites	Residential	1.35	Square Feet	per persons	$500
	Nonresidential	0.82		per jobs	

Growth-Related Need for Municipal Facilities						
Year		Population	Jobs	Residential Square Feet	Nonresidential Square Feet	Total Square Feet
Base	2024	65,517	62,988	88,450	51,947	140,397
Year 1	2025	67,242	64,647	90,780	53,315	144,095
Year 2	2026	68,968	66,306	93,109	54,683	147,793
Year 3	2027	70,694	67,965	95,439	56,052	151,491
Year 4	2028	72,419	69,624	97,769	57,420	155,189
Year 5	2029	74,145	71,283	100,098	58,788	158,887
Year 6	2030	75,871	72,942	102,428	60,156	162,584
Year 7	2031	77,596	74,601	104,758	61,524	166,282
Year 8	2032	79,322	76,260	107,088	62,893	169,980
Year 9	2033	81,048	77,919	109,417	64,261	173,678
Year 10	2034	82,773	79,578	111,747	65,629	177,376
Ten-Year Increase		**17,256**	**16,590**	**23,297**	**13,682**	**36,979**
			Projected Expenditure	**$11,648,387**	**$6,841,116**	**$18,489,503**

Growth-Related Expenditure on Municipal Facilities	**$18,489,503**

Maximum Supportable Municipal Facilities Impact Fee

Figure M4 shows the maximum supportable Municipal Facilities Impact Fee. Impact fees for Municipal Facilities are based on persons per housing unit for residential development and employees per development unit for nonresidential development. For residential development, the total cost per person is multiplied by the persons per housing unit to calculate the proposed fee. For nonresidential development, the total cost per job is multiplied by the jobs per development unit to calculate the proposed fee. The fees represent the highest amount supportable for each type of development, which represents new growth's fair share of the cost for capital facilities. The City may adopt fees that are less than the amounts shown. However, a reduction in impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.

Figure M4. Maximum Supportable Municipal Facilities Impact Fee

Fee Component	Cost per Person	Cost per Job
Municipal Facilities	$675.02	$412.36
Total	$675.02	$412.36

Residential Fees per Development Unit					
Unit Size	Development Unit	Persons per Unit[1]	Maximum Supportable Fee	Current Fees	Increase / (Decrease)
850 or less	Dwelling	0.75	$506	$0	$506
851 to 1,000	Dwelling	0.97	$655	$0	$655
1,001 to 1,250	Dwelling	1.23	$830	$0	$830
1,251 to 1,500	Dwelling	1.52	$1,026	$0	$1,026
1,501 to 2,000	Dwelling	1.91	$1,289	$0	$1,289
2,001 to 2,500	Dwelling	2.32	$1,566	$0	$1,566
2,501 to 3,000	Dwelling	2.64	$1,782	$0	$1,782
3,001 to 3,500	Dwelling	2.91	$1,964	$0	$1,964
3,501 and greater	Dwelling	3.14	$2,120	$0	$2,120

Nonresidential Fees per Development Unit					
Development Type	Development Unit	Jobs per Unit[1]	Maximum Supportable Fee	Current Fees	Increase / (Decrease)
Retail/Commercial	1,000 SF	2.12	$876	$0	$876
Convenience Commercia	1,000 SF	9.35	$3,854	$0	$3,854
Office	1,000 SF	3.26	$1,342	$0	$1,342
Institutional/Public	1,000 SF	2.86	$1,178	$0	$1,178
Industrial	1,000 SF	1.16	$478	$0	$478
Warehousing	1,000 SF	0.34	$140	$0	$140
Hotel/Lodging	Room	0.56	$230	$0	$230
RV Park	Pad	0.05	$21	$0	$21

1. See Land Use Assumptions

Revenue from Municipal Facilities Impact Fee

Revenue from the Municipal Facilities Impact Fee is estimated in Figure M5. There is projected to be 8,180 new housing units and 6.6 million additional square feet of nonresidential space in Grand Junction by 2034. To determine the revenue from each development type, the fee is multiplied by the growth. Overall, the revenue from the impact fee covers 98 percent of the capital costs generated by projected growth in the City of Grand Junction.

Figure M5. Estimated Revenue from Municipal Facilities Impact Fee

Infrastructure Costs for Municipal Facilities

	Total Cost	Growth Cost
Municipal Facilities	$18,489,503	$18,489,503
Total Expenditures	**$18,489,503**	**$18,489,503**

Projected Development Impact Fee Revenue

	Single-Family	Multi-Family	Retail/Comm.	Office	Inst./Public	Industrial
	$1,566 per unit	$1,026 per unit	$876 per 1,000 Sq Ft	$1,342 per 1,000 Sq Ft	$1,178 per 1,000 Sq Ft	$478 per 1,000 Sq Ft
Year	Housing Units		KSF	KSF	KSF	KSF
Base 2024	23,347	8,140	10,242	7,639	7,366	7,275
Year 1 2025	23,960	8,345	10,426	7,756	7,584	7,416
Year 2 2026	24,573	8,550	10,610	7,872	7,802	7,557
Year 3 2027	25,186	8,755	10,794	7,988	8,020	7,697
Year 4 2028	25,799	8,960	10,978	8,105	8,239	7,838
Year 5 2029	26,412	9,165	11,162	8,221	8,457	7,979
Year 6 2030	27,025	9,370	11,346	8,337	8,675	8,120
Year 7 2031	27,638	9,575	11,530	8,453	8,893	8,261
Year 8 2032	28,251	9,780	11,714	8,570	9,111	8,401
Year 9 2033	28,864	9,985	11,898	8,686	9,329	8,542
Year 10 2034	29,477	10,190	12,082	8,802	9,548	8,683
Ten-Year Increase	6,130	2,050	1,840	1,163	2,182	1,408
Projected Revenue =>	$9,599,580	$2,103,300	$1,611,953	$1,560,349	$2,569,813	$672,866

Projected Revenue =>	**$18,117,861**
Total Expenditures =>	**$18,489,503**
General Fund's Share =>	**$371,642**

PARKS & RECREATION IMPACT FEE

The Parks and Recreation Impact Fee is based on the incremental expansion methodology, and includes components for park land acquisition, open space land acquisition, and park improvements. By including a land park land component in the impact fee calculation, it is the City's intent to eliminate the current park land dedication requirement. The parks and recreation impact fee is derived from the product of persons per housing unit (by size of home) multiplied by the net cost per person.

SERVICE AREA

Since Grand Junction Parks provide services to the larger population residing outside the City in the 201 Sewer Service Boundary, parks and recreation infrastructure standards are allocated 100 percent to residential development within this area to establish the current level of service.

IMPACT FEE COMPONENTS

The Parks & Recreation Impact Fee is based on an inventory of existing City parks, current values of recreation improvements, and an inventory of current open space. The use of existing standards means there are no existing infrastructure deficiencies. New development is only paying its proportionate share for growth-related infrastructure.

Discussions with City staff indicate the City's park system essentially serves residents who reside within the 201 Sewer Service Boundary. For purposes of determining level of service standards, this population base will be referred to as the "park population," which is larger than the existing population base of the City.

Park Land

Figure PR1 lists the current inventory of City parks included in the impact fee calculations. To calculate the current level of service, the existing park acreage, (545.28 acres) is divided by the current park population (114,972). This results in a level of service standard of 0.0047 acres of park land per person.

City of Grand Junction staff provided TischlerBise with a land cost per acre of $89,240 based on an average of appraised values from 23 properties representing 189 acres in the City. When this average cost per acre ($89,240) is applied to the existing level of service standard of 0.0047 acres of park land per person, the cost per person is $423.24.

Figure PR1. Park Land Level of Service and Cost Factors

Park Name	Park Type	Acreage
Burkey Park South	Undeveloped Park	9.8
Canyon View Park	Regional Park	115.1
Columbine Park	Community Park	12.4
Darla Jean Park	Small Neighborhood Park	2.2
Dos Rios Park	Community Park	2.98
Duck Pond - Orchard Mesa	Small Neighborhood Park	4.8
Duck Pond - Ridges	Small Neighborhood Park	1.5
Eagle Rim Park	Large Neighborhood Park	11.4
Emerson Park	Community Park	2.5
Flint Ridge Park	Undeveloped Park	3.2
Founder's Colony Park	Undeveloped Park	4.4
Hawthorne Park	Small Neighborhood Park	2.7
Honeycomb Park	Small Neighborhood Park	3.6
Horizon Park	Undeveloped Park	12.6
Las Colonias Park	Regional Park	33.6
Lincoln Park	Regional Park	32.9
Matchett Park	Undeveloped Park	207
Paradise Hills Park	Small Neighborhood Park	2.8
Pineridge Park	Community Park	1.9
Riverside Park	Small Neighborhood Park	1.5
Rocket Park	Small Neighborhood Park	2.7
Saccomano Park	Undeveloped Park	31.7
Shadow Lake Park	Small Neighborhood Park	5.8
Sherwood Park	Community Park	13.9
Spring Valley I Park	Small Neighborhood Park	3.1
Spring Valley II Park	Small Neighborhood Park	2.5
Washington Park	Small Neighborhood Park	3
Whitman Park	Small Neighborhood Park	2.5
Westlake Park	Large Neighborhood Park	11.2
Total		545.28

Level-of-Service (LOS) Standards

Park Population in 2024 (includes 201 Boundary)	114,972
Residential Share	100%
LOS: Acres per Person	**0.0047**

Cost Analysis

Cost per Acre	$89,240
LOS: Acres per Person	0.0047
Cost per Person	**$423.24**

Source: City of Grand Junction

Open Space

Figure PR2 lists the current inventory of City open space parcels (inventory excludes the Three Sisters Bike Park). To calculate the current level of service, the existing open space acreage (303.4 acres) is divided by the current park population (114,972). This results in a level of service standard of 0.0026 acres of open space land per person.

City of Grand Junction staff provided TischlerBise with a land cost per acre of $89,240 based on an average of appraised values from 23 properties representing 189 acres in the City. When this average cost per acre ($89,240) is applied to the existing level of service standard of 0.0026 acres of open space land per person, the cost per person is $235.50.

Figure PR2. Open Space Level of Service and Cost Factors

Park Name	Acreage
Botanical Gardens Open Space	6.3
Las Colonias Park	32.4
Leach Creek Open Space	0.5
Ridges Open Space	173.9
South Rim Open Space	21.6
Kindred Reserve	37
Watson Island Open Space	31.7
Total	303.4

Level-of-Service (LOS) Standards

Park Population in 2024 (includes 201 Boundary)	114,972
Residential Share	100%
LOS: Acres per Person	**0.0026**

Cost Analysis

Cost per Acre	$89,240
LOS: Acres per Person	0.0026
Cost per Person	**$235.50**

Source: City of Grand Junction

Park Improvements

Figure PR3 lists the current inventory of City improvements included in the impact fee calculations. As shown in Figure PR3, the City currently has 694 different park improvements, with a replacement value of $109.2 million. This equates to an average cost per improvement of $157,464. To calculate the current level of service, the existing park improvements, (694) is divided by the current park population (114,972). This results in a level of service standard of 0.0060 park improvements per person.

As discussed above, the average cost per improvement is $157,464. When the average cost per acre ($157,464) is applied to the existing level of service standard of 0.0060 park improvements per person, the cost per person is $950.49.

Figure PR3. Park Improvements Level of Service and Cost Factors

Description	Improvements	Unit Cost	Total Cost
Adventure Course	1	$600,000	$600,000
Aquatics, Indoor Lap Pool	1	$6,000,000	$6,000,000
Aquatics, Outdoor Lap Pool	1	$15,000,000	$15,000,000
Aquatics, Spray Pad	2	$1,050,000	$2,100,000
Basketball Court, Lit	1	$210,000	$210,000
Basketball Court, Unlit	9	$160,000	$1,440,000
Basketball, Practice	4	$127,000	$508,000
Batting Cage	2	$32,000	$64,000
Bike Course	2	$200,000	$400,000
Diamond Field, Lit	8	$880,000	$7,040,000
Diamond Field, Unlit	2	$450,000	$900,000
Diamond Field, Complex	1	$1,000,000	$1,000,000
Disc Golf	3	$110,000	$330,000
Dog Park	4	$500,000	$2,000,000
Event Space	5	$5,500	$27,500
Fitness Course	2	$15,000	$30,000
Game Court	2	$26,500	$53,000
Garden, Display	100	$10,000	$1,000,000
Horseshoe Pits	15	$3,000	$45,000
Inline Hockey	1	$250,000	$250,000
Natural Area	17	$400,000	$6,800,000
Open Turf	350	$42,500	$14,875,000
Pickleball Court, Lit	20	$165,000	$3,300,000
Pickleball Court, Unlit	4	$115,000	$460,000
Picnic Ground (Tables & Grills)	12	$2,600	$31,200
Playground (Destination)	5	$550,000	$2,750,000
Playground (Local)	19	$300,000	$5,700,000
Public Art Installations	10	$100,000	$1,000,000
Rectangular Field, Complex	1	$900,000	$900,000
Rectangular Field, Large	5	$500,000	$2,500,000
Rectangular Field, Multiple	1	$300,000	$300,000
Rectangular Field, Small	2	$100,000	$200,000
Shelter/Pavillion - Large	28	$130,000	$3,640,000
Shelter/Pavillion - Small	12	$60,000	$720,000
Skate Park - Destination	1	$3,200,000	$3,200,000
Skate Park - Local	2	$750,000	$1,500,000
Trail, Multi-Use, Concrete	13	$1,062,000	$13,806,000
Trailhead	1	$150,000	$150,000
Tennis Court, Lit	12	$300,000	$3,600,000
Tennis Court, Unlit	6	$175,000	$1,050,000
Volleyball Court	4	$50,000	$200,000
Water Access, Developed	1	$1,000,000	$1,000,000
Water Access, General	2	$1,300,000	$2,600,000
Total	**694**	**$157,464**	**$109,279,700**

Level-of-Service (LOS) Standards

Existing Improvements	694
Park Population in 2024 (includes 201 Boundary)	114,972
LOS: Park Improvements per Person	**0.0060**

Cost Analysis

Average Cost per Improvement*	$157,464
LOS: Improvements per Person	0.0060
Cost per Person	**$950.49**

*Source: City of Grand Junction

PROJECTION OF GROWTH-RELATED PARK INFRASTRUCTURE NEEDS

To estimate the 10-year growth needs for park land, the current level of service (0.0047 acres person) is applied to the projected park population growth. The 201 Sewer Service area is projected to increase by 20,514 residents over the next ten years (see Appendix A). As shown in Figure PR4, it is projected that the City will need to purchase 97.3 acres to accommodate the needs generated by new development. By applying the average cost per acre ($89,240 per acre), the estimated growth-related expenditure is approximately $8.7 million.

Figure PR4. 10-Year Park Land Infrastructure Needs to Accommodate Growth

Park Land Level-of-Service Standards			
Type	**Level of Service**	**Demand Unit**	**Unit Cost**
Park Land	0.0047 Acres	per person	$89,240

Growth-Related Need for Park Land			
Year		**Park Population**	**Acres**
Base	2024	114,972	545.3
Year 1	2025	117,021	555.0
Year 2	2026	119,070	564.7
Year 3	2027	121,119	574.4
Year 4	2028	123,168	584.1
Year 5	2029	125,217	593.9
Year 6	2030	127,272	603.6
Year 7	2031	129,326	613.4
Year 8	2032	131,379	623.1
Year 9	2033	133,433	632.8
Year 10	2034	135,487	642.6
Ten-Year Increase		20,514	97.3

Growth-Related Expenditure for Park Land	$8,682,497

To estimate the 10-year growth needs for open space land acquisition, the current level of service (0.0026 acres person) is applied to the projected park population growth. The 201 Sewer Service area is projected to increase by 20,514 residents over the next ten years (see Appendix A). As shown in Figure PR5, it is projected that the City will need to purchase approximately 54 acres of open space land to accommodate the needs generated by new development. By applying the average cost per acre to acquire park land ($89,240 per acre), the estimated growth-related expenditure is approximately $4.8 million.

Figure PR5. 10-Year Open Space Infrastructure Needs to Accommodate Growth

Open Space Level-of-Service Standards

Type	Level of Service	Demand Unit	Unit Cost
Open Space	0.0026 Acres	per person	$89,240

Growth-Related Need for Open Space

Year		Park Population	Acres
Base	2024	114,972	303.4
Year 1	2025	117,021	308.8
Year 2	2026	119,070	314.2
Year 3	2027	121,119	319.6
Year 4	2028	123,168	325.0
Year 5	2029	125,217	330.4
Year 6	2030	127,272	335.9
Year 7	2031	129,326	341.3
Year 8	2032	131,379	346.7
Year 9	2033	133,433	352.1
Year 10	2034	135,487	357.5
Ten-Year Increase		20,514	54.1

Growth-Related Expenditure for Open Space	$4,831,040

To estimate the 10-year growth needs for park improvements, the current level of service (0.0060 acres person) is applied to the projected park population growth. The 201 Sewer Service area is projected to increase by 20,514 residents over the next ten years (see Appendix A). As shown in Figure PR6, it is projected that the City will need to construct approximately 124 improvements on existing or future parks to accommodate the needs generated by new development. By applying the average cost per improvement ($157,464 per improvement), the estimated growth-related expenditure is approximately $19.5 million.

Figure PR6. 10-Year Park Improvement Infrastructure Needs to Accommodate Growth

Park Improvement Level-of-Service Standards			
Type	**Level of Service**	**Demand Unit**	**Unit Cost**
Park Improvements	0.0060 Improvements	per person	$157,464

Growth-Related Need for Park Improvements			
Year		**Park Population**	**Improvements**
Base	2024	114,972	694.0
Year 1	2025	117,021	706.4
Year 2	2026	119,070	718.7
Year 3	2027	121,119	731.1
Year 4	2028	123,168	743.5
Year 5	2029	125,217	755.8
Year 6	2030	127,272	768.2
Year 7	2031	129,326	780.6
Year 8	2032	131,379	793.0
Year 9	2033	133,433	805.4
Year 10	2034	135,487	817.8
Ten-Year Increase		20,514	123.8

Growth-Related Expenditure for Park Improvements	$19,498,671

MAXIMUM SUPPORTABLE PARKS & RECREATION IMPACT FEE

Figure PR7 shows the cost factors for each component of the City of Grand Junction's Parks and Recreation Impact Fee. Impact fees for parks and recreation are based on persons per housing unit and are only assessed against residential development. The fees for park improvements are calculated per person, so by multiplying the total cost per person by the housing unit size calculates the maximum supportable fee.

The fees represent the highest amount supportable for each type of housing unit, which represents new growth's fair share of the cost for capital facilities. The City may adopt fees that are less than the amounts shown. However, a reduction in impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.

Figure PR7. Maximum Supportable Park & Recreation Impact Fee

Fee Component	Cost per Person
Park Land	$423.24
Open Space	$235.50
Park Improvements	$950.49
Total	$1,609.22

Residential Fees per Development Unit								
Unit Size	Development Unit	Persons per Unit[1]	Park Land	Park Improv.	Open Space	Maximum Supportable	Current Fees	Increase / (Decrease)
850 or less	Dwelling	0.75	$317	$713	$177	**$1,207**	$988	$219
851 to 1,000	Dwelling	0.97	$411	$922	$228	**$1,561**	$988	$573
1,001 to 1,250	Dwelling	1.23	$521	$1,169	$290	**$1,979**	$988	$991
1,251 to 1,500	Dwelling	1.52	$643	$1,445	$358	**$2,446**	$1,468	$978
1,501 to 2,000	Dwelling	1.91	$808	$1,815	$450	**$3,074**	$1,468	$1,606
2,001 to 2,500	Dwelling	2.32	$982	$2,205	$546	**$3,733**	$1,468	$2,265
2,501 to 3,000	Dwelling	2.64	$1,117	$2,509	$622	**$4,248**	$1,468	$2,780
3,001 to 3,500	Dwelling	2.91	$1,232	$2,766	$685	**$4,683**	$1,468	$3,215
3,501 and greater	Dwelling	3.14	$1,329	$2,985	$739	**$5,053**	$1,468	$3,585

1. See Land Use Assumptions

REVENUE FROM PARKS & RECREATION IMPACT FEE

Revenue from the City's Parks & Recreation Impact Fee is estimated in Figure PR8. Demand for park improvements is driven by both City residents and current/future residents within the 201 Sewer Service Boundary. Therefore, it is difficult to estimate impact fee revenue for parks and recreation because it is not known when (and if) the projected housing units in the 201 Sewer Service Boundary will be annexed into the City of Grand Junction prior to their construction (which is the time the impact fee is paid). Therefore, the impact fee revenue projection is based on projected units in the City of Grand Junction over the next ten years. By multiplying the projected residential growth in the City by the impact fee amounts, we estimate projected impact fee revenue of approximately $30.1 million. Projected expenditures total $33.0 million.

Figure PR8. Estimated Revenue from Parks & Recreation Impact Fee

Infrastructure Costs for Parks

	Growth Cost
Park Land	$8,682,497
Open Space	$4,831,040
Park Improvements	$19,498,671
Total Expenditures	**$33,012,209**

Projected Development Impact Fee Revenue

		Single-Family	Multi-Family
		$4,248 per unit	$1,979 per unit
Year		Housing Units	Housing Units
Base	2024	23,347	8,140
Year 1	2025	23,960	8,345
Year 2	2026	24,573	8,550
Year 3	2027	25,186	8,755
Year 4	2028	25,799	8,960
Year 5	2029	26,412	9,165
Year 6	2030	27,025	9,370
Year 7	2031	27,638	9,575
Year 8	2032	28,251	9,780
Year 9	2033	28,864	9,985
Year 10	2034	29,477	10,190
Ten-Year Increase		6,130	2,050
Projected Revenue =>		$26,042,372	$4,057,655
		Projected Revenue =>	**$30,100,027**
		Total Expenditures =>	**$33,012,209**
		General Fund's Share =>	**$2,912,182**

POLICE IMPACT FEE

The Police impact fees include components for future station space. The incremental expansion methodology is used for the Police impact fee. The Police Impact Fee is calculated on a per capita basis for residential development and a per vehicle trip basis for nonresidential development.

The residential police impact fees are calculated per housing unit. TischlerBise recommends using nonresidential vehicle trips as the best demand indicator for police facilities. Trip generation rates are used for nonresidential development because vehicle trips are highest for commercial/retail developments, such as shopping centers, and lowest for industrial development. Office and institutional trip rates fall between the other two categories. This ranking of trip rates is consistent with the relative demand for police services and facilities from nonresidential development. Other possible nonresidential demand indicators, such as employment or floor area, will not accurately reflect the demand for service. For example, if employees per thousand square feet were used as the demand indicator, police impact fees would be too high for office and institutional development because offices typically have more employees per 1,000 square feet than retail uses.

SERVICE AREA

The City of Grand Junction provides Police services on a uniform basis throughout the City; therefore, there is a single service area for the Police impact fees.

PROPORTIONATE SHARE FACTORS

Both residential and nonresidential developments increase the demand on police facilities. To calculate the proportional share between residential and nonresidential demand on police facilities, a functional population approach is used. The functional population approach allocates the cost of the facilities to residential and nonresidential development based on the activity of residents and workers in the City through the 24 hours in a day.

Residents that do not work are assigned 20 hours per day to residential development and four hours per day to nonresidential development (annualized averages). Residents that work in Grand Junction are assigned 14 hours to residential development and 10 hours to nonresidential development. Residents that work outside Grand Junction are assigned 14 hours to residential development. Inflow commuters are assigned 10 hours to nonresidential development. Based on 2021 functional population data (the latest available) for Grand Junction, the cost allocation for residential development is 63 percent while nonresidential development accounts for 37 percent of the demand for police facilities, see Figure P1.

Figure P1. City of Grand Junction Functional Population

Demand Units in 2021					
Residential				Demand Hours/Day	Person Hours
	Population	62,544			
	Residents Not Working		37,046	20	740,920
	Employed Residents		25,498		
	Employed in Grand Junction			17,052	14	238,728
	Employed outside Grand Junction			8,446	14	118,244
				Residential Subtotal		1,097,892
				Residential Share		**63%**
Nonresidential					
	Non-working Residents		37,046		4	148,184
	Jobs Located in Grand Junctior		49,018		
	Residents Employed in Grand Junction			17,052	10	170,520
	Nonresident Workers (Inflow Commuters)			31,966	10	319,660
				Nonresidential Subtotal		638,364
				Nonresidential Share		**37%**
				Total		1,736,256

Source: U.S. Census Bureau (population), U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics, Version 6.24.1 (employment).

IMPACT FEE COMPONENTS

Police Facilities

The Police impact fee is based on an inventory of existing citywide facilities and replacement costs. The use of existing standards means there are no existing infrastructure deficiencies. The floor area has been provided by the City of Grand Junction staff.

As shown in Figure P2, the City of Grand Junction Police Department is housed in the Public Safety Building. This facility occupies 63,863 square feet. Of that amount, 7,832 square feet is utilized by the Regional Communications Center, which serves both the City and County is subtracted, resulting in 56,031 square feet devoted exclusively to Police activities. To determine the residential level of service, the current Police space square footage (56,031) is multiplied by the residential proportionate share factor (63%) and divided by the current population (65,517) for a level of service standard of 0.539 square feet per person. The nonresidential level of service standard of 0.095 square feet per nonresidential vehicle trip was determined by multiplying the current facility square footage (56,031) by the nonresidential proportionate share factor (37%) and divided by the current average daily nonresidential vehicle trips (218,420).

As shown in Figure P2, the estimated replacement cost is $625 per square foot. This cost is based on the estimated cost for construction of a future Police Annex prepared by the Blythe Group. When the residential (0.539 per person) and nonresidential (0.095 per vehicle trip) per square foot level of service standards are multiplied by the cost per square foot ($625), the resulting cost per demand units are $336.81 per person and $59.32 per nonresidential vehicle trip.

Figure P2. Police Station Level of Service and Cost Factors

Facility	Square Feet
Police Station Building*	56,031
Total	56,031

Level-of-Service (LOS) Standards

Population in 2024	65,517
Nonresidential Vehicle Trips in 2024	218,420
Residential Share	63%
Nonresidential Share	37%
LOS: Square Feet per Person	**0.539**
LOS: Square Feet per Vehicle Trip	**0.095**

Cost Analysis

Cost per Square Foot*	$625
LOS: Square Feet per Person	0.539
Cost per Person	**$336.74**
LOS: Square Feet per Vehicle Trip	0.095
Cost per Vehicle Trip	**$59.32**

Source: City of Grand Junction

*Does not include the 7,832 square feet for the Regional Communications Center

PROJECTION OF GROWTH-RELATED POLICE FACILITY NEEDS

To estimate the demand for future Police station space, the current level of service (0.539 square feet per person and 0.095 square feet per nonresidential vehicle trip) is applied to the residential and nonresidential growth projected for the City of Grand Junction. As shown in Figure P3, the City is projected to increase by 17,256 residents and 42,895 nonresidential vehicle trips over the next ten years (see Appendix A). As shown in Figure P3, there is projected demand for 13,369 square feet of growth-related Police space to accommodate new development in the City at the present level of service. By applying the average cost per square foot ($625), the total projected growth-related building space expenditure is approximately $8.3 million.

Figure P3. 10-Year Police Space Needs to Accommodate Growth

Type of Infrastructure	Level of Service			Demand Unit	Unit Cost
Police Facilities	Residential	0.539	Square Feet	per Person	$625
	Nonresidential	0.095		per Vehicle Trip	

Growth-Related Need for Police Facilities						
Year		Population	Nonresidential Vehicle Trips	Residential Square Feet	Nonresidential Square Feet	Total
Base	2024	65,517	218,420	35,300	20,731	56,031
Year 1	2025	67,242	222,710	36,229	21,139	57,368
Year 2	2026	68,968	226,999	37,159	21,546	58,705
Year 3	2027	70,694	231,289	38,089	21,953	60,042
Year 4	2028	72,419	235,579	39,019	22,360	61,379
Year 5	2029	74,145	239,868	39,948	22,767	62,715
Year 6	2030	75,871	244,158	40,878	23,174	64,052
Year 7	2031	77,596	248,447	41,808	23,581	65,389
Year 8	2032	79,322	252,737	42,738	23,989	66,726
Year 9	2033	81,048	257,026	43,667	24,396	68,063
Year 10	2034	82,773	261,316	44,597	24,803	69,400
Ten-Year Increase		**17,256**	**42,895**	**9,298**	**4,071**	**13,369**
			Projected Expenditure	**$5,810,940**	**$2,544,637**	**$8,355,576**
			Growth-Related Expenditure on Police Facilities			**$8,355,576**

PRINCIPAL PAYMENT CREDIT

The City of Grand Junction has existing debt obligations for the construction of the present Public Safety Building at a cost of $27.8 million. This total represents 80 percent of the 2010 Bonds. Figure P5 lists the remaining principal payment schedule for the bonds, which totals $19.2 million.

The total remaining annual principal payment schedule is distributed to the equivalent residential and nonresidential share, City's population and vehicle trip ends, to find the debt cost per attributed user. To account for the time value of money, annual payments are discounted using a net present value formula based on the applicable discount (5.0%) rate. This results in a credit of $97.53 per person, and $17.89 per nonresidential trip end.

Figure P4. Principal Payment Credit

Year	Principal Payment (80% of Bond)	Res. Share 63%	Population	Debt Cost per Capita	Nonres. Share 37%	Nonres. Vehicle Trips	Debt Cost per Trip
2024	$788,000	$496,440	65,517	$7.58	$291,560	218,420	$1.33
2025	$792,000	$498,960	67,242	$7.42	$293,040	222,710	$1.32
2026	$832,000	$524,160	68,968	$7.60	$307,840	226,999	$1.36
2027	$872,000	$549,360	70,694	$7.77	$322,640	231,289	$1.39
2028	$916,000	$577,080	72,419	$7.97	$338,920	235,579	$1.44
2029	$960,000	$604,800	74,145	$8.16	$355,200	239,868	$1.48
2030	$1,008,000	$635,040	75,871	$8.37	$372,960	244,158	$1.53
2031	$1,060,000	$667,800	77,596	$8.61	$392,200	248,447	$1.58
2032	$1,112,000	$700,560	79,322	$8.83	$411,440	252,737	$1.63
2033	$1,168,000	$735,840	81,048	$9.08	$432,160	257,026	$1.68
2034	$1,224,000	$771,120	82,773	$9.32	$452,880	261,316	$1.73
2035	$1,288,000	$811,440	84,499	$9.60	$476,560	265,605	$1.79
2036	$1,340,000	$844,200	86,224	$9.79	$495,800	269,895	$1.84
2037	$1,392,000	$876,960	87,950	$9.97	$515,040	274,184	$1.88
2038	$1,448,000	$912,240	89,676	$10.17	$535,760	278,474	$1.92
2039	$1,504,000	$947,520	91,401	$10.37	$556,480	282,763	$1.97
2040	$1,552,000	$977,760	93,127	$10.50	$574,240	287,053	$2.00
Total	$19,256,000	$12,131,280		$151.11	$7,124,720		$27.87

Discount Rate	**5.0%**		**5.0%**
Net Present Value	**$97.53**		**$17.89**

Maximum Supportable Police Impact Fee

Figure P5 shows the maximum supportable Police Impact Fee. Impact fees for Police are based on persons per housing unit for residential development and vehicle trips per development unit for nonresidential development. For residential development, the total cost per person is multiplied by the housing unit size to calculate the proposed fee. For nonresidential development, the total cost per vehicle trip is multiplied by the trips per development unit to calculate the proposed fee.

The fees represent the highest amount supportable for each type of development, which represents new growth's fair share of the cost for capital facilities. The City may adopt fees that are less than the amounts shown. However, a reduction in impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.

Figure P5. Maximum Supportable Police Impact Fee

Fee Component	Cost per Person	Cost per Trip
Police Facilities	$336.74	$59.32
Principal Payment Credit	($97.53)	($17.89)
Total	$239.21	$41.44

Residential Fees per Development Unit					
Unit Size	Development Unit	Persons per Unit[1]	Maximum Supportable	Current Fees	Increase / (Decrease)
850 or less	Dwelling	0.75	$179	$233	($54)
851 to 1,000	Dwelling	0.97	$232	$233	($1)
1,001 to 1,250	Dwelling	1.23	$294	$233	$61
1,251 to 1,500	Dwelling	1.52	$364	$356	$8
1,501 to 2,000	Dwelling	1.91	$457	$356	$101
2,001 to 2,500	Dwelling	2.32	$555	$356	$199
2,501 to 3,000	Dwelling	2.64	$632	$356	$276
3,001 to 3,500	Dwelling	2.91	$696	$356	$340
3,501 and greater	Dwelling	3.14	$751	$356	$395

Nonresidential Fees per Development Unit					
Development Type	Development Unit	Vehicle Trips per Unit[1]	Maximum Supportable	Current Fees	Increase / (Decrease)
Retail/Commercial	1,000 SF	12.21	$506	$240	$266
Convenience Commercial	1,000 SF	16.81	$697	$240	$457
Office	1,000 SF	5.42	$225	$95	$130
Institutional/Public	1,000 SF	2.51	$104	$95	$9
Industrial	1,000 SF	1.69	$70	$33	$37
Warehousing	1,000 SF	0.86	$36	$17	$19
Hotel/Lodging	Room	4.00	$166	$240	($74)
RV Park	Pad	1.35	$56	$233	($177)

1. See Land Use Assumptions

REVENUE FROM POLICE IMPACT FEE

Revenue from the Police Impact Fee is estimated in Figure P6. There is projected to be 8,180 new housing units and approximately 6.6 million square feet of additional nonresidential development in Grand Junction by 2034. To find the revenue from each development type, the fee is multiplied by the growth for each land use. Overall, the projected revenue from the Police impact fee totals approximately $5.7 million and covers approximately 68% of the total expected expenditures. Impact fee revenue is less than the projected expenditures due to the required debt credit.

Figure P6. Estimated Revenue from Police Impact Fee

Infrastructure Costs for Police Facilities

	Growth Cost
Police Facilities	$8,355,576
Total Expenditures	**$8,355,576**

Projected Development Impact Fee Revenue

		Single-Family	Multi-Family	Retail/Comm.	Office	Inst./Public	Industrial
		$555 per unit	$364 per unit	$506 per 1000 Sq Ft	$225 per 1000 Sq Ft	$104 per 1000 Sq Ft	$70 per 1000 Sq Ft
Year		Housing Units	Housing Units	KSF	KSF	KSF	KSF
Base	2024	23,347	8,140	10,242	7,639	7,366	7,275
Year 1	2025	23,960	8,345	10,426	7,756	7,584	7,416
Year 2	2026	24,573	8,550	10,610	7,872	7,802	7,557
Year 3	2027	25,186	8,755	10,794	7,988	8,020	7,697
Year 4	2028	25,799	8,960	10,978	8,105	8,239	7,838
Year 5	2029	26,412	9,165	11,162	8,221	8,457	7,979
Year 6	2030	27,025	9,370	11,346	8,337	8,675	8,120
Year 7	2031	27,638	9,575	11,530	8,453	8,893	8,261
Year 8	2032	28,251	9,780	11,714	8,570	9,111	8,401
Year 9	2033	28,864	9,985	11,898	8,686	9,329	8,542
Year 10	2034	29,477	10,190	12,082	8,802	9,548	8,683
Ten-Year Increase		6,130	2,050	1,840	1,163	2,182	1,408
Projected Revenue =>		$3,402,150	$746,200	$931,105	$261,608	$226,876	$98,537
						Projected Revenue =>	**$5,666,476**
						Total Expenditures =>	**$8,355,576**
						General Fund's Share =>	**$2,689,100**

TRANSPORTATION IMPACT FEE

The transportation impact fees include components for principal arterials, minor arterials, major collectors, minor collectors, and trails. The incremental expansion methodology is used for the transportation impact fee. The transportation impact fee is calculated on a per person mile traveled (PMT) basis for all development. Costs are allocated to both residential and nonresidential development using trip generation rates, trip adjustment factors, and trip length adjustment factors. Residential trip generation rates are customized to Grand Junction's residential development, as discussed in the following sections. Nonresidential trip generation rates are highest for retail/commercial development and lowest for industrial development, whereas trip rates for office and institutional development fall between the other two categories.

SERVICE AREA

The City of Grand Junction provides a citywide transportation network; therefore, there is a single service area for the transportation impact fees.

PROPORTIONATE SHARE FACTORS

Transportation impact fees should be proportionate to the cost of transportation infrastructure needed to accommodate new development. The transportation impact fees allocate the cost of transportation infrastructure between residential and nonresidential based on trip generation rates, trip adjustment factors, and trip lengths.

VEHICLE TRIPS

Average weekday vehicle trips are used as a measure of demand by land use. Vehicle trips are estimated using average weekday vehicle trip ends from the reference book, *Trip Generation, 11th Edition*, published by the Institute of Transportation Engineers (ITE) in 2021. A vehicle trip end represents a vehicle entering or exiting a development (as if a traffic counter were placed across a driveway). To calculate the impact fees, trip generation rates are adjusted to avoid double counting each trip at both the origin and destination points. The basic trip adjustment factor is 50 percent. As discussed further below, the impact fee methodology includes additional adjustments to make the fees proportionate to the infrastructure demand for particular types of development.

Residential Trip Generation Rates

As an alternative to simply using national average trip generation rates for residential development, published by the Institute of Transportation Engineers (ITE), TischlerBise calculates custom trip rates using local demographic data. Key inputs needed for the analysis, including average number of persons and vehicles available per housing unit, are available from American Community Survey (ACS) data.

Vehicle Trip Ends by Bedroom Range

TischlerBise recommends a fee schedule where larger units pay higher impact fees than smaller units. Benefits of the proposed methodology include: 1) proportionate assessment of infrastructure demand using local demographic data, and 2) a progressive fee structure (i.e., smaller units pay less, and larger units pay more).

TischlerBise creates custom tabulations of demographic data by bedroom range from individual survey responses provided by the U.S. Census Bureau in files known as Public Use Microdata Samples (PUMS). PUMS files are only available for areas of at least 100,000 persons, and Grand Junction is in Public Use Microdata Area (PUMA) 2501. Shown in Figure T1, cells with yellow shading indicate the unweighted survey results, which yield the unadjusted number of persons and vehicles available per housing unit. Unadjusted persons per housing unit and vehicles per housing unit are adjusted to control totals in Grand Junction – 2.11 persons per housing unit and 1.68 vehicles per unit. The analysis multiplies adjusted persons per housing unit estimates by the ITE weighted average trip rate per person to estimate trip ends per housing unit based on persons. The analysis multiplies adjusted vehicles per housing unit estimates by the ITE weighted average trip rate per vehicle to estimate trip ends per housing unit based on vehicles. Finally, the analysis calculates average trip ends per housing unit using the average number of trip ends per person and per vehicle. Housing units with 0-1 bedrooms generate 3.61 vehicle trips ends per day and housing units with 5+ bedrooms generate 11.36 vehicle trip ends per day.

Figure T1: Vehicle Trip Ends by Bedroom Range

Bedroom Range	Persons[1]	Housing Units[1]	Vehicles Available[1]	Housing Mix	Unadjusted PPHU	Adjusted PPHU[2]	Unadjusted VPHU	Adjusted VPHU[2]
0-1	233	193	159	8%	1.21	1.18	0.82	0.73
2	814	496	743	21%	1.64	1.61	1.50	1.33
3	2,647	1,202	2,401	50%	2.20	2.16	2.00	1.78
4	1,089	396	938	17%	2.75	2.70	2.37	2.11
5+	340	96	259	4%	3.54	3.48	2.70	2.40
Total	5,123	2,383	4,500	100%	2.15	2.11	1.89	1.68

National Averages According to ITE

ITE Code	AWVTE per Person	AWVTE per Vehicle	AWVTE per HU	Local Housing Mix
210 SFD	2.65	6.36	9.43	75%
221 Apt	2.28	3.97	4.54	25%
Weighted Avg	2.56	5.75	8.19	100%

Recommended AWVTE per Housing Unit

Bedroom Range	AWVTE per HU Based on Persons[3]	AWVTE per HU Based on Vehicles[4]	AWVTE per Housing Unit[5]
0-1	3.02	4.20	3.61
2	4.12	7.65	5.89
3	5.53	10.24	7.89
4	6.91	12.13	9.52
5+	8.91	13.80	11.36
Average	5.40	9.66	7.53

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Colorado PUMA 2501.
2. Represents unadjsted PUMS values scaled to control totals for Grand Junction using 2018-2022 ACS 5-Year Estimates.
3. Adjusted persons per housing unit multiplied by ITE weighted average trip rate per person.
4. Adjusted vehicles available per housing unit multiplied by ITE weighted average trip rate per vehicle.
5. Average trip rates based on persons and vehicles per housing unit.

Vehicle Trip Ends by Housing Size

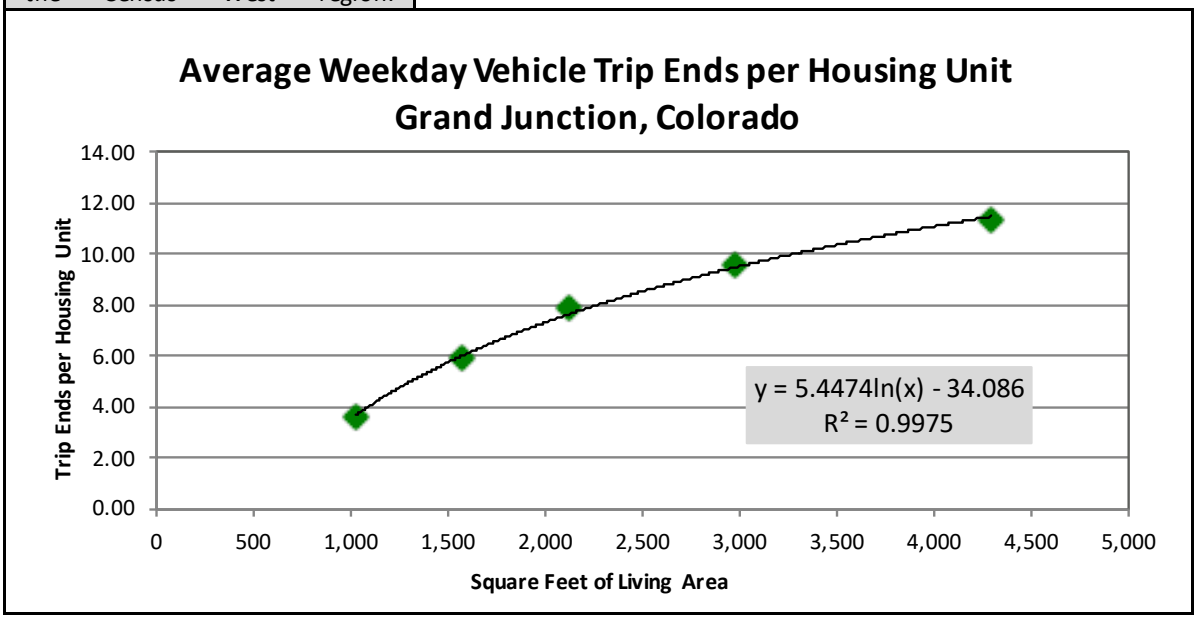
To derive average weekday vehicle trip ends by dwelling size, Tischler Bise uses 2022 U.S. Census Bureau data for housing units constructed in the west region. Based on 2022 estimates, living areas range from 1,021 square feet for 0- to 1-bedroom housing units up to 4,292 square feet for 5+ bedroom housing units. Citywide average floor area and weekday vehicle trip ends, by bedroom range, are plotted in Figure T2 with a logarithmic trend line formula to derive trip ends by housing unit size. TischlerBise recommends a minimum size based on 850 square feet or less and a maximum size of 4,501 square feet or larger.

A medium-size unit with 2,501 to 3,000 square feet has a fitted-curve value of 9.05 vehicle trip ends on an average weekday – this is less than the national average of 9.43 vehicle trip ends per single-family unit. A small unit of 850 square feet or less generates 2.66 vehicle trip ends, and this represents 29 percent of demand from a medium-size unit. A large unit of 3,501 square feet or more generates 10.74 vehicle trip ends, and this represents 119 percent of demand from a medium-size unit. With a "one-size-fits-all" approach, small units pay more than their proportionate share while large units pay less than their proportionate share.

Figure T2: Vehicle Trip Ends by Housing Size

Average weekday vehicle trip ends per housing unit derived from 2018-2022 ACS 5-Year PUMS data for the area that includes Grand Junction. Unit size for 0-1 bedroom from the 2022 U.S. Census Bureau average for all multi-family units constructed in the Census West region. Unit size for all other bedrooms from the 2022 U.S. Census Bureau average for single-family units constructed in the Census West region.

Actual Averages per Housing Unit			Fitted-Curve Values	
Bedrooms	Square Feet	Trip Ends	Sq Ft Range	Trip Ends
0-1	1,021	3.61	850 or less	2.66
2	1,573	5.89	851 to 1,000	3.41
3	2,123	7.89	1,001 to 1,250	4.30
4	2,974	9.52	1,251 to 1,500	5.28
5+	4,292	11.36	1,501 to 2,000	6.59
			2,001 to 2,500	7.96
			2,501 to 3,000	9.05
			3,001 to 3,500	9.96
			3,501 or more	10.74



Nonresidential Trip Generation Rates

For nonresidential development, TischlerBise uses trip generation rates published in Trip Generation, Institute of Transportation Engineers, 11th Edition (2021). The prototype for industrial development is Industrial Park (ITE 130) which generates 3.37 average weekday vehicle trip ends per 1,000 square feet of floor area. Institutional/public development uses Hospital (ITE 610) and generates 10.77 average weekday vehicle trip ends per 1,000 square feet of floor area. For office & other services development, the proxy is General Office (ITE 710), and it generates 10.84 average weekday vehicle trip ends per 1,000 square feet of floor area. The prototype for commercial development is Shopping Center (ITE 820) which generates 37.01 average weekday vehicle trips per 1,000 square feet of floor area.

Figure T3: Average Weekday Vehicle Trip Ends by Land Use

ITE Code	Land Use / Size	Demand Unit	Wkdy Trip Ends Per Dmd Unit*	Wkdy Trip Ends Per Employee*	Emp Per Dmd Unit	Sq. Ft. Per Emp
110	Light Industrial	1,000 Sq Ft	4.87	3.10	1.57	637
130	Industrial Park	1,000 Sq Ft	3.37	2.91	1.16	864
140	Manufacturing	1,000 Sq Ft	4.75	2.51	1.89	528
150	Warehousing	1,000 Sq Ft	1.71	5.05	0.34	2,953
310	Hotel	Room	7.99	14.34	0.56	n/a
416	Campground/RV Park**	Campsite	2.70	n/a	0.05	n/a
620	Nursing Home	Bed	3.06	3.31	0.92	n/a
610	Hospital	1,000 Sq Ft	10.77	3.77	2.86	350
710	General Office (avg size)	1,000 Sq Ft	10.84	3.33	3.26	307
720	Medical-Dental Office	1,000 Sq Ft	36.00	8.71	4.13	242
730	Government Office	1,000 Sq Ft	22.59	7.45	3.03	330
840	Auto Sales/Service	1,000 Sq Ft	27.84	11.20	2.49	402
430	Golf Course	Hole	30.38	3.74	1.47	680
444	Movie Theater	1,000 Sq Ft	78.09	53.12	1.47	680
820	Shopping Center (avg size)	1,000 Sq Ft	37.01	17.42	2.12	471
912	Bank	1,000 Sq Ft	100.35	32.73	3.07	326
934	Fast Food	1,000 Sq Ft	50.94	5.45	9.35	107
945	Convenience Store w/Gas Sales	1,000 Sq Ft	624.20	241.21	2.59	386

*Trip Generation, Institute of Transportation Engineers, 11th Edition (2021).

**Employees per Demand Unit from National Association of RV Parks & Campgrounds (ARVC), "2023 Outdoor Hospitality Industry Benchmarking Report."

Trip Rate Adjustments

Trip generation rates require an adjustment factor to avoid double counting each trip at both the origin and destination points. Therefore, the basic trip adjustment factor is 50 percent. As discussed further in this section, the impact fee methodology includes additional adjustments to make the fees proportionate to the infrastructure demand for particular types of development.

Commuter Trip Adjustment

Residential development has a larger trip adjustment factor of 55 percent to account for commuters leaving Grand Junction for work. According to the 2009 National Household Travel Survey (see Table 30) weekday work trips are typically 31 percent of production trips (i.e., all out-bound trips, which are 50 percent of all trip ends). As shown in Figure T4, the U.S. Census Bureau's OnTheMap web application indicates 33 percent of resident workers traveled outside of Grand Junction for work in 2021. In combination, these factors (0.31 x 0.50 x 0.33 = 0.05) support the additional five percent allocation of trips to residential development.

Figure T4: Commuter Trip Adjustment

Trip Adjustment Factor for Commuters	
Employed Residents	25,498
Residents Living and Working in Grand Junction	17,052
Residents Commuting Outside Grand Junction for Work	8,446
Percent Commuting out of Grand Junction	33%
Additional Production Trips[1]	5%
Standard Trip Rate Adjustment	50%
Residential Trip Adjustment Factor	55%

Source: U.S. Census Bureau, OnTheMap Application (v 6.24.1) and LEHD Origin-Destination Employment Statistics, 2021.

1. According to the National Household Travel Survey (2009)*, published in December 2011 (see Table 30), home-based work trips are typically 30.99 percent of "production" trips, in other words, out-bound trips (which are 50 percent of all trip ends). Also, LED OnTheMap data from 2021 indicate that 33 percent of Grand Junction's workers travel outside the city for work. In combination, these factors (0.3099 x 0.50 x 0.33 = 0.05) account for 5 percent of additional production trips. The total adjustment factor for residential includes attraction trips (50 percent of trip ends) plus the journey-to-work commuting adjustment (5 percent of production trips) for a total of 55 percent. *http://nhts.ornl.gov/publications.shtml ; Summary of Travel Trends - Table "Daily Travel Statistics by Weekday vs. Weekend"

Adjustment for Pass-By Trips

For commercial development, the trip adjustment factor is less than 50 percent because this type of development attracts vehicles as they pass by on arterial and collector roads. For example, when someone stops at a convenience store on the way home from work, the convenience store is not the primary destination. For the average shopping center, ITE data indicate 34 percent of the vehicles that enter are passing by on their way to some other primary destination. The remaining 66 percent of attraction trips have the commercial site as their primary destination. Because attraction trips are half of all trips, the trip adjustment factor is 66 percent multiplied by 50 percent, or approximately 33 percent of the trip ends.

Average Weekday Vehicle Trips

Shown below in Figure T5, multiplying average weekday vehicle trip ends and trip adjustment factors (discussed on the previous page) by Grand Junction's existing development units provides the average weekday vehicle trips generated by existing development. As shown below, existing development generates 359,836 vehicle trips on an average weekday.

Figure T5: Average Weekday Vehicle Trips by Land Use

Development Type	Dev Unit	ITE Code	Avg Wkday VTE	Trip Adjustment	2024 Dev Units	2024 Trips
Single Family	HU	210	9.43	55%	23,347	121,090
Multi-Family	HU	221	4.54	55%	8,140	20,326
Retail/Commercial	KSF	820	37.01	33%	10,242	125,090
Office	KSF	710	10.84	50%	7,639	41,406
Institutional/Public	KSF	610	10.77	50%	7,366	39,666
Industrial	KSF	130	3.37	50%	7,275	12,259
Total						359,836

PERSON TRIPS

Grand Junction is a unique community with residents and workers using varying modes of travel. In general, an impact fee study calculates future development's impact on infrastructure. In suburban, greenfield communities that concentrate on roadway expansion to accommodate additional vehicles, a development's impact is best estimated by calculating the additional vehicle trips or vehicle miles traveled (VMT) generated by the development. However, based on the urban environment and residents' travel behaviors, a multimodal approach is necessary for the City of Grand Junction. This is also consistent with the capital improvements identified in Grand Junction's Capital Improvement Plan and Grand Junction's desire to serve all modes of travel. As such, the multimodal approach calculates person trips generated by the varying development types in the study.

Person Trip Methodology

According to the Institute of Transportation Engineers (ITE), there are several elements necessary to calculate person trips. The following equation is provided in the ITE's Trip Generation Handbook (2021):

Person trips = [(vehicle occupancy) x (vehicle trips)] + transit trips + walk trips + bike trips

To create a more streamlined approach, this study uses "walk / bike / scooter" as the sum of walk and bike trips. The Trip Generation Handbook outlines the general approach to calculating person trips:

1. **Estimate vehicle trip ends generated by development type.** This study uses the vehicle trip rates found in Figure T2 for residential development and Figure T3 for nonresidential development.
2. **Determine mode share and vehicle occupancy.** This study uses mode share and vehicle occupancy data for Mesa County provided by Grand Valley Metropolitan Planning Organization (GVMPO) as part of the 2024 Colorado Department of Transportation (CDOT) travel survey.
3. **Convert vehicle trips to person trips.** This conversion calculates the total person trips by combining the vehicle trip mode share and vehicle occupancy.

Mode Share and Vehicle Occupancy

Vehicle trip estimates, by mode, from the CDOT travel survey provide mode share and vehicle occupancy data used in this analysis. According to preliminary results for Mesa County, the vehicle mode share is 86.3 percent for residential trips, 94.7 percent for nonresidential commercial/retail trips, and 89.2 percent for other nonresidential trips. Additionally, the vehicle trips had an average vehicle occupancy of 1.21 passengers per residential trip, 1.25 passengers per nonresidential commercial/retail trip, and 1.20 passengers per other nonresidential trip.

Figure T6: Mode Share

	Residential		Commercial/Retail		Other Nonresidential	
Mode	Trips	Share	Trips	Share	Trips	Share
Vehicle	1,220	86.3%	412	94.7%	181	89.2%
Transit	12	0.9%	0	0.0%	10	4.9%
Walk/Bike/Scooter	181	12.8%	23	5.3%	12	5.9%
Total	1,413	100.0%	435	100.0%	203	100.0%

Figure T7: Vehicle Occupancy

	Residential	Commercial/Retail	Other Nonresidential
Vehicle Occupants	1,474	515	217
Vehicle Trips	1,220	412	181
Vehicle Occupancy	1.21	1.25	1.20

Source: CDOT Travel Survey, Mesa County, 2024 (Preliminary Data)

Calculation of Person Trip Ends

The total person trip end rate for each land use can be calculated using the vehicle trip end rate, vehicle occupancy rate, and vehicle mode share. The following formula to calculate vehicle trip ends is provided in the ITE's Trip Generation Handbook (2021):

Vehicle trip ends = [(person trip ends) x (vehicle mode share)]/(vehicle occupancy)

To calculate average weekday person trip ends for each land use, the analysis inputs vehicle trip ends, vehicle occupancy, and vehicle mode share factors found in earlier sections. For example, a 2,700-square-foot housing unit generates 9.05 average weekday vehicle trip ends, has a vehicle occupancy rate is 1.21, and the vehicle mode share is 86.3 percent. Based on these factors, a 2,700-square-foot housing unit generates 12.69 average weekday person trip ends ([9.05 vehicle trip ends X 1.21 occupancy rate] / 86.3 percent vehicle mode share). Figure T8 includes average weekday person trip ends for each land use.

Figure T8: Average Weekday Person Trip Ends by Land Use

Residential per Development Unit					
Unit Size	Development Unit	Vehicle Trip Ends per Unit[1]	Vehicle Occupancy[2]	Vehicle Mode Share[2]	Person Trip Ends per Unit
850 or less	Dwelling	2.66	1.21	86.3%	3.73
851 to 1,000	Dwelling	3.41	1.21	86.3%	4.78
1,001 to 1,250	Dwelling	4.30	1.21	86.3%	6.03
1,251 to 1,500	Dwelling	5.28	1.21	86.3%	7.40
1,501 to 2,000	Dwelling	6.59	1.21	86.3%	9.24
2,001 to 2,500	Dwelling	7.96	1.21	86.3%	11.16
2,501 to 3,000	Dwelling	9.05	1.21	86.3%	12.69
3,001 to 3,500	Dwelling	9.96	1.21	86.3%	13.96
3,501 and greater	Dwelling	10.74	1.21	86.3%	15.06

Nonresidential per Development Unit					
Development Type	Development Unit	Vehicle Trip Ends per Unit[1]	Vehicle Occupancy[2]	Vehicle Mode Share[2]	Person Trip Ends per Unit
Retail/Commercial	1,000 Sq Ft	37.01	1.25	94.7%	48.85
Convenience Commercial	1,000 Sq Ft	50.94	1.25	94.7%	67.24
Office	1,000 Sq Ft	10.84	1.20	89.2%	14.58
Institutional/Public	1,000 Sq Ft	10.77	1.20	89.2%	14.49
Industrial	1,000 Sq Ft	3.37	1.20	89.2%	4.53
Warehousing	1,000 Sq Ft	1.71	1.20	89.2%	2.30
Hotel/Lodging	Room	7.99	1.20	89.2%	10.75
RV Park	Pad	2.70	1.20	89.2%	3.63

1. See Land Use Assumptions
2. CDOT Travel Survey, Mesa County, 2024 (Preliminary Data)

Average Weekday Person Trips

Shown below, multiplying average weekday person trip ends and trip adjustment factors by existing development units provides the average weekday person trips generated by existing development. As shown below, existing development generates 488,921 person trips on an average weekday.

Figure T9: Average Weekday Person Trips by Land Use

Development Type	Dev Unit	ITE Code	Avg Wkday PTE	Trip Adjustment	2024 Dev Units	2024 Person Trips
Single Family	HU	Custom	13.22	55%	23,347	169,757
Multi-Family	HU	Custom	6.37	55%	8,140	28,518
Retail/Commercial	KSF	820	48.85	33%	10,242	165,108
Office	KSF	710	14.58	50%	7,639	55,692
Institutional/Public	KSF	610	14.49	50%	7,366	53,367
Industrial	KSF	130	4.53	50%	7,275	16,478
Total						488,921

PERSON MILES TRAVELED (PMT)

The transportation impact fee is calculated on a per person mile traveled (PMT) basis for all development. Costs are allocated to both residential and nonresidential development using trip generation rates, trip adjustment factors, and trip length adjustment factors.

Trip Length Weighting Factor

The transportation impact fee methodology includes a percentage adjustment, or weighting factor, to account for trip length variation by type of land use. As documented in Table 3-1, Table 3-2, and Table 3-3 of the 2022 National Household Travel Survey, person trips from residential development are approximately 124 percent of the average trip length. The residential trip length adjustment factor includes data on home-based work trips, social, and recreational purposes. Conversely, shopping trips associated with commercial development are roughly 46 percent of the average trip length while other nonresidential development typically accounts for trips that are 61 percent of the average for all trips.

Local Trip Lengths

According to recent estimates, Grand Junction provides approximately 223.1 lane miles of arterials and collectors citywide. Using the capacity standards shown below, Grand Junction's existing network provides 1,759,670 vehicle miles of capacity – the weighted average is 7,887 vehicles per lane.

Figure T10: Existing Arterial and Collector Network

Description	Lane Miles	Lane Cap	VMC
Principal Arterial	74.9	9,000	674,100
Minor Arterial	66.6	8,000	532,400
Major Collector	63.2	7,000	442,050
Minor Collector	18.5	6,000	111,120
Total	223.1	7,887	1,759,670

Source: City of Grand Junction

To derive the average utilization (i.e., average trip length expressed in miles) of the major streets, divide vehicle miles of capacity by person trips attracted to development in Grand Junction. As shown in Figure T9, citywide development currently attracts 488,921 average weekday person trips. Dividing 1,759,670 vehicle miles of capacity by existing average weekday person trips yields an unweighted-average trip length of approximately 3.599 miles. The calibration of average trip length includes the same adjustment factors used in the impact fee calculations (i.e., commuter trip adjustment, pass-by trip adjustment, and average trip length adjustment). With these refinements, the weighted-average trip length is 4.417 miles.

Local Person Miles Traveled

Shown below are the demand indicators for residential and nonresidential land uses related to person miles traveled (PMT).

Figure T11: Average Weekday PMT by Land Use

Residential Development						
Unit Size	Development Unit	Person Trip Ends per Unit	Trip Rate Adjustment[1]	Average Trip Length (miles)[2]	Trip Length Adjustment[3]	PMT per Unit[1]
850 or less	Dwelling	3.73	55%	4.417	124%	11.24
851 to 1,000	Dwelling	4.78	55%	4.417	124%	14.40
1,001 to 1,250	Dwelling	6.03	55%	4.417	124%	18.16
1,251 to 1,500	Dwelling	7.40	55%	4.417	124%	22.29
1,501 to 2,000	Dwelling	9.24	55%	4.417	124%	27.83
2,001 to 2,500	Dwelling	11.16	55%	4.417	124%	33.62
2,501 to 3,000	Dwelling	12.69	55%	4.417	124%	38.23
3,001 to 3,500	Dwelling	13.96	55%	4.417	124%	42.05
3,501 and greater	Dwelling	15.06	55%	4.417	124%	45.37

Nonresidential Development						
Development Type	Development Unit	Person Trip Ends per Unit	Trip Rate Adjustment[1]	Average Trip Length (miles)[2]	Trip Length Adjustment[3]	PMT per Unit[1]
Retail/Commercial	1,000 Sq Ft	48.85	33%	4.417	46%	32.75
Convenience Commercial	1,000 Sq Ft	67.24	33%	4.417	46%	45.08
Office	1,000 Sq Ft	14.58	50%	4.417	61%	19.64
Institutional/Public	1,000 Sq Ft	14.49	50%	4.417	61%	19.52
Industrial	1,000 Sq Ft	4.53	50%	4.417	61%	6.10
Warehousing	1,000 Sq Ft	2.30	50%	4.417	61%	3.10
Hotel/Lodging	Room	10.75	50%	4.417	61%	14.48
RV Park	Pad	3.63	50%	4.417	61%	4.89

1. See Land Use Assumptions
2. TischlerBise calculation
3. National Household Travel Survey data, 2022; TischlerBise analysis

IMPACT FEE COMPONENTS

The transportation impact fee is based on Grand Junction's existing inventory of arterials, collectors, and trails. The use of existing standards means there are no existing infrastructure deficiencies. New development is only paying its proportionate share for growth-related infrastructure.

Principal Arterial

Grand Junction currently provides approximately 74.9 lane miles of principal arterials to existing development, and Grand Junction plans to construct additional principal arterials to serve future development. Grand Junction's existing level of service is 0.4256 lane miles per 10,000 PMT (74.9 lane miles / (1,759,685 PMT / 10,000)), and the analysis uses the incremental expansion methodology to maintain the existing level of service for principal arterials.

Based on Engineering & Transportation Department estimates, the construction cost for principal arterials is $2,051,280 per lane mile. The analysis uses this cost as a proxy for future growth-related principal arterial costs, and Grand Junction may use impact fees to construct principal arterials to serve future development. For principal arterials, the cost is $87.31 per PMT (74.9 lane miles / 1,759,685 PMT X $2,051,280 per lane mile).

Figure T12: Principal Arterial Level of Service and Cost Factors

Cost Factors	
Principal Arterial Cost per Mile	$12,307,680
Lanes	6.0
Principal Arterial Cost per Lane Mile	$2,051,280

Level-of-Service (LOS) Standards	
Existing Lane Miles	74.9
2024 PMT	1,759,685
Lane Miles per 10,000 PMT	0.4256
Cost per PMT	$87.31

Source: Grand Junction Engineering & Transportation Department

Minor Arterial

Grand Junction currently provides approximately 66.6 lane miles of minor arterials to existing development, and Grand Junction plans to construct additional minor arterials to serve future development. Grand Junction's existing level of service is 0.3782 lane miles per 10,000 PMT (66.6 lane miles / (1,759,685 PMT / 10,000)), and the analysis uses the incremental expansion methodology to maintain the existing level of service for minor arterials.

Based on Engineering & Transportation Department estimates, the construction cost for minor arterials is $1,622,016 per lane mile. The analysis uses this cost as a proxy for future growth-related minor arterial costs, and Grand Junction may use impact fees to construct minor arterials to serve future development. For minor arterials, the cost is $61.34 per PMT (66.6 lane miles / 1,759,685 PMT X $1,622,016 per lane mile).

Figure T13: Minor Arterial Level of Service and Cost Factors

Cost Factors	
Minor Arterial Cost per Mile	$8,110,080
Lanes	5.0
Minor Arterial Cost per Lane Mile	$1,622,016

Level-of-Service (LOS) Standards	
Existing Lane Miles	66.6
2024 PMT	1,759,685
Lane Miles per 10,000 PMT	0.3782
Cost per PMT	$61.34

Source: Grand Junction Engineering & Transportation Department

Major Collector

Grand Junction currently provides approximately 63.2 lane miles of major collectors to existing development, and Grand Junction plans to construct additional major collectors to serve future development. Grand Junction's existing level of service is 0.3589 lane miles per 10,000 PMT (63.2 lane miles / (1,759,685 PMT / 10,000)), and the analysis uses the incremental expansion methodology to maintain the existing level of service for major collectors.

Based on Engineering & Transportation Department estimates, the construction cost for major collectors is $1,830,400 per lane mile. The analysis uses this cost as a proxy for future growth-related major collector costs, and Grand Junction may use impact fees to construct major collectors to serve future development. For major collectors, the cost is $65.69 per PMT (63.2 lane miles / 1,759,685 PMT X $1,830,400 per lane mile).

Figure T14: Major Collector Level of Service and Cost Factors

Cost Factors	
Major Collector Cost per Mile	$5,491,200
Lanes	3.0
Major Collector Cost per Lane Mile	$1,830,400

Level-of-Service (LOS) Standards	
Existing Lane Miles	63.2
2024 PMT	1,759,685
Lane Miles per 10,000 PMT	0.3589
Cost per PMT	$65.69

Source: Grand Junction Engineering & Transportation Department

Minor Collector

Grand Junction currently provides approximately 18.5 lane miles of minor collectors to existing development, and Grand Junction plans to construct additional minor collectors to serve future development. Grand Junction's existing level of service is 0.1052 lane miles per 10,000 PMT (18.5 lane miles / (1,759,685 PMT / 10,000)), and the analysis uses the incremental expansion methodology to maintain the existing level of service for minor collectors.

Based on Engineering & Transportation Department estimates, the construction cost for minor collectors is $1,911,360 per lane mile. The analysis uses this cost as a proxy for future growth-related minor collector costs, and Grand Junction may use impact fees to construct minor collectors to serve future development. For minor collectors, the cost is $20.12 per PMT (18.5 lane miles / 1,759,685 PMT X $1,911,360 per lane mile).

Figure T15: Minor Collector Level of Service and Cost Factors

Cost Factors	
Minor Collector Cost per Mile	$3,822,720
Lanes	2.0
Minor Collector Cost per Lane Mile	$1,911,360

Level-of-Service (LOS) Standards	
Existing Lane Miles	18.5
2024 PMT	1,759,685
Lane Miles per 10,000 PMT	0.1052
Cost per PMT	$20.12

Source: Grand Junction Engineering & Transportation Department

Trail

Grand Junction currently provides approximately 28.26 miles of trails, also known as off-network active transportation corridors, to existing development, and Grand Junction plans to construct additional trails to serve future development. The total value of Grand Junction's existing trails is $67,230,152, and the analysis uses the weighted average of $2,378,589 per mile ($67,230,152 total value / 28.26 miles of existing trails) as a proxy for future growth-related trail costs.

Figure T16: Trail Cost Factors

Constructed Off-Network ATCs	Miles	Est. Construction Investment	Estimated ROW Value	Total Value
Riverfront Trail	13.77	$14,537,861	$14,537,861	$29,075,722
Monument Trail	3.67	$3,874,685	$3,874,685	$7,749,369
Audubon Trail	3.35	$3,537,522	$3,537,522	$7,075,044
Leach Creek Trail	2.41	$7,543,270	$2,543,270	$10,086,541
Eagle Rim Park	1.04	$2,198,651	$1,098,651	$3,297,302
Price Ditch Trail	0.97	$1,027,622	$1,027,622	$2,055,244
Highway 50 Trail	0.75	$793,828	$793,828	$1,587,656
Colorado Mesa University	0.53	$554,517	$554,517	$1,109,034
Independent Ranchman's Trail	0.35	$368,277	$368,277	$736,554
Main Street Bridge	0.30	$1,600,000	$314,931	$1,914,931
Ridges Blvd Trail	0.28	$449,195	$299,195	$748,391
GV Canal Trail	0.27	$280,369	$280,369	$560,738
Ridge Dr Trail	0.20	$212,577	$212,577	$425,154
Westlake Park Trail	0.16	$171,981	$171,981	$343,962
Levi Ct to Horizon Drive	0.10	$103,338	$103,338	$206,676
Little Bookcliff	0.04	$46,460	$46,460	$92,920
Lincoln Park	0.08	$82,456	$82,456	$164,913
Total	28.26	$37,382,610	$29,847,541	$67,230,152

Source: Grand Junction Engineering & Transportation Department

Grand Junction's existing level of service is 0.1606 miles per 10,000 PMT (28.26 miles / (1,759,685 PMT / 10,000)), and the analysis uses the incremental expansion methodology to maintain the existing level of service. The analysis uses the weighted average of $2,378,589 per mile as a proxy for future growth-related costs. The trail cost is $38.21 per PMT (28.26 miles / 1,759,685 PMT X $2,378,589 per mile).

Figure T17: Trail Level of Service and Cost Factors

Cost Factors	
Total Value	$67,230,152
Existing Miles	28.3
Trail Cost per Mile	$2,378,589

Level-of-Service (LOS) Standards	
Existing Miles	28.26
2024 PMT	1,759,685
Miles per 10,000 PMT	0.1606
Cost per PMT	$38.21

Source: Grand Junction Engineering & Transportation Department

PROJECTION OF GROWTH-RELATED TRANSPORTATION NEEDS

As shown in the *Land Use Assumptions* document, projected development includes an additional 8,180 housing units and 6,592,000 square feet of nonresidential floor area over the next 10 years. Based on the trip generation factors discussed in this section, projected development generates an additional 417,742 PMT over the next 10 years. Shown below in Figure T18, Grand Junction needs to construct approximately 17.8 lane miles of principal arterials at a cost of $39,741,374 (17.8 lane miles X $2,235,034 per lane mile), 15.8 lane miles of minor arterials at a cost of $36,172,343 (15.8 lane miles X $2,289,558 per lane mile), 15.0 lane miles of major collectors at a cost of $40,944,901 (15.0 lane miles X $2,731,175 per lane mile), 4.4 lane miles of minor collectors at a cost of $11,849,979 (4.4 lane miles X $2,695,254 per lane mile), and 6.7 miles of trails at a cost of $15,960,159 (6.7 miles X $2,378,589 per mile) over the next 10 years to maintain the existing levels of service.

Figure T18: 10-Year Transportation Infrastructure Needs to Accommodate Growth

Development Type	Dev Unit	Avg Wkday PTE	Trip Adjustment	Trip Length Adjustment	2024 Dev Units	2024 PMT
Single Family	HU	13.22	55%	124%	23,347	929,775
Multi-Family	HU	6.37	55%	124%	8,140	156,198
Retail/Commercial	KSF	48.85	33%	46%	10,242	335,469
Office	KSF	14.58	50%	61%	7,639	150,054
Institutional/Public	KSF	14.49	50%	61%	7,366	143,790
Industrial	KSF	4.53	50%	61%	7,275	44,398
Total						1,759,685

Average Trip Length (miles)	4.417
Average Lane Capacity	7,887

Grand Junction, Colorado	Base	1	2	3	4	5	10	10-Year
	2024	2025	2026	2027	2028	2029	2034	Increase
Single Family Units	23,347	23,960	24,573	25,186	25,799	26,412	29,477	6,130
Mobile Home Units	8,140	8,345	8,550	8,755	8,960	9,165	10,190	2,050
Retail/Commercial KSF	10,242	10,426	10,610	10,794	10,978	11,162	12,082	1,840
Office KSF	7,639	7,756	7,872	7,988	8,105	8,221	8,802	1,163
Institutional/Public KSF	7,366	7,584	7,802	8,020	8,239	8,457	9,548	2,182
Industrial KSF	7,275	7,416	7,557	7,697	7,838	7,979	8,683	1,408
Single-Family Trips	169,757	174,215	178,672	183,129	187,586	192,043	214,329	44,571
Mobile Home Trips	28,518	29,237	29,955	30,673	31,391	32,110	35,701	7,182
Residential Trips	198,276	203,451	208,627	213,802	218,977	224,153	250,029	51,753
Retail/Commercial Trips	165,108	168,074	171,041	174,007	176,973	179,940	194,772	29,664
Office Trips	55,692	56,539	57,387	58,235	59,082	59,930	64,168	8,476
Institutional/Public Trips	53,367	54,947	56,528	58,108	59,689	61,269	69,172	15,805
Industrial Trips	16,478	16,797	17,116	17,435	17,754	18,072	19,667	3,188
Nonresidential Trips	290,645	296,358	302,071	307,785	313,498	319,211	347,778	57,133
Total Person Trips	**488,921**	**499,809**	**510,698**	**521,587**	**532,475**	**543,364**	**597,807**	**108,887**
Total PMT	**1,759,685**	**1,801,459**	**1,843,234**	**1,885,008**	**1,926,782**	**1,968,556**	**2,177,427**	**417,742**
Principal Arterial Lane Miles	74.9	76.7	78.5	80.2	82.0	83.8	92.7	17.8
Minor Arterial Lane Miles	66.6	68.1	69.7	71.3	72.9	74.4	82.3	15.8
Major Collector Lane Miles	63.2	64.6	66.1	67.6	69.1	70.6	78.1	15.0
Minor Collector Lane Miles	18.5	19.0	19.4	19.8	20.3	20.7	22.9	4.4
Trail Miles	28.3	28.9	29.6	30.3	30.9	31.6	35.0	6.7

PRINCIPAL PAYMENT CREDIT

The City of Grand Junction has outstanding and planned debt obligations of $68,860,000 related to the construction of existing and future arterial and collector improvements. A credit is necessary since new development will pay the impact fee and will also contribute to future principal payments on the remaining debt through taxes. A credit is not necessary for future interest payments because the analysis excludes interest costs from the impact fee calculation. The analysis divides annual principal payments by projected PMT to determine the annual cost of principal payments per PMT. To account for the time value of money, the analysis calculates the net present value of future principal payments per PMT using the Series 2020B discount rate of 4.00 percent. The net present value of future principal payments related to existing debt is $18.83 per PMT.

Figure T19: Principal Payment Credit

Year	2020A Principal	2020B Principal	2025A Principal	Total Principal	PMT	Payment per PMT
2024	$2,040,000	$0		$2,040,000	1,759,685	$1.16
2025	$1,180,000	$0	$1,000,000	$2,180,000	1,801,459	$1.21
2026	$1,200,000	$0	$1,000,000	$2,200,000	1,843,234	$1.19
2027	$1,225,000	$0	$1,000,000	$2,225,000	1,885,008	$1.18
2028	$535,000	$725,000	$1,000,000	$2,260,000	1,926,782	$1.17
2029	$0	$1,411,000	$1,000,000	$2,411,000	1,968,556	$1.22
2030	$0	$1,411,000	$1,000,000	$2,411,000	2,010,330	$1.20
2031	$0	$1,411,000	$1,000,000	$2,411,000	2,052,105	$1.17
2032	$0	$1,411,000	$1,000,000	$2,411,000	2,093,879	$1.15
2033	$0	$1,411,000	$1,000,000	$2,411,000	2,135,653	$1.13
2034	$0	$1,724,000	$1,000,000	$2,724,000	2,177,427	$1.25
2035	$0	$1,724,000	$1,000,000	$2,724,000	2,219,201	$1.23
2036	$0	$1,724,000	$1,000,000	$2,724,000	2,260,976	$1.20
2037	$0	$1,724,000	$1,000,000	$2,724,000	2,302,750	$1.18
2038	$0	$1,724,000	$1,000,000	$2,724,000	2,344,524	$1.16
2039	$0	$2,105,000	$1,000,000	$3,105,000	2,386,298	$1.30
2040	$0	$2,105,000	$1,000,000	$3,105,000	2,428,072	$1.28
2041	$0	$2,105,000	$1,000,000	$3,105,000	2,469,847	$1.26
2042	$0	$2,105,000	$1,000,000	$3,105,000	2,511,621	$1.24
2043	$0	$2,105,000	$1,000,000	$3,105,000	2,553,395	$1.22
2044	$0	$2,572,000	$1,000,000	$3,572,000	2,591,409	$1.38
2045	$0	$2,572,000		$2,572,000	2,629,422	$0.98
2046	$0	$2,572,000		$2,572,000	2,667,436	$0.96
2047	$0	$2,572,000		$2,572,000	2,705,450	$0.95
2048	$0	$2,572,000		$2,572,000	2,743,464	$0.94
2049	$0	$2,895,000		$2,895,000	2,781,477	$1.04
Total	$6,180,000	$42,680,000	$20,000,000	$68,860,000		$30.36
				Interest Rate[1]		4.00%
				Credit per PMT		$18.83

1. Transportation 2020B

Source: Grand Junction Engineering & Transportation Department

Maximum Supportable Transportation Impact Fee

Infrastructure components and cost factors for transportation impact fees are summarized in the upper portion of Figure T20. The cost per service unit is $253.84 per PMT. Transportation impact fees for residential development are calculated per housing unit, based on unit size, and vary proportionately according to the number of PMT per housing unit. The fee of $8,534 for a residential unit with 2,200 square feet is calculated using a cost per service unit of $253.84 per PMT multiplied by 33.62 PMT per unit. Nonresidential impact fees are calculated per development unit and vary proportionately according to the number of PMT per development unit. The industrial fee of $1,548 per development unit is calculated using a cost per service unit of $253.84 per PMT multiplied by 6.10 PMT per development unit.

Figure T20: Maximum Supportable Transportation Impact Fee

Fee Component	Cost per PMT
Principal Arterial	$87.31
Minor Arterial	$61.34
Major Collector	$65.69
Minor Collector	$20.12
Trail	$38.21
Debt Credit	($18.83)
Total	$253.84

Residential Fees per Development Unit					
Unit Size	Development Unit	PMT per Unit[1]	Maximum Supportable	Current Fees	Increase / (Decrease)
850 or less	Dwelling	11.24	$2,853	$3,291	($438)
851 to 1,000	Dwelling	14.40	$3,655	$3,291	$364
1,001 to 1,250	Dwelling	18.16	$4,610	$3,291	$1,319
1,251 to 1,500	Dwelling	22.29	$5,658	$3,516	$2,142
1,501 to 2,000	Dwelling	27.83	$7,064	$5,382	$1,682
2,001 to 2,500	Dwelling	33.62	$8,534	$6,142	$2,392
2,501 to 3,000	Dwelling	38.23	$9,704	$8,044	$1,660
3,001 to 3,500	Dwelling	42.05	$10,674	$8,044	$2,630
3,501 and greater	Dwelling	45.37	$11,517	$8,044	$3,473

Nonresidential Fees per Development Unit					
Development Type	Development Unit	PMT per Unit[1]	Maximum Supportable	Current Fees	Increase / (Decrease)
Retail/Commercial	1,000 SF	32.75	$8,313	$8,256	$57
Convenience Commercial	1,000 SF	45.08	$11,443	$17,551	($6,108)
Office	1,000 SF	19.64	$4,985	$6,624	($1,639)
Institutional/Public	1,000 SF	9.09	$2,307	$1,529	$778
Industrial	1,000 SF	6.10	$1,548	$2,313	($765)
Warehousing	1,000 SF	3.10	$787	$1,025	($238)
Hotel/Lodging	Room	14.48	$3,676	$4,537	($861)
RV Park	Pad	4.89	$1,241	$3,651	($2,410)

1. See Land Use Assumptions

Revenue from Transportation Impact Fees

Projected fee revenue shown in Figure T21 is based on the development projections in the *Land Use Assumptions* document and the maximum supportable transportation impact fees. If development occurs faster than projected, the demand for infrastructure will increase along with impact fee revenue. If development occurs slower than projected, the demand for infrastructure will decrease and impact fee revenue will decrease at a similar rate. Projected impact fee revenue equals $99,061,413 and projected expenditures equal $113,904,408. Impact fee revenue is less than the projected expenditures due to the required debt credit.

Figure T21: Estimated Revenue from Transportation Impact Fees

Fee Component	Growth Share	Existing Share	Total
Principal Arterial	$36,474,022	$0	$36,474,022
Minor Arterial	$25,625,956	$0	$25,625,956
Major Collector	$27,440,767	$0	$27,440,767
Minor Collector	$8,403,503	$0	$8,403,503
Trail	$15,960,159	$0	$15,960,159
Total	$113,904,408	$0	$113,904,408

		Single-Family $8,534 per unit	Multi-Family $5,658 per unit	Retail/Comm. $8,313 per 1,000 sq ft	Office $4,985 per 1,000 sq ft	Inst./Public $2,307 per 1,000 sq ft	Industrial $1,548 per 1,000 sq ft
Year		Hsg Unit	Hsg Unit	KSF	KSF	KSF	KSF
Base	2024	23,347	8,140	10,242	7,639	7,366	7,275
Year 1	2025	23,960	8,345	10,426	7,756	7,584	7,416
Year 2	2026	24,573	8,550	10,610	7,872	7,802	7,557
Year 3	2027	25,186	8,755	10,794	7,988	8,020	7,697
Year 4	2028	25,799	8,960	10,978	8,105	8,239	7,838
Year 5	2029	26,412	9,165	11,162	8,221	8,457	7,979
Year 6	2030	27,025	9,370	11,346	8,337	8,675	8,120
Year 7	2031	27,638	9,575	11,530	8,453	8,893	8,261
Year 8	2032	28,251	9,780	11,714	8,570	9,111	8,401
Year 9	2033	28,864	9,985	11,898	8,686	9,329	8,542
Year 10	2034	29,477	10,190	12,082	8,802	9,548	8,683
10-Year Increase		6,130	2,050	1,840	1,163	2,182	1,408
Projected Revenue		$56,194,724	$12,459,519	$16,432,242	$6,226,557	$5,407,013	$2,341,357

Projected Revenue =>	**$99,061,413**
Total Expenditures =>	**$113,904,408**
General Fund's Share =>	**$14,842,995**

IMPLEMENTATION AND ADMINISTRATION

Impact fees should be periodically evaluated and updated to reflect recent data. City of Grand Junction will continue to adjust for inflation. If cost estimates or demand indicators change significantly, Grand Junction should update the fee calculations.

Colorado's enabling legislation allows local governments to "waive an impact fee or other similar development charge on the development of low- or moderate-income housing, or affordable employee housing, as defined by the local government."

CREDITS AND REIMBURSEMENTS

A general requirement that is common to development impact fee methodologies is the evaluation of credits. A revenue credit may be necessary to avoid potential double payment situations arising from one-time development impact fees plus on-going payment of other revenues that may also fund growth-related capital improvements. The determination of revenue credits is dependent upon the development impact fee methodology used in the cost analysis and local government policies.

Policies and procedures related to site-specific credits should be addressed in the resolution or ordinance that establishes the development impact fees. Project-level improvements, required as part of the development approval process, are not eligible for credits against development impact fees. If a developer constructs a system improvement included in the fee calculations, it will be necessary to either reimburse the developer or provide a credit against the fees due from that particular development.

SERVICE AREA

A development impact fee service area is a region in which a defined set of improvements provide benefit to an identifiable amount of new development. Within a service area, all new development types (single-family, commercial, etc.) are assessed at the same development impact fee rate. Land use assumptions and development impact fees are each defined in terms of this geography, so that capital facility demand, projects needed to meet that demand, and capital facility cost are all quantified in the same terms. Development impact fee revenue collected within a service area is required to be spent within that service area.

Implementation of a large number of small service areas is problematic. Administration is complicated and, because funds collected within the service area must be spent within that area multiple service areas may make it impossible to accumulate sufficient revenue to fund any projects within the time allowed.

As part of our analysis of the City and the type of facilities and improvements included in the development impact fee calculation, TischlerBise has determined that a citywide service area is appropriate for the City of Grand Junction for all impact fees with the exception of parks and recreation, which includes the 201 Service Area Boundary.

APPENDIX A: LAND USE ASSUMPTIONS

OVERVIEW

The City of Grand Junction, Colorado, retained TischlerBise to analyze the impacts of development on its capital facilities and to calculate impact fees based on that analysis. The population, housing unit, and job projections contained in this document provide the foundation for the impact fee study. To evaluate demand for growth-related infrastructure from various types of development, TischlerBise prepared documentation on demand indicators by type of housing unit, jobs and floor area by type of nonresidential development. These metrics (explained further below) are the demand indicators to be used in the impact fee study.

Impact fees are based on the need for growth-related capital improvements, and they must be proportionate to the type of land use. The demographic data and development projections are used to demonstrate proportionality and to anticipate the need for future infrastructure. Demographic data reported by the U.S. Census Bureau, and data provided by Grand Junction and Mesa County Regional Transportation Planning Organization (RTPO) staff, are used to calculate base year estimates and annual projections for a 10-year horizon. Impact fee studies typically look out five to ten years, with the expectation that fees will be updated every three to five years.

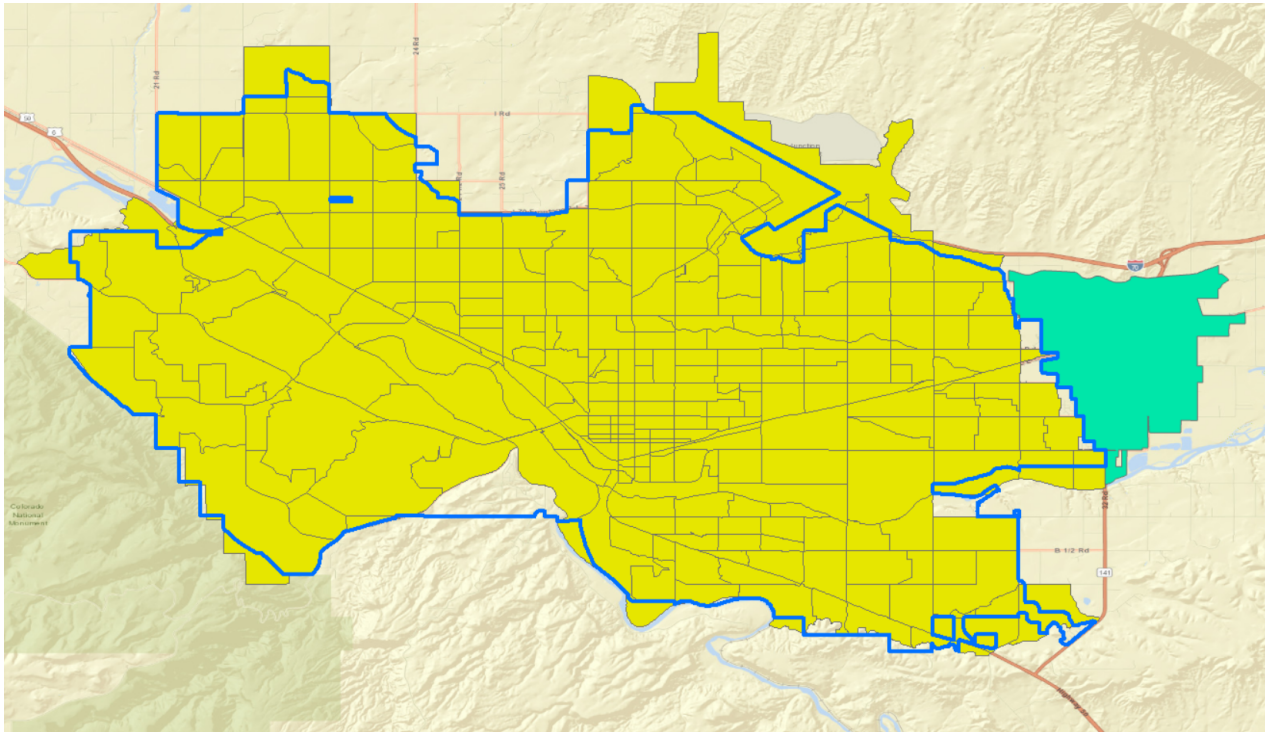
SUMMARY OF GROWTH INDICATORS

Key development projections for Grand Junction's impact fee study are housing units and nonresidential floor area. These projections are used to estimate impact fee revenue and to indicate the anticipated need for growth-related infrastructure. The goal is to have reasonable projections without being overly concerned with precision, because impact fees methodologies are designed to reduce sensitivity to development projections in the determination of the proportionate-share fee amounts. If actual development is slower than projected, impact fee revenue will decline, but so will the need for growth-related infrastructure. In contrast, if development is faster than anticipated, Grand Junction will receive more impact fee revenue, but it will also need to accelerate infrastructure improvements to keep pace with the actual rate of development. Based on the assumptions outlined in the following sections, projected citywide development over the next ten years includes an average of 818 residential units per year and approximately 759,900 square feet of nonresidential floor area per year.

RESIDENTIAL DEVELOPMENT

Current estimates and future projections of residential development are detailed in this section, including population and housing units by type (e.g., single-family versus multi-family units). Due to differing development patterns both in and outside of City limits, TischlerBise reviewed base year population and housing unit estimates for the City of Grand Junction and specific TAZ boundaries from the Transportation Master Plan which are also associated with the 201 Sewer Service Area Boundary. The task at hand is to provide baseline population and housing unit estimates for those areas of the 201 Sewer Service Area Boundary which can reasonably be expected to be annexed into the City of Grand Junction over the next ten years. Figure A1 depicts the 201 Sewer Service Area Boundary (light blue line) and TAZ areas (yellow) incorporated into the study population and housing estimates.

Figure A1: Map of 201 Sewer Service Boundary and TAZ Areas



Occupancy by Housing Type

In 2010 the U.S. Census Bureau transitioned from the traditional long-form questionnaire to the American Community Survey (ACS), which is less detailed and has smaller sample sizes. As a result, Census data now has more limitations than before. For example, data on detached housing units are now combined with attached single units (commonly known as townhouses). For impact fees in Grand Junction, "single-family" residential includes detached units and townhouses that share a common sidewall but are constructed on an individual parcel of land. The second residential category includes all multi-family structures with two or more units on an individual parcel of land.

According to the Census Bureau, a household is a housing unit that is occupied by year-round residents. Impact fees often use per capita standards and persons per housing unit, or persons per household, to derive proportionate-share fee amounts. When persons per housing unit are used in the fee calculations, infrastructure standards are derived using year-round population. When persons per household are used in the fee calculations, the impact fee methodology assumes all housing units will be occupied, this requiring seasonal or peak population to be used when deriving infrastructure standards.

To estimate population and employment for future years, the analysis applies growth assumptions derived from *Grand Valley Metropolitan Planning Organization Mesa County TAZ Estimates,* City GIS parcel data, and standards from the Institute of Transportation Engineers, 11th addition. For the impact fee calculations, TischlerBise will rely on the above referenced as well as a variety of local and regional data sources including the 2018-2022 ACS 5-Year Estimates shown in Figure A2. Collectively, this information is used to indicate the relative number of persons per housing unit, by units in a residential structure, (2.28 PPHU Single-Family, 1.60 PPHU Multi-Family) and the housing mix (75% Single-Family, 25% Multi-Family) in Grand Junction. Because of the minimal seasonal population residing in the City, TischlerBise recommends Grand Junction impose impact fees for residential development according to the number of persons per housing unit.

Figure A2: Occupancy by Housing Type

Housing Type	Persons	Households	Persons per Household	Housing Units	Persons per Housing Unit	Housing Mix	Vacancy Rate
Single-Family Units[1]	50,729	21,230	2.39	22,266	**2.28**	74.60%	4.70%
Multi-Family Units[2]	12,095	6,850	1.77	7,572	**1.60**	25.40%	9.50%
RV Park	56	13	4.31	13	**4.31**	0.04%	0.00%
Total	62,880	28,093	2.24	29,851	**2.11**	100.00%	5.90%

Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

1. Includes detached, attached (i.e. townhouses), and mobile home units.
2. Includes dwellings in structures with two or more units.

Occupancy by Bedroom Range

Impact fees must be proportionate to the demand for infrastructure. Averages per housing unit have a strong, positive correlation to the number of bedrooms, so TischlerBise recommends a fee schedule where larger units pay proportionately higher impact fees. Benefits of the proposed methodology include 1) a proportionate assessment of infrastructure demand using local demographic data and 2) a progressive fee structure (i.e., smaller units pay less, and larger units pay more).

TischlerBise creates custom tabulations of demographic data by bedroom range using individual survey responses provided by the U.S. Census Bureau in files known as Public Use Microdata Samples (PUMS). PUMS files are only available for areas of at least 100,000 persons, and Grand Junction is in Public Use Microdata Area (PUMA) 2501.

Shown below in Figure A3, cells with yellow shading indicate the unweighted PUMS data used to calculate the unadjusted estimate of 2.15 persons per housing unit for PUMA 2501. Unadjusted persons per housing unit estimates are adjusted to match the control total of 2.11 persons per housing unit for Grand Junction shown in Figure A2. Adjusted persons per housing unit estimates range from 1.18 persons per housing unit for units with zero to one bedroom up to 3.48 persons per housing unit for units with five or more bedrooms.

Figure A3: Occupancy by Bedroom Range

Bedroom Range	Persons[1]	Housing Units[1]	Housing Mix	Unadjusted PPHU	Adjusted PPHU[2]
0-1	233	193	8%	1.21	1.18
2	814	496	21%	1.64	1.61
3	2,647	1,202	50%	2.20	2.16
4	1,089	396	17%	2.75	2.70
5+	340	96	4%	3.54	3.48
Total	5,123	2,383	100%	2.15	2.11

1. U.S. Census Bureau, 2018-2022 American Community Survey (ACS) 5-Year Estimates, Public Use Microdata Sample (PUMS) for Colorado PUMA 2501.

2. Represents unadjsted PUMS values scaled to control totals for Grand Junction using 2018-2022 American Community Survey (ACS) 5-Year Estimates.

Occupancy by Housing Unit Size

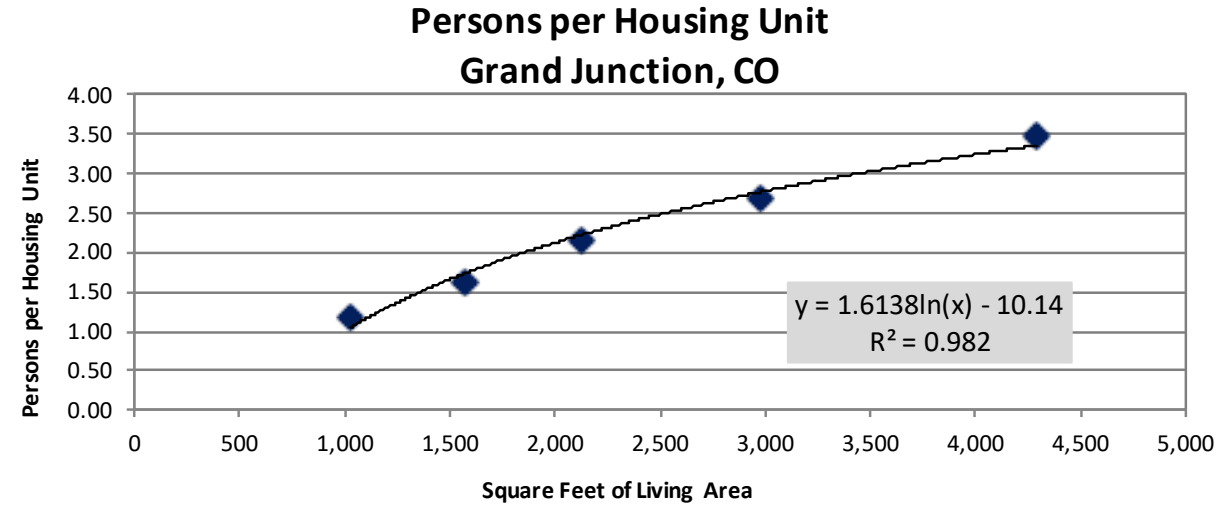
To estimate square feet of living area by bedroom range, TischlerBise uses 2022 U.S. Census Bureau data for housing units constructed in the west region. Based on 2022 estimates, average square feet of living area ranges from 1,021 square feet for housing units with zero to one bedroom up to 4,292 square feet for housing units with five or more bedrooms.

Average square feet of living area and persons per housing unit by bedroom range are plotted in Figure A4 with a logarithmic trend line derived from U.S. Census Bureau estimates discussed in the previous paragraph and adjusted persons per housing unit estimates shown in Figure A3. Using the trend line formula shown in Figure A4, TischlerBise calculates the number of persons per housing unit by square feet of living area. TischlerBise recommends a minimum size range of 850 square feet or less and a maximum size range of 3,501 square feet or more. Using these size ranges, occupancy in the minimum size range is 24 percent of the maximum size range (0.75 PPHU / 3.14 PPHU), 47 percent of the multi-family average shown in Figure A2 (0.75 PPHU / 1.60 PPHU), and 33 percent of the single-family average shown in Figure A2 (0.75 PPHU / 2.28 PPHU).

Figure A4: Occupancy by Housing Unit Size

Average persons per housing unit derived from 2018-2022 ACS PUMS data from Grand Junction. Unit size for 0-1 bedroom from the 2022 U.S. Census Bureau average for all multi-family units constructed in the Census West region. Unit size for all other bedrooms from the 2022 U.S. Census Bureau average for single-family units constructed in the Census West region.

Actual Averages per Housing Unit			Fitted-Curve Values	
Bedrooms	Square Feet	Persons	Sq Ft Range	Persons
0-1	1,021	1.18	850 or less	0.75
2	1,573	1.61	851 to 1,000	0.97
3	2,123	2.16	1,001 to 1,250	1.23
4	2,974	2.70	1,251 to 1,500	1.52
5+	4,292	3.48	1,501 to 2,000	1.91
			2,001 to 2,500	2.32
			2,501 to 3,000	2.64
			3,001 to 3,500	2.91
			3,501 or more	3.14



Recent Residential Construction

The City of Grand Junction provided TischlerBise with recent City residential building permit activity, shown in Figure A5. Although not used to calculate the projections, it is worth noting a total of 2,341 single-family permits and 1,748 multi-family permits were issued in the City from 2019 through 2023. Permit distribution over this period was 57 percent single family and 43 percent multi-family. This ratio differs from the existing housing unit mix of 75 percent single-family units and 25 percent multi-family units shown in Figure A2.

Figure A5: Recent Grand Junction Residential Permit Activity

Year	Single Family	%	Multifamily	%	Total
2019-2023	2,341	57.3%	1,748	42.7%	4,089

Source: City of Grand Junction, CO Building Permit Data

Current Population and Housing

Population and housing unit estimates for the 201 Sewer Service Area Boundary were compiled from data provided by MPO. TischlerBise applied the population, housing unit estimates found within the *Grand Valley 2040 Transportation Master Plan* in each TAZ to derive the number of existing housing units in the service area but outside of the City limits. The resulting estimates, shown in Figure A6, suggest approximately 15,453 housing units (46,940 units within the service area - 31,487 units within the City limits of Grand Junction) exist in the 201 Sewer Service Area Boundary, outside of the City limits for which *impact fees will not be collected*. Deducting the estimated 2024 Grand Junction population from the 201 Sewer Service Area Boundary TAZ area (114,972 - 65,517) results in an estimated population of 49,455 currently residing in the 201 Sewer Service Area, outside of city limits.

Figure A6: 2024 Population and Housing Units

2024 Residential Development			
Residential	**City Limits**	**201 Service Area**	**Total**
Population	65,517	49,455	114,972
Housing Units	31,487	15,453	46,940
PPHU	2.08	3.20	2.45

Projected Population and Housing Units

Figure A7 summarizes housing unit projections from 2024 to 2034 for the City of Grand Junction, as well as the 201 Sewer Service Area Boundary. Growth in residential units is based on the past five-year average of 818 additional units annually. A total of 56,138 housing units, (9,198 net new units) are projected in the area (City and 201 Sewer Service Area Boundary) by 2034. Given historic housing dispersion throughout the 201 Sewer Service Area Boundary and observed residential unit composition for the area, housing estimates were broken down between existing City limits and areas currently outside but within the 201 Sewer Service Area Boundary. Approximately 75 percent of Grand Junction's housing units are single-family units. City housing unit growth projections have mirrored this ratio, resulting in an additional 6,130 single-family units and 2,050 multi-family units by 2034. For areas outside current city limits but within the 201 Sewer Service Area Boundary, 100 percent of the 1,018 new housing units have been attributed to single-family development reflecting the rural composition of the area. All totals shown in Figure A7 represent estimates as of January 1st of each year.

Figure A7: Grand Junction Residential Development Projections

5 year increment >>

	2024	2025	2026	2027	2028	2029	2034	10-Year
	Base Year	1	2	3	4	5	10	Increase
POPULATION								
Grand Junction	65,517	67,242	68,968	70,694	72,419	74,145	82,773	17,256
201 /Outside City	49,455	49,779	50,102	50,425	50,748	51,072	52,713	3,258
Total	**114,972**	**117,021**	**119,070**	**121,119**	**123,168**	**125,217**	**135,487**	**20,514**
HOUSING UNITS								
GJ Single-Family	23,347	23,960	24,573	25,186	25,799	26,412	29,477	6,130
GJ Multi-Family	8,140	8,345	8,550	8,755	8,960	9,165	10,190	2,050
Grand Junction Total	**31,487**	**32,305**	**33,123**	**33,941**	**34,759**	**35,577**	**39,667**	**8,180**
201 Bdry Single-Family	15,453	15,554	15,655	15,756	15,857	15,958	16,471	1,018
Total Housing Units	**46,940**	**47,859**	**48,778**	**49,697**	**50,616**	**51,535**	**56,138**	**9,198**

NONRESIDENTIAL DEVELOPMENT

In addition to data on residential development, the calculation of impact fees requires data on nonresidential development. All land use assumptions and projected growth rates are consistent with socioeconomic data from the Grand Valley 2040 Regional Transportation Plan and the 2024 ESRI Business Summary Report for Grand Junction. TischlerBise uses the term "jobs" to refer to employment by place of work. In Figure A8, the nonresidential development prototypes were used by TischlerBise to derive nonresidential floor area and average weekday vehicle trips ends are shown.

Employment Density Factors and Trip Generation Factors

The prototype for future projections of commercial / retail development is an average-size Shopping Center (ITE 820). Commercial / retail development (i.e. retail and eating / drinking places) is assumed to average 471 square feet per job. For future industrial development, Industrial Park (ITE 130) is a reasonable proxy with an average of 864 square feet per job. For office / other service development, General Office (ITE 710) is the prototype for future office development, with an average of 307 square feet per job. And finally, Hospital (ITE 610) is the prototype for future institutional development, with an average of 350 square feet per job.

Figure A8: Nonresidential Demand Indicators

ITE Code	Land Use / Size	Demand Unit	Wkdy Trip Ends Per Dmd Unit*	Wkdy Trip Ends Per Employee*	Emp Per Dmd Unit	Sq. Ft. Per Emp
110	Light Industrial	1,000 Sq Ft	4.87	3.10	1.57	637
130	Industrial Park	1,000 Sq Ft	3.37	2.91	1.16	864
140	Manufacturing	1,000 Sq Ft	4.75	2.51	1.89	528
150	Warehousing	1,000 Sq Ft	1.71	5.05	0.34	2,953
310	Hotel	Room	7.99	14.34	0.56	n/a
416	Campground/RV Park**	Campsite	2.70	n/a	0.05	n/a
620	Nursing Home	Bed	3.06	3.31	0.92	n/a
610	Hospital	1,000 Sq Ft	10.77	3.77	2.86	350
710	General Office (avg size)	1,000 Sq Ft	10.84	3.33	3.26	307
720	Medical-Dental Office	1,000 Sq Ft	36.00	8.71	4.13	242
730	Government Office	1,000 Sq Ft	22.59	7.45	3.03	330
840	Auto Sales/Service	1,000 Sq Ft	27.84	11.20	2.49	402
430	Golf Course	Hole	30.38	3.74	1.47	680
444	Movie Theater	1,000 Sq Ft	78.09	53.12	1.47	680
820	Shopping Center (avg size)	1,000 Sq Ft	37.01	17.42	2.12	471
912	Bank	1,000 Sq Ft	100.35	32.73	3.07	326
934	Fast Food	1,000 Sq Ft	50.94	5.45	9.35	107
945	Convenience Store w/Gas Sales	1,000 Sq Ft	624.20	241.21	2.59	386

*Trip Generation, Institute of Transportation Engineers, 11th Edition (2021).

**Employees per Demand Unit from National Association of RV Parks & Campgrounds (ARVC), "2023 Outdoor Hospitality Industry Benchmarking Report."

Nonresidential Floor Area

TischlerBise utilized multiple data sources to forecast future nonresidential development in the study area. To project future employment, the analysis relies on the 2024 ratio of 0.96 jobs per person observed in the MPO's employment data (96 jobs per 100 residents). TischlerBise utilized the ESRI employment estimate of 62,988 jobs in Grand Junction to derive a 2024 base, with jobs allocated to one of four nonresidential categories: Retail/Commercial, Office, Institutional/Public, or Industrial. Utilizing GIS parcel data from the MPO, base year nonresidential square footage equals approximately 32.5 million square feet – 10.2 million square feet of retail/commercial, 7.6 million square feet of office, 7.4 million square feet of institutional, and 7.3 million square feet of industrial.

Figure A9: Grand Junction Nonresidential Floor Area and Employment Estimates 2024

Industry Sector	2024 Jobs[1]	Share of Total Jobs	2024 Estimated Floor Area[2]
Retail/Commercial	14,843	24%	10,242,103
Office	14,370	23%	7,639,464
Institutional/Public	23,661	38%	7,366,028
Industrial	10,114	16%	7,275,135
Total	62,988	100%	32,522,730

1. Esri Business Analyst Online, Business Summary, 2024
2. Grand Valley Metropolitan Planning Organization

Projected Nonresidential Floor Area

Once the 2024 employment data was derived for the City, employment growth projections were distributed according to observed 2024 MPO employment sector percentages for Grand Junction (24% Commercial/Retail, 23% Office, 38% Institutional, and 16% Industrial/Flex) (Figure A9). The analysis results in an increase of 16,590 jobs. To calculate growth of nonresidential floor area, TischlerBise applied ITE square feet per employee estimates shown in Figure A8 by estimated sector employment to derive net new annual growth. Projected nonresidential growth over the next ten years results in an increase of 6.59 million square feet. Totals shown below represent estimates as of January 1st of each year.

Figure A10: Nonresidential Development Projections

	2024	2025	2026	2027	2028	2029	2034	10-Year
	Base Year	1	2	3	4	5	10	Increase
EMPLOYMENT BY TYPE								
GJ Retail/Commercial	14,843	15,234	15,625	16,016	16,407	16,798	18,752	3,909
GJ Office	14,370	14,748	15,127	15,505	15,884	16,262	18,155	3,785
GJ Institutional/Public	23,661	24,284	24,907	25,531	26,154	26,777	29,893	6,232
GJ Industrial	10,114	10,380	10,647	10,913	11,180	11,446	12,778	2,664
Grand Junction Total	**62,988**	**64,647**	**66,306**	**67,965**	**69,624**	**71,283**	**79,578**	**16,590**
NONRES. FLOOR AREA (X 1,000 SF)								
GJ Retail/Commercial	10,242	10,426	10,610	10,794	10,978	11,162	12,082	1,840
GJ Office	7,639	7,756	7,872	7,988	8,105	8,221	8,802	1,163
GJ Institutional/Public	7,366	7,584	7,802	8,020	8,239	8,457	9,548	2,182
GJ Industrial	7,275	7,416	7,557	7,697	7,838	7,979	8,683	1,408
Grand Junction Total	**32,523**	**33,182**	**33,841**	**34,500**	**35,160**	**35,819**	**39,115**	**6,592**

DEVELOPMENT PROJECTIONS

Figure A11 includes a summary of cumulative development projections used in the impact fee study. Base year estimates for 2024 are used in the impact fee calculations and *reflect the entirety of the City and Sewer Service 201 growth boundary*. Development projections are used to illustrate a possible future pace of demand for service units and cash flows resulting from revenues and expenditures associated with those demands. All totals represent estimates as of January 1st of each year.

Figure A11: Development Projections Summary

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	10-Year
	Base Year	1	2	3	4	5	6	7	8	9	10	Increase
POPULATION												
Grand Junction	65,517	67,242	68,968	70,694	72,419	74,145	75,871	77,596	79,322	81,048	82,773	17,256
201 /Outside City	49,455	49,779	50,102	50,425	50,748	51,072	51,401	51,729	52,057	52,385	52,713	3,258
Total	**114,972**	**117,021**	**119,070**	**121,119**	**123,168**	**125,217**	**127,272**	**129,326**	**131,379**	**133,433**	**135,487**	**20,514**
HOUSING UNITS												
GJ Single-Family	23,347	23,960	24,573	25,186	25,799	26,412	27,025	27,638	28,251	28,864	29,477	6,130
GJ Multi-Family	8,140	8,345	8,550	8,755	8,960	9,165	9,370	9,575	9,780	9,985	10,190	2,050
Grand Junction Total	**31,487**	**32,305**	**33,123**	**33,941**	**34,759**	**35,577**	**36,395**	**37,213**	**38,031**	**38,849**	**39,667**	**8,180**
201 Bdry Single-Family	15,453	15,554	15,655	15,756	15,857	15,958	**16,061**	16,164	16,266	16,369	16,471	1,018
Total Housing Units	**46,940**	**47,859**	**48,778**	**49,697**	**50,616**	**51,535**	**52,456**	**53,377**	**54,297**	**55,218**	**56,138**	**9,198**
EMPLOYMENT BY TYPE												
GJ Retail/Commercial	14,843	15,234	15,625	16,016	16,407	16,798	17,189	17,580	17,971	18,362	18,752	3,909
GJ Office	14,370	14,748	15,127	15,505	15,884	16,262	16,641	17,019	17,398	17,776	18,155	3,785
GJ Institutional/Public	23,661	24,284	24,907	25,531	26,154	26,777	27,400	28,023	28,647	29,270	29,893	6,232
GJ Industrial	10,114	10,380	10,647	10,913	11,180	11,446	11,712	11,979	12,245	12,512	12,778	2,664
Grand Junction Total	**62,988**	**64,647**	**66,306**	**67,965**	**69,624**	**71,283**	**72,942**	**74,601**	**76,260**	**77,919**	**79,578**	**16,590**
NONRES. FLOOR AREA (X 1,000 SF)												
GJ Retail/Commercial	10,242	10,426	10,610	10,794	10,978	11,162	11,346	11,530	11,714	11,898	12,082	1,840
GJ Office	7,639	7,756	7,872	7,988	8,105	8,221	8,337	8,453	8,570	8,686	8,802	1,163
GJ Institutional/Public	7,366	7,584	7,802	8,020	8,239	8,457	8,675	8,893	9,111	9,329	9,548	2,182
GJ Industrial	7,275	7,416	7,557	7,697	7,838	7,979	8,120	8,261	8,401	8,542	8,683	1,408
Grand Junction Total	**32,523**	**33,182**	**33,841**	**34,500**	**35,160**	**35,819**	**36,478**	**37,137**	**37,796**	**38,456**	**39,115**	**6,592**

APPENDIX B: LAND USE DEFINITIONS

RESIDENTIAL DEVELOPMENT

As discussed below, residential development categories are based on data from the U.S. Census Bureau, American Community Survey. Grand Junction will collect development fees from all new residential units. One-time development fees are determined by site capacity (i.e. number of residential units). This category also contains mobile homes and recreational vehicles

Single-Family: Single-Family detached is a one-unit structure detached from any other house, that is, with open space on all four sides. Such structures are considered detached even if they have an adjoining shed or garage. A one-family house that contains a business is considered detached as long as the building has open space on all four sides. Also included in the definition is Single family attached (townhouse), which is a one-unit structure that has one or more walls extending from ground to roof separating it from adjoining structures. In row houses (sometimes called townhouses), double houses, or houses attached to nonresidential structures, each house is a separate, attached structure if the dividing or common wall goes from ground to roof.

202 Multi-Family: 2+ units (duplexes and apartments) are units in structures containing two or more housing units, further categorized as units in structures with "2, 3 or 4, 5 to 9, 10 to 19, 20 to 49, and 50 or more apartments."

RV Park: RV parks typically do not have large buildings, they may feature a park office, restrooms, showers, pools, fishing ponds, walking trails, laundry facilities, and sometimes small retail shops or a restaurant. The park is made up of individual sites for RVs, each with enough space for parking, a small outdoor area, and the necessary hookups. RV parks are typically located near highways, tourist areas, or natural attractions. Short-term stays or overnight visits generally result in more frequent turnover and higher trip generation. Long-term stays or seasonal residents might generate fewer trips on a daily basis, though the overall traffic may still be significant during the peak tourist season.

NONRESIDENTIAL DEVELOPMENT

The proposed general nonresidential development categories (defined below using 2017 ITE Land Use Code) can be used for all new construction within Grand Junction. Nonresidential development categories represent general groups of land uses that share similar average weekday vehicle trip generation rates and employment densities (i.e., jobs per thousand square feet of floor area).

Land Use: 820 Shopping Center Description. A shopping center is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. A shopping center's composition is related to its market area in terms of size, location, and type of store. A shopping center also provides on-site parking facilities sufficient to serve its own parking demands.

Land Use: 934 Fast-Food Restaurant with Drive-Through Window. This type of land use is characterized by a fast-food restaurant with large drive-through surrounded by a small surface parking lot with access to one or more commercial roads. Establishments have large carry-out clientele, long hours of service (including 24-hour service). The restaurant does not provide table service, and a patron typically orders from a menu board and pays before receiving the meal. A typical stay is less than 30 minutes.

Land Use: 710 General Office Building Description. A general office building has a floor area of 5,000 square feet or greater and houses multiple tenants; it is a location where business affairs, commercial or industrial organizations, or professional persons or firms are conducted. An office building or buildings may contain a mixture of tenants including professional services, insurance companies, investment brokers, and tenant services, such as a bank or savings and loan institution, a restaurant, or cafeteria and service retail facilities.

Land Use: 730 Government Office Building Description. A government office building is an individual office building containing either the entire function or simply one agency of a city, state, federal, or other government unit. Government office buildings do not contain retail, manufacturing, or residential uses and can vary in size from a single story to several stories. They tend to have a large number of office workers, administrative staff, and may also accommodate meetings and public services.

Land Use: 130 Industrial Park. This type of land use involves areas dedicated to industrial activities, where multiple businesses or industrial tenants operate within a designated space. Industrial parks are typically characterized by large, often single-story buildings with high ceilings to accommodate manufacturing equipment, storage, and loading docks, located in areas where there is significant transportation access, such as near highways, railroads, or ports. Buildings may vary in size, and the park may include multiple separate buildings or be comprised of a few larger structures designed for specific industrial activities. The primary activities in these parks generally include manufacturing, assembly, processing, and warehousing. Unlike Light Industrial Parks (Land Use 110), Industrial Parks may accommodate a wider range of industries, including those with moderate to heavy manufacturing or production operations**.**

Land Use: 150 Warehousing Description. A warehouse is primarily devoted to the storage of materials, but it may also include office and maintenance areas. High-cube transload and short-term storage warehouse (Land Use 154), high-cube fulfillment center warehouse (Land Use 155), high-cube parcel hub warehouse (Land Use 156), and high-cube cold storage warehouse (Land Use 157) are related uses.

Land Use: 310 Hotel. Hotels usually consist of multiple floors of guest rooms, common areas, service facilities, and amenities. The design and size can vary from small boutique hotels with a few rooms to large, multi-story hotels with hundreds of rooms and expansive meeting and recreational spaces. The property may also have parking garages, loading docks, and amenities designed to serve both business and leisure travelers. Hotels are often located near highways, business districts, tourist attractions, or transportation hubs, such as airports or train stations, to accommodate the travel needs of guests. Some hotels may be part of larger commercial complexes, while others are standalone properties.

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.~~

~~(ii) 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 ~~an 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													
		Fire			Police			Transportation			Parks		
Unit Size	Development Unit	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	$3,695
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	$1,989	$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 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 DEVELOPMENT IMPACT FEES AND AUTHORIZATION TO ISSUE REFUNDS OF NEW FEE SCHEDULE DIFFERENCES BETWEEN JANUARY 1, 2026 AND THE EFFECTIVE DATE OF THIS ORDINANCE.

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.

DRAFT

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.

Dollar value of open space dedication and/or In lieu fee / number of lots = 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

DRAFT

Grand Junction City Council

Regular Session

Item #4.a.

Meeting Date: May 6, 2026

Presented By: Ken Sherbenou, Parks and Recreation Director

Department: Parks and Recreation

Submitted By: Ken Sherbenou

Information

SUBJECT:

Contract to Resurface of 12 Canyon View Tennis Courts

RECOMMENDATION:

Authorize the City Purchasing Divison to execute a contract with Pro Track and Tennis for the Resurfacing of 12 Tennis Courts at Canyon View Park for a not to exceed cost of $243,632.

EXECUTIVE SUMMARY:

The original twelve (12) tennis courts at Canyon View Park were last resurfaced in 2017. Industry standards recommend resurfacing every five (5) to eight (8) years, depending on climate conditions and level of use. Based on this lifecycle, the courts at Canyon View are due for resurfacing to maintain safe and functional playing conditions.

Following a competitive Request for Proposals (RFP) process that generated strong interest and included interviews with top-ranked firms, the staff recommends entering into a contract with Pro Track and Tennis, Inc. The firm has extensive experience with similar projects, including both new court construction and the critical maintenance task of resurfacing existing tennis facilities.

BACKGROUND OR DETAILED INFORMATION:

The Request for Proposals (RFP) for the Canyon View Park Tennis Courts Resurfacing Project (RFP-5880-26-KF) was publicly advertised through BidNet Direct, the City's online procurement platform, the Daily Sentinel, posted on the City of Grand Junction Purchasing website, distributed through the Grand Junction Chamber of Commerce, the

Western Colorado Contractors Association, and an additional list of eighteen (18) tennis court contractors. In total, approximately 702 suppliers were notified of the opportunity.

The solicitation generated interest from approximately 26 plan holders. In response, the City received six (6) proposals from qualified firms. The following firms submitted proposals (with locations noted):

Athletic Court Surfaces LLC – Fruita, CO
Centennial Asphalt, Concrete, & Waterproofing – Centennial, CO
Denver Commercial Property Services, Inc. (DCPS) – Commerce City, CO
Evergreen Courts – Johnstown, CO
Pro Track and Tennis, Inc. – Elkhorn, NE
L.E.R. d/b/a Renner Sports Surfaces – Denver, CO

Initial scoring by the Evaluation Committee advanced four firms to the interview phase: Athletic Court Surfaces LLC, Evergreen Courts, Pro Track and Tennis, Inc., and Renner Sports. Following interviews and further evaluation, Pro Track and Tennis, Inc. was identified as the preferred proposer.

Upon City Council approval of the Contract, the selected contractor anticipates mobilizing during the third week of May, with completion of the Project anticipated by August 2026. This schedule is intended to minimize disruption to user groups while ensuring the timely completion of the necessary improvement.

Per Section 10.10 of the Purchasing Manual, all solicitation documents shall remain confidential until the Purchasing Division awards the contract.

FISCAL IMPACT:

The cost for this project is included in the approved 2026 project budget.

SUGGESTED MOTION:

I move to approve the City Purchasing Divison to execute a contract with Pro Track and Tennis for the Resurfacing of 12 Tennis Courts at Canyon View Park for a not to exceed cost of $243,632.

Attachments

None

Grand Junction City Council

Regular Session

Item #4.b.

Meeting Date: May 6, 2026

Presented By: Jerod Timothy, Project Engineer

Department: General Services

Submitted By: Kyle Coltrinari

Information

SUBJECT:

Contract to Complete Final Phase of LED Lighting Conversion in City Buildings

RECOMMENDATION:

Staff recommends authorizing the City Purchasing Division to enter into a contract with Citrine LLC for $240,988.53 to complete the final phase of LED lighting conversion project.

EXECUTIVE SUMMARY:

This item seeks City Council approval for Phase 3 of the City's Lighting Conversion Project, which upgrades existing lighting systems to energy-efficient LED technology across approximately 20 City facilities. This phase continues the City's strategic effort to improve energy efficiency and reduce maintenance costs across its building portfolio. The project also addresses the increasing unavailability of non-LED lighting products in Colorado, ensuring the City can sustainably maintain its facilities moving forward. Work includes a combination of fixture retrofits and full replacements, along with exterior lighting improvements, all designed to meet or exceed industry efficiency standards.

BACKGROUND OR DETAILED INFORMATION:

This project represents the third phase of the City's ongoing lighting conversion initiative, which is focused on upgrading existing lighting systems to high-efficiency LED technology across City facilities. The primary goals of this phase are to improve energy efficiency, reduce long-term maintenance costs, and support the City's sustainability objectives. Additionally, recent changes in Colorado regulations limiting the availability of non-LED lighting products make this transition both timely and necessary for continued operations.

Phase 3 includes lighting improvements across approximately 20 City-owned buildings and facilities, including public safety buildings, fire stations, parks and recreation facilities, cultural venues, and municipal service buildings.

The scope of work generally consists of:

- Retrofit of existing fluorescent and HID lighting systems with LED equivalents (one-for-one replacements where feasible)
- Full fixture replacements where existing fixtures are outdated or incompatible with LED retrofits.
- Selective exterior lighting upgrades, including pole lights, wall packs, and canopy lighting.
- Recycling and proper disposal of all removed lamps, ballast, and fixtures in accordance with environmental regulations.

All lighting improvements are required to meet or exceed Design Lights Consortium (DLC) certification standards to ensure quality, efficiency, and eligibility for utility rebates.

The contractor will be responsible for:

- Providing detailed, itemized proposals by facility, including materials, labor, and associated costs.
- Coordinating and submitting all applicable rebates through Xcel Energy, which will be applied as credits to the project cost.
- Ensuring proper cleanup, installation, and commissioning of all lighting systems.

This phase continues to build on prior investments by standardizing lighting infrastructure across City facilities, improving lighting quality for staff and the public, and reducing the City’s overall energy consumption and carbon footprint.

A formal Invitation for Bids was issued via BidNet Direct (an online 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 Contractor's Association and advertised in the Daily Sentinel. There were four (4) companies that submitted formal bids. Four(4) companies were found responsive and responsible. One (1) company was found non-responsive as they could not meet the requirements of the solicitation.

Contractor	Location	Original Bid Amount	Bid Amount w/ Removal of Lincoln Park Barn
Citrine LLC	Lakewood, CO	$249,509.40	$240,988.53
Greiner Electric	Cedaredge, CO	$329,366.00	$315,070.62
CAM Electric	Montrose, CO	$1,123,676.00	$1,111,377.00

IKIO LED Lighting	Indianapolis, IN	Non Responsive	Non Responsive

Per Section 1.1.3 of the Purchasing Manual, confidential information obtained during procurement activities will be respected and protected as provided by law.

FISCAL IMPACT:

Funding for this project is included in the 2026 Adopted Budget in the Facilities internal service fund.

SUGGESTED MOTION:

Motion to approve the City Purchasing Division to enter into a contract with Citrine LLC for $240,988.53 to complete the final phase of LED lighting conversion project.

Attachments

None

Grand Junction City Council

Regular Session

Item #4.c.

Meeting Date:	May 6, 2026
Presented By:	Trenton Prall, Engineering & Transportation Director, Jay Valentine, Chief Financial Officer
Department:	Engineering & Transportation
Submitted By:	Eric Rink, Project Engineer

Information

SUBJECT:

Authorization of Construction Contract for Street Maintenance — Riverside Parkway Repair

RECOMMENDATION:

Authorize the City Purchasing Division to enter into a contract with Oldcastle SW Group, Inc. dba United Companies of Grand Junction, CO for the 2026 Contract Street Maintenance - Riverside Parkway Repair Project in the amount of $505,021.00.

EXECUTIVE SUMMARY:

This contract with Oldcastle SW Group, Inc. dba United Companies, if approved, will correct road and median damage on Riverside Parkway, between 4th Avenue and Dos Rios Drive.

BACKGROUND OR DETAILED INFORMATION:

This year's contract street maintenance program is funded at $3,297,000. This is the second project, among a planned suite of projects that will address major roadway concerns throughout the City.

The proposed project will repair a significant roadway dip that has led to the implementation of a reduced speed zone on Riverside Parkway. The precise location is shown on the attached vicinity map, and impacts are felt on both eastbound and westbound lanes. Work items associated with this contract include removal of existing asphalt pavement and aggregate base, placement of a high tensile strength geosynthetic fabric, placement of aggregate base course, removing and replacing failed curb, gutter, and sidewalk sections, and repaving with new asphalt on the surface to the original elevations and grades of the roadway. Due to the depth of repair and minimal

area being repaired, traffic will be reduced to one lane in each direction at times during the construction efforts.

A formal Invitation for Bids was issued via BidNet (an online 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. Two companies submitted formal bids and both bids were found to be responsive and responsible. The following shows total bid amounts:

Firm	Oldcastle SW Group, Inc. dba United Companies	Wiseland Construction and Excavation
Location	Grand Junction, CO	Palisade, CO
Responsive and responsible	Yes	Yes
Total Bid Amount	$505,021.00	$551,864.50

The Oldcastle SW Group, Inc. dba United Companies bid is recommended for award for a total of $505,021.00. If awarded, this project is scheduled to begin in spring with an expected completion by summer.

Per Section 1.1.3 of the Purchasing Manual, confidential information obtained during procurement activities will be respected and protected as provided by law.

FISCAL IMPACT:

The funding for this project is included in the 2026 Adopted Sales Tax Capital Improvement Fund budget.

SUGGESTED MOTION:

I move to authorize the City Purchasing Division to enter into a contract with Oldcastle SW Group, Inc. dba United Companies of Grand Junction, CO for the 2026 Contract Street Maintenance - Riverside Parkway Repair Project in the amount of $505,021.00.

Attachments

1. Riverside Parkway Repair

Riverside Parkway Repair

N

0 0.07 0.15 mi

Printed: 4/21/2026

1 inch equals 0 miles

Scale: 1:2,861

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

Grand Junction City Council

Regular Session

Item #5.a.

Meeting Date: May 6, 2026

Presented By: Pete Skeris

Department: Fire

Submitted By: Peter Skeris

Information

SUBJECT:

A Resolution to Ban the Sale or Trade of Fireworks

RECOMMENDATION:

Staff recommends adoption of the resolution.

EXECUTIVE SUMMARY:

Pursuant to the Grand Junction Municipal Code, the Fire Chief has the authority to declare by emergency order any temporary restriction on fire, burning, or other activities that endanger the health, safety, and welfare of the residents of the City. Typically, this order is in response to an emergency condition; however, because of the pervasive drought conditions, it is the recommendation of the City Manager and the Fire Chief that City Council enact 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. This resolution is to be effective upon Council adoption and continuing until restrictions are lifted by order of the Fire Chief.

BACKGROUND OR DETAILED INFORMATION:

The severe to extreme drought conditions Mesa County is currently experiencing are similar to those in 2018, which was one of the busiest WUI seasons in history, with more than 430,000 acres burned. The National Interagency Fire Center is predicting significant wildland fire potential for the region to be above average. There have already been 114 Red Flag days in the state, and more than 660,000 acres have been burned. That is a 900% increase over 2025.

Fire restrictions are not uncommon in western Colorado, but this year, due to the extreme fire danger and ongoing drought, the decision to impose fire restrictions may happen much earlier than in previous years. All indications are that fire conditions are

going to get worse throughout the summer, so early notification of restrictions is important to ensure everyone has ample opportunity to understand these fire restrictions and adjust their plans accordingly. This consideration also applies to vendors and sellers of fireworks and consumers who purchase fireworks. There have been no permits issued to vendors for the sale of fireworks this year.

Many times, past restrictions have been enacted shortly before the July 4th holiday, causing significant confusion for consumers purchasing fireworks, vendors selling these products, and making enforcement difficult. Early adoption of this resolution will provide clarity to those who sell or plan to use fireworks and, most importantly, safety to the community.

FISCAL IMPACT:

Adoption of this resolution will impact City revenue in the loss of fireworks sales tax and permit revenue paid by fireworks vendors for temporary use and firework sales permits.

SUGGESTED MOTION:

I move to (adopt or deny) Resolution No. XXX 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.

Attachments

1. Resolution Banning Sale of Fireworks 2026

RESOLUTION NO. -26

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

Recitals:

The severe to extreme drought conditions Mesa County is currently experiencing are similar to those in 2018, which was one of the busiest WUI seasons in history, with more than 430,000 acres burned. The National Interagency Fire Center is predicting significant wildland fire potential for the region to be above average. There have already been 114 Red Flag days in the state, and more than 660,000 acres have been burned. That is a 900% increase over 2025.

Pursuant to GJMC Section 15.44.040(e), amended Section 307.1 of Chapter Three of the 2024 International Fire Code ("Fire Code") duly adopted in the City, the Fire Chief has authority to declare by emergency order any temporary restriction on fire, burning or other activity(ies) that endanger the health, safety and welfare of the residents of the City. Typically, such order is in response to an emergency condition; however, because of the pervasive drought conditions, the City Council, by and with the recommendation of the City Manager and the Fire Chief, is with this 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 beginning May 7, 2026 and continuing until the restriction(s) is(are) lifted by order of the Fire Chief.

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

The City Council finds and directs that the Fire Chief and the City Manager shall liberally construe the foregoing provisions for and in the interest of protecting the public, which construction may include but not necessarily be limited to denying pending permits and/or declining any permit application(s) pertaining to sale, use, trade, barter, exchange or display.

Furthermore, the City Council finds and hereby determines that such direction is and will be protective of the general health, safety and welfare of the community.

Violators are subject to penalties as provided by law.

PASSED AND ADOPTED this 6th day of May 2026.

_____
Cody Kennedy
President of City Council

ATTEST:

_____
Selestina Sandoval
City Clerk

Grand Junction City Council

Regular Session

Item #6.a.

Meeting Date: May 6, 2026

Presented By: Daniella Acosta, Principal Planner

Department: Community Development

Submitted By: Daniella Acosta Stine, Principal Planner

Information

SUBJECT:

Reconsideration of A Resolution Authorizing City-Owned Land to be Incorporated into the Proposed Camelback Gardens Planned Development and Outline Development Plan

RECOMMENDATION:

City Council should discuss approved Resolution 13-26.

EXECUTIVE SUMMARY:

The Camelback Gardens Planned Development (PD) and related Outline Development Plan (ODP) has been evaluated with the inclusion of approximately 15 acres of adjacent, now City-owned open space, previously dedicated by the applicants, as part of the overall planned development framework. With this open space included in the calculation, the project can achieve an overall density of approximately 3.6 dwelling units per acre, consistent with the Residential Low designation in the 2020 Comprehensive Plan. The proposed resolution provides city authorization to include the city-owned property within the boundary of the Planned Development. Absent this authorization, the project would need to reduce the proposed unit count by 34 units, from 90 to 56 units, to comply with density requirements. Incorporation of the city-owned land in the Planned Development would not affect the ownership, use, or function of the City's open space property.

At the March 4, 2026 City Council meeting, Council voted (6-1) to approve Resolution No. 13-26. At the March 18, City Council meeting council directed staff to schedule the approved resolution for a workshop discussion. The resolution was discussed at the April 13 City Council workshop and council provided direction to place the resolution on a forthcoming agenda for reconsideration.

BACKGROUND OR DETAILED INFORMATION:

The Camelback Gardens Planned Development (PD) proposes to utilize a clustered residential design and proposes to include approximately 15 acres of adjacent City-owned open space with the privately owned 10.29 acres to make up the total area of the PD. The now city-owned open space was previously dedicated by the applicants for public use. The proposed resolution provides City authorization to include the city-owned open space into the PD Plan, which would allow for the project to proceed with its proposed density. Incorporation of the city-owned land in the Planned Development would not affect the ownership, use, or function of the City's open space property.

One of the required findings for the PD and ODP is consistency with the Comprehensive Plan's land use designation, which shows this area as Residential Low. Residential Low allows density ranging between 2 and 5.5 dwelling units per acre. As such, if the city-owned land is included within the PD, the project's proposed dwelling unit count of 90 units would equate to 3.6 dwelling units per acre, which is consistent with the city's Comprehensive Plan. If the city-owned land is not included, the project's density would equate to 8.75 dwelling units per acre, which is *not* consistent with the city's Comprehensive Plan. This finding of non-consistency with the land use plan would necessitate a recommendation of denial for the PD and ODP. Further, if the city-owned land is not incorporated, the project would need to reduce its proposed unit count from 90 units to 56 unit; a loss of 34 dwelling units.

The request was reviewed by the City's Property Committee on January 29, which supported forwarding the item to City Council for consideration. Allowing the project to include the city-owned 15-acres supports the community's goals for responsible and managed growth by accommodating housing demand while preserving access to open space and neighborhood amenities. This approach also helps create pockets of gentle density that expand housing choices and support high-quality neighborhood development, consistent with the City's Comprehensive Plan.

At the March 4, 2026 City Council meeting, Council voted (6-1) to approve Resolution No. 13-26. At the March 18, City Council meeting council directed staff to schedule the approved resolution for a workshop discussion. The resolution was discussed at the April 13 City Council workshop and council provided direction to place the resolution on a forthcoming agenda for reconsideration.

PRECEDENT AND POLICY CONSIDERATIONS

This request presents a unique circumstance for which there is no direct, apples-to-apples precedent within the City. Unlike a typical development sequence, the subject property reflects a legacy condition in which open space was dedicated prior to development occurring. The original planned community was never completed due to economic conditions in the 1980s, resulting in an atypical pattern of land ownership and development constraints that persist today.

While there is no identical precedent, there are relevant policy considerations that inform Council's discretion:

Unique History of The Ridges Area
The Ridges developed under circumstances not found elsewhere in the city. Originally established as a County-approved Metro District, development was interrupted by the economic downturn and shaped significantly by challenging topography. As a result, the area contains a distinct framework of pre-dedicated open space, irregular development patterns, and long-standing planning assumptions.

City Council has previously recognized these unique conditions and has exercised discretion to adapt standard code requirements accordingly. Notably, Resolution No. 13-08 (2008) acknowledged the Ridges' unique history and waived additional open space requirements due to substantial prior dedication (approximately 28% open space). This demonstrates an established precedent of applying context-sensitive policy flexibility specific to this area.

Existing Code Framework Supports Limited Flexibility
The Zoning and Development Code (ZDC) already allows limited use of public land in density calculations under certain circumstances. Section 21.14.010(a)(1)(iii) permits inclusion of up to 50% of adjacent public right-of-way in gross lot area for density purposes in applicable zones. While this provision does not directly apply to open space, it reflects an existing policy concept that publicly owned land may, in limited and controlled ways, be considered in density calculations without transferring ownership.

Similarly, the City's cluster development standards (Section 21.03.040(f)) are based on total gross acreage and require preservation of open space while maintaining overall density. These provisions anticipate scenarios where open space is integrated into development design and may be publicly owned, held in perpetuity, or protected by easement.

Case-Specific Nature of Prior Council Actions
Importantly, prior Council actions related to The Ridges are tied to specific developments and site conditions, not to the area as a whole. Resolution No. 13-08, for example, applied to a particular development proposal and did not create blanket entitlements for all properties within The Ridges or elsewhere in the city. Similarly, the current request would authorize inclusion of City-owned open space for the Camelback Gardens Planned Development only. Any future proposal seeking similar consideration would require independent review and Council approval based on its own merits, site conditions, and consistency with adopted plans and policies.

Approval of this request would not establish a citywide precedent requiring similar treatment in other areas. The combination of factors present here — pre-dedicated open space, incomplete historical development, unique topography, and prior Council recognition of these conditions — is not replicated elsewhere in Grand Junction.

City Council retains full discretion to evaluate each request individually and may distinguish this case based on its unique factual and historical context. As such, consideration of this proposal does not obligate the City to extend similar allowances in

different circumstances.

Correspondence from the applicant regarding the historical relationship between the subject property and the original Ridges development is included as Exhibit C. This information is provided for Council's consideration. Staff has not independently verified the statements contained therein.

FISCAL IMPACT:

There is no direct fiscal impact from this request.

SUGGESTED MOTION:

I move to affirm/repeal Resolution No.13-26, a resolution approving the inclusion of approximately 15 acres of adjacent City-owned open space within the Camelback Gardens Planned Development and Outline Development Plan boundary.

Attachments

1. Resolution No. 13-26 - 2026 - A Resolution Approving the Inclusion of Adjac~ Acres Located at Parcels 2945-202-17-020, 2945-202-06-041, 2945-174-30-07
2. Exhibit A
3. Exhibit B
4. Exhibit C
5. Email Correspondence - Rick Beauheim
6. Email Correspondence - Chris McAnany
7. CamelBack Comments
8. 2026.05.05 Letter with Exhibits 1-3.1

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 13-26

A RESOLUTION APPROVING THE INCLUSION OF ADJACENT CITY-OWNED OPEN SPACE WITHIN THE CAMELBACK GARDENS PLANNED DEVELOPMENT AND OUTLINE DEVELOPMENT PLAN

APPROXIMATELY 15 ACRES
LOCATED AT PARCELS 2945-202-17-020, 2945-202-06-041, 2945-174-30-079

Recitals:
The Camelback Gardens Planned Development/Outline Development Plan ("PD/ODP") includes a clustered residential development concept adjacent to City-owned open space previously dedicated for public benefit.

The City-owned open space area is depicted on the Camelback Gardens Outline Development Plan Map attached hereto as Exhibit A and further identified on the Open Space Exhibit attached hereto as Exhibit B.

The City of Grand Junction Zoning and Development Code includes provisions that support the integration of open space areas within the overall planning framework for planned developments.

The purpose of this Resolution is to provide formal City acknowledgement that the adjacent City-owned open space may be included within the Camelback Gardens ODP boundary for planning and organizational purposes.

Approval of this Resolution does not alter the ownership, maintenance, operation, or public function of the City's open space property.

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

City Council hereby approves the inclusion of the adjacent City-owned open space, as depicted in Exhibit A and Exhibit B, within the Camelback Gardens Planned Development and Outline Development Plan boundary for planning and organizational purposes consistent with the clustering provisions of the City of Grand Junction Zoning and Development Code.

PASSED AND ADOPTED this 4th day of February, 2026.

Cody Kennedy
President of the Council

ATTEST:

Selestina Sandoval
City Clerk

TITLE OF ORIGINAL DOCUMENT: NVIZ-CAMEL OVERALL DEVELOPMENT PLAN 12-17-2025.dwg
For accommodations reviewing this document please contact City of Grand Junction, Community Development Department, 970-244-1430.

Exhibit A

Proposed Dimensional Standards - RLS

	MIN LOT SIZE AREA (SQ. FT)	MIN LOT SIZE WIDTH (FT.)	MINIMUM SETBACKS FRONT	SIDE (4)	REAR (4)	MAX. LOT COVERAGE	MAX. HEIGHT FEET (5)
POD A	2,400	40	15(1) / 20(2) / 15(3)	5 / 0	10 / 0	100%	40
POD B	2,400	40	15(1) / 20(2) / 15(3)	5 / 0	10 / 0	100%	40
POD C	1,200	30	15(1) / 20(2) /15(3)	5 / 0	10 / 0	100%	40
POD D	1,200	30	15(1) / 20(2) / 15(3)	5 / 0	10 / 0	100%	40
POD E	1,200	30	15(1) / 20(2) / 15(3)	5 / 0	10 / 0	100%	40
POD F	1,200	30	15(1) / 20(2) / 15(3)	5 / 0	10 / 0	100%	40
POD G	1,200	30	15(1) / 20(2) / 15(3)	5 / 0	10 / 0	100%	40

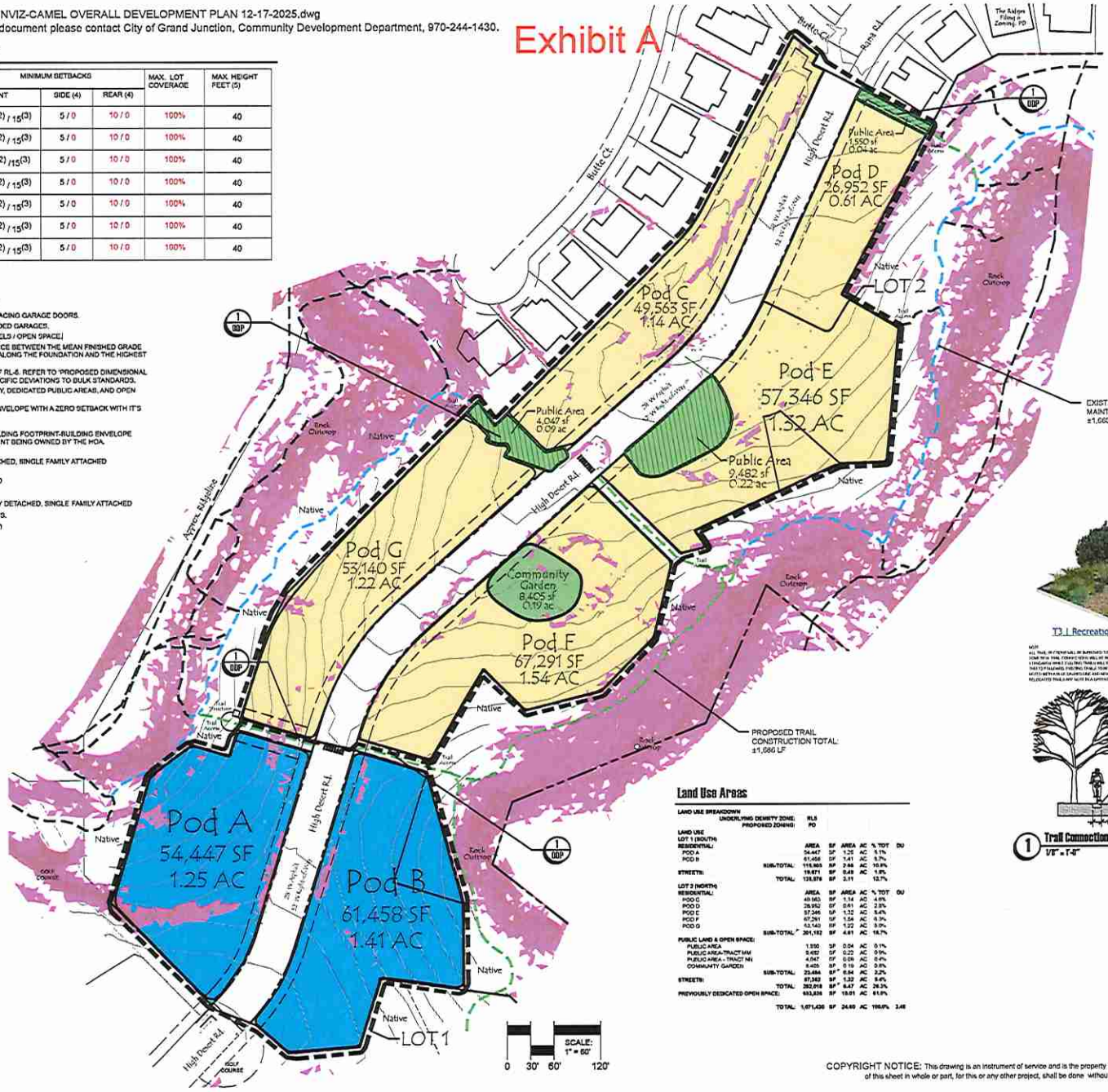
NOTES:

(1) PRINCIPAL STRUCTURES FROM RIGHT-OF-WAY.
(2) MINIMUM FRONT YARD SETBACK FOR STREET FACING GARAGE DOORS.
(3) MINIMUM FRONT YARD SETBACK FOR SIDE LOADED GARAGES.
(4) ADJACENT DEVELOPMENTS RESIDENTIAL PARCELS / OPEN SPACE)
(5) BUILDING HEIGHT MEANS THE VERTICAL DISTANCE BETWEEN THE MEAN FINISHED GRADE BETWEEN THE LOWEST AND HIGHEST GRADES ALONG THE FOUNDATION AND THE HIGHEST POINT OF THE ROOF OR FACADE.
(6) THIS PD HAS AN UNDERLYING DEFAULT ZONE OF RL-5. REFER TO 'PROPOSED DIMENSIONAL STANDARDS' TABLE ON THIS DRAWING FOR SPECIFIC DEVIATIONS TO BULK STANDARDS.
(7) DENSITY CALCULATIONS INCLUDE RIGHT OF WAY, DEDICATED PUBLIC AREAS, AND OPEN SPACES.
(8) EACH BUILDING FOOTPRINT IS THE BUILDING ENVELOPE WITH A ZERO SETBACK WITH IT'S PROPERTY LINE.

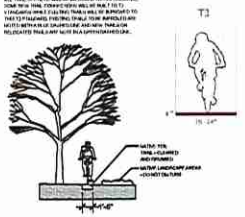
CAMELBACK GARDENS IS TO BE PLATTED AS A BUILDING FOOTPRINT-BUILDING ENVELOPE MODEL PUD WITH ALL LAND OUTSIDE THE FOOTPRINT BEING OWNED BY THE HOA.

PODS A & B ALLOWED USES: SINGLE-FAMILY DETACHED, SINGLE FAMILY ATTACHED RESIDENTIAL.
MAXIMUM NUMBER OF UNITS TO BE BUILT TOTAL: 20

PODS C, D, E, F & G ALLOWED USES: SINGLE-FAMILY DETACHED, SINGLE FAMILY ATTACHED & MULTIFAMILY RESIDENTIAL, COMMUNITY GARDENS.
MAXIMUM NUMBER OF UNITS TO BE BUILT TOTAL: 70



T3 | Recreational



1 Trail Connections Section (Typ.)
1/8" = 1'-0"

Land Use Areas

LAND USE BREAKDOWN

UNDERLYING DENSITY ZONE:			RL5			
PROPOSED ZONING:			PD			
LAND USE						
LOT 1 (SOUTH)						
RESIDENTIAL:		AREA	SF	AREA	AC	% TOT	DU
POD A		54,447	SF	1.25	AC	5.1%	
POD B		61,458	SF	1.41	AC	5.7%	
	SUB-TOTAL:	115,905	SF	2.66	AC	10.9%	
STREETS:		19,971	SF	0.46	AC	1.9%	
	TOTAL:	135,876	SF	3.11		12.7%	
LOT 2 (NORTH)							
RESIDENTIAL:		AREA	SF	AREA	AC	% TOT	DU
POD C		49,563	SF	1.14	AC	4.6%	
POD D		26,952	SF	0.61	AC	2.5%	
POD E		57,346	SF	1.32	AC	5.4%	
POD F		67,291	SF	1.54	AC	6.3%	
POD G		53,140	SF	1.22	AC	5.0%	
	SUB-TOTAL:	254,292	SF	5.84	AC	23.8%	
PUBLIC LAND & OPEN SPACE:							
PUBLIC AREA		1,550	SF	0.04	AC	0.1%	
PUBLIC AREA-TRACT MM		9,482	SF	0.22	AC	0.9%	
PUBLIC AREA - TRACT NN		4,047	SF	0.09	AC	0.4%	
COMMUNITY GARDEN		8,405	SF	0.19	AC	0.8%	
	SUB-TOTAL:	23,484	SF	0.54	AC	2.2%	
STREETS:		57,362	SF	1.32	AC	5.4%	
	TOTAL:	282,018	SF	6.47	AC	26.3%	
PREVIOUSLY DEDICATED OPEN SPACE:		653,836	SF	15.01	AC	61.0%	
	TOTAL:	1,071,436	SF	24.60	AC	100.0%	3.46

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Project Name:
Camelback Gardens
Grand Junction, Colorado

Landscape Architect:
NVISION DESIGN STUDIO, INC.
477 25 Road Grand Junction, CO 81505
Phone: 970.210.3155 Email: rb@nvis.biz
Web: www.nvis.biz

Registration:
Robert A. Braaden LA 463
03/31/2008
Original Date of Licensure
STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

Legend

- 30%+ SLOPES
- OPEN SPACE / PUBLIC AREA
- MULTI-FAMILY RESIDENTIAL (ATTACHED)
- SINGLE FAMILY RESIDENTIAL (DETACHED)
- EXISTING TRAIL MAINTENANCE
- PROPOSED TRAIL CONSTRUCTION

ODP NOTES:
1. THERE ARE NO EXISTING WETLANDS ON SITE.
2. THIS SITE IS OUTSIDE ANY 100-YEAR FLOOD PLAIN.

Submittal:

Sheet Title:
Outline Development Plan

Project: Camelback Gardens
Date: December 17, 2025
Scale: 1" = 60'
Sheet: ODP

Exhibit B

N

0 0.2 0.4 mi

Printed: 1/20/2026

1 inch equals 0 miles

Scale: 1:6,780

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

TITLE OF ORIGINAL DOCUMENT: NVIZ-CAMEL OVERALL DEVELOPMENT PLAN 12-17-2025.dwg
For accommodations reviewing this document please contact City of Grand Junction, Community Development Department, 970-244-1430.

Exhibit A

Proposed Dimensional Standards - RL5

	MIN LOT SIZE		MINIMUM SETBACKS			MAX. LOT COVERAGE	MAX. HEIGHT FEET (5)
	AREA (SQ. FT)	WIDTH (FT.)	FRONT	SIDE (4)	REAR (4)		
POD A	2,400	40	15(1) / 20(2) / 15(3)	5 / 0	10 / 0	100%	40
POD B	2,400	40	15(1) / 20(2) / 15(3)	5 / 0	10 / 0	100%	40
POD C	1,200	30	15(1) / 20(2) /15(3)	5 / 0	10 / 0	100%	40
POD D	1,200	30	15(1) / 20(2) / 15(3)	5 / 0	10 / 0	100%	40
POD E	1,200	30	15(1) / 20(2) / 15(3)	5 / 0	10 / 0	100%	40
POD F	1,200	30	15(1) / 20(2) / 15(3)	5 / 0	10 / 0	100%	40
POD G	1,200	30	15(1) / 20(2) / 15(3)	5 / 0	10 / 0	100%	40

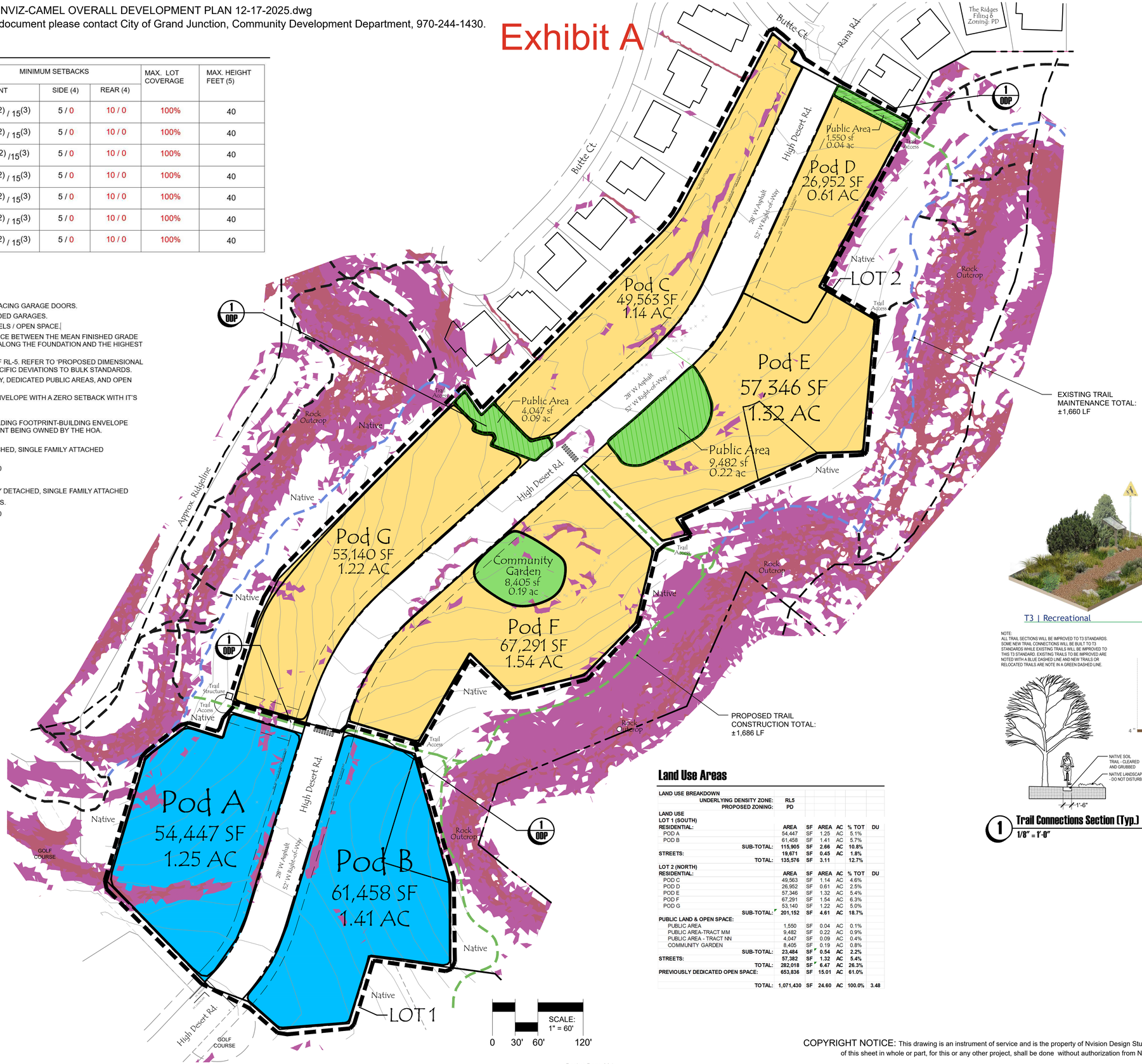
NOTES:

(1) PRINCIPAL STRUCTURES FROM RIGHT-OF-WAY.
(2) MINIMUM FRONT YARD SETBACK FOR STREET FACING GARAGE DOORS.
(3) MINIMUM FRONT YARD SETBACK FOR SIDE LOADED GARAGES.
(4) ADJACENT DEVELOPMENTS RESIDENTIAL PARCELS / OPEN SPACE.
(5) BUILDING HEIGHT MEANS THE VERTICAL DISTANCE BETWEEN THE MEAN FINISHED GRADE BETWEEN THE LOWEST AND HIGHEST GRADES ALONG THE FOUNDATION AND THE HIGHEST POINT OF THE ROOF OR FACADE.
(6) THIS PD HAS AN UNDERLYING DEFAULT ZONE OF RL-5. REFER TO 'PROPOSED DIMENSIONAL STANDARDS' TABLE ON THIS DRAWING FOR SPECIFIC DEVIATIONS TO BULK STANDARDS.
(7) DENSITY CALCULATIONS INCLUDE RIGHT OF WAY, DEDICATED PUBLIC AREAS, AND OPEN SPACES.
(8) EACH BUILDING FOOTPRINT IS THE BUILDING ENVELOPE WITH A ZERO SETBACK WITH IT'S PROPERTY LINE.

CAMELBACK GARDENS IS TO BE PLATTED AS A BUILDING FOOTPRINT-BUILDING ENVELOPE MODEL PUD WITH ALL LAND OUTSIDE THE FOOTPRINT BEING OWNED BY THE HOA.

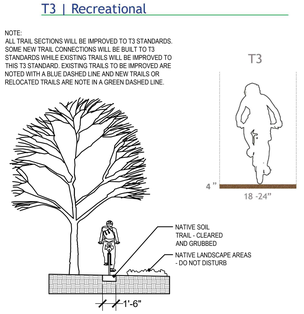
PODS A & B ALLOWED USES: SINGLE-FAMILY DETACHED, SINGLE FAMILY ATTACHED RESIDENTIAL.
MAXIMUM NUMBER OF UNITS TO BE BUILT TOTAL: 20

PODS C, D, E, F & G ALLOWED USES: SINGLE-FAMILY DETACHED, SINGLE FAMILY ATTACHED & MULTIFAMILY RESIDENTIAL, COMMUNITY GARDENS.
MAXIMUM NUMBER OF UNITS TO BE BUILT TOTAL: 70



T3 | Recreational

NOTE:
ALL TRAIL SECTIONS WILL BE IMPROVED TO T3 STANDARDS. SOME NEW TRAIL CONNECTIONS WILL BE BUILT TO T3 STANDARDS WHILE EXISTING TRAILS WILL BE IMPROVED TO THIS T3 STANDARD. EXISTING TRAILS TO BE IMPROVED ARE NOTED WITH A BLUE DASHED LINE AND NEW TRAILS OR RELOCATED TRAILS ARE NOTE IN A GREEN DASHED LINE.



1 Trail Connections Section (Typ.)
1/8" = 1'-0"

Land Use Areas

LAND USE BREAKDOWN							
UNDERLYING DENSITY ZONE:	RL5						
PROPOSED ZONING:	PD						
LAND USE							
LOT 1 (SOUTH)							
RESIDENTIAL:	**AREA**	**SF**	**AREA**	**AC**	**% TOT**	**DU**	
POD A	54,447	SF	1.25	AC	5.1%		
POD B	61,458	SF	1.41	AC	5.7%		
SUB-TOTAL:	**115,905**	**SF**	**2.66**	**AC**	**10.8%**		
STREETS:	**19,671**	**SF**	**0.45**	**AC**	**1.8%**		
TOTAL:	**135,576**	**SF**	**3.11**		**12.7%**		
LOT 2 (NORTH)							
RESIDENTIAL:	**AREA**	**SF**	**AREA**	**AC**	**% TOT**	**DU**	
POD C	49,563	SF	1.14	AC	4.6%		
POD D	26,952	SF	0.61	AC	2.5%		
POD E	57,346	SF	1.32	AC	5.4%		
POD F	67,291	SF	1.54	AC	6.3%		
POD G	53,140	SF	1.22	AC	5.0%		
SUB-TOTAL:	**201,152**	**SF**	**4.61**	**AC**	**18.7%**		
PUBLIC LAND & OPEN SPACE:							
PUBLIC AREA	1,550	SF	0.04	AC	0.1%		
PUBLIC AREA-TRACT MM	9,482	SF	0.22	AC	0.9%		
PUBLIC AREA - TRACT NN	4,047	SF	0.09	AC	0.4%		
COMMUNITY GARDEN	8,405	SF	0.19	AC	0.8%		
SUB-TOTAL:	**23,484**	**SF**	**0.54**	**AC**	**2.2%**		
STREETS:	**57,382**	**SF**	**1.32**	**AC**	**5.4%**		
TOTAL:	**282,018**	**SF**	**6.47**	**AC**	**26.3%**		
PREVIOUSLY DEDICATED OPEN SPACE:	**653,836**	**SF**	**15.01**	**AC**	**61.0%**		
TOTAL:	**1,071,430**	**SF**	**24.60**	**AC**	**100.0%**	**3.48**	

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Project Name:
Camelback Gardens
Grand Junction, Colorado

Landscape Architect:
NVISION DESIGN STUDIO, INC.
677 25 Road Grand Junction, CO 81505
Phone: 970.210.2155 Email: rb@nviz.biz
Web: www.nviz.biz
Landscape Architecture | Visual Simulation | Graphic Design

Registration:
Robert A. Breseden LA 462
03/21/2008
Original Date of Licensure
STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

Legend

- 30%+ SLOPES
- OPEN SPACE / PUBLIC AREA
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N

0 0.2 0.4 mi

Printed: 1/20/2026

1 inch equals 0 miles

Scale: 1:6,780

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

From: Mike Stubbs
To: Thomas Lloyd
Cc: Tamra Allen; Scott Preisendorf
Subject: Re: Camelback Gardens Follow Up
Date: Monday, April 20, 2026 11:13:45 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png

Hi Thomas:

My involvement is as developer of The Ridges since 1987. The original developer was Ridges Development Corporation (RDC). My previous company, Dynamic Investment, Inc. acquired all the property that comprised The Ridges Planned Development and obtained an assignment of all developer rights from RDC. While the area in question was originally platted by RDC, as successor, it is the same as if Dynamic had performed the platting.

Camelback Gardens is clearly within The Ridges PD. Filing No. Six was created by platting previously undeveloped land owned by RDC. The plat created lots, rights of way and open spaces. Open Space was dedicated to the Ridges Metropolitan District and subsequently transferred to the City upon annexation.

The area that remains as the Camelback Gardens lots was created under the same plat as the open space. Since they were born of the same plat, they are most certainly associated and related. As staff pointed out during the workshop, this is a very unique situation in a development that has a unique history. A concern of setting precedent seems unwarranted as it is highly unlikely that any similar situations that could arise within the City. The open space was dedicated in in connection with and in anticipation of development. Due to severe economic conditions, development did not proceed. The original plat for individual building lots and the rights of way were vacated, however, the open space dedication could not be undone. We are seeking a Planned Development and ODP for the Camelback parcels to restart the residential development of the area. Including the Open Space parcel in the PD is both reasonable and fair since it was originally part of the site.

Camelback represents cluster development consistent with provisions of the Development Code. The fact that the open space was a prior dedication should not negate being able to utilize cluster provisions. It seems fair and reasonable that we would not be penalized for prepayment of open space. Inclusion of the open space does allow for a higher density calculation than the net development parcels would provide. It should be noted that The Ridges PD represents cluster development throughout the PD and a mix of densities exists throughout.

I have done several iterations of preliminary planning on the Camelback parcels over the last 25 years. In my discussions with the Planning Department over these last 25 years, I have consistently been assured that the prior open space dedication would be considered for density calculations. If there had ever been an indication that the prior dedication would not be considered, I would have made sure the parcels were identified for higher density under the Comprehensive Plan.

It was reported in the Daily Sentinel that we have proposed a 90-unit project and I think this

misconception is shared by the public and others. We have not proposed any specific number of units at this point.

We have proposed a maximum density and the dimensional standards that would apply to the PD for final planning purposes. As a matter of practice, projects often do not achieve maximum density by choice or due to site limitations. The maximum density for this PD utilizing cluster provisions would approximate 138 units (25+ acres @ 5.5 units per acre). In considering setting the maximum density for the PD, we believed 90 units would be a more appropriate maximum than 138 units. Under our current concept plans, density for Lot 1 would be approximately 12 units and Lot 2 would range from 46 to 53 units. We are not certain we will achieve this density as we progress through final engineering and design. There are a number of limiting factors for the site which include topography, geography, and compliance with TEDS standards.

The PD/ODP gives us a starting point for designing an acceptable project subject to City standards and requirements. While we do not foresee achieving the maximum densities, we do want to preserve our options to be able to respond to market changes in the future. A maximum density of the PD at 90 units does not guarantee that 90 units will result. It should also be noted that the maximum density under RL-5 zoning district for the net acreage would result in over 110 units when the right to have ADU's is considered. ADU's would not be a use by right in the Camelback PD as it is in a straight zone,

Inclusion of the open space in the PD provides for developer-required trail improvements, trail connections and maintenance. We believe this is an important benefit for the City and the community. Trails in the area are actively used by the public. Many of these trails are now only accessible by trespassing on our private property. The proposed PD will allow for the formalization, improvement and maintenance of the trail network as well as provide appropriate public access. As an adjoining property owner, it seems the City should be entitled to include the open space in the PD to further its' interests which include supporting the City's stated housing goals and objectives.

I hope this information is helpful for Council's considerations.

Respectfully,

Mike Stubbs

> On Apr 16, 2026, at 1:12 PM, Thomas Lloyd <thomas.lloyd@gjcity.org> wrote:
>
> Hey Mike,
>
> At the recent workshop on Monday, Councilmember Ballard raised a concern about setting a precedent that would allow a development to benefit from open space in density calculations when that open space is associated with an unrelated project. You had indicated in the past that you were involved in the original land dedication and then again noted at the

workshop that this characterization by the Councilman may not be accurate.

Staff does not have detailed information regarding your role in the original Metro District land dedication. If you can provide any documentation, testimony, or a written statement describing your involvement, it would help inform Council's deliberations as they consider the facts.

The resolution is scheduled to be reheard on May 6. If possible, please provide this information by April 22.

Thanks,

Thomas Lloyd, AICP
Planning Manager
City of Grand Junction
250 N. 5th Street
O: 970-256-4143
gjcity.org | EngageGJ

From: Tamra Allen
To: Thomas Lloyd
Cc: Daniella Acosta
Subject: FW: PLD-2023-121 open space
Date: Wednesday, April 22, 2026 2:57:34 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png

Also, please add this one to the project's record.

Thank you,

Tamra Allen, AICP
Community Development Director
City of Grand Junction
250 N. 5th Street
P: 970-256-4023
gjcity.org | EngageGJ

From: rlbeauheim@bresnan.net <rlbeauheim@bresnan.net>
Sent: Friday, April 10, 2026 12:07 PM
To: Tamra Allen <tamraa@gjcity.org>
Cc: Thomas Lloyd <thomas.lloyd@gjcity.org>
Subject: PLD-2023-121 open space

⚠ **EXTERNAL SENDER** ⚠

Only open links and attachments from known senders. DO NOT provide sensitive information.

Dear Ms. Allen,

Throughout the review process for the Camelback Gardens development, PLD-2023-121, the Community Development Department has been falsely stating to the Planning Commission, the City Council, and the rest of the world that the Applicant (Mike Stubbs) previously dedicated the surrounding 15 acres of open space to the City. This erroneous statement appears most recently in the Staff Report prepared in your name for the City Council Workshop to be held next Monday.

Mike Stubbs had nothing to do with the dedication of that open space. The open space was

dedicated in The Ridges Filing No. 6 in June 1981, and this dedication was carried forward in the City's takeover of the Ridges Metropolitan District in July 1992. Mr. Stubbs acquired the lots that today make up the 10.3 acres of Camelback Gardens in January 1989, but has never acquired, held title to, or in any way owned the surrounding open space. I can provide the pertinent reception numbers from the Mesa County Assessor's Office for the relevant plats and deeds, if that would be helpful.

Please correct the information being provided to the City Council.

Thank you.

Rick Beauheim
415 Saddle Ct
Grand Junction, CO 81507

From: comdev <comdev@gjcity.org>
Sent: Monday, April 13, 2026 4:46 PM
To: Jeremiah Boies <jeremiahb@gjcity.org>
Cc: Daniella Acosta <daniellaa@gjcity.org>
Subject: FW: Camelback Gardens ODP, Resolution 13-26

From the ComDev inbox

Jacob Kaplan
Planning Technician
City of Grand Junction
250 N. 5th St
970-256-4019
gjcity.org | EngageGJ

From: Chris Mcanany <mcanany@dwmk.com>
Sent: Monday, April 13, 2026 4:39 PM
To: comdev <comdev@gjcity.org>
Subject: Camelback Gardens ODP, Resolution 13-26

⚠ EXTERNAL SENDER ⚠

Only open links and attachments from known senders. DO NOT provide sensitive information.

Jeremiah:

I happened to see Tammera Allen's memo to the Council ahead of the workshop meeting set for tonight. Ms. Allen repeats an often-repeated incorrect statement in her memo, namely that: "The now city-owned open space was previously dedicated by the applicants for public use." This statement is incorrect.

The subject open space was transferred to the City by the former Ridges Metropolitan District in 1992. We have provided copies of the relevant documents in our submittals to the City in the Camelback Gardens file. Prior to that, the open space was dedicated by another separate entity to secure land use entitlements from Mesa County. Neither of the land use applicants now before the City conveyed this land to the

City of Grand Junction. Therefore, they cannot claim a density bonus under the City's clustering provisions.

The issue for the Council is whether the City wants to open the door to these kinds of dubious claims by developers in an effort to obtain more land use entitlements than City ordinances allow. City staff seems to be unable to distinguish these claims—thereby opening the door to more of these applications in the future. The policy issue for the Council is should it apply its ordinances as written? We think these types of resolutions constitute an end-run around the mandatory density provisions in the City's comprehensive plan. It's bad public polity to simply ignore these provisions, depending upon whether the decision maker favors the particular developer.

I hope you will correct the Council on this factual error.

Chris McAnany

DUFFORD WALDECK

Christopher G. McAnany
Partner
744 Horizon Court, #300
Grand Junction, CO 81506
(970) 248-5862 (Direct)
(970) 241-5500 (Main)
(970) 243-7738 (Facsimile)
mcanany@dwmk.com
www.dwmk.com

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Public Comment Form

City Clerk's Office

Submitted On: Apr 30, 2026, 07:11PM EDT

Full Name	**First Name:** Kyle **Last Name:** Emert
Phone Number - Please include if you would like to receive a call back regarding your comments.	3032048016
Public Comments (please include meeting date and agenda number if applicable)	I am writing in strong opposition to the inclusion of the 15 acres of designated open space in the Camelback Gardens land base for density calculations. Open space exists for a reason. It is intended to preserve community character, protect natural areas, and provide long-term value to residents. Allowing it to be counted toward development density undermines that purpose and sets a concerning precedent for future decisions. At its core, this decision is about maintaining the integrity of established land use principles. Open space should remain open space, not a tool to increase development density beyond what was originally intended. I urge the Council to reject the inclusion of open space in the land base calculation. Thank you for your consideration.

Comments on City Council Resolution 13-26

City Council Resolution 13-26 allowed the developers of Camelback Gardens and Upland Homes (PLD-2023-121), collectively referred to as Camelback Gardens, to use 15 acres of city-owned open space, shown in green in Figure 1, in their housing density calculation. At the time, the Community Development Department (CDD) told the Council that the developer had previously dedicated the open space. But this is not true. The open space was actually dedicated on May 15, 1981 when The Ridges Filing No. Six was platted (Mesa County Assessor's reception number 1259706) (Figures 2 and 3). The developer of Camelback Gardens, Mike Stubbs, did not purchase the property that includes Camelback Gardens until January 4, 1989 (reception number 1505273), and his purchase did not include the open space. In fact, 4.12 acres of the open space had already been identified as future open space when The Ridges Filing No. Five was platted on September 12, 1980 (reception number 1235850) (Figure 4).

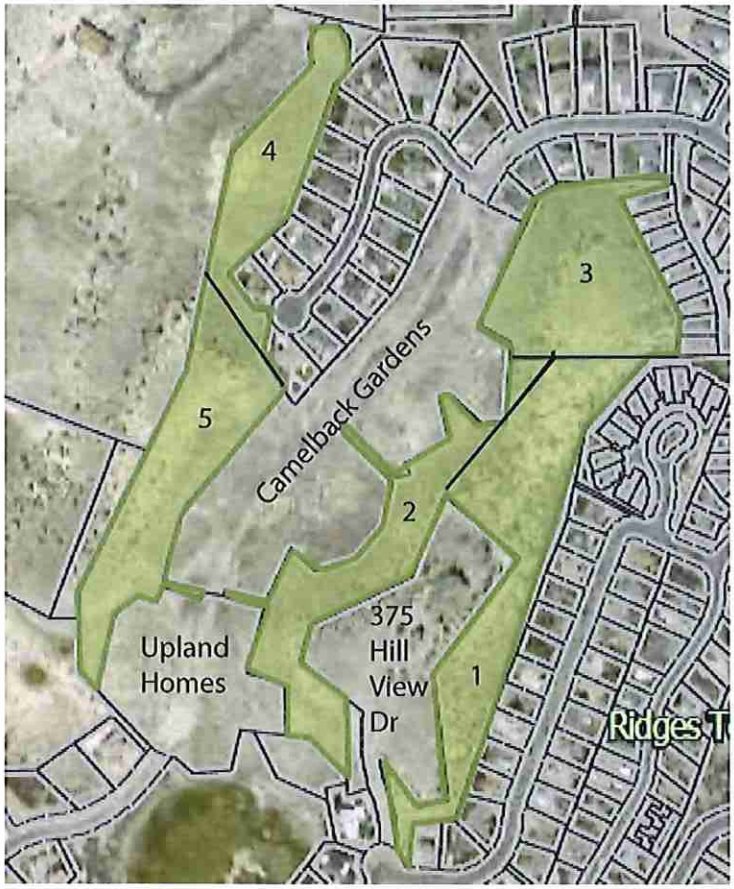

Figure 1. 15 acres of open space in the vicinity of Camelback Gardens.

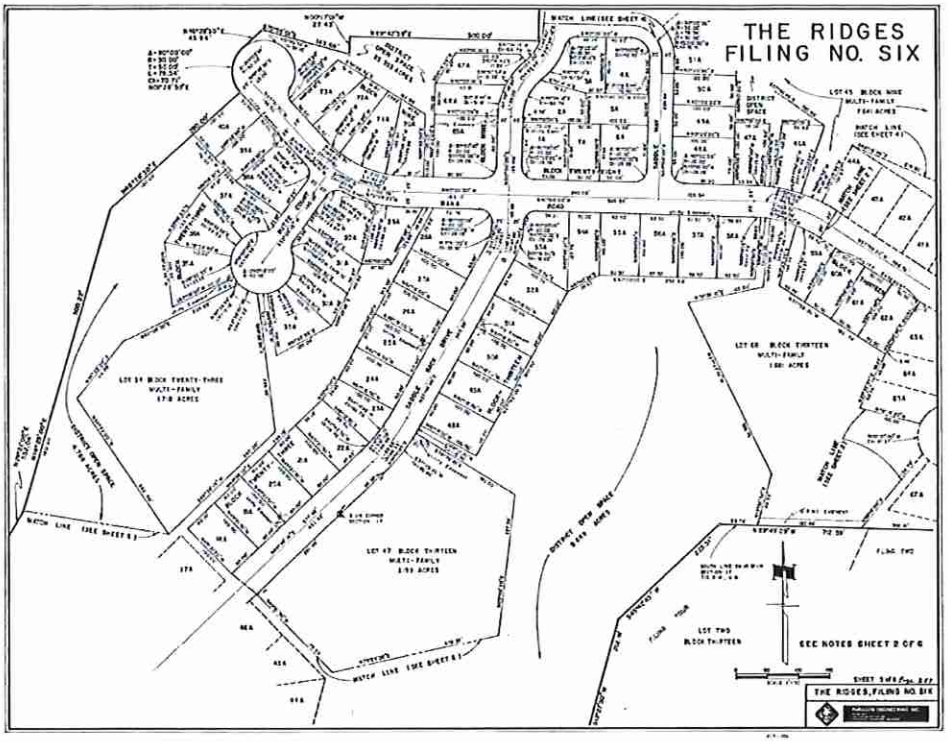

Figure 2. Northern portion of open space dedicated by The Ridges Filing No. Six.

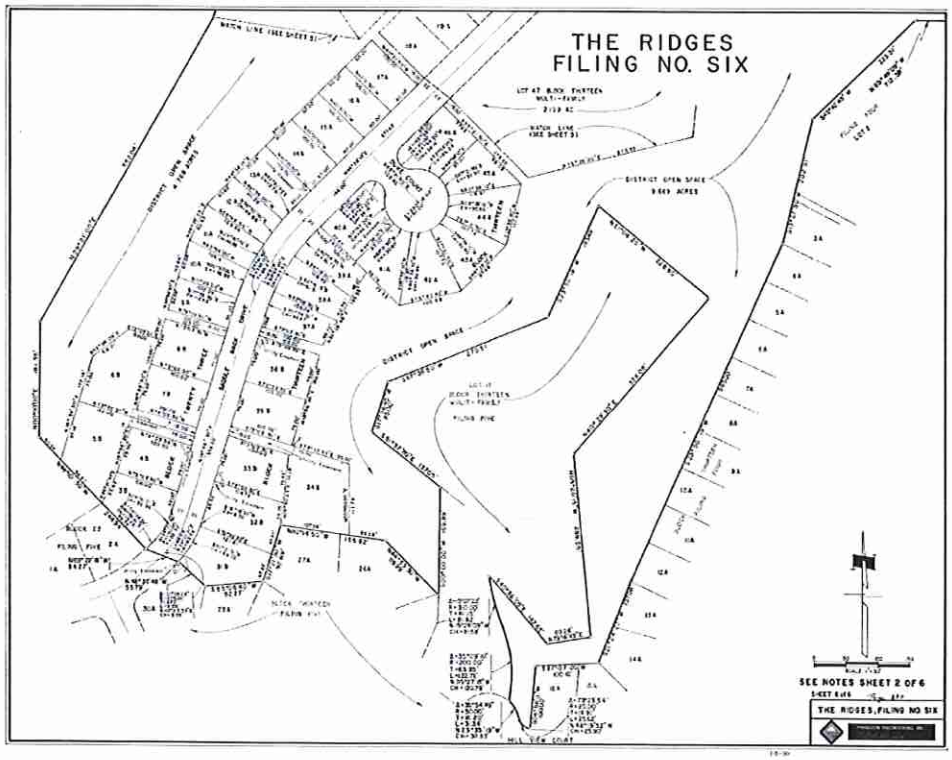

Figure 3. Southern portion of open space dedicated by The Ridges Filing No. Six.

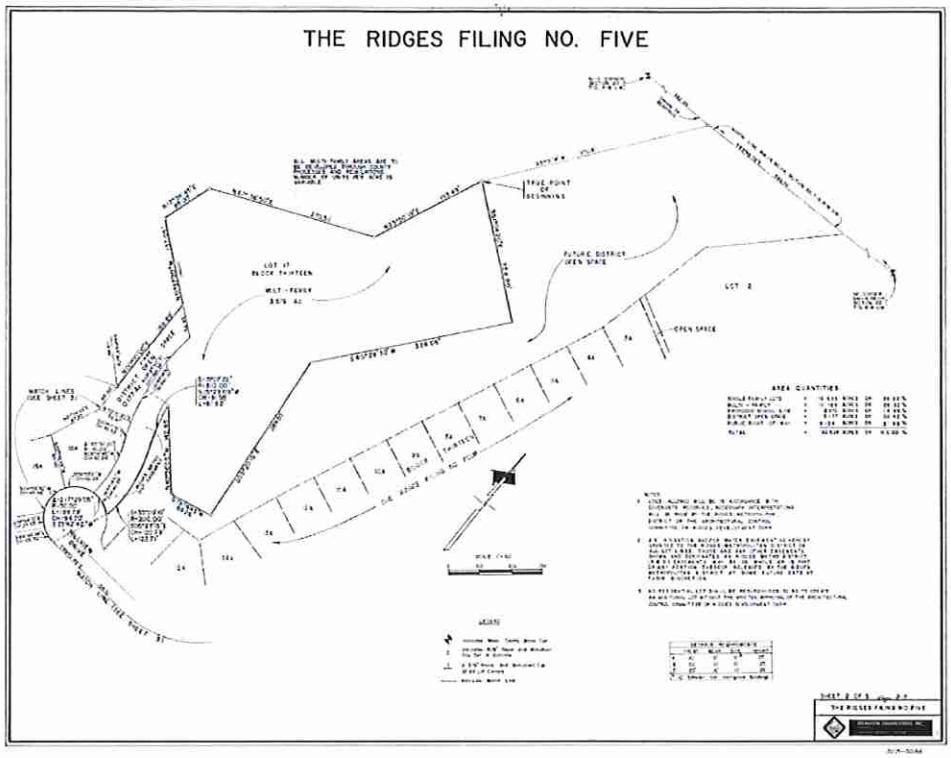

Figure 4. Southeastern portion of open space identified by The Ridges Filing No. Five.

The CDD appears to want Camelback Gardens to be considered as simply a delayed continuation of the original development of the area, but the original development plan did not envision clustering in this area. The 15 acres of land were not dedicated as open space to facilitate clustering, but because they were topographically undevelopable. The original platting for The Ridges Filing No. Six (Figures 2 and 3) envisioned approximately 45 lots over the Camelback Gardens area with one 2.2-acre area designated for multi-family units (Figure 2). Platted lot sizes were consistent with those in the surrounding area.

Whether intentionally or not, Resolution 13-26 effectively rezoned the Camelback Gardens area from the Residential Low category prescribed by the Comprehensive Plan to RM-8. The clustering provisions of the 2024 Zoning and Development Code (ZDC) state that if at least 50% of the total area of an RL-4 development, or 20% of the total area of an RL-5 development, are dedicated as open space, then the minimum lot size for the development is reduced to 3,000 square feet (ZDC Table 21.03-5), which is the minimum lot size for an RM-8 development. The ZDC (Section 21.03.040(f)(3)(i)(F)) then goes on to state "Dimensional standard requirements for clustered lots are those of the district which has the closest lot sizes.", which again is RM-8. So by simply allowing Camelback Gardens to use 15 acres of surrounding open space in its density calculations, the Council has opened the door to construction of an RM-8 development in an area zoned as RL. And this has been

accomplished without benefit of a formal rezoning hearing at which citizens of the surrounding neighborhoods could have their concerns heard.

Even if the Council found it appropriate to include some of the surrounding open space in the land base for density calculations for Camelback Gardens, not all of the 15 acres should be included. The open space is largely, if not entirely, undevelopable and can be considered in five segments labelled in Figure 1. Segment 1 is the 4.12 acres identified in The Ridges Filing No. 5 as future district open space. Much of this segment is completely separated from the Camelback Gardens area by the 3.58-acre property at 375 Hill View Dr, and has no logical connection to the area of Camelback Gardens. Similarly, the northwesternmost portion of the open space (segment 4 on Figure 1), lying immediately behind the houses on the west side of Butte Ct, also has no logical connection to Camelback Gardens. Segments 2 and 5, lying immediately adjacent to Camelback Gardens and Upland Homes to the east and west, respectively, are logically connected to the development. Segment 3 to the northeast, comprising 3.19 acres, shares a connection with Camelback Gardens as well as with homes on Rana Rd and Rockwood Ln.

In total, perhaps 9 to 10 acres of open space might be considered spatially related to Camelback Gardens, certainly not all 15 acres. Hillside development standards may also need to be applied to remove those portions of the open space with slopes exceeding 30 percent from the land base for density calculations, particularly in segments 1 and 3.

The best and fairest resolution of this issue is for the Council to rescind Resolution 13-26. If the developer then wishes to continue with his RM-8 development, he can go through the established rezoning process. Despite the Mayor's statement when Resolution 13-26 was first being considered that the Resolution did not in any way constitute an approval of the Camelback Gardens development, it is in fact exactly that. There is no way the Council will fail to approve this RM-8 development after they have lowered the performance standards to RM-8.

In the end, the Council will make the final decision on rezoning. They should at least follow the established process and allow citizens' voices to be heard.

Thank you.

Rick Beauheim
415 Saddle Ct
Grand Junction, CO 81507

Public Comment Form

City Clerk's Office

Submitted On: May 3, 2026, 09:25PM EDT

Full Name	**First Name:** LEANNE **Last Name:** MUMPY
Phone Number - Please include if you would like to receive a call back regarding your comments.	6088523825
Public Comments (please include meeting date and agenda number if applicable)	Meeting date: May 6, 2026 Agenda number is 6a. I appreciate the City Council re-examining the issue of including the 15 acre parcel of open space into the calculation for the Camelback Gardens 10 acre development. The two parcels are not joined and the 15 acre plot doe not allow development. I'm encouraging the members of the City Council to reject this proposal and limit housing to the 3.6 house/acre thus 36 homes. The surrounding area is not conducive to high density development without sidewalks and narrow streets. Safety is a priority as is maintaining cohesiveness. In appreciation.

Krystle Koehler

From: Agenda
Sent: Monday, May 4, 2026 2:46 PM
To: Selestina Sandoval; Janet Harrell; Krystle Koehler; Kerry Graves; Misty Williams
Subject: FW: Camelback Gardens Resolution

From: Daniella Acosta <daniellaa@gjcity.org>
Sent: Monday, May 4, 2026 8:45:49 PM (UTC+00:00) Monrovia, Reykjavik
To: Agenda
Cc: Selestina Sandoval
Subject: FW: Camelback Gardens Resolution

Hello,

I just received this email regarding the camelback resolution. Could you please add it to the packet for May 6th.

Daniella Acosta
Principal Planner
City of Grand Junction
250 N. 5th Street
O: 970-256-4089
gjcity.org | EngageGJ

-----Original Message-----
From: Jane Huston <jane.e.huston@gmail.com>
Sent: Monday, May 4, 2026 2:28 PM
To: Daniella Acosta <daniellaa@gjcity.org>
Subject: Camelback Gardens Resolution

⚠ EXTERNAL SENDER ⚠

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Ms. Acosta,

I am writing in opposition of the Proposed Camelback Gardens Resolution, scheduled for consideration by City Council May 6,2026. I also request this letter entered into the record as this resolution is being discussed.

The Resolution regarding Camelback Gardens is egregious & specious in nature. The city owned property should NOT be calculated into the density for the proposed Camelback Gardens Development. This method of calculation would set a precedent for further density planning for our City, County & State. It has far reaching implications for our future development, not in the best interest for our citizens.

In an effort to allow for our city & county's necessary growth, I am requesting this method of calculation & use of city (citizen) owned property be taken to the voters. This would allow for full transparency & improved trust in our local government.

Respectfully submitted,
Jane Huston
416 Saddle Ct
(Cobblestone Ridges HOA)
Grand Junction, CO 81507
970-261-6704
Sent from my iPhone

Krystle Koehler

From: Agenda
Sent: Monday, May 4, 2026 2:47 PM
To: Selestina Sandoval; Janet Harrell; Krystle Koehler; Kerry Graves; Misty Williams
Subject: FW: Stubbs email of 4/20/2026, City Council May 6 Agenda Exhibit C, PLD-2023-121

From: Daniella Acosta <daniellaa@gjcity.org>
Sent: Monday, May 4, 2026 8:46:50 PM (UTC+00:00) Monrovia, Reykjavik
To: Agenda <agenda@gjcity.org>
Cc: Selestina Sandoval <selestinas@gjcity.org>
Subject: FW: Stubbs email of 4/20/2026, City Council May 6 Agenda Exhibit C, PLD-2023-121

Could you add this email as well?

Daniella Acosta
Principal Planner
City of Grand Junction
250 N. 5th Street
O: 970-256-4089
gjcity.org | EngageGJ

From: Thomas Lloyd <thomas.lloyd@gjcity.org>
Sent: Friday, May 1, 2026 8:34 AM
To: Tamra Allen <tamraa@gjcity.org>; Daniella Acosta <daniellaa@gjcity.org>
Subject: FW: Stubbs email of 4/20/2026, City Council May 6 Agenda Exhibit C, PLD-2023-121

FYI. We'll add this to the record.

Thomas

From: rlbeauheim@bresnan.net <rlbeauheim@bresnan.net>
Sent: Thursday, April 30, 2026 9:28 PM
To: Thomas Lloyd <thomas.lloyd@gjcity.org>
Cc: 'Chris and Michelle McAnany' <mcanany@dwmk.com>
Subject: Stubbs email of 4/20/2026, City Council May 6 Agenda Exhibit C, PLD-2023-121

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Thomas,

I have read Mike Stubbs email to you of April 20, 2026, that is included as Exhibit C in the agenda for the May 6 City Council meeting, with great interest. I have my doubts about some of his statements, and encourage you to not just take them at his word.

The second sentence of his email states "My previous company, Dynamic Investments, Inc. acquired all the property that comprised The Ridges Planned Development and obtained an assignment of all developer rights from RDC." In the 1988-1989 time frame, Dynamic Investments made a series (10-20?) of purchases of lots in the Ridges, with the seller being Valley Federal Savings and Loan Association. The area of the present-day Camelback Gardens was purchased on January 4, 1989 (Special Warranty Deed at Mesa County Assessor Reception number 1505273), and the purchase did not include the surrounding open space, nor does the deed mention any assignment of developer rights. If, in fact, Dynamic Investments received an assignment of developer rights from RDC, Mr. Stubbs needs to provide documentation of that so that it's relevance to the situation at hand can be evaluated.

The open space is largely undevelopable land that was dedicated when the area was first platted for The Ridges Filing No. Six in 1981. At that time, the Camelback Gardens area was platted with approximately 45 lots with one 2.2-acre area designated as multi-family. Clustering was not part of the original plan. The existence of this open space cannot properly be used to justify clustering in Camelback Gardens today.

Mr. Stubbs states "In my discussions with the Planning Department over these last 25 years, I have consistently been assured that the prior open space dedication would be considered for density calculations." Considering that only the City Council can authorize the use of City property, one has to wonder what assurances the Planning Department could have provided. In any case, I draw your attention to a restrictive covenant signed by Mr. Stubbs on July 1, 1991 (Assessor reception number 1574915) with reference to the area of Camelback Gardens. This covenant states "Upon subdivision or development of the Property, the amount of open space dedicated in accordance with the Service Plan for the Ridges Metropolitan District and applicable governmental regulations and laws for such subdivision or development shall exceed the minimum open space requirement by at least five thousand (5,000) square feet. Such open space in excess of the minimum requirement shall be located adjacent and contiguous to existing open space adjacent to the Property." If open space requirements had already been met by the dedication of the surrounding 15 acres, why would Mr. Stubbs be talking about this? In fact, instead of abiding by this covenant, Mr. Stubbs appears to be trying to use the existing open space, which he did not dedicate, to get out of providing the required 20% of his acreage to open space, much less 5,000 additional square feet.

Mr. Stubbs statements are clearly self-serving and lack any kind of paper trail that might establish their veracity. I urge you not to rely on any of his statements without first researching them thoroughly.

Thank you.

Rick Beauheim
415 Saddle Ct

Public Comment Form

City Clerk's Office

Submitted On: May 4, 2026, 05:05PM EDT

Full Name	**First Name:** John **Last Name:** Hatch
Phone Number - Please include if you would like to receive a call back regarding your comments.	
Public Comments (please include meeting date and agenda number if applicable)	May 6, 2026 -- Agenda item 6A As a homeowner in the Cobblestone Ridges development (residing at 413 Saddle Ct.), I would like to register my opposition to including 15 acres of open space in the land base and density calculations for the proposed Saddleback Gardens development. If this is allowed, it will set a bad precedent for the city, as other developers will expect to be able to work around zoning/density regulations through similar loopholes. Including this open space defeats the purpose of having density limits for zones, as it clears the way for building high-density development in a low-density zone. For instance, the density at which Mr. Stubbs wants to develop Camelback Gardens is seriously out of line with the current neighborhoods (cul-de-sacs) that it will adjoin -- not to mention concerns about the level of traffic increases this would generate along Rana Rd., most of which has no sidewalk, and the safety concerns for school children who wait at the corner of Rana and Ridge Circle Drive (with no sidewalk) for their bus every morning. I accept and expect that the property at Saddleback Gardens will be developed at some point. And I expect City Council to apply the approach to density calculations for this property as everywhere else -- no loopholes! Thank you for your consideration, John Hatch

Public Comment Form

City Clerk's Office

Submitted On: May 4, 2026, 05:39PM EDT

Full Name	**First Name:** Lawrence **Last Name:** Dixon
Phone Number - Please include if you would like to receive a call back regarding your comments.	9702426405
Public Comments (please include meeting date and agenda number if applicable)	May 5, 2026. Item 6 Resolutions Camelback Garden Project. I object how city property was included, so the destiny would make it acceptable. That is setting a wrong precedent for future projects. This project needs to be declined and replotted with less destiny.

Public Comment Form

City Clerk's Office

Submitted On: May 4, 2026, 09:53PM EDT

Full Name	**First Name:** Lisa **Last Name:** Howfield
Phone Number - Please include if you would like to receive a call back regarding your comments.	702-580-8411
Public Comments (please include meeting date and agenda number if applicable)	Meeting Date: May 6, 2026 / Agenda #6 Re: Opposition to Inclusion of City-Owned Open Space in Density Calculation – Camelback Gardens Development Dear Members of the Grand Junction City Council, I am writing to respectfully express my opposition to the previously approved authorization allowing approximately 15 acres of City-owned open space to be included in the residential density calculation for the proposed Camelback Gardens development. City-owned open space is held in trust for the public and is intended to preserve natural character, provide community benefit, and protect the quality of life for surrounding neighborhoods. As taxpayer-owned land, it should be preserved for its intended public purpose and not used to facilitate increased private development density. Including this land in residential density calculations is inconsistent with that purpose and raises serious concerns about the integrity of its designation. Allowing density credit for land that is neither privately developable nor intended for residential use effectively increases the intensity of the project beyond what would otherwise be permitted. This creates several important concerns: • Misalignment with Intended Use: Open space, particularly when owned by the City, is not residential land and should not function as a mechanism to increase development yield. • Precedent for Future Decisions: Approving this approach risks establishing a precedent where protected or publicly held lands are routinely leveraged to justify higher-density development. • Impact on Community Character: The Redlands area is defined by its balance of open space and residential living. Counting open space toward density erodes that balance and may conflict with long-standing community expectations. • Public Trust: Residents reasonably expect that City-owned open space will remain preserved for its intended purpose. Using it to support increased density may undermine public confidence in land use designations and planning decisions. • Infrastructure and Service Impacts: Increased effective density places additional demands on roads, traffic flow, utilities, and emergency services, without a corresponding increase in developable land area. While I recognize the importance of responsible growth and housing opportunities in Grand Junction, such growth should remain aligned with established land use principles. City-owned open space should remain dedicated to public benefit—not used as a tool to expand private development capacity. For these reasons, I respectfully urge the City Council to reconsider or reverse this authorization and ensure that density calculations for the Camelback Gardens development are based solely on land designated and intended for residential development. Thank you for your time, consideration, and service to our community. Sincerely, Ian and Lisa Howfield

Public Comment Form

City Clerk's Office

Submitted On: May 5, 2026, 09:02AM EDT

Full Name	**First Name:** Vicky **Last Name:** Thurlow
Phone Number - Please include if you would like to receive a call back regarding your comments.	9702610089
Public Comments (please include meeting date and agenda number if applicable)	The land use designation for the Ridges area, which includes Camelback Gardens, with building planned at 381 and 409 High Desert Road (a location immediately north of High Desert Road in Redlands Mesa and adjacent to the Cobblestone Ridges subdivision) should not be allowed to use city owned property as additional 10.29 acres in its calculation for housing density. This property, is Residential Low, per the One Grand Junction Comprehensive Plan. The adjacent areas, including Redlands Mesa and Cobblestone Creek, are RL4, with fewer than four housing units per acre. Additionally, the development plan also calls for High Desert Rd. to connect directly to Rana Rd. – potentially increasing traffic significantly on both roads. The proposed connection between High Desert Road and Rana Road is expected to increase traffic volumes and create safety concerns for residents, pedestrians, and cyclists. Ninety units could generate between 400 and 900 additional trips per weekday – a significant impact on local traffic and safety. I believe this will not only create traffic issues in Redlands Mesa, but devalue Redlands Mesa properties. People including myself have chosen to live here for the quiet, somewhat exclusive living area with limited access. It is our desire as homeowners in Redlands Mesa that the road not be allowed access to High Desert Road and the current RL4 stay in place with fewer than four housing units per acre. It is our position that the Grand Junction City Council should rescind this resolution and require that any future density calculations be based solely on the net developable acreage of the project site, consistent with established planning principles, transparent governance, and standard development practices. 1. Apply RL-4 Density Standards Without Deviation Limit the Camelback Gardens development to RL-4 density (four units per acre or fewer) to ensure compatibility with surrounding neighborhoods and consistency with the Comprehensive Plan. 2. Base Density on Developable Acreage Only Rescind Grand Junction City Council Resolution No. 13-26. Calculate allowable residential density using only the acreage proposed for development, excluding City-owned open space. 3. Modify Roadway Design to Protect Neighborhood Safety Replace the proposed High Desert Road–Rana Road connection with: *A cul-de-sac termination of High Desert Road within the development area *A cul-de-sac termination of Rana Road within the adjoining lot It's important to note that we understand the need for housing in Grand Junction. We support responsible growth that is thoughtfully integrated into existing neighborhoods. We believe development should balance community character, infrastructure capacity, exclusivity as purchased for home values, and long-term sustainability to benefit both current and future residents. Vicky Thurlow

Krystle Koehler

From: George Gatseos <g_gatseos@yahoo.com>
Sent: Monday, May 4, 2026 10:27 PM
To: Council
Cc: comdev; John Shaver; citymanager@gjcity.org; cityclerk
Subject: Fw: March 10, 2026, Planning Commission Public Hearing/ PLD-2023-121

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TO THE GRAND JUNCTION CITY COUNCIL.
I am forwarding this Copy of the Letter I sent to the Planning Commission regarding Land use case/ PLD-2023-121
Please review my comments prior to your April 6 meeting. As you were appraised at a previous hearing, I find it highly unusual for an applicant to be given City Open Space adjacent to the property to be used in the calculation of density and zoning from R-4 to R-5. In addition, as a local resident, we were Not given notice of the Resolution that the Planning and Community Development staff, and the Sr. Planner to have you approve the action to use in the determination of zoning.
As a former Planning Commissioner of the City of Grand Junction. My request is Not to approve the higher density of R5 and also, the City. will need to do substantial upgrades to Rana Rd, complete sidewalks & curbing for pedestrian safety, and also the storm water drainage is solely inadequate on Rana Rd. from Butler to Ridges Circle with only 3 three storm water drains on the entire 1/3 mile of Rana Rd between Butler to Ridges Circle. I realize this is a potential of 20year buildout, but the infrastructure upgrade will be at the expense of the taxpayers, even with impact fees already determined for developer!
Sincerely,
Dr. George G Gatseos II, former City of Grand Junction Planning Commissioner, 2014 to 2022
& Resident, 408 Rockwood Ln, Grand Junction, CO 91507.

----- Forwarded Message -----
From: George Gatseos <g_gatseos@yahoo.com>
To: daniellaa@gjcity.org <daniellaa@gjcity.org>
Cc: g__gatseos@yahoo.com <g__gatseos@yahoo.com>; George Gatseos II <gggatsos@gmail.com>
Sent: Tuesday, March 10, 2026 at 11:36:37 AM MDT
Subject: March 10, 2026, Planning Commission Public Hearing/ PLD-2023-121

From: Dr. George G Gatseos II
408 Rockwood Ln.
Grand Junction, CO 81507
To: Planning Commission, City of Grand Junction, CO
Community Development
250 North 5th Street
Grand Junction, CO 81501-2628

Chair Weckerly, and Commissioners,
I live at the southeast corner of Rockwood Ln. & Rana Road,

(408 Rockwood Ln, Grand Junction, CO 81507). Several of my neighbors have given you input for your consideration regarding their concerns in public hearing, regarding PLD-2023-121, a request by applicant Camelback Gardens LLC, and Upland Homes. Inc. As a former Planning Commissioner of the City of Grand Junction, (2014-2021) I have been an individual who likes PD (Planned Development) and think it is a good way to use for planning future land use development, both for the community and the developer. I am writing today to not object to the development of this parcel of land; but to add my individual concerns and in addition to the ones such as cluster development and density, storm water drainage, traffic flow, I understand that the Commission upon Hearing this case prior voted 6-1 to favor of the motion to Approve and forward to City Council for Final public hearing (which is scheduled April 1st. I am not opposed to the development of this urban infill property. I do want to comment regarding the following issues that I would like the Applicant and City to consider with the development process and construction as it is probably close to final approval.

I also have besides, the obvious concerns of the neighborhood, with traffic concerns, safety, water drainage impact, and the clustering to go from RL4 zoning to RL-5 allowance of increased units per acre, and 40 foot allowable. building height

following specific concerns:

1) Additional Waste water storm sewer drainage onto rhw existing infrastructure on Rana Road. With the elimination of the pervious existing soil, and surface area asphalt parking lots, the water drainage will add amounts more that the capabilities of existing drains on Rana Road., from the intersection of Butler & Rana road the northern boundary of the planned property to the intersection of Rana road & larger connector street Ridges Circle West the linear drivable distance is 0.3 miles. Only 3 three storm water drains with concrete curbing exist presently on Rana Road, minimal amount to handle stormwater drainage. in addition, more than 2/3rds of the length of Rana road from Ridges Circle west to my corner (Rockwood Ln. & Rana road, does NOT have any concrete curbing whatsoever, and No stormwater drains. The city needs to assess the impact of the proposed development water drainage on the existing infrastructure.

2) Traffic concern: Although this PD has a proposed connector street to join HighDesert road with Rana road; the impact of traffic on the neighborhood is poor and difficult resulting in safety concerns and traffic congestion during hours of maximum traffic flow. Indeed, their is only one each of ingress/egress with Hig Desert road on the south, and Rana road on the north. It is my belief that Most all of the traffic will follow the north route down Rana road to leave the proposed development Both, Rana road and High desert are residential streets until you get to Ridges Circle West collector road on the north. In addition to the southbound traffic will follow an uphil residential street to the Redlands Mesa golf club intersection, with more congestion.

3) Open Space recreation trails use, & Maintenance concern. The Open space that is owned by the city and used as part of the development for inclusion to allow clustering and increased zoning density is not used for recreation at this time by the neighborhood residents, as no trails are present in most of the upper regions of the open space. In addition the PD clearly says that the financial maintenance of the future trail additions and the private park should be maintained by the HOA or HOAs. that is an added financial burden on HOA's that are limited in scope. as the City Parks & Recreation are off the hook and not stipulated to provide maintenance of these future trails.

Thank You, for reading this letter with my concerns and could you please forward this letter and my comments to the City and also the Applicants, Mike Stubbs and Scott Preisendorf.

Sincerely,

George G Gatseos II,

Krystle Koehler

From: Daniella Acosta
Sent: Tuesday, May 5, 2026 9:39 AM
To: Agenda
Cc: Krystle Koehler; Selestina Sandoval
Subject: FW: [Grand Junction Speaks] Concern for Camelback Gardens Project - May 6 Meeting - Agenda Item 6A

Could you please include this for the May 6th packet.

Daniella Acosta
Principal Planner
City of Grand Junction
250 N. 5th Street
O: 970-256-4089
gjcity.org | EngageGJ

From: comdev <comdev@gjcity.org>
Sent: Tuesday, May 5, 2026 9:21 AM
To: Daniella Acosta <daniellaa@gjcity.org>
Subject: FW: [Grand Junction Speaks] Concern for Camelback Gardens Project - May 6 Meeting - Agenda Item 6A

Forwarding for posterity.

Jacob Kaplan
Planning Technician
City of Grand Junction
250 N. 5th St
970-256-4019
gjcity.org | EngageGJ

From: billplarsen=gmail.com@mg.gjspeaks.org <billplarsen=gmail.com@mg.gjspeaks.org> **On Behalf Of** Bill Larsen
Sent: Monday, May 4, 2026 6:54 AM
To: comdev <comdev@gjcity.org>
Subject: [Grand Junction Speaks] Concern for Camelback Gardens Project - May 6 Meeting - Agenda Item 6A

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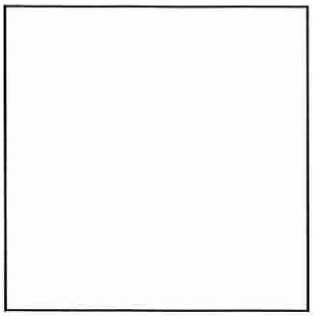

City Council,

Concern for Camelback Gardens Project - May 6 Meeting - Agenda Item 6A

My wife & I have resided at 2352 Rana Rd. since March 2002. For the past 24 years we have enjoyed a beautiful neighborhood that has been safe and well-supported by the City of Grand Junction. We always knew there could and would be future development in the open saddle between our subdivision in the Ridges and Redlands Mesa. As we have been very involved in following the proposal for the high density Camelback Gardens development, attending Planning Commission meetings, we were shocked and very disappointed with the City Council move to approve the "gift" of "Open Space" in this project. The resulting "high density" created through this move will not mask the tremendous chaos (traffic, drainage, safety, etc.) that will result if this shift in density calculations is allowed. We strongly recommend the City Council reconsider this move so the project that moves forward would be based on a fair and unbiased "Density Calculation" decision for all of Grand Junction.

Sincerely, Bill & Sandy Larsen
2352 Rana Rd, GJ

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Krystle Koehler

From: Daniella Acosta
Sent: Tuesday, May 5, 2026 9:40 AM
To: Agenda
Cc: Selestina Sandoval; Krystle Koehler
Subject: FW: [Grand Junction Speaks] Camelback Gardens project - agenda item 6a for May 6 city council mtg

This one too

Daniella Acosta
Principal Planner
City of Grand Junction
250 N. 5th Street
O: 970-256-4089
gjcity.org | EngageGJ

From: comdev <comdev@gjcity.org>
Sent: Tuesday, May 5, 2026 9:21 AM
To: Daniella Acosta <daniellaa@gjcity.org>
Subject: FW: [Grand Junction Speaks] Camelback Gardens project - agenda item 6a for May 6 city council mtg

Forwarding for posterity.

Jacob Kaplan
Planning Technician
City of Grand Junction
250 N. 5th St
970-256-4019
gjcity.org | EngageGJ

From: billgulley=gmail.com@mg.gjspeaks.org <billgulley=gmail.com@mg.gjspeaks.org> **On Behalf Of** Bill Gulley
Sent: Sunday, May 3, 2026 7:42 PM
To: comdev <comdev@gjcity.org>
Subject: [Grand Junction Speaks] Camelback Gardens project - agenda item 6a for May 6 city council mtg

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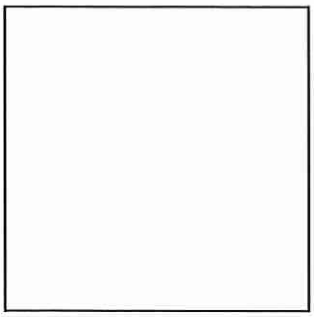

The City Council should be commended for re-thinking the density calculation of this project.

I live a few hundred feet from the proposed project, on Butte Court. It is preposterous to attempt to use 15 acres of "open space" which is non-contiguous and already in land trust, to boost number of units. I support approximately 5.4 units per acre on 10 acres which is 54 units. ALSO IMPORTANT -- 92 units on that 10 acres would lead to a huge parking problem; I estimate between 190 and 210 vehicles, many larger trucks as well as work trucks and camper vans and small RVs. The proposed design has virtually no driveways, or very small ones. NOT WORKABLE. Also poor access for police/fire, friction between neighbors, etc.

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Public Comment Form

City Clerk's Office

Submitted On: May 5, 2026, 01:27PM EDT

Full Name	**First Name:** William **Last Name:** Smith
Phone Number - Please include if you would like to receive a call back regarding your comments.	
Public Comments (please include meeting date and agenda number if applicable)	Regarding changing density standards for Camelback Gardens project. (May 6, 2026) 200 individual builders invested funds to purchase property and build homes that matched, in large part, the existing density standards set by City Council. The decisions on size and position of each individual home further reflected a balance between all the 200 home projects. Builder 201 (Camelback Gardens) can choose to build the number of homes matching current density standards or seek a property that matches his density needs. Respectfully, builder 201's "wants" should not override the 200 existing builder owners who chose and met existing density standards.

DUFFORD
WALDECK
LAW

744 HORIZON COURT, SUITE 300
GRAND JUNCTION, CO 81506

510 S. CASCADE AVENUE
MONTROSE, CO 81401

970-241-5500
WWW.DWMK.COM

May 5, 2026

Partners
Barbara R. Butler
Shelly S. Dackonish
William S. DeFord
Nathan A. Keever
Michael A. Kuzminski
Christopher G. McAnany*
Annie D. Murphy*~
Lauren F. O'Dell*
John R. Pierce+

Of Counsel
Michael R. Houston
J. David Reed

Associates
Caitlin B. Ceci^
Scott D. Goebel
Taylor J. McGaughey
Arie R. Mielkus
William T. Raley*
Maxwell B. Stahl'
Austin S. Williams

Retired Partners
William H.T. Frey
Richard H. Krohn
Laird T. Milburn

D. J. Dufford
(1919-1998)

William G. Waldeck
(1923-2009)

+ Also admitted in Oregon
* Also admitted in Utah
~ Also admitted in Wisconsin
^ Only admitted in Utah
' Only admitted in New Mexico

Mayor Cody Kennedy
Grand Junction City Council
250 North Fifth Street
Grand Junction, CO 81501

Re: Resolution 13-26\Camelback Gardens ODP

By: Hand Delivery and Email

Mayor Kennedy and City Council Members:

I write in connection with the public hearing scheduled for May 6, 2026 for the reconsideration of the approval of Resolution 13-26 (the Resolution) pertaining to the Camelback Gardens ODP in the Ridges. I am copying Community Development staff on this letter, and I request that it be made part of the record of decision in Resolution 13-26 and PLD-2023-121.

First, thank you for being willing to reconsider the past Council decision adopting the Resolution. That decision is of great concern to many of us in the neighborhood. We appreciate that the Council is willing to listen to our concerns.

There are several good reasons for the Council to repeal Resolution 13-26.

1. The Resolution is unlawful because it upends mandatory ordinances and land use processes.

The Camelback ODP proposes the development of 90 units on 10.29 acres, resulting in a density of 8.7 units per acre. With the adoption of the Resolution, which includes adjacent City open space in the project, the density declines to 3.6 units per acre. The 2020 Grand Junction Comprehensive Plan mandates "residential-low density" in the Ridges of between two and five units per acre. 2020 Comp. Plan pp. 59-60. Compliance with the Comprehensive Plan is mandatory for planned unit development approval. See GJMC 21.02.150(b)(2)(i)(approval criteria).[1] City staff concede that approval of the Camelback project would be unlawful without the inclusion of the City open space.

CHRISTOPHER G. MCANANY
970-248-5862
mcanany@dwmk.com

[1]The 2010 version of the Grand Junction Zoning and Development Code applies to the Camelback application; that version was in force when the application was submitted in 2023.

The Resolution improperly attempts to skirt the City's density rules, which define the maximum residential density relative to the "gross land area…at the time that a development application is filed…" and not some later date. See GJMC 21.03.030(j)(2). Of course, the Resolution was a post-hoc effort undertaken by the City in 2026, well after the Camelback application was submitted.

The effect of the Resolution is to effectively rezone the Camelback parcels to RM-8 zoning, despite the area being designated for "residential low" density development under the Comprehensive Plan. This was done without the formal process required for a rezone or text amendment under City ordinances, and without complying with the mandatory public hearing processes for zoning changes and PUDs under Colorado law. See C.R.S. § 31-23-304 (rezoning public hearing required); C.R.S. § 24-67-104(1)(e)(PUD public hearing required).

2. The open space lands were dedicated by others pursuant to a Mesa County land use process in 1981; the applicants can claim no entitlements from those historic approvals.

City staff have repeatedly made the false statement that the open space that is the subject of the Resolution was "..previously dedicated by the applicants for public use." See May 6, 2006 Staff Memo, Daniella Acosta Stine, p. 2. To be clear, the Camelback applicants are Camelback Gardens, LLC, and Upland Homes, Inc. Neither of those two entities ever conveyed or dedicated the subject open space to anyone.

As noted previously, the subject open space was conveyed to the City of Grand Junction by the Ridges Metropolitan District in 1992. See Quit Claim Deed, Reception No. 1609906, July 30, 1992. **Exhibit 1.** Before that, the land was dedicated as open space by Ridges Development Corporation pursuant to the approval by Mesa County of the subdivision plat for the Ridges Filing Six, dated May 15, 1981. See **Exhibit 2.** Neither of the Camelback applicants had any part in this dedication.

a. The developer claims are not credible.

I am aware that one of the applicant representatives, Mike Stubbs, claims that another entity in which he claims an interest, Dynamic Investments, Inc., acquired "all the property" in the Ridges going back to 1987, and that the entity obtained an assignment of "all developer rights" from the former Ridges Development Corporation. Mike Stubbs email, April 20, 2026. Mr. Stubbs has not produced a single document to substantiate this claim, and a search of Mesa County land records reveals no conveyances at all from Ridges Development Corp. to Dynamic Investments. The City Council should

accordingly give this statement zero credibility. In any case, Mr. Stubbs freely admits that past plats in the Ridges were "vacated" during the past economic down-turn. This is true under City ordinances. See *e.g.,* GJMC 21.02.150(f)(1)(upon lapse, incomplete portions of development are null and void). Thus, given the passage of time, the Camelback Applicants can claim no entitlements derived from the open space lands dedicated by others.

This conclusion is supported by the fact that Dynamic Investments, the entity Mr. Stubbs claims to have been associated with, never claimed any right to a density bonus in prior land use submittals covering the same property. Dynamic Investments submitted at least one earlier land use application covering the lands now encompassed by the Camelback proposal, a 1996 iteration of the Cobblestone Ridges subdivision. That application proposed R-4 densities and made no mention of any supposed density bonus due to previously dedicated open space. See **Exhibit 4** (Project Report and maps for FPP-1996-027-2 Cobblestone Ridges, Dynamic Investments, Inc.). As such, the Council should view the current argument as simply a recent concoction pitched to City staff.

b. The "clustering" ordinance is inapplicable.

City staff frequently point to the clustering provisions of the City's land use code as a justification for the inclusion of the subject open space in the Camelback project. However, the argument that the Application is a "clustered" development, again, does not hold up. The City's cluster ordinance rules require that the "applicant" be the one dedicating land as open space. See GJMCC 21.03.060(d)(1) "the applicant for cluster development shall: Offer the open space to dedicate it to a local government…" The open space that is the subject of the Resolution was never dedicated by the Camelback applicants. Accordingly, the defects in the Camelback application cannot be cured by the enactment of the Resolution.

c. The planning history of the Ridges does not support the Resolution.

Concurrently, City staff relies upon Council Resolution No. 13-08 (2008) as evidence of the "unique" history of the Ridges. See Acosta-Stine Memo, p. 3. Resolution 13-08 waived further dedications of open space (or payment of the fee in lieu of same) in light of existing open space dedications in the Ridges Filing 1-6. Staff did not mention that Resolution 13-08 expressly relied upon the earlier Amended Final Plan for the Ridges, approved by the Council in 1994, shortly after annexation. That document, among other things, specified a maximum density of four units per acre for Filings 1-6, and it further stated that "…density transfers within filing 1 through 6 are not

allowed." **Exhibit 3**, p. 1.[2] The upshot of these documents is that the City Council historically did not require further open space dedication of new development in the Ridges, but it also did not allow new development in Filings 1-6 to claim increased density by virtue of past open space dedications. Moreover, future development would have to be at a density of no more than four units per acre—a figure consistent with the current policies. The history of the Ridges provides no support for the Resolution.

3. Resolution 13-26 compromises the fundamental fairness of the Camelback review process and opens the door to similar claims by others.

Ultimately, the repeal of the Resolution is appropriate because it will avoid future claims that the City is tipping the scales in favor of a particular developer. There are no ordinances that authorize the City to pledge its open space in favor of a particular developer. Indeed, the practice is highly suspect under the Colorado Constitution, which prohibits government entities from making a "donation, grant to, or in aid of.." any "private corporation or company…" Colorado Constitution, Article XI, Section 2.

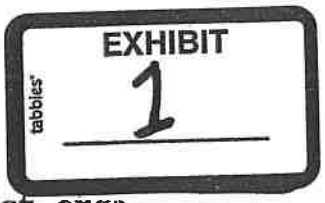
A related concern is that the approval of a PUD is a quasi-judicial action. Where a local government is acting in a quasi-judicial proceeding, participants have a right to expect that the municipality will act as an impartial decision-maker. Indeed, "an impartial adjudication requires the absence of a personal, financial, or official stake in the decision that would evidence a conflict of interest on the part of the decision maker." *No Laporte Gravel Corp. v. Board of County Commissioners,* 507 P.3d 1053, 1063 (Colo. App. 2022). The extraordinary act of a local government pledging its open space to provide enhanced private development entitlements is the kind of "official stake" in a decision that calls into question the fundamental fairness of the land use review process. The adoption of Resolution 13-26 strongly suggests that the City has already decided the merits of the Camelback application, and that it has committed its institutional resources to benefit that land use applicant—in violation of its own ordinances.

Resolution 13-26 is an ill-conceived action that should be repealed. Thank you for your consideration.

Sincerely,

Christopher G. McAnany

[2] The Ridges Final Plan is available on the City of Grand Junction online archive.



QUIT CLAIM DEED

The Ridges Metropolitan District, a special district organized pursuant to the laws of the State of Colorado, doing business at 372 Ridges Boulevard, Grand Junction, Colorado 81503, hereinafter Grantor, hereby sells and quit claims to The City of Grand Junction, a home rule city in the County of Mesa, State of Colorado, doing business at 250 North 5th Street, Grand Junction, Colorado 81501, hereinafter Grantee, the following real property together with all fixtures, appurtenances, signs, surfacing and permanent installations to wit:

BOOK 1914 PAGE 315

All open space and park land owned by Grantor and being generally described as:

Filing #1 totaling 5.925 acres, including but not necessarily limited to, a tract of land commonly know as Entrance Park, 442 Ridges Boulevard and all other tracts in said filing as more particularly described by parcel numbers:

2945-163-24-944(038)
2945-163-24-944(022)
2945-163-24-944(018)

1609906 03:58 PM 07/30/92
Monika Todd Clk&Rec Mesa County Co
DOC EXEMPT

and,

Filing #2 totaling 6.259 acres, including but not necessarily limited to, a tract of land commonly known as Duckpond Park and all other tracts in said filing as more particularly described by parcel numbers:

2945-201-14-944(015)
2945-201-04-944(022)
2945-201-01-944(010)
2945-174-24-944(033)
2945-163-26-944(022)

and,

Filing #3 totaling 13.4973 acres, including but not necessarily limited to, a tract of land commonly known as Hidden Valley Park and all other tracts in said filing as more particularly described by parcel numbers:

2945-212-13-944(009)
2945-201-09-944(029)
2945-212-14-944(030)
2945-201-01-945(011)

and,

Filing #4 totaling 17.69 acres, including but not necessarily limited to, tracts of land commonly known as Valley View Way and the Tot Lot and all other tracts in said filing as more particularly described by parcel numbers:

2945-201-13-944(033)
2945-201-04-944(022)
2945-201-08-944(029)
2945-201-07-944(025)
2945-201-06-944(017)

Recorder's Note: Poor Legibility On Document Provided For Recording.

and,

Filing #5 totaling .177 acres, including but not necessarily limited to, a tract of land commonly known as Boy Scout Park and all other tracts in said filing as more particularly described by parcel number:

2945-202-06-944(031)

BOOK 1914 PAGE 816

and,

A tract of land in Filing #5, Lot 1, Block 22 commonly known as the school site consisting of 6.372 acres:

and,

Filing #6 totaling 40.988 acres, including but not necessarily limited to, a tract of land commonly known as Autumn Ridge/Pleasant Hollow Park and all other tracts in said filing as more particularly described by parcel numbers:

2945-174-30-944(079)
2945-174-29-944(074)
2945-174-34-944(015)
2945-202-17-944(019)
2945-202-06-955(050)
174-30-94

and,

A tract of land located at the entrance to the Ridges and as more particularly described in Book 1421 page 76 of the land records of Mesa County:

and,

A tract of land consisting of 2.243 acres located at 372 Ridges Boulevard.

and,

A deeded easement as more particularly described in Book 1867 page 751 of the land records of Mesa County:

and,

A deeded easement as more particularly described in Book 1879 page 105 of the land records of Mesa County:

and,

A deeded easement as more particularly described in Book 1860 pages 989 and 990 of the land records of Mesa County:

and,

A deeded easement as more particularly described in Book 1202 page 709 of the land records of Mesa County:

and,

A deeded easement as more particularly described in Book 1351 page 484 of the land records of Mesa County:

and,

Certain tracts of land commonly know as Bus Stop No. 1, Bus Stop No. 2, Bus Stop No. 3 and Bus Stop No. 4, together with the land reasonably required to maintain the structures located thereon and all signs affixed thereto:

and,

Any and all other real property owned by the District or in which the District may have an interest as of the date of this deed.

All parcel numbers are as existing in the records of the Mesa County Assessor as of the date of this deed and as represented in the attached assessors maps.

Signed this 14th day of July, 1992.

RIDGES METROPOLITAN DISTRICT

by: Ellsworth F. Stein
Ellsworth Stein
President of the Board of Directors

STATE OF COLORADO)
County of Mesa)

The foregoing instrument was executed before me this 15th day of July, 1992, by Ellsworth Stein, President of the Board of Directors of the Ridges Metropolitan District, Mesa County, Colorado.

My commission expires 10/26/92.
Witness my hand and official seal.

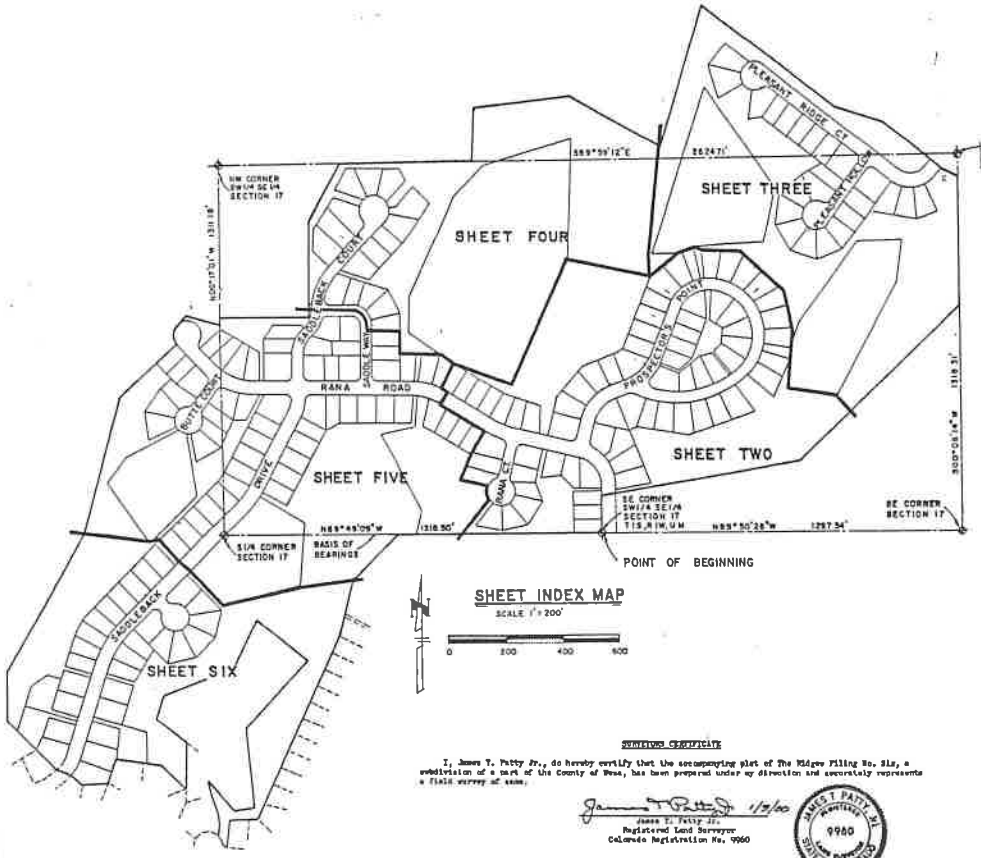
Mildred B Fowler
Notary Public

Address: 372 Ridges Blvd
Grand Jct CO 81503

EXHIBIT 2

tabbies

THE RIDGES FILING NO. SIX



SHEET INDEX MAP

SCALE 1" = 200'

SURVEYOR'S CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of The Ridges Filing No. Six, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

James T. Patty Jr. 1/9/80
James T. Patty Jr.
Registered Land Surveyor
Colorado Registration No. 9980

JAMES T. PATTY JR. REGISTERED 9980 LAND SURVEYOR STATE OF COLORADO

Utilities Coordinating Committee:

By Thomas L. Caldwell Date: 15 April 1981
Chairman

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Ridges Development Corp., William E. Foster, President, Warren E. Gardner, Secretary/Treasurer, is the owner of that real property situated in the County of Mesa, State of Colorado and being a part of Sections 17 and 20, Township 1 South, Range 1 West of the Ute Meridian as shown on the accompanying plat thereof, said real property being more particularly described as follows:

Beginning at the SE Corner of the SW 1/4 SE 1/4 of said Section 17; Thence N 89° 49' 09" W along the south line of the SW 1/4 SE 1/4 of said Section 17 a distance of 712.89 feet; Thence S 45° 42' 45" W 323.51 feet; Thence S 13° 25' 30" W 200.91 feet; Thence S 23° 30' 19" W 281.00 feet; Thence S 32° 34' 37" W 137.06 feet; Thence S 87° 57' 00" W 100.18 feet; Thence S 04° 58' 12" W 100.00 feet; Thence along the arc of a curve to the right whose radius is 25.00 feet and whose long chord bears N 48° 19' 52" W 27.90 feet; Thence along the arc of a curve to the left whose radius is 50.00 feet and whose long chord bears N 29° 31' 19" W 70.82 feet; Thence along the arc of a curve to the left whose radius is 200.00 feet and whose long chord bears N 01° 27' 10" W 120.76 feet; Thence along the arc of a curve to the right whose radius is 210.00 feet and whose long chord bears N 13° 28' 00" W 81.58 feet; Thence S 67° 34' 09" E 142.65 feet; Thence N 79° 43' 45" E 50.26 feet; Thence N 01° 20' 15" W 295.15 feet; Thence N 45° 29' 30" E 326.06 feet; Thence N 52° 04' 20" W 328.80 feet; Thence S 23° 30' 19" W 193.49 feet; Thence S 67° 34' 50" W 270.51 feet; Thence S 17° 34' 43" E 81.00 feet; Thence S 05° 37' 20" E 177.55 feet; Thence S 00° 00' 00" W 166.80 feet; Thence N 44° 57' 30" W 115.99 feet; Thence N 82° 14' 30" W 166.82 feet; Thence S 13° 21' 30" W 97.00 feet; Thence S 61° 06' 49" W 97.27 feet; Thence N 48° 33' 48" W 55.79 feet; Thence N 66° 22' 18" W 54.27 feet; Thence N 44° 10' 50" W 114.64 feet; Thence N 00° 00' 00" E 181.33 feet; Thence N 90° 00' 00" E 155.04 feet; Thence N 14° 23' 00" E 300.22 feet; Thence N 48° 28' 30" E 280.82 feet; Thence along the arc of a curve to the right whose radius is 30.00 feet and whose long chord bears N 01° 28' 30" E 70.71 feet; Thence N 46° 28' 30" E 43.94 feet; Thence S 73° 13' 01" E 143.80 feet; Thence N 00° 17' 01" W 27.43 feet; Thence N 89° 42' 59" E 300.00 feet; Thence N 00° 17' 01" W 150.00 feet; Thence N 30° 00' 00" E 226.80 feet to a point on the north line of the SW 1/4 SE 1/4 of said Section 17; Thence S 89° 59' 12" E along said north line of the SW 1/4 SE 1/4 of Section 17 a distance of 463.52 feet; Thence N 01° 30' 14" E 190.99 feet; Thence N 83° 34' 44" E 343.35 feet; Thence S 60° 13' 49" E 371.13 feet; Thence N 20° 00' 48" E 522.41 feet; Thence N 01° 16' 12" E 100.53 feet; Thence S 89° 44' 12" E 187.23 feet; Thence S 50° 03' 15" E 196.01 feet; Thence S 64° 49' 00" E 63.36 feet to a point on the east line of the SE 1/4 SE 1/4 of said Section 17; Thence S 00° 00' 14" W along said east line of the SE 1/4 SE 1/4 of said Section 17 a distance of 473.54 feet; Thence S 43° 36' 43" W 813.36 feet; Thence S 89° 42' 10" W 727.32 feet; Thence S 00° 00' 00" W 1331.76 feet to the point of beginning, containing 97.281 acres.

That said owner has caused the said real property to be laid out and surveyed as The Ridges, Filing No. Six, a subdivision of a part of Mesa County, Colorado.

That said owner does hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicates to the public utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines; together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner.

That all expense for street paving or improvements shall be furnished by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 15th day of May A.D., 1981.

William E. Foster — Ridges Development Corp. — William E. Foster, President

Warren E. Gardner — Ridges Development Corp. — Warren E. Gardner, Secretary/Treasurer

STATE OF COLORADO } ss
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 15th day of May A.D., 1981 by William E. Foster, President and Warren E. Gardner, Secretary/Treasurer of Ridges Development Corporation.

My commission expires: June 21, 1982
Witness my hand and official seal.

Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA } # 1259706

I hereby certify that this instrument was filed in my office at 11:45 o'clock A.M., this 11th day of June A.D., 1981 and is duly recorded in Plat Book No. 12, Page 356 - 359.

Basil Dawson — By Hazel M. Hembree — Fees: $ 40.00
Clerk and Recorder — Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 4TH day of June A.D., 1981. County Planning Commission of the County of Mesa, Colorado.

Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 2nd day of June A.D., 1981. Board of County Commissioners of the County of Mesa, Colorado.

Marvin Allred
Chairman

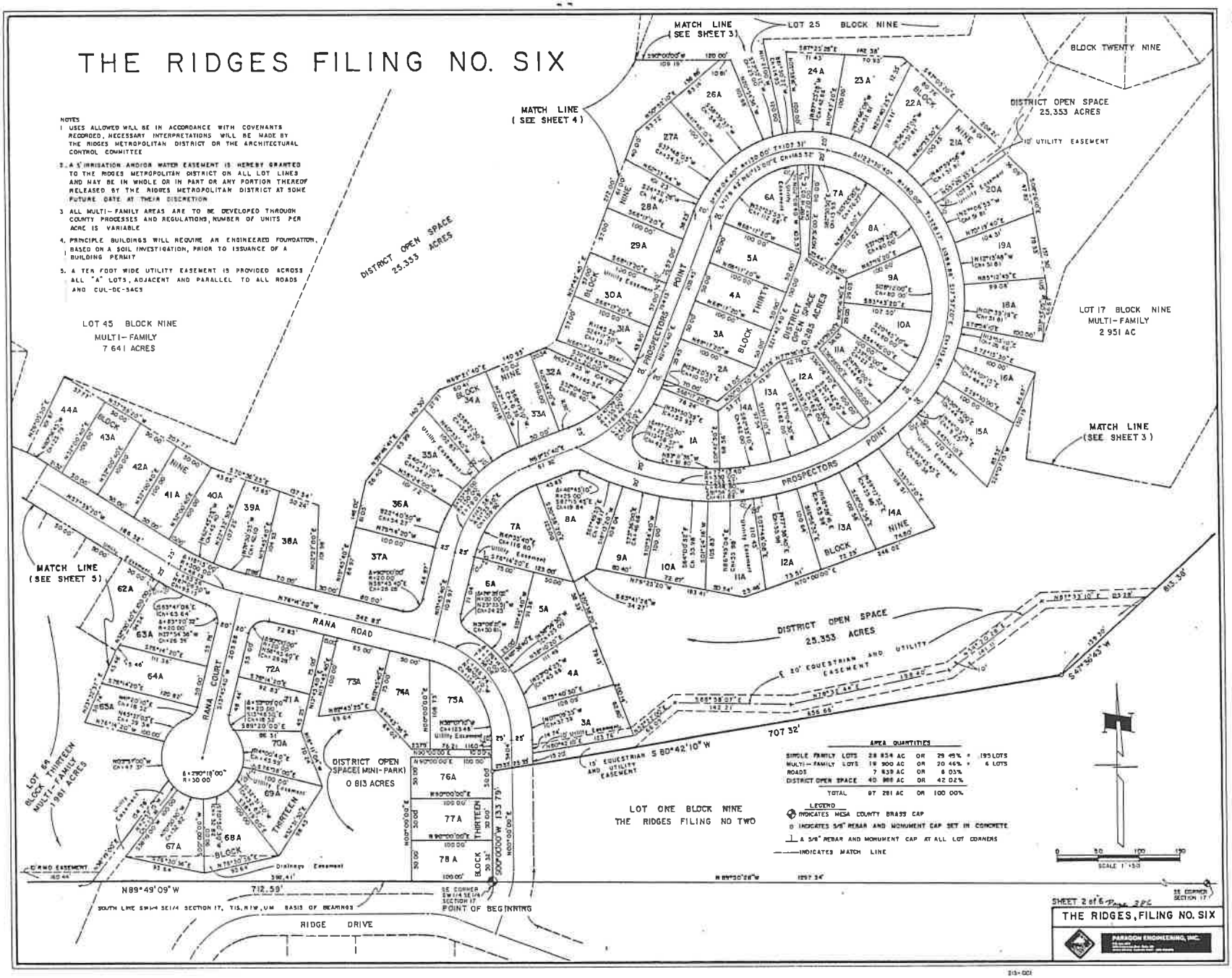
= Open Space Dedication

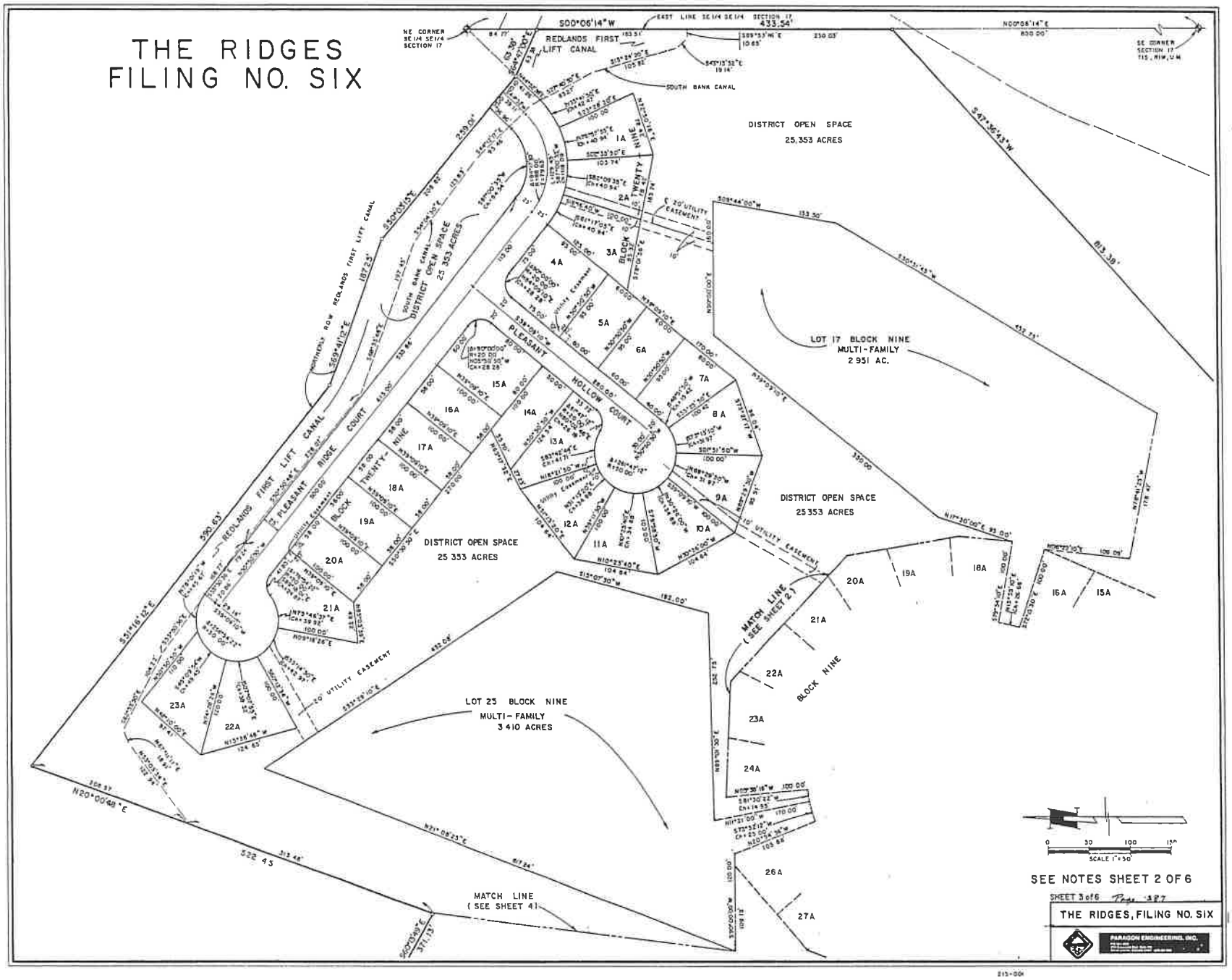
SHEET 1 OF 6 Page 375

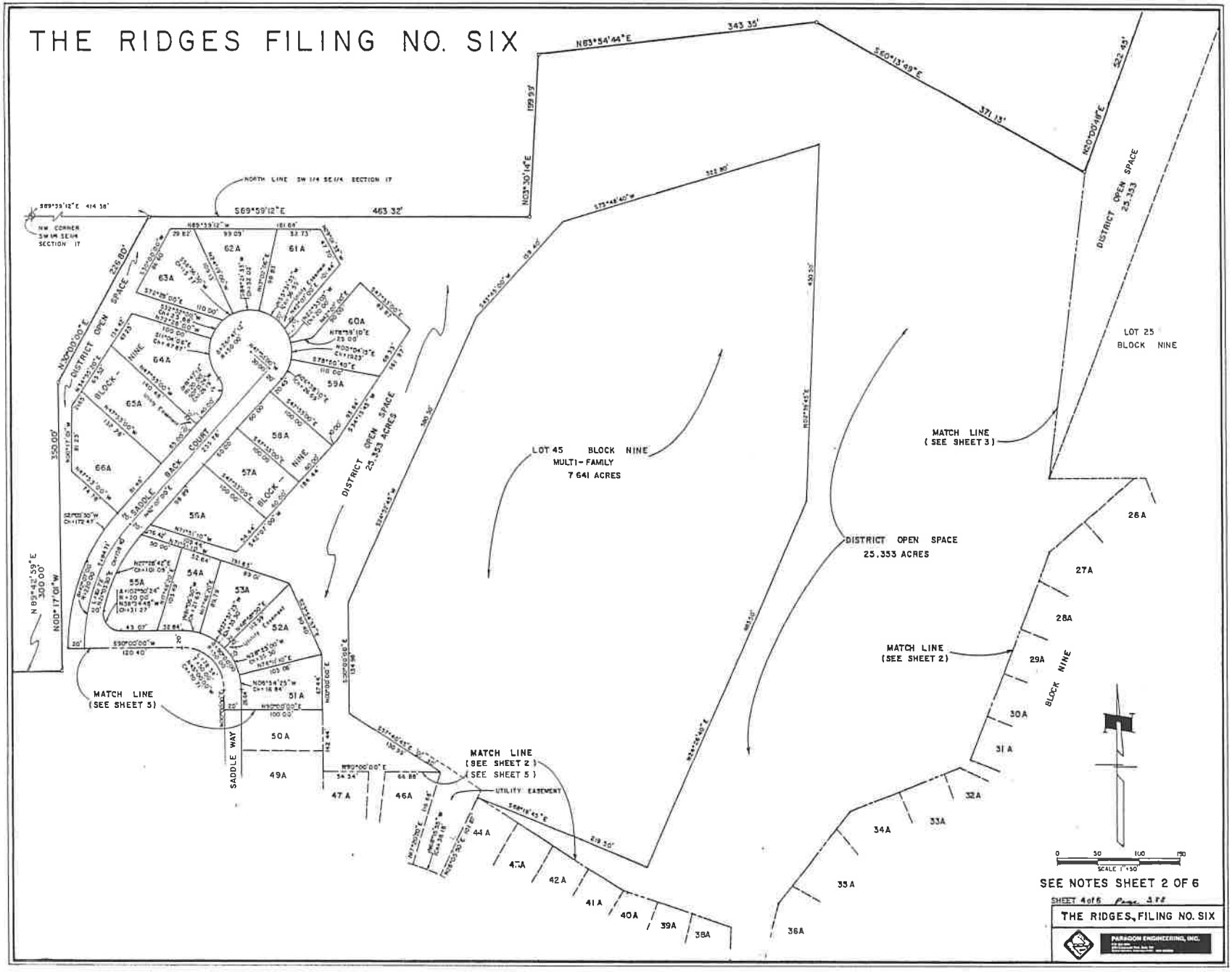
THE RIDGES, FILING NO. SIX

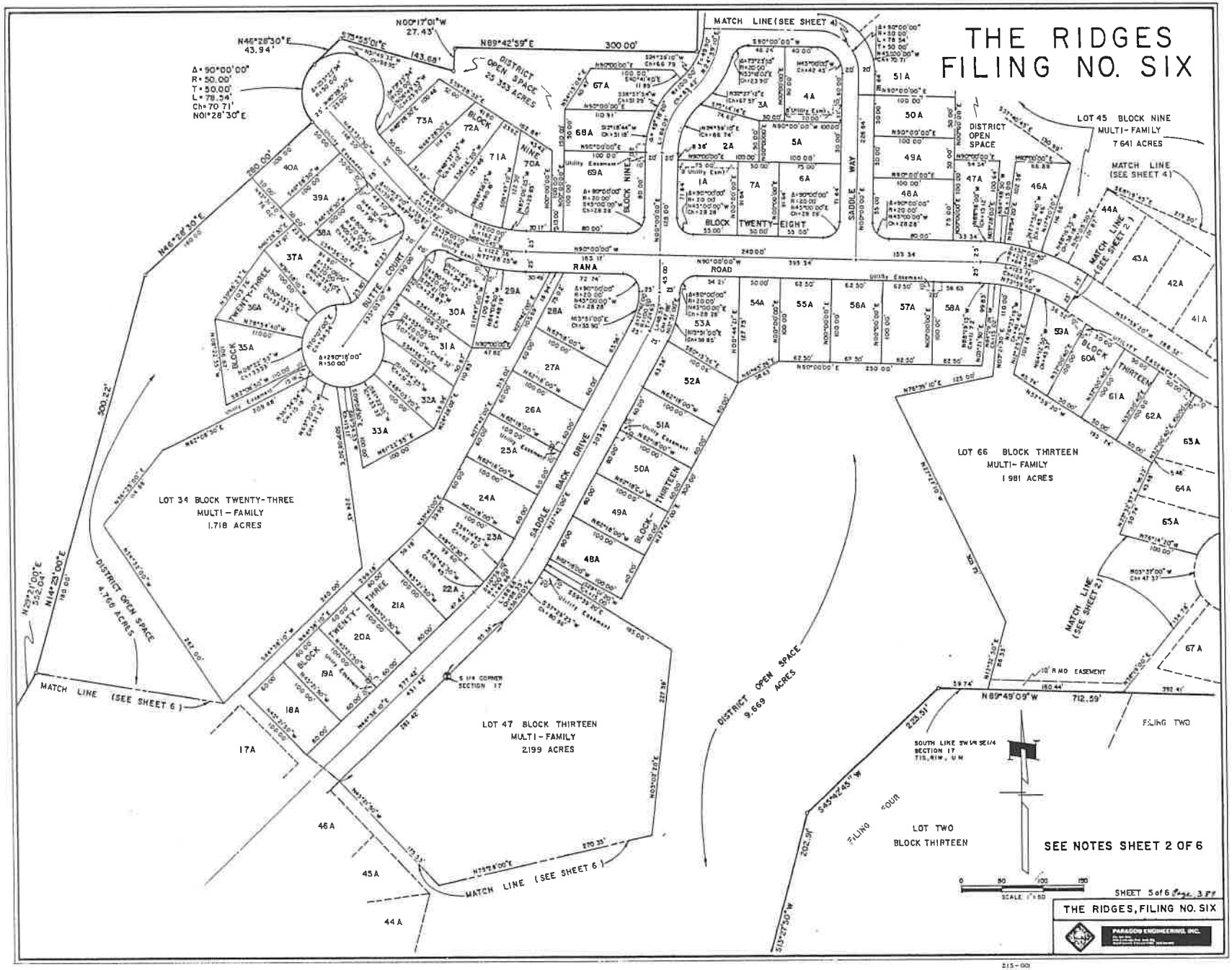
PARAGON ENGINEERING, INC.

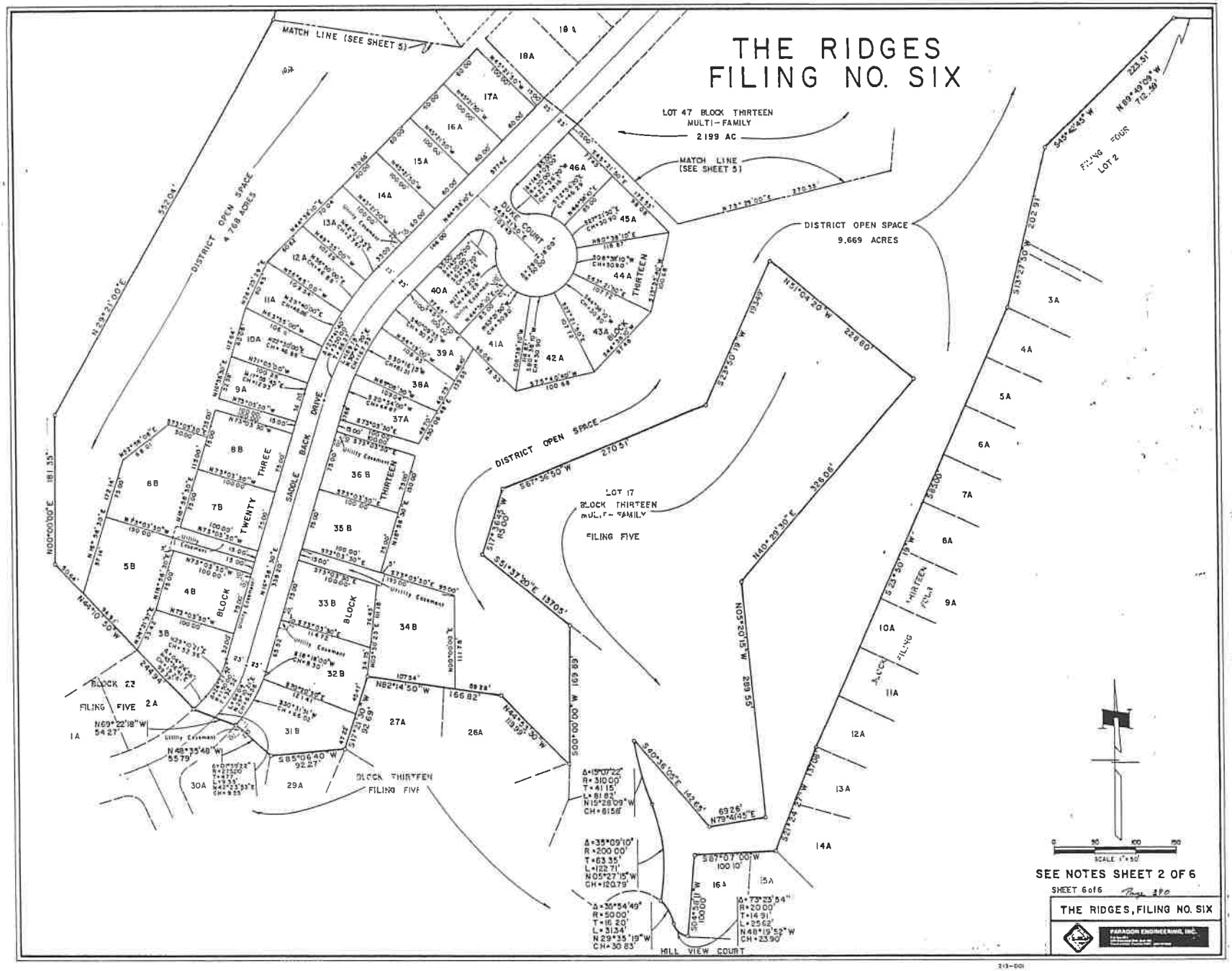
215-001


THE RIDGES FILING NO. SIX
NOTES
1 USES ALLOWED WILL BE IN ACCORDANCE WITH COVENANTS RECORDED, NECESSARY INTERPRETATIONS WILL BE MADE BY THE RIDGES METROPOLITAN DISTRICT OR THE ARCHITECTURAL CONTROL COMMITTEE
2. A 5' IRRIGATION AND/OR WATER EASEMENT IS HEREBY GRANTED TO THE RIDGES METROPOLITAN DISTRICT ON ALL LOT LINES AND MAY BE IN WHOLE OR IN PART OR ANY PORTION THEREOF RELEASED BY THE RIDGES METROPOLITAN DISTRICT AT SOME FUTURE DATE AT THEIR DISCRETION
3 ALL MULTI-FAMILY AREAS ARE TO BE DEVELOPED THROUGH COUNTY PROCESSES AND REGULATIONS, NUMBER OF UNITS PER ACRE IS VARIABLE
4. PRINCIPLE BUILDINGS WILL REQUIRE AN ENGINEERED FOUNDATION, BASED ON A SOIL INVESTIGATION, PRIOR TO ISSUANCE OF A BUILDING PERMIT
5. A TEN FOOT WIDE UTILITY EASEMENT IS PROVIDED ACROSS ALL "A" LOTS, ADJACENT AND PARALLEL TO ALL ROADS AND CUL-DE-SACS
MATCH LINE (SEE SHEET 3)
MATCH LINE (SEE SHEET 4)
MATCH LINE (SEE SHEET 5)
MATCH LINE (SEE SHEET 3)
LOT 25 BLOCK NINE
BLOCK TWENTY NINE
DISTRICT OPEN SPACE 25.353 ACRES
10' UTILITY EASEMENT
LOT 17 BLOCK NINE MULTI-FAMILY 2.951 AC
LOT 45 BLOCK NINE MULTI-FAMILY 7.641 ACRES
PROSPECTORS POINT
RANA ROAD
RANA COURT
DISTRICT OPEN SPACE (MINI-PARK) 0.813 ACRES
DISTRICT OPEN SPACE 0.385 ACRES
DISTRICT OPEN SPACE 25.353 ACRES
20' EQUESTRIAN AND UTILITY EASEMENT
15' EQUESTRIAN AND UTILITY EASEMENT
LOT 64 BLOCK THIRTEEN MULTI-FAMILY 1.981 ACRES
LOT ONE BLOCK NINE THE RIDGES FILING NO TWO
AREA QUANTITIES
SINGLE FAMILY LOTS 28.834 AC OR 29.45% + 195 LOTS
MULTI-FAMILY LOTS 19.900 AC OR 20.46% + 6 LOTS
ROADS 7.939 AC OR 8.05%
DISTRICT OPEN SPACE 40.988 AC OR 42.02%
TOTAL 97.281 AC OR 100.00%
LEGEND
INDICATES MESA COUNTY BRASS CAP
INDICATES 5/8" REBAR AND MONUMENT CAP SET IN CONCRETE
A 5/8" REBAR AND MONUMENT CAP AT ALL LOT CORNERS
INDICATES MATCH LINE
SCALE 1" = 100'
N89°49'09"W 712.59'
SOUTH LINE SW1/4 SE1/4 SECTION 17, T1S, R1W, UM BASIS OF BEARINGS
SE CORNER SW1/4 SE1/4 SECTION 17 POINT OF BEGINNING
RIDGE DRIVE
SHEET 2 of 6
THE RIDGES, FILING NO. SIX
PATRICON ENGINEERING, INC.


THE RIDGES
FILING NO. SIX
REDLANDS FIRST LIFT CANAL
SOUTH BANK CANAL
DISTRICT OPEN SPACE
25,353 ACRES
LOT 17 BLOCK NINE
MULTI-FAMILY
2.951 AC.
DISTRICT OPEN SPACE
25353 ACRES
DISTRICT OPEN SPACE
25 353 ACRES
LOT 25 BLOCK NINE
MULTI-FAMILY
3.410 ACRES
PLEASANT RIDGE COURT
HOLLOW COURT
BLOCK NINE
BLOCK TWENTY
MATCH LINE
(SEE SHEET 2)
MATCH LINE
(SEE SHEET 4)
SCALE 1"=50'
SEE NOTES SHEET 2 OF 6
SHEET 3 of 6
THE RIDGES, FILING NO. SIX
PARAGON ENGINEERING, INC.


THE RIDGES FILING NO. SIX
N63°54'44"E
343.35'
S60°13'49"E
371.13'
N30°00'00"E
522.45'
N03°30'14"E
199.93'
DISTRICT OPEN SPACE
25.353
LOT 25
BLOCK NINE
NORTH LINE SW 1/4 SE1/4 SECTION 17
S89°59'12"E
463.32'
NW CORNER SW1/4 SE1/4 SECTION 17
N30°00'00"E
328.80'
DISTRICT OPEN SPACE
BLOCK NINE
62A
61A
63A
60A
64A
59A
65A
58A
66A
57A
56A
54A
55A
53A
52A
51A
50A
49A
47A
46A
44A
45A
42A
41A
40A
39A
38A
36A
35A
34A
33A
32A
31A
30A
29A
28A
27A
26A
BACK COURT
SADDLE WAY
BLOCK NINE
LOT 45 BLOCK NINE
MULTI-FAMILY
7.641 ACRES
DISTRICT OPEN SPACE
25.353 ACRES
DISTRICT OPEN SPACE
25.353 ACRES
MATCH LINE
(SEE SHEET 3)
MATCH LINE
(SEE SHEET 2)
MATCH LINE
(SEE SHEET 5)
MATCH LINE
(SEE SHEET 2)
(SEE SHEET 5)
UTILITY EASEMENT
N 89°42'59"E
350.00'
N00°17'01"W
S89°42'45"E
S30°00'00"W
120.40'
SCALE 1"=50'
SEE NOTES SHEET 2 OF 6
SHEET 4 of 6
THE RIDGES, FILING NO. SIX
PARAGON ENGINEERING, INC.


THE RIDGES
FILING NO. SIX
MATCH LINE (SEE SHEET 4)
N00°17'01"W
27.43'
N89°42'59"E
300.00'
N46°28'30"E
43.94'
143.68'
DISTRICT OPEN SPACE
25.353 ACRES
Δ=90°00'00"
R=50.00'
T=50.00'
L=78.54'
Ch=70.71'
N01°28'30"E
LOT 45 BLOCK NINE
MULTI-FAMILY
7.641 ACRES
DISTRICT OPEN SPACE
MATCH LINE (SEE SHEET 4)
SADDLE WAY
BLOCK TWENTY-EIGHT
BLOCK NINE
RANA ROAD
BUTTE COURT
BLOCK TWENTY-THREE
SADDLE BACK DRIVE
BLOCK THIRTEEN
LOT 34 BLOCK TWENTY-THREE
MULTI-FAMILY
1.718 ACRES
DISTRICT OPEN SPACE
4.766 ACRES
LOT 66 BLOCK THIRTEEN
MULTI-FAMILY
1.981 ACRES
LOT 47 BLOCK THIRTEEN
MULTI-FAMILY
2.199 ACRES
DISTRICT OPEN SPACE
9.569 ACRES
S 1/4 CORNER SECTION 17
MATCH LINE (SEE SHEET 6)
MATCH LINE (SEE SHEET 2)
10' R.M.D. EASEMENT
N89°49'09"W
712.59'
FILING TWO
FILING FOUR
LOT TWO
BLOCK THIRTEEN
SOUTH LINE SW1/4 SE1/4
SECTION 17
T1S, R1W, U.M.
SEE NOTES SHEET 2 OF 6
SCALE 1"=50'
SHEET 5 of 6 Page 3 FF
THE RIDGES, FILING NO. SIX
PARAGON ENGINEERING, INC.


THE RIDGES
FILING NO. SIX
MATCH LINE (SEE SHEET 5)
LOT 47 BLOCK THIRTEEN
MULTI-FAMILY
2.199 AC
DISTRICT OPEN SPACE
4.768 ACRES
DISTRICT OPEN SPACE
9.669 ACRES
DISTRICT OPEN SPACE
LOT 17
BLOCK THIRTEEN
MULTI-FAMILY
FILING FIVE
SADDLE BACK DRIVE
DUKE COURT
BLOCK THIRTEEN
FILING FIVE
BLOCK TWENTY THREE
BLOCK 22
FILING FIVE
HILL VIEW COURT
FILING FOUR
LOT 2
SEE NOTES SHEET 2 OF 6
SHEET 6 of 6
THE RIDGES, FILING NO. SIX
FALCON ENGINEERING, INC.

Amended Final Plan for Ridges
As adopted by Planning Commission 5/3/94, 9/6/94 and City Council 7/1/94, 9/21/94

A. Densities

The allocated densities are maximum densities for the sites. The maximum denisty of any site which is allowed by the plan may normally not be reached because of site constraints including limitations on vehicular access to the site and egress to Ridges Boulevard, infrastructure deficiencies, geologic, soils or other constraints.

The remaining density for the undeveloped multi-family lots, the school site and two replatted large lots was based on an overall density cap of 4 units per acre for filings 1 through 6 and an inventory of the built and/or platted density. All "A" lots were counted as two units because under the covenants and the proposed plan, any "A" lot can have a duplex on its. There are "deeded" densities for some of the undeveloped lots in the Ridges which were not considered in the density designation. Density transfers within filings 1 through 6 are not allowed.

The 6.37 acre school site (filing #5) and the 35.13 acres of undeveloped property (Replat of lots 19A through 30A, Block 13, lots 1A through 2A, Block 23, lots 1A through 15A, Block 24, lots 1A through 10A, Block 25, filing #5 and Replat of lots 48A thorugh 73 A, Block 9, lots 31B through 56A, Block 13, lots 3B thorugh 40A, Block 23, lots 1A through 7A, Block 28, filing #6) with no multi-family designation are assigned a density of 4 units per acre. The remaining density for the multi-family sites ranges from 6.8 units per acre to 7.5 units per acre. The 6.8 units per acre is the density remaining in filings 1-6 as they exist now (as of 11/17/94). The 7.5 units per acre is the density that would be available if the proposed Rana Road Replats and Eagle Crest development are finalized and recorded. From Rana Rd Replats 12 A lots to 7A lots ∴ 10 units (additional) ÷ 42.92 acres = .3 ∴ 7.1 units/acre remaining for MF sites

B. Setbacks and Height

Setbacks for filing 1-6, excluding the undeveloped lots, will be measured from property line to the closest point on a structure wall. In no case shall the eaves, foundation, or any other portion of a structure, above or below the ground, extend over any adjacent lot, parcel or property, including Ridges Open Space, without a recorded easement for such encroachment from the owner of said adjacent lot, parcel or property or open space.

Porches, patios or decks which are open and uncovered may extend into any required setback area not more than 7 feet, but in no case closer than 3 feet to any property line provided it does not encroach on any easements and/or pedestrian ways. All others, those which are enclosed, covered, or having more than one level, must meet the setback for the principal structure.

EXHIBIT 3 tabbies

Height will be measured from the highest natural grade line immediately adjoining the foundation or structure. Natural grade shall mean undisturbed ground level which may be determined by on-site evidence (vegetation, ground level on adjacent land, elevation of adjacent streets and roads, soil types and locations, etc.).

A lots
Housing Type--Single family detached or attached with common wall on lot line or duplex on one lot.

Setbacks--

Front yard:	20 feet
Rear yard:	10 feet
Side yard:	From 0' to 10'. For any sideyard setback less than 10' on one sideyard a minimum of 5' setback shall be required on the opposite sideyard line.

Minimum Building Separation: 10 feet between closest points of exterior walls.

Maximum Height--25 feet (excludes chimneys)

B and C lots
Housing Type--Single family detached

Setbacks--

Front yard:	20 feet
Rear yard:	10 feet
Side yard:	10 feet

Maximum Height--25 feet (excludes chimneys)

Architectural Control Committee (ACC) Review

Review by the Ridges Architectural Control Committee (ACC), as defined in the covenants of Filings 1-6, will be required prior to issuance of a Planning Clearance by the City of Grand Junction (City); however, the Planning Clearance will be issued by the City if all requirements as set forth in this plan document are met. Failure of the ACC to respond within 30 days of the request for review will constitute approval by the ACC for City review purposes.

C. Parking

a. Filings 1 through 5--2 car garage plus 2 paved parking spaces for each single family unit and duplex unit.

b. Filing 6--1 car garage (or carport) plus 2 paved parking spaces for each single family unit and duplex unit).

c. Multi-family units--2.2 spaces per unit (would apply where there is common parking for more than 2 units--if no common parking, a. or b. would apply).

All required parking must be provided on-site. All driveways must be paved prior to occupancy.

D. Fencing

The Zoning and Development Code regulations for fence location and height shall apply; however, chain link fences are not allowed, except for at RV storage areas as approved by the City, tennis courts, public sports facilities, tot lots and playground areas, public or private. Each applicant shall contact the ACC, prior to issuance of a fence permit, to verify the proposed fence meets any other requirements of the covenants. The City will issue the fence permit if the proposed fence meets the City's requirements.

Review by the Ridges Architectural Control Committee will be required prior to issuance of a fence permit; however, if all requirements as outlined above are met the permit will be issued by the City. Failure of the ACC to respond within 30 days of the request for review will constitute approval by the ACC for the City review purposes.

E. Variances

A request to vary a setback or a fencing regulation will be heard by the City Board of Appeals pursuant to chapter 10 of the Zoning and Development Code. City staff will make the Ridges ACC recommendation available to the Board for its review of the variance request.

F. Protective Covenants

The City will not enforce covenants, restrictions or other limitations not adopted or imposed by the City in the Ridges. All provisions of the City Zoning and Development Code, other ordinances and applicable regulations shall apply if not addressed specifically in this document.

G. Undeveloped Lots--Filings 1-6

No use or development is allowed on or for a platted undeveloped lot unless the City has approved same in writing. Under the current Code, if a multi-family lot is being replatted into more than 5 lots, a two step process will be required: preliminary plan approval and final plan/plat approval by Planning Commission. If a multi-family lot is being replatted into 5 or fewer lots final plan/plat approval by Planning Commission will be required.

The Ridges Architectural Control Committee will be given the opportunity to comment on proposed development of the multi-family lots and/or other large undeveloped tracts as a review agency.

H. Commercial sites

Uses for the designated commercial sites in filings 1 through 6 shall be limited to the following types of business uses: professional offices, preschools/nursery schools/day care centers, barber/beauty shops, self-service laundries, medical/dental clinics, counseling centers, schools, dance/music schools, membership clubs

and community activity buildings, indoor cultural /educational /recreational facilities, churches, fire/emergency services.

I. New development

No plat, or other subdivision, shall be allowed in the Ridges, and no development of the existing undeveloped lots shall occur without first having complied with then (as of the final approval or recordation of the plat) current City standards for development.

J. 5' Irrigation Easements

The plats for several filings of the Ridges include a statement "granting" a 5' irrigation and/or water easement along all lot lines to the Ridges Metropolitan District. Those easements can be released by the City of Grand Junction's Director of Community Development if it is found the easement is not needed. A process for the review and release of such easements is identified in City Development File #72-93 (2).

K. Columbine Village--A Replat of lot 25, Block 9, Ridges Filing #6

The private open space and ingress/egress easement as noted on the plat are dedicated to the owners within Columbine Village. Development and maintenance of facilities and roadways within these areas is and will continue to be the responsibility of the property owners within Columbine Village.

The setbacks for Columbine Village shall be 10' rear yard and 10' front yard. The required sideyard setback shall be 0' to 10' measured to foundation wall with the minimum building separation as required by the applicable building code. 0' sideyard setbacks are only allowed for common wall units.

L. Any terms not defined in this document shall have the meaning as set forth in the Zoning and Development Code. All other performance, design and other standards in the Zoning and Development Code and other City Codes and Policies shall apply unless specifically mentioned in this document.

M. General Development Standards for the Ridges--undeveloped lots and remaining unplatted acreage within the Ridges Metropolitan District boundaries

1. Site planning and design shall preserve, to the maximum extent possible, the existing natural features which enhance the attractiveness of the area and shall blend harmoniously with all uses and structures contained within the surrounding area.

2. Land which is unsuitable for development because of geologic constraints shall be preserved in its natural state. This shall include drainage ways, steep terrain (slopes in excess of 30%) and rock outcroppings to be identified and mapped by the developer. Areas of "no disturbance" shall be identified around all proposed building sites, as applicable.

3. Existing trails, whether or not improved or legally dedicated, within the platted and unplatted Ridges shall be preserved, improved and enhanced with future development. For the portion of the Ridges not already platted, each development shall integrate with an overall plan that serves to link existing trails with both new trails and trails which serve other areas.

4. All structures shall be setback a minimum of 20' from all bluff lines (to be identified and mapped by the developer) to maintain visual corridors within the Ridges. For ravines, drainages and washes which are defined by a distinct "rim" or "rimrock", structures shall be set back far enough that a person 6 feet tall cannot see any portion of a structure while standing in the thread of the stream bed.

5. All development in the Ridges, notwithstanding zoning potential or other approvals, will be limited by geologic and transportation system constraints, as well as other infrastructure constraints.

6. Density transfers between filings 1 through 6 and the rest of the unplatted Ridges will not be allowed.

COBBLESTONE RIDGES PHASE I RE-PHASING ROAD, UTILITIES AND LOT LINE CHANGES PLAN AND PLAT

GENERAL PROJECT REPORT (SSID X-7)

A. PROJECT DESCRIPTION

1. MODIFICATIONS & CHANGES: Phases 1 and 2 of Cobblestone Ridges where previously approved as per the attached map marked "ORIGINAL PLAN/PHASING". Phase 1 consisted of 14 lots, 13 lots to be located on Saddle Back Court, and 1 lot to be located on Rana Road. Phase 2 consisted of 21 lots to be located along Saddle Court. The Modified Plan/ Phasing as attached shows the elimination of Saddle Back Court and the 13 lots that were approved thereon. Instead, 4 lots are proposed fronting Rana Road, with the remaining 4.359 acres of the original Phase 1 being dedicated as additional District Open Space. Within a portion of this new open space, a detention pond has been proposed that uses the nature topography much more efficiently than the previously approved detention pond to achieve needed site drainage requirements. Additionally, 1 lot was eliminated on Saddle Court to allow for the enlargement of other surrounding lots, thus Saddle Court will now consist of 20 lots instead of the original 21.

The modified Phase 1 will consist generally of those improvements that were previously approved for the original Phases 1 and 2 with the following modifications: 1) the elimination of Saddle Back Court and all improvements that were associated therewith, 2) the extension of Rana Road approximately 100 feet further to the west, 3) the relocation of the detention pond as depicted, and 4) modifications to the drainage facility plans at the area of the four newly configured lots along Rana Road. The originally proposed Phase 3 will become the new Phase 2, and the originally proposed Phase 4 will become the new Phase 3.

Additionally, please note that the lots along the south side of Rana Road that were originally proposed to be "Angled Z Lots" will be platted as conventional lots under the Modified Plan/Phasing.

2. LOCATION & ACREAGE: Phases 1 and 2 of Cobblestone Ridges are located in Filing #6 of the Ridges Planned Unit Development taking access from a short extension of Rana Road. Phase 1 and 2 consist of 30.483 and 9.939 acres respectively out of Lot 1, Block 23, Ridges Filing #6.

3. PROPOSED USES: The proposed use for Phase 1 is 26 single family lots. The proposed use for Phase 2 is 21 single family lots. Additional land uses will include open space, a park, greenbelts, a bike path, and a detention area.

B. PUBLIC BENEFIT

As an infill project, Phase I of Cobblestone Ridges will create a more efficient use of existing infrastructure, as well as, assist in the reduction of debt created by the original Ridges Metro District. In addition, Phase I Cobblestone Ridges will provide a significant addition to the area's District Open Space, and will add to the completion of Rana Road, providing a continuation of traffic circulation and utilities to the west as the Official Development Plan for the Ridges envisioned.

C. PROJECT COMPLIANCE, COMPATIBILITY AND IMPACT

1. ADOPTED PLANS OR POLICIES: The project is compatible with the Ridges Official Development Plan. It continues the extension of Rana Road to the West as the ODP envisions and its densities are well below those allowed under the ODP.

2. LAND USE IN THE SURROUNDING AREA: The surrounding area is typified by single family and patio home development which is consistent with the lot sizes and density of Phase I of Cobblestone Ridges.

3. SITE ACCESS AND TRAFFIC PATTERNS: Rana Road, which is currently a dead end street, will be extended to the west. Traffic will enter and exit via Rana Road which is capable of handling the additional traffic generated by this development (see Traffic Impact Analysis).

4. AVAILABILITY OF UTILITIES INCLUDING PROXIMITY OF FIRE HYDRANTS: All utilities will be brought to the site from the east in Rana Road. Fire hydrants will be installed at 500 foot intervals in accordance with the Grand Junction Fire Department requirements.

5. SPECIAL OR UNUSUAL DEMANDS ON UTILITIES: Due to the substantial reduction in density from that which the utilities were originally sized for, this development should not place unusual demand on utilities.

6. EFFECTS ON PUBLIC FACILITIES: Fire, police, sanitation, roads, parks, schools and irrigation. This development is designed in part to be a senior citizen marketed development, therefore its impact on schools will be minimized. Likewise police, fire, sanitation and parks impact is expected to be less than was originally contemplated within the Ridges due to Phase I Cobblestone Ridges development being less dense than that anticipated within the Ridges Official Development Plan. The Ridges Official Development Plan was based on this area developing with the types of uses which are now proposed, and many of the facilities such as parks, roads, utilities and large opens spaces were planned with this growth in mind.

7. SITE SOILS AND GEOLOGY: The geotechnical report describes the soils on the site and the precautions that should be taken in building on these soils.

8. IMPACT OF PROJECT ON SITE GEOLOGY AND GEOLOGICAL HAZARDS: The site is planned to carefully place development to minimize impacts. The entire project is planned to place houses in the flattest areas of the site, and ample open space is left along the steep slopes and ledges and these areas will be left untouched. (see Geotechnical Report)

9. HOURS OF OPERATION: (not applicable to this proposal)

10. SIGNAGE: The Applicant will erect a subdivision entry sign in accordance with the City of Grand Junction sign code.

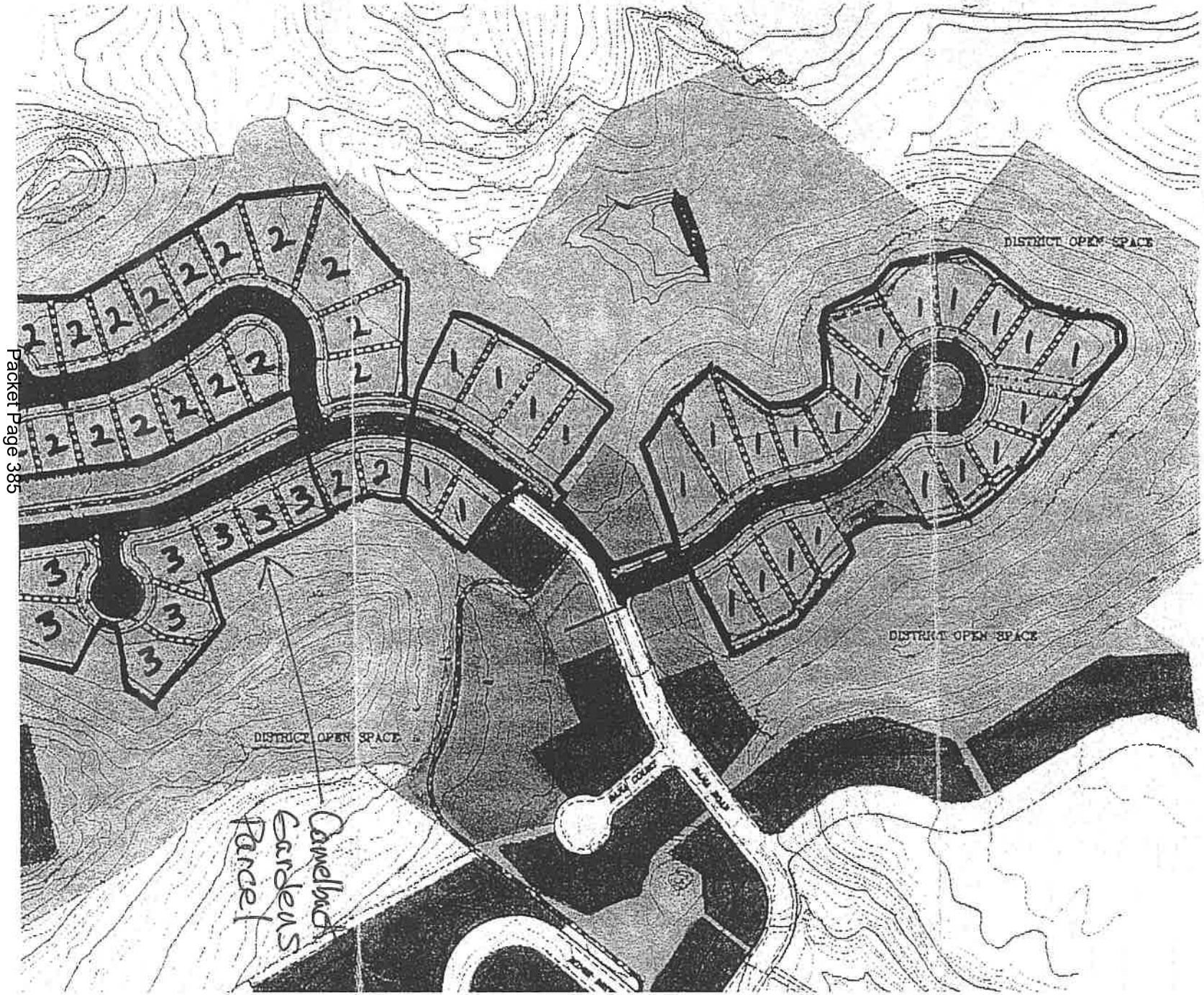
D. DEVELOPMENT SCHEDULE AND PHASING

Phases 1 and 2 of Cobblestone Ridges are anticipated to begin construction in October of 1996, and should be completed by January of 1997.

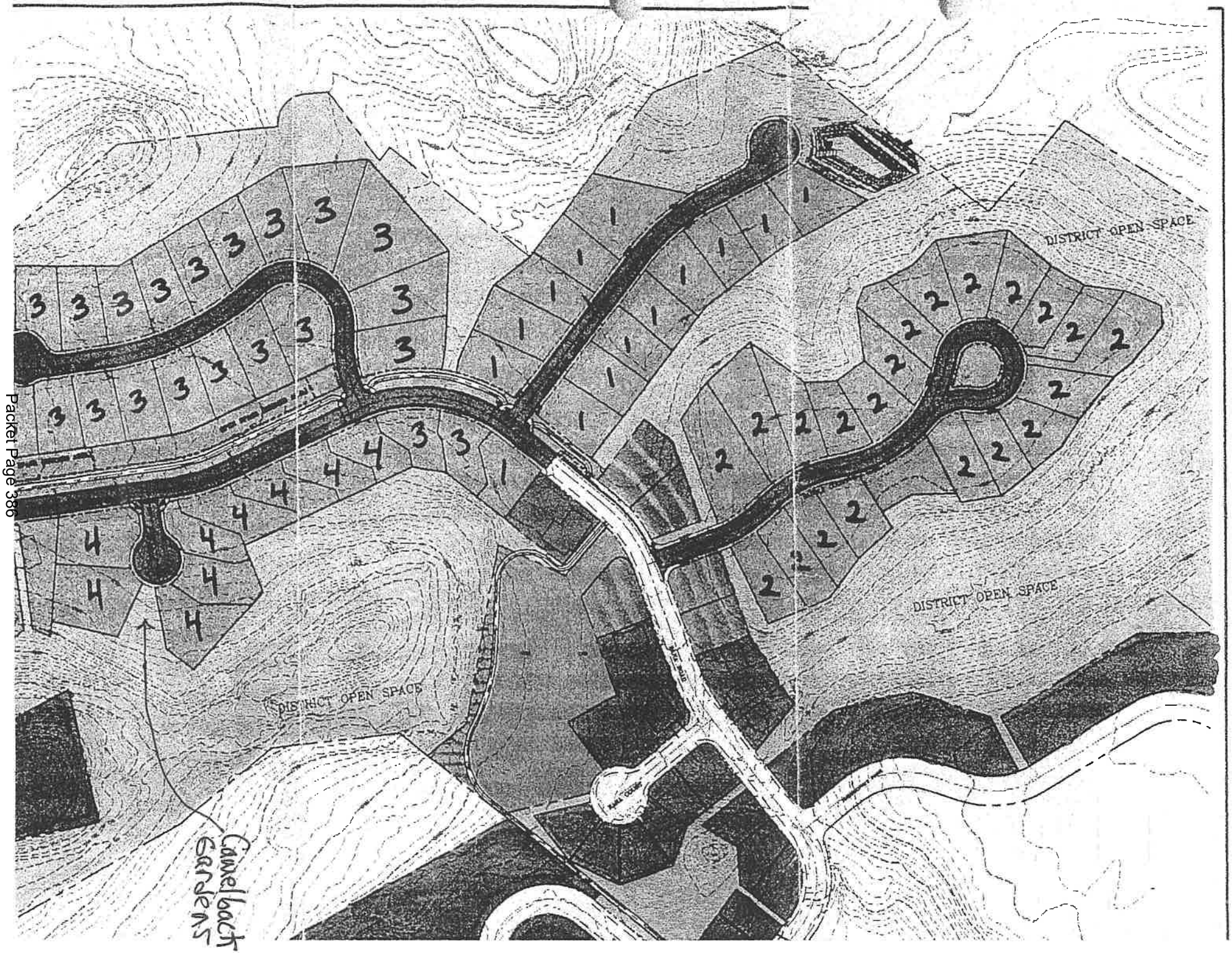
E. OPEN SPACE PARK FEES

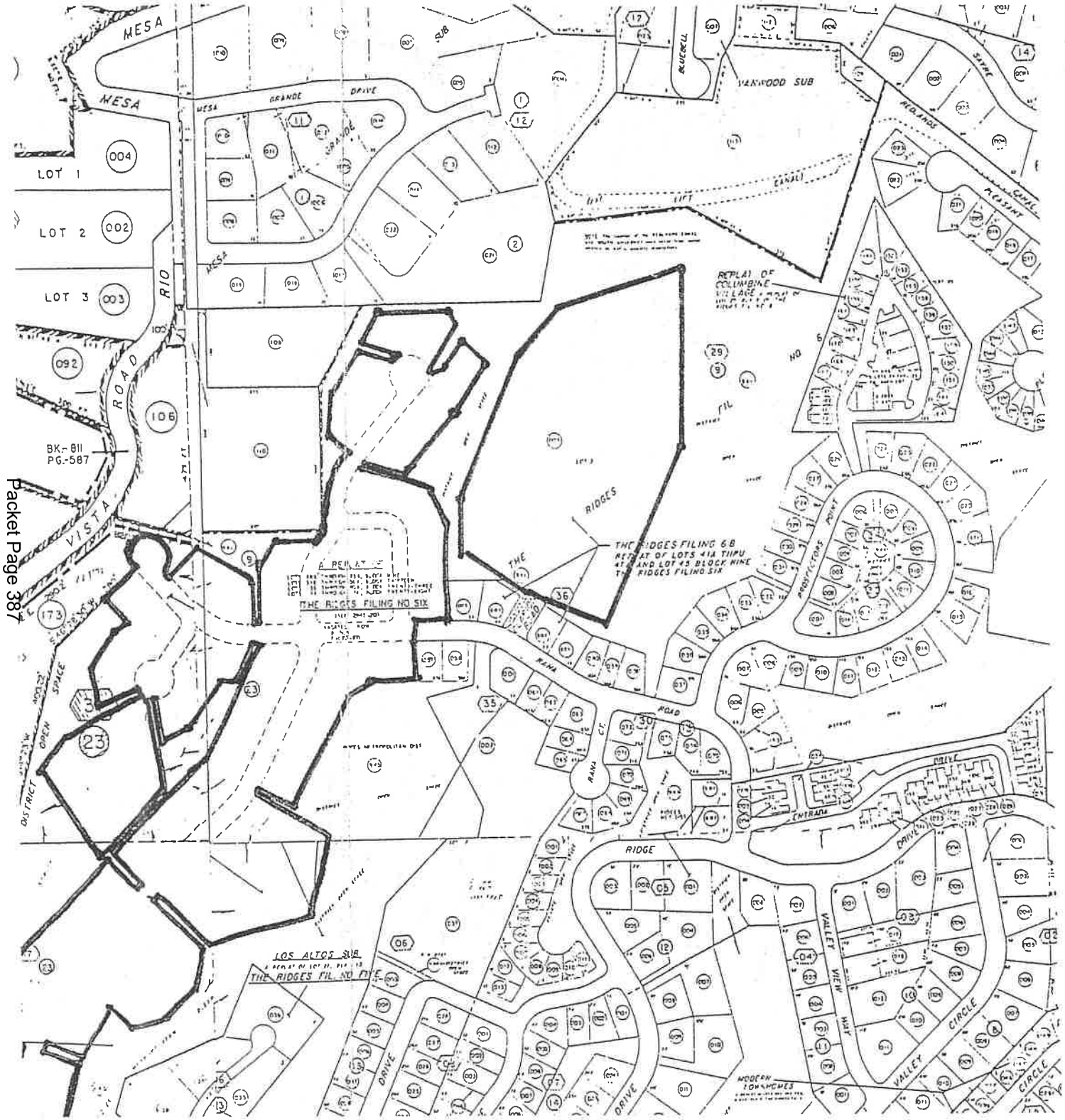
Phase I of Cobblestone Ridges in generally surrounded by District Open Space. Additional Open Space is being added through the re-platting of this area. Open Space and Park fees will be paid as per the City of Grand Junction ordinances.

COBBLESTONE RIDGES

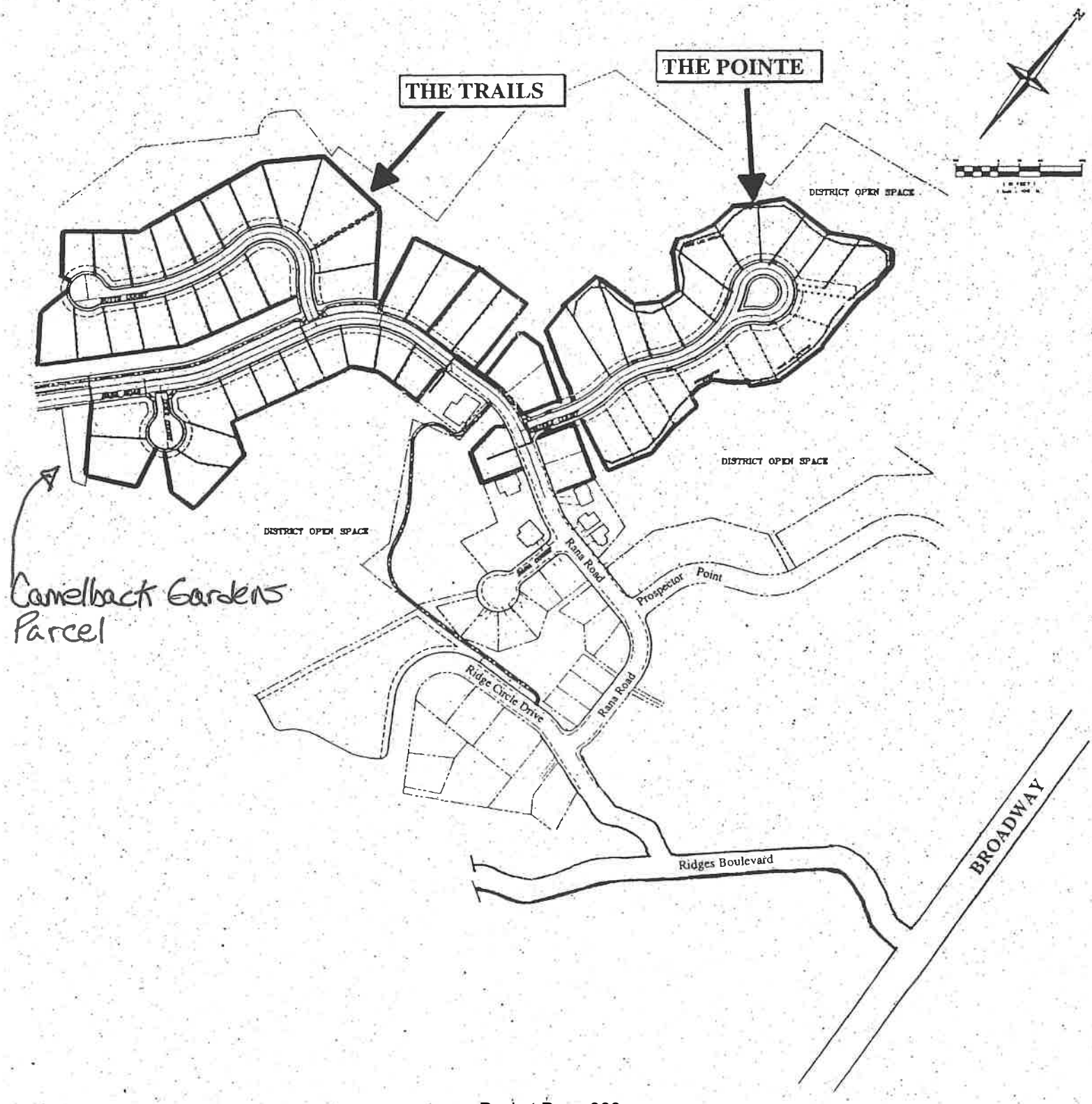


ORIGINAL PLAN/PHASING

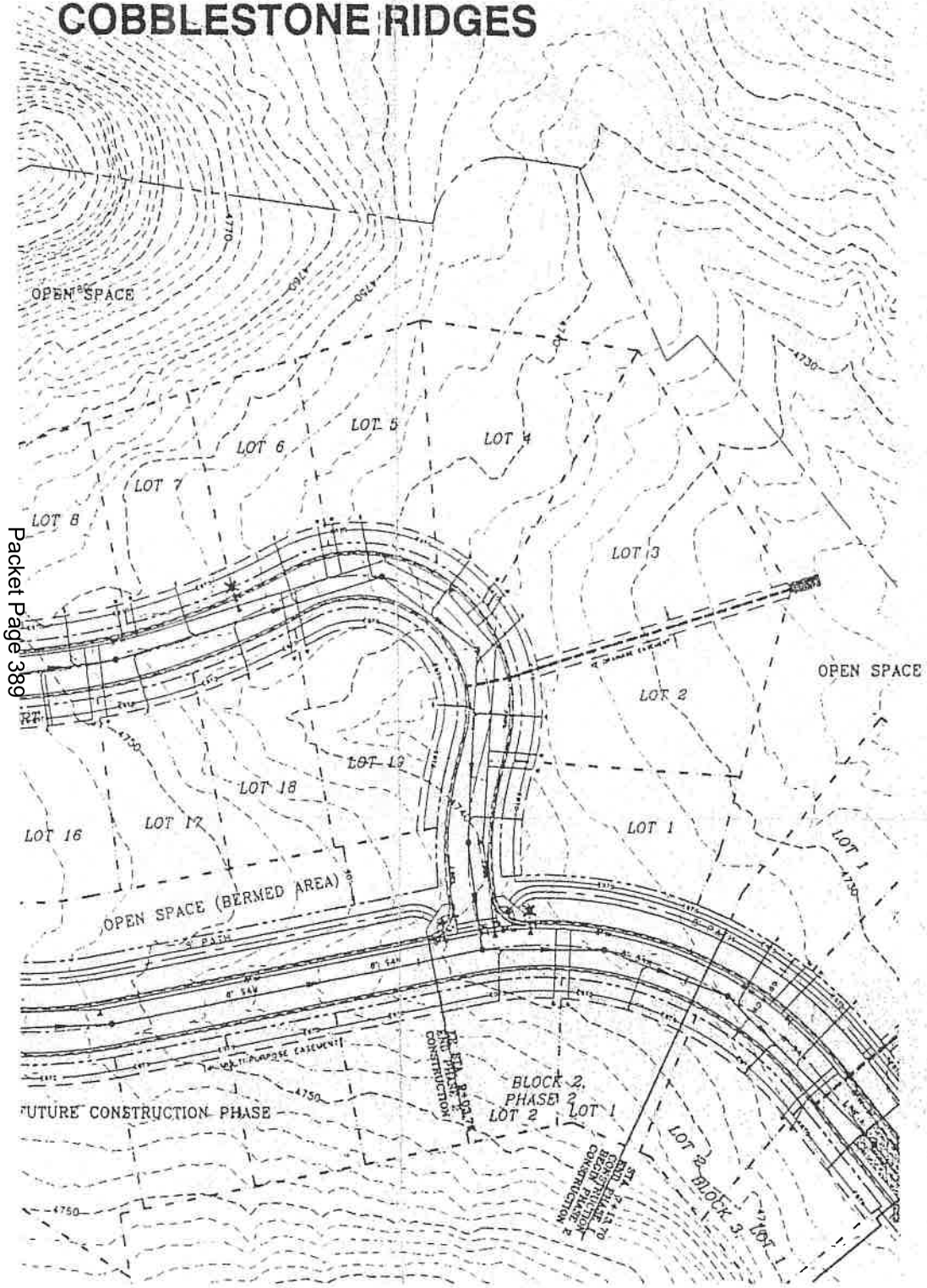



MESA
MESA
MESA GRANDE DRIVE
LOT 1
LOT 2
LOT 3
004
002
003
092
106
RIO
ROAD
VISTA
BK.- 811
PG.-587
RIDGES
THE RIDGES FILING NO SIX
THE RIDGES FILING 6B
REPLAT OF LOTS 41A THRU
41 AND LOT 45 BLOCK NINE
THE RIDGES FILING SIX
REPLAT OF
COLUMBINE
VILLAGE
RAMA
ROAD
RAMA CT.
RIDGE
DRIVE
ENTRANCE
VALLEY VIEW
VALLEY CIRCLE
LOS ALTOS SUB
THE RIDGES FIL. NO FIVE
MODERN TOWNHOMES
RUSSELL
VANWOOD SUB
CANAL
PLEASANT
REDLANDS
PROSPECTORS POINT

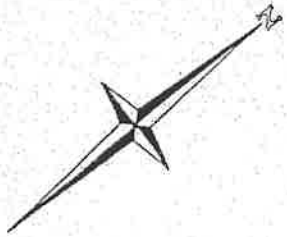
COBBLESTONE RIDGES

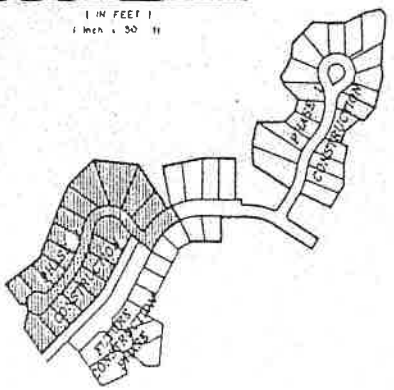


COBBLESTONE RIDGES



AREA SUMMARY	
PHASE 1	
LOTS	6.482 ACRES
RIGHTS-OF-WAY	1.374 ACRES
PRIVATE PARK	0.232 ACRES
PHASE 2	
LOTS	5.218 ACRES
RIGHTS-OF-WAY	1.107 ACRES
OPEN SPACE (PER PLAT)	5.628 ACRES





PROJECT BENCHMARK:
MCSM AT THE S1/4 CORNER OF SECTION 17
ELEVATION: 4760.71

LEGEND

PROJECT BENCHMARK

PROPOSED 8" SANITARY SEWER WITH MANHOLE — 8" SAN

PROPOSED 4" SANITARY SEWER FORCE MAIN

PROPOSED 8" WATER WITH VALVE, TEE, THRUST BLOCK AND FIRE HYDRANT

EXISTING 8" WATER WITH VALVE AND HYDRANT — 8"W

PROPOSED 18" STORM SEWER WITH MANHOLE AND CURB INLETS

COMMON TRENCHED ELECTRIC, GAS, TELEPHONE AND CABLE — EGTC

UTILITIES WILL BE PROVIDED TO THE SITE BY THE FOLLOWING VENDORS

GAS AND ELECTRIC:	PUBLIC SERVICE CO. OF COLORADO
WATER:	CITY OF GRAND JUNCTION
CABLE TELEVISION:	T.C.I. CABLEVISION
SANITARY SEWER:	CITY OF GRAND JUNCTION
TELEPHONE:	U.S. WEST

NOTE: