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, JULY 1, 2026
250 NORTH 5TH STREET - AUDITORIUM
5:30 PM – REGULAR MEETING

Call to Order, Pledge of Allegiance, Moment of Silence

Proclamations

Proclaiming July as Parks and Recreation Month in the City of Grand Junction

Appointments

To the One Riverfront Commission

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, July 1, 2026 or 4) submitting comments online until noon on Wednesday, July 1, 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 June 15, 2026, Workshop

b. Minutes of the June 17, 2026, Regular Meeting

2. Set Public Hearings

a. Legislative

i. Introduction of an Ordinance Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Certified Irrigation Designer, and Setting a Public Hearing for July 15, 2026

ii. Introduction of an Ordinance Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Bicycle Parking and Storage, and Setting a Public Hearing for July 15, 2026

b. Quasi-judicial

i. Introduction of an Ordinance Zoning the Monument Vistas Annexation to Residential Low 5 (RL-5), 41.09 Acres Located at 888 21 Road, and Setting a Public Hearing for July 15, 2026

3. Procurements

a. Contract Approval for Construction Management/General Contractor Services for Construction of the Persigo Wastewater Treatment Plant Administration and Maintenance Building

b. Authorize Change Order #2 with Dirtworks Construction for the D 1/2 Road Improvements Project

4. Resolutions

a. A Resolution Repealing 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) and Renouncing Land Use Control Over the Colorado Infill LTD Annexation, Approximately 1.59 acres, Located at 3009 D 5/8 Road

b. A Resolution Authorizing the City Manager to Release the City of Grand Junction's Interest in Right-of-way Easements No Longer Needed Due to the Purdy Mesa Flowline Replacement Project

c. A Resolution Vacating a Sanitary Sewer Easement for the City of Grand Junction Located at 2405 Patterson Road on a 7.84 Acre Parcel in a MU-2 Zone District

REGULAR AGENDA

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

5. Public Hearings

a. Legislative

i. An Ordinance Concerning the Salary of the City Manager

b. Quasi-judicial

i. An Ordinance Vacating Approximately 18,629 square feet of 50-foot-wide public right-of-way along South Broadway and approximately 1,823 square feet of 30-foot-wide public right-of-way along 23 Road

6. Procurements

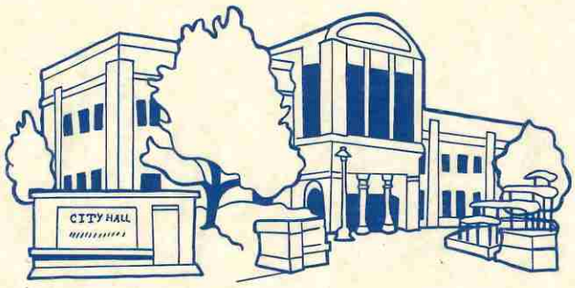
a. Authorization to Amend Construction Contract for Phase 2 Materials Recovery Facility Repurpose and Construction Project

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



City of Grand Junction, State of Colorado

Proclamation

Whereas, Parks and recreation is an integral part of the communities throughout this country, including the City of Grand Junction; and

Whereas, the parks and recreation system is vitally important to establishing and maintaining the quality of life in our community, promoting the health of all our community members and contributing to the economic and environmental well-being of Grand Junction and the region; and

Whereas, parks and recreation provides critical health and wellness, improving the physical and mental health of people who live near and use parks; parks and recreation promotes time spent in nature, which positively impacts mental health by increasing cognitive performance and a feeling of well-being; and

Whereas, parks and recreation encourages physical activities by providing infrastructure for popular sports, hiking and biking trails, swimming pools and many other recreational activities designed to promote active lifestyles, which is particularly relevant this year as Grand Junction is about to open the state-of-the-art Community Recreation Center at Matchett Park; and

Whereas, parks and recreation is vital to a community's economic prosperity by increasing property values, expanding the local tax base, increasing tourism, attracting and retaining businesses and residents, and reducing crime; and

Whereas parks and recreation is fundamental to the environmental health of our community; and our parks and natural recreation areas provide places for all ages to enhance quality of life and build a strong community; and

Whereas, the U.S. House of Representatives has designated July as Parks and Recreation Month.

NOW, THEREFORE, I, Laurel Lutz, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim the month of July, 2026 as

"Parks and Recreation Month"

in the City of Grand Junction and call upon everyone who lives, plays, works, and learns to recognize and promote parks and recreation in our community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 1st day of July, 2026.

Laurel Lutz

Mayor

Grand Junction City Council

Regular Session

Item #

Meeting Date: July 1, 2026

Presented By: Selestina Sandoval, City Clerk

Department: City Clerk

Submitted By: Kerry Graves

Information

SUBJECT:

To the One Riverfront Commission

RECOMMENDATION:

To appoint the interview committee's recommendation to the One Riverfront Board.

EXECUTIVE SUMMARY:

There are four full-term vacancies and two partial-term vacancies on the One Riverfront Board.

BACKGROUND OR DETAILED INFORMATION:

Jane Quimby, Sarah Brooks, Tom Freimann, and Joel Sholtes have terms expiring July 31, 2026. Joel is term-limited. Hayden Janssen resigned effective December 9, 2025, and Kelsay Heath resigned on May 21, 2026.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I move to (appoint/not appoint) the interview committee's recommendation to the One Riverfront Commission.

Attachments

None

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
JUNE 15, 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, Cody Kennedy, Jason Nguyen, Anna Stout, Ben Van Dyke, and Mayor Laurel Lutz.

Staff present: City Manager Mike Bennett, Interim City Attorney Jeremiah Boies, Deputy City Manager Kimberly Bullen, Chief Financial Officer Jay Valentine, Assistant to the City Manager Johnny McFarland, Transportation and Engineering Director Trent Prall, Community Development Director Tamra Allen, Deputy City Clerk Krystle Koehler, and City Clerk Selestina Sandoval.

1. Discussion Topics

a. Grand Valley River Corridor Initiative Presentation & Update

The multi-jurisdictional, multi-agency Grand Valley River Corridor Initiative (GVRCI) has been working to develop a River Corridor Master Plan for Grand Valley in partnership with local jurisdictions and the broader community. RiversEdge West, the fiscal sponsor, was awarded a Colorado Water Conservation Board grant to support this project. The City of Grand Junction and the two other Grand Valley municipalities have all pledged cash and in-kind support for the project, including the involvement of their planning and natural resources staff to help steer the plan. RCI originally presented to City Council in August 2025 and gave an update on the master planning work, sharing next steps and sought input from City Council on the project.

Councilmembers expressed broad support for the effort and discussed:

- Preserving riparian areas while improving connectivity and public access.
- Sustainable recreation opportunities and balancing active recreation with habitat protection.
- Restoration opportunities associated with gravel pits and river-adjacent properties.
- Concerns regarding future implementation, private property rights, and avoiding any perception that the plan would mandate actions or create new regulations.

Council generally supported receiving the completed plan for future consideration and discussing how it may be incorporated into existing planning documents, including the Comprehensive Plan, while maintaining its role as a guidance document rather than a regulatory framework. Staff confirmed that City departments have been actively involved throughout the planning process.

b. Redevelopment Policy Discussion

Community Development Director Tamra Allen presented a review of the City's Redevelopment Area Incentive Policy, which has been in place in various forms since 2004. Staff discovered that the current policy technically expired in 2022 but had continued to be applied in good faith to eligible projects. Staff requested Council direction regarding whether to renew the policy and whether any modifications should be made.

The incentive program currently:

- Provides a 50% reduction in transportation capacity fees for redevelopment projects within designated redevelopment areas.
- Provides additional reductions for qualifying vertical development projects in specified core redevelopment areas.

Council discussion focused on:

- The value of encouraging infill development and efficient use of existing infrastructure.
- Supporting housing development and redevelopment within established urban areas.
- The relationship between redevelopment incentives and affordability.
- Whether boundary adjustments should be considered.
- Whether incentives should continue to apply to both residential and commercial projects.

Council generally supported continuing the redevelopment incentive program. They also expressed support for clarifying that qualifying attached residential projects (such as higher-density townhome developments meeting minimum density thresholds) would be eligible for the additional vertical development incentive. Council indicated a preference for maintaining the existing redevelopment boundaries and directed staff to prepare a resolution to continue the policy with the discussed clarifications.

c. 7th Street/9th Street Multi-Modal Concept

Engineering and Transportation Director Trent Prall presented revised concepts for improving multimodal connectivity between Colorado Mesa University, Downtown Grand Junction, and the Riverside Parkway. Staff reviewed the history of the project, including prior concerns regarding lane reductions on 7th Street and feedback received from the public, CMU, Intermountain Health, first responders, and other stakeholders.

The revised concept shifts emphasis toward a multimodal corridor along 9th Street while maintaining existing travel lane configurations on much of 7th Street. Key elements include:

- Coordination with Colorado Mesa University’s plans to relocate the North Avenue traffic signal from 10th Street to 9th Street.
- Creation of a safer north-south multimodal connection through and adjacent to campus.

- Improved connectivity between CMU, Downtown, Emerson Park, Las Colonias, and the Riverside Parkway.
- Future reconstruction opportunities south of Pitkin Avenue to accommodate a separated multimodal facility.

Council discussion included:

- Some members expressed concern regarding neighborhood impacts, property owner concerns, and the possibility of increased traffic on 9th Street.
- Other members strongly supported the proposal, citing improved safety, multimodal connectivity, access to downtown and the riverfront, and coordination with CMU's long-term plans.

Staff clarified that Washington Park would act as a barrier to through vehicle traffic and that the corridor is intended primarily as a bicycle and pedestrian connection rather than a new vehicular route. Council generally supported continued refinement of the concept and requested additional outreach, particularly with businesses and property owners in the southern portion of the corridor.

2. Council Communication

Councilmembers discussed:

- Potential future consideration of regulations related to electric motorcycles and similar vehicles, including recent actions taken by Douglas County.
- Continued monitoring of enforcement and education efforts before pursuing potential local ordinance changes.

3. Next Workshop Topics

City Manager Bennett summarized list of next workshop topics.

- Norms of Conduct (currently set for August 3rd, but Councilmembers Stout and Beilfuss will be out)
- Houseless Providers

4. Other Business

Council discussed a request related to the Ito City, Japan cultural exchange effort and letters of support. Members discussed whether one or two letters should be submitted. The Mayor agreed to follow up with organizers regarding the preferred approach.

The workshop concluded with brief discussion regarding builder feedback on recently discussed parking impact fees and ongoing efforts to identify housing cost reductions.

5. Adjournment

There being no further business, the workshop was adjourned at 8:27 p.m.

Grand Junction City Council

Minutes of the Regular Meeting

June 17, 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 17th day of June, at 5:30 p.m. Those present were Councilmembers Robert Ballard, (virtual) Scott Beilfuss, Cody Kennedy, Jason Nguyen, (virtual) Anna Stout, Ben Van Dyke, and Council President Laurel Lutz.

Also present were City Manager Mike Bennett, Interim City Attorney Jeremiah Boies, City Clerk Selestina Sandoval, and Deputy City Clerk Krystle Koehler.

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

Proclamations

Proclaiming June 19, 2026 as Juneteenth in the City of Grand Junction

Councilmember Beilfuss read the proclamation, and David Combs accepted it.

Honoring National Peace Corps Volunteers in the City of Grand Junction

Councilmember Stout read the proclamation, and Dana Brosig, former Peace Corps Volunteer, accepted it.

Appointments

To the Downtown Development Authority Business Improvement District

Councilmember Stout moved and Councilmember Van Dyke seconded to appoint Steven Boyd to the Downtown Development Authority Business Improvement District for a partial term expiring June 30, 2028. Motion carried 6-0 by voice vote.

Public Comments

Public comments were heard from Tammy Powers, Shannon Palmer, and Karen Fehringer.

City Manager Report

City Manager Mike Bennett provided an update that the May revenue report will be on the City's website through the new dashboard. May sales and use tax collections were 6.08% higher than May 2025 and and year-to-date collections are 5.9% above the same period. Through May, revenues are 2.3% ahead of budgeted projections.

Boards and Commission Liaison Reports

Councilmember Beilfuss reported that he and Mayor Lutz attended the Brain Injury Center at Hilltop's monthly meeting, he participated in a ride-along with Officer Naik, and attended events and meetings related to the University of Colorado, One Riverfront, and the Special Olympics event.

Councilmember Kennedy reported on the Grand Junction Regional Airport Authority, the new sensory store, West Star Aviation Expansion and Grand Junction Economic Partnership.

Councilmember Van Dyke provided an update on the Business Incubator and its 40th Anniversary Celebration, the Downtown Development Authority (DDA) Terminal Project, and the groundbreaking ceremony for the new playground next to Trail Life Brewing on Main Street on July 7th at 9 a.m.

Councilmember Stout had updates regarding the Parks and Recreation Advisory Board, the upcoming Colorado Municipal League (CML) Annual Conference on June 22–25, and the Forestry Board.

Councilmember Nguyen had an update on the Urban Trails committee.

Council President Lutz gave an update on the Special Olympics and the Business Incubator's 40th Anniversary Celebration.

Councilmember Ballard joined the meeting virtually at 6:03 p.m.

CONSENT AGENDA

1. Approval of Minutes

a. Summary of the June 1, 2026, Workshop

b. Minutes of the June 3, 2026, Regular Meeting

c. Minutes of the June 3, 2026, Special Meeting Executive Session

2. Set Public Hearings

a. Legislative

i. Introduction of an Ordinance Repealing and Reenacting Title 6 of the Grand Junction Municipal Code Regarding Animals and Setting a Public Hearing for July 1, 2026 **– MOVED TO FUTURE WORKSHOP FOR DISCUSSION**

ii. Introduction of an Ordinance Concerning the Salary of the City Manager and Setting a Public Hearing for July 1, 2026

b. Quasi-judicial

i. Introduction of an Ordinance Vacating Approximately 18,629 Square Feet of 50-Foot-Wide Public Right-of-Way Along South Broadway and Approximately 1,823 Square Feet of 30-Foot-Wide Public Right-of-Way Along 23 Road, and Setting a Public Hearing on July 17

3. Procurements

a. Police Department Replacement Chiller (HVAC)

b. Authorize a Construction Contract for 2026 Concrete Curb, Gutter, and Sidewalk Replacement Project

4. Resolutions

a. A 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

b. A Resolution Authorizing City Manager to Sign a Construction and Cost Share Agreement and Stormwater Management Covenant for a Regional Stormwater Detention Basin to be Located at 600 28 ¼ Road with Mesa County, PSBX Cache, LLC, and VIA Real Estate LLC

c. A Resolution to Amend the Contract for Professional Services Between the City of Grand Junction and Mesa County for Administration of the Building Portion of the Wildfire Resiliency Code and Adopting Fees

d. A Resolution Authorizing the City Manager to Sign an Agreement Between the City of Grand Junction and the Grand Junction Sports Commission Concerning the 2018 Voter-Approved Three Percent Lodgers Tax Increase

e. A Resolution Vacating Approximately 0.31 Acres of Two 14-foot Multipurpose Easements Along South Broadway

Councilmember Kennedy moved, and Councilmember Van Dyke seconded to adopt Consent Agenda Item #1-4. Excluding item 2.a.i. Motion carried by a unanimous voice vote.

Councilmember Stout moved and Councilmember Ballard seconded to table item 2.a.i. and refer to a future workshop. Motion carried by unanimous voice vote.

6. Non-Scheduled Comments

There were none.

7. Other Business

There were none.

8. Adjournment

The meeting adjourned at 6:16 p.m.

_____

Selestina Sandoval, MMC

City Clerk

Grand Junction City Council

Regular Session

Item #2.a.i.

Meeting Date:	July 1, 2026
Presented By:	Tim Lehrbach, Principal Planner
Department:	Community Development
Submitted By:	Tim Lehrbach, Zoning Supervisor

Information

SUBJECT:

Introduction of an Ordinance Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Certified Irrigation Designer, and Setting a Public Hearing for July 15, 2026

RECOMMENDATION:

Staff recommends approval. The Planning Commission heard this item at the June 23, 2026 regular meeting and voted (7-0) to recommend approval.

EXECUTIVE SUMMARY:

The Housing Affordability Code Task Force requests an amendment to the Zoning and Development Code to defer the effective date of the requirement that irrigation plans must be certified by a professional who has been certified through the Irrigation Association (CID) or a similar EPA WaterSense labeled program.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The Housing Affordability Code Task Force (HACTF) requests an amendment to the Zoning and Development Code to defer for three years the effective date of the requirement, adopted by Ordinance 5114, that when a landscape plan is required, then it is also required to submit an irrigation plan certified by a professional who has been certified through the Irrigation Association (Certified Irrigation Designer) or a similar EPA WaterSense labeled program.

The requirement to submit an irrigation plan became effective concurrent with Ordinance 5114, while the requirement for the plan to be prepared by a CID/EPA WaterSense professional was scheduled to become effective three years later (December 21, 2025), acknowledging the lack of certified professionals currently in the

area while providing time for achieving the certification.

Ordinance 5114, adopted December 21, 2022, implemented Resource Stewardship strategies in the One Grand Junction Comprehensive Plan. The ordinance amended the code to introduce waterwise landscape standards, including appropriate plant selection and submittal of an irrigation plan certified by a Certified Irrigation Designer (CID) or other EPA WaterSense program certified professional.

These requirements are cited within the Grand Junction Regional Water Efficiency Plan (WEP), adopted June 21, 2023 by Resolution No. 52-23, as key measures for achieving water use reduction goals. The WEP refers to further development of irrigation design and installation standards to reduce water waste and further implement GJMC §13.08.370 by ensuring the maintenance of irrigation infrastructure and the prevention of sheet flow from lawns and gardens into the street. No specific standards have been adopted to date. Existing irrigation provisions, including the requirement for submittal of an irrigation plan certified by a CID (or similar), are the current extent for which the City's regulatory tools are structured to achieve irrigation water savings through watering techniques to work towards explicitly adopted water efficiency goals. The City has, however, also addressed watering needs through adoption of state-mandated non-functional turf limitations as well as adoption of suitable plants lists – appropriate for the city's arid climate, as well as significant overall reductions in planting and plant-coverage requirements (2023 code).

The Irrigation Association sets the curriculum, exam, professional standards, and continuing education requirements for the CID and defines the certification:

> The certified irrigation designer engages in the preparation of professional irrigation designs. They evaluate site conditions and determine net irrigation requirements based on the needs of the project. The designer is then responsible for the selection of the most effective irrigation equipment and design methods. The objective of a CID is to establish specifications and design drawings for the construction of an irrigation project.

CID certification requires passing two exams and completing continuing education units. The exams may be taken at testing centers, which include Colorado Mesa University and Colorado Mountain College in Glenwood Springs. A detailed content outline and recommended resources (books, classroom learning, and online training) are provided. (https://www.irrigation.org/IA/Certification/Prepare-for-Exams/Landscape-Certification-Exam-Resources/IA/Certification/LandCertExamRes.aspx?hkey=c293bd0c-e087-41a1-aa10-0ab0d70f87a8)

Two other EPA WaterSense Labeled Certification Programs qualify a professional to certify an irrigation plan to meet the code requirement:

- Qualified Water Efficient Landscaper (QWEL). The program offers “affordable, proactive, local approach to reducing landscape water demand.” QWEL certifies professionals in efficient irrigation principles and sustainable landscaping practices and provides free or low-cost training and reference materials. Training and exams are available from the City of Aspen, Eagle River Water & Sanitation District in Vail, Red Rocks Community College in Lakewood, South Metro Water Supply Authority in Englewood and Castle Rock, and WaterNow Alliance in Boulder.
- Watershed Wise Landscape Professional (WWLP). The program trains professionals to “evaluate a landscape’s water requirements, actual water usage, and irrigation system efficiency in order to quickly devise and implement strategies for water conservation including programming the irrigation controller, making basic repairs to the irrigation system, building the landscape’s water holding capacity and capturing rainwater in the soil.” Live and online, on-demand training and examination is available.

The HACTF has raised concerns regarding the requirement for the CID/EPA WaterSense certification and recommends its deferral. The most pressing reason cited is that there are few professionals in the Grand Junction area who have obtained the required credential, even though the requirement is now in effect. Staff shares the HACTF concern that projects may stall as approvals cannot be issued given noncompliant irrigation plan submittals.

The proposed amendment would add language to GJMC § 21.07.030(i)(7) to again defer the effective date of this requirement until January 1, 2029, approximately 30 months following adoption of this proposed amendment.

NOTIFICATION REQUIREMENTS
Notice was completed as required by GJMC § 21.02.030(g). Notice of the public hearing was published on June 13, 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 Principles 5 and 8 apply to the irrigation certification requirement and its proposed deferral.

Plan Principle 5: Strong Neighborhoods and Housing Choices

Notwithstanding that Plan Principle 5 does not explicitly direct regulatory changes to address housing costs, it emphasizes strategies related to diverse, specialized, affordable, and attainable housing, including the development of a targeted housing strategy.

The City Council adopted the Grand Junction Housing Strategy on October 6, 2021 by Resolution No. 82-21. It has been amended twice, by Resolution No. 96-22 adopted December 21, 2022 and Resolution No. 74-24 adopted October 16, 2024. Both the 2021 Grand Junction Housing Strategy and the 2024 update included an evaluation of the Zoning and Development Code for opportunities to reduce barriers to affordable and diverse housing production. The reports call attention to occupancy limits, lot size, parking requirements, development fees, process improvements, and transportation infrastructure, but they do not identify landscaping or irrigation as notable barriers. The report also references two guides to zoning reform. Similarly, neither the Colorado Housing Affordability Project nor The Housing Accelerator Playbook, authored by the National League of Cities and the American Planning Association, identifies irrigation design requirements (or landscaping altogether) as barriers to housing or areas ripe for regulatory reform.

However, Grand Junction faces a dilemma due to the slow adoption and pursuit of practitioners becoming certified. Delaying the approval of development projects due to noncompliance with the certification requirement is not, in the judgment of staff, an acceptable outcome. Accordingly, staff finds that deferring the requirement both prevents any backlog or stalling of projects in review and allows for a more successful rollout with greater community engagement and support.

Plan Principle 8: Resource Stewardship.
Goal 1. Promote water conservation and protect water quality.
Strategy b. Drought Tolerant Landscaping. Evaluate landscaping standards to promote the use of native and/or drought-tolerant plant materials, efficient irrigation, and appropriate soil amendments to support plant health and resiliency, and other water-conserving practices.
Goal 5. Manage the City's Urban Forest and Water Wise Landscaping within the City.
Strategy b. Water-Wise Species. Continue to promote the planting of species that have reduced watering needs once established and that have an increased likelihood of surviving and thriving amidst the periods of drought and temperature changes typical in Grand Junction's climate.

Plan Principle 8, Resource Stewardship, twice directs the City to consider the efficiency and volume of irrigation. These strategies were implemented by the 2022 adoption of Ordinance 5114, which amended the code to introduce waterwise landscape standards, including appropriate plant selection and submittal of an irrigation plan certified by a Certified Irrigation Designer or other EPA WaterSense

program certified professional. The adopted landscape standards were developed with the participation of the Community Development and Parks and Recreation Departments, the Planning Commission (2 workshops), the Forestry Board (3 workshops), and a Landscaping Task Force (6 workshops).

Requiring a certified irrigation plan functions as a preventative control at the design stage, when inefficiencies are cheapest to avoid and most readily mitigated. A poorly designed system is challenging to monitor, maintain, expand, or retrofit as needs evolve and problems arise. As in the analysis of Plan Principle 5, it is difficult to challenge the value and urgency of the irrigation certification requirement. Issues concerning limited and contested water supplies, increased demand due to growth and development, aridification, and extended drought conditions are well documented at the local, regional, and national scales.

Professional education and certification for irrigation design are recommended water conservation approaches by the Colorado Water Conservation Board (“Best Practices for Implementing Water Conservation and Demand Management Through Land Use Planning Efforts,” 2019), the Land Use Law Center and Western Resource Advocates (“Integrating Water Efficiency Into Land Use Planning In The Interior West: A Guidebook For Local Planners,” 2018), Water Education Colorado (“Community Guide to Colorado Water Conservation & Efficiency,” 2025), Sonoran Institute and the Babbitt Center for Land and Water Policy (“Growing Water Smart: The Water-Land Use Guidebook Colorado,” 2023) and Colorado WaterWise (“Colorado WaterWise Best Practices Guidebook,” 2024).

Large-scale, longitudinal studies of water and cost savings from certified irrigation design are not available, and regional effects can be difficult to measure at scale due to the prevalence of unmetered irrigation water in the Colorado and Gunnison Basins. However, relevant case studies and water audits attest to the effects of best management practices in waterwise irrigation design.

Deferral comes with the probable cost of nearly three additional years during which irrigation design is infrequently prepared or certified by a credentialed professional. The benefit of further delay, however, is the opportunity to cultivate partnerships towards scaling the education and certification necessary for the requirement to be impactful on water conservation and cost of property ownership or occupancy.

Staff finds that this criterion is 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.

GJMC § 21.07.030(h)(1-6) requires irrigation for all required vegetation and landscaped areas and specifies that plants shall be irrigated by zones according to their water demand. Further, Chapter 21.07 requires the installation and

maintenance of healthy plants with development and specifically requires the installation of irrigation to provide for plant health. An irrigation plan, particularly one certified by a qualified professional, is the regulatory mechanism for ensuring that the purposes of the chapter are satisfied.

Deferring the requirement for irrigation certification may correspondingly delay the benefits of engaging a certified professional in the irrigation design process. However, amending the code in such a way that the effectiveness of a single provision is delayed or even permanently lessened does not in itself create inconsistency, conflict, or contradiction. Indeed, the requirement and its relationship to other relevant provisions would remain intact, albeit incomplete until the new effective date.

Staff finds that this criterion is 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 HACTF recommendation responds to the trend in City regulatory practices, consistent with Resolution No. 47-25 establishing the HACTF, to reduce the regulatory burden of developing new affordable and workforce housing. Similarly, the City's Strategic Framework calls for "promot[ing] housing affordability." Irrespective of the reasons why professionals in the region were and remain unprepared for the certification requirement, the situation is such that—as the HACTF has asserted—the dearth of credentialed professionals presents an immediate problem. Delays of weeks or months on active development applications which do not meet the criteria for approval because they are lacking a certified plan is not, in staff's opinion, an acceptable outcome.

The amendment may assist in mitigating, at least in part, the long-term impact on the City's drought response and water efficiency goals.

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

The amendment modifies requirements for development in general by deferring the requirement to submit an irrigation plan that is certified by a CID or equivalent credential. The deferral is for the purpose of addressing the specific development issue that few certified professionals are currently available in the Grand Junction area to support plan creation and submittal.

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

Not applicable.

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

The amendment modifies procedures for processing development applications by deferring until January 1, 2029 the requirement for irrigation plans to be certified by a CID or other credentialed professional.

Specific reasons a, b, and d are satisfied. Staff finds that this criterion is met.

FINDING OF FACT AND STAFF RECOMMENDATION

Pursuant to GJMC § 21.02.050(d), An applicant for a Code Text Amendment has the burden of producing evidence that proves each of the criteria. After review, staff enters the following finding of fact:

In accordance with GJMC § 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 and Development Code and meets at least one of the specific reasons outlined.

Therefore, staff recommends approval. The Planning Commission heard the request at the June 23, 2026 regular meeting. Their recommendation will be submitted with the staff report for the second reading and public hearing.

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 Certified Irrigation Designer, and set a public hearing for July 15, 2026.

Attachments

1. HACTF Recommendation
2. HACTF Revised Recommendation v04.24.2026
3. Planning Commission Minutes - 2026 - June 23 - DRAFT
4. Draft Ordinance

Recommendation Form

Task Force Proposal Template and Reporting Guide

Each member preparing a proposal for the Task Force should complete the following outline to ensure consistent structure and adequate depth. The intent is not to require perfect code-writing or legal formatting, but to:

- Clearly define the problem;
- Describe the desired outcome;
- Offer a specific and implementable change (code, policy, or procedure);
- Explain how it will improve housing affordability (time, cost, or risk reduction);
- Identify impacts, alignment, and next steps for Council action.

Please keep your written submission concise (2–3 pages) but complete enough that a code-writing professional can translate it into legislative or procedural language.

1. Problem Statement

Describe the issue clearly and specifically. Identify where in the process or what code/policy creates the problem. Include examples, data points, or anecdotes that demonstrate the real-world impact on cost, time, or efficiency.

Example: The following code requirement is currently in the landscape code:

- **Code Section**: *Section 21.06.040* of the Grand Junction Municipal Code

- **Purpose**: Ensures that landscape irrigation systems are designed efficiently and sustainably, minimizing water waste and supporting healthy plant growth.

- **Certification Requirement**:

    - Irrigation systems must be designed by a *certified irrigation designer* or a *licensed professional* with expertise in landscape irrigation.
    - Certification may include credentials from recognized organizations such as the Irrigation Association or similar bodies.

There are four main problems with this requirement: 1) Very few professionals on the western slope have these credentials and the bodies that issue these credentials barely function, 2) There are no specific building code or code references that would provide guidance for these credentials, 3) The design and inspection requirement would add a cost of $1,500-$7,500 in consulting fees, in addition to 2-3 weeks of design time during plan development, and 4) There is no long term enforcement mechanism for ensuring "healthy plant" growth rendering the requirement and cost useless. In essence this adds a regulatory burden under the guise of good intentions when property owners and HOA's are incentivized to maintain their landscaping to maintain value.

2. Outcome Statement (Goal / Objective)

Define the ideal condition or result you seek. Phrase it in measurable or observable terms.

Example: Remove Section *21.06.040* from the code.

3. Proposed Change (Draft Concept)

Indicate whether this is a code amendment, policy change, or procedural/administrative improvement. Write out your idea as clearly as possible, even if not in final legal form. Cite or quote relevant code sections when possible.
Example: Remove Section *21.06.040* from the code.

4. Cost / Benefit Analysis (Housing Cost Impact)

Quantify, if possible, how this change affects housing costs:
• Depending on the project size, reduces soft cost/consulting fees by approximately $1,500=$7,500
• • As this design cannot be completed until after the landscape design is complete, removing this requirement will save 2-3 weeks minimum per project if the consulting expertise was available. Given the shortage in the market, this time could extend to 6-8 weeks.

5. Summary for Council and Public Messaging

Provide a 2–3 sentence plain-language summary suitable for public presentation.
Example: "This change will reduce the cost of housing by saving $1,500-$7,500 in fees and in shorten the time and cost of carry but 6-8 weeks by eliminating the design process. In addition, the current requirement implies that property owners and HOA's do not maintain their landscaping, while market forces dictate that most property owners are incentivized to maintain the landscaping to hold their market value. Regulatory burdens and associated costs/delays are not needed for this specific issue.

HACTF Revised Recommendation
Irrigation Plan & Irrigation Design Professional
v.04.24.2026

21.07.030(i)(7)

(i) Landscape Plans.

...

(7) Commencing January 1, 2029, all landscape plans shall include an irrigation plan. Irrigation plans shall be certified by an irrigation design professional who has been certified through the Irrigation Association (CID), or a similar EPA WaterSense labeled certification program.

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GRAND JUNCTION PLANNING COMMISSION
June 23, 2026, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:30 p.m. by Chair Sandra Weckerly.

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

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

There were 4 members of the public in attendance, and 2 virtually.

CONSENT AGENDA

1. **Approval of Minutes**
   Minutes of Previous Meeting(s) from June 9, 2026.
2. **Mesa Mall West Easement Vacation** **VAC-2025-318**
   Consider a Request by EVC-WDG Mesa LLC to Vacate a 20-foot Wide Sanitary Sewer Easement Located on a 7.84 acre Parcel at 2405 Patterson Road.

Commissioner Palmer moved to approve the Consent Agenda.

Commissioner Quintero seconded; motion passed 7-0.

REGULAR AGENDA

1. **Monument Vista Zone of Annexation** **ANX-2026-47**
   Consider a request by 4PF GZ Impact Land Fund LLC to zone 40.18 acres from Mesa County Residential Single Family – Rural (RSF-R) to Residential Low 5 (RL-5) located at 888 21 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.

Applicant's representative Tracy States made a brief comment about the parcel to the south, and that it went through a minor subdivision and Comprehensive Plan Amendments before being rezoned.

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Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, June 16, 2026, via www.gjcity.org.

There were no public comments.

The public hearing was closed at 5:43 p.m. on June 23, 2026.

Discussion
There was no discussion among the commissioners.

Motion and Vote
Commissioner Quintero made the following motion "Chair, on the Zone of Annexation request for the property located at 888 21 Road, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact as listed in the staff report."

Commissioner Palmer seconded; Motion passed 7-0.

2. Zoning Code Amendment - Bicycle Parking and Storage ZCA-2026-30
Consider a request by the Housing Affordability Code Task Force to amend sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Bicycle Parking and Storage.

Staff Presentation
Tim Lehrbach, Zoning Supervisor, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff
Commissioner Quintero asked if there would be any maximum thresholds for bicycle parking.

Commissioner Moore asked where rentable storage spaces fell on the chart and what their required minimum bicycle storage would be. Also, he inquired if industrial uses could be mandated to require bicycle spaces.

Mark Austin, member of the task force, made comment that he was present and able to answer any questions commissioners may have.

Commissioner Zyvan asked Mark Austin as to why certain uses, instead of zones, were used to determine the number of bicycle spaces.

Commissioner Weckerly asked if a burden would be created if industrial uses mandated bicycle parking.

DRAFT

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, June 16, 2026, via www.gjcity.org.

There were no public comments.

The public hearing was closed at 6:32 p.m. on June 23, 2026.

Discussion
Commissioner Quintero made a statement that bicycle storage will not solve the housing affordability issues, but every little bit does help. However, nothing is stopping developers from providing bicycle storage if they decide to do so.

Commissioner Thomas made statements that developers are a business, and numbers have been lacking from the task force. Lower-income families rely heavily on bicycle modes of transportation and by having bicycle storage would be incredibly beneficial to them.

Commissioner Quintero asked Thomas the percentage of people that use public transportation instead of utilizing bicycles for their transportation.

Commissioner Zyvan made mention of the different perspectives revolving around this topic.

Commissioner Quintero made comment that the proposal is not getting rid of bicycle parking but allows builders to decide what they need for their customer base.

Commissioner Weckerly made a comment that the long-term bicycle storage from past projects were not being utilized.

Commissioner Palmer appreciates the passion from the individuals that are pro bicycles. Does not see the benefit of putting the burden of providing bicycle parking on developers.

Commissioner Ehlers resonated with Commissioner Palmer's statements and asked where the balance needs to occur.

Commissioner Moore made comments that this will always be a problem and what is the best solution for bicycle usage and their storage. There is no other way to increase bicycle usage than to start mandating amenities for bicycles. Proposed an amendment to the item that all zones should have a minimum of 2 bicycle spaces.

Motion and Vote
Commissioner Quintero made the following motion "Chair, on the request to amend Title 21 of the Zoning and Development Code of the Grand Junction Municipal Code regarding bicycle parking and storage, City file number ZCA-2026-30, I move that the Planning Commission forward a recommendation of approval to City Council, based on the finding of fact provided in the staff report."

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Commissioner Palmer seconded; Motion passed 4-3.

An amendment was made by Commissioner Moore, seconded by Commissioner Thomas, to say that two parking spaces need to be required for all zones.

Motion Failed 4-3

3. Zoning Code Amendment - Certified Irrigation Designers ZCA-2026-51

Consider a request by the Housing Affordability Code Task Force to amend sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Certified Irrigation Designers.

Staff Presentation

Tim Lehrbach, Zoning Supervisor, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Quintero and Palmer asked what will happen a few years down the road and there is still no certified individual for this type of work.

Commissioner Zyvan asked what the reasoning is for three more years for this deferral.

Commissioner Ehlers asked if certification is required for installing irrigation systems. Was confirmed that only the design of the irrigation system needs to be from a certified irrigation individual by Zoning Supervisor Tim Lehrbach. Ehlers further asked if there was an expiration for the certified design.

Commissioner Moore further asked about clarification for the three-year time mark for the deferral, instead of one or two years. Also asked what the delay with projects has been not having a certified irrigation plan.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, June 16, 2026, via www.gjcity.org.

There were no public comments.

The public hearing was closed at 7:56 p.m. on June 23, 2026.

Discussion

Commissioner Quintero made comment that water is super important, especially this year.

Commissioner Palmer made comment that if this has been delayed once before, then why does it need to be a regulation at all.

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Commissioner Zyvan made comment that three years seems like a long time, when it takes only a few months to get a certification. Likened the idea of having the deferral for two years.

Commissioner Thomas stated this proposal felt like another stop gap. Proposed regulatory relief if a developer can provide a certified plan in a timely manner.

Commissioner Ehlers wants to reject the proposal in its entirety and seems that this certification is just forced bureaucracy. Landscape architects are already doing the work that the certification is mandating.

Commissioner Moore made comments that the two-year deferral made more sense. If things have still not changed then maybe getting rid of this regulation entirely for right now. But also stated concerns that later down the road if water scarcity is still an issue, and Grand Junction has not provided any documentation that they are conserving water these issues may be more punitive.

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-2026-51, 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 Palmer seconded; Motion passed 7-0.

4. Zoning Code Amendment – Shared Driveways ZCA-2026-319

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 Shared Driveways. ***This item is being continued to the July 14, 2026 hearing.***

OTHER BUSINESS

Commissioner Palmer made a motion to elect Commissioner Weckerly as Chair of the Planning Commission.
Commissioner Ehlers seconded; Motion passed 7-0.

Commissioner Quintero made a motion to elect himself as Vice Chair of the Planning Commission.
Commissioner Ehlers seconded; Motion passed 7-0.

Commissioner Moore made a request to create reserve items for upcoming workshops. For in the instance when the main items for a workshop are canceled, the reserve items can be brought up and a workshop can still take place instead of just cancelling it.

ADJOURNMENT

Commissioner Quintero made a motion to adjourn the meeting.

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The vote to adjourn was 7-0.

The meeting adjourned at 8:18 p.m.

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CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 21.07.030(i)(7) OF THE ZONING AND DEVELOPMENT CODE (TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE) REGARDING CERTIFIED IRRIGATION DESIGNER

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.

A provision adopted by Ordinance No. 5114, which requires irrigation design certification on irrigation plans submitted to the City with development applications, is presenting challenges with implementation. Specifically, the slow adoption of the certification by professionals who routinely design irrigation systems creates the possibility that approval of many development projects may be delayed by noncompliance with the requirement.

The City therefore finds it necessary to defer the effectiveness or enforcement of this requirement until January 1, 2029. During this time, the City will be an active participant in promoting and securing the requisite certification by qualified professionals.

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>):

DRAFT

21.07.030 GENERAL LANDSCAPE STANDARDS

...

(i) Landscape Plans.

...

(7) All landscape plans shall include an irrigation plan. Irrigation plans shall be certified by an irrigation design professional who has been certified through the Irrigation Association (CID), or a similar EPA WaterSense labeled certification program. This certification will be required on all irrigation plans no later than January 1, 2029.

...

...

INTRODUCED on first reading this 1st day of July 2026 and ordered published in pamphlet form.

ADOPTED on second reading this 15th day of July 2026 and ordered published in pamphlet form.

ATTEST:

_____

Laurel Lutz
President of the City Council

_____

Selestina Sandoval
City Clerk

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Grand Junction City Council

Regular Session

Item #2.a.ii.

Meeting Date: July 1, 2026

Presented By: Tim Lehrbach, Principal Planner

Department: Community Development

Submitted By: Tim Lehrbach, Zoning Supervisor

Information

SUBJECT:

Introduction of an Ordinance Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Bicycle Parking and Storage, and Setting a Public Hearing for July 15, 2026

RECOMMENDATION:

Staff recommends approval. The Planning Commission heard this item at the June 23, 2026 regular meeting and voted (4-3) to recommend approval.

EXECUTIVE SUMMARY:

The Housing Affordability Code Task Force (HACTF) recommends amendments to Grand Junction Municipal Code (GJMC) Section § 21.08.020 (Bicycle Parking and Storage) intended to reduce development costs and increase site design flexibility. The proposed amendment reduces the amount of bicycle parking required for all uses, removes the minimum required spaces altogether for many uses, collapses the distinction between short-term and long-term spaces, and consolidates location and design requirements into fewer, simpler provisions.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The Housing Affordability Code Task Force (HACTF) recommends amendments to Grand Junction Municipal Code (GJMC) Section § 21.08.020 (Bicycle Parking and Storage) intended to reduce development costs and increase site design flexibility. The proposed amendment reduces the amount of bicycle parking required for all uses, removes the minimum required spaces altogether for many uses, collapses the distinction between short-term and long-term spaces, and consolidates location and design requirements into fewer, simpler provisions.

The proposed changes to bicycle parking and storage requirements are as follows:

GJMC § 21.08.020(a) Amount Required.
Presently, the code includes a table of minimum bicycle parking spaces required by use category, divided into both short-term and long-term parking requirements. The amendment replaces the table with a narrower set of uses for which a minimum number of bicycle parking spaces is required, removes the distinction between short-term and long-term spaces, and applies a uniform requirement of 2 spaces plus 1 space per 20,000 square feet of gross floor area to all uses for which the revised minimums apply, except for Multi-unit Dwelling uses, which are proposed to require 2 spaces plus 0.025 spaces per unit.

For most uses, the effect is to eliminate minimum bicycle parking space requirements altogether. Specified use categories—Food and Beverage, Multi-unit Dwelling, Office and Personal Services, Recreation and Entertainment, and Retail Sales—retain a minimum requirement, which are reduced by at least 50%. Removing the separation of requirements into short-term and long-term parking is complemented by deleting location and design requirements applicable to long-term spaces, as described below.

GJMC § 21.08.020(b) Location and GJMC § 21.08.020(c) Design Standards
Presently, bicycle parking location and design standards are provided across two subsections, further bifurcated into short- and long-term parking. The amendment collapses both divisions to create a consolidated set of simplified location and design standards, which have the effect of requiring outdoor bicycle parking similar to that required by existing standards for short-term parking, albeit with some requirements removed or made more flexible.

For example, the existing code requires short-term bicycle parking to be easily accessed from the street and visible to passersby, whereas long-term parking emphasizes enclosure and security. By eliminating the long-term parking standards but retaining limited short-term standards, the amendment mandates that parking be provided outdoors (or otherwise in plain sight) and made to be maximally accessible to the public. Additionally, the only design requirement retained is that “bicycle racks shall be anchored on improved non-permeable surfaces,” which does not necessitate but strongly suggests that parking is to be provided by bicycle rack exclusively.

GJMC § 21.08.020(d) Alternative Bicycle Parking.
The amendment deletes the provision allowing the Director to waive or reduce minimum space requirements, location requirements, and design requirements under unique or unusual circumstances. However, a reduction in the number of spaces required when bicycle parking facilities exist within nearby public right-of-way is retained and relocated to the consolidated “Location and Design” subsection.

NOTIFICATION REQUIREMENTS
Notice was completed as required by GJMC § 21.02.030(g). Notice of the public hearing was published on June 13, 2026, in the Grand Junction Daily Sentinel.

ANALYSIS
The criteria for review are set forth at 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.

At least six Plan Principles in the Comprehensive Plan, including Plan Principles 2, 3, 4, 5, 6, and 8, apply to bicycle parking and storage. A holistic analysis supports the proposed amendment:

Plan Principle 2: Resilient and Diverse Economy
Goal 1. Foster a vibrant, diverse, and resilient economy.
Strategy h. Strategic Economic Investments. Make strategic investments that provide growth of primary jobs, economic diversity, and/or promote retail sales tax revenue.

Goal 2. Support the development of a diverse, educated, healthy, and adaptable workforce.
Strategy a. Quality of Life. Continue to invest in the attributes of Grand Junction such as attainable housing, access to open space, arts and culture, and new recreational amenities that will enhance a high quality of life to provide an attractive location for potential new workers.
Strategy c. Urban Reinvestment. Continue efforts to revitalize Downtown and other mixed use areas to create vibrant urban areas attractive to young professionals and other workers.

Goal 3. Promote Business Growth for a Diverse and Stable Economic Base.
Strategy b. Proactive Investment. Proactively invest in infrastructure and amenity projects, using the capital improvement plan, water and wastewater enterprise funds, and other public funding and financing tools to enhance the attractiveness of high priority growth and employment areas in coordination with public and private partners, when possible.
Strategy f. Barriers. Continue to identify and pursue ways to reduce barriers to entry for new businesses.

Goal 6. Invest in key infrastructure that supports businesses.
Strategy a. Attainable Housing. Encourage the development of attainable housing for early and mid-career employees consistent with the City's housing goals.
Strategy d. Regional Amenities. Continue to invest in parks, recreation, and its connected trail system that serve as attractions for tourism and amenities for locals.
Strategy e. Core Infrastructure. Continue to strategically invest in transportation and utility infrastructure to serve business and implement the Grand Junction Circulation

Plan's Functional Classification and Active Transportation Maps.
Strategy g. Parking. Allow for sufficient parking that does not unduly burden businesses with the cost of building or maintaining surface lots.

Central to the HACTF recommendation is the argument that the current bicycle parking requirements not only place burdensome requirements on residential housing production directly but also inhibit housing production via upstream effects on the supply chain. Specifically, it is claimed that builders, contractors, and suppliers are negatively affected by the financial and opportunity costs of the space and facilities needed to meet existing bicycle parking requirements, especially considering the observed utilization of those facilities and intuitively low demand for bicycle facilities at sites employing manufacturing, distribution, and construction trades.

The provision of secure bicycle parking is important to the workforce because not all workers have access to motor vehicles, and public transit service is limited and may not meet the timing needs of individuals. The City's adopted plans anticipate the buildout of a multimodal transportation network that both attracts and supports the workforce needed to grow and sustain target industries. However, the primary mechanisms cited for achieving plan goals specifically related to transportation as an economic development tool are investment in the urban core, constructing trails connecting recreational destinations, and providing other attractive amenities.

Generally speaking, as a matter of policy, the HACTF has expressed support for plan implementation by strategic public investments based on citywide and context-specific considerations, rather than strictly or primarily through regulation applied to private development.

As further discussed below, the Comprehensive Plan contemplates investment in economic development, workforce support, and infrastructure using public funding sources. It is consistent with the strategies in Plan Principle 2 to distribute responsibility for bicycle parking and other infrastructure promoting business growth among private landowners, developers, end users, and the public through carefully considered policy, regulatory, and budgetary decisions.

The City's approach to Goal 6, Strategy g. regarding parking is multifaceted. It can be inferred by the reference to "surface lots" that the intent here is to reduce the burden of motor vehicle parking, but the same consideration can be applied to bicycle parking. The Zoning and Development Code, adopted in December 2023, reduced vehicle parking requirements across nearly all uses while introducing increased bicycle parking requirements, particularly pertaining to the number and design of long-term spaces required. The benefits of bicycle parking towards this strategy (and others, as discussed below) are apparent: any shift in mode share achieved by promoting active transportation through private and public investment alike may reduce the demand for vehicle parking with private development, the

maintenance costs of motor vehicles on public streets, and workforce transportation costs.

However, the provision of privately-owned bicycle parking does not inherently or immediately reduce motor vehicle parking demand on any given development; rather, providing “sufficient parking” remains a function of market research and customer patterns, as demonstrated by the continued supply of ample vehicle parking beyond the minimum parking requirements of the code in most new development.

In the short-term, bicycle parking presents an additional building and maintenance cost, especially for those businesses where utilization is low, while the economic benefits depend upon long-term transportation policy and resultant public investments.

Plan Principle 3: Responsible and Managed Growth
Goal 1. Support fiscally responsible growth and annexation policies that promote a compact pattern of growth, maintain or improve levels of service, and encourage the efficient use of land.
Strategy e. Zoning and Development Code. Ensure zoning and development regulations are consistent with the Comprehensive Plan.

Goal 2. Encourage infill and redevelopment to leverage existing infrastructure.
Strategy a. Underutilized Properties. Support the use of creative strategies to revitalize vacant, blighted, or otherwise underutilized structures and buildings including, but not limited to: i. adaptive reuse of existing buildings (particularly those that have historic significance); ii. infill of existing surface parking lots; iii. consolidation and assembly of properties to improve and coordinate the redevelopment of blocks or segments of corridors where a property-by-property approach would limit development potential; and/or iv. public/private partnerships.

Goal 3. Collaborate with regional entities and service providers on growth and infrastructure issues.
Strategy c. State and County Roadways. Ensure impacts to state and County roadways associated with proposed development are analyzed. Understand the cumulative impacts of land use decisions upon these roadways to maintain desired levels of service.

Goal 4. Maintain and build infrastructure that supports urban development.
Strategy f. Parking. Evaluate current parking requirements to ensure that the resulting land usage and intensity align with City goals. Further, continue to implement the recommendations of the 2016 Downtown Parking Study regarding parking demand, location, timing, pricing, and supply.

Plan Principle 3, complemented by the growth plan described in Chapter 3, Land Use and Growth, emphasizes urban intensification via infill and redevelopment,

limiting expansion of utility and transportation infrastructure, and ensuring sustained levels of service.

With respect to bicycle parking requirements, this principle cuts both ways. The City's codes and policies must avoid inhibiting infill and redevelopment to encourage compact, efficient growth patterns. Accordingly, vehicle parking in the City's core is not required, and successive code amendments have reduced minimum requirements citywide. Likewise, it can be reasoned that dedicating space and expense to bicycle parking may constrain infill sites, albeit in a lesser per-unit (vehicle/bicycle) impact. The code must account for those situations where the constraints presented by minimum bicycle parking requirements outweigh the benefits. Successful urban intensification in accordance with the Comprehensive Plan highlights that the transportation network should provide for short, safe, and comfortable trips from origin to destination for pedestrians, cyclists, and transit riders.

The proposed amendment balances these considerations by providing immediate relief from the financial and (especially) land use costs imposed by existing bicycle parking standards (both in quantity and quality) while preserving requirements for spaces at frequent origins and destinations. Multi-unit residential, offices, personal services, recreation and entertainment, restaurants, and retail will continue to have mandatory bicycle parking. The reduction in the number of spaces required remains consistent with similar reductions in vehicle parking spaces required. The amendment responds to the need for flexible infill and redevelopment and does not preclude elective present or future investment in bicycle parking and other multimodal infrastructure.

Plan Principle 4: Downtown and University Districts
Goal 2. Strengthen multimodal connections in and between the districts.
Strategy a. Pedestrian and Bicycle Network. Continue to enhance bicycle and pedestrian connections and infrastructure to and throughout Downtown, the Colorado River Corridor, and the University District with an emphasis on: i. improving safety and ease of use; ii. adding bicycle lane miles; iii. connections to areas beyond the city's original square mile; iv. exploring a bike-sharing and/ or scooter-sharing program; v. increasing convenient bicycle parking; vi. accessing transportation hubs such as the Amtrak station, Bustang, and Greyhound facilities; and vii. improving access to the Riverfront and Riverfront Trail.
Within the Downtown and University Districts, enhancing bicycle and pedestrian connections includes explicit direction to increase convenient bicycle parking. Each of the seven elements contributes an important role in implementing this strategy. The City has increased bicycle parking by providing public racks and by requiring bicycle parking with development. Prior to the adoption of the 2023 Zoning and Development Code, bicycle parking was required at a rate of 1 space per 20 vehicle spaces. The 2023 code replaced the method for determining the minimum number of bicycle parking spaces to one based on a flat requirement of two short-term and two long-term spaces plus additional spaces depending on use and square footage.

Location and design standards were introduced to define and prescribe the means for providing short-term and long-term parking.

The proposed amendment represents a reduction of current regulations, but it is neither a reversion to the previous code nor inherently in conflict with the direction to increase convenient bicycle parking in these districts. The 2023 code, having followed the Comprehensive Plan in time, implemented this strategy (among others) with its revised bicycle parking requirements. However, because the strategy is not specific about the extent of the increase nor the manner of convenience for the bicycle parking, the proposed amendment's refinement to the existing standards may still be regarded as implementing the strategy and goal within Plan Principle 4.

Further, the City, Colorado Mesa University, and partner agencies routinely invest in multimodal improvements in and around these districts, including collaboration on the Grand Junction Mobility Hub, which will provide the area with additional bicycle parking spaces.

Plan Principle 5: Strong Neighborhoods and Housing Choices
Goal 1: Promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes.
Strategy g. Parking. Evaluate parking standards to ensure both sufficient parking for the context and area of which a project is planned to occur. Parking should be evaluated based on specific areas and should be consistent with the City's Urban Intensification goals.

Goal 2: Partner in developing housing strategies for the community.
Strategy a. Housing Strategy. Develop a targeted housing strategy to facilitate and incentivize the creation of affordable housing units for low-income residents and attainable housing for the city's workforce. Update the strategy periodically to address changing needs.
Strategy b. Housing Incentives. Explore options for providing incentives for projects that incorporate units affordable to income levels identified in the housing strategy.

Goal 4. Promote the integration of transportation mode choices into existing and new neighborhoods.
Strategy a. Neighborhood Connections. Connect new and existing neighborhoods with features such as sidewalks, trails, parks, schools, community gardens, and other gathering spaces to provide opportunities for interaction and strengthen a sense of community.
Strategy b. Connectivity and Access. Promote housing density located near existing or future transit routes and in areas where pedestrian and bicycle facilities can provide a safe and direct connection to neighborhood and employment centers.
Strategy c. Missing Links. Prioritize walking and bicycling infrastructure improvements needed to complete gaps or "missing links" between existing neighborhoods and other community destinations such as schools, transit stops, neighborhood centers, parks, public open space, and trailheads.

Strategy d. Infrastructure Improvements. Prioritize infrastructure improvements, such as traffic calming enhancements, sidewalk repairs, bikeways, street tree plantings, and undergrounding of overhead utilities to improve safety and quality of life for neighborhood residents based on documented deficiencies.

The City Council adopted the Grand Junction Housing Strategy on October 6, 2021 by Resolution No. 82-21. It has been amended twice, by Resolution No. 96-22 adopted December 21, 2022 and Resolution No. 74-24 adopted October 16, 2024. Both the 2021 Grand Junction Housing Strategy and the 2024 update included an evaluation of the Zoning and Development Code for opportunities to reduce barriers to affordable and diverse housing production. The reports call attention to occupancy limits, lot size, parking requirements, development fees, process improvements, and transportation infrastructure.

As discussed above, evaluating bicycle parking alongside vehicle parking through a context- and location-sensitive lens is appropriate in order to ensure that housing development and redevelopment via urban intensification are enabled. The HACTF recommendation is intended to reduce regulatory barriers and development costs in support of housing affordability objectives. When considering the cost of housing, it is important to acknowledge individual and family transportation costs as well as the indirect costs associated with development and the efficient use of land and infrastructure. Bicycle infrastructure, including secure and convenient parking, is an investment in long-term household and City fiscal health.

Reducing the minimum bicycle parking required with development does not preclude housing production that supplies adequate or even enhanced bicycle parking, nor does it preclude the City from choosing to make public investments in bicycle infrastructure through directly constructing bicycle parking spaces where appropriate or offering incentives, consistent with Goal 2, Strategy b., to provide it with private development. The transportation-specific strategies provided under Goal 4 emphasize the value of those infrastructure improvements which are most typically undertaken, whether tactically or at scale, by the City or partner agencies using dedicated funding sources.

Goal 4, Strategy b. reflects reasons to be geographically deliberate in aligning housing density with “areas where pedestrian and bicycle facilities can provide a safe and direct connection to neighborhood and employment centers.” While the language is not specific about the exercise of such discernment, it nevertheless acknowledges that some places are more or less suited to the intensification strategies of the Plan. Requirements for bicycle parking with private development may remain essential, but the burden they present to development may also be moderated by other factors without thereby rendering the requirements inadequate to their purposes of contributing to housing, land use, and transportation goals.

Plan Principle 6: Efficient and Connected Transportation
Goal 1. Continue to develop a safe, balanced, and well-connected transportation

system that enhances mobility for all modes.
Strategy a. Balanced Modes. Consider and strive to balance the safety and needs of all transportation modes—driving, bicycling, walking, and taking transit—in day-to-day planning, development review, and decision-making by the city.

Goal 2. Actively manage transportation systems and infrastructure to improve reliability, efficiency, and safety.
Strategy g. Parking. Plan for and implement parking options for both motorized and non-motorized travel modes as part of public infrastructure projects and with private infrastructure within developments.

Goal 4. Encourage the use of transit, bicycling, walking, and other forms of transportation.
Strategy d. First and Last Mile Connections. Prioritize pedestrian and bicycle improvements in areas where transit service exists to provide safe and continuous routes between transit stops and adjacent uses and to increase the accessibility of transit service.
Strategy e. Bicycle Facilities. Continue to require the integration of bicycle parking as well as other facilities such as lockers and shower facilities as part of new development/redevelopment to encourage the use of bicycles for commuting.
Here, in Plan Principal 6, the Comprehensive Plan directly identifies the role of private development in providing necessary bicycle infrastructure and is specific about the expansion of parking options in quantity and quality. This direction is clear and merits attention.

To reiterate, the 2023 Zoning and Development Code significantly increased both the amount and the build quality of bicycle parking with new development over the code that preceded it. In this respect, the code did more than “continue to require the integration of bicycle parking,” it introduced new and fundamentally different kinds of bicycle parking. While the changes are inarguably in the direction of more and better integration of bicycle parking with development, they do not mandate lockers, showers, or other facilities of the sort contemplated by Strategy e. The existing standards are not demonstrably effective at encouraging the use of bicycles for commuting to the same degree that the envisioned lockers and shower facilities might be, nor are they necessarily better than those in the proposed amendment towards the goals of a more reliable, efficient, and safe transportation system.

Managing the impacts of growth on the transportation system for all network users is critical to maintaining quality of life and economic competitiveness. It is also an important function of fiscal sustainability and stewardship of public resources. Plan Principle 6 recognizes that most residents continue to rely on automobiles for daily trips, but invites a coordinated response to capacity constraints, traffic congestion, safety concerns, and infrastructure maintenance demands. Accordingly, the City has invested in roadway maintenance, targeted capacity improvements, expanded bicycle and pedestrian infrastructure, and transit partnerships to provide alternatives to driving and to manage overall system demand.

The HACTF recommendation may (but may not) reduce development-driven investment in bicycle parking specifically, but it does not inherently constrain the City's ability to support non-motorized travel. A combination of best practices and novel interventions may be employed to respond proportionately to the City's priorities and to any demonstrated, continual gaps in mobility choice.

Plan Principle 6 highlights mobility as an increasing concern for older residents and others experiencing obstacles to driving a single-occupancy vehicle, but who still require reliable transportation to access services and employment. Maintaining a baseline bicycle parking standard in new development supports long-term accessibility. The proposed amendment preserves bicycle parking requirements but narrows the scope to certain origins and destinations for bicycle trips.

Plan Principle 8: Resource Stewardship
Goal 2. Promote the use of sustainable development and waste reduction practices.
Strategy a. Maximize Existing Infrastructure. Concentrate urban development in areas that maximize existing infrastructure investment, reduce the loss of agricultural land, reduce impervious surfaces, and meet other resource stewardship goals.

Goal 3. Refocus conservation and sustainability efforts to achieve improved public and environmental health.
Strategy a. Sustainability Plan. Develop and implement a comprehensive sustainability plan that addresses, among other topics, climate change.
Strategy c. Integrate Land Use With Transportation. Continue to promote new development and redevelopment in centers and corridors to reduce vehicle miles traveled and greenhouse gas emissions as well as encourages walkability and active lifestyles.
Strategy e. Air Quality. Implement policies and support efforts to reduce air pollution from point sources as well as non-point sources, especially those related to transportation.

Plan Principle 8 promotes development patterns and transportation decisions that reduce vehicle miles traveled, greenhouse gas emissions, and air pollution. The Sustainability and Adaptation Plan (SAP), adopted July 3, 2024, fulfills Goal 3, Strategy a. The SAP directs the City to increase transportation mode options and the share of pedestrian and bicycle trips for local travel. It is noteworthy that bicycle parking is not identified as a priority action (although this may reflect the bicycle parking requirements already adopted in the 2023 code). Rather, the plan calls for actions including allowing (not requiring) low impact development techniques (Action C), establishing funding sources to support bicycle-friendly retrofits (Action D), and determining appropriate incentives for developers to install desired features that exceed minimum code requirements (Action F). The SAP therefore contemplates implementation of its goals and Comprehensive Plan Principle 8 through strategies that do not emphasize increased requirements on new development or redevelopment. Instead, the SAP is compatible with efforts to streamline

development processes and to make the provision of sustainable features an attractive option to developers.

As made clear in the Comprehensive Plan, it remains important to supply bicycle parking where it is most needed. The extent of the existing code's escalated requirements is not strongly supported by the Plan's contextual approach to building the right improvements in the right places to produce the intended outcomes. The proposed amendment strikes a balance to pursue housing production imperatives without precluding the continual advancement of multimodal transportation goals. Thus, and in totality, staff finds adequate support both within the Comprehensive Plan and in City Council's strategic planning directives for moderate code reforms in response to urgent housing priorities.

Staff finds that this criterion is 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 Zoning and Development Code establishes a coordinated framework for land use and site design that incorporates transportation, access, and parking requirements intended to create and sustain an integrated multimodal system. The bicycle parking requirements at § 21.08.020 cannot be isolated from other sections governing street design, bicycle access, circulation, and off-street parking. Chapter 21.08 works in concert with site design, subdivision, density, and infrastructure standards to ensure that development supports safe, efficient, and cost-effective travel along with land use patterns consistent with the housing, economic development, and fiscal responsibility goals of the Comprehensive Plan. It is therefore necessary to ensure that any code amendment does not impose consequences that are inconsistent with the purposes of this constellation of requirements.

The purpose statement for off-street parking at § 21.08.010 provides that the regulations within Chapter 21.08 are intended to ensure parking areas are designed for vehicles, bicycles, and pedestrians, to provide sufficient parking without overburdening development with unnecessary cost, and to encourage parking reduction mechanisms and alternative parking approaches. Bicycle parking spaces are significantly less costly to construct and maintain than vehicle parking spaces. Bicycle parking also plays a role in reducing demand for automobile parking; however, as discussed earlier, its effectiveness in this role may be limited in the absence of appropriate land use patterns and adequate public infrastructure. In any case, bicycle parking is an established and important contributor to the transportation system envisioned for the future of Grand Junction.

The provision of an effective multimodal transportation network is premised on the assumption that public bicycle and pedestrian infrastructure will be complemented by

facilities at origin and destination sites, including, explicitly, bicycle parking. Similarly, § 21.05.020(e)(7) requires new development to provide reasonably direct bicycle connections to Active Transportation Corridors and directs that bicycle circulation be given equal consideration to motor vehicle traffic.

The proposed amendment removes minimum bicycle parking requirements for multiple use categories and reduces location and design standards. While this may present as a threat to the functional relationship between bicycle access, circulation, parking, site design, and infrastructure standards, the proposed amendment is not a complete repeal, nor is there an inherent contradiction to revising bicycle parking requirements, even in the direction of lesser quantities or quality. The long-range context, which bicycle parking with private development is intended to promote and not to inhibit, is implementation of a transportation network that complements land use patterns, infrastructure investments, and fiscal stewardship to meet the needs of the City.

This criterion does not require for its satisfaction that the proposed text amendment preserves the same degree or means of plan implementation as the existing language. Rather, to be met, the amendment must preserve consistency and not create conflicts or contradictions internal to the code. The proposed amendment preserves bicycle parking requirements in locations and in a manner which, it is argued, is most essential and proportionate to the need. The argument is no less compelling than one which would find that the existing requirements, and only the existing requirements, are compatible with the rest of the code. The argument in favor of reducing regulatory burden under this circumstance also has the advantage of allowing that development may continue to supply additional bicycle parking of any quality now, or to enhance options in the future as the network improves and demand presumably increases.

Therefore, the proposed amendment does not contradict the purposes of Chapter 21.08, nor does it prevent the realization of multimodal transportation targets. Rather, it replaces one set of requirements with another, which may continue to be implemented in a consistent and predictable manner in accord with the rest of the code.

Staff finds that this criterion is 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;

Recommendations of the HACTF invoke, even when they do not name in response to this criterion, the trend in City regulatory practices, consistent with Resolution No. 47-25 establishing the HACTF, to reduce the regulatory burden of developing new affordable and workforce housing which would result in reducing

housing costs. Similarly, the City's Strategic Framework calls for "promot[ing] housing affordability." Specifically, the amendment addresses trends towards maximizing housing production through code flexibility.

Nationally recognized planning and transportation organizations, including the American Planning Association, the National Association of City Transportation Officials, and the American Association of State Highway and Transportation Officials, consistently recommend integrating bicycle parking into new development and redevelopment as a standard component of a multimodal transportation system. The absence of origin and destination bicycle parking is noted as an important limitation in contemporary contexts, and each organization promulgates recommendations for implementing guidelines and standards to introduce more bicycle parking with development.

While the amendment reduces requirements for bicycle parking within private development, it preserves requirements where arguably bicycle parking is most needed to effectuate adopted transportation, land use, and housing goals.

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

The HACTF identifies development issues related to site flexibility for multi-unit dwellings and the functional efficiency of commercial and industrial uses, noting that prescriptive bicycle parking standards may increase costs, constrain site circulation, reduce usable building area, and affect business operations in low-traffic settings. The recommendation further suggests that these constraints may indirectly influence employment growth in housing pipeline industries, which may itself affect housing delivery and affordability.

This proposal relies largely on the principle that flexibility and partial or total relief from some bicycle parking requirements will reduce burdens on homebuilding and free up resources for providing additional or more affordable housing.

The approach represented by this amendment addresses specific development issues in a manner that consistently applies regulatory trends, and the amendment clearly modifies requirements for (all) development in general by its changes in parking quantity and quality standards.

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

Not applicable.

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

Not applicable.

Specific reasons a and b are satisfied. Staff finds that this criterion is met.

FINDING OF FACT AND RECOMMENDATION
After reviewing the proposed amendments, the following finding of fact has been made:

In accordance with GJMC § 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 and Development Code and meets at least one of the specific reasons outlined.

Therefore, staff recommends approval. The Planning Commission heard the request at the June 23, 2026 regular meeting. Their recommendation will be submitted with the staff report for the second reading and public hearing.

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 Bicycle Parking and Storage, and set a public hearing for July 15, 2026.

Attachments

1. HACTF Recommendation No. 6 Bicycle Storage
2. Bicycle Parking HACTF Recommendation 06.02.2026
3. 2026 - UTC Letter - Long Term Bike Parking Code Change - Fully Executed 260423
4. Draft Ordinance
5. Planning Commission Minutes - 2026 - June 23 - DRAFT

Connecting Commercial and Industrial Code Amendments to Housing Affordability

1. The Broader Definition of 'Affordability' in Grand Junction

The Grand Junction Housing Strategy (Resolution 74-24) defines affordability broadly—not just as reducing direct housing costs, but also as removing regulatory and procedural barriers, and fiscal cost shift that increase total development costs that are ultimately borne by home buyers and renters.

The strategy specifically encourages changes that reduce fiscal cost burden, improve land-use efficiency, streamline development approvals, and reduce indirect costs that affect the overall cost of housing. Therefore, even amendments to commercial or industrial codes can play a meaningful role in achieving housing affordability goals.

2. How Each Proposed Code Amendment Supports Housing Affordability

Drive-Through Standards (§21.04.040(E)(2))

In Grand Junction, sales and use taxes from retail development are the largest source of the City's operating revenues. Sales and use taxes are the primary source of the City's General Fund which supports the core city functions and capital improvement projects that underpin the development of housing.

Returning primary function to retail drive-through will maintain the sales tax revenue that is necessary to support public infrastructure and services that are necessary for cost effective housing. Allowing drive-through retail development to continue also underpins mixed-use projects that include both retail commercial and residential components where commercial components carry a greater proportionate share of the cost of the land and infrastructure that are necessary to support housing.

Talking point: "The City of Grand Junction is discouraging small retail development through overly burdensome drive through design criteria and by doing so more infrastructure and service cost burden will be shifted to housing. Amending the zoning code to allow retail drive-through development will contribute substantially to the financial feasibility of housing development in general and attainable housing in particular."

Required Pedestrian Access and Bicycle Parking in Industrial Zones (§21.08.020(A–C)

While it is important to consider safety for multimodal access and circulation in high traffic settings frequented by the general public it is also important to bike and ped requirements for property uses that are not oriented toward the general public where low traffic living and work functions require design forms that don't necessitate exclusive pedestrian and bicycle design criteria that negate other primary uses by reducing valuable indoor area and interrupting on site circulation. The proposed code changes are intended to recognize bike and pedestrian use without comprising other uses. Those that are using property should be

able to design them to serve the function of residential and non-residential tenants alike to derive the highest and best property use at the lowest possible cost.

The imposition of exclusive pedestrian access and specific indoor bike storage requirements on non-retail commercial and industrial zoned properties limits their functional efficiency and the resultant lack of usable space and hindered site circulation from these requirements ultimately reduces business expansion and the resultant wage growth that is a primary component of housing affordability.

In addition to maintaining employment growth, it is important to understand that residential builders and contractors, and their suppliers are primary users of commercial and industrial spaces and maintaining the design functionality of the spaces that builders and building material suppliers utilize ultimately reduces the construction costs that ripple into the housing market through higher material and labor prices.

Thus, it is important to recognize that the proposed zoning amendments support housing affordability both by increasing employment and maintaining the operating efficiency of housing providers.

Talking point: "Right-sizing exclusive pedestrian access and bike-parking requirements increases business expansion and wage growth to increase consumer funding for housing while improving builder and supplier operating efficiencies to reduce housing costs."

Non-Structural Change of Use (§21.02.040(C)(2)(i) B)

Amend §21.02.040(C)(2)(i)(B) to exempt non-structural change-of-use projects from Administrative Review when there are no exterior site or utility changes and the change-of-use is in the same General Use Category (Residential, Public, Commercial, Industrial) as the proceeding/historical use.

Currently a Change of Use Permit process is required whenever a property changes from a nonresidential use to a residential one, or between certain use categories—even if there are no structural modifications, site layout changes, or utility adjustments. This requirement adds time and cost to zoning compliant business expansions that could otherwise proceed under standard zoning guidelines. Just as importantly this process uses up staff resources that could be better utilized to process residential subdivision and site plan applications.

Talking point: "Reducing staff time spent reviewing zoning compliant change of uses in existing buildings will increase the pace and predictability of business expansion and resultant employment growth while allocating more staff time to expedite residential site plan subdivision applications. Expediting job and wage growth will improve consumer funds available for housing and allocating more staff time to residentials projects will reduce entitlement delays to increase the rate of housing production."

3. Affordability Through Efficiency

The Task Force's mission is to identify and remove regulatory barriers that make housing more expensive. Commercial and industrial efficiencies directly support that mission by

21 08a 020 8 (a) (b) (c) – BIKE PARK STORE

§ 21.08.020. Bicycle parking and storage.

(a) **Amount Required.**

(1) Each nonresidential principal structure shall provide the following, depending on the category of the use as shown in Table 21.04-1: Principal Use Table:

Table 21.08-5: Minimum Bicycle Parking Spaces Required		
Use or Use Category	**Short-Term Spaces**	**Long-Term Spaces**
Multi-unit dwelling	~~2 plus .05 per bedroom~~ N/A	~~2 plus .05 per bedroom~~ N/A
Food and beverage service, recreation and entertainment, and retail uses	2 plus 1 per ~~5~~20,000 square feet of gross floor area	~~2 plus 1 per 12,000 square feet of gross floor area~~ N/A
Office uses	2 plus 1 per 20,000 square feet of gross floor area	~~2 plus 1 per 10,000 square feet gross floor area~~ N/A
Industrial uses*	~~2~~N/A	~~2 plus 1 per 15,000 square feet internal gross floor area~~N/A
All other nonresidential uses	~~2 plus 1 per 20,000 square feet of gross floor area~~ N/A	~~2 plus 1 per 12,000 square feet internal gross floor area~~ N/A
*Warehouse uses, including mini-warehouse, shall not be required to provide parking for the additional gross floor area used for storage only.		

~~(2) If more than 10 bicycle parking spaces are required, a minimum of 10% of the required bicycle parking spaces shall be designed to accommodate cargo bicycles or bicycles with trailers.~~

(b) **Location.**

(1) **Short-Term Bicycle Spaces.**

~~(i) Short-term bicycle spaces shall be located within 50 feet from the main entrance of the principal building.~~

~~(ii)~~(i) Short-term bicycle racks shall be located so that they:

(A) Are easily accessed ~~from the street and protected from motor vehicles~~;

(B) Are visible to passers-by to promote usage and enhance security;

(C) Do not impede or interfere with pedestrian traffic or routine maintenance activities;

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(D) Do not block access to buildings, bus boarding or freight loading;

(E) Allow reasonable clearance for opening of passenger-side doors of parked cars; and

~~(F) Are covered, to the maximum extent practicable, where users will leave their bikes for a longer amount of time.~~

(2) ~~**Long-Term Bicycle Parking.**~~

~~**Long-term bicycle parking shall be enclosed and secured to the maximum extent practicable. Enclosed bicycle parking includes but is not limited to: an area enclosed by a secure fence with a lockable entrance, a secure and accessible room in a building, a secure and accessible enclosure within a parking structure, or a cluster of bicycle lockers.**~~

(c) **Design Standards.**

(1) No more than 50% of the required bicycle parking spaces may require the bicycle to be hung or parked vertically, rather than being parked with both tires on the ground.

(2) ~~Accounting for the length or width of a standard bicycle, the parking shall not reduce the minimum sidewalk width, as required by provisions of this Code and any applicable overlays.~~

(3) ~~Cargo bicycle and bicycle trailer parking spaces shall be a minimum of 10 feet long and three feet wide.~~

(4) ~~A three-foot-wide aisle is required between rows of bicycle parking spaces or between a row of bicycle parking spaces and any wall or any other obstruction, as measured from the center of the bicycle rack. The edge of the bicycle rack shall be a minimum of three feet from the edge of curb or pavement along a roadway.~~

(5) ~~Bicycle racks shall be located on improved non-permeable surfaces and shall be anchored to the ground.~~

~~(6) Bicycle racks shall provide two points of contact with the bicycle frame such as an inverted "U" or a post and ring. Wave, schoolyard, wheel well, bollard and spiral racks are prohibited.~~

~~(7)~~(6) ~~Bicycle racks shall accommodate varied bicycle and styles, including electric bicycles and cargo bicycles, with greater clearance from obstructions, walkways, and other bicycle parking spaces to the maximum extent practicable.~~

~~(8)~~(7) Bicycle racks shall be constructed of rust-resistant, sturdy, and high-quality materials and designed so that they cannot be dissembled or tampered with.

~~(9)~~(8) Areas designated for bicycle parking shall be clearly marked and reserved for

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bicycle parking only.

(d) **Alternative Bicycle Parking.**

The Director may waive or reduce the requirements of this section pursuant to the following criteria:

(1) The location and design standards may be waived or reduced if the applicant can demonstrate that unique or unusual characteristics exist on a development site; or

(2) The quantity of required spaces may be reduced if existing bicycle parking facilities are located within the public right-of-way and within 100 feet of the building's main entrance, provided that a minimum of two bicycle parking spaces are provided on site.

(Ord. 5267, 7/16/2025; Ord. 5263, 6/18/2025; Ord. 5190, 12/20/2023)

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Discussion Draft HACTF

§ 21.08.020. Bicycle parking and storage.

(a) **Amount Required.** Bicycle parking shall be provided for the following Principal Uses.

(i) Food and Beverage, Office and Personal Services, Recreation and Entertainment, and Retail Sales: 2 spaces plus 1 space per 20,000 square feet of gross floor area

(ii) Multi-Unit dwelling: 2 plus .025 per unit

(b) **Location and Design.**

(1) All bicycle parking areas shall be designated for bicycle parking only and located so that they are easily accessed from the street, clearly visible to passers-by for natural surveillance.

(2) Bicycle racks shall be anchored on improved non-permeable surfaces and installed with no less than three-feet of distance between any building wall, edge of curb, edge of pavement or other obstruction. Other dimensions may be considered if it can be demonstrated that the rack will maintain full functionality.

(3) The quantity of required spaces may be reduced if existing bicycle parking facilities are located within the public right-of-way and within 100 feet of the building's main entrance, provided that a minimum of two bicycle parking spaces is provided on site.

April 23, 2026

City Council
City of Grand Junction
250 N. 5th St.
Grand Junction, Colorado 81501

Subject: Planning and Zoning Code Changes – Long Term Bike Parking
Housing Affordability Code Task Force

To Grand Junction City Council,

On behalf of Grand Junction's Urban Trails Committee (the Committee), we are disappointed to learn of the Housing Affordability Code Task Force's (HACTF) proposed changes to the Zoning and Development Code regarding bicycle storage/parking. According to 2024 US Census Data, approximately 20% of the Grand Junction Workforce does not utilize a personal vehicle to commute to work. Such census data likely underreports all persons that could benefit from secure bicycle storage, including students who commute to class and other obligations. Secure bicycle storage is a necessary component of supporting this segment of the population. The Committee notes that removal of long-term bicycle parking requirements may have unintended impacts on transportation access and options, particularly for residents who depend on active transportation.

The Committee has heard from local community members that bicycle theft is a major issue that drastically impacts bicycle users. Community members who commute by bicycle need a secure place to lock their bikes at home and work. When an employee's most reliable form of transportation is a bicycle, that person needs to be confident that their bicycle will be where it was last parked. Unlike an automobile, a bicycle can be carried away with little effort.

Maintaining a range of transportation choices is consistent with broader City goals related to accessibility, system efficiency, and overall community well-being. As such, the Committee strongly opposes HACTF's proposed reduction in minimum short and long-term bicycle parking at Grand Junction Municipal Code 21.08.20.

As an advisory committee to Grand Junction's City Council, the Committee is tasked with guiding elected officials and City Staff on programming, policy, and physical infrastructure to ensure our entire community has access to safe, comfortable, and right-sized transportation options to meet their daily needs. The Committee believes that a representative of the Urban Trails Committee should be appointed to the HACTF, or at a minimum consulted on transportation related issues, in an effort to represent the needs of Grand Junction residents who rely on active transportation to move through the City. Committee members have first-hand experience with cost effective measures that satisfy the current requirements of 21.08.20.

Thank you for the opportunity to provide input on this matter. The Committee appreciates City Council's consideration.

Sincerely,
The City of Grand Junction Urban Trails Committee

Brent Starnes

Brent Starnes
Chair, Urban Trails Committee

Maureen Garelick

Maureen Garelick
Vice Chair, Urban Trails Committee

CC: HACTF
Mike Bennett
Kimberly Bullen
Tamra Allen
Trent Prall
Grand Junction Planning Commission

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 BICYCLE PARKING AND STORAGE

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.

The Housing Affordability Code Task Force has identified an item concerning the provision of bicycle parking with development that pose challenges to the implementation of adopted principles, goals, and strategies of the City.

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):

21.08.020 BICYCLE PARKING AND STORAGE.

(a) Amount Required. Bicycle parking shall be provided for the following Principal Uses at the rate indicated:

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(1) ~~Each nonresidential principal structure shall provide the following, depending on the category of the use as shown in Table 21.04-1: Principal Use Table:~~ Food and Beverage Service, Office and Personal Services, Recreation and Entertainment, and Retail Sales: 2 spaces plus 1 space per 20,000 square feet of gross floor area.

~~Table 21.08-3: Minimum Bicycle Parking Spaces Required~~

~~Use or Use Category~~	~~Short-Term Spaces~~	~~Long-Term Spaces~~
~~Multi-unit dwelling~~	~~2 plus .05 per bedroom~~	~~2 plus .05 per bedroom~~
~~Food and beverage service, recreation and entertainment, and retail uses~~	~~2 plus 1 per 3,000 square feet of gross floor area~~	~~2 plus 1 per 12,000 square feet of gross floor area~~
~~Office uses~~	~~2 plus 1 per 20,000 square feet of gross floor area~~	~~2 plus 1 per 18,000 square feet gross floor area~~
~~Industrial uses*~~	~~2~~	~~2 plus 1 per 15,000 square feet internal gross floor area~~
~~All other nonresidential uses~~	~~2 plus 1 per 20,000 square feet of gross floor area~~	~~2 plus 1 per 12,000 square feet internal gross floor area~~
~~*Warehouse uses, including mini-warehouse, shall not be required to provide parking for the additional gross floor area used for storage only.~~		

(2) ~~If more than 10 bicycle parking spaces are required, a minimum of 10% of the required bicycle parking spaces shall be designed to accommodate cargo bicycles or bicycles with trailers.~~ Multi-unit dwelling: 2 spaces plus 0.025 spaces per dwelling unit.

(b) Location and Design.

(1) ~~Short-Term Bicycle Spaces.~~ All bicycle parking areas shall be designated for bicycle parking only and located so that they are easily accessed from the street and clearly visible to passersby for natural surveillance.

~~(i) Short-term bicycle spaces shall be located within 50 feet from the main entrance of the principal building.~~

~~(ii) Short-term bicycle racks shall be located so that they:~~

~~(A) Are easily accessed from the street and protected from motor vehicles;~~

~~(B) Are visible to passers-by to promote usage and enhance security;~~

~~(C) Do not impede or interfere with pedestrian traffic or routine maintenance activities;~~

~~(D) Do not block access to buildings, bus boarding or freight loading;~~

~~(E) Allow reasonable clearance for opening of passenger-side doors of parked cars; and~~

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(F) Are covered, to the maximum extent practicable, where users will leave their bikes for a longer amount of time.

(2) Long-Term Bicycle Parking. Long-term bicycle parking shall be enclosed and secured to the maximum extent practicable. Enclosed bicycle parking includes but is not limited to: an area enclosed by a secure fence with a lockable entrance, a secure and accessible room in a building, a secure and accessible enclosure within a parking structure, or a cluster of bicycle lockers. Bicycle racks shall be anchored on improved non-permeable surfaces and installed with no less than three feet of distance between any building wall, edge of curb, edge of pavement, or other obstruction. Other dimensions may be considered if it can be demonstrated that the rack will maintain full functionality.

(3) The quantity of required spaces may be reduced if existing bicycle parking facilities are located within 100 feet of the building's main entrance within the public right-of-way, provided that a minimum of two bicycle parking spaces is provided on site.

(c) Design Standards.

(1) No more than 50% of the required bicycle parking spaces may require the bicycle to be hung or parked vertically, rather than being parked with both tires on the ground.

(2) Accounting for the length or width of a standard bicycle, the parking shall not reduce the minimum sidewalk width, as required by provisions of this Code and any applicable overlays.

(3) Cargo bicycle and bicycle trailer parking spaces shall be a minimum of 10 feet long and three feet wide.

(4) A three-foot-wide aisle is required between rows of bicycle parking spaces or between a row of bicycle parking spaces and any wall or any other obstruction, as measured from the center of the bicycle rack. The edge of the bicycle rack shall be a minimum of three feet from the edge of curb or pavement along a roadway.

(5) Bicycle racks shall be located on improved non-permeable surfaces and shall be anchored to the ground.

(6) Bicycle racks shall provide two points of contact with the bicycle frame such as an inverted "U" or a post and ring. Wave, schoolyard, wheel well, bollard and spiral racks are prohibited.

(7) Bicycle racks shall accommodate varied bicycle and styles, including electric bicycles and cargo bicycles, with greater clearance from obstructions, walkways, and other bicycle parking spaces to the maximum extent practicable.

(8) Bicycle racks shall be constructed of rust-resistant, sturdy, and high-quality materials and designed so that they cannot be dissembled or tampered with.

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~~(9) Areas designated for bicycle parking shall be clearly marked and reserved for bicycle parking only.~~

~~(d) Alternative Bicycle Parking. The Director may waive or reduce the requirements of this section pursuant to the following criteria:~~

~~(1) The location and design standards may be waived or reduced if the applicant can demonstrate that unique or unusual characteristics exist on a development site; or~~

~~(2) The quantity of required spaces may be reduced if existing bicycle parking facilities are located within the public right-of-way and within 100 feet of the building's main entrance, provided that a minimum of two bicycle parking spaces are provided on site.~~

INTRODUCED on first reading this 1st day of July 2026 and ordered published in pamphlet form.

ADOPTED on second reading this 15th day of July 2026 and ordered published in pamphlet form.

ATTEST:

_____

Laurel Lutz
President of the City Council

_____

Selestina Sandoval
City Clerk

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GRAND JUNCTION PLANNING COMMISSION
June 23, 2026, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:30 p.m. by Chair Sandra Weckerly.

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

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

There were 4 members of the public in attendance, and 2 virtually.

CONSENT AGENDA

1. **Approval of Minutes**
   Minutes of Previous Meeting(s) from June 9, 2026.
2. **Mesa Mall West Easement Vacation** **VAC-2025-318**
   Consider a Request by EVC-WDG Mesa LLC to Vacate a 20-foot Wide Sanitary Sewer Easement Located on a 7.84 acre Parcel at 2405 Patterson Road.

Commissioner Palmer moved to approve the Consent Agenda.

Commissioner Quintero seconded; motion passed 7-0.

REGULAR AGENDA

1. **Monument Vista Zone of Annexation** **ANX-2026-47**
   Consider a request by 4PF GZ Impact Land Fund LLC to zone 40.18 acres from Mesa County Residential Single Family – Rural (RSF-R) to Residential Low 5 (RL-5) located at 888 21 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.

Applicant's representative Tracy States made a brief comment about the parcel to the south, and that it went through a minor subdivision and Comprehensive Plan Amendments before being rezoned.

DRAFT

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, June 16, 2026, via www.gjcity.org.

There were no public comments.

The public hearing was closed at 5:43 p.m. on June 23, 2026.

Discussion
There was no discussion among the commissioners.

Motion and Vote
Commissioner Quintero made the following motion "Chair, on the Zone of Annexation request for the property located at 888 21 Road, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact as listed in the staff report."

Commissioner Palmer seconded; Motion passed 7-0.

2. Zoning Code Amendment - Bicycle Parking and Storage ZCA-2026-30
Consider a request by the Housing Affordability Code Task Force to amend sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Bicycle Parking and Storage.

Staff Presentation
Tim Lehrbach, Zoning Supervisor, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff
Commissioner Quintero asked if there would be any maximum thresholds for bicycle parking.

Commissioner Moore asked where rentable storage spaces fell on the chart and what their required minimum bicycle storage would be. Also, he inquired if industrial uses could be mandated to require bicycle spaces.

Mark Austin, member of the task force, made comment that he was present and able to answer any questions commissioners may have.

Commissioner Zyvan asked Mark Austin as to why certain uses, instead of zones, were used to determine the number of bicycle spaces.

Commissioner Weckerly asked if a burden would be created if industrial uses mandated bicycle parking.

DRAFT

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, June 16, 2026, via www.gjcity.org.

There were no public comments.

The public hearing was closed at 6:32 p.m. on June 23, 2026.

Discussion
Commissioner Quintero made a statement that bicycle storage will not solve the housing affordability issues, but every little bit does help. However, nothing is stopping developers from providing bicycle storage if they decide to do so.

Commissioner Thomas made statements that developers are a business, and numbers have been lacking from the task force. Lower-income families rely heavily on bicycle modes of transportation and by having bicycle storage would be incredibly beneficial to them.

Commissioner Quintero asked Thomas the percentage of people that use public transportation instead of utilizing bicycles for their transportation.

Commissioner Zyvan made mention of the different perspectives revolving around this topic.

Commissioner Quintero made comment that the proposal is not getting rid of bicycle parking but allows builders to decide what they need for their customer base.

Commissioner Weckerly made a comment that the long-term bicycle storage from past projects were not being utilized.

Commissioner Palmer appreciates the passion from the individuals that are pro bicycles. Does not see the benefit of putting the burden of providing bicycle parking on developers.

Commissioner Ehlers resonated with Commissioner Palmer's statements and asked where the balance needs to occur.

Commissioner Moore made comments that this will always be a problem and what is the best solution for bicycle usage and their storage. There is no other way to increase bicycle usage than to start mandating amenities for bicycles. Proposed an amendment to the item that all zones should have a minimum of 2 bicycle spaces.

Motion and Vote
Commissioner Quintero made the following motion "Chair, on the request to amend Title 21 of the Zoning and Development Code of the Grand Junction Municipal Code regarding bicycle parking and storage, City file number ZCA-2026-30, I move that the Planning Commission forward a recommendation of approval to City Council, based on the finding of fact provided in the staff report."

DRAFT

Commissioner Palmer seconded; Motion passed 4-3.

An amendment was made by Commissioner Moore, seconded by Commissioner Thomas, to say that two parking spaces need to be required for all zones.

Motion Failed 4-3

3. Zoning Code Amendment - Certified Irrigation Designers ZCA-2026-51

Consider a request by the Housing Affordability Code Task Force to amend sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Certified Irrigation Designers.

Staff Presentation

Tim Lehrbach, Zoning Supervisor, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Quintero and Palmer asked what will happen a few years down the road and there is still no certified individual for this type of work.

Commissioner Zyvan asked what the reasoning is for three more years for this deferral.

Commissioner Ehlers asked if certification is required for installing irrigation systems. Was confirmed that only the design of the irrigation system needs to be from a certified irrigation individual by Zoning Supervisor Tim Lehrbach. Ehlers further asked if there was an expiration for the certified design.

Commissioner Moore further asked about clarification for the three-year time mark for the deferral, instead of one or two years. Also asked what the delay with projects has been not having a certified irrigation plan.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, June 16, 2026, via www.gjcity.org.

There were no public comments.

The public hearing was closed at 7:56 p.m. on June 23, 2026.

Discussion

Commissioner Quintero made comment that water is super important, especially this year.

Commissioner Palmer made comment that if this has been delayed once before, then why does it need to be a regulation at all.

DRAFT

Commissioner Zyvan made comment that three years seems like a long time, when it takes only a few months to get a certification. Likened the idea of having the deferral for two years.

Commissioner Thomas stated this proposal felt like another stop gap. Proposed regulatory relief if a developer can provide a certified plan in a timely manner.

Commissioner Ehlers wants to reject the proposal in its entirety and seems that this certification is just forced bureaucracy. Landscape architects are already doing the work that the certification is mandating.

Commissioner Moore made comments that the two-year deferral made more sense. If things have still not changed then maybe getting rid of this regulation entirely for right now. But also stated concerns that later down the road if water scarcity is still an issue, and Grand Junction has not provided any documentation that they are conserving water these issues may be more punitive.

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-2026-51, 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 Palmer seconded; Motion passed 7-0.

4. Zoning Code Amendment – Shared Driveways ZCA-2026-319

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 Shared Driveways. ***This item is being continued to the July 14, 2026 hearing.***

OTHER BUSINESS

Commissioner Palmer made a motion to elect Commissioner Weckerly as Chair of the Planning Commission.
Commissioner Ehlers seconded; Motion passed 7-0.

Commissioner Quintero made a motion to elect himself as Vice Chair of the Planning Commission.
Commissioner Ehlers seconded; Motion passed 7-0.

Commissioner Moore made a request to create reserve items for upcoming workshops. For in the instance when the main items for a workshop are canceled, the reserve items can be brought up and a workshop can still take place instead of just cancelling it.

ADJOURNMENT

Commissioner Quintero made a motion to adjourn the meeting.

DRAFT

The vote to adjourn was 7-0.

The meeting adjourned at 8:18 p.m.

DRAFT

Grand Junction City Council

Regular Session

Item #2.b.i.

Meeting Date: July 1, 2026

Presented By: Sam Wuebbles, Associate Planner

Department: Community Development

Submitted By: Sam Wuebbles, Associate Planner

Information

SUBJECT:

Introduction of an Ordinance Zoning the Monument Vistas Annexation to Residential Low 5 (RL-5), 41.09 Acres Located at 888 21 Road, and Setting a Public Hearing for July 15, 2026

RECOMMENDATION:

The Planning Commission heard this item at their June 23, 2026 meeting and voted (7-0) to recommend approval of the Residential Low 5 (RL-5) zone district.

EXECUTIVE SUMMARY:

The applicant, 4PF GZ Impact Land Fund, LLC, is requesting a zone of annexation to Residential Low 5 (RL-5) zone district for the Monument Vistas Annexation. The approximately 41.09 acres consists of one parcel of land located at 888 21 Road. The subject property is occupied by a single-unit residence.

The property is Annexable Development per the Persigo Agreement. Annexation is requested to allow for future development of a residential subdivision. The zone district of RL-5 is consistent with the Residential Low land use category of the Comprehensive Plan. The request for annexation will be considered separately by City Council, but concurrently with the zoning request.

BACKGROUND OR DETAILED INFORMATION:

Zone of Annexation Request:
The applicant, 4PF GZ Impact Land Fund LLC is requesting a zone of annexation to Residential Low 5 (RL-5) zone district for the Monument Vistas Annexation. The approximately 41.09 acres consists of one parcel of land located at 888 21 Road. The subject property is occupied by a single-unit residence. The property is Annexable Development per the Persigo Agreement. Annexation is requested to allow for future

subdivision development. The zone district of RL-5 is consistent with the Residential Low land use category of the Comprehensive Plan. The request for annexation will be considered separately by City Council, but concurrently with the zoning request.

The property is currently zoned in Mesa County as Residential Single Family – Rural (RSF-R). The surrounding zoning is Mesa County Agricultural, Forestry, Transitional District (AFT) to the north, Mesa County Residential Single Family – Rural (RSF-R) and City Residential Low 4 (RL-4) to the east, City Residential Low 5 (RL-5) and Industrial Light (I-1) to the south, and Mesa County Agricultural, Forestry, Transitional District (AFT) to the west which also separates the Urban Development Boundary. Zoning will be considered for adoption by the City Council and requires review and recommendation by the Planning Commission.

The annexation area is served by Persigo sanitary sewer and Ute Water District, and all other urban amenities are available to the properties. They are located within Tier 2 on the Intensification and Growth Tiers Map of the Comprehensive Plan. Tier 2 is classified as Suburban Infill. The Comprehensive Plan indicates that Annexation is appropriate in these areas for development and redevelopment in Tier 2 areas that have direct adjacency to the city limits of Grand Junction. Annexation of this parcel will introduce no immediate increase in impacts on infrastructure and City services.

The purpose of the Residential Low 5 (RL-5) zone district is 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 subject property currently holds a single-unit residence. Availability of urban services and adjacency to a Major Collector road, as identified in the Grand Junction Circulation Plan, render the property suitable for further development in accordance with allowed uses in the RL-5 zone district, which include a range of residential uses.

NOTIFICATION REQUIREMENTS

In accordance with 21.02.030(c) of the Grand Junction Municipal Code (GJMC), a Neighborhood Comment Meeting regarding the proposed Annexation and Zoning was held virtually via Zoom on January 20, 2026. The applicant's representative, City staff, and ten members of the public attended.

Notice was completed consistent with the provisions at GJMC 21.02.030(g). The subject properties were posted with an application sign on January 30, 2026. 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 properties on June 12, 2026. The notice of the Planning Commission public hearing was published on June 13, 2026, in the Grand Junction Daily Sentinel.

ZONE OF ANNEXATION ANALYSIS

The criteria for review are set forth Section 21.02.050(m)(3)(ii) of the Zoning and Development Code, which provides that 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 rezone to Residential Low 5 (RL-5) implements the following Plan principles, goals, and policies of the Comprehensive Plan:

Plan Principle 3: Responsible and Managed Growth
Goal 1: Support fiscally responsible growth and annexation policies that promote a compact pattern of growth…and encourage the efficient use of land.
Goal 2: Encourage infill and redevelopment to leverage existing infrastructure.

The Comprehensive Plan places a priority on growth in areas identified for infill and redevelopment to effectively manage growth. This principle supports fiscally responsible policies that promote a compact pattern of growth to encourage an efficient use of land. Development is directed to areas where infrastructure is already present and the City can meet and maintain its level of service targets. This zone of annexation is supported by this plan principle because it leverages existing infrastructure and is already adjacent to existing corporate limits to the east. Further, annexation allows for additional development appropriate to the site with minimal expansion to existing infrastructure.

Intensification and Tiered Growth Plan.

The subject properties are located within Tier 2 on the Intensification and Growth Tiers Map of the Comprehensive Plan. Tier 2 is classified as Suburban Infill. The Comprehensive Plan indicates that Annexation is appropriate in these areas for new development and redevelopment in Tier 2 areas that have direct adjacency to the City Limits of Grand Junction. Annexation of the subject property allows the suitable use of the property and provides development opportunities while minimizing the impact on infrastructure and City services.

Land Use Plan: Relationship to Existing Zoning
Requests to rezone properties should be considered based on the Implementing Zone Districts assigned to each Land Use Designation. As a guide to future zoning changes, the Comprehensive Plan states that requests for zoning changes are required to implement the Comprehensive Plan. The requested zone of Residential Low 5 implements the Comprehensive Plan because it is an implementing zoning district of the Residential Low designation.

Therefore, Staff finds that this criterion has been met.

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

The subject property currently has a single-unit dwelling. Future Residential Low

development is supported for this parcel per the One Grand Junction Comprehensive Plan.

The property to the west remains outside of the Urban Development Boundary. Properties to the southwest, north, and northeast remain undeveloped. Properties to the southeast are a subdivision development with both a Residential Low 4 and 5 zone districts. The future Residential Low 5 (RL-5) subdivision is consistent with the development patterns that have been occurring in the surrounding areas.

Therefore, 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 to Residential Low 5 allows for future subdivision development. The proposed zoning provides overall community benefits through the addition of attainable housing in the City of Grand Junction. Future development of the property would extend sewer service and improve utilization of existing domestic infrastructure. Construction of the necessary infrastructure and subsequent residential development would also support local employment opportunities and contribute to the local economy.

Annexation and zoning of the property will allow for review of a subdivision which is an allowed use in a RL-5 zone and will provide additional land within the City limits for growth. The Persigo Agreement anticipates that such development shall occur within the City.

Therefore, Staff finds that this criterion has been met.

FINDING OF FACT AND RECOMMENDATION
After reviewing the Monument Vistas Zone of Annexation, ANX-2026-47, request for the property located at 888 21 Road from Mesa County Residential Single Family – Rural (RSF-R) to Residential Low 5 (RL-5), the following finding of fact has been made:

1. The request has met the criteria identified in Section 21.02.050(m)(3)(ii) of the Zoning and Development Code.

Therefore, Planning Commission and staff recommend approval of the request.

FISCAL IMPACT:

This action has no direct fiscal impact.

SUGGESTED MOTION:

I move to introduce an ordinance zoning the Monument Vistas Annexation, 41.09 acres located at 888 21 Road, to Residential Low 5 (RL-5), publish in pamphlet form and set a public hearing for July 15, 2026.

Attachments

1. Exhibit 1 - Development Application
2. Exhibit 2 - Annexation Plat
3. Exhibit 3 - Schedule and Summary Table
4. Exhibit 4 - Maps
5. Exhibit 5 - Zone of Annexation Ordinance

Grand Junction

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: Single Family Residential/Agricultural

Existing Zoning: RSF-R

Proposed Land Use Designation: Residential

Proposed Zoning: RL-5

Property Information

Site Location: 888 21 Road, Grand Junction, CO 81505

Site Acreage: Approx. 39.97Acres

Site Tax No(s): 2697-252-00-002

Site Zoning: RSF-R County

Project Description: To Annex and Zone approx. 39.97 acres from County RSF-4 to City of Grand Junction RL-5.

Property Owner Information

Name: 4PF GZ IMPACT LAND FUND

Street Address: 1555 Blake St. #210

City/State/Zip: Denver, CO 80202

Business Phone #: 303-586-8000

E-Mail: info@greenlineventures.com

Fax #:

Contact Person: Patrick Vahey

Contact Phone #: 303-586-8000

Applicant Information

Name: Senergy Builders

Street Address: 1111 S. 7th St.

City/State/Zip: Grand Jct., CO 81501

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 Jct., CO 81501

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: 2025.12.24 07:52:12 -07'00'

Date: December 24, 2025

Signature of Legal Property Owner:

Date: 1/8/26

STATE OF COLORADO

SS **AFFIDAVIT**

COUNTY OF ~~MESA~~ Douglas

Rob Mackenzie, 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 January, 2026.

Witness my hand and official seal.

JESSICA CAMPBELL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134067216
MY COMMISSION EXPIRES 10/21/2029

Notary Public

1745 Shea Center Dr. #150 Highlands Ranch, CO 80129
Address

My commission expires: 10/21/29

MONUMENT VISTAS 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: 888 21 Road, Grand Junction, Colorado 81505
Tax ID # 2697-252-00-02

The NW¼ NW¼ of Section 25, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado

This foregoing description describes the parcel; the perimeter boundary description, for purposes of the Annexation Act, is shown on the attached "Perimeter Boundary Legal Description, Monument Vistas 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.

4PF GZ Impact Land Fund LLC	1555 Blake Street Suite 210, Denver, CO 80202
NAME	ADDRESS
SIGNATURE	1/20/26
	DATE
Rob Mackenzie, Vice President	

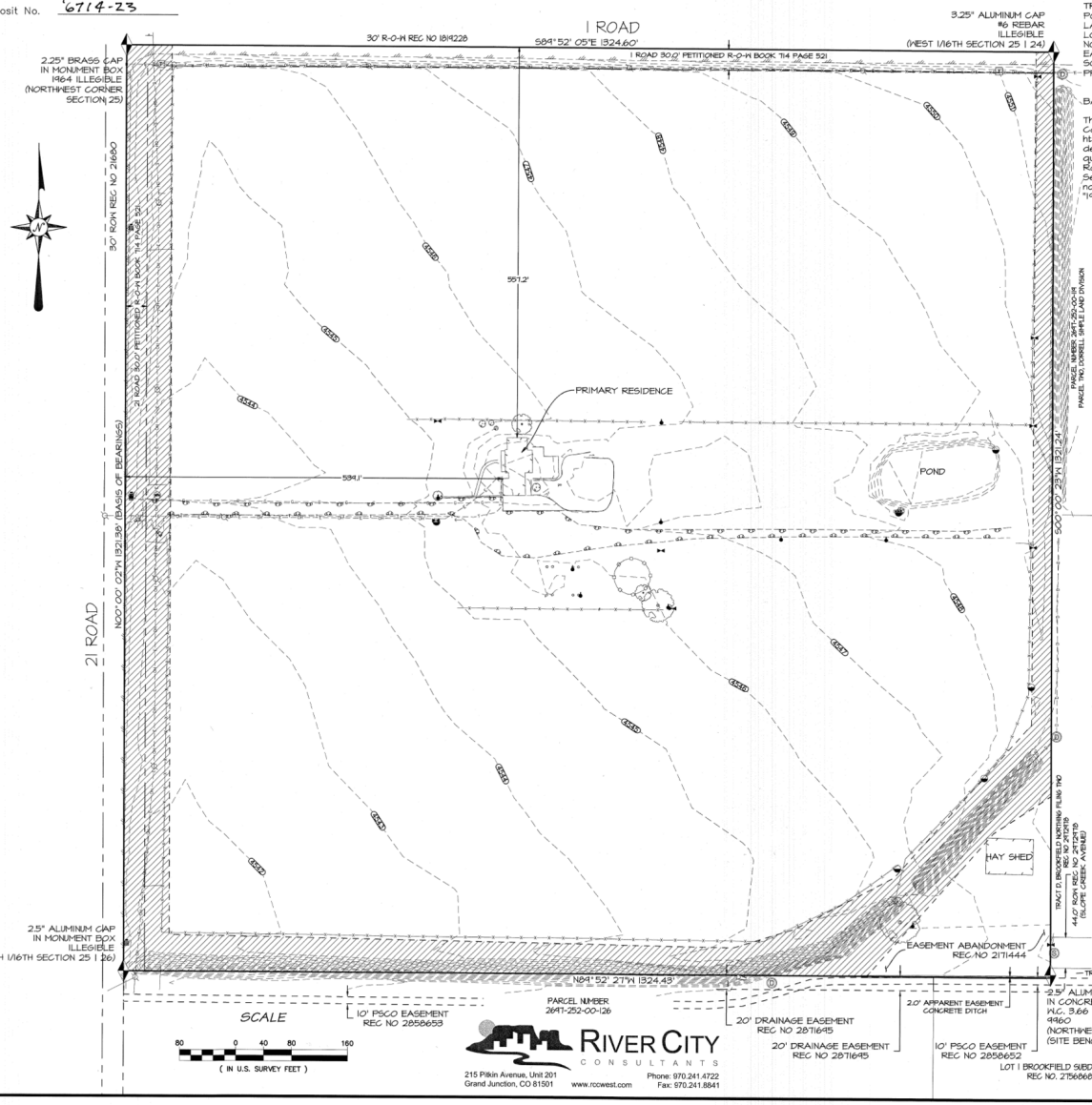
ALTA/NSPS LAND TITLE SURVEY

888 21 ROAD

NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN

LAND SURVEY DEPOSITS

Mesa County Surveyor's Office
Date 2/22/2023
Deposit No. 6714-23



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

MCLCS ZONE "GVA"
TRANSVERSE MERCATOR PROJECTION
POINT OF ORIGIN (SNOI) AND CENTRAL MERIDIAN:
LATITUDE: 39°06'22.127146N
LONGITUDE: 108°32'01.435552W
NORTHING: 50,000FT
EASTING: 100,000FT
SCALE FACTOR: 1.000218181798
PROJECT/SCALE FACTOR HEIGHT: 4644FT(NAVD88)

BASIS OF BEARINGS

The bearings hereon are grid bearings of the Mesa County Local Coordinate System, GVA, as defined at http://emap.mesacounty.us/gps_survey/GVAZONE.htm, determined by GPS observation of the west line of the northwest quarter of the northwest quarter of Section 25, Township 1 North, Range 2 West of the Ute Meridian, The north sixteenth corner of said Section 25 and 26 being a 2.5" illegible brass cap, and the northwest corner of said Section 25 being a 2.25" brass cap marked "1964" bearing North 00°00'02" West, as shown hereon.

ALTA TABLE A

ITEM	OPTIONAL SURVEYOR RESPONSIBILITIES & SPECIFICATIONS
1	MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER. - SHOWN HEREON
2	ADDRESS: 888 21 ROAD, GRAND JUNCTION, CO 81505
3	FLOOD ZONE CLASSIFICATION: SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP FOR MESA COUNTY, COLORADO AND INCORPORATED AREAS, MAP NUMBER 08077C0445F, REVISED JULY 6, 2010.
4	GROSS LAND AREA: 40.177 ACRES AS SURVEYED
5	VERTICAL RELIEF: FROM GROUND SURVEY, CONTOUR INTERVAL IS 1'. BENCHMARK: NORTHWEST 1/16TH, SECTION 25, ELEVATION = 4547.81 (NAVD 88 DATUM)
18	PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS OR SERVITUDES DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR. AS PART OF THE SURVEY PURSUANT TO SECTIONS 5 AND 6 (AND APPLICABLE SELECTED TABLE A ITEMS) (CLIENT TO OBTAIN NECESSARY PERMISSIONS). - SHOWN HEREON
19	PROFESSIONAL LIABILITY INSURANCE POLICY: NOT ADDRESSED ON THE FACE OF THE PLAT OR MAP. CERTIFICATE OF INSURANCE AVAILABLE UPON REQUEST.

LEGEND

- ALIQUOT MONUMENT AS NOTED
- STORM MANHOLE
- SANITARY MANHOLE
- WATER METER
- TELEPHONE PEDESTAL/PULL BOX
- EASEMENT LINE
- PARCEL LINE
- ROW LINE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- EDGE OF CONCRETE
- STRUCTURE
- FLOW LINE
- -T- UNDERGROUND TELEPHONE
- -G- GAS LINE
- -E- UNDERGROUND ELECTRIC LINE
- -OHE- OVERHEAD ELECTRIC LINE
- -D- STORM LINE
- WOOD FENCE
- CHAIN LINK/IRON FENCE
- -X- FENCE
- POWER POLE
- GUY ANCHOR
- DECIDUOUS TREE
- IRRIGATION RISER
- MAIL BOX
- WATER SPIGOT
- GRAND JUNCTION DRAINAGE DISTRICT EASEMENT

TITLE POLICY SCHEDULE B EXCEPTIONS

1-7. STANDARD EXCEPTIONS OMITTED AS THEY ARE STANDARD EXCEPTIONS

8. RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES TOGETHER WITH THE RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO INTERSECT SAID PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED SEPTEMBER 3, 1901 IN BOOK 70 AT PAGE 364. (NOT CHARTABLE, BLANKET DESCRIPTION)

9. RIGHT OF WAY FOR COUNTY ROADS AND THE RIGHTS OF THE PUBLIC TO USE SAID ROADS AS EVIDENCED BY DOCUMENT RECORDED AUGUST 7, 1951 IN BOOK 714 AT PAGE 521. (21 ROAD AND I ROAD) (SHOWN HEREON, PETITIONED R-O-H)

10. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF AGREEMENT, RECORDED FEBRUARY 04, 1957 IN BOOK 702 AT PAGE 400. (NOT CHARTABLE)

11. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF UTILITY LOCATION PERMIT, FILED BY MOUNTAIN BELL, RECORDED JULY 24, 1975 IN BOOK 1041 AT PAGE 904. (AMBIGUOUS DESCRIPTION: "PARALLEL TO AND EAST OF 21 ROAD")

12. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF EASEMENT AND AGREEMENT, IN FAVOR OF THE GRAND JUNCTION DRAINAGE DISTRICT, RECORDED OCTOBER 05, 1990 IN BOOK 1808 AT PAGE 147.)NOTE: A PORTION OF SAID EASEMENT HAS ABANDONED IN INSTRUMENT RECORDED JANUARY 4, 2004 IN BOOK 3566 AT PAGE 624. (SHOWN HEREON)

13. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON IMPROVEMENT SURVEY PLAT DATED MARCH 01, 2012 PREPARED BY SURVEYIT, INC., JOB # 888 21 ROAD.)(A) PENCELINE INSIDE PROPERTY BOUNDARY ALONG ALL SIDES)(B) WATER METER ON WESTERLY BOUNDARY INSIDE DRAINAGE EASEMENT)(C) UTILITY RISERS IN NORTHWEST AND NORTHEAST PORTIONS)(D) IRRIGATION VALVES IN WEST CENTRAL PORTION AND ALONG EASTERLY BOUNDARY)(E) YARD HYDRANTS IN CENTRAL PORTION)(F) IRRIGATION PUMP IN EAST CENTRAL PORTION AT POND)(G) OVERHEAD POWER LINES ALONG WESTERLY AND NORTHERLY BOUNDARIES OF SUBJECT PROPERTY. (SAID IMPROVEMENT SURVEY PLAT WAS REVIEWED BY THE HEREON SIGNED SURVEYOR)

Recorded Description of Surveyed Property (Reception Number: 2626983)

The NW1/4 NW1/4 of Section 25, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado.

GENERAL NOTES

This survey plat does not constitute a title search by the undersigned surveyor or River City Consultants, Inc. and no certification as to title or ownership of any parcels shown hereon is made by either. All information regarding ownership, rights-of-way easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a title commitment prepared by Land Title Guarantee Company, GJR65051271, dated March 8, 2022. Other documents may exist which could affect this property.

This plat is a graphical representation of the professional opinion of the undersigned surveyor of the location of the property as described in the title documents referenced hereon. The bearings of the boundary lines on the drawing represent the title description rotated to grid north of the Mesa County Local Coordinate System (MCLCS). The geometric integrity of the lines has been preserved except where they yield to record monuments and/or senior or controlling lines.

Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground or above ground containment vessels that may affect the use or development of this land.

Adjoiner ownership information was obtained from the City of Grand Junction GIS City Map on April 25, 2022. No certification to the accuracy of this data is made by this surveyor.

REQUIRED CERTIFICATION

To Rob Mackenzie, and Land Title Guarantee Company and each of their respective successors and/or assigns:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 18 and 19 of Table A thereof. The field work was completed on 20 April 2022.

This statement is not a guaranty, either expressed or implied.

Date: _____

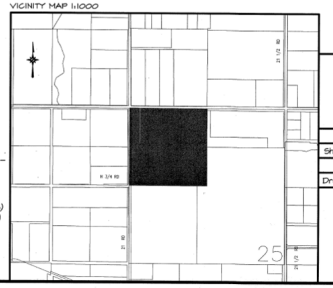
Alec K. Thomas, P.L.S. 38274
970-241-4722
(athomas@rccwest.com)

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR ALEC K. THOMAS 38274 10/24/22

ABBREVIATIONS:

MCSM - MESA COUNTY SURVEY MONUMENT
W.C. - WITNESS CORNER
AC - ACRES
N. - NORTH
E. - EAST
S. - SOUTH
W. - WEST
NO. - NUMBER
PLS - PROFESSIONAL LAND SURVEYOR
EL. - ELEVATION
R-O-W - RIGHT-OF-WAY
REC - RECEPTION

VICINITY MAP 1:10000



ALTA/NSPS LAND TITLE SURVEY
888 21 ROAD
NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN

Sheet 1 of 1	Date: 10/24/2022	Job No.2062-001
	Drawn: AKT	Checked: BDM

Drawing name: S:\PROJECTS\2062 Rob Mackenzie\001 888 21 Road\Survey\DWG\2062-001 ALTA.dwg

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

DEPOSIT 6714-23

- General Project Report –
Rezone
Monument Vistas Annexation & Zoning

881 21 Road
Grand Junction, CO
Tax Parcel No. 2697-252-00-002
Owner(s): 4PF GZ Impact Land Fund LLC

January 22, 2026

A. Project Description:

Location: The parcel is located on the southeast corner of 21 Road and I Road, at 888 21 Road.

Acreage: The parcel is approximately 39.97 acres.

Proposed Use: The applicant would like to rezone the parcel from County RSF-R (1 dwelling unit per 5 acres) to City RL-5 (3-5.5 dwelling units per acre) in conjunction with the Comprehensive Plan designation of Residential Low. Development is occurring at RL-4 and RL-5 densities directly to the east and southeast.

B. Public Benefit

The public benefits would be the addition of attainable housing in an area that is desirable and will extend utilities (sewer) at the expense of the developer, reducing the amount of additional City investment required and the burden on taxpayers. In the short term, construction of infrastructure and homes will contribute to the local economy.

C. Neighborhood Meeting

A neighborhood meeting was held via a Zoom meeting on January 20, 2026. A summary of the meeting is included with this submittal.

D. Project Compliance, Compatibility, and Impact

1) Adopted plans and/or policies:

The requested RL-5 zoning is an appropriate zone district for the Residential Low Category. The future development of the parcel at RL-5 zoning would be designed to be compliant with the Grand Junction Municipal code requirements. The project would

promote Plan Principle 3, Responsible and Managed Growth. The parcel is located in Tier 2 but is adjacent to Tier 1 development of the tiered growth managed areas.

Principle 3, Responsible and Managed Growth;

Policy 1. Intensification and Tiered Growth.

Support the efficient use of existing public facilities and services by directing development to locations where it can meet and maintain the level of service targets as described in Chapter 3, Servicing Growth. Prioritize development in the following locations (in order of priority). Periodically consider necessary updates to the tiers which are; Tier 1, Urban Infill; Tier 2, Suburban Infill; Tier 3, Rural Areas and County Development.

Response: The subject parcel is located in Tier 2 of the Urban Development boundary but is adjacent to Tier 1 development. Development of this parcel at a density designated by the Comprehensive Plan will allow for the extension of utilities (sewer) at the developer's expense, lessening the financial burden on both the city and taxpayers of the extension of services in this suburban area. This parcel is on the outskirts of the Tier 2 service level, which extends to I ½ Road, and the development of this project will further define the service area.

The parcel directly to the south has approval for a minor subdivision which will be recorded in the near future and is in process of a Comprehensive Plan Amendment with the goal of rezoning the north half to RL-5, leaving the southern half zoned industrial. This creates a more logical order of development from industrial to low density residential to rural development. The rezoning and annexation of this parcel will allow this parcel to participate with the parcel to the south working in tandem to extend sewer

2) Land use in the surrounding area:

Land use in the surrounding area includes:
AFT (county) to the north.
RSF-R (county) and RL-4 (city) to the east.
I-1 (city) and RL-5 (city) to the north.
AFT/Buffer Zone (county) to the west.

3) Site access and traffic patterns:

The parcel has direct access to 21 Road, which provides direct access to Hwy 6 & 50 to the south. Hwy 6 & 50 provides access to services and recreation (Canyon View Park) along the 24 Road and Patterson Road corridors in proximity to the southeast and continues southeast along Hwy 6 & 50. The annexation and zoning request will have no effect on existing traffic patterns.

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

The subject parcel is or will be served by the following:
Ute Water
City of Grand Junction Sewer (once annexed and zoned)
Xcel Energy (gas)
Grand Valley Power (electric)
Grand Valley Irrigation Company
Grand Valley Drainage District
City of Grand Junction Fire – Station 3 (once annexed and zoned)
Charter/Spectrum (Cable)
CenturyLink/Lumen (Phone)

All utilities exist to the subject parcel, with the exception of sewer, which will be extended upon annexation/zoning/development. A Fire Flow Form will be obtained when a development application is made to indicate the proximity 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 annexation and zoning.

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

Annexation and zoning will have no adverse effect on public facilities.

7) Hours of operation:

N/A for annexation and zoning, but future use will be 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 zoning and development code.

(ii) The application is consistent with the Comprehensive Plan;
The requested zoning of RL-5 is consistent with the Comprehensive 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 concurrently with the development.
All public facilities and utilities will be available, concurrently with the annexation and zoning request.

Section 21.02.050 (c)(4) Review Criteria for Annexation:

(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 annexation meets the 1/6th contiguity requirements with city limits.

(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
The proposed zoning of RL-5 implements the Comprehensive Plan designation of Residential Low.

(B) The proposed land uses are consistent with the purpose and intent of the proposed zone district.

Single family residential development is consistent with the RL-5 zone district.

(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 and zoning of the parcel would actually facilitate eligibility of surrounding, adjacent parcels that want to annex and develop within city limits. No variances of exceptions would need to be granted if adjacent land is annexed and developed.

(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 associated with this parcel but the landowner waives these rights.

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.**
The requested RL-5 zoning is 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 rezone request and subsequent development at RL-5 standards will allow better use of this underutilized parcel and is consistent with surrounding development to the east and southeast.

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 benefits from the addition of attainable housing in a desirable part of Grand Junction. The eventual development of the parcel would extend services (sewer) and make better use of existing infrastructure (domestic water). The eventual construction of infrastructure and subsequent housing would provide local jobs and contribute money to the local economy in the short term.

F. Development Schedule

This criterion is not applicable for this submittal.

Summary – 881 21 Road Annexation & Zoning – Public Comment Meeting
Tuesday, January 20th, VIA Zoom at 5:30 PM

There were 11 attendees, including Tracy States, Project Coordinator with River City Consultants, Inc. and Thomas Lloyd, Planning Manager with the City of Grand Junction

Residential Development Annexation Proposal

Tracy presented a project to annex and rezone a 39.97-acre property located at 888 21 Road, requesting annexation into the City of Grand Junction and implementing a residential low designation with RL-5 zoning. Thomas Lloyd, the Planning Manager for the City of Grand Junction, was present to answer technical questions. A resident expressed concerns about formal protesting options, as they live across the street and fear the development will impact road infrastructure. Tracy explained that protests/comments can be made during the upcoming public hearings with the planning commission and city council.

Annexation Notice Process Discussion

The meeting discussed the process for notifying residents about upcoming meetings regarding annexation and zoning changes. Tracy explained that postcards would be sent out by the city, with a 10-day advance notice required by code to surrounding properties within 500'. The discussion also covered the potential impact of the development on local streets. Tracy clarified that a separate administrative application process for the subdivision will be made regarding the subdivision of the parcel and another neighborhood information meeting will be held once a plan is created. Required investigations, such as traffic studies and drainage could be required.

Persigo Annexation Agreement Discussion

The meeting focused on the Persigo agreement between the city and county, which requires annexation into the city for certain levels of development to avoid duplication of services. Thomas clarified that the agreement was negotiated in 1997 and is not being forced by the city alone, but both parties must adhere to it. Shawn expressed concerns about the inability to tap into sewer lines and the challenges of developing their property due to the agreement, while Thomas acknowledged these issues but emphasized the importance of following the existing agreement.

Groundwater Challenges in Sewer Project

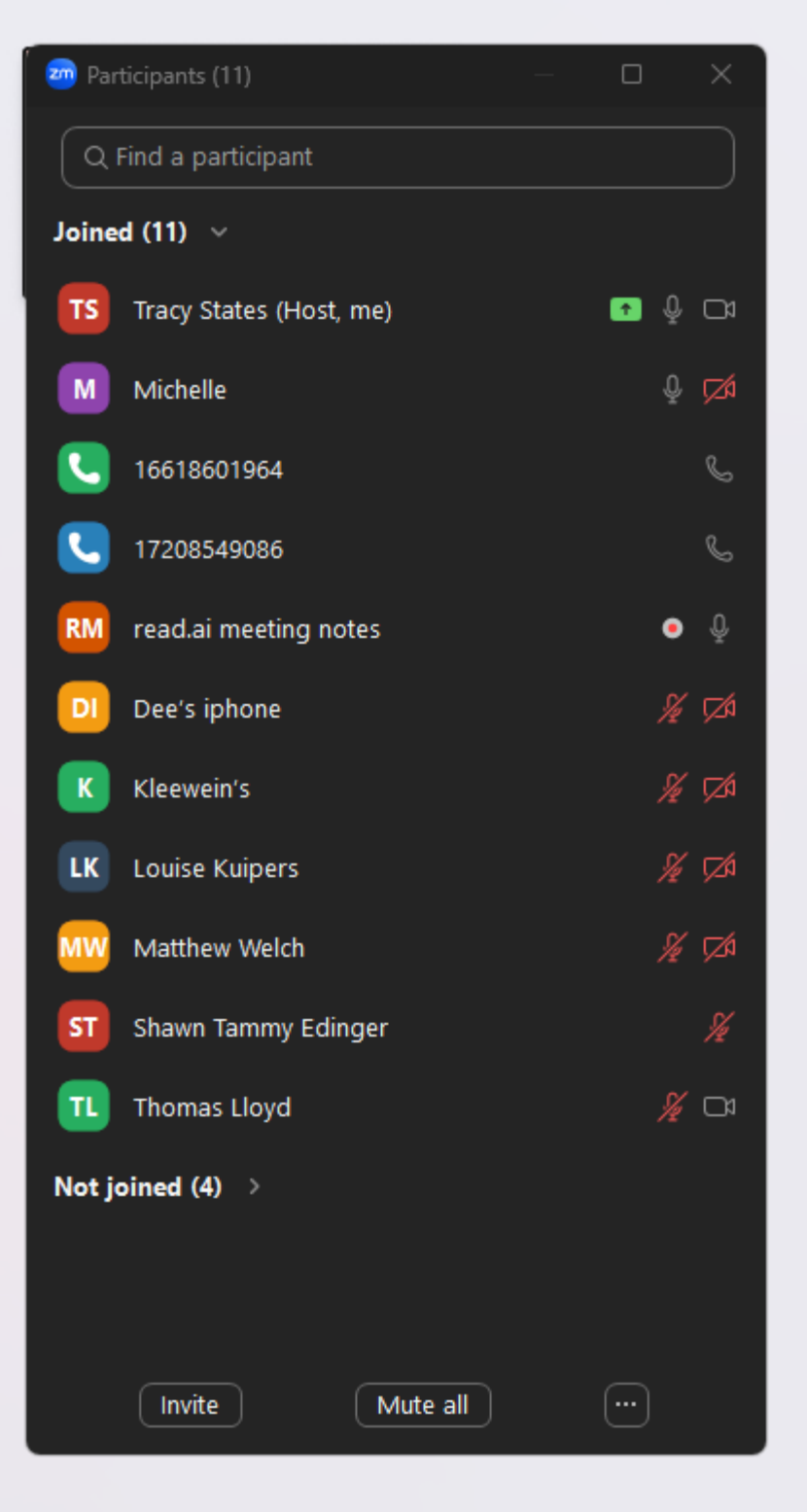
The group discussed concerns about groundwater issues affecting sewer installation and drainage in the area, with Dee highlighting multiple cave-ins and safety problems during sewer line digging in 21 ½ Road. Residents stated they did not want to be annexed. Tracy

explained that annexation is only triggered if the property owner(s) wish to develop their property, and both Planning Commission and City Council hearings would be held to allow public input. The discussion concluded with Tracy outlining the process for project approval, including neighborhood meetings and website information availability.

Rural Annexation and Zoning Concerns

The meeting focused on concerns regarding annexation and zoning changes in a rural area. One of the attendees stated that the current zoning allows for one house per five acres, with farm animals permitted. Tracy confirmed and clarified that annexation into the city of Grand Junction is required to create additional lots. The group discussed the need for broader community notification, with Dee suggesting that the neighborhood take responsibility for extending notifications beyond the current 500' requirement. Tracy provided an update on the timeline for the annexation process, noting that it could take several months before public hearings are scheduled.

With no new discussion, the meeting adjourned at 6:00 PM


Participants (11)
Find a participant
Joined (11)
TS
Tracy States (Host, me)
M
Michelle
16618601964
17208549086
RM
read.ai meeting notes
DI
Dee's iphone
K
Kleewein's
LK
Louise Kuipers
MW
Matthew Welch
ST
Shawn Tammy Edinger
TL
Thomas Lloyd
Not joined (4)
Invite
Mute all

4PF GZ IMPACT LAND FUND LLC
PATRICK VAHEY
1555 BLAKE ST STE 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

BALLEWEG JEREMY
BALLEWEG MELANIE
2130 BLOOMFIELD AVE
GRAND JUNCTION CO 81505

BERGER JAMES LEO
BERGER LINDA SUE
2126 SLOPE CREEK AVE
GRAND JUNCTION CO 81505

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

BROOKFIELD FILING 3 & 4 LLC
BROOKFIELD MIXED USE 35 LLC
1111 S 7TH ST
GRAND JUNCTION CO 81501

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

BROOKFIELD SOUTH RESIDENTIAL HOA INC
2571 I 1/2 RD
GRAND JUNCTION CO 81505

CADWELL JOHN
GLASSER STEVEN
887 CANYON BROOK ST
GRAND JUNCTION CO 81505

CAROL L TODD LIVING TRUST DATED DEC 10 2013
2096 I RD
FRUITA CO 81521

CHISM TROY D
CHISM DANIELLE R
779 FOXFIRE CT
GRAND JUNCTION CO 81505

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

COMPTON RICHLYN L
2130 TIMMERLAND AVE
GRAND JUNCTION CO 81505

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

DRP BOOKBINDER MULTISTATE LLC
1100 W TRAVERSE PKWY UNIT 300
LEHI UT 84043

EDINGER TAMMY S
EDINGER SHAWN H
889 21 1/2 RD
GRAND JUNCTION CO 81505

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

FRARY MICHAEL LADD
FRARY CHLOANN MICHELLE
825 SULPHUR CREEK RD
MEEKER CO 81641

GRAHAM BRITTANY
2125 BLOOMFIELD AVE
GRAND JUNCTION CO 81505

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

HICKMAN LINDA S
2126 I RD
GRAND JUNCTION CO 81505

HIRSCH SKYLER
BOWNS TAYLOR
2133 TIMMERLAND AVE
GRAND JUNCTION CO 81505

IRIZARI MELANIE
GLASSBURN TIMOTHY M & DENISE
2128 BLOOMFIELD AVE
GRAND JUNCTION CO 81505

JOHNSON STEPHEN ANTHONY
JOHNSON LISA ANN
2126 BLOOMFIELD AVE
GRAND JUNCTION CO 81505

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

KEITH B EGAN & PAULA M EGAN
REVOCABLE TRUST
2134 MOON BEAM PL
GRAND JUNCTION CO 81505

KINGSLEY STEPHANIE
POLA GREG W
2134 SLOPE CREEK AVE
GRAND JUNCTION CO 81505

KLEEWEIN JASON A
KLEEWEIN CATHERINE A PAYTON
2125 I RD
GRAND JUNCTION CO 81505

KUIPERS LOUISE E
NOLAN JAMES A
2131 TIMMERLAND AVE
GRAND JUNCTION CO 81505

LANNAN JOHN R III
LANNAN SOPHIA W
2128 TIMMERLAND AVE
GRAND JUNCTION CO 81505

MANTHEI ROWAN JURGENS
101 RAINBOW DR UNIT 4928
LIVINGSTON TX 77399

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

MILES TRUST DATED MAR 26 2008
12014 RD 42
MANCOS CO 81328

OLIN NICOLE
OLIN JEFFREY
2127 BLOOMFIELD AVE
GRAND JUNCTION CO 81505

OTTMAN JASON
OTTMAN AMANDA
895 21 RD
FRUITA CO 81521

PEACOCK KELLY L
PEACOCK KIMBERLY E
2131 BLOOMFIELD AVE
GRAND JUNCTION CO 81505

PLUNK RALPH R JR
PLUNK KATHY F
2132 SLOPE CREEK AVE
GRAND JUNCTION CO 81505

POLLARD STEPHEN
BURNS MEGAN
2132 BLOOMFIELD AVE
GRAND JUNCTION CO 81505

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

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

SMELSER MATTHEW R
SMELSER CHELSEY M
2116 I RD
GRAND JUNCTION CO 81505

SMITH CAITLIN
879 CANYON BROOK ST
GRAND JUNCTION CO 81505

TRUSCOTT BRIEN L
HORNE VICTORIA A
2129 BLOOMFIELD AVE
GRAND JUNCTION CO 81505

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

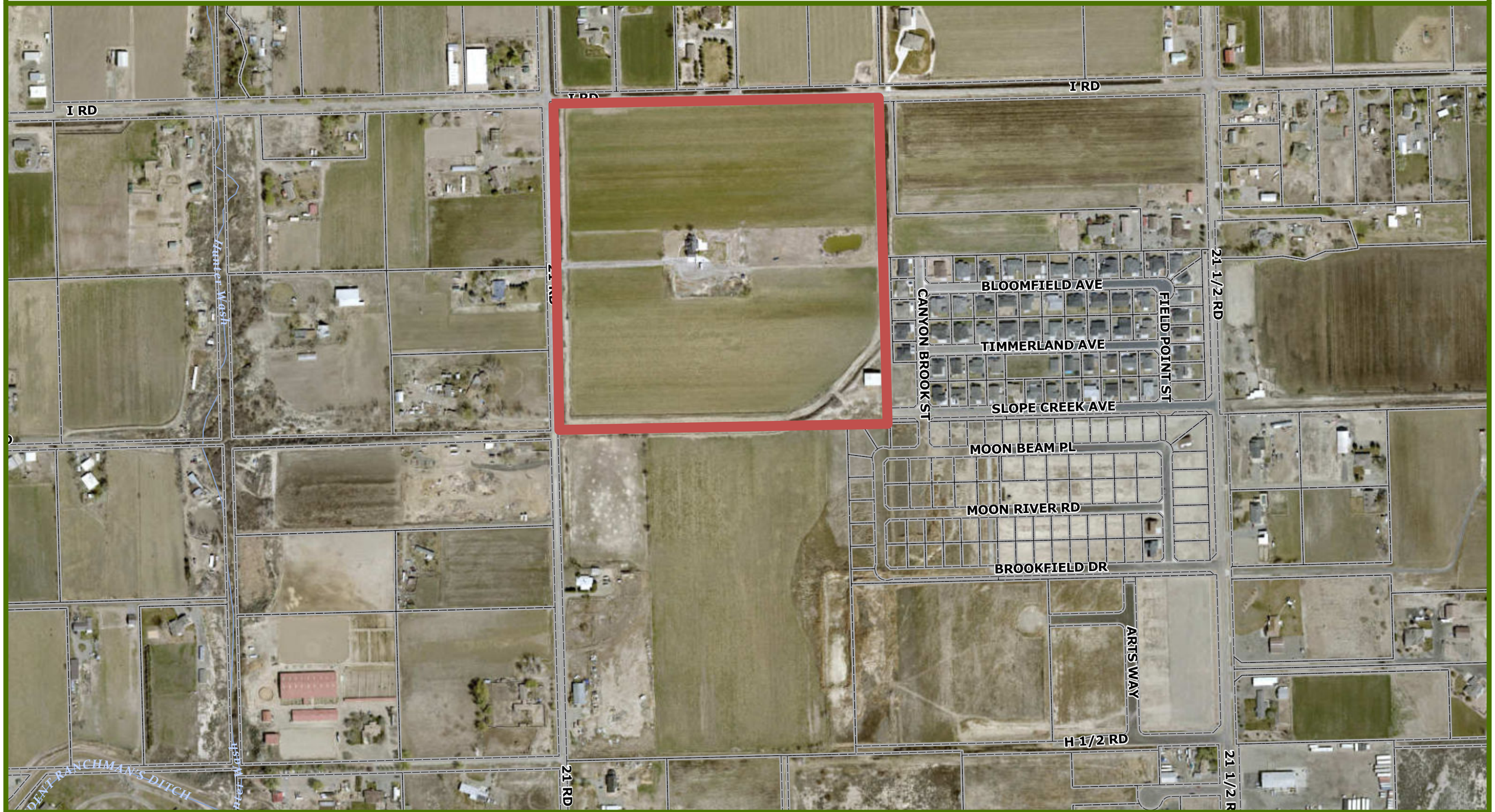
WELCH MATT
WELCH AUNA
885 CANYON BROOK ST
GRAND JUNCTION CO 81505

WHETSTONE DUSTIN E
PO BOX 2787
GRAND JUNCTION CO 81502

WRIGHT MARTIN E
WRIGHT ADRIANE M
2135 MOON BEAM PL
GRAND JUNCTION CO 81505

YENTER REX A
YENTER DIETRA F
2102 I RD
GRAND JUNCTION CO 81505

Location Map



N

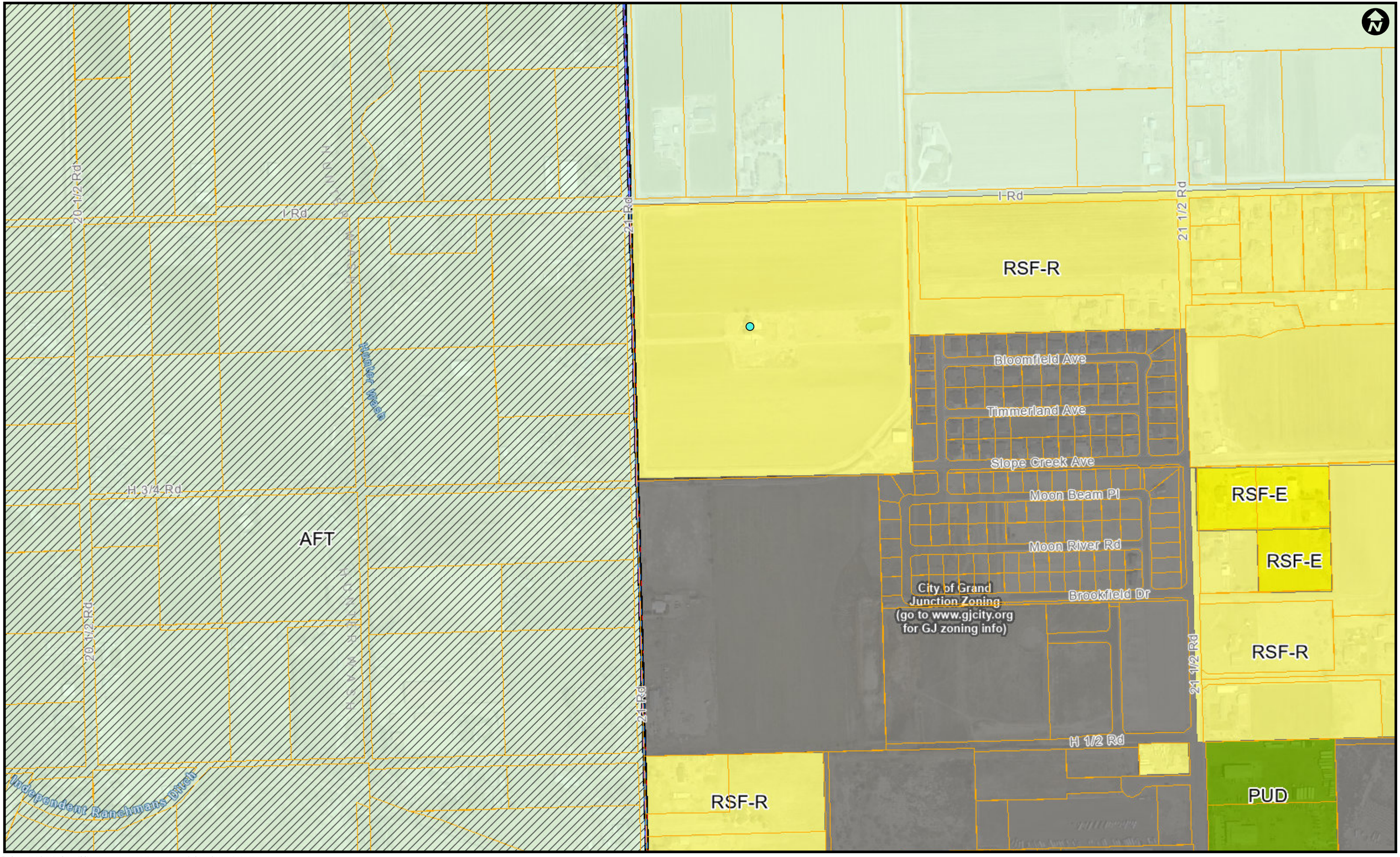
0 0.25 0.5 mi

Printed: 1/20/2026

1 inch equals 0 miles

Scale: 1:4,315

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM



The Geographic Information System (GIS) and its components are designed as a source of reference for answering inquiries, for planning and for modeling. GIS is not intended or does not replace legal description information in the chain of title and other information contained in official government records such as the County Clerk and Recorders office or the courts. In addition, the representations of location in this GIS cannot be substitute for actual legal surveys.
The information contained herein is believed accurate and suitable for the limited uses, and subject to the limitations, set forth above. Mesa County makes no warranty as to the accuracy or suitability of any information contained herein. Users assume all risk and responsibility for any and all damages, including consequential damages, which may flow from the user's use of this information.

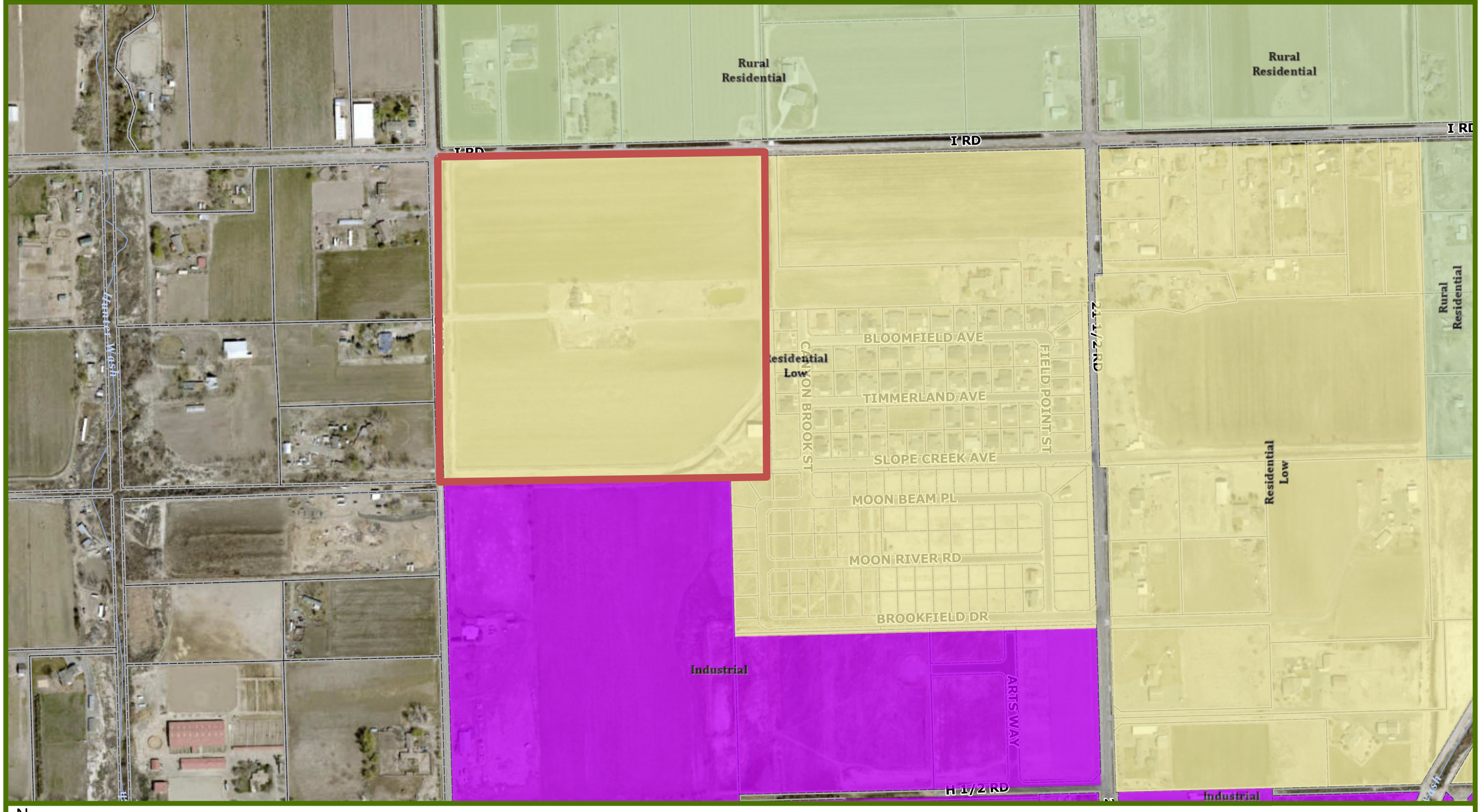
Existing County Zoning

1/20/2026

0 0.05 0.1 0.2 mi
0 0.075 0.15 0.3 km

Mesa County, Colorado
GIS/IT Department
gis.mesacounty.us

Comprehensive Plan (Future Land Use)



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0 0.25 0.5 mi

Printed: 1/20/2026

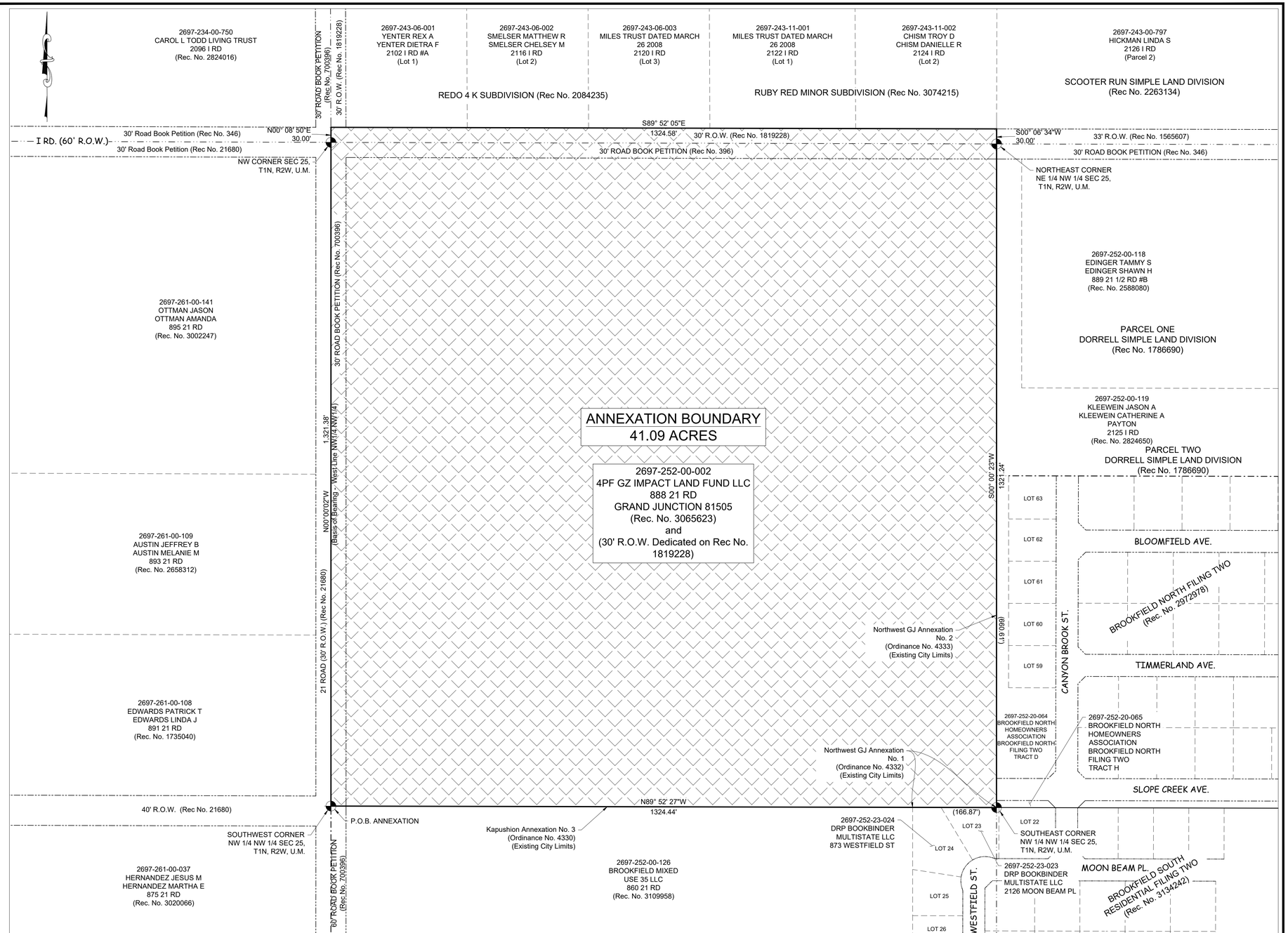
1 inch equals 0 miles

Scale: 1:4,315

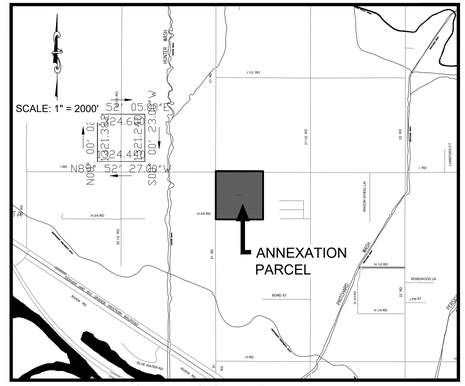
CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

MONUMENT VISTAS ANNEXATION

NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25 and the
SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN



THIS IS NOT A BOUNDARY SURVEY



SITE LOCATION MAP

LEGAL DESCRIPTION

A parcel of land described in a deed filed at Reception Number 3065623 and a portion of the right of way dedicated on Quarter Circle Ranch Simple Land Division same as recorded at Reception Number 1819228, located in the Northwest Quarter of the Northwest Quarter (NW1/4NW1/4) of Section 25 and the Southwest Quarter of the Southwest Quarter (SW1/4SW1/4) of Section 24, Township 1 North, Range 2 West, Ute Meridian, Mesa County, Colorado being more particularly described as follows:

Beginning at the Southwest corner of said NW1/4NW1/4 of Section 25 whence the Northwest corner of said Section 25 bears N00°00'02"W based on the Mesa County Local Coordinate System, GVA with all bearings contained herein relative thereto; thence N00°00'02"W a distance of 1321.38 feet to said Northwest corner of Section 25; thence N00°08'50"E along the west line of said Southwest Quarter of Southwest Quarter (SW1/4SW1/4) of Section 24 30.00 feet to the north line of the I Road Right of Way dedicated on said Quarter Circle Ranch Simple Land Division; thence S89°52'05"E along said north Right of Way line a distance of 1324.58 feet to a point on the east line of said SW1/4SW1/4 of Section 24; thence S00°06'34"W along said east line a distance of 30.00 feet to the Northeast corner of said NW1/4NW1/4 of Section 25; thence S00°00'23"W a distance of 1321.24 feet along the east line of said NW1/4NW1/4 a portion of said east line being the west boundary of Northwest GJ Annexation No. 2 (Ordinance Number 4333) to the Southeast corner of said NW1/4NW1/4 of Section 25; thence N89°52'27"W a distance of 1324.44 feet along the south line of said NW1/4NW1/4 of Section 25 a portion of said south line being a portion of the north line of Northwest GJ Annexation No. 1 (Ordinance Number 4332) and the north line of Kapushion Annexation No. 3 (Ordinance Number 4330) to the Point of Beginning.

Said parcel contains 41.09 Acres (1,789,835 Square Feet) more or less, as described.

AREAS OF ANNEXATION

ANNEXATION PERIMETER	5,351.64	FT.
CONTIGUOUS PERIMETER	1,985.04	FT.
AREA IN SQUARE FEET	1,789,835	FT^2
AREA IN ACRES	41.09	AC.
AREA WITHIN R.O.W.	118,217	SQ. FT.
	2.71	AC.
AREA WITHIN DEEDED R.O.W.	39,738	SQ. FT.
	0.91	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	SQ. FT.	SQUARE FEET
P.O.B.	POINT OF BEGINNING	U.M.	UTE MERIDIAN
R.O.W.	RIGHT OF WAY	NO.	NUMBER
SEC	SECTION	REC.	RECEPTION
T	TOWNSHIP	AC.	ACRES
R	RANGE		

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 - P.L.S. 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: 03/13/2026
REVIEWED BY:	RBP	DATE: 03/13/2026
CHECKED BY:	ABL	DATE: 03/13/2026
APPROVED BY:	RBP	DATE: 03132026

100 0' 50 100
SCALE: 1" = 100
LINEAL UNITS = U.S. SURVEY FOOT

CITY OF Grand Junction COLORADO

Engineering & Transportation Department
244 North 7th Street - Grand Junction, CO. 81501

MONUMENT VISTAS ANNEXATION
NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25 and the SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN

1 OF 1

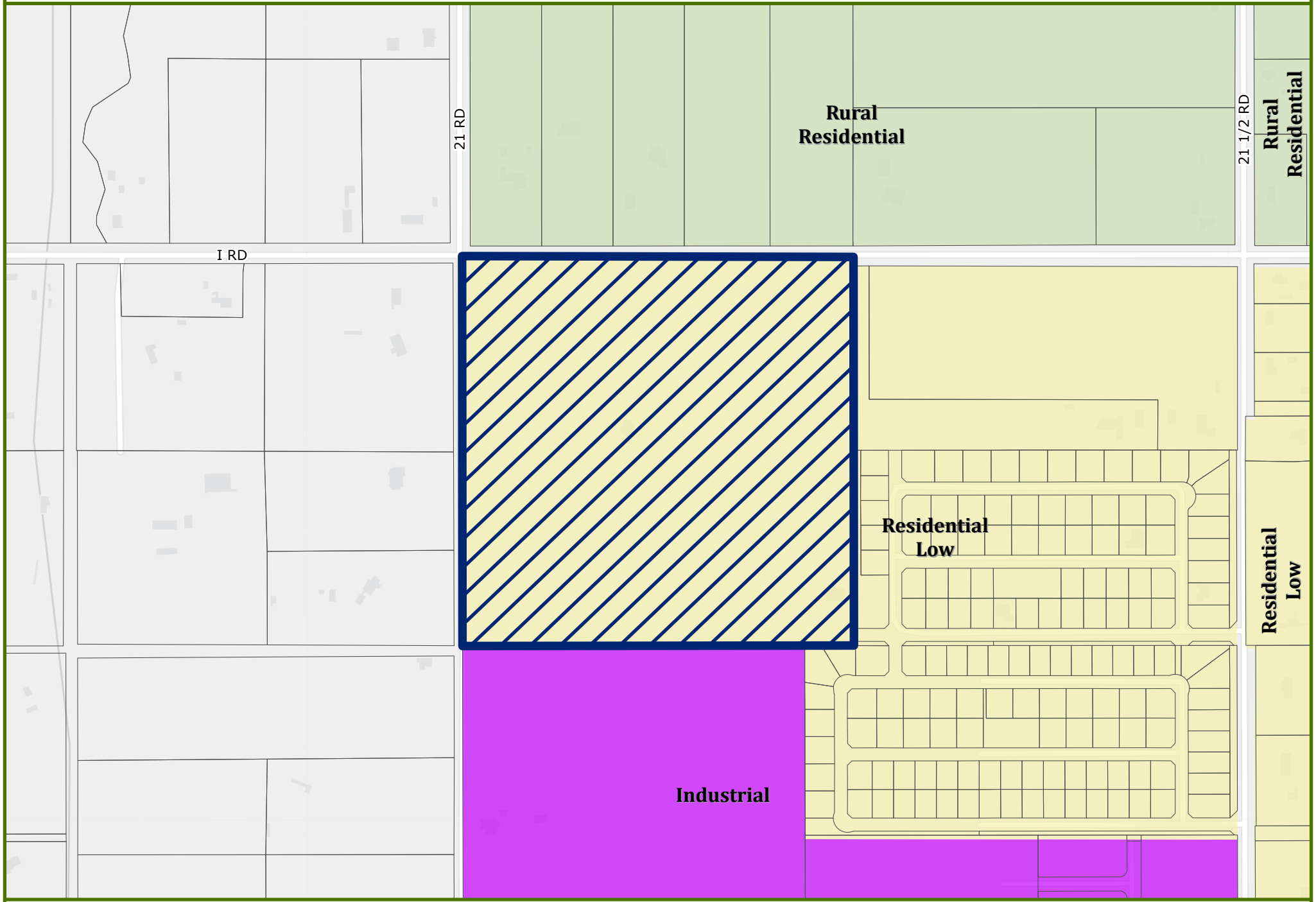
G:\Data\SURVEY\Annexations\2026\Monument Vistas\CAD\Monument Vistas Annexation Boundary DJM 2-18-26.DWG - PLOTTED 2026-05-28

MONUMENT VISTAS ANNEXATION SCHEDULE	
May 20	Referral of Petition, Intro Proposed Ordinance, Exercise Land Use
June 23	Planning Commission Considers Zone of Annexation
July 1	City Council Intro Proposed Zoning Ordinance
July 15	City Council Accept Petition/Annex and Zoning Public Hearing
August 17	Effective date of Annexation and Zoning

ANNEXATION SUMMARY					
File Number		ANX-2026-47			
Location(s)		888 21 Road			
Tax ID Number(s)		2697-252-00-002			
Number of Parcel(s)		1			
Existing Population		1 Family			
Number of existing Dwelling Units		1			
Acres Land Annexed		39.97			
Developable Acres Remaining		39.97			
Right-of-way in Annexation		N/A			
Previous County Zoning		RSF-R			
Proposed City Zoning		RL-5			
Surrounding Zoning:	North:	County AFT			
	South:	City I-1 and RL-5			
	East:	City RL-4 and County RSF-R			
	West:	County AFT			
Current Land Use		Single Family/Agricultural			
Proposed Land Use		Residential			
Surrounding Land Use:	North:	Single Family Residential/Agricultural			
	South:	Single Family Residential/Agricultural			
	East:	Residential Low; Vacant Industrial			
	West:	Single Family Residential/Agricultural			
Comprehensive Plan Designation:		Residential Low			
Retailers within Annexation boundary		Yes:		No:	X
If yes, provide Name/Address/Phone Number					
Values:	Assessed	$60,890 (School) $55,710 (Non-School)			
	Actual	$703,810			
Address Ranges					
Special Districts:	Water	Ute Water			
	Sewer	Persigo			
	Fire	Lower Valley Fire			
	Irrigation/Drainage	Grand Valley Drainage District			
	School	School District 51			
	Pest	Grand River Mosquito Control District			

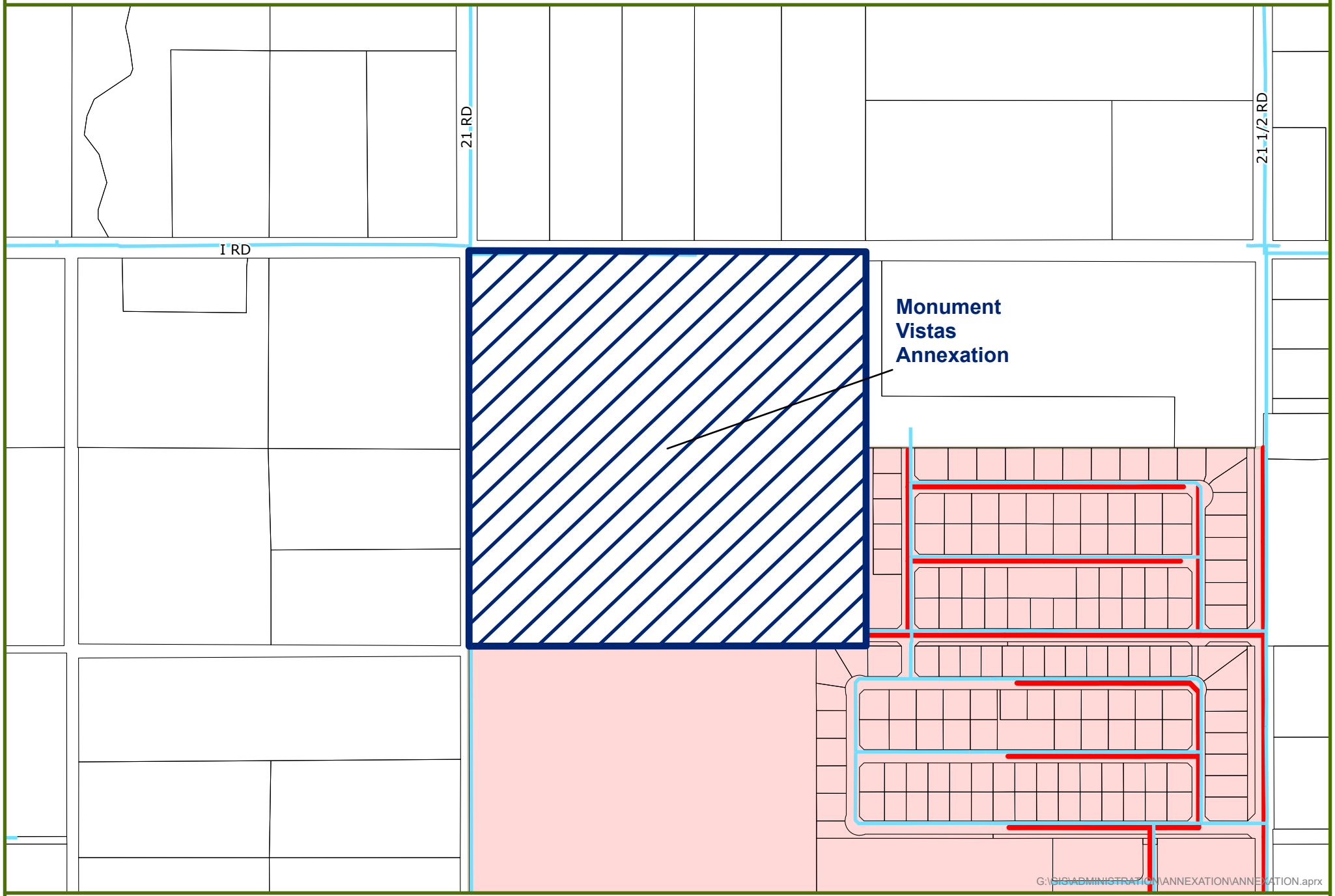
Monument Vistas Annexation

Monument Vistas Annexation - Land Use



Date Created: 4/6/2026

Monument Vistas Annexation - Utilities



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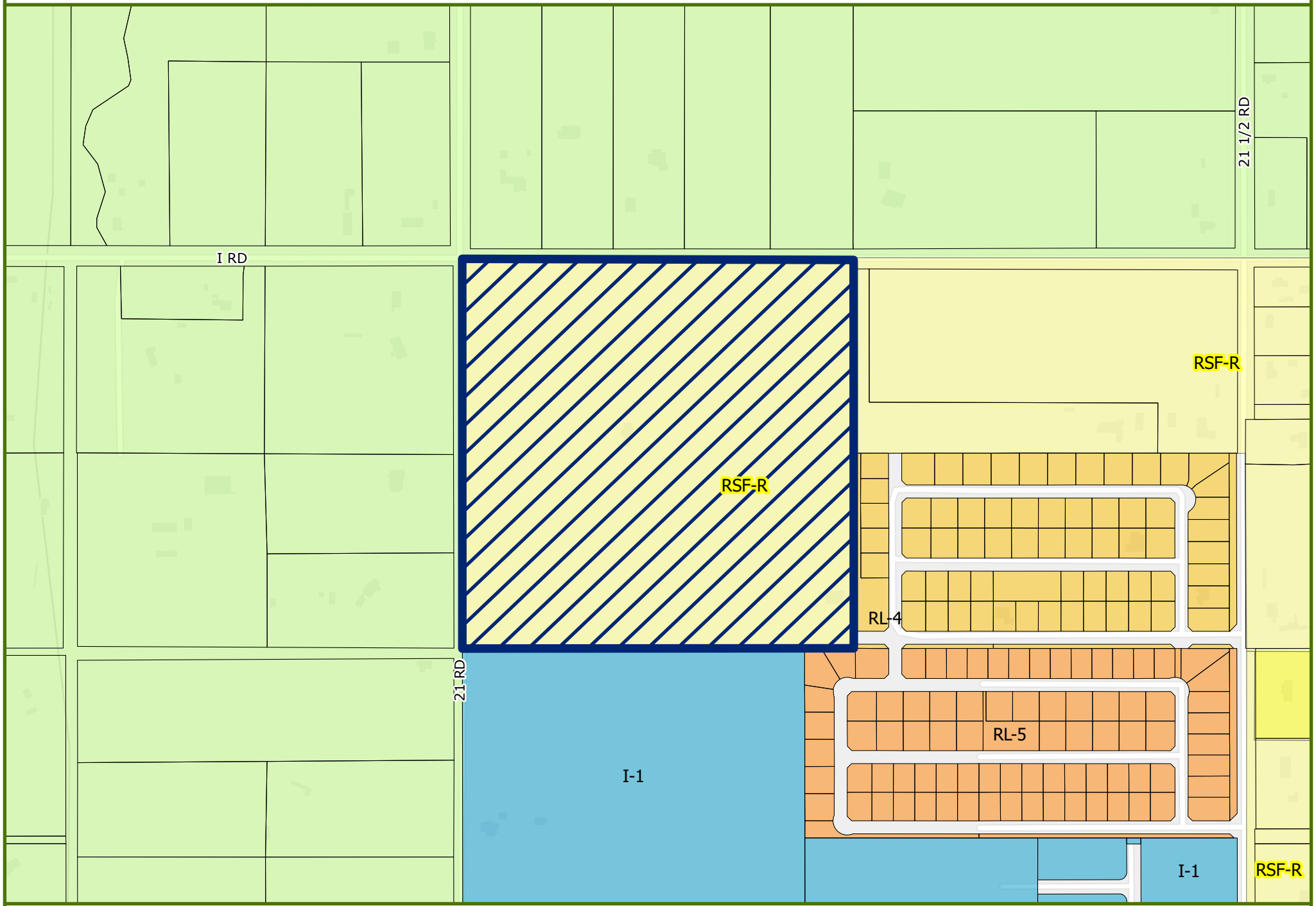
0 250 500 Feet

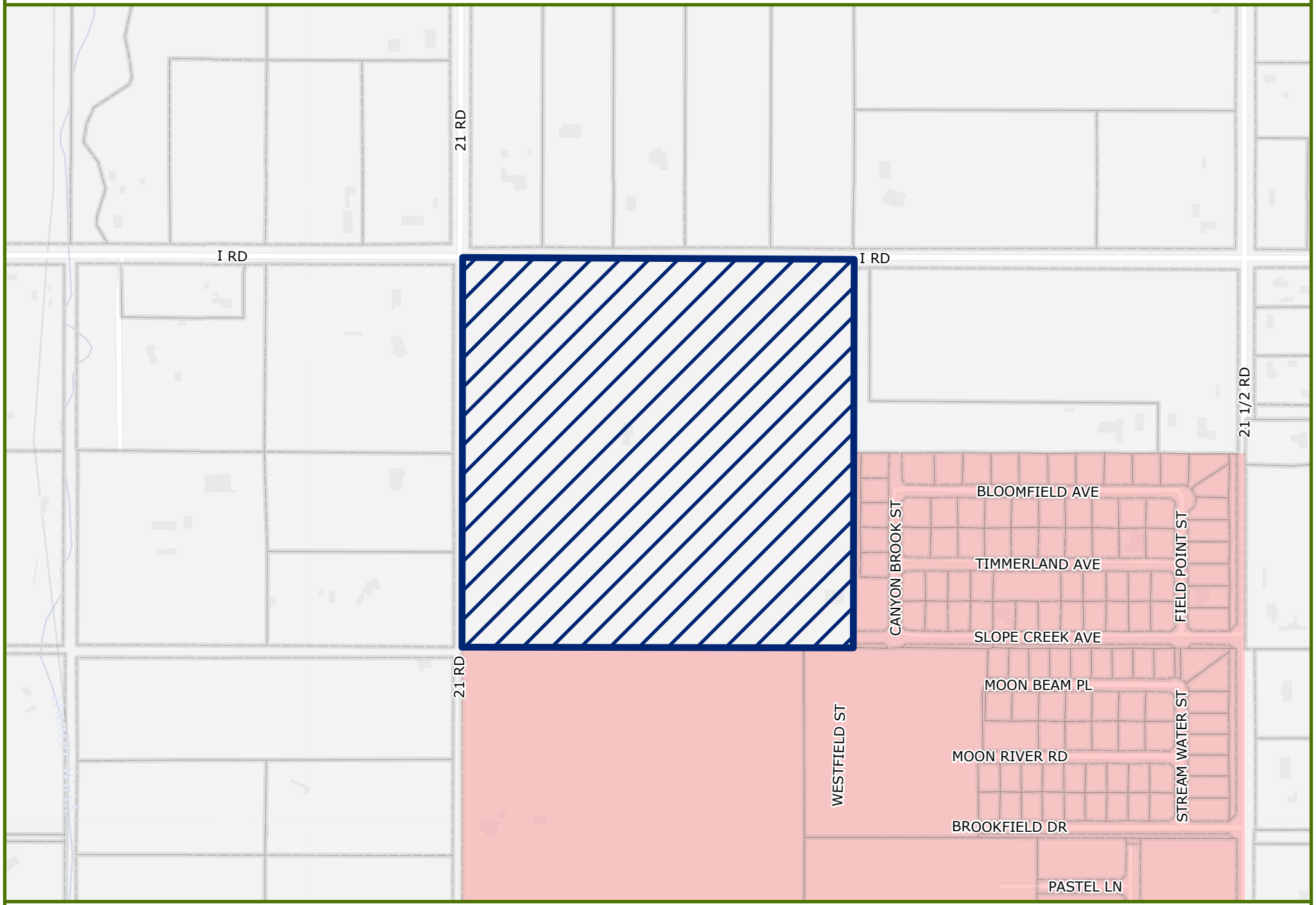
UTE WATER SEWER

Date Created: 4/6/2026

Monument Vistas Annexation - Zoning



Monument Vistas Annexation



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE ZONING MONUMNET VISTAS ANNEXATION TO RESIDENTIAL LOW 5 (RL-5) ZONE DISTRICT

LOCATED AT 888 21 ROAD

Recitals:

The property owner has petitioned to annex their 41.09 acres into the City limits. The annexation is referred to as the Monument Vistas Annexation.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended zoning the Monument Vistas Annexation consisting of 41.09 acres from County Residential Single-Family – Rual (RSF-R) to Residential Low 5 (RL-5) finding that the RL-5 zone district conforms with the designation of Residential Low as shown on the Land Use Map of the Comprehensive Plan and conforms with its designated zone 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 request for the Residential Low 5 (RL-5) zone district is in conformance to the stated criteria of Section 21.02.050(m)(3)(ii) of the Grand Junction Zoning & Development Code.

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

A parcel of land described in a deed filed at Reception Number 3065623 and a portion of the right of way dedicated on Quarter Circle Ranch Simple Land Division same as recorded at Reception Number 1819228, located in the Northwest Quarter of the Northwest Quarter (NW1/4NW1/4) of Section 25 and the Southwest Quarter of the Southwest Quarter (SW1/4SW1/4) of Section 24, Township 1 North, Range 2 West, Ute Meridian, Mesa County, Colorado being more particularly described as follows:

Beginning at the Southwest corner of said NW1/4NW1/4 of Section 25 whence the Northwest corner of said Section 25 bears N00°00'02"W based on the Mesa County Local Coordinate System, GVA with all bearings contained herein relative thereto; thence N00°00'02"W a distance of 1321.38 feet to said Northwest corner of Section 25; thence N00°08'50"E along the west line of said Southwest Quarter of Southwest Quarter (SW1/4SW1/4) of Section 24 30.00 feet to the north line of the I Road Right of Way dedicated on said Quarter Circle Ranch Simple Land Division; thence S89°52'05"E along said north Right of Way line a distance of 1324.58 feet to a point on the east line of said SW1/4SW1/4 of Section 24; thence S00°06'34"W along said east line a distance of 30.00 feet to the Northeast corner of said

NW1/4NW1/4 of Section 25; thence S00°00'23"W a distance of 1321.24 feet along the east line of said NW1/4NW1/4 a portion of said east line being the west boundary of Northwest GJ Annexation No. 2 (Ordinance Number 4333) to the Southeast corner of said NW1/4NW1/4 of Section 25; thence N89°52'27"W a distance of 1324.44 feet along the south line of said NW1/4NW1/4 of Section 25 a portion of said south line being a portion of the north line of Northwest GJ Annexation No. 1 (Ordinance Number 4332) and the north line of Kapushion Annexation No. 3 (Ordinance Number 4330) to the Point of Beginning.

Said parcel contains 41.09 Acres (1,789,835 Square Feet) more or less, as described.

Said parcels shall hereby be zoned Residential Low 5 (RL-5) and depicted in Exhibit A.

INTRODUCED on first reading this 1st day of July, 2026 and ordered published in pamphlet form.

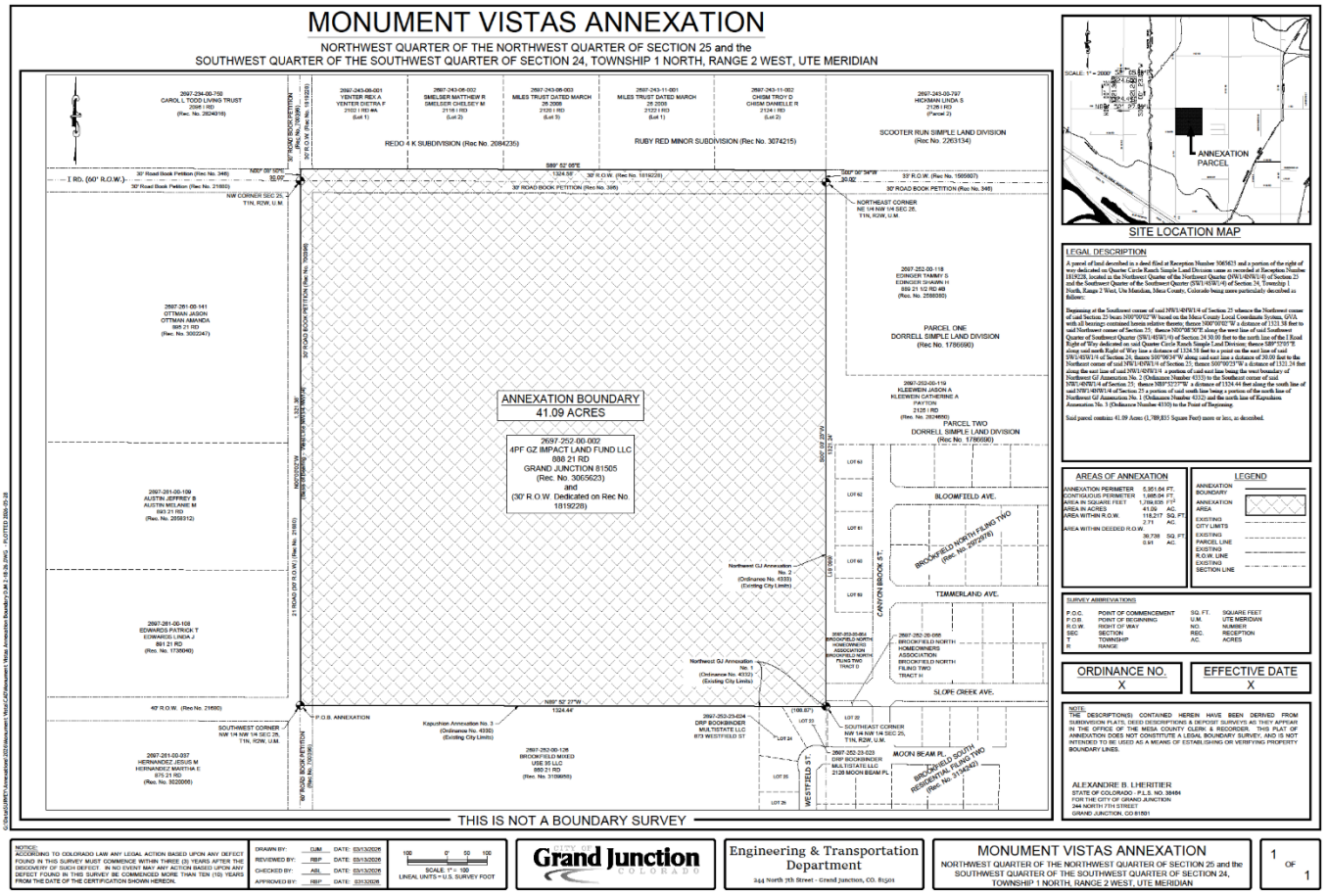
ADOPTED on second reading this 15th day of July, 2026 and ordered published in pamphlet form.

_____
Laurel Lutz
President of the Council

ATTEST:

_____
Selestina Sandoval
City Clerk

EXHIBIT A


MONUMENT VISTAS ANNEXATION
NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25 and the
SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN
ANNEXATION BOUNDARY
41.09 ACRES
2697-252-00-002
4PF GZ IMPACT LAND FUND LLC
888 21 RD
GRAND JUNCTION 81505
(Rec. No. 3065623)
and
(30' R.O.W. Dedicated on Rec No. 1819228)
REDO 4 K SUBDIVISION (Rec No. 2084236)
RUBY RED MINOR SUBDIVISION (Rec No. 3074215)
SCOOTER RUN SIMPLE LAND DIVISION (Rec No. 2263134)
PARCEL ONE
DORRELL SIMPLE LAND DIVISION (Rec No. 1786680)
PARCEL TWO
DORRELL SIMPLE LAND DIVISION (Rec No. 1786680)
BLOOMFIELD AVE.
BROOKFIELD NORTH FILING TWO (Rec. No. 2972976)
TIMMERLAND AVE.
SLOPE CREEK AVE.
MOON BEAM PL.
BROOKFIELD SOUTH RESIDENTIAL FILING TWO (Rec. No. 3104423)
CANYON BROOK ST.
WESTFIELD ST.
I RD. (60' R.O.W.)
21 ROAD (50' R.O.W.) (Rec No. 21693)
30' ROAD BOOK PETITION (Rec No. 3065)
NW CORNER SEC 25, T1N, R2W, U.M.
NORTHEAST CORNER NE 1/4 NW 1/4 SEC 25, T1N, R2W, U.M.
SOUTHWEST CORNER NW 1/4 NW 1/4 SEC 25, T1N, R2W, U.M.
SOUTHEAST CORNER NW 1/4 NW 1/4 SEC 25, T1N, R2W, U.M.
P.O.B. ANNEXATION
Kapushion Annexation No. 3 (Ordinance No. 4330) (Existing City Limits)
Northwest GJ Annexation No. 1 (Ordinance No. 4332) (Existing City Limits)
Northeast GJ Annexation No. 2 (Ordinance No. 4333) (Existing City Limits)
THIS IS NOT A BOUNDARY SURVEY
SITE LOCATION MAP
ANNEXATION PARCEL
LEGAL DESCRIPTION
AREAS OF ANNEXATION
ANNEXATION PERIMETER 5,951.64 FT.
CONTIGUOUS PERIMETER 1,995.04 FT.
AREA IN SQUARE FEET 1,784,835 FT²
AREA IN ACRES 41.09 AC.
AREA WITHIN R.O.W. 115,217 SQ. FT.
2.71 AC.
AREA WITHIN DEEDED R.O.W. 36,738 SQ. FT.
0.91 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
P.O.B. POINT OF BEGINNING
R.O.W. RIGHT OF WAY
SEC SECTION
T TOWNSHIP
R RANGE
SQ. FT. SQUARE FEET
U.M. UTE MERIDIAN
NO. NUMBER
REC. RECEPTION
AC. ACRES
ORDINANCE NO. X
EFFECTIVE DATE 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. 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: 03/13/2026
REVIEWED BY: RBP DATE: 03/13/2026
CHECKED BY: ABL DATE: 03/13/2026
APPROVED BY: RBP DATE: 03/13/2026
SCALE: 1" = 100
LINEAL UNITS = U.S. SURVEY FOOT
CITY OF Grand Junction COLORADO
Engineering & Transportation Department
244 North 7th Street - Grand Junction, CO. 81501
MONUMENT VISTAS ANNEXATION
NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25 and the SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN
1 OF 1

Grand Junction City Council

Regular Session

Item #3.a.

Meeting Date: July 1, 2026

Presented By: Ashley Firl, Interim Utilities Director

Department: Utilities

Submitted By: Ashley Firl

Information

SUBJECT:

Contract Approval for Construction Management/General Contractor Services for Construction of the Persigo Wastewater Treatment Plant Administration and Maintenance Building

RECOMMENDATION:

Staff recommends authorizing the Purchasing Division to enter into a contract with FCI Constructors, Inc. for Construction Manager/General Contractor (CM/GC) services for construction of the new Administration and Maintenance Building at the Persigo Wastewater Treatment Plant in the initial amount of $1,565,581.

EXECUTIVE SUMMARY:

The City Purchasing Division has completed the selection process for Construction Manager/General Contractor (CM/GC) services for the new Administration and Maintenance Building at the Persigo Wastewater Treatment Plant. The evaluation committee selected FCI Constructors, Inc. based on qualifications, project approach, relevant experience, interview performance, and fee proposal.

If approved, FCI will join the project team during the final design phase to provide preconstruction services including cost estimating, constructability reviews, scheduling, value engineering, and procurement planning. This collaborative CM/GC delivery method allows the contractor to work alongside the City and design team to identify potential issues early, improve cost certainty, and prepare a Guaranteed Maximum Price (GMP) for City Council consideration at a later date.

BACKGROUND OR DETAILED INFORMATION:

The City of Grand Junction co-owns, operates, and maintains the Persigo Wastewater Treatment Plant, which provides wastewater treatment services throughout the Persigo

201 Service Area. The existing Administration and Maintenance Building was constructed in 1982 and no longer adequately supports current operations due to aging infrastructure, evolving building code requirements, operational safety concerns, limited laboratory support space, inadequate building systems, and insufficient space for current and future staffing. City Council previously approved a contract with Eidos Architects to complete programming and design of a new Administration and Maintenance Building to replace the existing facility.

As the design progressed, the City elected to use the Construction Manager/General Contractor (CM/GC) project delivery method. Under this approach, the contractor joins the project team during design to provide construction expertise before construction begins. This allows the contractor to assist with cost estimating, constructibility reviews, scheduling, value engineering, long lead procurement planning, and coordination with the design team. At the completion of design, the CM/GC will develop a Guaranteed Maximum Price (GMP) for construction, which will be presented to City Council for approval.

A formal Request for Proposals (RFP) was issued through BidNet, posted on the City's Purchasing website, distributed to the Grand Junction Area Chamber of Commerce and the Western Colorado Contractors Association, and advertised in the Daily Sentinel. The following eight firms submitted responsive proposals:

Company	Location
Asset Construction Management	Grand Junction, CO
BH, Inc.	Vernal, UT
Buildings By Design, LLC	Brush, CO
FCI Constructors, Inc.	Grand Junction, CO
Mountain Town Constructors, Inc.	Silverthorne, CO
North Peak, Inc.	Grand Junction, CO
PNCI Construction, Inc.	Grand Junction, CO
Shaw Construction	Grand Junction, CO

The selection committee evaluated the proposals in accordance with the criteria stated in the solicitation, including responsiveness of the submittal, understanding of the project and objectives, experience, strategy and implementation plan, and fees. Based on the evaluations, the three highest scoring firms were invited to participate in in-person interviews. Following interviews and reference checks, the committee determined that FCI Constructors provided the best overall value to the City based on the criteria established in the solicitation. The committee selected FCI Constructors, Inc. as the preferred CM/GC for this project.

FCI Constructors demonstrated a strong understanding of the project and extensive experience delivering municipal facilities using the CM/GC delivery method, including

several projects for the City of Grand Junction. Their proposal emphasized an open book approach to estimating, early budget validation, proactive procurement of long lead equipment, and collaborative coordination with the City and design team throughout design and construction. These strengths align well with the City's goals of maintaining budget certainty, minimizing construction risk, and delivering a high-quality facility that will support Persigo operations for decades to come.

Under the terms of the negotiated CM/GC contract, FCI will provide pre-construction services during the final design phase, including cost estimating, constructibility reviews, scheduling, value engineering, and procurement planning. Upon completion of design, FCI will develop a Guaranteed Maximum Price (GMP) for construction, which will be negotiated with the City and presented to City Council for approval prior to construction.

Per Section 1.1. of the Purchasing Manual, confidential information obtained during procurement activities will be respected and protected as provided by law.

FISCAL IMPACT:

The negotiated CM/GC contract amount of $1,565,581 is included in the project budget within the Joint Sewer Enterprise Fund. This contract authorizes pre-construction services and establishes the CM/GC fee structure for the project. The Guaranteed Maximum Price (GMP) for construction will be negotiated upon completion of design and presented to City Council for approval prior to construction.

SUGGESTED MOTION:

I move to authorize the Purchasing Division to enter into a contract with FCI Constructors, Inc. for Construction Manager/General Contractor services for construction of the Persigo Wastewater Treatment Plant Administration and Maintenance Building in the initial amount of $1,565,581.

Attachments

1. Response FCI Constructors RFP-5838-26-DD
2. FCI Interview Presentation

CITY OF GRAND JUNCTION PERSIGO WASTEWATER TREATMENT PLANT ADMINISTRATION & MAINTENANCE BUILDING

RFP RESPONSE FOR CM/GC SERVICES

FCI Constructors

To:
City of Grand Junction
Dolly Daniels
Contract Administrator

By:
Marc Litzen, Regional Pre-Construction Director
FCI Constructors
3070 I-70B,
Bldg. A Grand Junction, CO 81504
(970) 434-9093, mlitzen@fciol.com

Due: May 8, 2026

A. COVER LETTER 3

B. SOLICITATION RESPONSE FORM 4

C. QUALIFICATION/EXPERIENCE/CREDENTIALS 6

D. STRATEGY & IMPLEMENTATION PLAN 18

E. REFERENCES 31

F. CAPABILITY/PERFORMANCE 32

G. BONDING CAPACITY 38

H. FEE PROPOSAL 39

May 8, 2026

Dolly Daniels
Contract Administrator
City of Grand Junction

RE: RFP-5838-26-DD – CM/GC Services for Persigo Administration & Maintenance Building

Dear Ms. Daniels:

FCI Constructors, Inc. is pleased to submit our proposal to serve as Construction Manager/General Contractor (CM/GC) for the City of Grand Junction's Persigo Wastewater Treatment Plant Administration & Maintenance Building. As an employee-owned contractor headquartered in Grand Junction, we understand what it means to deliver high-performing public facilities with transparency, accountability, and respect for taxpayer resources.

We bring a proven track record with the City, having completed 17 projects to date, and we are currently serving as CM/GC for the City's Grand Junction Community Recreation Center. Brady Blackmer and Bryan Baughman are both part of that team, bringing first-hand familiarity with the City's processes and expectations for transparent budgeting, schedule accountability, and consistent communication.

Beyond our City-specific work, FCI brings extensive municipal CM/GC experience delivering projects of similar size and operational complexity, particularly public works, fleet, and maintenance-focused facilities where long-term durability, efficient workflows, and safe construction phasing are essential. Our teams have planned and built administration offices, staff support spaces, and maintenance shop environments that require early MEP coordination, thoughtful equipment and utility planning, and procurement strategies that protect schedule and budget. This relevant office-and-shop experience positions FCI to help the City deliver a Persigo facility that supports daily operations from day one and performs reliably for the long term.

For Persigo, we will lead with early, disciplined preconstruction, open-book estimating, solution-focused constructability reviews, and proactive procurement planning, to protect the project budget and schedule while supporting long-term durability and maintainability. Our approach is built around clear communication, complete documentation, and early risk identification so the City can make informed decisions at every milestone.

Your day-to-day point of contact will be Brady Blackmer, Senior Project Manager, with Superintendent Pat Hutchison serving as the primary driver of on-site construction, supported by Bryan Baughman, Pre-Construction Manager. This team brings extensive, relevant experience delivering municipal facilities for the City of Grand Junction, including Pat's successful delivery of two City fire stations, the Avalon Theatre renovation, and the Lincoln Park Stadium Improvements. Brady has also supported the City on key projects including Two Rivers Convention Center Remodel, the Lincoln Park Stadium Improvements and the Avalon Theatre Addition & Renovation, bringing continuity from preconstruction through closeout and warranty to reduce handoff risk and keep decisions moving.

FCI has the financial strength and bonding capacity to support this project, with a single-project capability of $250 million and aggregate capacity in excess of $1.2 billion. The Persigo Administration & Maintenance Building aligns well with our capabilities and our commitment to building facilities that serve the community for decades.

Thank you for the opportunity to be considered. We appreciate the City's investment in Persigo's operations and would welcome the chance to discuss how FCI can deliver a safe, durable, and cost-conscious project that supports the City's workforce and the essential services they provide to our community.

Sincerely,

Marc Litzen
Regional Pre-Construction Director
FCI Constructors, Inc.
mlitzen@fciol.com / (970) 434-9093

Section 7.0. Solicitation Response Form

RFP-5838-26-DD
"Construction Manager/General Contractor (CM/GC) for Persigo Administration & Maintenance Building"
The Proposer must submit the entire form, either typed or printed, fully completed, dated, and signed

Bid Date: May 8, 2026

Company Submitting Offer: FCI Constructors, Inc.

Name of Authorized Agent: Marc Litzen, Regional Pre-Construction Director

Email: mlitzen@fciol.com

Telephone: (970) 434-9093 **Address:** 3070 I-70B, Bldg. A

City: Grand Junction **State:** CO **Zip:** 81504

The City reserves the right to accept any portion of the services to be performed at its discretion.

The undersigned has thoroughly examined the entire Request for Proposal and therefore submits the proposal and schedule of fees and services attached hereto.

This Proposal is firm and irrevocable for sixty (60) days after the time and date set for receipt of proposals.

The undersigned Proposer accepts and agrees, by the *terms and conditions contained in this Request for Proposal,* that it is prepared, ready, and willing to perform and provide services as described in the attached Proposal if the same is accepted by the City.

The undersigned Proposer acknowledges the right of the City to reject any and all Proposal(s) submitted and to waive any informality(ies) and irregularity(ies) therein in the City's sole discretion.

By submission of the Proposal, each Proposer certifies, and in the case of a joint Proposal, each party thereto certifies as to its own capability that the Offer has been arrived at independently, without collusion, consultation, communication, or agreement as to any matter relating to the Proposal with any other Proposer or with any competitor.

Prices in the Proposal have not knowingly been disclosed with another Proposer and will not be before award.

- Prices in the Proposal have been arrived at independently, without consultation, communication, or agreement to restrict competition.
- No attempt has been made nor will be to induce any other person or Consultant to submit a proposal to restrict competition.

- The individual signing the Proposal certifies that it is a legal agent of the Consultant, authorized to represent the Consultant, and is legally responsible for the offer concerning supporting documentation and fees/prices provided.
- Direct purchases by the City of Grand Junction are tax-exempt from Colorado Sales or Use Tax. Tax-exempt No. 98-903544. The undersigned certifies that no Federal, State, County, or Municipal tax will be added to the above-quoted prices.
- The City of Grand Junction payment terms shall be Net 30 days.

- Prompt payment discount of 0 percent of the net dollar will be offered, to the Owner if the invoice is paid within N/A days after the receipt of the invoice.

RECEIPT OF ADDENDA: The undersigned Consultant acknowledges receipt of the Addenda to the Solicitation, Specifications, and other Contract Documents.

State number of Addenda received: 3

The Proposer is responsible for ensuring all Addenda has been received and acknowledged.

Submit a letter signed by the entity Owner or a Statement of Authority delegating authority to act on behalf of the Proposer. Before executing a Contract, the Proposer must furnish a completed W-9 form.

FCI Constructors, Inc.	Marc Litzen, Regional Pre-Construction Director
Entity Name	Authorized Agent Name, & Title
	(970) 434-9093
Authorized Agent Signature	Telephone Number
3070 I-70B, Bldg A.	mlitzen@fciol.com
Address of Proposer	E-mail Address of Agent
Grand Junction, CO 81504	May 8, 2026
City, State, and Zip Code	Date

Company History

FCI Constructors Inc. is an employee-owned General Contractor/Construction Manager with our corporate office located in Grand Junction and offices in Frederick and Durango, CO, Cheyenne, WY, Phoenix, AZ, and Williston, ND. With an aggregate bonding capacity in excess of $1.2 Billion, and a single project capability of $250 Million, this project fits well within FCI's financial capacity.

As a company wholly-owned by its employees, FCI Constructors' teams take a great deal of pride in their work. Each project is a personal reflection of their efforts toward the company's, and therefore, their own success. Individual commitment to our team process has helped FCI meet our growth targets and achieve our overall goal of client satisfaction.

At FCI, we pride ourselves in providing the best in customer service and in being a partner and a resource to our clients throughout their projects. Our team is committed to providing our clients with the highest quality services, in order to exceed their expectations and result in successful project completion.

Our long-standing history delivering publicly funded civic and municipal facilities has shaped a team that understands not only how these buildings must function, but how they must be planned, budgeted, and executed with transparency to earn public trust. This experience has refined our ability to balance cost, operational needs, and long-term durability while maintaining a safe, efficient construction environment and strong stakeholder relationships.

Differentiators

A Trusted Partner in Municipal Construction

FCI's strength as a CM/GC partner goes beyond technical expertise. Our strength is grounded in the long-standing relationships we build with municipal owners and the communities they serve. We approach every project as a true collaboration, working alongside owners, facility leaders, staff, and designers to understand operational priorities, manage risk, and keep projects moving from planning through closeout. With extensive experience delivering work funded by taxpayer dollars, our teams prioritize transparency, responsiveness, and disciplined cost control serving as careful stewards of public resources. This relationship-driven approach helps municipalities deliver complex projects with confidence, continuity, and lasting community value.

A Proven, Long-Term Relationship with the City of Grand Junction

FCI has supported the City of Grand Junction for years by delivering municipal projects with the accountability and consistency public work demands, completing 17 projects for the City to date. Building on that history, we are currently serving as CM/GC for the $77M Grand Junction Community Recreation Center, scheduled for completion this September. We partner closely with City staff and design teams from early budgeting and constructability through closeout, bringing clear communication, transparent schedule and cost reporting, and proactive risk management to keep stakeholders informed and decisions moving. Our team understands the day-to-day realities of municipal construction, including coordination with utilities, traffic control, permitting, and inspections, and we plan work to protect safety, quality, and continuity for project stakeholders. Headquartered in Grand Junction, our employees live and work here, so we approach each project as an investment in our own community and a long-term partnership built on responsiveness, thorough documentation, and follow-through.

Regional Leadership Rooted in Relationships

FCI's municipal work across the Western Slope is built on decades of consistent performance and repeat partnerships, earned through relationships, not one-off projects. Our strong local presence and long-standing subcontractor relationships provide the stability, responsiveness, and local insight municipalities need to deliver public projects efficiently and with minimal disruption. For the City of Grand Junction, that means a CM/GC partner who understands local expectations and processes, communicates clearly, and brings disciplined schedule and cost management, so the City can move projects forward with confidence and deliver lasting value to the community

***"FCI has delivered the Fire District multiple high quality projects on time and within budget through hard work and dedication from their team and subcontractors."*- Ken Watkins, former Fire Chief, Grand Junction Fire Department**

RDG PLANNING • DESIGN

January 2, 2025

To Whom It May Concern,

I am pleased to provide this letter of recommendation for FCI Constructors, with whom we had the pleasure of working on the Mesa County Early Childhood Center and Community Hall project in Clifton, Colorado. As a general contractor and construction manager, FCI Constructors has consistently demonstrated a high level of professionalism, expertise, and commitment to delivering exceptional results.

In our experience working with FCI Constructors, they have proven themselves to be highly skilled and dedicated to client satisfaction. They manage projects from inception to completion with an unwavering focus on quality, safety, and budget control. Their ability to navigate challenges and deliver projects on time has been impressive.

One of FCI's most outstanding qualities is their comprehensive approach to project management. They take the time to thoroughly understand the unique needs and goals of each project, ensuring that all stakeholders are aligned and informed throughout the entire process. Their team excels in coordinating with subcontractors, vendors, and other partners to maintain a smooth workflow and resolve issues proactively, all while adhering to schedule and budget constraints.

We have greatly appreciated their excellent communication, as they ensure regular updates and transparency at every phase of the project. This open line of communication has fostered a strong and effective working relationship, and I am confident that they will continue to exceed expectations in future endeavors.

Key highlights of FCI's contributions to the success of the Mesa County Early Childhood Center and Community Hall project include:

- **Professionalism** – Every member of the FCI team exhibited the highest level of integrity and a collaborative spirit throughout the project.
- **Expertise** – FCI's experienced personnel provided tailored solutions to every challenge encountered on-site.
- **Commitment to Excellence** – The team's positive "can-do" attitude ensured the project was not only completed but completed with excellence.

I have no hesitation in recommending them for any future construction management or general contracting needs, and I am confident that they will continue to deliver exceptional results on any project they undertake.

Should you have any questions or need further information, please feel free to contact me at 402.449.0836 or ebuglewicz@rdgusa.com.

Sincerely,

Edward M. Buglewicz, AIA
Partner
RDG Planning & Design

1302 Howard Street
Omaha, Nebraska 69102
rdgusa.com

Denver • Des Moines • Iowa City • Madison • Omaha • St.

OVG Facilities

October 7, 2019

RE: Two Rivers Convention Center Renovation Project, Grand Junction CO

To Whom It May Concern:

May this letter serve as a recommendation of the excellent work and planning that FCI Constructors put into the Two Rivers Convention Center renovation project which was recently completed in September of 2019. This downtown Grand Junction economic driver was built in the 1970s and had undergone several remodeling projects, the most significant of which took place in 2001. This most recent and very necessary project included extensive infrastructure work including roofs, drainage, life safety, and security elements. Additionally, the necessary, albeit mundane, projects much of the work was to ensure the building was more functional and more attractive than it had previously been.

As the operator of the venue on behalf of the owner, the City of Grand Junction, our staff was very familiar with the challenges working within the space posed for our operations, food and beverage, and event staffs as well as the clients who rent the space to produce the largest events in the valley. FCI was very easy to work with, and as we described our challenges, they continuously brought a depth of experience and understanding of potential solutions. The caliber of people working on our project far exceeded my personal and my company's nationwide experience with contracting firms. The FCI team was a pleasure to work with and I would recommend their expertise to anyone looking for construction management no matter the scale.

Our project necessitated the skill of complex schedule management; we remained occupied three months before the closure of the facility, and regained occupation of the event venue for another month before the back punch was complete. During the project FCI had to arrange for our staff to provide hard hat tours to continue booking, stop construction and regain fire and building department approval for a conference to be held, and manage a variety of deadlines that were imperative to the execution of city-wide events with an enormous economic impact on the City and Valley. FCI remained solution-oriented and executed these demands nearly flawlessly.

If asked to describe the style of management FCI provides, I would say it is solution-focused and professional in demeanor. Juggling dozens of subcontractors and the owners and operators of this staple venue was not an easy task, however, you would not have known that from the way the crew on the ground operated. Austin Liesmer and Todd Skidmore did an excellent job and their supporting cast Dennis Tobin Jr., Sam Meeks, and David Hale were wonderful. Brady Blackmer was a great Project Manager, and Andy Conkling and Evan Walton were essential during the costing phases of the project. We maximized the available funds to do something the community will feel, see, and enjoy for decades to come.

Sincerely,

Maria Rainsdon
General Manager, OVG Facilities
mrainsdon@grandjunctionevents.com

Organization Chart - Persigo Administration & Maintenance Building

MAIN PROJECT TEAM LEADERS

Brady is your primary contact during the pre-construction, construction and warranty phases of the project. All information will be processed through him, which provides a consistent, single point of contact and responsibility from start to finish.

Brady Blackmer
Senior Project Manager

Bryan Baughman
Pre-Construction Manager

Pat Hutchison
Project Superintendent

PROJECT SUPPORT TEAM

Gilbert Lee
MEP Pre-Constr. Director

David Walser
Electrical Pre-Constr. Mgr

Adam Shuler
BIM Engineer

FCI
Project Engineer

FCI
Project Coordinator

Rick Zatarain
EHS Coordinator

EXECUTIVE SUPPORT TEAM

Lucas Marone
VP Grand Junction Operations

Marc Litzen
Regional Pre-Con Director

Mario Rodriguez
Corporate EHS Director

Key Personnel Experience & Team Experience Working Together

FCI's proposed CM/GC team brings deep municipal and public-facility experience relevant to the Persigo Wastewater Treatment Plant Administration & Maintenance Building, with leadership continuity from preconstruction through warranty. Brady Blackmer, Sr. Project Manager, will serve as the City's primary point of contact and provides extensive CM/GC experience on civic and municipal facilities, including the Grand Junction Community Recreation Center, the Two Rivers Convention Center Renovation, the Clifton Community Center and Mesa County Library Clifton Branch. Pat Hutchison, Superintendent, offers decades of field leadership and a proven record of successful delivering projects for the City of Grand Junction, including Fire Stations No. 7 and No. 8, the Avalon Theatre Addition and Renovation, and Lincoln Park Stadium Improvements. Supporting preconstruction, Bryan Baughman, Pre-Construction Manager, will lead estimating, scope review, and subcontractor procurement strategies informed by CM/GC delivery on major municipal projects such as the Montrose Public Works Facility and the Grand Junction Community Recreation Center.

Just as important, this group has a strong history of working together on similar public projects, which improves decision-making, coordination, and accountability. Brady Blackmer and Pat Hutchison have partnered on municipal work that required detailed stakeholder communication, open-book CM/GC budgeting, and careful scheduling in active community settings, including the Mesa County Clifton Library (CM/GC) delivered as part of the broader Clifton Campus, and Lincoln Park Stadium Improvements. Brady Blackmer and Bryan Baughman have also collaborated on large, schedule-driven public projects such as the City of Grand Junction Recreation Center and other CM/GC efforts where early subcontractor outreach, constructability reviews, and phased procurement were critical to maintaining budget and schedule. This established team dynamic, combined with FCI's local presence and long-standing municipal relationships, positions us to execute Persigo's administration and maintenance facility with clarity, consistency, and predictable outcomes for the City.

Past Project Experience Goal & Challenges

Grand Junction Community Recreation Center – Grand Junction, CO

At the time of 100% CD/GMP estimating for this project, the cost estimate was over the City's stated budget (over budget by about 6.5% on an approximate $72 million dollar budget). FCI worked with the owner team, design team, and bidding subcontractors to come up with a very extensive list of cost saving ideas. A list of 192 potential value engineering (VE) items was presented totaling a potential savings of approximately $7.6 million. This list was reviewed with owner team and design team through a series of several meetings. Of those items, 80 VE items were accepted by the owner in the amount of approximately $4.8 million to get project back into budget and set GMP. Through that effort and timely decision making, the project team was able to get the overall project back into budget without any delay to project schedule. Many of those VE items were converted to add alternates that could be added back into the project at a future date when project risk was worked through and contingency funds became available. Of the 80 VE items, 19 of them were added to a list of 24 alternates already stated in project plans (resulting in 43 alternates total). Through transparent and open communication on overall project budget, and also with a little help from some grants and donations the owner team was able to secure, to date 34 of those alternates 43 alternates for the project have been accepted and incorporated back into the project. Proposed FCI team members Bryan Baughman and Brady Blackmer played an integral role in this effort.

Two Rivers Convention Center Remodel – Grand Junction, CO

In early planning phases for this project, the management of the Two Rivers Convention Center (TRCC) had two revenue generating convention events already scheduled within the planned remodel timeline (this included a Fire Chiefs convention). There was also an event that had already been scheduled at the end of the remodel project timeline that could not be moved or rescheduled. FCI worked closely with the owner team, TRCC management, subcontractors, the Mesa County Building Department (MCBD), and the Grand Junction Fire Department (GJFD) to develop a schedule and plan to allow these large events to still take place in the middle of this larger remodel effort. This involved detailed planning, scheduling, and coordination with these entities to both ensure all expected amenities (kitchen, bathrooms, etc.) as well as life safety systems (fire alarm, fire sprinklers, egress paths, etc.) were in place for these events. This involved several inspections by MCBD and GJFD ahead of these events to ensure the spaces were functional and safe for both the TRCC staff and event attendees. Proposed FCI team member Brady Blackmer played in integral role in this planning and coordination effort.

Colorado Mesa University – Moss Performing Arts Center – Grand Junction, CO

Effective communication and coordination are critical to the success of any construction project, but they become essential when work is performed in an occupied building or on an occupied campus. Maintaining daily operations while managing noise, access, safety, cleanliness, and scheduling constraints requires careful planning and constant collaboration among contractors, facility staff, and project stakeholders. In such environments, strong leadership and proactive coordination are often the difference between a stressful project and a successful one. Pat Hutchison (FCI superintendent proposed for the Persigo project) demonstrated exceptional skill in supervising these conditions during the remodel of the CMU Moss Performing Arts Center. Under his leadership, the project delivered new flooring in 95% of the building, acoustic isolation upgrades in 26 rooms, seven new faculty offices, and 15 new and remodeled practice rooms and classrooms, along with the addition of a recording studio. Major HVAC improvements including new rooftop units, a new chiller, and geothermal system upgrades were completed. All work was carefully phased around active building and room schedules, allowing the facility to remain operational throughout construction. Pat's consistent communication, coordination with stakeholders, and attention to detail ensured that complex, high-impact improvements were completed efficiently while respecting the demands of an active academic and performance environment. The Persigo Administration and Maintenance Building project is not a remodel, but we are including this as an example of Pat's strong skills in communication, planning, scheduling, and strong work ethic that are ready to be put to work for the Persigo project. Pat has extensive experience with ground-up new builds as well, as his resume shows.

Roles and Responsibilities

Brady Blackmer
Senior Project Manager
Brady will be the primary contact for the Persigo Administration & Maintenance Building project. He will be involved throughout pre-construction, but once construction commences, all information will be processed through him, which provides a consistent, single point of contact and responsibility from start to finish and eliminates the learning curve at the point of turnover from pre-construction to construction operations. He will coordinate and schedule weekly meetings as necessary during pre-construction and construction phases to make certain that all involved team members are informed as to what decisions need to be made in the time frames necessary to keep the projects on track for success. Being the primary contact throughout construction allows Brady the opportunity to implement the project's execution plans developed during the design and pre-construction phases. During construction his primary responsibility is to ensure project success in the areas of schedule, budget, quality, safety and client satisfaction.

Pat Hutchison
Superintendent
Pat's input during the design and construction for the Persigo project is extremely valuable. His extensive experience and knowledge managing construction projects and his successful relationship with the City of Grand Junction leads to an accurate understanding of the necessary, critical project elements involved, from both a timing and a cost perspective of similar projects. Pat will be responsible for the physical construction of the project, including general coordination, planning and scheduling of subcontractors and FCI crews. It is his responsibility to relay news about construction activities, address questions or concerns, and distribute information about milestones. Pat is also accountable for job site safety and quality control.

Bryan Baughman
Pre-Construction Manager
Bryan will be responsible for the pre-construction phase of the projects. He will be responsible for the final document review, budgeting, and coordination of subcontractor bids and correspondence when construction phases are approved. Bryan will also be responsible for the recruitment of local subcontractors, ensuring we maximize local subcontractor participation for this project. He will be assisted by estimators and together they will be performing the quantity takeoffs, pricing consolidation, bid analysis, value engineering and research necessary to ensure accurate estimates throughout the pre-construction process. Bryan will work with subcontractors and suppliers who can provide the latest product information and constructability and life-cycle analyses for specified materials.

Gilbert Lee
MEP Pre-Construction Director
Gilbert is responsible for MEP system estimating, constructability reviews, cost optimizations and savings, system selections, subcontractor selection, pre-purchasing MEP systems, MEP support of the field, project scheduling, BIM coordination, developing phasing, final testing and commissioning of MEP systems.

FCI Project Engineers
Project Engineers are responsible for assisting the Project Manager in whatever capacity is required. They will maintain records of all communication and documentation for each phases of your project, this includes RFI's, submittals, meeting minutes, and pricing. The project engineer will ensure that all contract documents are kept up-to-date and pertinent and new information is distributed. They will communicate with crews on site, and monitor all site activity in association with the Project Superintendent to ensure quality installations and a safe workplace. They will also track material delivery dates to ensure that the project is kept on schedule.

Project Coordinator
The Project Coordinator will ensure that communication between FCI's office and the job sites, City of Grand Junction, Architect, consultants and subcontractors is timely and accurate.

Marc Litzen
Regional Pre-Construction Director
Marc will be an advocate for maintaining the projects budgets and schedules during the pre-construction phase. He will provide leadership to the entire team to ensure results and client satisfaction.

Lucas Marone
VP of Grand Junction Operations
Lucas is responsible for construction operations stemming from our Grand Junction office. He will continually monitor the project, as well as make periodic site visits to ensure FCI and subcontractor resources are properly allocated. Lucas will provide support to Brady, Pat and their team as necessary to ensure Owner satisfaction and project success.

Roles and Responsibilities (cont.)

Rick Zatarain
EHS Coordinator
Rick is FCI's full-time safety manager for Grand Junction. He is responsible for monitoring and maintaining OSHA and Quality Assurance compliance on FCI projects. His experience in construction inspection, quality control and safety compliance ensure a high standard of quality and job safety on all FCI projects. Rick will make regular site visits as part of his routine inspection operation.

Adam Shuler
Virtual Design & BIM Coordinator
Adam and our BIM team, will work with the design team and field team to virtually coordinate predesignated routing and placement of the building's major systems to identify challenges and resolutions. The system's functionality, space needs, integration, and accessibility are among a few of the many factors that are considered during these pre-work digital collaborations. These virtual coordination efforts are further enhanced by his numerous and diversified project experiences.

TIC Training Center & Offices
Aurora, CO

FCI served as the CM/GC for this project, which comprised three primary elements: (1) an Administration Building featuring craft and management classrooms, a large general classroom, administrative offices, and a cafeteria with a catering kitchen; (2) two Laboratory Buildings accommodating five dedicated training labs—Structural/Rigging/Carpentry, Electrical, Welding, Pipe Fitting, and Mechanical; and (3) all TIC facility-specific sitework.

BRADY BLACKMER

Senior Project Manager

Brady began his career with FCI Constructors in 2009 on the $191 million St. Mary's Century Project. Over the last seventeen years he has worked as a Field Engineer, Superintendent and now Senior Project Manager. Brady has extensive experience in both new construction and renovation projects, large and small. Clients will attest to his willingness to go above and beyond to ensure they receive the best customer service and that the client's best interests are at the forefront of every decision.

IN INDUSTRY: **19 YEARS**

WITH FCI: **17 YEARS**

EDUCATION

BS Construction Management
Colorado Mesa University

First Aid and CPR

REFERENCES

Dan Adams
Senior Project Manager
Mesa County
970.986.7864
dan.adams@mesacounty.us

Jodie Grady
Assets and Project Manager
Pitkin County
970.618.3717
jodie.grady@pitkincounty.com

Kirsten Armbruster, P.E.
Project Engineer
City of Grand Junction
970.462.2049
kirstena@gjcity.org

Eric Tscherter
Arhitect, President
Chamberlin Architects
970.623.3470
etscherter@chamberlinarchitects.com

Pascal Ginesta
Facilities Manager
Steamboat Springs School District RE-2
(970) 871-3188
pginesta@ssk12.org

PROJECT EXPERIENCE

- **Grand Junction Recreation Center - Grand Junction, CO [$77,584,222]**
- **Avalon Theatre Addition & Renovation [2013] - Grand Junction, CO [$8,027,948]**
- **Lincoln Park Stadium Improvements - Grand Junction, CO [$9,445,953]**
- **Two Rivers Convention Center Renovation - Grand Junction, CO [$6,027,835]**
- Mesa County Public Library - Clifton, CO [$7,329,729]
- Mesa County Early Childhood Education & Clifton Community Hall - Clifton, CO [$28,031,233]
- Pitkin County Sheriff Station & Administration Building - Aspen, CO [$18,308,657]
- Steamboat Springs School District Sleeping Giant School - Steamboats Springs, CO [$45,505,211]
- West End School District Replacement School - Nucla, CO [$40,769,357]
- Summit Middle School Additions & Renovations - Frisco, CO [$16,674,468]
- Steamboat Springs City Hall - Steamboat Springs, CO [$14,831,564]
- Steamboat Springs Fire Station - Steamboat Springs, CO [$17,527,595]
- Pitkin County Aspen Ambulance Facility - Aspen, CO [$7,254,757]
- Pitkin County - Basalt Office Renovation - Basalt, CO [$295,596]
- Pitkin County 911 Dispatch Call Center - Aspen, CO [$719,714]
- Pitkin County Health & Human Services Remodel - Aspen, CO [$166,234]
- Pitkin County Jail Safety Renovation - Aspen, CO [$384,627]
- Pitkin County Library & HHS Electrification Projects - Aspen, CO [$3,861,640] **in preconstruction*
- Pitkin County River Park Center Suite - Basalt, CO [$970,930]
- Aspen-Pitkin County Airport Interim Improvements - Aspen, CO [$1,706,305]
- Aspen-Pitkin County Airport Baggage Handling System - Aspen, CO [$269,000]
- Aspen Music School BC Building 14 Remodel - Aspen, CO [$2,084,642]
- CoorsTek Bio-Ceramics Addition/Renovation - Grand Junction, CO [$15,314,584]

PAT HUTCHISON

Project Superintendent

Pat Hutchison joined FCI in 2010 and brings 35 years of construction experience. He was selected as Superintendent for the Persigo project based on a proven record of successfully delivering projects for the City of Grand Junction. His experience includes completion of Fire Stations No. 7 and No. 8 for the Grand Junction Fire Department, the Avalon Theatre Addition and Renovation, and the Lincoln Park Stadium Improvements. His commitment to the Lincoln Park Stadium Project led to Pat being recognized through induction into "Home Run Alley."

IN INDUSTRY: **40 YEARS**

WITH FCI: **16 YEARS**

EDUCATION

First Aid and CPR

OSHA 30-hour Training

ICRA (Infection Control Risk Assessment) Training

OSHA 10-hour Training

Stormwater Management Training

REFERENCES

Grand Junction Fire Department
Matt Carson
Battalion Chief
(970) 549-5871

Vicki Gigliotti
Moab Regional Hospital
Chief Clinical Officer
vickig@mrhmoab.org
(435) 260-1705

Janet Hawkinson
Town of Palisade
Town Manager
jhawkinson@townofpalisade.org
(970) 464-5602

PROJECT EXPERIENCE

- **City of Grand Junction Fire Station No. 8 - Grand Junction, CO [$5,198,688]**
- **Grand Junction Fire Station No. 7 - Grand Junction, CO [$6,588,915]**
- **Avalon Theatre Addition & Renovation [2013] - Grand Junction, CO [$8,027,948]**
- **Lincoln Park Stadium Improvements - Grand Junction, CO [$9,445,953]**
- Mesa County Public Library Clifton Branch - Clifton, CO [$7,329,729]
- Mesa County Valley School District 51 Orchard Mesa Middle School - Grand Junction, CO [$34,607,276]
- Colorado Mesa University - Houston Hall Renovation - Grand Junction, CO [$10,752,932]
- Colorado Mesa University - Tomlinson Library - Grand Junction, CO [$22,018,280]
- Eagle Valley High School Add/Renovation - Gypsum, CO [$25,100,345]
- EmTech Cold Storage Office - Grand Junction, CO [$1,488,634]
- Fruita Community Center & Mesa County Library - Fruita, CO [$11,812,313]
- Gateway Canyons - Palisade Casitas - Gateway, CO [$11,177,222]
- GCSD16 - Transportation and Maintenance Building - Parachute, CO [$4,211,915]
- GRH E. Dene Moore Ceiling MEP Repair - Rifle, CO [$109,733]
- Halliburton Meeker - White River City Ranch - Meeker, CO [$8,314,334]
- IMH - SMH Pavilion MRI Replacement - Grand Junction, CO [$660,965]
- Jerry's Outdoor Sports - Grand Junction, CO [$706,351]
- Primary Care Partners - PT Remodel - Grand Junction, CO [$161,162]
- Mind Springs Health - West Springs Hospital - Grand Junction, CO [$25,819,508]
- St. Mary's Hospital 2 Hour Wall - Grand Junction, CO [$3,015,304]
- St.Mary's Hospital Pharmacy & Lab Expansion - Grand Junction, CO [$36,932,610]

FCI Constructors, Inc.

BRYAN BAUGHMAN

Pre-Construction Manager

The majority of Bryan's construction career has been with FCI, and he has participated in many different types of construction, from industrial to educational and everything in between. Bryan serves our clients by partnering with the design teams and industry experts to formulate the most efficient plan to complete their projects within expected schedule, budget, and level of quality, before we ever break ground. His expertise in pricing and scheduling, as well as his ability to connect with people, results from his experience with a multitude of projects with FCI.

IN INDUSTRY: **17 YEARS**

WITH FCI: **16 YEARS**

EDUCATION

BS Construction Management
Colorado State University

First Aid and CPR

OSHA 10-hour Training

REFERENCES

Colleen Kaneda
Principal
Dynamic Program Management
(970) 390-0312

Jonathan West
Chamberlin Architects
(970) 242-6804
jwest@chamberlinarchitects.com

Jim Scheid
Public Works Director
(970) 240-1481
jscheid@ci.montrose.co.us

PROJECT EXPERIENCE

- Mesa County Early Childhood Education & Clifton Community Center - Clifton, CO [$28,031,233]
- Grand Junction Community Center - Grand Junction, CO [$72,654,424]
- Oakstar Bank - Grand Junction, CO [$8,959,118]
- Montrose Public Works Facility - Montrose, CO [$61,000,000]
- McKenzie County Ag Expo - Watford City, ND [$37,042,206]
- City of Williston Pubic Works Phase 2 - Williston, ND [$26,084,042]
- Montrose City Hall Phase 3 - Montrose, CO [$2,324,252]
- Montrose City Hall Renovation Phases 1 & 2 - Montrose, CO [$1,915,515]
- CDOT 13 Bay Mechanics Building - Grand Junction, CO [$4,688,512]
- City of Tioga Community Center Expansion - Tioga, ND [$13,610,706]
- Williston Fire Station No. 1 - Williston, ND [$1,761,430]
- Trenton Rural Fire New Fire Station - Trenton, ND [4,960,000]
- Pitkin County Library Renovation & Expansion - Aspen, CO [$10,585,675]
- Timberline Bank Headquarters - Grand Junction, CO [$17,736,651]
- Tioga High School Additions & Renovations - Tioga, ND [$30,606,272]
- CoorsTek Bioceramics Addition & Renovation - Grand Junction, CO [$15,314,584]
- Basalt Riverpark Park Place Townhomes - Basalt, CO [$3,636,090]
- Basalt Riverpark Gallery Building - Basalt, CO [$12,955,795]
- Coloardo Mesa University Golf Facility at Lincoln Park - Grand Junction, CO [$387,690]
- Roaring Fork School District Phase II Carbondale Middle School - Carbondale, CO [$7,601,144]

FCI Constructors, Inc.

FCI's Approach to the Persigo Project

COST CONTROL & ESTIMATING

An essential initial part of project cost control is understanding the goals and priorities of the City of Grand Junction and the architect related to this Persigo project. Once these goals are identified and understood, FCI's preconstruction team can go to work evaluating budgets and targets for the entire project Team to achieve. We understand the City's current budget of $16 million for this project. Our understanding is that the project is currently complete with schematic design. While the RFP solicitation documents do not appear to currently require an SD level estimate, we think it would be a good idea to do some level of estimating/price check on the project design as it would currently stand when the CM/GC is brought onboard in June 2026 to better understand how project design and project budget are aligning before design team finalizes the design development (DD) level documents.

Immediately upon award, our Preconstruction Team will begin to engage the subcontractor community to develop interest in the project. We find this critical to get them introduced and thinking about the project; while also checking our budgets to ensure we are accurately projecting costs in the market.

If desired by the City or if necessitated by project budget, FCI will coordinate with the design team to develop a list of alternates that can begin to be worked into the design. These alternate items can then begin to be tracked outside of the total budget, but not forgotten as the design is finished. In most cases, alternates consist of "value add" items. Meaning they are beneficial to the project, if budget allows.

Our Preconstruction Team will competitively bid all trades. Once bids are received the Preconstruction Team will evaluate them against budgets we have prepared prior to bidding. The results will be inputted into a bid tabulation and presented to the City of Grand Junction for discussion, review, and approval. It is important to note that each subcontractor selection is a Team decision (with input from FCI).

Our Preconstruction Team and Project Manager will participate in design meetings in order to provide input and consideration for cost, constructability, and durability. We also will schedule and lead preconstruction OAC meetings to serve as "check-ins" with project team members during the preconstruction effort.

As the project transitions from preconstruction into construction, the cost control aspect also transitions to management of the project budget (or GMP – guaranteed maximum price). This is an open and transparent process that is the responsibility of FCI's project manager. One example of this is cost control related to allowances and contingencies. FCI has experience with the City of Grand Junction on several projects where the owner's contingency was carried within the project's GMP. FCI managed that contingency hand-in-hand with the City in an open and transparent manner. The use of contingency funds gets discussed, reviewed, and approved before any funds are utilized. FCI utilizes Procore construction management software and accounting software systems that provide project cost and budgeting information in real time.

SCHEDULE CONTROL

The project schedule will get developed at each stage of preconstruction and finalized as the design effort wraps up final design. FCI will look for feedback from the owner team and the design team on schedule goals, milestones, and any important activities. FCI will also seek input from subcontractors and suppliers on schedule durations and any perceived challenges (for example, long lead equipment or materials).

If needed, FCI can coordinate and lead a pull planning exercise to create open dialogue between the owner team, design team, and others to layout and agree to essential schedule dates, durations, milestones, etc.

Once construction begins, 'Five Week Short Interval' schedules are prepared by Pat for weekly subcontractor coordination meetings. Short interval schedules enable our subcontractors to be certain of start and finish dates, permitting them to manage their resources effectively. We encourage subcontractors to provide as much input and feedback on these short interval schedules as possible.

Project master schedules are reviewed weekly and updated monthly by the Project Manager – Brady Blackmer. These schedule updates are shared with the project team (owner and design team). Along with review of the short interval schedule, an update on overall project schedule is discussed weekly at project OAC meetings. Continual monitoring of actual progress relative to planned progress allows FCI to assess poten-

tial and actual impacts to the schedule and to determine necessary corrections that may be required. Primavera P6 scheduling software is currently utilized to develop project master schedules. However, FCI is in the process of incorporating the Oracle Primavera Cloud platform for project scheduling.

Brady and Pat work daily to ensure that schedule commitments are kept by all parties involved. In the event a subcontractor can't keep up with a schedule milestone, Brady and Pat will work with them to create a recovery schedule that provides a specific plan for that subcontractor to be successful and meet schedule commitments.

For Persigo project, we are currently anticipating a overall project duration of 11 months. Please reference the schedule included with the RFP response package. We have developed this schedule without feedback from the City and design team. We look forward to discussing the project schedule further. Some important project specific comments related to schedule:

1. If there is going to be a pre-engineered metal building (PEMB) component to this project, we recommend that PEMB subcontractor gets brought onto the project team somewhat early in the process to begin to work with FCI and the project team on design, engineering, and costing. The design of the project foundation systems will need to be coordinated with the PEMB structures. It is better for project progression to do this coordination in development/ engineering of these foundation systems early on, as opposed to revising foundation design to match the PEMB requirements later.
2. Early understanding of any long lead equipment will be critical. For example, electrical transformers and generator if needed for the project, may need to be procured early as these items could have lead times that are longer than the project itself. Early discussion on this will be a necessity.
3. FCI has recent experience with the City of Grand Junction Planning Department in securing a planning clearance. That process could take longer than expected. Getting this package finalized and submitted to planning department in a timely manner will be critical to project start date.
4. Depending on landscaping scope and design, the landscaping for the project may be able to be completed in late fall 2027. If not, it will have to push into spring 2028 after building completion.
5. Our goal would be to separate construction activities from Persigo plant activities as much as possible so that Persigo operations are not impacted. We would push to build the new entrance off River Road as soon as possible so that entrance could be used for primary construction traffic to the project site.

QUALITY CONTROL:

The QA/AC procedures, tools, processes listed below outline some of FCI's methods of ensuring projects are constructed to a high level of quality. These are just some highlights. FCI has a robust written QA/QC program that will be utilized as well.

PRE-QUALIFICATION OF SUBCONTRACTORS
Completed prior to bid time to optimize cost, quality and safety, and to verify necessary licenses, insurance and bonding.

SUBCONTRACT SCHEDULES
Integrated into the project master schedule so work may be performed in a productive and cost-effective manner with limited interference.

LEGALLY BINDING SUBCONTRACTS
Clearly define the scope of work, terms and conditions, and milestone dates.

COORDINATION OF SUBCONTRACTS BETWEEN VARIOUS CRAFTS
Close monitoring ensures that standards of safety, quality and performance are met.

SUBCONTRACT COSTS
Cost are committed when the subcontract is written, providing early cost control. Schedule of values is developed for pricing.

PRE-INSTALLATION MEETING
Prior to commencement of construction activities. Communicate and establish the ground rules for workmanship.

SUBCONTRACT PROGRESS
Progress is verified and accurate. Payments (less retention) are made in a timely fashion. Lower tier lien releases are required.

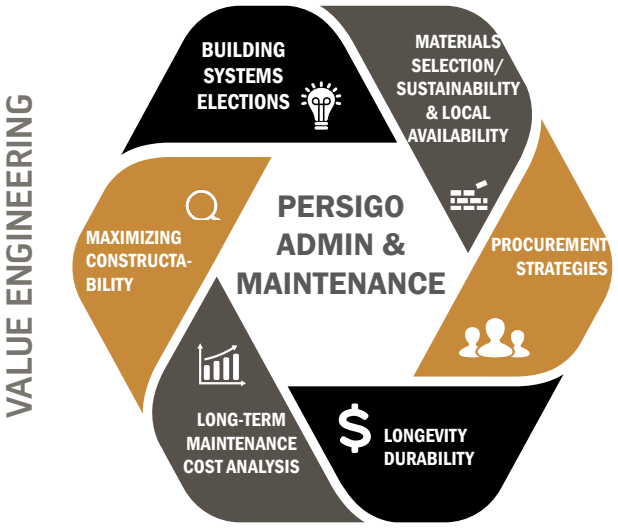
WEEKLY SUBCONTRACTOR & FCI SUPERINTENDENT COORDINATION MEETINGS
Provides direction regarding expectations for overall quality workmanship, final detailing and trim out.

CONSTRUCT MOCK-UPS
Mock-ups are inspected and reviewed for quality and conformance with the design documents.

Building Information Modeling (BIM) is another QA/QC tool at our disposal. FCI utilizes BIM to optimize the construction process and to assist in the design of special systems. This tool helps streamline the construction efforts and schedule and makes installations more efficient. FCI's BIM team can get involved in the project early in design if needed. By utilizing BIM during the initial design phase, we can coordinate steel, window, skylight, fire sprinkler system, electric, and equipment placement (just some examples) to reduce clashes and conflicts.

VALUE ENGINEERING:

During the pre-construction/design phase of the project, we initiate the Value Analysis (VA)/Value Engineering (VE) process. Our approach to VA is not merely to cut cost but rather to enhance the value of the project through select revisions to items such as: building material selection (based on things like sustainability, local availability, etc.), systems and equipment selection, procurement strategies (such as buying early to lock-in lower pricing), review and refinement of constructability issues, and factors relating to long term sustainability and life cycle costs. Each of these views will be tempered with questions such as: 'What are the needs/goals of this specific project?' and 'What options bring the greatest value to the project?'. We have had great success on recent projects in incorporating VE items into the project as add alternates that can be picked up and added to the project later when cost risk items are worked through or additional funding may become available. Note examples of this in other locations in this RFP response.

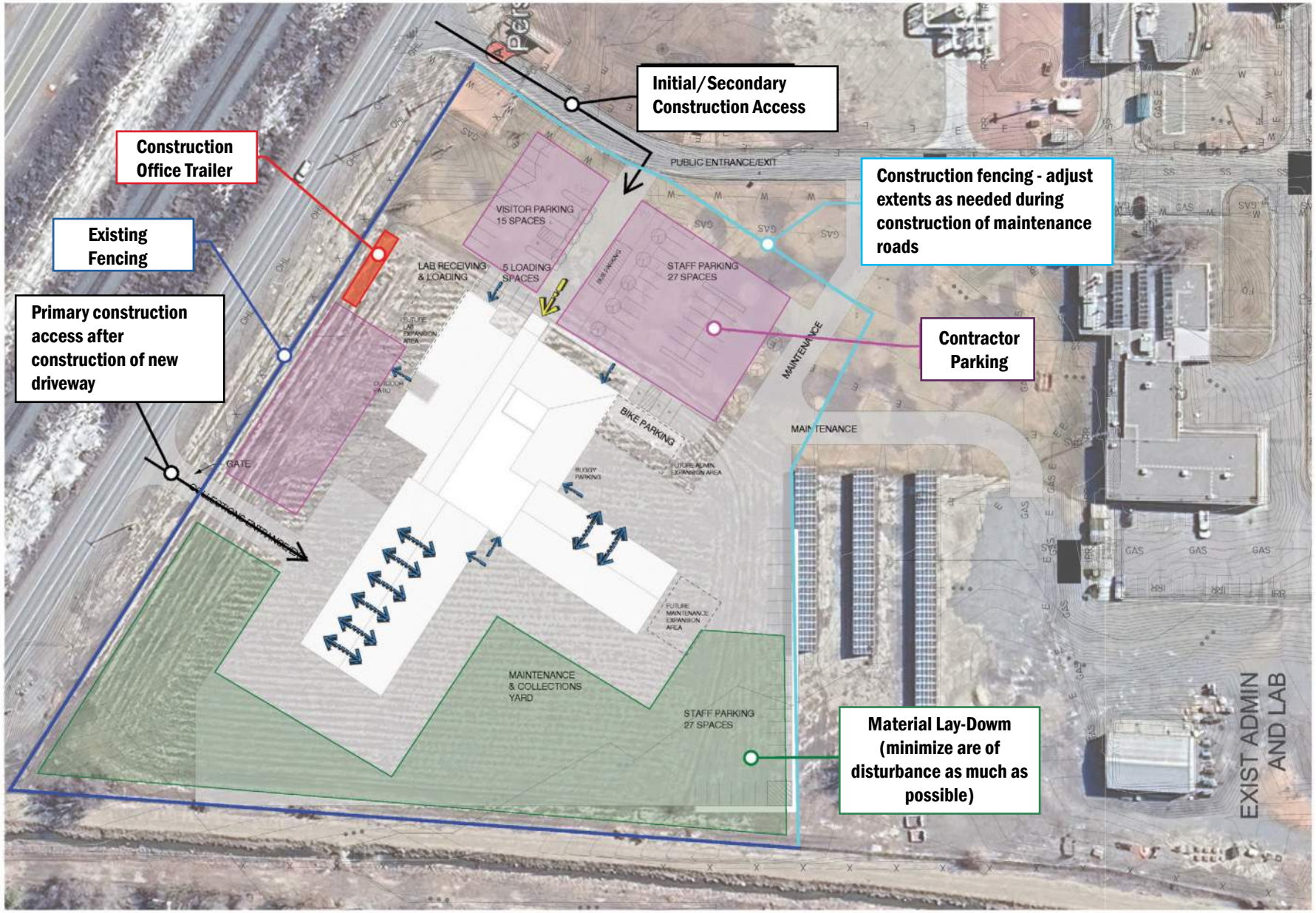


CONSTRUCTABILITY REVIEWS:

FCI will perform constructability reviews of the project plans at each phase of the design process. Brady, Bryan, and Pat will be actively involved in this. We will also analyze design details, design coordination items, materials, resource availability, etc. as needed as questions and issues arise during preconstruction. It is much better to resolve these items ahead in preconstruction as much as possible to mitigate issues during construction. Our constructability reviews do not take the place of the design teams required efforts in coordinating and completing their documents, but we are here to provide our reviews and expertise.

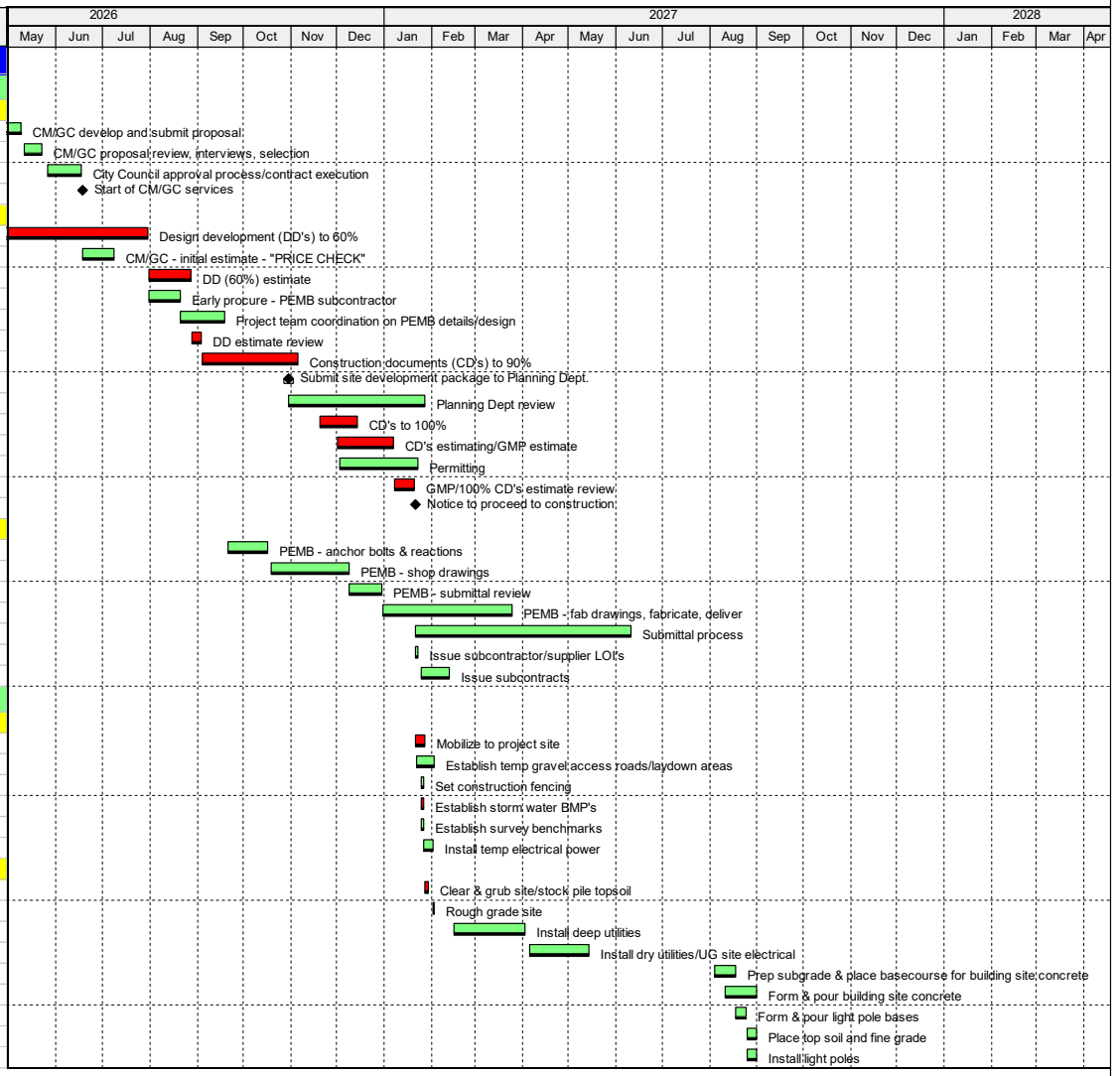
BIM Coordination at the Grand Junction Community Recreation Center

Logistics Plan



Persigo Wastewater - Admin/Maint Building (RFP Schedule) FCI Constructors Inc. 28-Apr-26

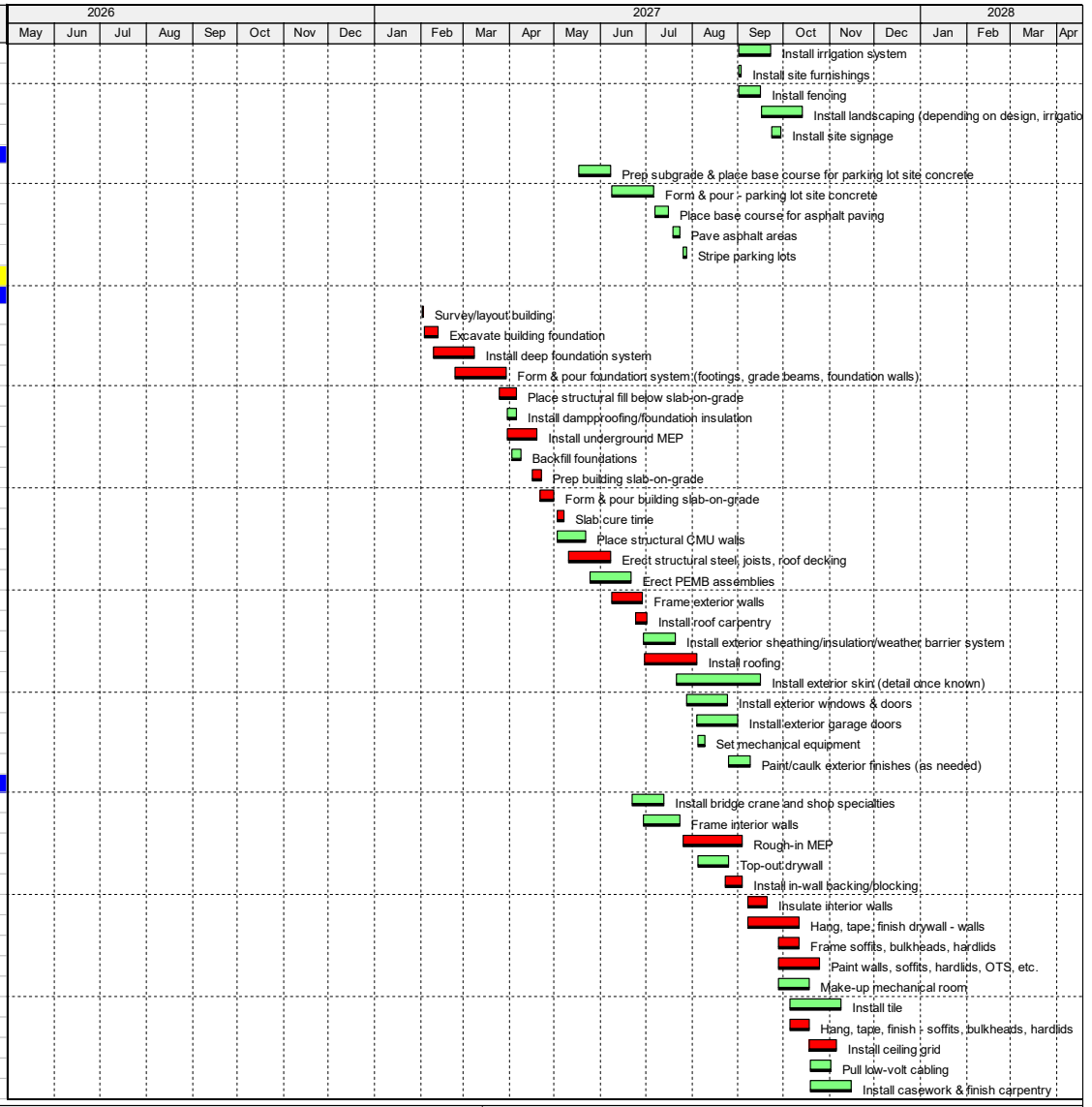
Activity Name	Original Duration	Start	Finish
Persigo Wastewater - Admin/Maint Building (RFP S	437	17-Apr-26	05-Jan-28
Preconstruction	293	17-Apr-26	10-Jun-27
CM/GC Solicitation	43	17-Apr-26	18-Jun-26
CM/GC develop and submit proposal	16	17-Apr-26	08-May-26
CM/GC proposal review, interviews, selection	10	11-May-26	22-May-26
City Council approval process/contract execution	17	26-May-26	17-Jun-26
Start of CM/GC services	0	18-Jun-26	
Design, Estimating, Permitting	198	17-Apr-26	27-Jan-27
Design development (DD's) to 60%	74	17-Apr-26	30-Jul-26
CM/GC - initial estimate - "PRICE CHECK"	15	18-Jun-26	08-Jul-26
DD (60%) estimate	20	31-Jul-26	27-Aug-26
Early procure - PEMB subcontractor	15	31-Jul-26	20-Aug-26
Project team coordination on PEMB details/design	20	21-Aug-26	18-Sep-26
DD estimate review	5	28-Aug-26	03-Sep-26
Construction documents (CD's) to 90%	44	04-Sep-26	05-Nov-26
Submit site development package to Planning Dept.	0	30-Oct-26*	
Planning Dept review	60	30-Oct-26	27-Jan-27
CD's to 100%	15	20-Nov-26	14-Dec-26
CD's estimating/GMP estimate	25	01-Dec-26	06-Jan-27
Permitting	35	03-Dec-26	22-Jan-27
GMP/100% CD's estimate review	10	07-Jan-27	20-Jan-27
Notice to proceed to construction	0	21-Jan-27	
Procurement, Submittals, Coordination, Materal Lead Times	184	21-Sep-26	10-Jun-27
PEMB - anchor bolts & reactions	20	21-Sep-26	16-Oct-26
PEMB - shop drawings	35	19-Oct-26	08-Dec-26
PEMB - submittal review	15	09-Dec-26	30-Dec-26
PEMB - fab drawings, fabricate, deliver	60	31-Dec-26	25-Mar-27
Submittal process	100	21-Jan-27	10-Jun-27
Issue subcontractor/supplier LOI's	2	21-Jan-27	22-Jan-27
Issue subcontracts	15	25-Jan-27	12-Feb-27
Construction	230	21-Jan-27	14-Dec-27
Mobilization & Set-Up	9	21-Jan-27	02-Feb-27
Mobilize to project site	5	21-Jan-27	27-Jan-27
Establish temp gravel access roads/laydown areas	8	22-Jan-27	02-Feb-27
Set construction fencing	2	25-Jan-27	26-Jan-27
Establish storm water BMP's	2	25-Jan-27	26-Jan-27
Establish survey benchmarks	2	25-Jan-27	26-Jan-27
Install temp electrical power	5	26-Jan-27	01-Feb-27
Site Construction	183	27-Jan-27	13-Oct-27
Clear & grub site/stock pile topsoil	3	27-Jan-27	29-Jan-27
Rough grade site	2	01-Feb-27	02-Feb-27
Install deep utilities	35	15-Feb-27	02-Apr-27
Install dry utilities/UG site electrical	30	05-Apr-27	14-May-27
Prep subgrade & place basecourse for building site concrete	10	04-Aug-27	17-Aug-27
Form & pour building site concrete	15	11-Aug-27	31-Aug-27
Form & pour light pole bases	5	18-Aug-27	24-Aug-27
Place top soil and fine grade	5	25-Aug-27	31-Aug-27
Install light poles	5	25-Aug-27	31-Aug-27



Primary Baseline Remaining Work Start Constraint
Actual Work Critical Remaining Work Finish Constraint

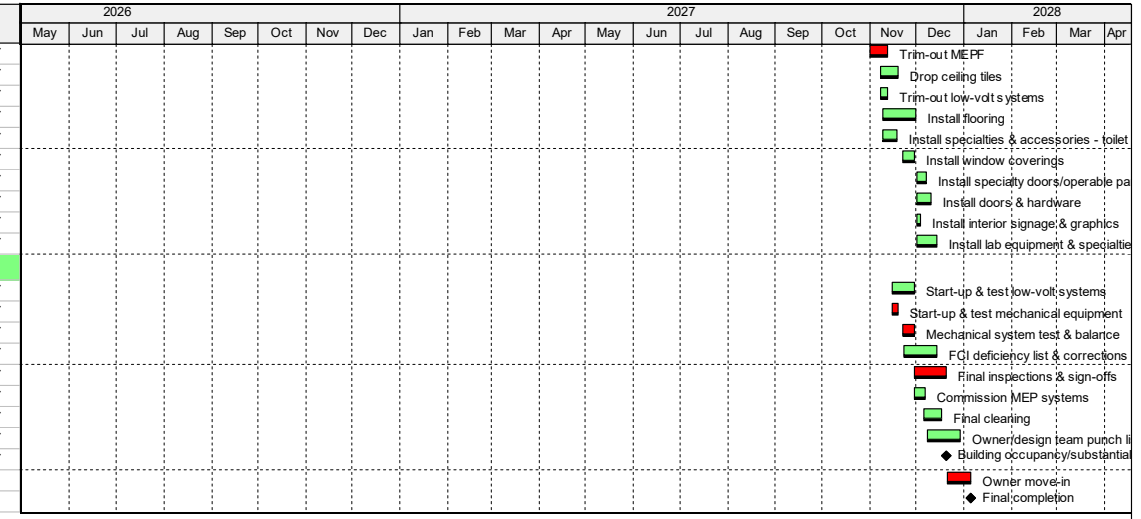
1

Activity Name	Original Duration	Start	Finish
Install irrigation system	15	01-Sep-27	22-Sep-27
Install site furnishings	2	01-Sep-27	02-Sep-27
Install fencing	10	01-Sep-27	15-Sep-27
Install landscaping (depending on design, irrigation source, weather, etc.)	20	16-Sep-27	13-Oct-27
Install site signage	5	23-Sep-27	29-Sep-27
Parking Lot/Maintenance Roads	51	17-May-27	28-Jul-27
Prep subgrade & place base course for parking lot site concrete	15	17-May-27	07-Jun-27
Form & pour - parking lot site concrete	20	08-Jun-27	06-Jul-27
Place base course for asphalt paving	8	07-Jul-27	16-Jul-27
Pave asphalt areas	5	19-Jul-27	23-Jul-27
Stripe parking lots	3	26-Jul-27	28-Jul-27
Building Construction	223	01-Feb-27	14-Dec-27
Structure & Exterior Skin	160	01-Feb-27	15-Sep-27
Survey/layout building	2	01-Feb-27	02-Feb-27
Excavate building foundation	8	03-Feb-27	12-Feb-27
Install deep foundation system	20	09-Feb-27	08-Mar-27
Form & pour foundation system (footings, grade beams, foundation w	25	23-Feb-27	29-Mar-27
Place structural fill below slab-on-grade	8	25-Mar-27	05-Apr-27
Install dampproofing/foundation insulation	5	30-Mar-27	05-Apr-27
Install underground MEP	15	30-Mar-27	19-Apr-27
Backfill foundations	5	02-Apr-27	08-Apr-27
Prep building slab-on-grade	5	16-Apr-27	22-Apr-27
Form & pour building slab-on-grade	8	21-Apr-27	30-Apr-27
Slab cure time	5	03-May-27	07-May-27
Place structural CMU walls	15	03-May-27	21-May-27
Erect structural steel, joists, roof decking	20	10-May-27	07-Jun-27
Erect PEMB assemblies	20	25-May-27	21-Jun-27
Frame exterior walls	15	08-Jun-27	28-Jun-27
Install roof carpentry	6	24-Jun-27	01-Jul-27
Install exterior sheathing/insulation/weather barrier system	15	29-Jun-27	20-Jul-27
Install roofing	25	30-Jun-27	04-Aug-27
Install exterior skin (detail once known)	40	21-Jul-27	15-Sep-27
Install exterior windows & doors	20	28-Jul-27	24-Aug-27
Install exterior garage doors	20	04-Aug-27	31-Aug-27
Set mechanical equipment	3	05-Aug-27	09-Aug-27
Paint/caulk exterior finishes (as needed)	10	25-Aug-27	08-Sep-27
Interior Build-Out	123	22-Jun-27	14-Dec-27
Install bridge crane and shop specialties	15	22-Jun-27	13-Jul-27
Frame interior walls	18	29-Jun-27	23-Jul-27
Rough-in MEP	30	26-Jul-27	03-Sep-27
Top-out drywall	15	05-Aug-27	25-Aug-27
Install in-wall backing/blocking	10	23-Aug-27	03-Sep-27
Insulate interior walls	10	07-Sep-27	20-Sep-27
Hang, tape, finish drywall - walls	25	07-Sep-27	11-Oct-27
Frame soffits, bulkheads, hardlids	10	28-Sep-27	11-Oct-27
Paint walls, soffits, hardlids, OTS, etc.	20	28-Sep-27	25-Oct-27
Make-up mechanical room	15	28-Sep-27	18-Oct-27
Install tile	25	05-Oct-27	08-Nov-27
Hang, tape, finish - soffits, bulkheads, hardlids	10	05-Oct-27	18-Oct-27
Install ceiling grid	15	18-Oct-27	05-Nov-27
Pull low-volt cabling	10	19-Oct-27	01-Nov-27
Install casework & finish carpentry	20	19-Oct-27	15-Nov-27



Primary Baseline · Remaining Work · Start Constraint
Actual Work · Critical Remaining Work · Finish Constraint

Activity Name	Original Duration	Start	Finish
Trim-out MEPF	10	01-Nov-27	12-Nov-27
Drop ceiling tiles	10	08-Nov-27	19-Nov-27
Trim-out low-volt systems	5	08-Nov-27	12-Nov-27
Install flooring	15	09-Nov-27	30-Nov-27
Install specialties & accessories - toilet partitions, lockers, appliances	8	09-Nov-27	18-Nov-27
Install window coverings	5	22-Nov-27	29-Nov-27
Install specialty doors/operable partitions	5	01-Dec-27	07-Dec-27
Install doors & hardware	8	01-Dec-27	10-Dec-27
Install interior signage & graphics	3	01-Dec-27	03-Dec-27
Install lab equipment & specialties	10	01-Dec-27	14-Dec-27
Close-Out	35	15-Nov-27	05-Jan-28
Start-up & test low-volt systems	10	15-Nov-27	29-Nov-27
Start-up & test mechanical equipment	5	15-Nov-27	19-Nov-27
Mechanical system test & balance	5	22-Nov-27	29-Nov-27
FCI deficiency list & corrections	15	23-Nov-27	14-Dec-27
Final inspections & sign-offs	15	30-Nov-27	20-Dec-27
Commission MEP systems	5	30-Nov-27	06-Dec-27
Final cleaning	10	06-Dec-27	17-Dec-27
Owner/design team punch list and corrections	15	08-Dec-27	29-Dec-27
Building occupancy/substantial completion	0		20-Dec-27
Owner move-in	10	21-Dec-27	05-Jan-28
Final completion	0		05-Jan-28



Primary Baseline · Actual Work · Remaining Work · Critical Remaining Work · Start Constraint · Finish Constraint

3

COST ESTIMATE DEVELOPMENT & CONTROL

Pre-Market Effort
In today's marketplace, where labor resources are often limited, we have found that an early personal outreach program to subcontractors and suppliers is a must to generate project interest and is an important step in maintaining a project budget. We have found that our pro-active approach to procurement enhances overall participation of subcontractors at bid time resulting in a more competitive process which ultimately benefits the owner.

Pricing the Gray Areas
We will begin the road to a successful GMP by developing a highly detailed baseline budget estimate based upon our knowledge of your project, our understanding of the program requirements and information provided in the current documents. In choosing the CM/GC method for this project, you can maintain more control over budget and schedule prior to ground-breaking. As your CM/GC, FCI makes certain that we are on track to meeting budget goals from the start of our pre-construction work. This means including reasonably-inferable elements into the cost estimates, even if they're not shown in the drawings, to avoid unexpected overruns.

Cost Updates
We will develop an initial budget and project schedule, which will be reviewed and revised at progressive stages of design to update previous information and to incorporate any cost-savings elements accepted by the City. We will look for cost savings ideas continuously; our track record proves that if we need to make cost corrections to the budget, we identify it at the earliest stage of design possible. We then work through the details along the way with your Architect to ensure that we don't change the integrity of the design and program after the first estimate.

Collaboration
Internal Collaboration of Team Members
FCI consists of employee-owners, and are invested in projects as if they were their own. ***In addition, collaboration between pre-construction team members and field team members, including pre-construction managers, project superintendents, project managers, and project engineers starts in the pre-construction phase of the project. This internal collaboration allows for a smooth transition from pre-construction to construction.***

Collaboration with the Design Team
Coordination with the design team and project stakeholders is extremely important in any type of construction, but especially true for publicly-funded work. ***Promoting the design team's creativity is something we believe in, and advocate for during design team meetings, constructability reviews, value analysis and throughout the various budgeting phases. We focus on our clients' visions with a goal to maximize programs and space options for their new facilities.***

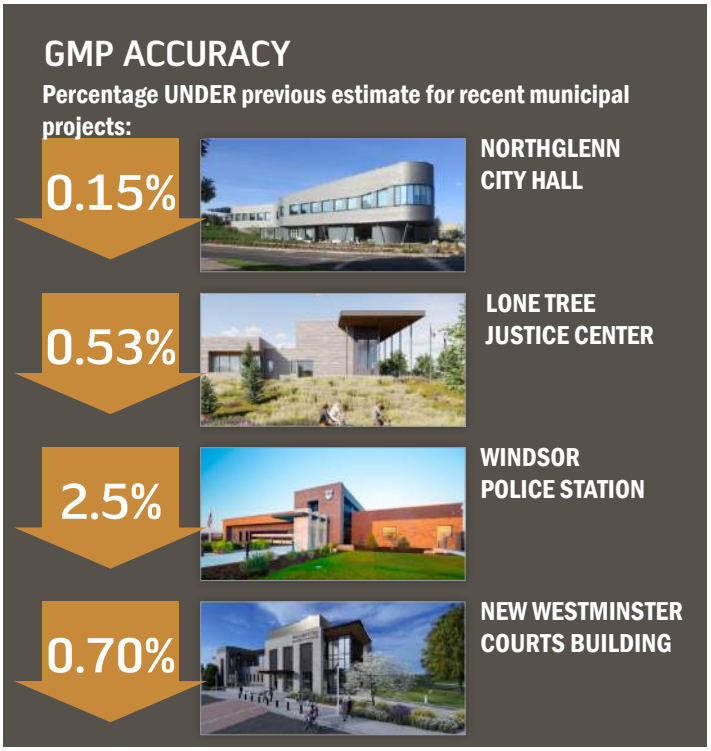
PRE-CONSTRUCTION TOOLS ENHANCING THE PROCESS

ESTIMATOR	AUTODESK REVIT	AUTODESK® INFRAWORKS™ 360
DESTINI ESTIMATOR **Role: Cost estimation software**	**REVIT AUTODESK** **Role: Building Information Modeling**	**INFRAWORKS 360** **Role: Civil infrastructure and site planning**
How it enhances pre-construction ✔ Automated Quantity Takeoffs ✔ Accurate Cost Modeling ✔ Scenario Analysis ✔ Integration ✔ Real Time Estimating	**How it enhances pre-construction** ✔ Detailed 3D Modeling ✔ Clash Detection ✔ Quantity Takeoffs & Data Management ✔ Collaboration	**How it enhances pre-construction** ✔ 3D Contextual Modeling ✔ Early Design Visualization ✔ Scenario Planning for Evaluating Multiple Design Alternatives ✔ Preliminary Analysis
Benefit Reduces estimating errors, provides fast and reliable budget projections, and supports early value engineering decisions.	**Benefit** Ensures all stakeholders are aligned, and supports more accurate early cost and schedule estimates.	**Benefit** Improves decision-making on site feasibility and layout early in the project, reducing costly site redesigns.

ESCALATION TRACKING & RISK MANAGEMENT

Every project carries inherent risks and opportunities that must be carefully evaluated, including product availability, cost escalation, and labor resource constraints. In recent years, our industry has experienced unprecedented cost escalation and supply chain disruptions, making early identification and mitigation of these risks more critical than ever. Our thorough review process positions us to navigate these challenges effectively and deliver results that are both efficient and resilient.

Escalation contingency is a way to mitigate risk of inflation, but we have to be mindful to not over-escalate the budget by controlling how much escalation is included.



PROCUREMENT

Competitive Subcontractor Pricing

To secure the most competitive subcontractor pricing, FCI will maximize local subcontractor participation. Our understanding of Westerm Colorado's resources, and the beneficial relationships we formulated with local firms during the construction of projects in the area, will benefit the City of Grand Junction Persigo Adimn/ Maintenance Building project.

Our team will work together to specify local products and services so surrounding area subcontractors have every opportunity to compete for the work. We intend to open up opportunities to local subcontractors and suppliers in the local area to participate on the project. We will strategically package work to allow the City to realize the best value from the subcontractors we choose. We will aggressively solicit local subcontractors/vendors and be sensitive to the local marketplace; however we will also offer our understanding of other markets and allow the City to capture good value if it is not available locally.

Most importantly, utilizing local firms creates a positive energy about how the project was contracted. In a time when many Owners are under scrutiny for allowing construction dollars to leave their region, we strive to set ourselves as an example that high levels of local participation can be achieved. Happy local subcontractors will contribute to the community's positive perception of the project. The pride of the local craftspeople working on their own community's facility will also pay off dividends for generations.

General Construction Approach

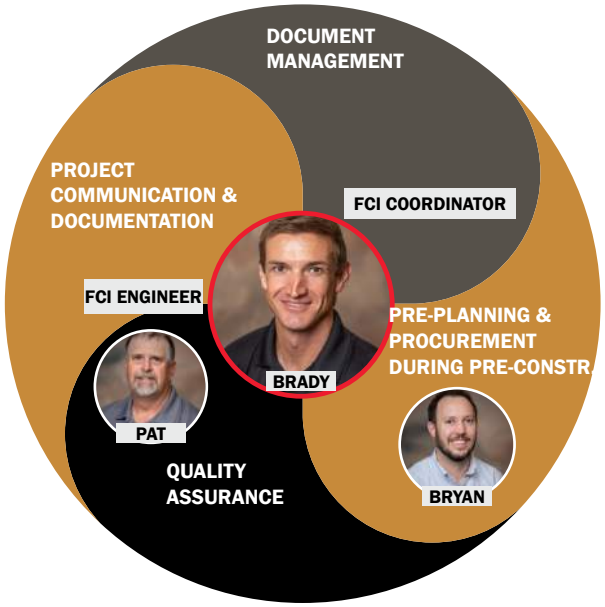
PROJECT MANAGEMENT

Effective communication is vital in construction project management, ensuring that all stakeholders, owners, contractors, engineers, and subcontractors, are fully aligned on project goals, timelines, and expectations.

We understand that technical expertise alone cannot guarantee project success; the ability to manage people, relationships, and information is equally essential. With this perspective, we approach every project with a clear objective: to create an environment where every team member has the tools and support to succeed. From the earliest stages of design, we establish:

- Clearly defined roles and responsibilities for each team member
- Individual goals and expectations
- Identification of all project stakeholders
- Transparent lines of reporting and communication

COMMUNICATION FLOW CHART



Project Communication and Documentation
All communication regarding the project will go through Brady Blackmer, Sr. Project Manager. Your on-site contact is your FCI Project Superintendent, Pat Hutchison.

Document Management
Brady also oversees the project construction administration process and prepares applications for payment. Brady is assisted by Cristi Frandsen, Project Coordinator. Brady will schedule weekly meetings during pre-construction and construction to ensure all team members are informed of decisions needed to keep the project on track.

Pre-planning and Procurement During Pre-construction & Bidding Phase
Brady will be consistently involved in the design & pre-construction phase of your project. Bryan Baughman, Pre-Construction Manager will be leading the pre-construction & bidding efforts of your project, including scope review and subcontractor solicitation. Bryan will also attend design meetings, and provide his expertise for the design team.

Project Management Tools
Brady and the team, including field members, will use Procore, Primavera P6, and BlueBeam software to streamline the production and distribution of all relevant documents.

Oakstar Bank, Grand Junction, CO

FCI was the CM/GC for the construction of this ew, 16,029 SF, two-story office building. The second floor and part of first floor occupied by OakStar Bank, remaining first floor is shelled space for future retail. *Completed by your proposed Project Manager, Brady Blackmer

SAFETY

Safety Approach

FCI's goal for safety is to be proactive rather than reactive. This is consistent in both the safety of our projects, and the overall construction of each project.

We believe safe working conditions are associated with an environment of high productivity, where superior projects are being produced, and clients receive the service they require, expect, and deserve. This philosophy guides us in the extensive, detailed, and carefully considered safety plans that are focal points in all FCI projects.

Critical to jobsite safety is a jobsite orientation that everyone involved in the construction site must complete. This provides everyone the opportunity to review all the jobsite rules without daily construction site distractions.

Paired with this, a site specific safety plan is in the project safety manual. This is incorporated in all activities and communication, with FCI employees, subcontractors and owners.

We believe safe working conditions foster an environment of high productivity and superior quality, where clients receive the service they expect and deserve while the public remains safe and uninterrupted.

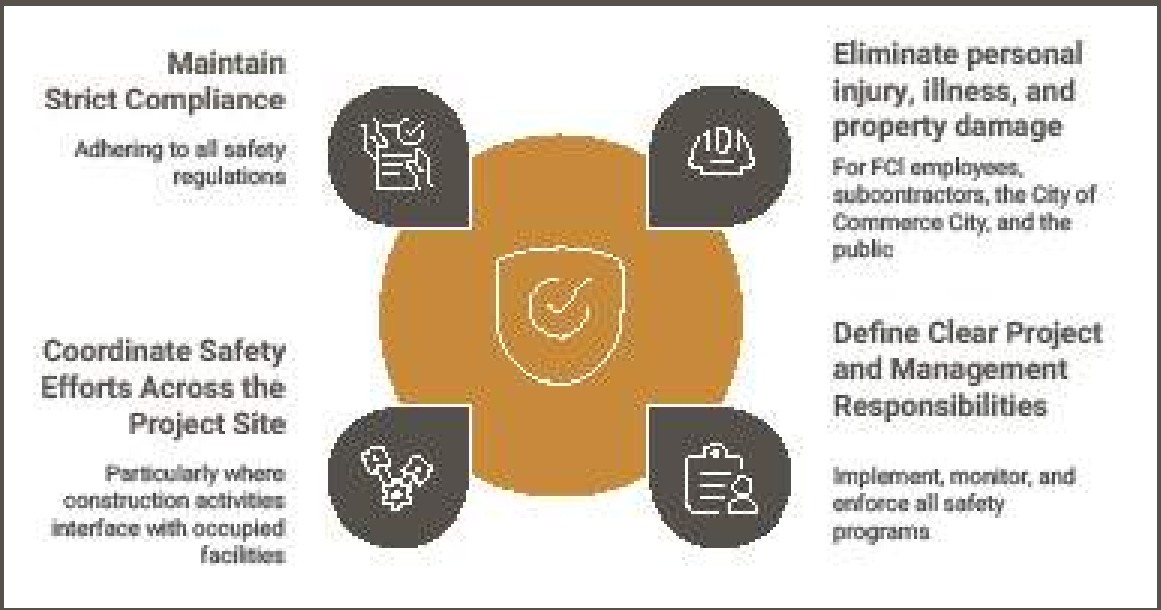
Experience Modification Rate		
2025: 0.60	2024: 0.58	2023: 0.62

JOBSITE SAFETY

FCI maintained zero lost-time accidents on the Denver International Airport Concourses C-East and B-East Expansions project. This over $1 billion project was executed on an occupied airport property and required extensive resources, including more than 900 personnel on site each day. In total, 5,361,223 man-hours were worked with no lost-time injuries recorded throughout the duration of this mega project. Photo above: Safety rules demonstrated by Heath on a display at the DEN Concourse Expansions project.

ACHIEVING EXEMPLARY SAFETY STANDARDS

Our exemplary safety record reflects a company-wide commitment to protecting our workforce, our clients, and the communities we serve. This is achieved by focusing on four fundamental goals:



QUALITY CONTROL PROCESS

One of the fundamental principals at FCI is to provide the highest quality product for our clients. In order to make this philosophy a reality, we hire qualified individuals, retain and promote the most dedicated employees, and emphasize the importance of quality control in training.

In addition to instilling these principals among our own employees, we strive to partner with competent and qualified subcontractors.

FCI's Subcontractor Management/Quality Assurance/ Quality Control Program is designed to:

- Provide supervision, inspection, and testing of all items of work, including that of suppliers and subcontractors
- Ensure compliance with the requirements of the technical specifications and drawings for their projects

Quality Assurance and Quality Control initially starts in pre-construction with the pre-qualification of subcontractors that can meet or exceed quality expectations.

QUALITY CONTROL REPRESENTATIVE

Pat Hutchiosn, Project Superintendent will function as Quality Control, QC Representative. The QC Representative will report to and receive his authority directly from the Safety Supervisor and Regional Safety Manager. The QC Representative will perform preparatory and initial inspections, and will also implement written procedures and instructions in this plan.

QUALITY ASSURANCE REPRESENTATIVE

Brady Blackmer, Sr. Project Manager will function as the Quality Assurance, QA Representative. The QA Representative is responsible for verification that the Quality Control Program is being implemented. The QA Representative will be in daily contact with the QC Representative throughout the duration of the project.

PUNCHLIST AND WARRANTY

We are committed to not only starting strong, but to finishing strong as well. We understand that our final actions on site leave a lasting impression with our clients. At the completion of the project, FCI will present the City with a full set of project record documents. The record documents are maintained by the Superintendent on a daily basis during construction, and will contain any changes, directives, or supplemental drawings included in the work. In accordance with the contract, the specifications, and after discussion with the City, a substantial completion date will be established.

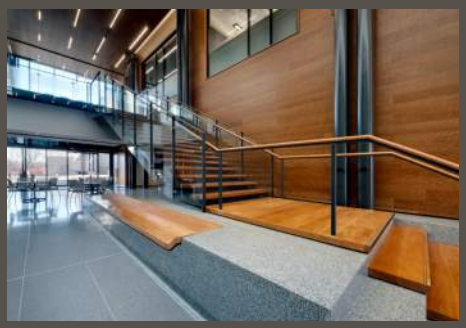
The items that are still incomplete at that time will become part of the recorded punch list, to be completed before the deadline established.

In addition, Operation and Maintenance Manuals will be provided per the specification. All required startup and systems operations training will be scheduled at a time that is most convenient. Subcontractors will provide training for the systems they have installed, and will provide warranties where required. When the project has reached final completion, all manuals, warranties, keys, releases, and other items required by the specifications, will be turned over to the City.

It is FCI's goal to exceed our clients' expectations. That is why we take a proactive approach to warranty work or any potential post-construction issues. We will periodically visit with the maintenance staff to develop an open line of communication. This promotes early detection of any issues that may come up, so they can be addressed promptly before they impact building operations or systems.

FCI will be accountable for all warranty claims per contract terms. At the end of the project, written warranties, as required by the specifications, will be given to the City of Grand Junction as specified within the contract. In addition to periodic post-construction communication and site visits, FCI schedules an 11-month walkthrough with you and your and staff, as appropriate, to identify any issues prior to warranty expiration.

Platte River Power Authority Office Campus, Fort Collins, CO



FCI served as CM/GC under a CMAR contract for this $41 million, 97,200 SF campus modernization completed in 2020, anchored by a new 55,000 SF headquarters building on PRPA's 17-acre campus. The work also included six new outbuildings and demolition of eight existing buildings, along with extensive site modifications impacting the Headquarters Building, Pool Car Garage, Communications Building, Warehouse, Substation Garage, Maintenance Facility, Truck Wash, and Fleet Parking Garages. Construction was executed while maintaining full on-site operations and coordinating around live underground low-voltage lines supporting systems for four Northern Colorado municipalities, local hospitals, and Level 3 and Comcast communications. The team also relocated an active on-site well and irrigation pond. Designed to achieve LEED Silver, the project ultimately tracked sufficient points to earn LEED Gold certification.

References

Name, Title, Company	Kirsten Ambruster Project Engineer City of Grand Junction
Phone #, Email	(970) 244-1421, kirstena@gjcity.org
Project Name	Grand Junction Fire Station No. 3, No. 6, & No. 7, Grand Junction Community Recreation Center

Name, Title, Company	Dan Adams Senior Project Manager Mesa County
Phone #, Email	(970) 986-7864, dan.adams@mesacounty.us
Project Name	Mesa County Clifton ECE & Community Center / 20+ projects

Name, Title, Company	Michelle Boisvenue-Fox Library Director Mesa County Public Library
Phone #, Email	(970) 683-2424, mboisvenuefox@mcpld.org
Project Name	Mesa County Public Library Clifton Branch

Name, Title, Company	Jim Scheid Public Works Director City of Montrose
Phone #, Email	(970) 240-1481 jscheid@ci.montrose.co.us
Project Name	City Hall Relocation & Renovation New Public Works Facility

Name, Title, Company	Eddie Mort Coordinance, Maintenance, & Operations Mesa County Valley School District 51
Phone #, Email	(970) 254-5100 eddie.mort@d51schools.com
Project Name	27+ projects

Name, Title, Company	Angela Padalecki Executive Director Grand Junction Regional Airport
Phone #, Email	(970) 244-9100 apadalecki@gjairport.com
Project Name	14+ projects

Mesa County Clifton Community Center & Mesa County Library | Grand Junction, CO

Type Of Project
New Construction

Project SF
45,300 | 22,000

Completion Year
2024

Delivery Method
CM/GC

Contract Values
SD: $28,000,000 / $7,100,000
DD: $28,000,000 / $7,100,000
GMP: $27,999,759 / $6,947,390
Final Construction: $28,031,233 / $7,329,729

Owners
Dan Adams, Senior Project Manager, Mesa County
970-986-7864
dan.adams@mesacounty.us

Michelle Boisvenue-Fox, Executive Director, Mesa County Libraries
mboisvenuefox@mcpld.org
970-683-2424

Architect
Edward Buglewicz
RDG Planning & Design
(402) 392-0133
Paul Leasure, Senior Associate
RATIO
(303) 607-0040

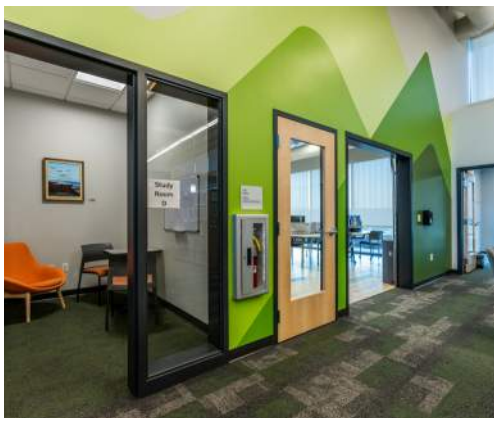
Similar Staff
Brady Blackmer, Project Manager, Pat Hutchsion, Superintenent (Clifton Library), Bryan Baughman, Precon Manager

Clifton Community Center

FCI was the CM/GC for this recently completed 45,300 SF building constructed on 14 acre “Clifton Campus” site. This campus is also home to the Clifton Library project also constructed by FCI. The Mesa County ECE project consists of an early childhood education area, early childhood training spaces, and a community hall for the Clifton community. Interior educational spaces for the ECE include preschool, infant/toddler, school age, and flex classrooms. Interior spaces for the community center include a computer lab, meeting rooms, after-school room, prep kitchen, and gym. There is also an administration/office area for the faculty. The exterior of the building is brick and metal panels. Exterior improvements for the project consist of several playground areas, artificial turf play areas, outdoor restroom facility, a community event space, community commons area, and a pavilion stage for live performances.

Mesa County Clifton Library

FCI was the CM/GC for this new branch for the Mesa County Library District, located in Clifton, CO. The new building is a one-story, 18,250 SF structure. The new building includes traditional library spaces, plus a multi-purpose space for the community and Adult Learning Center (ALC) area that consists of classrooms, offices, and study rooms to facilitate adult learning needs. The exterior facade of the building was made up of stone and stucco. This Library was constructed on the newly built Clifton Campus, which is a approximately 20 acre campus that also includes the new Mesa County Early Childhood Education Center and Community Center, also built by FCI.



City of Grand Junction Fire Stations
Grand Junction, CO

Project	Completion Year	Delivery Method	Original Contract Value	Final Contract Value	Architect	Similar Team Members
City of Grand Junction Orchard Mesa Fire Station	2016	CM/GC	$2,508,877	$2,508,877	Chamberlin Architects Jonathan West (970) 242-6804 jwest@chamberlinarchi-tects.com	N/A
City of Grand Junction Fire Station No. 6	2020	CM/GC	$3,859,859	$3,859,859	Chamberlin Architects Jonathan West (970) 242-6804 jwest@chamberlinarchi-tects.com	N/A
City of Grand Junction Fire Station No. 8	2022	CM/GC	$5,198,688	$5,198,688	BG+co John Potter (970) 242-1058 jpotter@bgco.com	Pat Hutchison Marc Litzen
City of Grand Junction Fire Station No. 3 Replacement	2022	CM/GC	$4,570,069	Final - $4,566,563	BG+co Peter Icenogle (970) 778-3439 picenogle@bgco.com	Marc Litzen
City of Grand Junction Fire Station No. 7	2025	CM/GC	$7,000,986	- Final - $6,588,915	BG+co Leul Yoseph (970) 368-4306 lyoseph@bgco.com	Pat Hutchison Marc Litzen

Owner
Grand Junction Fire Department
Matt Carson
Battalion Chief
(970) 549-5871

Larimer County Fleet Campus
Loveland, CO

Type Of Project
New construction

Project SF
52,500 SF

Completion Year
2024

Delivery Method
CM/GC

Final Contract Value
SD: N/A
DD: $28,630,058
GMP: $25,646,508
Final: $26,073,394

Change Orders - 26 for a total of $264,722 (Owner added scope)

Owner
Larimer County Facilities Management
Ken Cooper, Facilties Director
(970) 498-7310
ken.cooper@larimer.org

Architect
D2C Architects
Brian Duggan, AIA
(303) 952-4802
bduggan@d2carchitects.com

Similar Staff
N/A

Project Description
Larimer County Fleet Services Campus consists of the development of a 30 Acre site located at the Airpark North development in Loveland, CO. The 52,500 SF pre-engineered metal building will include Public Works administration offices, conference rooms, storage spaces, parts rooms, light and heavy duty equipment service bays, equipment wash bay, covered equipment storage bays, uncovered equipment storage and staging areas, a fueling facility, the Road and Bridge Department administration and sign shop.

Adams County Fleet Maintenance Facility
Commerce City, CO

Type Of Project
New Construction

Project SF
100,000

Completion Year
2023

Delivery Method
CM/GC

Contract Values
SD: $32,063,756
DD: $34,497,016
GMP: $36,388,662
Final: $36,577,723

Change Orders - 2 for $189,061 (Owner added scope)

Owner
Adams County
Ranette Carlson, Project Manager
(720) 523-6924
RCarlson@adcogov.org

Architect
Stantec
Jonathan Flager
(303) 575-8554
jonathan.flager@stantec.com

Similar Staff
N/A

Project Description
Construction of new vehicle fleet campus for Adams County's Public Works, totaling 100,000 SF plus associated sitework on 8.5 acres. Included demolition of existing campus. This project was completed in several phases. Phase 1 and 2 Challenges: working with an occupied existing site, buried debris, constructing a temporary 25 year storm pond that was not including in the original scope and footprint of the site and is in the location of the East covered parking facility. Phase 3 Challenges: efficient transfer of employees to the new facility in order to start demolition in a timely matter, unknown abatement duration if needed. Phase 4 Challenges: working on an occupied site and allowing access for all traffic. Phase 5 Challenges: working on an occupied site in the late winter completing site work.

Type Of Project
New construction

Project SF
123,900 SF

Completion Year
2027

Delivery Method
CM/GC

Contract Values
SD: $62,986,470
DD: $60,260,214
GMP: $59,377,668
Current: $59,185,128

Owner
City of Montrose
Jim Scheid
Public Works Director
(970) 240-1481
jscheid@ci.montrose.co.us

Architect
BG+co
Peter Icenogle, President
(970) 778-3439
picenogle@bgco.com

Stantec
Jonathan Flager
(303) 575-8554
jonathan.flager@stantec.com

Similar Staff
Bryan Baughman, Pre-Con Manager

City of Montrose Public Works
Montrose, CO

Project Description
FCI is currently serving as the CM/GC for the City of Montrose's new Public Works Facility a municipal operations campus designed to improve day-to-day service delivery, fleet readiness, and long-term maintenance capacity. The approximately $60M project includes pre-engineered metal building systems and purpose-built spaces such as fleet maintenance bays, a welding bay, parts storage, vehicle/equipment storage, administration and engineering offices, locker rooms, and staff support areas (including a break/lunch room and training space). Site improvements support efficient operations with stream-lined circulation for heavy vehicles, outdoor storage/material laydown, and infrastructure to support fleet fueling and maintenance activities. Throughout delivery, FCI partnered closely with City stakeholders and local trade partners to provide transparent budgeting, maintain schedule accountability, and deliver a durable facility tailored to the crews who keep Montrose running.

Type Of Project
New construction

Project SF
106,000 SF

Completion Year
2026

Delivery Method
CM/GC

Contract Values
SD: $62,986,470
DD: $60,260,214
CD/GMP: $59,377,668
Current: $77,501,233

Owner
City of Grand Junction
Ken Sherbenou
Parks & Recreation Director
(970) 256-3866
kensh@gjcity.org

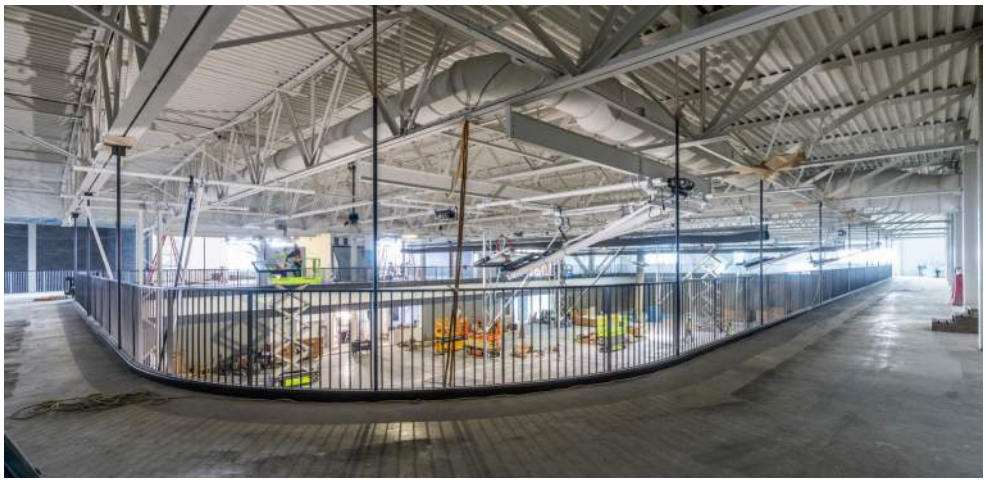
Kirsten Armbruster
Project Engineer
(970) 244-1421
kirstena@gjcity.org

Architect
Barker Rinker Seacat
Cory Wilkerson
(201) 704-4353

Similar Staff
Brady Blackmer, Sr. Project Manager, Bryan Baughman, Pre-Con Manager

City of Grand Junction Recreation Center
Grand Junction, CO

Project Description
The new Community Center for the City of Grand Junction, currently in the construction phase, will be an 106,000 SF facility. The building will feature climbing wall, fitness rooms, lap pool, therapy pool, diving well, zero-depth pool, leisure pool and spa, locker rooms, community spaces, gym and basketball courts, child care center, workout areas, and welcoming entry and reception area. Elements of the outdoor construction include an overflow parking lot, a multipurpose turf field, a walkway to the field, outdoor fitness turf area, and a pavilion.



USI UNDERSTAND. SERVICE. INNOVATE.

April 20, 2026

City of Grand Junction
Duane Hoff, Jr., Contract Administrator
duaneh@gjcity.org
(970) 244-1545

RE: Bonding program FCI Constructors Inc
Project: Persigo Wastewater Treatment Plant-Administration/Maintenance Building
Budget: $16,000,000

Dear Duane Hoff, Jr.;

Our agency services the Surety Program for FCI Constructors, Inc. We are personally acquainted with Mr. Evan Walton, President of FCI Constructors, Inc. and we have found him to be an individual of high character and integrity. FCI Constructors, Inc. is one of the premier construction firms in the Rocky Mountain Area and has been doing business with USI since 2004. In the time that our firm has done business with FCI, there have been no adverse bond claims on record. FCI has always handled themselves with the utmost professionalism and integrity.

Surety bonds for FCI Constructors, Inc. have been written through CNA / Continental Casualty Company since 1991. Due to the strong financial strength of this organization we are willing to give consideration to projects in excess of $250,000,000 and an aggregate capacity in excess of $1,200,000,000. This is merely a working parameter and does not constitute maximum bond capacity. Continental Casualty Company is listed in the most recent issue of the Federal Register, Circular 570, and US Treasury Department and possesses a current Best rating of A+ and XV. Continental Casualty Company is also licensed to conduct business in all 50 states.

We understand that FCI Constructors, Inc. will be submitting a proposal to you on the above referenced project(s). The addition of your project(s) to FCI Constructors work program will not affect their bond capacity. Currently, FCI is utilizing around $700,000,000 of their bond capacity, leaving more than $500,000,000 in available bond capacity for additional projects.

FCI Constructors, Inc. has an excellent reputation and experience in providing input on value engineering options to optimize construction quality and cost effectiveness within a specified budget. Other considerations within FCI's area of expertise are project scheduling and the integrity of all design alternatives.

Should FCI be awarded a contract, we anticipate being able to provide bonds in the amount of 100% of the contract sum. Our approval of any bond requests would be conditioned upon applicable underwriting considerations at the time of the bond request. This letter is not an assumption of liability. We have issued this letter only as a bonding reference requested by our client.

We strongly recommend FCI Constructors, Inc. to you and if you should need any additional information or services, please advise at your convenience.

Sincerely,

Cory A. Clauss
Partner / Executive Vice President - Surety and Construction
USI Insurance Services
303-831-5218
cory.clauss@usi.com

COST/PRICING PROPOSAL FORM

RFP-5838-26-DD "CM/GC for Persigo Administration & Maintenance Building"

Date: 5/5/2026

CM/GC Cost/Pricing proposal shall be based upon a $16,000,000 construction budget.

1. CM/GC Pre-Construction Services Fee $ 40,000
2. CM/GC Construction Services Fee (OH&P) 2.75 % $ 427,900
   (Provide both % and $)
3. General Conditions (Not-To-Exceed) $ 1,182,681

Total CM/GC Fee $ 1,650,581

Total CM/GC Fee Written:

one million, six hundred thousand, five hundred eighty one **dollars**

Please provide a detailed breakdown to adequately describe the CM/GC services and associated anticipated reimbursable costs to demonstrate as complete an understanding as possible of the services/construction provided.

Company: FCI Constructors, Inc.

Authorized Signature:

Title: President/CEO

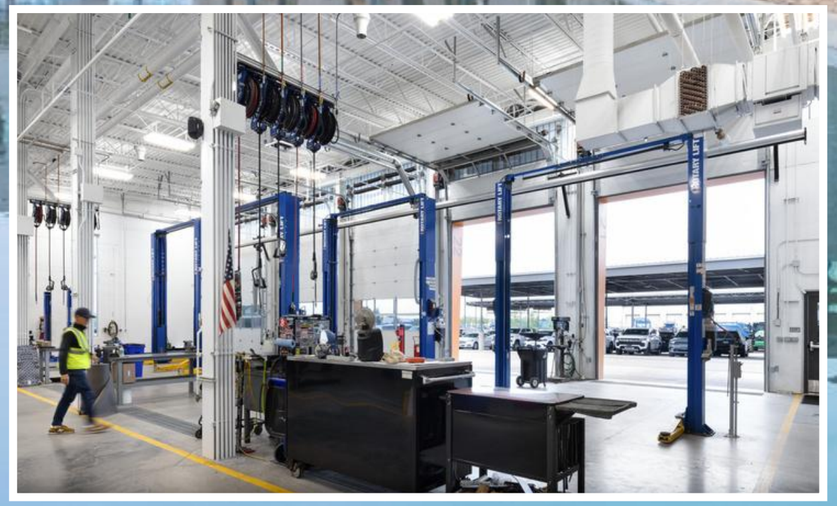
FCI Constructors, Inc.

Project: City of Grand Junction - Persigo Admin & Maintenance
Div. 1: GENERAL CONDITIONS

Original Design

DESCRIPTION	QUANTITY	UNIT	PRICE	MATERIAL	MATERIAL TAX	PRICE	EQUIP/SUB	PRICE	LABOR	TOTAL
PROJECT DIRECTOR	0.00	WK	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
PROJECT MANAGER	15.72	WK	$ -	$ -	$ -	$ -	$ -	$ 6,840.00	$ 107,510.44	$ 107,510
PROJECT SUPERINTENDENT	47.63	WK	$ -	$ -	$ -	$ -	$ -	$ 5,120.00	$ 243,865.60	$ 243,866
ASST SUPERINTENDENT	0.00	WK	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
PROJECT ENGINEER	47.63	WK	$ -	$ -	$ -	$ -	$ -	$ 4,080.00	$ 194,330.40	$ 194,330
PROJECT COORDINATOR	0.00	WK	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
INFORMATION TECHNOLOGY	11.00	MO	$ -	$ -	$ -	$ 1,500.00	$ 16,500.00	$ -	$ -	$ 16,500
COPIER	11.00	MO	$ -	$ -	$ -	$ 400.00	$ 4,400.00	$ -	$ -	$ 4,400
FIRST AID	11.00	MO	$ -	$ -	$ -	$ 350.00	$ 3,850.00	$ -	$ -	$ 3,850
OFFICE TRAILER	11.00	MO	$ 1,500.00	$ 16,500.00	$ -	MOB/DEMOB	$ 4,500.00	$ -	$ -	$ 21,000
STORAGE TRAILER	11.00	MO	$ 450.00	$ 4,950.00	$ -	MOB/DEMOB	$ 2,000.00	$ -	$ -	$ 6,950
CELL PHONE	11.00	MO	$ 300.00	$ 3,300.00	$ -	$ -	$ -	$ -	$ -	$ 3,300
TRAILER INTERNET & PHONE	11.00	MO	$ 300.00	$ 3,300.00	$ -	INSTALL	$ 2,000.00	$ -	$ -	$ 5,300
POSTAGE	11.00	MO	$ 100.00	$ 1,100.00	$ -	$ -	$ -	$ -	$ -	$ 1,100
TEMP TOILET	11.00	MO	$ -	$ -	$ -	$ 500.00	$ 5,500.00	$ -	$ -	$ 5,500
PROJECT SIGN	1.00	LS	$ -	$ -	$ -	$ 1,000.00	$ 1,000.00	$ -	$ -	$ 1,000
TEMP POWER	11.00	MO	$ 1,500.00	$ 16,500.00	$ -	$ -	$ -	$ -	$ -	$ 16,500
TEMP GAS	11.00	MO	$ 750.00	$ 8,250.00	$ -	$ -	$ -	$ -	$ -	$ 8,250
TEMP WATER	11.00	MO	$ 1,000.00	$ 11,000.00	$ -	$ -	$ -	$ -	$ -	$ 11,000
SAFETY	11.00	MO	$ 500.00	$ 5,500.00	$ -	$ -	$ -	$ 1,000.00	$ 11,000.00	$ 16,500
FIRE EXTINGUISHERS	11.00	MO	$ 300.00	$ 3,300.00	$ -	$ -	$ -	$ -	$ -	$ 3,300
CONSTRUCTION FENCING	11.00	MO	$ -	$ -	$ -	$ 1,000.00	$ 11,000.00	$ 400.00	$ 4,400.00	$ 15,400
PROJECT PHOTOS	1.00	LS	$ 2,500.00	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ 2,500
FINAL CLEAN	31,000.00	SF	$ 0.90	$ 27,900.00	$ -	$ -	$ -	$ -	$ -	$ 27,900
OFFICE SUPPLIES	11.00	MO	$ 200.00	$ 2,200.00	$ -	$ -	$ -	$ -	$ -	$ 2,200
REPROGRAPHICS - BLUEPRINTS- FCI	1.00	LS	$ 3,000.00	$ 3,000.00	$ -	$ -	$ -	$ -	$ -	$ 3,000
PICKUP RENT, FUEL, OIL	11.00	MO	$ 525.00	$ 5,775.00	$ -	$ 2,550.00	$ 28,050.00	$ -	$ -	$ 33,825
ALLOWANCES										
SITE CLEAN UP - STREET/ WALK/PARKING LOT/ TRASH	1.00	AL	$ -	$ -	$ -	$ 25,000.00	$ 25,000.00	$ -	$ -	$ 25,000
TEMP BUILDING HEAT	1.00	AL	$ -	$ -	$ -	$ 65,000.00	$ 65,000.00	$ -	$ -	$ 65,000
SNOW AND ICE REMOVAL	1.00	AL	$ -	$ -	$ -	$ 10,000.00	$ 10,000.00	$ -	$ -	$ 10,000
MISCELLANEOUS SMALL TOOLS	11.00	MO	$ 700.00	$ 7,700.00	$ -	$ -	$ -	$ -	$ -	$ 7,700
FEES & INSURANCES										
GENERAL LIABILITY	1.00	LS	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 192,000
PAYMENT & PERFORMANCE BOND	1.00	LS	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 104,000
BUILDER'S RISK	1.00	LS	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 24,000
PRECONSTRUCTION SERVICES FEE	1.00	LS	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 40,000
CM/GC CONSTRUCTION SERVICES FEE	1.00	LS	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 427,900
TOTALS				$ 122,775.00	$ -		$ 178,800.00		$ 561,106.44	**$ 1,650,581**

Page 1 of 1



FCI Constructors, Inc.

City of Grand Junction

Persigo Wastewater Treatment Plant Administration & Maintenance Building

CM/GC Services

FCI Constructors, Inc.

MEET YOUR TEAM LEADERS

Marc Litzen

Regional Pre-Con Director

In industry: 31 years
With FCI: 26 years

Brady Blackmer

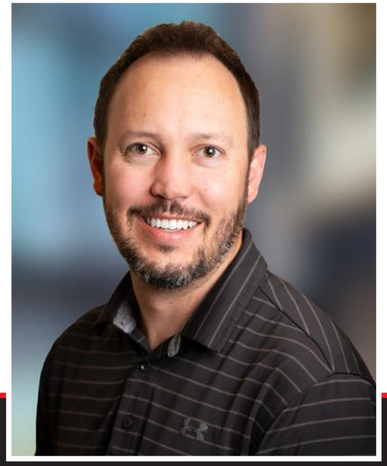
Project Manager

In industry: 19 years
With FCI: 17 years

Pat Hutchison

Project Superintendent

In industry: 40 years
With FCI: 16 years



Bryan Baughman

Pre-Con Manager

In industry: 17 years
With FCI: 16 years

PROUDLY SERVING COLORADO'S WESTERN SLOPE FOR OVER 48 YEARS.

FCI Constructors, Inc.

WESTERN COLORADO PRESENCE

- Founded in Grand Junction in 1978
- Headquarters remain in Grand Junction
- 151 full-time employees work out of the Grand Junction office
- Strong relationships with local suppliers and subcontractors

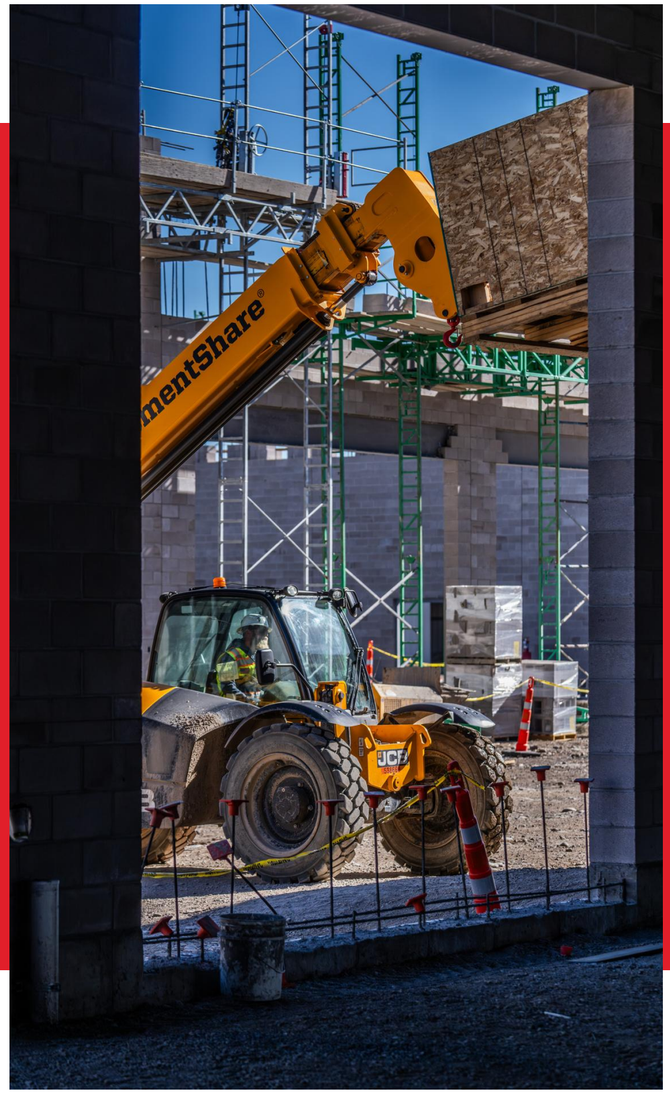
CM/GC EXPERIENCE

- 48 years of CM/GC experience
- Large and diverse portfolio of projects
- High accountability
- Experienced, stable teams

PRECONSTRUCTION APPROACH

PRECONSTRUCTION APPROACH

- Early trade partner engagement to drive accurate pricing
- Open-book approach
- Proactive focus on clarifying unclear scope + long-lead items
- VE + alternates identified early
- Predictable GMP
- No late-stage budget shocks
- Fully informed decision-making



PRECONSTRUCTION APPROACH

Persigo Project Approach

- Budget validation begins immediately
- Early “price check” to confirm alignment with $16M target
- Identify gaps early, before design advances
- Routine Precon OAC check-in meetings
- Focus on cost, constructability, and long-term performance

What Sets FCI Apart?

01

Extensive municipal Experience

- 17+ projects for the City of Grand Junction

02

Strong understanding of public accountability + decision making process

03

Dedication to achieving project goals

- **Example** Grand Junction Recreation Center - $7.6M in VE identified

CONSTRUCTION APPROACH

PROJECT APPROACH
SAFETY

FCI'S 2025 EMR RATING

.60

Industry Average: 1

- Proactive approach
- Mandatory jobsite safety orientation for all personnel
- Site-specific safety plans
- Weekly "Toolbox Talks"
- Commitment to safe project execution across all phases of construction

PROJECT SCHEDULE MILESTONES

FCI Constructors, Inc.

Late June 2026	Late June 2026-Jan 2027	Jan 27, 2027	April 30, 2027	June 21, 2027	Aug 31, 2027	Dec 14, 2027
CM/GC Onboarded	**Precon Services**	**Mobilize to Project Site/Start Construction**	**Foundation Complete**	**Structure Complete (CMU, Steel, PEMB)**	**Building Dried-In**	**Interior Build-Out Complete**

Dec 20, 2027	Jan 5, 2028
Building Occupancy (Start Owner Move-In)	**Final Completion**

Persigo Wastewater Treatment Plant - Administration/Maintenance Building

PROJECT APPROACH SCHEDULE MANAGEMENT

FCI Constructors, Inc.

5- Week Short Interim Schedule

Work Items:	Resp. Co.	JUNE M 8	T 9	W 10	Th 11	F 12	S 13	Su 14	M 15	T 16	W 17	Th 18	F 19	S 20	Su 21	JULY M 8	T 8	W 8	Th 8	F 8	S 8	Su 8	M 8	T 8	W 1	Th 2	F 3	S 4	Su 5	M 6	T 7	W 8	Th 9	F 10	Comments:
Building A																																		
Weekly Forman Meeting 10:00			X							X							X							X						X				
Fire Alarm Rough In	EC	X	X	X	X	X			X	X	X	X	X			X	X	X	X	X			X	X	X	X	C								
Demo Security Grille 2nd Floor	ASCO	B	C																															
Low Volt Rough In Walls, Ceilings, Boards	EC	X	X	X	X	X																												
Install Backing for Boards	FCI	X	X	X	X	X																												
Frame Walls 2nd Floor Elevator Room	SDI	X	C																															
Frame Walls @ Library	SDI	B	X	C																														
MEP Rough In Walls 2nd Floor	MEP	B	X	X	X	X			C																									
Install EMS Lockers	WSS			B	X	X			X	X	X	X	X			X	X	X	X	X			X	X	C									
Sawcut SOG For Floor Drain @ Water PRV	ASCO			B	C																													
Tie In UG Plumbing @ PRV	2H					B			C	I																								
Hang, Tape & Finish Drywall 2nd Floor	SDI								B	X	X	X	X			X	X	C																
Pour Back SOG @ PRV	M&M										B	C																						
Demo Existing Window @ Elevator Tie In	GRE															BC																		
Prime & Paint Walls/Frames @ 2nd Floor	Innovative															B	X	X	X	C														
Install Grid Ceilings 2nd Floor	SDI																		B	X			C											
Grid Ceiling Rough In	MEP																			B			X	C										
Install Flooring @ 2nd Floor	Abbey																								B	X	X			X	C			
Change Out Boiler	2H/EC																																	Pending RFI 91
Building D																																		
Paint Fire Sprinkler Piping	Innovative																																	Touch up When Installed
1st Floor Abatement	GRE	X	X	C																														
Install Fire Sprinkler System	High Des	X	X	X	X	X			X	X	X	X	X			X	X	X	X	C														
2nd Floor Abatement	GRE	B	X	X	X	X			X	X	X	X	C																					
Demo LR Curbs 1st Floor After Abatement	ASCO		B	C																														
Saw Cut For UG Plumbing	ASCO				B	X			C																									
Fire Alarm Rough In	EC								B	X	X	X	X			X	X	X	X	X			X	X	X	X	X			X	X	X	X	X
Rough In UG Plumbing @ 1st Floor LR	2H								B	X	C	I																						
Pour Back SOG Trenchs @ 1st Floor LR	M&M												BC																					
Layout & Frame Walls @ Locker Rooms	SDI															B	X	X	X	C														
Demo Curbs 2nd Floor After Abatement	ASCO															B	X	C																
Sawcut Concrete For Duct Drops	ASCO/2H															B	C																	
Install Floor Support Steel	Western																	B	C															
Cut & Install Lintel @ 2nd Floor Door	ASCO																	B	X	C														
MEP Rough In Walls & Ceilings @ LR	MEP																		B	X			C	I										
Hang, Tape & Finish Walls	SDI																							B	X	X	X			X	X	C		
Frame Hard Lid Ceilings	SDI																									B	X							
Rough In Hard Lid Ceilings	MEP																													B	X	X	C	

Legend: B = Begin X = Duration D = Deliver I = Inspection C = Complete P = Pour R = Resume

Owner: Mesa County School District 51 **Project Name:** West Middle School **Issue Date:** June 8 2026

Location: Grand Junction, Co. **Project No.:** 10-25-040 **By:** Pat Hutchison

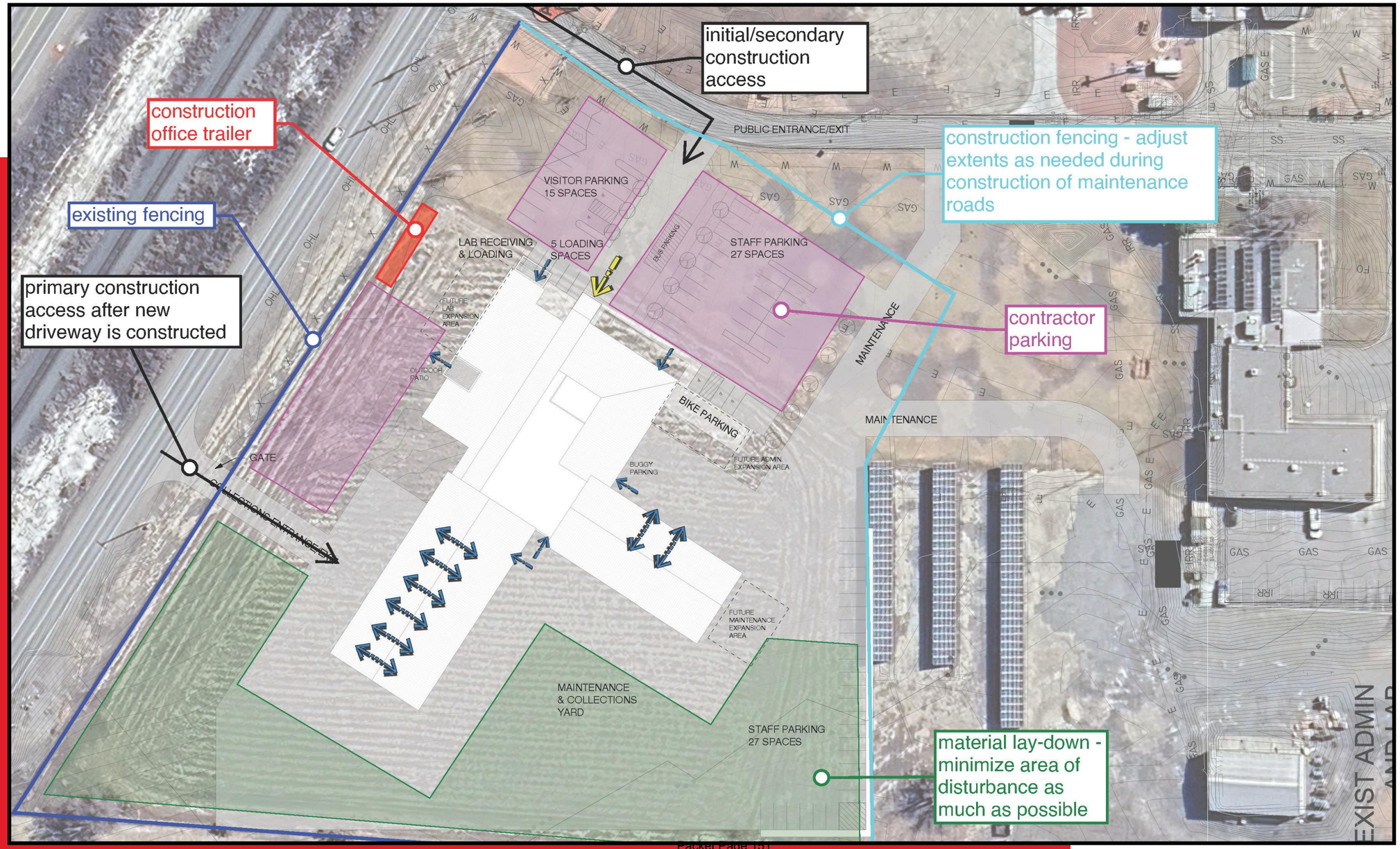
LONG LEAD TIMES

FCI Constructors, Inc.

LONG LEAD ITEM	ANTICIPATED LEAD TIME	STRATEGY TO MITIGATE SCHEDULE IMPACT
PEMB	5-7 months	Onboard PEMB contractor during design.
Bridge Cranes	Concurrent with PEMB	Coordinated as part of this process. Procure as part of the PEMB package.
Mechanical Equipment	26 weeks average	MEP precon team will align mechanical systems and early procurement strategy.
Electrical Equipment	35 weeks average	MEP precon team will align electrical systems and early procurement strategy.
Generator	42 weeks	MEP precon team will identify needs and create early procurement strategy.
Transformer (utility)	42 weeks+	Coordinate with utility company.
Lab Equipment	TBD	Early due diligence to determine lead time issues and concerns.

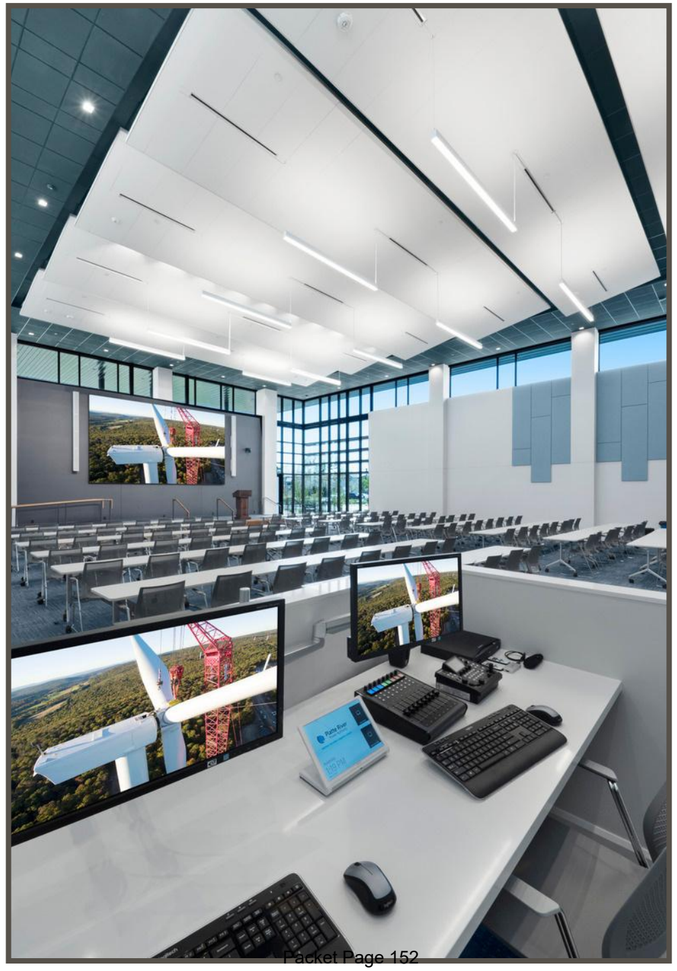
SITE LOGISTICS

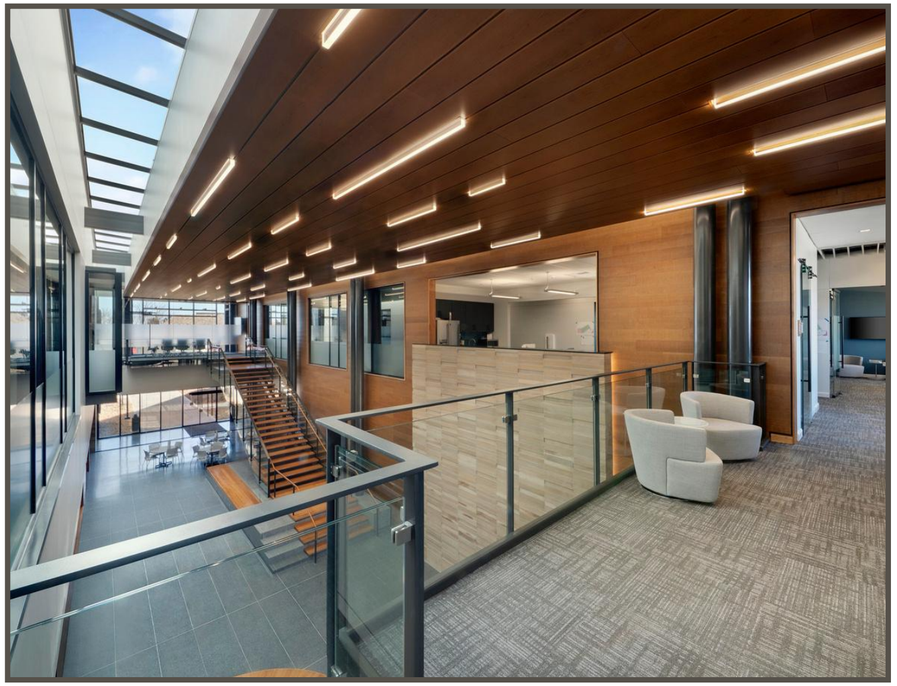
FCI Constructors, Inc.



SCADA EXPERIENCE

PLATTE RIVER POWER AUTHORITY OFFICE CAMPUS
FORT COLLINS, CO - NIAGRA SYSTEM





FCI PRE-CON MEP TEAM EXPERIENCE

GILBERT LEE

DAN PROUD

SCADA CONSIDERATIONS

FCI Constructors, Inc.

PRIORITY AREA	CONSIDER
Clear SCADA Strategy	• What needs monitored and controlled?* • Who designs, engineers, installs and tests the system?* • Is the system scalable and expandable?* • Is any redundancy needed?*
Operator Usability	Design dashboards, alarm management, etc. designed so that they are intuitive and effective to user and operators.
Cybersecurity	Protect building operations and reduce risk exposure.
Focused Coordination	Likely requires coordination with several entities - SCADA designer, SCADA system installer, equipment vendors, controls contractor, data/IT contractor, AV contractor, mechanical/electrical contractor, owner, FCI, etc.
Quality Installation & Testing	Proper wiring, labeling, testing, and full system verification (commissioning) are essential to avoid start-up issues and long term reliability problems.

* OR DOES PERSIGO ALREADY HAVE THIS IN PLACE, AND THE PROJECT SCOPE WOULD BE TO INTEGRATE IT INTO THE NEW BUILDING'S CONTROL ROOM?

BUDGET MANAGEMENT

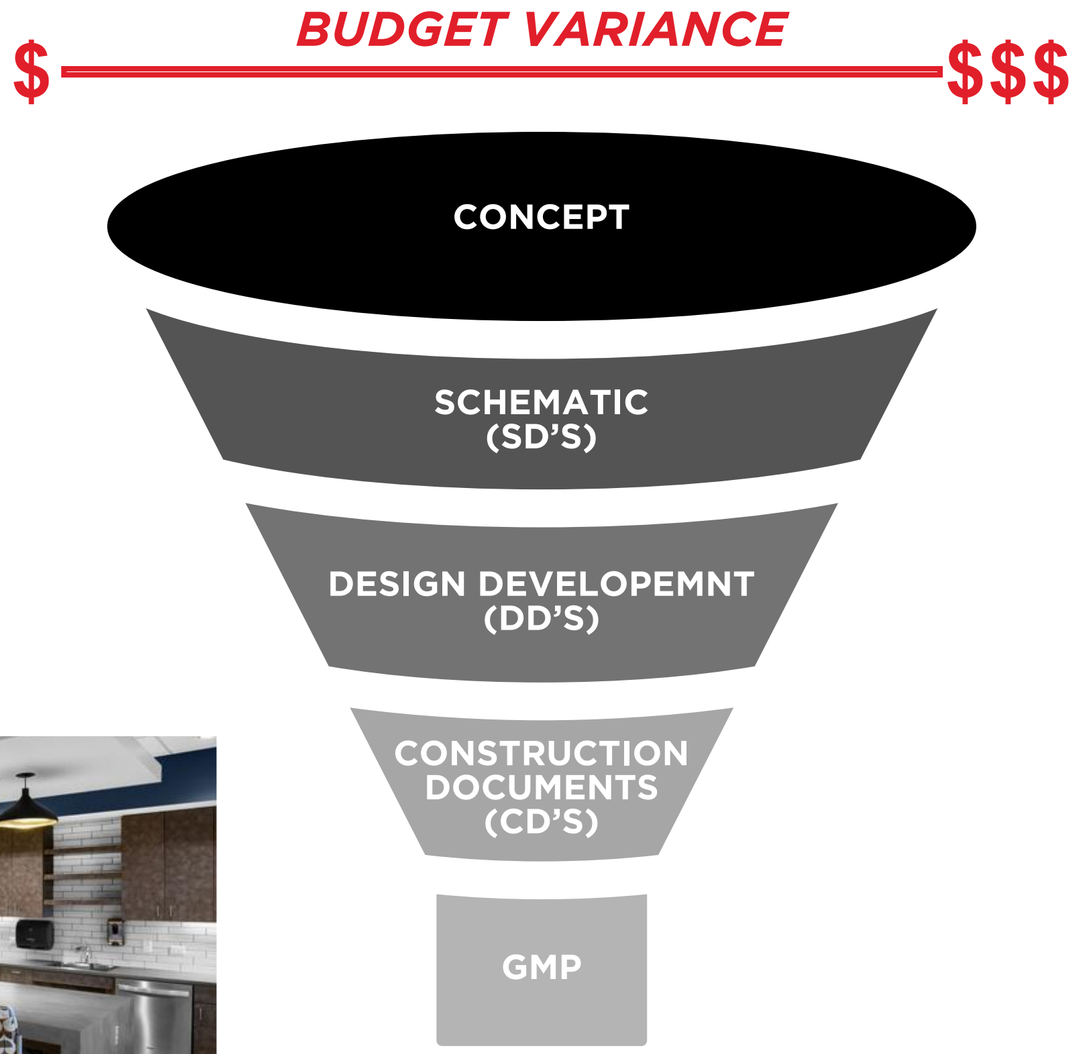
FCI Constructors, Inc.

Starts in Preconstruction
- Understand budget, understand Owner's goals

Transparent Process
- Precon through construction

Mitigate Risk and Unkowns
- Allowances and contingencies

Make the Most of Every Dollar
- Buy extras once project risk is worked through



PROJECT APPROACH
DOCUMENT MANAGEMENT

FCI Constructors, Inc.

PROCORE®

BLUEBEAM®

ORACLE®

PRIMAVERA CLOUD

Centralized Communication
- Single point of contact ensures clarity and efficiency

Structured Document Control
- Organized tracking of submittals, RFIs, and records

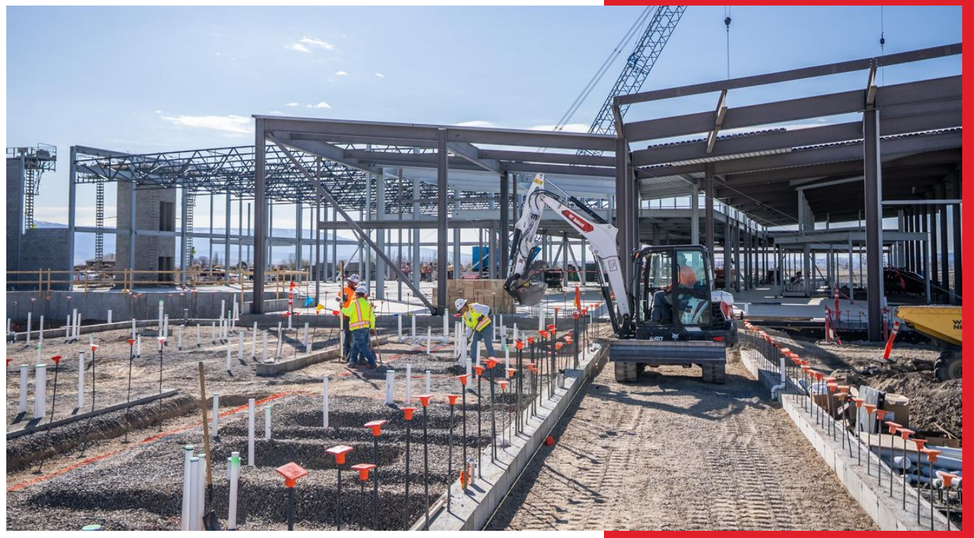
Consistent Coordination
- Regular meetings keep all team members aligned

Timely Reporting & Administration
- Accurate pay applications and project updates maintained

PROJECT APPROACH QA/QC

FCI Constructors, Inc.

- **Established QA/QC Program**
- **Weekly FCI/Sub Coordination Meetings**
- **Document Review in Precon & Construction**
- **Pre-Installation Meetings**
- **Subcontract Selection**
- **Mock-Ups**
- **Detailed Contracting & Scope Buyout**
- **Pre-Punch Deficiency Lists**



PROJECT APPROACH
CLOSEOUT PROCESS

FCI Constructors, Inc.

Stong Project Closeout
Intentional, detail-focused final phase

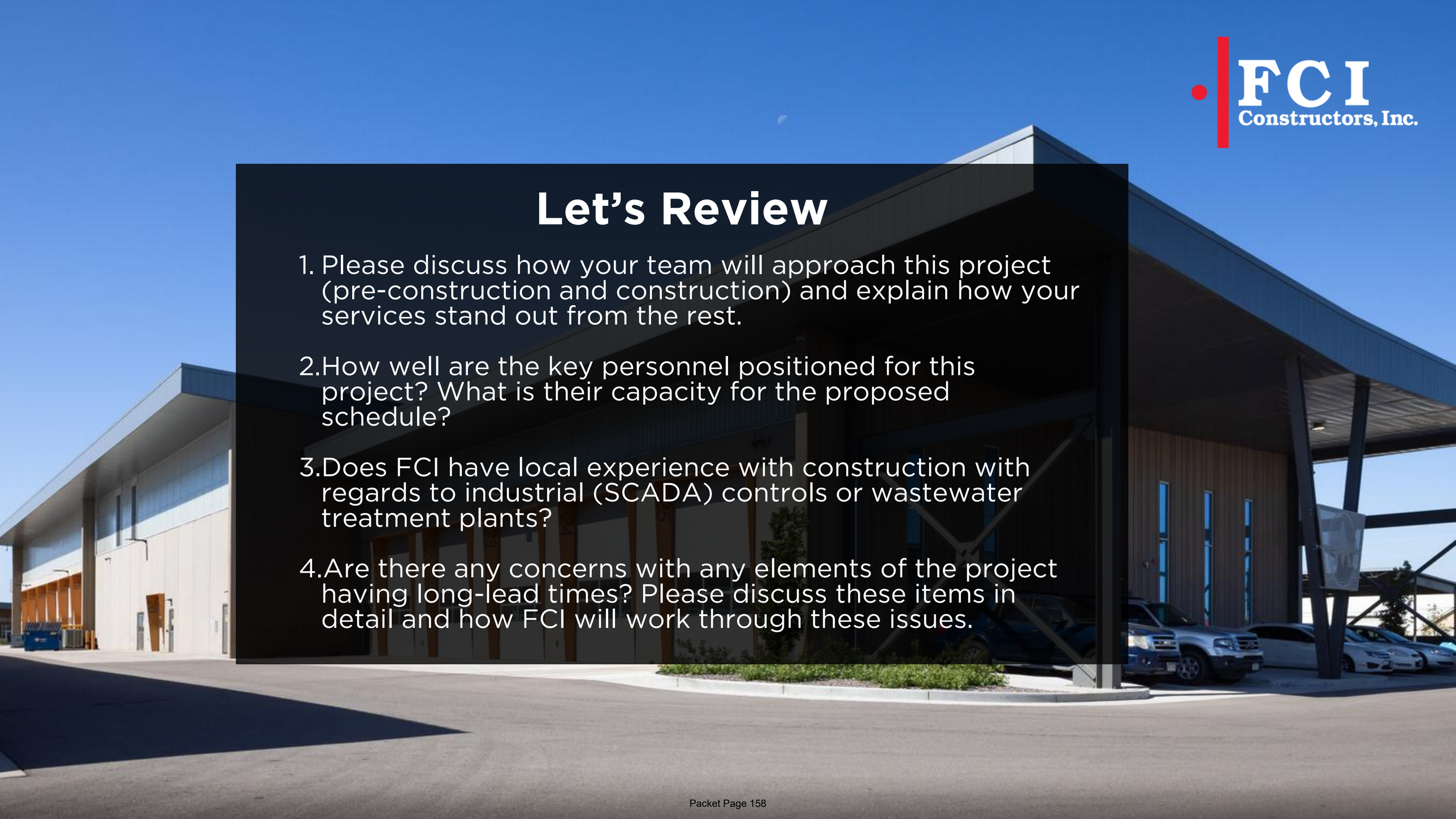
Accurate Record Documents
Maintained daily and delivered complete

Clear Closeout Process
Defined milestones and punch list completion

Seamless Turnover
O&M manuals, training, and system startup

Complete Handover Package
Warranties, keys, and final documentation provided

Continued Support
Ongoing follow-up and 11-month warranty walkthrough



Let's Review

1. Please discuss how your team will approach this project (pre-construction and construction) and explain how your services stand out from the rest.

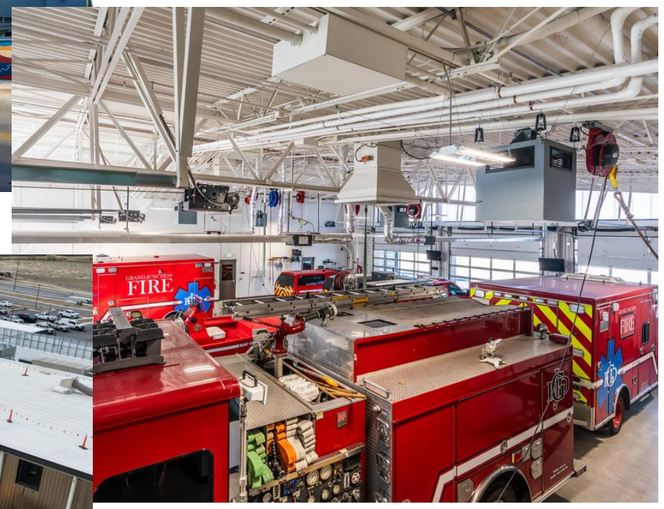
2. How well are the key personnel positioned for this project? What is their capacity for the proposed schedule?

3. Does FCI have local experience with construction with regards to industrial (SCADA) controls or wastewater treatment plants?

4. Are there any concerns with any elements of the project having long-lead times? Please discuss these items in detail and how FCI will work through these issues.

WHY FCI?

- Experience with the City of Grand Junction Projects
- Outside the box thinking paired with commitment to achieving project goals
- Solution-focused approach to achieve project success
- Strong collaboration with design teams and trade partners
- Employee-owners who are personally invested in your project's success



Grand Junction City Council

Regular Session

Item #3.b.

Meeting Date: July 1, 2026

Presented By: Trenton Prall, Engineering & Transportation Director

Department: Engineering & Transportation

Submitted By: Kenneth Haley, Engineering Manager

Information

SUBJECT:

Authorize Change Order #2 with Dirtworks Construction for the D 1/2 Road Improvements Project

RECOMMENDATION:

Authorize the City Purchasing Division to execute Change Order No. 2 with Dirtworks Construction in the amount of $462,869.68 on the D 1/2 Road Improvements Project.

EXECUTIVE SUMMARY:

Approval of Change Order No. 2 with Dirtworks Construction, LLC is requested for the D 1/2 Road Improvements Project in the amount of $462,869.68. The change order addresses unforeseen subsurface soil conditions and additional irrigation and storm drainage modifications encountered during construction that were not fully identified during design. The net increase represents approximately 11% of the current contract amount and can be accommodated within the project's approved budget.

BACKGROUND OR DETAILED INFORMATION:

The City of Grand Junction entered into a contract with Dirtworks Construction, LLC on January 20, 2026, for construction of the D 1/2 Road Improvements Project. The project includes full reconstruction of D 1/2 Road between 29 1/4 Road and 30 Road, widening the corridor to three lanes with bicycle lanes and pedestrian facilities. The project also includes installation, relocation, and replacement of utilities throughout the corridor. Construction began in early February 2026 and is anticipated to be completed in fall 2026.

As construction progressed, the Contractor encountered unforeseen subsurface soil conditions and conflicts involving irrigation and storm drainage infrastructure that have resulted in additional project costs. Although a pre-construction geotechnical

investigation identified areas of poor soil, the extent of unsuitable soils encountered in both roadway subgrade and utility trench excavations was significantly greater than anticipated.

To address these conditions, geogrid reinforcement was installed beneath the roadway subgrade and additional imported backfill material was required to stabilize affected areas. As of the date of this report, roadway subgrade work has been completed throughout the project corridor. However, approximately 80 percent of the corridor required additional stabilization measures beyond those anticipated during design. These efforts resulted in additional costs of $286,647.75.

The project design included relocation of known irrigation facilities that conflicted with the proposed improvements, and those relocations were completed prior to irrigation system activation in April. Once irrigation systems became operational and roadway construction advanced, additional conflicts and facility relocations were identified that were not accounted for in the original design. The Contractor has worked diligently to maintain irrigation service with minimal disruption while relocating newly identified facilities as they were encountered. Most of the additional irrigation and storm drainage work was performed using existing contract unit prices; however, the cumulative cost of this additional work totals approximately $208,873.

The change order also includes $42,348.93 for sewer extensions and modifications necessary to provide sewer service to the Silver Pointe Subdivision located north of D 1/2 Road. The subdivision design had not been finalized when the D 1/2 Road Improvements Project was designed, and the additional sewer work was therefore not included in the original construction documents. Incorporating these improvements during roadway construction is the most cost-effective approach and will avoid future impacts to the newly reconstructed corridor.

The original construction contract included a $150,000 contingency allowance for minor unforeseen work. Given that the majority of project risks have now been addressed, this change order proposes reducing the remaining contingency by $75,000 to partially offset the additional costs incurred. The resulting net increase of Change Order No. 2 is $462,869.68, representing approximately 11 percent increase to the current contract amount of $4,114,021.48.

FISCAL IMPACT:

The D 1/2 Road Improvements Project is funded through the Transportation Capacity Fund and is budgeted at $5,250,000 in the 2026 Amended Budget. Sufficient funding is available within the existing project budget, and no budget amendment is required for the requested change order.

SUGGESTED MOTION:

I move to (Authorize/Not Authorize) the City Purchasing Division to execute Change Order No. 2 with Dirtworks Construction in the amount of $462,869.68 on the D 1/2 Road Improvements Project.

Attachments

None

Grand Junction City Council

Regular Session

Item #4.a.

Meeting Date: July 1, 2026

Presented By: Tim Lehrbach, Principal Planner

Department: Community Development

Submitted By: Tim Lehrbach, Zoning Supervisor

Information

SUBJECT:

A Resolution Repealing 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) and Renouncing Land Use Control Over the Colorado Infill LTD Annexation, Approximately 1.59 acres, Located at 3009 D 5/8 Road

RECOMMENDATION:

Staff recommends approval.

EXECUTIVE SUMMARY:

On May 6, 2026, the City Council passed and adopted Resolution No. 37-26, which referred a petition to the City Council for the annexation of property located at 3009 D 5/8 Road and adjacent Mesa County public right-of-way in D 5/8 Road, for a total of 1.59 acres. By that same resolution, the City Council also set a hearing on the proposed annexation and exercised land use control to receive, process, and hear applications to zone and subdivide the property. The applicant has subsequently withdrawn the annexation petition and requested that the annexation not be heard or considered by the City Council.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

On May 6, 2026, the City Council passed and adopted Resolution No. 37-26, which referred a petition to the City Council for the annexation of property located at 3009 D 5/8 Road and adjacent Mesa County public right-of-way in D 5/8 Road, for a total of 1.59 acres. By that same resolution, the City Council also set a hearing on the proposed annexation and exercised land use control to receive, process, and hear applications to zone and subdivide the property. The applicant has subsequently

withdrawn the annexation petition and requested that the annexation not be heard or considered by the City Council.

ANALYSIS
Colorado Revised Statutes (C.R.S.) 31-12-108(1) provides that the hearing on an annexation petition "shall be held not less than thirty days nor more than sixty days after the effective date of the resolution setting the hearing." Accordingly, the City Council set a hearing date to accept the annexation petition and consider adoption of an ordinance annexing the property. However, on May 7, 2026, the applicant requested in writing to withdraw the petition and development application for the annexation. C.R.S. 31-12-108(1) provides further that the hearing on an annexation petition "need not be held if the municipality has determined conclusively that the requirements of section 30 of article II of the state constitution and sections 31-12-104 and 31-12-105 have not been met."

Section 30 of Article II of the Constitution of the State of Colorado provides that annexation (except for enclaves) requires a majority vote of landowners and the registered electors in the area proposed to be annexed or a petition signed by persons comprising a majority of the landowners and owning more than fifty percent of the area. In referring the request for annexation to the City Council by Resolution No. 37-26, the City attested to the validity of the petition from Colorado Infill LTD, which represented one hundred percent of the land area (excluding right-of-way) to be annexed. However, following the withdrawal of the petition, there is no longer a valid petition from the majority of the landowners, and the annexation has not been submitted to a vote.

FINDING OF FACT AND STAFF RECOMMENDATION
Staff finds that the requirements of Section 30 of Article II of the Constitution of the State of Colorado, specifically at 30-1(b), are not met, and therefore the hearing need not be held because the area may not be annexed.

Staff recommends adopting a resolution repealing the previous Resolution No. 37-26 and renouncing the land use control previously exercised. Following adoption of this Resolution No. 52-26, the petition and all related development applications shall be determined to be withdrawn, and the annexation shall not be considered for approval.

FISCAL IMPACT:

There is no direct fiscal impact for this item.

SUGGESTED MOTION:

I move to adopt Resolution No. 52-26, a resolution repealing 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) and renouncing land use control over the Colorado Infill LTD Annexation, approximately 1.59 acres, located at 3009 D 5/8 Road.

Attachments

1. Resolution No. 37-26
2. Resolution No. 52-26

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. 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**

**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.

PASSED and ADOPTED the 6th day of May, 2026.

Laurel Lutz
President of the City Council

ATTEST:

Selestina Sandavol
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

RESOLUTION NO. 52-26

**A RESOLUTION
REPEALING 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) AND RENOUNCING LAND USE CONTOL**

**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 adopted Resolution No. 37-26 on the 6th of May, 2026 and thereby 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;

WHEREAS, the Municipal Annexation Act requires that a hearing on a valid petition for annexation shall be held not less than thirty days nor more than sixty days after the effective date of the resolution setting the hearing;

WHEREAS, a hearing was scheduled to be held on the 17th of June, 2026;

WHEREAS, the petitioner withdrew the petition for annexation on the 7th of May, 2026;

WHEREAS, the Council determines conclusively that the requirements of section 30 of article II of the state constitution requiring landowner consent are no longer met;

AND WHEREAS, the Municipal Annexation Act provides that the hearing on an annexation petition need not be held if such conclusive determination is made;

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

1. Resolution No. 37-26 is hereby repealed. In so repealing that resolution, the City Council declares that:

2. The petition for annexation of lands to the City of Grand Junction, located at 3009 D 5/8 Road and the adjacent public right-of-way in D 5/8 Road, known as the Colorado Infill LTD Annexation, is determined to be withdrawn, along with all associated development applications;

3. The request for annexation is invalid, the proposed annexation no longer satisfies the conditions for landowner consent, and the hearing to determine whether or not the lands should be annexed to the City shall not be held; and

4. The City renounces its exercise of land use control over the subject property. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, not be accepted by the Community Development Department of the City.

ADOPTED the 1st day of July, 2026.

_____
President of the Council

Attest:

_____
City Clerk

Grand Junction City Council

Regular Session

Item #4.b.

Meeting Date: July 1, 2026

Presented By: Ashley Firl, Interim Utilities Director

Department: Utilities

Submitted By: Anne Opitz

Information

SUBJECT:

A Resolution Authorizing the City Manager to Release the City of Grand Junction's Interest in Right-of-way Easements No Longer Needed Due to the Purdy Mesa Flowline Replacement Project

RECOMMENDATION:

Staff recommend authorizing the City Manager to release the City's interest in three water pipeline easements associated with the original Purdy Mesa Flowline alignment that affect five different properties.

EXECUTIVE SUMMARY:

This item is to authorize the release of the City of Grand Junction's interest in three water pipeline easements that cover five parcels. The release of interest in the easements is associated with the 2024 Purdy Mesa Flowline Replacement project. The Purdy Mesa Flowline has undergone replacement with a new alignment. New utility easements were acquired where necessary along the new alignment. As a result, there are three easements located along the path of the original flowline that are no longer needed.

BACKGROUND OR DETAILED INFORMATION:

The Purdy Mesa Flowline (PMFL) is a water supply pipeline which conveys raw water approximately 18 miles from the Juniata Reservoir to the City Water Treatment Plant. It was originally built in the 1950s using 18-inch and 20-inch diameter steel pipe that has since exceeded its service life with an estimated average life of 50 years. Steel pipes are subject to corrosion and waterline breaks. Much of the soil in the vicinity of the Purdy Mesa Flowline is corrosive. The waterlines and additional infrastructure have been replaced in segments by a series of projects.

The 2024 Purdy Mesa Flowline project included the placement of 15,850 ft. of 20” Polyvinyl Chloride (PVC) pipe, passing through BLM and private properties. PVC pipes are not susceptible to external corrosion. The easements requested to be released are on land where the property owners granted new easement(s) on their properties for the new line with the understanding that the City would vacate the old water pipeline easement(s) burdening their property.

The properties affected and the easements to be released include the following:

Larry Hicks at 3110 Reeder Mesa Road is affected by the water pipeline easement recorded in the Mesa County Clerk and Recorder's records at Reception #1709367 which was conveyed to the City by E. H. Munro on August 19, 1955.

Western Colorado Precision Marksmanship Society (owns more than one parcel) at 3520 Reeder Mesa Road and is affected by the water pipeline easements recorded in the Mesa County Clerk and Recorder's records at Reception #678170 which was conveyed to the City by Luther E. Crosswright on September 29, 1955, and #1709368 which was conveyed to the City by E. H. Munro on August 19, 1955.

Michelle Walsh at 4035 Reeder Mesa Road is affected by the water pipeline easement recorded in the Mesa County Clerk and Recorder's records at Reception #1709368 which was conveyed to the City by E. H. Munro on August 19, 1955.

Jeffrey P. Allen and Laurie A. Allen at 4040 Reeder Mesa Road are affected by the water pipeline easement recorded in the Mesa County Clerk and Recorder's records at Reception #1709368 which was conveyed to the City by E. H. Munro on August 19, 1955.

FISCAL IMPACT:

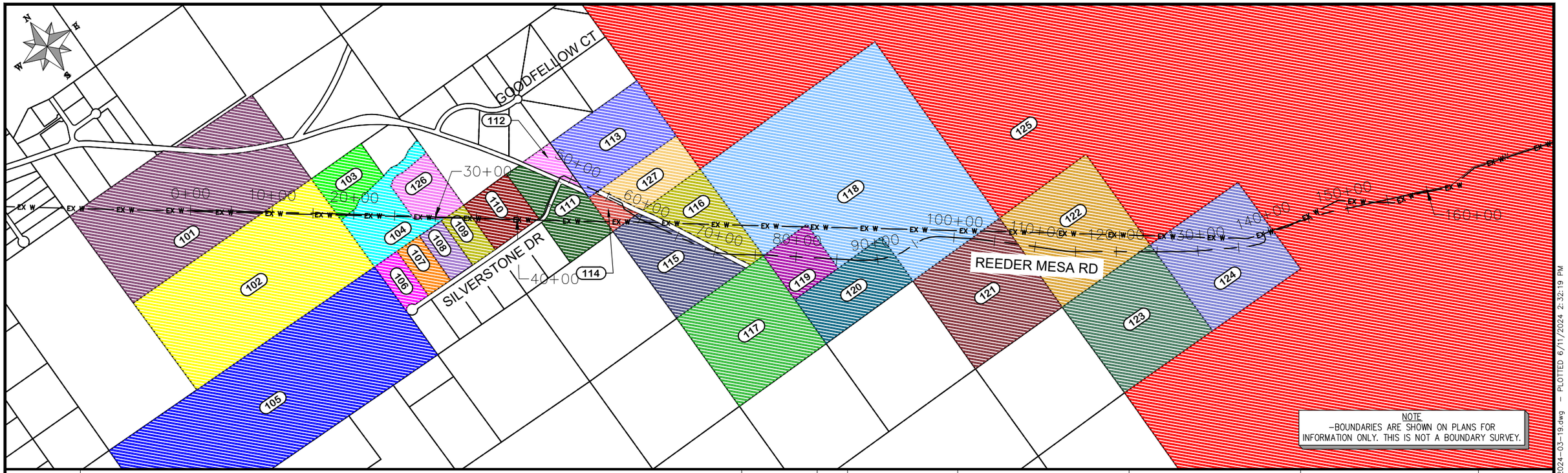
There is no direct fiscal impact related to the easement vacations. Funding for the 2024 Purdy Flowline Replacement Project was included in the 2024 Adopted Budget for the Water Enterprise Fund.

SUGGESTED MOTION:

I move to adopt Resolution No. 50-26, a resolution authorizing the City Manager to release all interest in the easements referred to in the Staff Report and set forth in the resolution that are no longer necessary due to the 2024 Purdy Mesa Flowline Replacement project.

Attachments

1. PURDY MESA FLOWLINE REPLACEMENT MAP
2. 1. REC#1709367
3. 2. REC#678170
4. 3. REC#1709368
5. Purdy Mesa Flowline_ Resolution 062426 (1)



NOTE
-BOUNDARIES ARE SHOWN ON PLANS FOR INFORMATION ONLY. THIS IS NOT A BOUNDARY SURVEY.

Parcel Table

	Parcel Number	Location Address	Owner	Mailing Address
101	2969-181-00-061		LOWDER ROBERT N c/o R N LOWDER	3830 E SHAW CLOVIS, CA 93619
102	2969-184-00-266	2291 REEDER MESA RD WHITEWATER, CO 81527	QUEEN JAMES PATRICK	2972 G RD GRAND JUNCTION, CO 81504
103	2969-184-05-002	2605 REEDER MESA RD WHITEWATER, CO 81527	CHEAIRS PHILIP E CHEAIRS LINDA D	
104	2969-184-05-005	2609 REEDER MESA RD WHITEWATER, CO 81527	MCKAGUE JAMIE	
105	2969-183-00-063		BLM	2815 H RD GRAND JUNCTION, CO 81506
106	2969-184-06-007	3476 SILVERSTONE DR WHITEWATER, CO 815278901	EADS RICK G THOMPSON MARY GAYLE	
107	2969-184-06-008	3484 SILVERSTONE DR WHITEWATER, CO 81527	COURTNEY STEPHEN A COURTNEY JENNIFER	
108	2969-184-06-009	3492 SILVERSTONE DR WHITEWATER, CO 81527	HATTER SHELBY C JR HATTER ERIN M	
109	2969-184-06-010	3498 SILVERSTONE DR WHITEWATER, CO 81527-8901	STEVENS LARRY L HAMILTON SHARON A	
110	2969-173-00-047	3506 SILVERSTONE DR WHITEWATER, CO 81527	NOETZEL EVANGELINE LUNDQUIST EDWIN GARY	39756 MUIRFIELD LN NORTHVILLE, MI 48168-3407
111	2969-173-00-390	3513 SILVERSTONE DR WHITEWATER, CO 81527-8901	STATEN MICKEY L	
112	2969-173-00-389	2858 REEDER MESA RD WHITEWATER, CO 81527	DENT DANIEL S DENT ARLENE	
113	2969-173-00-107	2960 REEDER MESA RD WHITEWATER, CO 81527-9505	COOPER JOHNNIE E COOPER SUZANNE M	

	Parcel Number	Location Address	Owner	Mailing Address
114	2969-173-00-109	2991 REEDER MESA RD WHITEWATER, CO 81527-9506	MAXWELL JAMES E	
115	2969-202-00-374	3000 REEDER MESA RD WHITEWATER, CO 81527	GRAND VALLEY RURAL POWER LINES INC	PO BOX 190 GRAND JUNCTION, CO 815020190
116	2969-202-00-373	3110 REEDER MESA RD WHITEWATER, CO 81527	HICKS LARRY	2998 REEDER MESA RD WHITEWATER, CO 81527-9505
117	2969-202-00-136	3335 REEDER MESA RD WHITEWATER, CO 81527	NEWBERRY JESSICA MAY NEWBERRY PAUL AUSTIN	76 SAUGHTREE LN
118	2969-201-00-388	3520 REEDER MESA RD WHITEWATER, CO 81527	WESTERN COLORADO PRECISION MARKSMANSHIP SOC	PO BOX 1 GRAND JUNCTION, CO 81502-0001
119	2969-201-00-046		WESTERN COLORADO PRECISION MARKSMANSHIP SOCIETY	PO BOX 1 GRAND JUNCTION, CO 81502
120	2969-201-00-097	3521 REEDER MESA RD WHITEWATER, CO 81527	POLOGAR JOSEPH F	704 JASMINE LN GRAND JUNCTION, CO 81506-8343
121	2969-204-00-270	4035 REEDER MESA RD WHITEWATER, CO 81527	WALSH MICHELLE A	2716 N MCVICKER AVE CHICAGO, IL 60639
122	2969-213-00-131	4040 REEDER MESA RD WHITEWATER, CO 81527	ALLEN JEFFREY P ALLEN LAURIE A	2825 B RD GRAND JUNCTION, CO 81503
123	2969-213-00-272	4051 REEDER MESA RD WHITEWATER, CO 81527	MOCTEZUMA JAIME CAMACHO	320 1/2 4TH ST CLIFTON, CO 81520
124	2969-213-00-171	4059 REEDER MESA RD WHITEWATER, CO 81527	MOCTEZUMA JAIME CAMACHO CAMACHO SUSANA	320 1/2 4TH ST CLIFTON, CO 81520
125	2969-163-00-001	1480 WHITEWATER CREEK RD WHITEWATER, CO 81527	BLM	2815 H RD GRAND JUNCTION, CO 81506
126	2969-184-05-004	2611 REEDER MESA RD WHITEWATER, CO 81527	AVILA VALENTE	445 LARK DR GRAND JUNCTION, CO 81504-2421
127	2969-173-00-108	2998 REEDER MESA RD WHITEWATER, CO 81527-9505	HICKS LARRY DEAN	

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY HMC DATE 2024
DESIGNED BY WC DATE 2024
CHECKED BY WC DATE 2024
APPROVED BY WC DATE 2024

SCALES:
PLAN & PROFILE
HORIZONTAL: 1" = 1200'
0 300 600 1200

CITY OF Grand Junction COLORADO

PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F0006-F000615

2022 PURDY MESA FLOWLINE REPLACEMENT
DOWNSTREAM PARCELS
June 11, 2024

20

\\Publicworks-wfs\vol_pw\Data\Landpro\F210401 Purdy Mesa Flowline 2022\60CAD\ODESIGN\WATER DS UTIL PLAN AND PROFILE F210401-2024-03-19.dwg - PLOTTED 6/11/2024 2:32:19 PM

NOTE
-BOUNDARIES ARE SHOWN ON PLANS FOR INFORMATION ONLY. THIS IS NOT A BOUNDARY SURVEY.

N
W E
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REEDER MESA RD
WHITEWATER CREEK RD
GOODFELLOW CT
SILVERSTONE DR
CITY PROPOSED ALIGNMENT
REEDER MESA RD
BLAIR RD
HWY 50

0+00
10+00
20+00
30+00
40+00
50+00
60+00
70+00
80+00
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100+00
110+00
120+00
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140+00
150+00
160+00

101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127

DESCRIPTION	DATE
REVISION △	–
REVISION △	–
REVISION △	–
REVISION △	–

DRAWN BY HMC DATE 2024
DESIGNED BY WC DATE 2024
CHECKED BY WC DATE 2024
APPROVED BY WC DATE 2024

SCALES:
PLAN & PROFILE
HORIZONTAL: 1" = 1200'
0 300 600 1200

CITY OF Grand Junction COLORADO

PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F0006-F000615

2022 PURDY MESA FLOWLINE REPLACEMENT
DOWNSTREAM VICINITY MAP
June 11, 2024

21

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Monika Todd Clk&Rec Mesa County Co
DOC EXEMPT

RIGHT OF WAY EASEMENT

In consideration of One Dollar and other valuable considerations paid to the undersigned by the CITY OF GRAND JUNCTION, the receipt of which is hereby acknowledged, I, E. H. Munro of Grand Junction, Colo. do hereby grant unto the City of Grand Junction, Colorado, its successors and assigns, the right to lay, operate, maintain, repair, replace and remove a pipeline or pipelines for the carrying of water through and over the following described real estate in Mesa County, Colorado, to wit:

NE¼ NW¼ Sec 20, T2S, R2E, Ute P. M.

The right of way herein granted shall be 40 feet in width, and the center line of which is described as follows:

Beginning at a point on the East line of NE¼ NW¼ Sec 20, which bears S 73° W, 2740 ft., more or less, from the NE corner of Sec 20, said point being Station 299 + 60 on the centerline of the proposed pipe line; thence N 53° 25' W 1300 ft., more or less, to the North line of NE¼ NW¼ Sec 20, said point being Station 312 + 60 on the centerline of the proposed pipe line.

IN WITNESS WHEREOF, I have hereunto subscribed my name on this 19 day of August, 1955.

E H Munro

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

The foregoing instrument was acknowledged before me on this 19 day of August, 1955, by E. H Munro.

My Commission Expires: Nov. 28. 1958

Helen C. Tomlinson
Notary Public

State of Colorado)
County of Mesa) ss.

File
Recorded at 1:27 o'clock P.M Sep 25, 1956
Reception No. 678170
Annie M. Dunston
Annie M. Dunston
Recorder

RIGHT-OF-WAY EASEMENT

BOOK 696 PAGE 209

In consideration of One Dollar and other valuable considerations paid to the undersigned by the CITY OF GRAND JUNCTION, the receipt of which is hereby acknowledged, I, LUTHER E. CROSSWHITE of Whitewater, Colorado, do hereby grant unto the City of Grand Junction, Colorado, its successors and assigns, the right to lay, operate, maintain, repair, replace and remove a pipeline or pipelines for the carrying of water through and over the following described real estate in Mesa County, Colorado, to wit:

Tract No. 1 - NW¼ SW¼ of Section 26, Township 2 South, Range 2 East, U.M.

Tract No. 2 - NW¼ SW¼ of Section 3, Township 2 South, Range 1 East, U.M.

Tract No. 3 - SE¼ SE¼ of Section 12, Township 2 South, Range 1 East, U.M.

Tract No. 4 - NW¼ NE¼ of Section 20, Township 2 South, Range 2 East, U.M.

The right-of-way herein granted shall be 40 feet in width, and the center line of which is described as follows:

Tract No. 1 - Beginning at a point on the east line of the NW¼ SW¼ of Section 26 which bears South 10 feet, more or less, from the Northeast corner of the said NW¼ SW¼, said point being Station 158-plus-96 on the center line of the proposed pipeline; thence North 83°26' West 80 feet, more or less, to the North line of the NW¼ SW¼ of said Section 26, said point being Station 159-plus-76 on the centerline of the proposed pipeline.

Tract No. 2 - Beginning at a point on the East line of the NW¼ SW¼ of Section 3 which bears South 26° East 3030 feet, more or less, from the Northwest corner of said Section 3, said point being Station 565-plus-90 on the centerline of the proposed pipeline; thence North 65°30' West 310 feet, more or less, to the North line of the NW¼ SW¼ of said Section 3, said point being Station 568-plus-00 on the centerline of the proposed pipeline.

Tract No. 3 - Beginning at a point on the South line of the SE¼ SE¼ of Section 12 which bears East 350 feet from the Southeast corner of Section 12, said point being Station 401-plus-03, more or less, on the centerline of the proposed pipeline; thence North 53°25' West 1197 feet, more or less, to the West line of the SE¼ SE¼ of said Section 12, said point being Station 413-plus-00, more or less, on the centerline of the proposed pipeline.

Tract No. 4 - Beginning at a point on the South line of the NW¼ NE¼ of Section 20, which bears South 55° West 2320 feet, more or less, from the Northeast corner of said Section 20, said point being Station 290-plus-50, more or less, on the centerline of the proposed pipeline; thence North 53°25' West 910 feet, more or less, to the West line of the NW¼ NE¼ of said Section 20, said point being Station 299-plus-60, more or less, on the centerline of the proposed pipeline.

IN WITNESS WHEREOF, I have hereunto subscribed my name on this 29th day of September, 1955.

Luther E. Crosswhite

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me on this 29th day of September, 1955, by Luther E. Crosswhite.

My commission expires November 1 - 1955.

Anita Streff

Notary Public

1709368 08:51 AM 02/21/95
Monika Todd Clk&Rec Mesa County Co
DOC EXEMPT

RIGHT OF WAY EASEMENT

In consideration of One Dollar and other valuable considerations paid to the undersigned by the CITY OF GRAND JUNCTION, the receipt of which is hereby acknowledged, I, E. H. Munro of Grand Junction, Colorado do hereby grant unto the City of Grand Junction, Colorado, its successors and assigns, the right to lay, operate, maintain, repair, replace and remove a pipeline or pipelines for the carrying of water through and over the following described real estate in Mesa County, Colorado, to wit:

NW¼ SW¼ Sec 21; NE¼ SE¼ and SE¼ NE¼ Sec 20, T2S, R2E, Ute P.M.

The right of way herein granted shall be 40 feet in width, and the center line of which is described as follows:

Beginning at a point on the East line of W½ SW¼ Sec 21 which bears N 40° 30' E 2060 ft., more or less, from the SW corner of Sec 21, said point being Station 249 + 60 on the centerline of the proposed pipe line; thence N 53° 25' W 3265 ft., more or less, to the West line of E½ NE¼ Sec 20, said point being Station 282 + 25, more or less, on the centerline of the proposed pipe line.

IN WITNESS WHEREOF, I have hereunto subscribed my name on this 19 day of August, 1955.

E. H. Munro

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

The foregoing instrument was acknowledged before me on this 19th day of August, 1955, by E. H. Munro

My Commission Expires: Dec. 3. 1958

Helen C. Tomlinson
Notary Public

NOTARIAL SEAL PUBLIC COUNTY, COLORADO

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO._____-26

A RESOLUTION AUTHORIZING THE RELEASE OF CITY OF GRAND JUNCTION'S INTEREST IN RIGHT-OF-WAY EASEMENTS FOR A WATER PIPELINE THAT ARE NO LONGER NEEDED DUE TO THE PURDY MESA FLOWLINE REPLACEMENT PROJECT

RECITALS:

The Purdy Mesa Flowline (PMFL) is a water supply pipeline which conveys raw water approximately 18 miles from the Juniata Reservoir to the City of Grand Junction's Water Treatment Plant. The 2024 Purdy Mesa Flowline replacement project realigned the location of the pipeline. The city obtained new easements for the placement of the pipe in the new alignment and abandoned the old lines. The old easements that did not have new pipe placed in them are on lands where the property owners granted new easement(s) on their properties for the new Purdy Mesa Flowline alignment where the new pipe was placed with the understanding that the City would vacate the old water pipeline easement(s) burdening their property.

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

The City Manager is authorized to take the necessary action to release the City of Grand Junction's interest in the following right-of-way easements for water pipelines:

The water pipeline easement recorded in the Mesa County Clerk and Recorder's records at Reception #1709367 which was conveyed to the City by E. H. Munro on August 19, 1955, affecting Larry Hicks' property at 3110 Reeder Mesa Road.

The water pipeline easements recorded in the Mesa County Clerk and Recorder's records at Reception #678170 which was conveyed to the City by Luther E. Crosswright on September 29, 1955, and #1709368 which was conveyed to the City by E. H. Munro on August 19, 1955, affecting Western Colorado Precision Marksmanship Society parcels at 3520 Reeder Mesa Road.

The water pipeline easement recorded in the Mesa County Clerk and Recorder's records at Reception #1709368 which was conveyed to the City by E. H. Munro on August 19, 1955, affecting Michelle Walsh's property at 4035 Reeder Mesa Road.

The water pipeline easement recorded in the Mesa County Clerk and Recorder's records at Reception #1709368 which was conveyed to the City by E. H. Munro on August 19, 1955, affecting Jeffrey P. Allen and Laurie A. Allen at 4040 Reeder Mesa Road.

PASSED and **ADOPTED** this _____ day of _____ 2026.

BY ORDER OF THE CITY COUNCIL CITY OF GRAND JUNCTION, COLORADO

_____
President of the Council

Attest:

_____
City Clerk

Grand Junction Planning Commission

Regular Session

Item #4.c.

Meeting Date: July 1, 2026

Presented By: Thomas Lloyd, Planning Manager

Department: Community Development

Submitted By: Thomas Lloyd, Planning Manager

Information

SUBJECT:

A Resolution Vacating a Sanitary Sewer Easement for the City of Grand Junction Located at 2405 Patterson Road on a 7.84 Acre Parcel in a MU-2 Zone District

RECOMMENDATION:

At their meeting on June 23, the Planning Commission recommended conditional approval to the City Council for the vacation of a 20-foot-wide sanitary sewer easement, recorded in Book 1524 at Page 881.

EXECUTIVE SUMMARY:

The applicant proposes to vacate a 20-foot-wide public sanitary sewer easement located on a 7.84-acre parcel at 2405 Patterson Road in Grand Junction, Colorado. The easement is recorded in Book 1524 at Page 881. The easement borders a portion of the northern property boundary, adjacent to Patterson Road, then meanders south for approximately 497.59 linear feet. A Minor Subdivision application and Major Site Plan application have been submitted and are approved.

The purpose of the vacation is to facilitate future redevelopment of the property, as the easement encumbers the subject property and conflicts with the proposed building footprint. The applicant intends to vacate the public sewer easement and relocate the existing sewer line to better accommodate future site improvements.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The subject property is located at 2405 Patterson Road and consists of approximately 7.84 acres. The site is currently developed as Natural Grocers and is anticipated to be redeveloped in the future.

The 20-foot-wide public sanitary sewer easement currently encumbers the property and conflicts with the proposed building footprint and site layout. The applicant proposes to vacate the easement, conditioned on the relocation of the associated sewer infrastructure.

NOTIFICATION REQUIREMENTS
A neighborhood meeting is required for requests to vacate public easements pursuant to Section 21.02.030(c) of the Zoning and Development Code. A virtual neighborhood meeting regarding the proposed vacation of public easement at 2405 Patterson Road was held via Zoom on Monday, March 4, 2024, at 5:30 PM.

Notification letters were mailed to property owners within 500 feet of the subject property on June 13, 2026.

ANALYSIS
The criteria for review are set forth in Section 21.02.050(p). The purpose of this section is to permit the vacation of surplus rights-of-way and/or easements.

A. Conformance with the Comprehensive Plan, Grand Junction Circulation Plan, and Other Adopted Plans and Policies

The proposed easement vacation is in conformance with the Comprehensive Plan, the Grand Junction Circulation Plan, and other adopted plans and policies of the City. The easement is no longer necessary for public use as depicted. The vacation supports infill redevelopment consistent with Grand Junction policies and zoning standards.

B. No parcel shall be landlocked because of the vacation;
The subject parcel is flanked by three public streets and will continue to have adequate access following the vacation. No parcel will be landlocked as a result of the easement vacation.

C. Access shall not be unreasonably restricted or economically prohibitive.
Access to the property will not be restricted, rendered economically prohibitive, or reduced in a manner that devalues the property. Utilities currently located within the easements will be relocated, and access will be maintained from an adjoining road onto the property. Once the sanitary sewer line is relocated, no properties will be adversely affected.

D. There shall be no adverse impacts on the health, safety, and/or welfare of the general community, and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g., police/fire protection and utility services); and
The proposed easement vacation will not adversely impact the health, safety, or welfare of the general community. Fire protection, police services, utility services, and emergency access will continue to function as required.

E. The provision of adequate public facilities and services for any property as required in GJMC 21.05.020 shall not be inhibited by the proposed vacation.
The vacation will not inhibit the provision of adequate public facilities and services as required by GJMC Section 21.05.020. All utilities will remain available to the site and surrounding area.

RECOMMENDATION AND FINDINGS OF FACT

The application complies with the provisions of the Zoning and Development Code, including Section 21.02.050(p)(2)(iii)(B)

A. The proposed easement vacations are consistent with adopted City plans and policies.
B. No parcel will be landlocked or experience unreasonable or economically prohibitive access restrictions because of the vacation.
C. The vacation will not adversely affect public health, safety, or welfare, nor reduce the quality of public facilities or services.
D. Adequate public facilities and services will remain available concurrently with the development.
E. The vacation will not hinder public or City functions.

The vacation is subject to the following conditions:

1. Applicant shall pay all recording/documentary fees for the Vacation Resolution, any easement documents, and/or dedication documents.
2. Applicant shall submit a Development Improvements Agreement that provides a Financial Guarantee for construction of the replacement 8-inch line as part of the Mesa 24 Subdivision to the satisfaction of City staff.
3. The replacement 8-inch sanitary sewer line as part of the Mesa 24 Subdivision shall be installed, constructed, and accepted by the City before the easement shall be vacated.
4. The Vacation Resolution shall be simultaneously recorded with the Subdivision Plat for the Mesa 24 Subdivision, known at City File # SUB-2025-625. The Mesa 24 Subdivision plat shall include the new 20’ sanitary sewer easement to be dedicated to the City of Grand Junction.
5. The vacation resolution shall be void if the above conditions have not been met within two years of the City Council’s approval of the vacation.

The Planning Commission recommended conditional approval of the vacation with a vote of 7-0 at their meeting on June 23.

SUGGESTED MOTION:

I move to adopt Resolution No. 57-26, a resolution vacating a sanitary sewer easement for the City of Grand Junction located at 2405 Patterson Road on a 7.84 acre parcel in a MU-2 zone district.

Attachments

1. Exhibit 1 - Development Application
2. Exhibit 2 - Legal Description
3. Exhibit 3 - Sketch
4. Draft Mesa 24 Sewer Easement Vacation Resolution
5. Planning Commission Minutes - 2026 - June 23 - DRAFT

CITY OF Grand Junction COLORADO
COMMUNITY DEVELOPMENT

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 - Easement

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:	2405 Patterson Road	Site Acreage:	7.84 Acres
Site Tax No(s):	2945-043-06-002	Site Zoning:	MU-2
Project Description:	Vacate Public Sewer Easement Across Property		

Property Owner Information		Applicant Information		Representative Information	
Name:	EVC-WDG MESA LLC	Name:	EVC-WDG MESA LLC	Name:	Austin Civil Group, Inc.
Street Address:	3501 SW Fairlawn Rd	Street Address:	3501 SW Fairlawn Rd	Street Address:	123 N. 7th Street
City/State/Zip:	Tokepa, KS 66614	City/State/Zip:	Tokepa, KS 66614	City/State/Zip:	GJ. CO 81501
Business Phone #:	785-422-7220	Business Phone #:	785-422-7220	Business Phone #:	970-242-7540
E-Mail:	kevinb@evcdev.com	E-Mail:	kevinb@evcdev.com	E-Mail:	marka@austincivilgroup.com
Fax #:		Fax #:	--	Fax #:	
Contact Person:	Kevin Beck	Contact Person:	Kevin Beck	Contact Person:	Mark Austin
Contact Phone #:	785-422-7220	Contact Phone #:	785-422-7220	Contact Phone #:	970-242-7540

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	Luke R. Spellmeier Digitally signed by Luke R. Spellmeier DN: cn=Luke R. Spellmeier, o, ou, email=lukes@evcdev.com, c=US Date: 2025.02.14 15:28:45 -06'00'	Date	February 14, 2025
Signature of Legal Property Owner	Luke R. Spellmeier Digitally signed by Luke R. Spellmeier DN: cn=Luke R. Spellmeier, o, ou, email=lukes@evcdev.com, c=US Date: 2025.02.14 15:29:18 -06'00'	Date	February 14, 2025

HIGH DESERT SURVEYING, INC
591 25 Road, Suite B1
Grand Junction, CO 81505
Tel: 970-254-8649 Fax: 970-241-0451

EXHIBIT A
Easement Parcel Legal Description

A parcel of land situated in the Southwest Quarter of the Southwest Quarter (SW¼ SW¼) of Section 4, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being portions of those sanitary sewer easements granted by Reception Numbers 1380945 and 1717252 and being more particularly described as follows:

COMMENCING at the Northwest corner of Lot B, Mesa Mall's Second Minor Subdivision, Reception No. 1717252, whence the Northeast corner of said Lot B bears N89°51'58"E for a basis of bearings with all bearings hereon relative thereto; thence along the North line of said Lot B, N89°51'58"E a distance of 526.55 feet to the Southwest line of City of Grand Junction right-of-way, Reception No. 2112057; thence along said Southwest line, S45°04'08"E a distance of 14.13 feet to the North line of twenty (20) foot wide sanitary sewer easements, Reception Numbers 1380945 and 1717252 and the POINT OF BEGINNING; thence continuing along said Southwest line, S45°04'08"E a distance of 10.83 feet to the East line of said Lot B; thence along said East line, S00°08'02"E a distance of 7.52 feet; thence continuing along said East line being a tangent curve to the left having a central angle of 01°52'50", a radius of 508.00 feet, an arc length of 16.67 feet, and a chord which bears S01°03'14"E a distance of 16.67 feet to the East line of said sanitary sewer easement parcel, Reception No. 1380945; thence along said East line, S11°01'10"W a distance of 489.44 feet; thence along the South line of said sanitary sewer easement, N78°58'50"W a distance of 20.00 feet to the West line of said sanitary sewer easement; thence along said West line, N11°01'10"E a distance of 497.59 feet to the South line of said sanitary sewer easement, Reception No. 1717252, thence along said South line, S89°51'58"W a distance of 424.66 feet to the West line of said sanitary sewer easement; thence along said West line, N00°08'02"W a distance of 20.00 feet to the North line of said sanitary sewer easement; thence along said North line, N89°51'58"E a distance of 434.78 feet to the POINT OF BEGINNING.

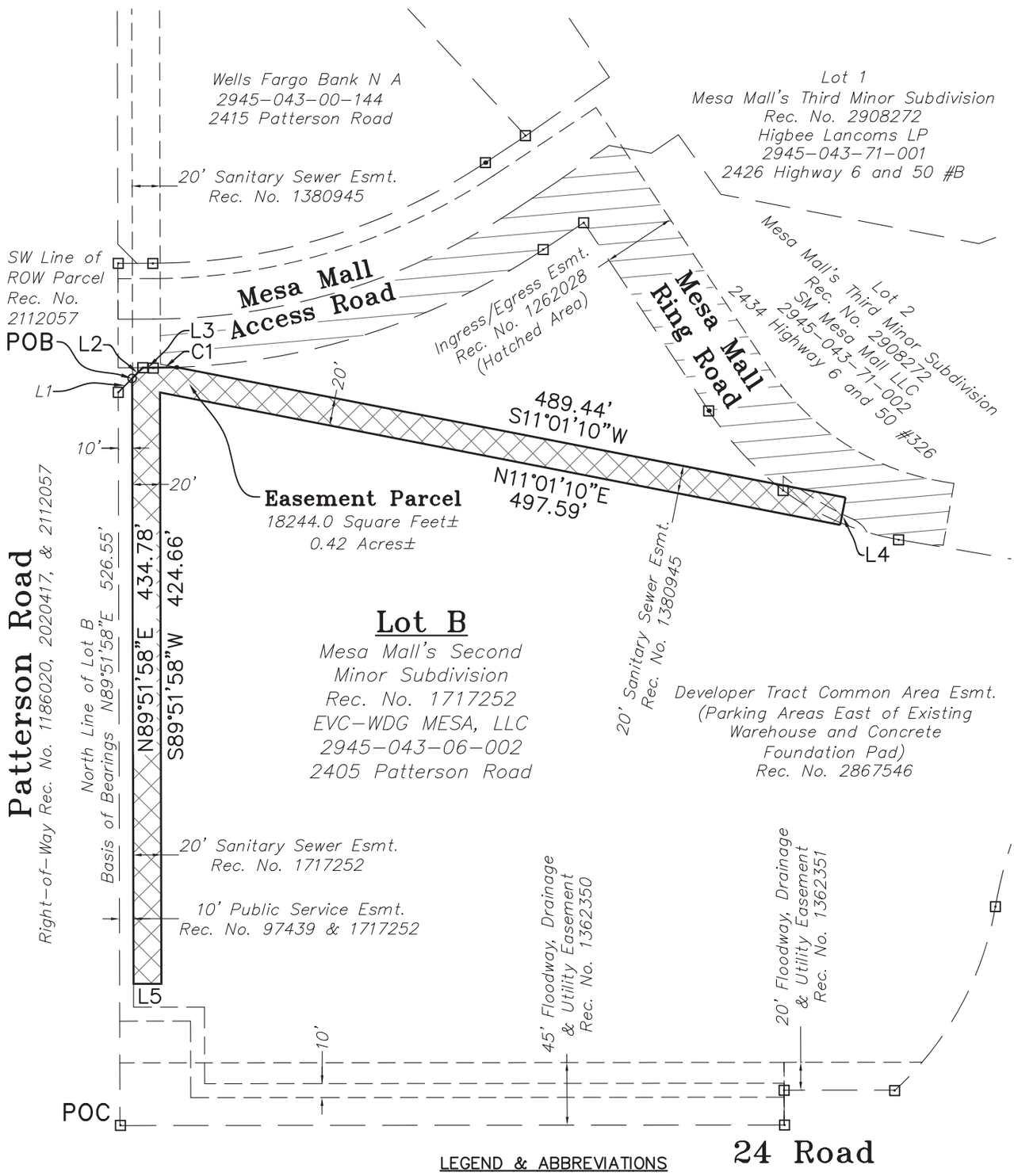
City of Grand Junction, County of Mesa, State of Colorado.

Said parcel contains an area of 18,574 square feet, 0.43 acres, more or less, as herein described.

25-35 2405 Patterson Sewer Esmt_A.doc
Prepared By: BE
J. Ben Elliott, PLS 38146
High Desert Surveying, Inc.

EXHIBIT B

Easement Parcel



LEGEND & ABBREVIATIONS

⊡	FOUND BOUNDARY EVIDENCE
Rec. No.	RECEPTION NUMBER
Esmt.	EASEMENT
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
CH	CHORD
SW	SOUTHWEST
ROW	RIGHT OF WAY

LINE & CURVE TABLES

LINE	BEARING	DISTANCE
L1	S45°04'08"E	14.13'
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CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	508.00'	16.67'	1°52'50"	S01°03'14"E

COLORADO LICENSED
JASON E. WOLF
38146
4/27/26
PROFESSIONAL LAND SURVEYOR

SCALE: 1"=100'

0 50 100 200

High Desert Surveying, Inc.
591 25 Road, Suite B1
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Tele: 970-254-8649 Fax: 970-241-0451

PROJ. NO. 25-35	Surveyed	Drawn	APP'D	SHEET	OF
DATE: April, 2025	BO/SG	BE	–	1	1

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO.

A RESOLUTION VACATING A SANITARY SEWER EASEMENT FOR THE CITY OF GRAND JUNCTION LOCATED AT 2405 PATTERSON ON A 7.84 ACRE PARCEL IN A MU-2 ZONE DISTRICT

RECITALS:

EVC-WDG MESA LLC has applied for the vacation of a 20-foot-wide sanitary sewer easement located at 2405 Patterson Road in a MU-2 Zone District. If approved, the vacation will accommodate redevelopment of the property.

EVC-WDG Mesa LLC is initiating a request to vacate a 20-foot-wide sanitary sewer easement totaling approximately 18,574 sf located at 2405 Patterson Road. A 20-foot sanitary sewer easement encumbers Lot B of Mesa Mall's Second Minor Subdivision. Although a sewer line exists within the easement, it will be relocated as a result of the construction of an 8-inch sewer line as part of the Mesa 24 Subdivision. The sewer line will be physically abandoned during construction of the Mesa 24 Subdivision infrastructure. After the 8-inch sewer line is installed, constructed, and accepted by the city, a new sewer easement will be dedicated. The proposed vacation does not affect public facilities, utilities, or City functions.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, and upon recommendation of conditional approval by the Planning Commission, the Grand Junction City Council finds that the request to vacate the Sanitary Sewer Easement is consistent with the Comprehensive Plan and Section 21.02.050(p) of the Grand Junction Zoning & Development Code with the conditions recommended by the Planning Commission.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE FOLLOWING DESCRIBED EASEMENT IS HEREBY PARTIALLY VACATED SUBJECT TO THE LISTED CONDITIONS:

1. Applicant shall pay all recording/documentary fees for the Vacation Resolution, any easement documents, and/or dedication documents.
2. Applicant shall submit a Development Improvements Agreement that provides a Financial Guarantee for construction of the replacement 8-inch line as part of the Mesa 24 Subdivision to the satisfaction of City staff.
3. The replacement 8-inch sanitary sewer line as part of the Mesa 24 Subdivision shall be installed, constructed, and accepted by the City before the easement shall be vacated.

DRAFT

4. The Vacation Resolution shall be simultaneously recorded with the Subdivision Plat for the Mesa 24 Subdivision, known at City File # SUB-2025-625. The Mesa 24 Subdivision plat shall include the new 20' sanitary sewer easement to be dedicated to the City of Grand Junction.
5. The vacation resolution shall be void if the above conditions have not been met within two years of the City Council's approval of the vacation.

A parcel of land situated in the Southwest Quarter of the Southwest Quarter (SW¼ SW¼) of Section 4, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being portions of those sanitary sewer easements granted by Reception Numbers 1380945 and 1717252 and being more particularly described as follows:

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City of Grand Junction, County of Mesa, State of Colorado.

Said parcel contains an area of 18,574 square feet, 0.43 acres, more or less, as herein described.

See Exhibit B.

The Conditions stated above shall be completed on or before the date two years from the date of adoption.

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Passed and adopted this _____ day of _____, 2026.

ATTEST:

_____	_____
Selestina Sandoval, City Clerk	Laurel Cole, Mayor

DRAFT

HIGH DESERT SURVEYING, INC
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Grand Junction, CO 81505
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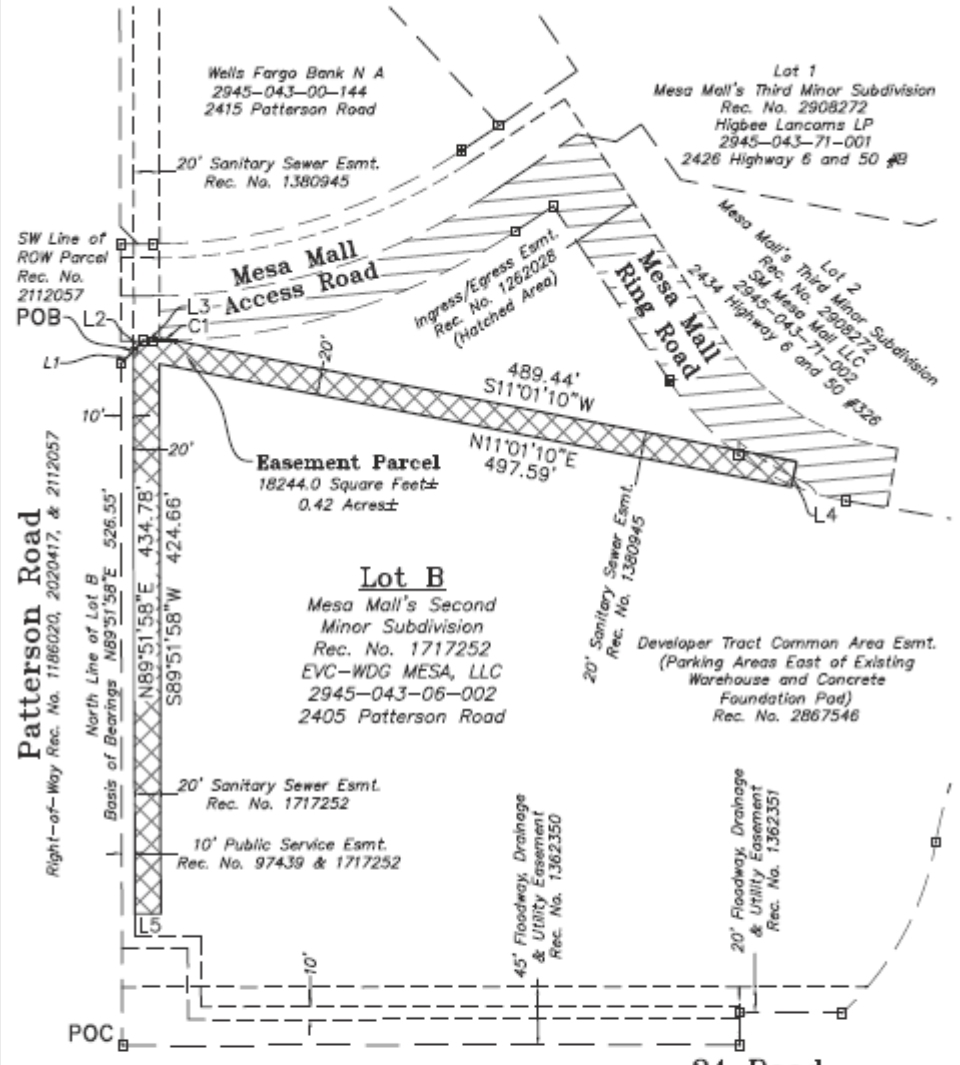

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PROJ. NO. 25-35	Surveyed	Drawn	APP'D	SHEET	OF
DATE: April, 2025	BO/SG	BE	-	1	1

GRAND JUNCTION PLANNING COMMISSION
June 23, 2026, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:30 p.m. by Chair Sandra Weckerly.

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

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

There were 4 members of the public in attendance, and 2 virtually.

CONSENT AGENDA

1. **Approval of Minutes**
   Minutes of Previous Meeting(s) from June 9, 2026.
2. **Mesa Mall West Easement Vacation** **VAC-2025-318**
   Consider a Request by EVC-WDG Mesa LLC to Vacate a 20-foot Wide Sanitary Sewer Easement Located on a 7.84 acre Parcel at 2405 Patterson Road.

Commissioner Palmer moved to approve the Consent Agenda.

Commissioner Quintero seconded; motion passed 7-0.

REGULAR AGENDA

1. **Monument Vista Zone of Annexation** **ANX-2026-47**
   Consider a request by 4PF GZ Impact Land Fund LLC to zone 40.18 acres from Mesa County Residential Single Family – Rural (RSF-R) to Residential Low 5 (RL-5) located at 888 21 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.

Applicant's representative Tracy States made a brief comment about the parcel to the south, and that it went through a minor subdivision and Comprehensive Plan Amendments before being rezoned.

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Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, June 16, 2026, via www.gjcity.org.

There were no public comments.

The public hearing was closed at 5:43 p.m. on June 23, 2026.

Discussion
There was no discussion among the commissioners.

Motion and Vote
Commissioner Quintero made the following motion "Chair, on the Zone of Annexation request for the property located at 888 21 Road, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact as listed in the staff report."

Commissioner Palmer seconded; Motion passed 7-0.

2. Zoning Code Amendment - Bicycle Parking and Storage ZCA-2026-30
Consider a request by the Housing Affordability Code Task Force to amend sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Bicycle Parking and Storage.

Staff Presentation
Tim Lehrbach, Zoning Supervisor, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff
Commissioner Quintero asked if there would be any maximum thresholds for bicycle parking.

Commissioner Moore asked where rentable storage spaces fell on the chart and what their required minimum bicycle storage would be. Also, he inquired if industrial uses could be mandated to require bicycle spaces.

Mark Austin, member of the task force, made comment that he was present and able to answer any questions commissioners may have.

Commissioner Zyvan asked Mark Austin as to why certain uses, instead of zones, were used to determine the number of bicycle spaces.

Commissioner Weckerly asked if a burden would be created if industrial uses mandated bicycle parking.

DRAFT

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, June 16, 2026, via www.gjcity.org.

There were no public comments.

The public hearing was closed at 6:32 p.m. on June 23, 2026.

Discussion
Commissioner Quintero made a statement that bicycle storage will not solve the housing affordability issues, but every little bit does help. However, nothing is stopping developers from providing bicycle storage if they decide to do so.

Commissioner Thomas made statements that developers are a business, and numbers have been lacking from the task force. Lower-income families rely heavily on bicycle modes of transportation and by having bicycle storage would be incredibly beneficial to them.

Commissioner Quintero asked Thomas the percentage of people that use public transportation instead of utilizing bicycles for their transportation.

Commissioner Zyvan made mention of the different perspectives revolving around this topic.

Commissioner Quintero made comment that the proposal is not getting rid of bicycle parking but allows builders to decide what they need for their customer base.

Commissioner Weckerly made a comment that the long-term bicycle storage from past projects were not being utilized.

Commissioner Palmer appreciates the passion from the individuals that are pro bicycles. Does not see the benefit of putting the burden of providing bicycle parking on developers.

Commissioner Ehlers resonated with Commissioner Palmer's statements and asked where the balance needs to occur.

Commissioner Moore made comments that this will always be a problem and what is the best solution for bicycle usage and their storage. There is no other way to increase bicycle usage than to start mandating amenities for bicycles. Proposed an amendment to the item that all zones should have a minimum of 2 bicycle spaces.

Motion and Vote
Commissioner Quintero made the following motion "Chair, on the request to amend Title 21 of the Zoning and Development Code of the Grand Junction Municipal Code regarding bicycle parking and storage, City file number ZCA-2026-30, I move that the Planning Commission forward a recommendation of approval to City Council, based on the finding of fact provided in the staff report."

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Commissioner Palmer seconded; Motion passed 4-3.

An amendment was made by Commissioner Moore, seconded by Commissioner Thomas, to say that two parking spaces need to be required for all zones.

Motion Failed 4-3

3. Zoning Code Amendment - Certified Irrigation Designers ZCA-2026-51

Consider a request by the Housing Affordability Code Task Force to amend sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Certified Irrigation Designers.

Staff Presentation

Tim Lehrbach, Zoning Supervisor, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Quintero and Palmer asked what will happen a few years down the road and there is still no certified individual for this type of work.

Commissioner Zyvan asked what the reasoning is for three more years for this deferral.

Commissioner Ehlers asked if certification is required for installing irrigation systems. Was confirmed that only the design of the irrigation system needs to be from a certified irrigation individual by Zoning Supervisor Tim Lehrbach. Ehlers further asked if there was an expiration for the certified design.

Commissioner Moore further asked about clarification for the three-year time mark for the deferral, instead of one or two years. Also asked what the delay with projects has been not having a certified irrigation plan.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, June 16, 2026, via www.gjcity.org.

There were no public comments.

The public hearing was closed at 7:56 p.m. on June 23, 2026.

Discussion

Commissioner Quintero made comment that water is super important, especially this year.

Commissioner Palmer made comment that if this has been delayed once before, then why does it need to be a regulation at all.

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Commissioner Zyvan made comment that three years seems like a long time, when it takes only a few months to get a certification. Likened the idea of having the deferral for two years.

Commissioner Thomas stated this proposal felt like another stop gap. Proposed regulatory relief if a developer can provide a certified plan in a timely manner.

Commissioner Ehlers wants to reject the proposal in its entirety and seems that this certification is just forced bureaucracy. Landscape architects are already doing the work that the certification is mandating.

Commissioner Moore made comments that the two-year deferral made more sense. If things have still not changed then maybe getting rid of this regulation entirely for right now. But also stated concerns that later down the road if water scarcity is still an issue, and Grand Junction has not provided any documentation that they are conserving water these issues may be more punitive.

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-2026-51, 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 Palmer seconded; Motion passed 7-0.

4. Zoning Code Amendment – Shared Driveways ZCA-2026-319

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 Shared Driveways. ***This item is being continued to the July 14, 2026 hearing.***

OTHER BUSINESS

Commissioner Palmer made a motion to elect Commissioner Weckerly as Chair of the Planning Commission.
Commissioner Ehlers seconded; Motion passed 7-0.

Commissioner Quintero made a motion to elect himself as Vice Chair of the Planning Commission.
Commissioner Ehlers seconded; Motion passed 7-0.

Commissioner Moore made a request to create reserve items for upcoming workshops. For in the instance when the main items for a workshop are canceled, the reserve items can be brought up and a workshop can still take place instead of just cancelling it.

ADJOURNMENT

Commissioner Quintero made a motion to adjourn the meeting.

DRAFT

The vote to adjourn was 7-0.

The meeting adjourned at 8:18 p.m.

DRAFT

Grand Junction City Council

Regular Session

Item #5.a.i.

Meeting Date: July 1, 2026

Presented By: Laurel Lutz, Councilmember

Department: City Council

Submitted By: Jeremiah Boies

Information

SUBJECT:

An Ordinance Concerning the Salary of the City Manager

RECOMMENDATION:

Adoption of the ordinance.

EXECUTIVE SUMMARY:

Pursuant to the City Charter, the salary of the City Manager is set by ordinance. The City Council has found the City Manager's performance to be at or above expectations and accordingly, with this ordinance and the prior appropriation, sets and increases by 5% the annual compensation of City Manager Michael Bennett to $273,000.00.

BACKGROUND OR DETAILED INFORMATION:

Pursuant to the City Charter, the salary of the City Manager is set by ordinance, which serves to amend his employment agreement. The Council recently reviewed the performance of the City Manager and found his performance to be at or above expectations and accordingly, with this ordinance and the prior appropriation, sets and increases by 5% the annual compensation of City Manager Michael Bennett rounded to the nearest whole dollar. The City Manager's 2026 compensation will be $273,000.00.

The adoption of the ordinance will amend the terms of the City Manager’s employment agreement with the compensation, as established in the Ordinance, being effective and relating back to January 1, 2026, City Pay Period 1, with all other terms of employment being unchanged, together with said compensation being paid until amended by subsequent action of the City Council.

FISCAL IMPACT:

The City Council has previously approved Ordinance 5286 appropriating money to defray the expenses of and setting the 2026 budget for the City. That appropriation included budgeted changes to the compensation for City employees, and the salary established for the City Manager by this Ordinance is within the appropriation authorized by Ordinance 5286.

SUGGESTED MOTION:

I move to adopt Ordinance No. 5328, an ordinance concerning the 2026 salary of the City Manager on final passage and and order final publication in pamphlet form.

Attachments

1. ORD-Concerning City Manager's Salary

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE CONCERNING THE SALARY OF THE CITY MANAGER

Recitals

On November 19, 2026, the City Council approved Ordinance No. 5286 appropriating money to defray the expenses of and setting the 2026 budget for the City. That appropriation included budgeted changes to the compensation for City employees. The wage increase for eligible employees was dependent on each employee being evaluated by his/her supervisor and being rated as performing at or above expectations. In addition to the wage increase, the budget assumed and reflected that certain market adjustments and other changes would be made to the City's pay plan.

Pursuant to the City Charter, the salary of the City Manager is set by ordinance, which serves to amend his employment agreement. The Council recently reviewed the performance of the City Manager and found his performance to be at or above expectations and accordingly, with this ordinance and the prior appropriation, sets and increases by 5% the annual compensation of City Manager Michael Bennett rounded to the nearest whole dollar.

As necessary or required to effectuate the purposes hereof, this ordinance shall amend the terms of the City Manager's employment agreement with the compensation, as established herein, being effective and relating back to January 1, 2026, City Pay Period 1, with all other terms of employment being unchanged together with said compensation being paid until amended by subsequent action of the City Council.

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

That the foregoing Recitals are incorporated by reference and consequently that the salary of City Manager Michael Bennett is and shall be set at $273,000.00 per year and as customarily prorated for any period of less than one year, to compensate him for his service to the City of Grand Junction in accordance with his employment agreement and the Charter and ordinances of the City of Grand Junction, Colorado.

The City Council does authorize the President of the Council to take such action as is necessary or required, consistent with this Ordinance, to affect the same upon second reading and final passage by action of the Council on the date appointed for the same.

INTRODUCED on first reading the ___ day of June, 2026 and ordered published in pamphlet form.

DRAFT

PASSED and **ADOPTED** on second reading the ____ day of July, 2026 and ordered published in pamphlet form.

_____
Laurel Lutz
President of the City Council

ATTEST:

_____
Selestina Sandoval
City Clerk

DRAFT

Grand Junction City Council

Regular Session

Item #5.b.i.

Meeting Date: July 1, 2026

Presented By: Daniella Acosta, Principal Planner

Department: Community Development

Submitted By: Daniella Acosta, Principla Planner

Information

SUBJECT:

An Ordinance Vacating Approximately 18,629 square feet of 50-foot-wide public right-of-way along South Broadway and approximately 1,823 square feet of 30-foot-wide public right-of-way along 23 Road

RECOMMENDATION:

The Planning Commission heard this request at its June 9, 2026 meeting and voted (4-0) to forward a recommendation of approval to the City Council.

EXECUTIVE SUMMARY:

Grand Junction Land Company, LLC is requesting to vacate 18,629 square feet of 50-foot-wide public right-of-way along South Broadway and approximately 1,823 square feet of 30-foot-wide public right-of-way along 23 Road to accommodate the new road design for the Redlands 360 Development.

BACKGROUND OR DETAILED INFORMATION:

Grand Junction Land Company, LLC is requesting to vacate 18,629 square feet of 50-foot-wide public right-of-way along South Broadway and approximately 1,823 square feet of 30-foot-wide public right-of-way along 23 Road to accommodate the new road design for the Redlands 360 Development.

NOTIFICATION REQUIREMENTS

Pursuant to GJDC Section 21.02.030(c)(3)(ii), the required Neighborhood Meeting for the proposed Right-of-Way Vacation was waived by the Community Development Director. The waiver was granted because the proposed traffic flow, roundabout, and related roadway changes were previously discussed during an Outreach Meeting held on October 21, 2025, for the related Redlands 360 ODP Amendment and Annexation project, and the proposed vacation was determined to have little potential to create

material negative impacts on the surrounding neighborhood.

Notice was completed consistent with the provisions in Section 21.02.030(g) of the GJZDC. The subject properties were posted with an application sign on June 30, 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 properties on May 29, 2026. The notice of the Planning Commission public hearing was published on May 30, 2026, in the Grand Junction Daily Sentinel.

ANALYSIS

The criteria for review are set forth Section 21.02.050(p)(iii)(B) of the Zoning and Development Code, which provides that a request to vacate a public right-of-way shall be reviewed in light of the following:

a. The vacation is in conformance with the Comprehensive Plan, Grand Junction Circulation Plan, and other adopted plans and policies of the City;

The proposed right-of-way vacation is consistent with the Comprehensive Plan and adopted transportation policies because it facilitates the reconfiguration and modernization of the roadway network associated with the approved Redlands 360 development. The vacation allows the existing roadway alignments and excess right-of-way areas to be redesigned into a more efficient public street system that accommodates multimodal improvements, enhanced circulation, and supporting public infrastructure designed to current City standards.

The request is necessary to accommodate construction of the new street configuration, including a roundabout, revised roadway alignments, detached pedestrian and bicycle facilities, sidewalks, and associated public improvements. The reconfigured roadway network improves vehicle circulation and safety while creating a more balanced transportation system that better serves pedestrians and bicyclists. The proposal is consistent with Comprehensive Plan Principle 5.4, which promotes integration of transportation mode choices into existing and new neighborhoods by improving connectivity between residential areas, open space, and community destinations through enhanced multimodal infrastructure.

The proposed vacation also facilitates reconfiguration of excess and irregular right-of-way areas into a more efficient and modernized public street layout. As illustrated in the proposed roadway plan, the vacated right-of-way area allows for development of a parking pod intended to support public access to adjacent open space, trail connections, and recreational amenities within the Redlands 360 development. The existing right-of-way configuration limits the ability to incorporate these improvements in a coordinated manner. By vacating and realigning portions of the corridor, the proposal creates sufficient area for multimodal infrastructure, traffic calming improvements, pedestrian and bicycle facilities, and organized public parking while maintaining safe vehicular circulation.

The proposal also advances the infrastructure improvement objectives of Principle 5.4 by enabling reconstruction of the corridor with modern transportation design features intended to improve safety, mobility, and neighborhood livability. The proposed roundabout functions as a traffic calming measure by reducing vehicle speeds and minimizing vehicle conflict points while maintaining efficient traffic flow. Additional multimodal improvements further improve accessibility and safety for all transportation users.

The request is similarly consistent with Principle 6.1.1 of the Comprehensive Plan, which promotes development of a safe, balanced, and well-connected transportation system. The vacation facilitates implementation of Complete Streets principles by allowing the roadway corridor to be redesigned with integrated pedestrian, bicycle, vehicle, and parking improvements rather than maintaining an older roadway configuration with limited multimodal accommodations. The proposed improvements balance the needs of all transportation modes and improve connectivity between neighborhoods, open space areas, and adjacent destinations.

Staff finds this criteria is met.

b. No parcel shall be landlocked as a result of the vacation;

The proposed right-of-way vacation will not result in any parcel becoming landlocked or losing legal access to the public street system. Existing and future lots within the Redlands 360 development area will continue to be served by the reconfigured public roadway network, including access to South Broadway and 23 Road through the newly constructed roadway alignments and roundabout configuration.

The vacation area consists primarily of portions of existing right-of-way that are no longer necessary due to the approved redesign of the roadway network. As shown on the vacation and roadway exhibit, the existing roadway geometry is being replaced with a new circulation pattern that relocates and consolidates public access into a more efficient configuration. The proposed roadway improvements include construction of a new roundabout, revised roadway alignments, detached pedestrian and bicycle facilities, and associated infrastructure that maintain continuous public access throughout the area.

The green-hatched area proposed for vacation is generally located within portions of the former roadway corridor and residual right-of-way created by the roadway realignment. The vacation removes obsolete right-of-way areas that will no longer function as part of the active transportation network once the new street system is constructed. Access functions currently served by the existing roadway segments are being replaced by the newly aligned public streets shown on the exhibit. Because the replacement roadway system is being constructed concurrently with the vacation, no interruption of access to adjacent properties is anticipated.

The vacation areas are separated from the surrounding single-family lots by the existing

and proposed public roadway network and do not remove driveway access or eliminate connections between existing properties and South Broadway or 23 Road. The existing residential properties surrounding the intersection area will continue to maintain access through the reconfigured public street system. Access to the homes north of South Broadway will remain available from Broadway and 23 Road, while properties south of the intersection will continue to maintain access from South Broadway and the improved roadway network. The proposed roadway redesign replaces outdated roadway geometry with a consolidated and modernized street configuration that continues to provide public access to all adjacent properties.

Therefore, staff finds this criterion met.

c. Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive, or reduces or devalues any property affected by the proposed vacation;

The proposed right-of-way vacation will not unreasonably restrict access to any parcel, create economically prohibitive access conditions, or reduce the utility or value of surrounding properties. The vacation areas consist of portions of excess and remnant right-of-way associated with the existing roadway configuration that are being replaced through the approved roadway realignment and public infrastructure improvements associated with the Redlands 360 development.

All existing residential properties in the surrounding area will continue to maintain direct access to the public street network through South Broadway, 23 Road, and the redesigned roadway system. The proposal does not eliminate existing driveway connections without replacement access being provided, nor does it create isolated or circuitous access routes for adjacent property owners. The roadway redesign maintains connectivity while improving overall traffic circulation and access management in the area.

The proposed improvements associated with the vacation are intended to enhance, rather than diminish, functionality of the surrounding transportation network. The redesigned intersection and roadway alignments reduce vehicle conflict points, improve traffic operations, and incorporate modern multimodal infrastructure including detached pedestrian and bicycle facilities. The proposed roundabout functions as a traffic calming feature intended to improve safety and reduce vehicle speeds while maintaining efficient traffic flow through the corridor.

The vacation also facilitates coordinated public improvements that support accessibility and usability of the surrounding area, including improved pedestrian connectivity and public parking intended to serve adjacent open space and trail amenities. These improvements increase the overall functionality of the corridor and improve access opportunities for both residents and visitors.

Therefore, staff finds this criteria met.

d. There shall be no adverse impacts on the health, safety, and/or welfare of the general community, and the quality of public facilities and services provided to any parcel of land shall not be reduced, including, but not limited to, police and fire protection and utility services;

The proposed right-of-way vacation will not adversely impact the health, safety, or welfare of the general community, nor will it reduce the quality or availability of public facilities and services provided to surrounding properties. The vacation is part of a coordinated roadway reconstruction and realignment project associated with the approved Redlands 360 development and is being processed concurrently with new right-of-way dedications, utility easements, roadway improvements, and associated public infrastructure upgrades.

The existing roadway configuration at South Broadway and 23 Road contains multiple intersecting movements, irregular roadway geometry, and numerous vehicle conflict points associated with the current intersection layout. The proposed roadway redesign replaces the existing configuration with a modern roundabout and consolidated street network intended to improve traffic operations, reduce conflict areas, and enhance overall transportation safety for motorists, pedestrians, and bicyclists.

According to Federal Highway Administration research, conversion of traditional intersections to single-lane roundabouts can reduce total vehicle conflict points from approximately 32 conflict points at a conventional four-leg intersection to approximately 8 conflict points at a roundabout configuration, substantially reducing the potential for severe vehicle collisions and turning conflicts. Roundabouts are also associated with lower travel speeds and reductions in severe injury crashes due to elimination of high-speed angle conflicts. The proposed roadway improvements incorporate these design principles to improve overall corridor safety and traffic function.

The vacation also facilitates installation of detached pedestrian and bicycle facilities, improved roadway alignments, and traffic calming infrastructure intended to improve multimodal safety and accessibility throughout the corridor. These improvements support safer circulation for all users while modernizing the transportation network to current City standards.

Police, fire, and emergency services will continue to maintain adequate access to all surrounding properties through the redesigned public street system. The proposed roadway network maintains continuous public access and is designed to improve circulation efficiency and operational reliability compared to the existing roadway configuration.

Existing utilities located within the current right-of-way and easement areas will either remain protected through retained easements or be relocated and reconstructed as part of the coordinated public infrastructure improvements associated with the roadway project. The vacation therefore does not reduce the availability or functionality of utility

services to adjacent properties.

Therefore, staff finds this criterion met.

e. The provision of adequate public facilities and services to any property as required in GJMC § 21.05.020 shall not be inhibited by the proposed vacation; and

The proposed right-of-way vacation will not inhibit the provision of adequate public facilities or services to surrounding properties. The vacation is being processed in conjunction with the coordinated reconstruction and realignment of the public roadway and utility network associated with the approved Redlands 360 development. New roadway improvements, utility relocations, drainage infrastructure, and associated public facilities will be constructed to current City standards as part of the overall project.

All affected properties will continue to be served by adequate public access, emergency services, utilities, drainage facilities, and transportation infrastructure following completion of the roadway improvements. Existing utilities located within the vacation area will either remain protected through retained easements or be relocated into the new right-of-way and utility easement areas established through the associated development approvals.

f. The proposal shall not hinder public and City functions.

The proposed right-of-way vacation will not hinder public or City functions. The vacation is being processed in conjunction with a coordinated roadway realignment and public infrastructure improvement project that modernizes the transportation network and improves overall circulation within the area. The proposal maintains public access, emergency response capabilities, utility service provision, and multimodal connectivity through the redesigned roadway system.

The vacation removes portions of excess and obsolete right-of-way that are no longer necessary following construction of the new roadway configuration, including the roundabout and associated street realignments. Public functions currently served by the existing right-of-way will continue to be accommodated through the replacement roadway network and associated public improvements. Utility infrastructure will either remain protected through retained easements or be relocated into new public right-of-way and easement areas as part of the project improvements.

Staff finds that this criterion has been met.

FINDING OF FACT, RECOMMENDATION AND CONDITIONS

After reviewing the request to vacate approximately 18,629 square feet of 50-foot-wide public right-of-way along South Broadway and approximately 1,823 square feet of 30-foot-wide public right-of-way along 23 Road, City file number VAC-2025-329, the

following finding of fact has been made:

The request conforms with Section 21.02.050(p)(iii)(B) of the Zoning and Development Code.

Therefore, the Planning Commission recommended approval of the request subject to the following conditions:

- The applicant shall grant a temporary roadway and access easement, in a form acceptable to the City, over the areas necessary to maintain vehicular, emergency, utility, and property access during the reconstruction and reconfiguration of South Broadway and 23 Road, including the construction of Brothers Boulevard. The temporary roadway and access easement shall remain in effect until the roadway improvements have been completed, accepted by the City, and permanent access has been established for all affected properties.
- The applicant shall construct and make available for use a temporary roadway, subject to review and approval by the City Engineer, sufficient to maintain vehicular, emergency, utility, and property access during construction of the permanent roadway improvements. The temporary roadway shall be maintained in a safe and operable condition until the permanent roadway improvements have been completed, accepted by the City, and opened to public use.
- New public right-of-way for road(s)and easement(s) shall be dedicated to the City by plat or by separate instrument reviewed and approved by staff as providing comparable replacement for those being vacated. The roadway improvements, and associated public infrastructure improvements shown on the approved Redlands 360 Construction Site Plan, as depicted on Exhibit 5, and necessary to maintain the public transportation network and access to adjacent properties shall be constructed, accepted by the City, and available for public use, or a development improvements agreement shall be provided to the City for the construction of the same with acceptable security as deemed appropriate by the City. All utilities in the vacated road(s) and easement(s) shall be relocated to the satisfaction of the City and the utility companies, or a development improvements agreement shall be provided to the City for the relocation of the same with acceptable security as deemed appropriate by the City.

FISCAL IMPACT:

The estimated fiscal impact of vacating the 20,452 square-foot ROW is approximately $1,285.68 based on an average land value of $0.0629 per square foot derived from comparable residential parcel sales in the area.

SUGGESTED MOTION:

I move to adopt Ordinance No. 5329, an ordinance vacating 18,629 square feet of a 50-foot-wide public right-of-way along South Broadway and approximately 1,823 square feet of 30-foot-wide public right-of-way along 23 Road, on final passage and order final publication in pamphlet form.

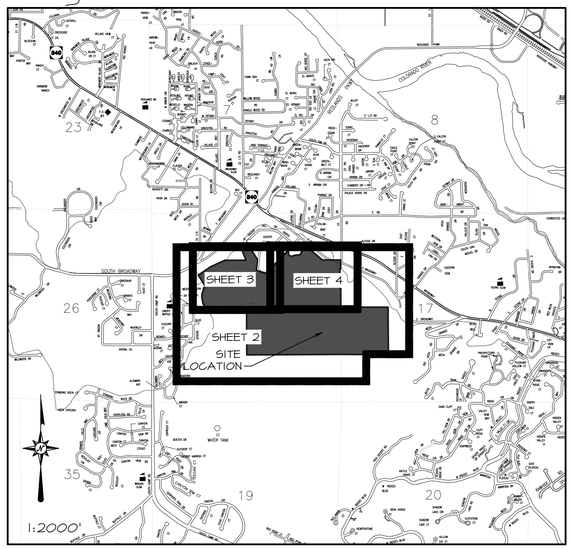
Attachments

1. Exhibit 1. Development Application
2. Exhibit 2. Neighborhood Comment Meeting Waiver
3. Exhibit 3. Supplementary Vacations & Road Realignment Exhibit
4. Exhibit 5. New Roadway Configuration
5. Planning Commission Minutes - 2026 - June 9 - DRAFT
6. Exhibit 4. ROW Vacation Ordinance

IMPROVEMENT SURVEY PLAT

Mesa County Parcel Number 2945-181-00-052

Situated in Section 18 and the Northwest Quarter of the Southwest Quarter of Section 17, Township 1 South, Range 1 West of the Ute Meridian.



PROPERTY DESCRIPTION AS SURVEYED

A parcel of land situated in Section 18 and the Northwest Quarter of the Southwest Quarter of Section 17, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded at Reception Number 2003808 of the records in the office of the Mesa County Clerk and Recorder. Said parcel being more particularly described as follows:

Beginning at a 3.25" aluminum cap in a monument box marked MESA COUNTY SURVEY MARKER NO 230-1 - PLS 24953 for the north 1/16th corner of said Section 18 and Section 17, whence a 2.25" brass cap in concrete marked MESA COUNTY SURVEY MARKER NO 352 - 1966 for the quarter corner of said Section 18 and Section 17 bears South 00°02'39" East with all bearings herein relative thereto;
thence South 00°02'39" East along the east line of the southeast quarter of the northeast quarter of said Section 18, a distance of 236.67 feet to a 1.5" aluminum cap marked PLS 38274;
thence North 80°35'56" West along Right-of-Way as described at Reception Number 978834, a distance of 25.34 feet to a 1.5" aluminum cap marked PLS 38274;
thence continuing along said Right-of-Way the following four courses:
1. thence South 00°02'39" East, a distance of 466.71 feet to a 1.5" aluminum cap marked LS 17485 - LANDESIGN at the beginning of a curve concave to the east having a radius of 50.00 feet and a central angle of 119°59'39" and being subtended by a chord which bears South 00°02'39" East 86.60 feet;
2. thence southwesterly along said curve, a distance of 104.71 feet to a 1.5" aluminum cap marked PLS 38274;
3. thence South 00°02'39" East, a distance of 6.70 feet to a 1.5" aluminum cap marked PLS 38274;
4. thence North 89°57'53" East, a distance of 25.00 feet to a 1.5" aluminum cap in concrete;

thence South 00°02'39" East along the said east line of the southeast quarter of the northeast quarter of said Section 18, a distance of 527.31 feet to the hereinabove described quarter corner;
Thence North 89°54'43" East along the north line of the northwest quarter of the southwest quarter of said Section 17, a distance of 1322.08 feet to a 2.5" aluminum cap marked LS 33650 - 2006 for the center-west sixteenth of said Section 17;
thence South 00°22'02" East along the east line of the northwest quarter of the southwest quarter of said Section 17, a distance of 1321.36 feet to a 3" brass cap marked COUNTY SURVEY MARKER NO. 1196 for the southwest sixteenth corner of said Section 17;
thence North 89°42'27" West along the south line of the northwest quarter of the southwest quarter of said Section 17, a distance of 1315.71 feet to a 3" brass cap marked COUNTY SURVEY MARKER NO. 1197 for the south sixteenth on the west line of said Section 17;
thence South 89°43'41" West along the south line of the northeast quarter of the southeast quarter of said Section 18, a distance of 1318.65 feet to a 3.25" brass cap marked HDS 24953 2021 for the southeast sixteenth corner of said Section 18;
thence South 89°43'57" West along the south line of the northwest quarter of the southeast quarter of said Section 18, a distance of 1314.58 feet to a 3" brass cap marked MESA COUNTY SURVEY MARKER NO. for the center-south sixteenth corner of said Section 18;
thence North 00°18'55" West along the west line of the northwest quarter of the southeast quarter of said Section 18, a distance of 1318.40 feet to a 3" brass cap marked COUNTY SURVEY MARKER NO. 1203 for the center-quarter corner of said Section 18;
thence South 89°51'36" West along the south line of the southeast quarter of the northwest quarter of said Section 18, a distance of 1131.99 feet to the center line of the Redlands Water and Power Company Second Lift Canal, thence along said centerline the following five courses;
1. thence North 34°27'47" West, a distance of 133.57 feet;
2. thence North 09°06'47" West, a distance of 192.56 feet;
3. thence North 01°57'13" East, a distance of 108.17 feet;
4. thence North 20°06'13" East, a distance of 228.20 feet;
5. thence North 31°31'47" West, a distance of 341.77 feet to the center line of the Redlands Water and Power Company First Lift Canal, thence along said centerline the following two courses;
1. thence North 55°01'13" East, a distance of 403.97 feet;
2. thence North 65°28'42" East, a distance of 441.74 feet to the north line of the southeast quarter of the northwest quarter of said Section 18;

thence North 89°41'02" East, a distance of 598.71 feet to a 3" brass cap marked COUNTY SURVEY MARKER NO 1204 for the center-north 1/16th of said Section 18;
thence North 22°25'01" West, a distance of 361.74 feet to the center line of said First Lift Canal, thence along said centerline the following two courses;,
1. thence North 48°38'44" East, a distance of 56.08 feet;
2. thence North 21°39'49" East, a distance of 54.16 feet to the south boundary of South Easter Hill Subdivision as recorded at Reception Number 727359;

thence South 58°55'11" East along said south boundary, a distance of 248.17 feet to a 1.5" aluminum cap marked PLS 38274;
thence South 32°21'11" East along said south boundary, a distance of 329.00 feet to a 1.5" aluminum cap marked PLS 38274 on the westerly line of Easter Hill Drive Right-of-Way, thence continuing along said Right-of-Way the following six courses;
1. thence South 05°17'49" West, a distance of 68.10 feet to a 1.5" aluminum cap marked PLS 38274;
2. thence South 06°47'49" West, a distance of 230.30 feet to a 1.5" aluminum cap marked PLS 38274;
3. thence South 68°22'11" East, a distance of 165.00 feet to a 1.5" aluminum cap marked PLS 38274;
4. thence South 74°40'11" East, a distance of 130.10 feet to a 1.5" aluminum cap marked PLS 38274;
5. thence South 44°01'49" East, a distance of 866.20 feet to a 1.5" aluminum cap marked LS 17485 - LANDESIGN;
6. thence North 40°25'49" East, a distance of 38.18 feet to a 1.5" aluminum cap marked PLS 38274;

thence South 07°38'49" West, a distance of 85.86 feet to a 1.25" plastic cap on #5 rebar marked LS 2376;
thence South 23°05'11" East, a distance of 64.50 feet to a 1.25" plastic cap on #5 rebar marked LS 2376;
thence South 67°04'11" East, a distance of 64.03 feet to a 1.25" plastic cap on #5 rebar marked LS 2376;
thence North 72°42'49" East, a distance of 112.51 feet to a 1.5" aluminum cap marked PLS 38274;
thence North 85°44'49" East, a distance of 152.14 feet to a 1.5" aluminum cap marked PLS 38274;
thence North 21°20'49" East, a distance of 102.82 feet to a 1.5" aluminum cap marked PLS 38274;
thence North 40°25'49" East, a distance of 210.00 feet to a 1.5" brass washer marked PLS 38274;
thence South 49°34'08" East, a distance of 621.65 feet to a 1.5" brass washer marked PLS 38274;
thence North 89°57'30" East along the north line of the southeast quarter of the northeast quarter, a distance of 473.32 feet to the Point of Beginning,

Said parcel containing 237.73 acres more or less.

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

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

BASIS OF BEARINGS

The bearings hereon are grid bearings of the Mesa County Local Coordinate System, GVA, as defined at http://emap.mesacounty.us/gps_survey/GVAZONE.htm, determined by GPS observation of the east line of the Northeast Quarter of the Southeast Quarter of Section 18, Township 1 South, Range 1 West of the Ute Meridian, the east 1/4 corner of said Section 18, being a 2.25" brass cap in concrete marked "MESA COUNTY SURVEY MARKER NO 352, 1966" whence the south 1/16th Corner of said Section 18 and Section 17, being a 3" brass cap in concrete marked "COUNTY SURVEY MARKER NO 1196", bears South 00°38'53"East, as shown hereon.

This plat is a graphical representation of the professional opinion of the undersigned surveyor of the location of the property as described in the title documents referenced. The bearings of the boundary lines on the drawing represent the title description rotated to grid north of the Mesa County Local Coordinate System (MCLCS) noted above. The geometric integrity of the lines has been preserved except where they yield to record monuments and/or senior or controlling lines.

There exists on this parcel a complex network of trails of indeterminate origin. There exits "NO TRESPASSING" signs posted throughout this parcel. Some of these trails have apparently been used by the public for a substantial period of time, which may favor the development of unwritten rights.

Rebar found and accepted by this survey were affixed with a 1.5" aluminum cap marked PLS 38274.

This survey plat does not constitute a title search by the undersigned surveyor or River City Consultants, Inc. and no certification as to title or ownership of any parcels shown hereon is made by either. All information regarding ownership, rights-of-way easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a title commitment prepared by Land Title Guarantee Company, GJC65051840-3, dated June 02, 2022. Other documents may exist which would affect this property.

SURVEYOR'S STATEMENT

I, Alec K Thomas, a registered Professional Land Surveyor in the State of Colorado, do hereby state: the Improvement Survey represented hereon was performed by me or under my responsible charge; it is based upon my knowledge, information and belief; it is in accordance with applicable standards of practice. This statement is not a guaranty, either expressed or implied.

Alec K Thomas,
Colorado PLS 38274

COLORADO LICENSED ALEC KHALIL THOMAS 38274 PROFESSIONAL LAND SURVEYOR

LAND SURVEY DEPOSITS

Mesa County Surveyor's Office
Date_____.
Deposit Number_____.

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.

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

IMPROVEMENT SURVEY PLAT

Mesa County Parcel Number 2945-181-00-052
Situated in Section 18 and the Northwest Quarter of the Southwest Quarter of Section 17, Township 1 South, Range 1 West of the Ute Meridian.

Sheet 1 of 4	Date: 2/13/2023	Job No. 1988-005	
Surveyed: SLG	Drawn: AKT	Checked: BDM	
Drawing name: S:\PROJECTS\1988 La Plata Communities, Inc\005 Easter Hill\Survey\DWG\1988-005 ISP.dwg			

IMPROVEMENT SURVEY PLAT

Mesa County Parcel Number 2945-181-00-052

Situated in Section 18 and the Northwest Quarter of the Southwest Quarter of Section 17, Township 1 South, Range 1 West of the Ute Meridian.

There exists a NOTICE OF RIGHTS-OF-WAY recorded at Reception Number 1891356 that claims "25 feet from the canal centerline as now constructed on the upslope or easterly side.," said document claims to have acquired "valid rights, perscriptive or otherwise". No opinion as to the validity of this claim is given by the hereon signed surveyor.

NW 1/16TH S.18
DETAIL A

S89°41'02"W 1318.12'

NE1/4
NW1/4

NW1/4
NE1/4

FOUND 3" Ø BRASS CAP
IN CONCRETE
COUNTY SURVEY MARKER NO 1204
C-N 1/16TH S.18

S89°52'05"W 1326.68'

EASTER HILL DRIVE

SOUTH BROADWAY

NE1/4
NE1/4

FOUND 2.25" Ø BRASS CAP
IN CONCRETE
MESA COUNTY SURVEY MARKER 253
NE 1/16TH S.18

S89°57'30"W 1310.30'

23 ROAD

FOUND 3.25" Ø ALUMINUM CAP
IN MONUMENT BOX
PLS 24953
MCSM #230-1
N 1/16 S.18 S.17

S00°02'39"E 1318.64'

SE1/4
NW1/4

N00°32'12"W 1322.50'

SW1/4
NE1/4

SE1/4
NE1/4

SEE SHEET 3 FOR ADDITIONAL BOUNDARY DATA.

SECTION 18

SEE SHEET 4 FOR ADDITIONAL BOUNDARY DATA.

SECTION 17

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

MCLCS ZONE "GVA"
TRANSVERSE MERCATOR PROJECTION
POINT OF ORIGIN (SW01)AND CENTRAL MERIDIAN:
LATITUDE: 39°06'22.72746N
LONGITUDE: 108°32'01.43552W
NORTHING: 50,000FT
EASTING: 100,000FT
SCALE FACTOR: 1.000218181798
PROJECT/SCALE FACTOR HEIGHT: 4644FT(NAVD88)

BASIS OF BEARINGS

The bearings hereon are grid bearings of the Mesa County Local Coordinate System, GVA, as defined at http://emap.mesacounty.us/gps_survey/GVAZONE.htm, determined by GPS observation of the east line of the Northeast Quarter of the Southeast Quarter of Section 18, Township 1 South, Range 1 West of the Ute Meridian, the east 1/4 corner of said Section 18, being a 2.25" brass cap in concrete marked "MESA COUNTY SURVEY MARKER NO 352, 1966" whence the south 1/16th Corner of said Section 18 and Section 17, being a 3" brass cap in concrete marked "COUNTY SURVEY MARKER NO 1196", bears South 00°38'53"East, as shown hereon.

SCALE

200 0 100 200 400
(IN U.S. SURVEY FEET)

DETAIL A - 1:2'

S10°08'43"W
2.24'

FOUND 2.5" Ø BRASS CAP
IN CONCRETE
LS 2280
RM 2.24 1983

N89°12'37"W
2.68'

NW 1/16TH S.18

FOUND 2.5" Ø BRASS CAP
IN CONCRETE
LS 2280
RM 2.68 1983

NO MONUMENT FOUND, ACTUAL POSITION IMPRACTICAL TO MONUMENT.

N89°54'43"E 1322.08'

FOUND 2.25" Ø BRASS CAP
IN CONCRETE
MESA COUNTY SURVEY MARKER NO 352 1966
W 1/4 S.17

FOUND 2.5" Ø ALUMINUM CAP
ON PIPE
LS 33650
2006
C-N 1/16TH S.17

REC NO 2958212

S89°51'21"W 2625.62'

FOUND 3" Ø BRASS CAP
IN CONCRETE
COUNTY SURVEY MARKER NO 1203
C 1/4 S.18

N00°18'55"W 1318.40'

NW1/4
SE1/4

NE1/4
SE1/4

S00°38'53"E 1312.61' BASIS OF BEARING

NW1/4
SW1/4

N00°22'02"W 1321.36'

REC NO 2954456

FOUND 3" Ø BRASS CAP
IN CONCRETE
COUNTY SURVEY MARKER NO 1202
C-S 1/16TH S.18

S89°43'57"W 1314.58'

LOT 100
CANYON RIM 360 SUBDIVISION
FILING NUMBER ONE
REC NO 3002807

FOUND 3.25" Ø BRASS CAP
IN CONCRETE
24953
HDS 2021
SE 1/16TH S.18

S89°43'41"W 1318.65'

FOUND 3" Ø BRASS CAP
IN CONCRETE
COUNTY SURVEY MARKER NO 1197
S 1/16 S.17 S.18

S89°42'27"E 1315.71'

FOUND 3" Ø BRASS CAP
IN CONCRETE
COUNTY SURVEY MARKER NO 1196
SW 1/16TH S.17

SURVEYOR'S STATEMENT

I, Alec K Thomas, a registered Professional Land Surveyor in the State of Colorado, do hereby state: the Improvement Survey represented hereon was performed by me or under my responsible charge; it is based upon my knowledge, information and belief; it is in accordance with applicable standards of practice. This statement is not a guaranty, either expressed or implied.

Alec K Thomas,
Colorado PLS 38274

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.

COLORADO LICENSED
ALEC KYATT THOMAS
38274
PROFESSIONAL LAND SURVEYOR

LAND SURVEY DEPOSITS

Mesa County Surveyor's Office
Date_____.

Deposit Number_____.

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IMPROVEMENT SURVEY PLAT

Mesa County Parcel Number 2945-181-00-052 Situated in Section 18 and the Northwest Quarter of the Southwest Quarter of Section 17, Township 1 South, Range 1 West of the Ute Meridian.

Sheet 2 of 4 Date: 2/13/2023			Job No. 1988-005
Surveyed: SLG	Drawn: AKT	Checked: BDM	

Drawing name: S:\PROJECTS\1988 La Plata Communities, Inc\005 Easter Hill\Survey\DWG\1988-005 ISP.dwg

IMPROVEMENT SURVEY PLAT

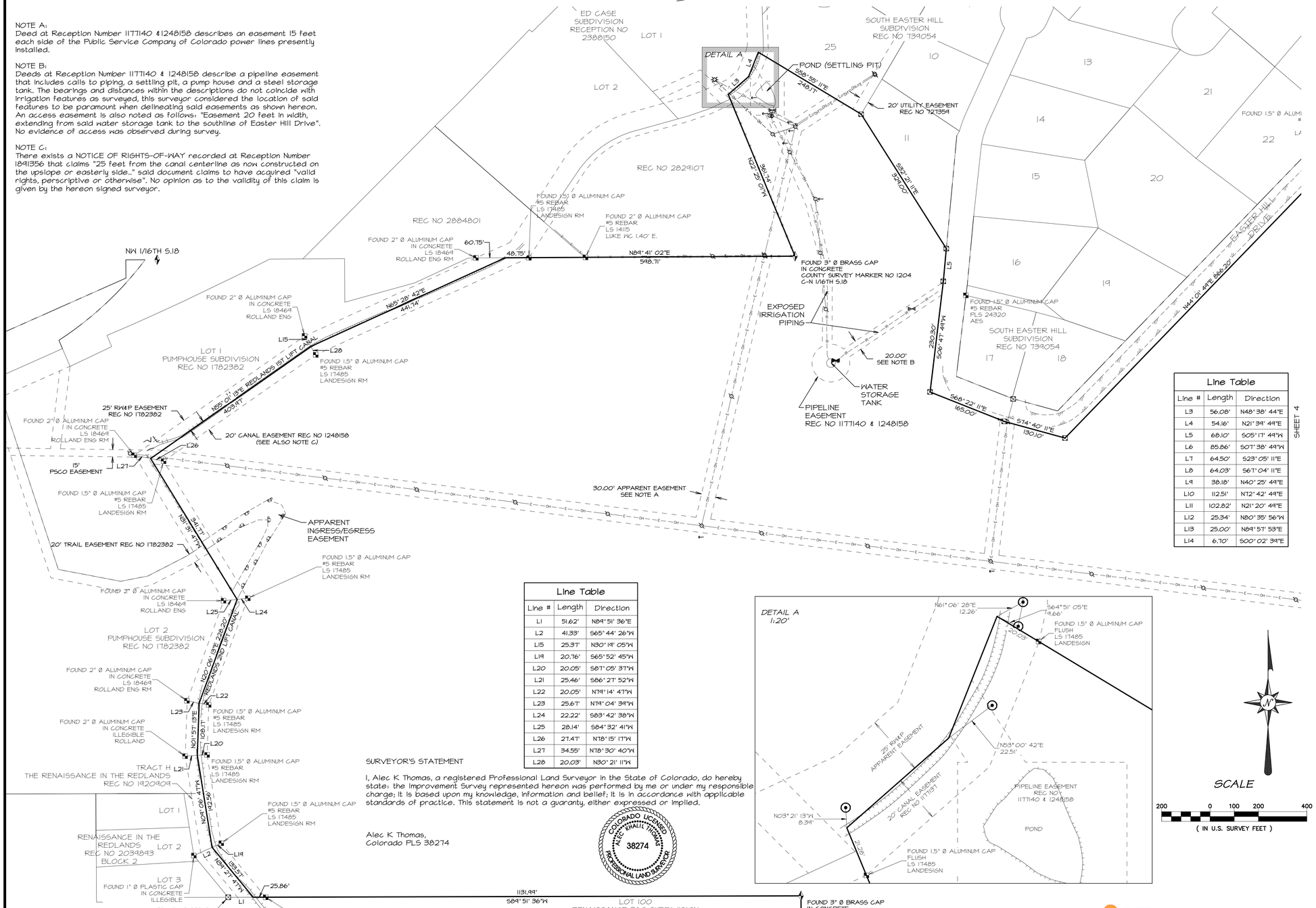
Mesa County Parcel Number 2945-181-00-052

Situated in Section 18 and the Northwest Quarter of the Southwest Quarter of Section 17, Township 1 South, Range 1 West of the Ute Meridian.

NOTE A:
Deed at Reception Number 1177140 & 1248158 describes an easement 15 feet each side of the Public Service Company of Colorado power lines presently installed.

NOTE B:
Deeds at Reception Number 1177140 & 1248158 describe a pipeline easement that includes calls to piping, a settling pit, a pump house and a steel storage tank. The bearings and distances within the descriptions do not coincide with irrigation features as surveyed, this surveyor considered the location of said features to be paramount when delineating said easements as shown hereon. An access easement is also noted as follows: "Easement 20 feet in width, extending from said water storage tank to the southline of Easter Hill Drive". No evidence of access was observed during survey.

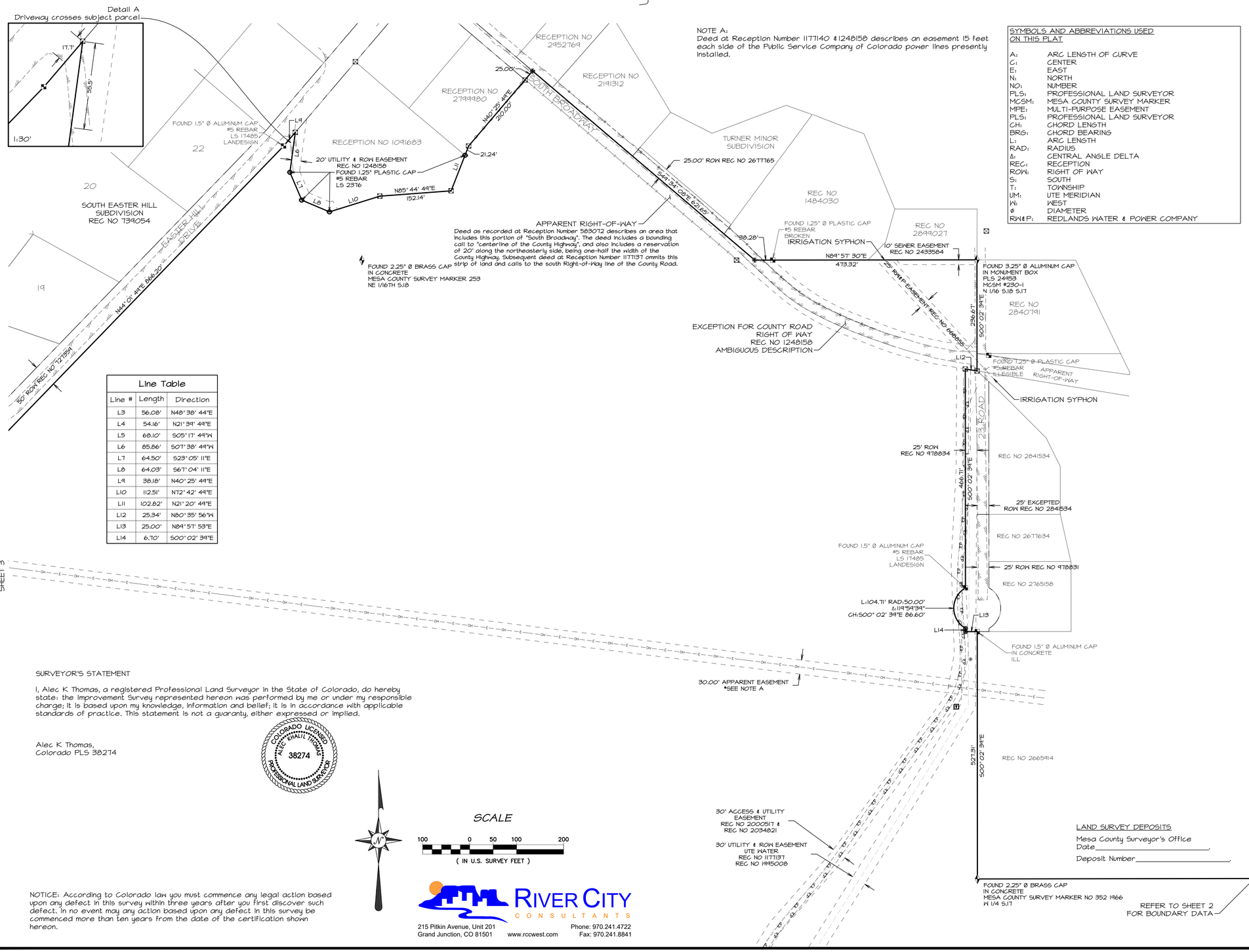
NOTE C:
There exists a NOTICE OF RIGHTS-OF-WAY recorded at Reception Number 1891356 that claims "25 feet from the canal centerline as now constructed on the upslope or easterly side.." said document claims to have acquired "valid rights, perscriptive or otherwise". No opinion as to the validity of this claim is given by the hereon signed surveyor.


ED CASE SUBDIVISION RECEPTION NO 2388150
LOT 1
LOT 2
DETAIL A
POND (SETTLING PIT)
S58° 55' 11"E 248.17'
20' UTILITY EASEMENT REC NO 721354
SOUTH EASTER HILL SUBDIVISION REC NO 734054
REC NO 2829107
REC NO 2884801
FOUND 1.5" Ø ALUMINUM CAP #5 REBAR LS 17485 LANDESIGN RM
FOUND 2" Ø ALUMINUM CAP #5 REBAR LS 14115 LUKE WG 1.40' E.
FOUND 2" Ø ALUMINUM CAP IN CONCRETE LS 18469 ROLLAND ENG RM
N24° 25' 01"W 546.14'
S32° 21' 11"E 924.50'
60.75'
48.75'
N89° 41' 02"E 548.71'
FOUND 3" Ø BRASS CAP IN CONCRETE COUNTY SURVEY MARKER NO 1204 C-N 1/16TH S.18
NW 1/16TH S.18
N65° 28' 42"E 441.74'
EXPOSED IRRIGATION PIPING
20.00' SEE NOTE B
WATER STORAGE TANK
PIPELINE EASEMENT REC NO 1177140 & 1248158
FOUND 1.5" Ø ALUMINUM CAP #5 REBAR PLS 24320 AES
S68° 47' 49"W 282.30'
S68° 22' 11"E 165.00'
S74° 40' 11"E 130.10'
N44° 01' 49"E 886.20'
EASTER HILL DRIVE
LOT 1 PUMPHOUSE SUBDIVISION REC NO 1782382
FOUND 2" Ø ALUMINUM CAP IN CONCRETE LS 18469 ROLLAND ENG RM
FOUND 1.5" Ø ALUMINUM CAP #5 REBAR LS 17485 LANDESIGN RM
L15
L26
L27
L28
N69° 01' 13"E REDLANDS 1ST LIFT CANAL 409.91'
25' RW&P EASEMENT REC NO 1782382
20' CANAL EASEMENT REC NO 1248158 (SEE ALSO NOTE C)
15' PSCO EASEMENT
FOUND 2" Ø ALUMINUM CAP IN CONCRETE LS 18469 ROLLAND ENG RM
FOUND 1.5" Ø ALUMINUM CAP #5 REBAR LS 17485 LANDESIGN RM
N51° 31' 41"W 341.71'
20' TRAIL EASEMENT REC NO 1782382
APPARENT INGRESS/EGRESS EASEMENT
30.00' APPARENT EASEMENT SEE NOTE A
FOUND 2" Ø ALUMINUM CAP IN CONCRETE LS 18469 ROLLAND ENG
L25
L24
N00° 06' 13"E REDLANDS 2ND LIFT CANAL 229.20'
LOT 2 PUMPHOUSE SUBDIVISION REC NO 1782382
FOUND 2" Ø ALUMINUM CAP IN CONCRETE LS 18469 ROLLAND ENG RM
L22
L23
FOUND 2" Ø ALUMINUM CAP IN CONCRETE ILLEGIBLE ROLLAND
N01° 15' 13"E 108.17'
L20
L21
TRACT H THE RENAISSANCE IN THE REDLANDS REC NO 1920909
N14° 36' 06"W 107.04'
LOT 1 RENAISSANCE IN THE REDLANDS LOT 2 REC NO 2039893 BLOCK 2
LOT 3
FOUND 1" Ø PLASTIC CAP IN CONCRETE ILLEGIBLE
FOUND #5 REBAR
L2
L1
N28° 27' 47"W 185.57'
25.86'
1131.99' S84° 51' 36"W
LOT 100 RENAISSANCE 360 SUBDIVISION REC NO 2946938
FOUND 3" Ø BRASS CAP IN CONCRETE COUNTY SURVEY MARKER NO 1203 C 1/4 S.18
REFER TO SHEET 2 FOR BOUNDARY DATA
FOUND 1.5" Ø ALUMINUM CAP #5 REBAR LS 17485 LANDESIGN RM

IMPROVEMENT SURVEY PLAT

Mesa County Parcel Number 2945-181-00-052

Situated in Section 18 and the Northwest Quarter of the Southwest Quarter of Section 17, Township 1 South, Range 1 West of the Ute Meridian.



NOTE A:
Deed at Reception Number 1177140 & 1248158 describes an easement 15 feet each side of the Public Service Company of Colorado power lines presently installed.

SYMBOLS AND ABBREVIATIONS USED ON THIS PLAT

A:	ARC LENGTH OF CURVE
C:	CENTER
E:	EAST
N:	NORTH
NO:	NUMBER
PLS:	PROFESSIONAL LAND SURVEYOR
MCSM:	MESA COUNTY SURVEY MARKER
MPE:	MULTI-PURPOSE EASEMENT
PLS:	PROFESSIONAL LAND SURVEYOR
CH:	CHORD LENGTH
BRG:	CHORD BEARING
L:	ARC LENGTH
RAD:	RADIUS
Δ:	CENTRAL ANGLE DELTA
REC:	RECEPTION
ROW:	RIGHT OF WAY
S:	SOUTH
T:	TOWNSHIP
UM:	UTE MERIDIAN
W:	WEST
ø	DIAMETER
RW&P:	REDLANDS WATER & POWER COMPANY

Line Table		
Line #	Length	Direction
L3	56.08'	N48° 38' 44"E
L4	54.16'	N21° 39' 44"E
L5	68.10'	S05° 17' 44"W
L6	85.86'	S07° 38' 44"W
L7	64.50'	S23° 05' 11"E
L8	64.03'	S67° 04' 11"E
L9	38.18'	N40° 25' 44"E
L10	112.51'	N72° 42' 44"E
L11	102.82'	N21° 20' 44"E
L12	25.34'	N80° 35' 56"W
L13	25.00'	N89° 51' 53"E
L14	6.70'	S00° 02' 34"E

LEGEND

- MONUMENT FOUND AS NOTED
- 1.5" ALUMINUM CAP IN CONCRETE LS 29419 - SURVEY IT INC
- 1.25" PLASTIC CAP ON #5 REBAR LS 2376
- ALIQUOT MONUMENT AS NOTED
- FOUND REBAR
- SET 1.5" ALUMINUM CAP ON # 5 REBAR PLS 38274
- SET 1.5" BRASS WASHER PLS 38274
- CABLE TV PEDESTAL/PULL BOX
- TELEPHONE PEDESTAL/PULL BOX
- ELECTRICAL TRANSFORMER
- EASEMENT LINE
- PARCEL LINE
- ROW LINE
- ALIQUOT LINE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- EDGE OF CONCRETE
- FLOW LINE
- DITCH TOE
- -T- UNDERGROUND TELEPHONE
- -TV- CABLE TV LINE
- -G- GAS LINE
- -W- WATER LINE
- -E- UNDERGROUND ELECTRIC LINE
- -OHT- OVERHEAD TELEPHONE LINE
- -OHE- OVERHEAD ELECTRIC LINE
- -S- SANITARY LINE
- -D- STORM LINE
- WOOD FENCE
- CHAIN LINK/IRON FENCE
- -X- FENCE
- LIGHT POLE
- BOLLARD

SURVEYOR'S STATEMENT

I, Alec K Thomas, a registered Professional Land Surveyor in the State of Colorado, do hereby state: the Improvement Survey represented hereon was performed by me or under my responsible charge; it is based upon my knowledge, information and belief; it is in accordance with applicable standards of practice. This statement is not a guaranty, either expressed or implied.

Alec K Thomas,
Colorado PLS 38274

COLORADO LICENSED ALEC KHALIL THOMAS 38274 PROFESSIONAL LAND SURVEYOR

SCALE

100 0 50 100 200
(IN U.S. SURVEY FEET)

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LAND SURVEY DEPOSITS

Mesa County Surveyor's Office
Date_____.
Deposit Number_____.

IMPROVEMENT SURVEY PLAT

Mesa County Parcel Number 2945-181-00-052
Situated in Section 18 and the Northwest Quarter of the Southwest Quarter of Section 17, Township 1 South, Range 1 West of the Ute Meridian.

Sheet 4 of 4 Date: 1/31/2023		Job No. 1988-005	
Surveyed: SLG	Drawn: AKT	Checked: BDM	
Drawing name: S:\PROJECTS\1988 La Plata Communities, Inc\005 Easter Hill\Survey\DWG\1988-005 ISP.dwg			

- General Project Report –
Right-of-way (ROW/Multi-purpose Easements (MPE)
Vacation Request
South Broadway and 23 Road

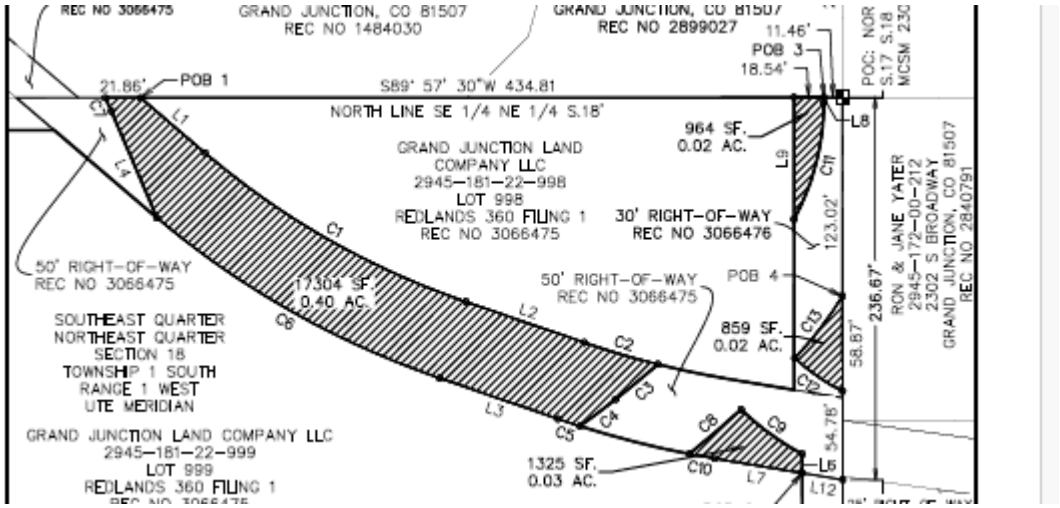
No Physical Address,
Grand Junction, CO
Tax Parcel Nos. 2945-181-22-998 & 2945-181-23-001
Owner(s): Grand Junction Land Company, LLC

May 19, 2026

A. Project Description:

Location: The ROW and associated multi-purpose easements to be vacated are located within the current ROW for S. Broadway and 23 Road, platted with Redlands 360 Filing 1 Subdivision, recorded at Reception Number 3066475.

Acreage: The ROW to be vacated is: Area 1, 0.40 acre; Area 2, 0.03 acre, Area 3, 0.02 acre, and Area 4, 0.02 acre.



Proposed Use: South Broadway and 23 Road are being realigned with construction of Redlands 360 Filing 3, which has planning approval. Filing 3 will plat/replat ROW and install infrastructure. The installation of streets and utilities will facilitate future filings of the Redlands 360 master planned community.

B. Public Benefit

The ROW vacations facilitate the realignment of infrastructure which includes a roundabout that is a marked safety improvement as it reduces conflict points by approximately 75%, benefiting the community. All utility providers (Xcel, Ute Water and Persigo) have signed off on the realignment of ROW and MPEs.

C. Neighborhood Meeting

The Community Development Director waived the requirement for an Outreach Meeting. Infrastructure, traffic patterns, etc. were discussed at the Outreach Meeting held on October 21, 2025, related to the ODP Amendment, Annexation and overall Redlands 360 project.

D. Project Compliance, Compatibility, and Impact

1) Adopted plans and/or policies:

The ROW/MPE vacation request is in compliance with Section 21.02.050(p)(2)(iii)(B) Review Criteria for Vacation of Public Right-of-Way or Easement. The ROW/MPE vacation request supports the comprehensive plan by installing pedestrian and bicycle facilities as part of the new infrastructure and new dedication of ROW with Filing 3 construction. There are currently no sidewalks or on street bike/ped paths.

2) Land use in the surrounding area:

The land use in the surrounding area is a mixture of undeveloped parcels and low-density single-family homes. Surrounding zoning consists of:

North and east – County RSF-4
West and South – City PD

3) Site access and traffic patterns:

South Broadway and 23 Road will be realigned. The right-of-way vacation will have no effect on existing traffic patterns in conjunction with the construction of the new infrastructure in Filing 3.

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

The subject parcel is served by the following:
Ute Water
City of Grand Junction Sewer
City of Grand Junction Storm Sewer
Xcel Energy (gas & electric)
Redlands Water and Power Company
City of Grand Junction Fire – Station 5
Charter/Spectrum (Cable)
CenturyLink/Lumen (Phone)

A fire flow form was submitted with the major subdivision application and indicates location of fire hydrants, as well as proposed locations on the construction plans.

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 right-of-way vacation. Utilities in existing ROW will be relocated to the realigned ROW.

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

The right-of-way vacation will have no adverse effect on public facilities. All utilities will be relocated to the new alignment with construction of Filing 3. Traffic circulation is improved as a result of the new alignment for emergency services. Pedestrian connections and bicycle facilities will be put in place where there were none previously.

7) Hours of operation:

This criterion is not applicable for this submittal.

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.

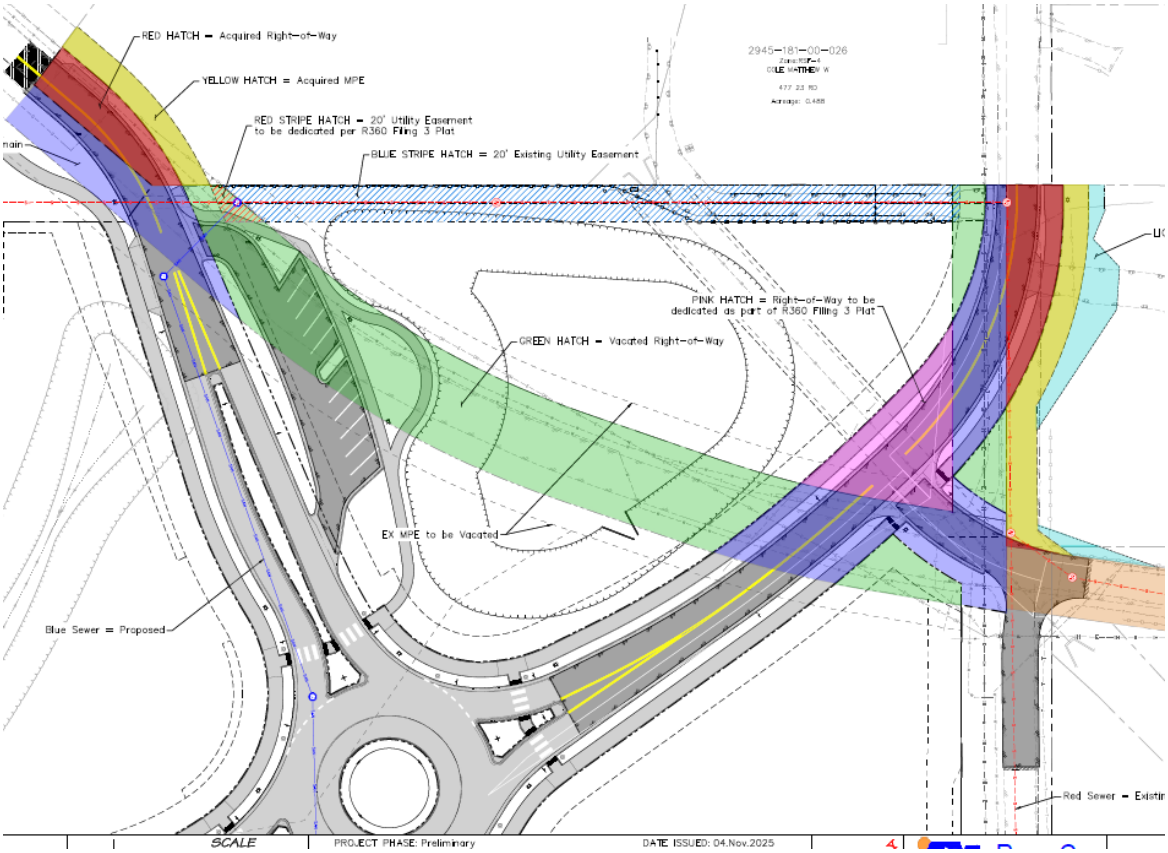
Section 21.02.050 (p)(2)(iii)(B) Review Criteria for Vacation of Public Right-of-Way or Easement:

(B) The Planning Commission shall recommend to and the City Council shall decide on all other request in light of the following criteria:

a. The vacation is in conformance with the Comprehensive Plan, Grand Junction Circulation Plan, and other adopted plans and policies of the City;

The major subdivision for Redlands 360 Filing 3 has been approved. The new roadway system still provides connections to South Broadway and 23 Road and still provides access to all adjacent landowners. The proposed vacation and realignment of ROW and MPEs does not conflict with the Grand Junction Circulation plan or the Comprehensive plan and supports the Comprehensive Plan with the construction of dedicated pedestrian and bicycle paths, promoting Plan Principle 6: Efficient and Connected Transportation. More specifically it supports 6:1, Continue to develop a safe, balanced and well-connected transportation system that enhances mobility for all modes; a., d. and f.

The ROW vacation facilitates the construction of a roundabout and detached pedestrian/bicycle trail improving safety for all users and reducing points of conflict. It provides balanced modes of transportation, bicycling, walking and driving. It provides for specific improvements including sidewalks and buffered bike lines along an Active Transportation Corridor, and traffic calming measures with the roundabout.



b. No parcel shall be landlocked as a result of the vacation;
All adjacent parcels will still have access to South Broadway and 23 Road. No parcel will be landlocked as a result of the vacation. The portions of existing ROW that are being vacated are located south and west of existing residential lots, creating no impact. The existing ROW being vacated is no longer needed to facilitate function of the realigned roadway.

c. Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive, or reduces or devalues any property affected by the proposed vacation;
As explained, all adjacent landowners still have access to South Broadway and 23 Road through the extended street system. The vacation and subsequent infrastructure construction of relocated access does not reduce or devalue adjacent properties. Most of the residential properties are located south and west of the proposed vacation and are not impacted. The newly aligned infrastructure creates safer access, reducing points of conflict and providing detached trails for pedestrians and bicyclists for all nearby residents and is a benefit to the community.

d. There shall be no adverse impacts on the health, safety, and/or welfare of the general community, and the quality of public facilities and services provided to any parcel of land shall not be reduced,

including, but not limited to, police and fire protection and utility services;
The vacation request has no effect on the health, safety and welfare of the general community. Police and fire have direct access to adjacent properties from the realigned South Broadway and 23 Road street network. ROW and MPEs are being realigned in conjunction with the new ROW and MPE dedications associated with Filing 3 and additional ROW acquisitions by the City. The proposed street network will improve access and traffic function and will be constructed to full City ROW standards. Points of conflict will be reduced by approximately 75%. Existing utilities within existing ROW will be relocated to the new ROW.

e. The provision of adequate public facilities and services to any property as required in GJMC § 21.05.020 shall not be inhibited by the proposed vacation; and
The vacation does not inhibit the provision of adequate public facilities or services. Any utilities that are located within ROW or multi-purpose easements to be vacated are being relocated within the proposed realignment and will still serve all existing properties.

f. The proposal shall not hinder public and City functions.
The vacation will not hinder public and City functions. ROW and MPEs are being realigned in conjunction with the new ROW and MPE dedications associated with Filing 3 and additional ROW acquisitions by the City. The proposed street network will improve access and traffic function and will be constructed to full City ROW standards. The areas to be vacated are located within existing ROW and will revert back to the property owner. Existing utilities within existing ROW will be relocated to the new ROW.

F. Development Schedule

This criterion is not applicable for this submittal.

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:	No physical address	Site Acreage:	201 +/- acres
Site Tax No(s):	2945-181-22-999	Site Zoning:	PD

Project Description: Vacation of portions of ROW as dedicated by Redlands 360 Filing 1 subdivision plat, as recorded at Reception Number 2906475

Property Owner Information		Applicant Information		Representative Information	
Name:	Grand Junction Land Compan	Name:	Redlands 360, LLC	Name:	River City Consultants, Inc.
Street Address:	600 E. Hopkins Ave #	Street Address:	422 E. Verjijo Ave. #1	Street Address:	215 Pitkin Ave #201
City/State/Zip:	Aspen, CO 81611	City/State/Zip:	Colorado Springs, C	City/State/Zip:	Grand Jct. CO 81501
Business Phone #:	970-925-9046	Business Phone #:	970-712-0006	Business Phone #:	970-241-4722
E-Mail:	mmaple@dunrene.com	E-Mail:	jane.quimby@onelaplata.com	E-Mail:	tstates@rccwest.com
Fax #:		Fax #:		Fax #:	
Contact Person:	Mike Maple	Contact Person:	Jane Quimby	Contact Person:	Tracy States
Contact Phone #:	970-925-9046	Contact Phone #:	970-712-0006	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: 2025.05.20 13:34:07 -06'00' — Date: May 20, 2025

Signature of Legal Property Owner: [signature] — Date: 5/20/2025

MESA COUNTY CERTIFICATE OF TAXES DUE

Account Number R105278
Parcel 294518122999

Certificate Number 134873
Acres 201.120
Order Number
Vendor ID Counter

Assessed To

GRAND JUNCTION LAND COMPANY LLC
C/O:DUNRENE MGMT LLC
600 HOPKINS AVE STE 303
ASPEN, CO 81611

Legal Description

LOT 999 REDLANDS 360 FILING 1 LOCATED IN SEC 17 AND SEC 18 1S 1W UM RECD 6/14/2023 RN-3066475 MESA CO RECDS - 201.12AC (RESERVED FOR FUTURE DEVELOPMENT)

Situs Address

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2024	$8,942.52	$0.00	$0.00	($8,942.52)	$0.00
Total Tax Charge					$0.00
Grand Total Due as of 05/27/2025					**$0.00**

Tax Billed at 2024 Rates for Tax Area 14104 - 14104

Authority	Mill Levy	Amount
COLORADO RIVER WATER CONSER	0.5010000	$0.43
MESA CNTY ROAD & BRIDGE-GRA	0.1370000	$0.12
CITY OF GRAND JUNCTION	8.0000000	$6.88
GRAND RIVER MOSQUITO CTRL	1.1840000*	$1.02
LIBRARY DISTRICT	3.0050000	$2.58
MESA COUNTY	11.3140000*	$9.73
COUNTY ROAD & BRIDGE-1/2 LE	0.1370000	$0.12
SCHOOL DIST #51 GEN	31.1710000	$26.80
SCHOOL DIST# 51 BOND	11.3250000	$9.74
SCHOOL DIST# 51 2024 OVERRI	2.5810000	$2.22
Taxes Billed 2024	69.3550000	$59.64

Values	Actual	Assessed
100 AC AND UP VACANT LAND	$3,100	$860
Total	$3,100	$860

* Credit Levy

Tax Billed at 2024 Rates for Tax Area 14105 - 14105

Authority	Mill Levy	Amount
COLORADO RIVER WATER CONSER	0.5010000	$9.98
MESA CNTY ROAD & BRIDGE-GRA	0.1370000	$2.73
CITY OF GRAND JUNCTION	8.0000000	$159.36
GRAND RIVER MOSQUITO CTRL	1.1840000*	$23.59
LIBRARY DISTRICT	3.0050000	$59.86
MESA COUNTY	11.3140000*	$225.37
COUNTY ROAD & BRIDGE-1/2 LE	0.1370000	$2.73
REDLANDS 360 METROPOLITAN D	15.0000000	$298.80
SCHOOL DIST #51 GEN	31.1710000	$620.93
SCHOOL DIST# 51 BOND	11.3250000	$225.60
SCHOOL DIST# 51 2024 OVERRI	2.5810000	$51.41
Taxes Billed 2024	84.3550000	$1,680.36

Values	Actual	Assessed
100 AC AND UP VACANT LAND	$71,410	$19,920
Total	$71,410	$19,920

* Credit Levy

Tax Billed at 2024 Rates for Tax Area 14108 - 14108

Authority	Mill Levy	Amount
COLORADO RIVER WATER CONSER	0.5010000	$14.65
MESA CNTY ROAD & BRIDGE-GRA	0.1370000	$4.01
CITY OF GRAND JUNCTION	8.0000000	$233.92

Values	Actual	Assessed
100 AC AND UP VACANT LAND	$104,800	$29,240
Total	$104,800	$29,240

MESA COUNTY CERTIFICATE OF TAXES DUE

Authority	Mill Levy	Amount	Values	Actual	Assessed
CITY OF GRAND JUNCTION	8.0000000	$233.92	Total	$104,800	$29,240
GRAND RIVER MOSQUITO CTRL	1.1840000*	$34.62			
LIBRARY DISTRICT	3.0050000	$87.87			
MESA COUNTY	11.3140000*	$330.81			
COUNTY ROAD & BRIDGE-1/2 LE	0.1370000	$4.01			
SCHOOL DIST #51 GEN	31.1710000	$911.45			
SCHOOL DIST# 51 BOND	11.3250000	$331.15			
SCHOOL DIST# 51 2024 OVERRI	2.5810000	$75.47			
Taxes Billed 2024	69.3550000	$2,027.96			

* Credit Levy

Tax Billed at 2024 Rates for Tax Area 14111 - 14111

Authority	Mill Levy	Amount	Values	Actual	Assessed
COLORADO RIVER WATER CONSER	0.5010000	$0.13	100 AC AND UP VACANT LAND	$920	$260
MESA CNTY ROAD & BRIDGE-GRA	0.1370000	$0.04			
CITY OF GRAND JUNCTION	8.0000000	$2.08	Total	$920	$260
GRAND RIVER MOSQUITO CTRL	1.1840000*	$0.31			
LIBRARY DISTRICT	3.0050000	$0.78			
MESA COUNTY	11.3140000*	$2.93			
COUNTY ROAD & BRIDGE-1/2 LE	0.1370000	$0.04			
SCHOOL DIST #51 GEN	31.1710000	$8.11			
SCHOOL DIST# 51 BOND	11.3250000	$2.95			
SCHOOL DIST# 51 2024 OVERRI	2.5810000	$0.67			
Taxes Billed 2024	69.3550000	$18.04			

* Credit Levy

Tax Billed at 2024 Rates for Tax Area 14109 - 14109

Authority	Mill Levy	Amount	Values	Actual	Assessed
COLORADO RIVER WATER CONSER	0.5010000	$5.38	100 AC AND UP VACANT LAND	$38,500	$10,740
MESA CNTY ROAD & BRIDGE-GRA	0.1370000	$1.47			
CITY OF GRAND JUNCTION	8.0000000	$85.92	Total	$38,500	$10,740
GRAND RIVER MOSQUITO CTRL	1.1840000*	$12.72			
LIBRARY DISTRICT	3.0050000	$32.27			
MESA COUNTY	11.3140000*	$121.51			
COUNTY ROAD & BRIDGE-1/2 LE	0.1370000	$1.47			
SCHOOL DIST #51 GEN	31.1710000	$334.79			
SCHOOL DIST# 51 BOND	11.3250000	$121.63			
SCHOOL DIST# 51 2024 OVERRI	2.5810000	$27.72			
Taxes Billed 2024	69.3550000	$744.88			

* Credit Levy

Tax Billed at 2024 Rates for Tax Area 14110 - 14110

Authority	Mill Levy	Amount	Values	Actual	Assessed
COLORADO RIVER WATER CONSER	0.5010000	$2.30	100 AC AND UP VACANT LAND	$16,440	$4,590
MESA CNTY ROAD & BRIDGE-GRA	0.1370000	$0.63			
CITY OF GRAND JUNCTION	8.0000000	$36.72	Total	$16,440	$4,590
GRAND RIVER MOSQUITO CTRL	1.1840000*	$5.43			
LIBRARY DISTRICT	3.0050000	$13.79			
MESA COUNTY	11.3140000*	$51.92			
COUNTY ROAD & BRIDGE-1/2 LE	0.1370000	$0.63			
SCHOOL DIST #51 GEN	31.1710000	$143.07			

MESA COUNTY CERTIFICATE OF TAXES DUE

Authority	Mill Levy	Amount
SCHOOL DIST# 51 BOND	11.3250000	$51.98
SCHOOL DIST# 51 2024 OVERRI	2.5810000	$11.85
Taxes Billed 2024	69.3550000	$318.32

* Credit Levy

Tax Billed at 2024 Rates for Tax Area 14107 - 14107

Authority	Mill Levy	Amount
COLORADO RIVER WATER CONSER	0.5010000	$9.09
MESA CNTY ROAD & BRIDGE-GRA	0.1370000	$2.49
CITY OF GRAND JUNCTION	8.0000000	$145.20
GRAND RIVER MOSQUITO CTRL	1.1840000*	$21.49
LIBRARY DISTRICT	3.0050000	$54.54
MESA COUNTY	11.3140000*	$205.34
COUNTY ROAD & BRIDGE-1/2 LE	0.1370000	$2.49
SCHOOL DIST #51 GEN	31.1710000	$565.76
SCHOOL DIST# 51 BOND	11.3250000	$205.55
SCHOOL DIST# 51 2024 OVERRI	2.5810000	$46.85
Taxes Billed 2024	69.3550000	$1,258.80

* Credit Levy

Values	Actual	Assessed
100 AC AND UP VACANT LAND	$65,040	$18,150
Total	$65,040	$18,150

Tax Billed at 2024 Rates for Tax Area 14106 - 14106

Authority	Mill Levy	Amount
COLORADO RIVER WATER CONSER	0.5010000	$20.48
MESA CNTY ROAD & BRIDGE-GRA	0.1370000	$5.60
CITY OF GRAND JUNCTION	8.0000000	$326.96
GRAND RIVER MOSQUITO CTRL	1.1840000*	$48.39
LIBRARY DISTRICT	3.0050000	$122.81
MESA COUNTY	11.3140000*	$462.40
COUNTY ROAD & BRIDGE-1/2 LE	0.1370000	$5.60
SCHOOL DIST #51 GEN	31.1710000	$1,273.95
SCHOOL DIST# 51 BOND	11.3250000	$462.85
SCHOOL DIST# 51 2024 OVERRI	2.5810000	$105.48
Taxes Billed 2024	69.3550000	$2,834.52

* Credit Levy

Values	Actual	Assessed
100 AC AND UP VACANT LAND	$146,480	$40,870
Total	$146,480	$40,870

All tax lien sale amounts are subject to change due to endorsement of current taxes by the lienholder or to advertising and distraint warrant fees. Changes may occur and the Treasurer's office will need to be contacted prior to remittance after the following dates: Personal Property and Mobile Homes, Real Property - September 1. Tax lien sale redemption amounts must be paid by cash or cashiers check.

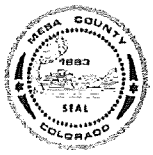
Special taxing districts and the boundaries of such districts may be on file with the board of County Commissioners, the County Clerk, or the County Assessor.

This certificate does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax or misc. tax collected on behalf of other entities, special or local improvement district assessments or mobile homes, unless specifically mentioned.

I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption are as noted herein. In witness whereof, I have hereunto set my hand and seal.

MESA COUNTY CERTIFICATE OF TAXES DUE

MESA COUNTY TREASURER, SHEILA REINER



Mesa County Treasurer
PO Box 20000
544 Rood Ave
Grand Junction CO 81502-5027

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Grand Junction Land Company, LLC ("Entity") is the owner of the following property:

(b) No physical address - Parcel No. 2945-181-22-999

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 - ROW

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: Michael C. Maple as COO of Dunrene Management, Inc. Manager of Grand Junct

State of Colorado)

County of Pitkn) ss.

Subscribed and sworn to before me on this 20th day of May, 20 25

by Michael C. Maple

Witness my hand and seal.

My Notary Commission expires on 7/23/2027.

AUDREY I ELLIS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20034024415
MY COMMISSION EXPIRES 07/23/2027

Audrey Ellis
Notary Public Signature

BOOK2536 PAGE654
1882943 01/08/99 0331PM
MONIKA TODD CLK&REC MESA COUNTY CO
RECFEE $15.00 SURCHG $1.00
DOCUMENTARY FEE $120.00

3 PAGE DOCUMENT

WARRANTY DEED

Grantors(s):

Loren A. Saxe,Trustee of George B. Saxe and Dorothy E. Saxe 1992 Irrevocable Trust for Issue of Children U/T/A dated October 9, 1992

whose address is
c/o George Saxe: 2600 El Camino Real, Palo Alto, California 94306
*County of , and State of

California , for the consideration of
One million, two hundred thousand and no/100---------- dollars, in hand paid, hereby sell(s)

and convey(s) to:
GRAND JUNCTION LAND COMPANY, LLC, A Colorado Limited Liability Company

whose legal address is 525 East Cooper, Aspen, Colorado 81611

*County of Pitkin , and State of Colorado

the following real property, in the *County of Mesa , and State of Colorado,

to wit:
TAX SCHEDULE NUMBER: 2945-181-00-027, 031, 040, 2945-182-00-025,
SEE ATTACHED LEGAL

also known by the street and number as vacant land located on the Redlands, Grand Junction, Colorado 81503

with all its appurtenances, and warrant(s) the title to the same, subject to
current year real property taxes and all subsequent taxes, special assessments, covenants, restrictions, reservations and easements, and rights of way, existing or apparent, or of record, if any.

Signed this 21 st day of December ,1998

Loren A. Saxe,Trustee of George B. Saxe and Dorothy E. Saxe 1992 Irrevocable Trust for Issue of Children U/T/A dated October 9, 1992

STATE OF)

120.00

STATE OF CALIFORNIA)
)
COUNTY OF SAN MATEO)

Book2536 Page655

ON DECEMBER 18, 1998 before me, ARLENE R. GALLEGOS, NOTARY PUBLIC, personally appeared LOREN A. SAXE and proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

ARLENE R. GALLEGOS
Commission # 1151581
Notary Public - California
San Mateo County
My Comm. Expires Sep 6, 2001

WITNESS my hand and official seal.

Arlene R. Gallegos

Arlene R. Gallegos

MLT FILE #: 29947

EXHIBIT "A"

TAX SCHEDULE #: 2945-181-00-027

A tract of land located in portions of the South Half of the Northwest Quarter (S½ NW¼), the Northeast Quarter of the Northwest Quarter (NE¼ NW¼), the North Half of the Southeast Quarter (N½ SE¼), and the Northeast Quarter (NE¼) of Section 18, Township 1 South, Range 1 West of the Ute Meridian, being more particularly described as follows:

BEGINNING at the East Quarter corner of Section 18, Township 1 South, Range 1 West of the Ute Meridian,whence the Southeast corner of the Northeast Quarter of the Southeast Quarter (NE¼ SE¼) of said Section 18 bears South 00°38'29" East, a distance of 1312.69 feet, for a basis of bearing with all bearings contained herein relative thereto; thence along the East line of the NE¼ SE¼ of said Section 18, South 00°38'29" East, a distance of 1312.69 feet to the Southeast corner of the said NE¼ SE¼ of said Section 18; thence along the South line of the said NE¼ SE¼ and the South line of the NW¼ SE¼ of Section 18, South 89°44'21" West, a distance of 2633.27 feet, to the SW corner of said NW¼ SE¼ of Section 18; thence along the West line of the said NW¼ SE¼, North 00°18'07" West, a distance of 1318.44 feet, to the Center Quarter Corner (C¼) of said Section 18; thence along the South line of the SE¼ NW¼, South 89°52'29" West, a distance of 1131.96 feet, to a point on the centerline of the Redlands Water and Power Company Second Lift Canal, as recorded in Book 1175, Page 192; thence along the said centerline the following five (5) courses: 1) thence North 39°27'14" West, a distance of 133.57 feet; 2) thence North 09°06'14" West, a distance of 192.56 feet; 3) thence North 01°57'46" East, a distance of 108.17 feet; 4) thence North 20°06'46" East, a distance of 228.20 feet; 5) thence North 31°31'14" West, a distance of 341.77 feet, to a point of intersection with the centerline of the Redlands Water and Power Company First Lift Canal, as recorded in Book 1175, Page 192; thence along the said centerline of the Redlands Water and Power Company First Lift Canal the following two (2) courses: 1) thence North 55°01'46" East, a distance of 403.97 feet; 2) thence North 65°29'46" East, a distance of 441.63 feet to a point on the North line of the SE¼ NW¼ of Section 18; thence along the said North line of the SE¼ NW¼ of said Section 18, North 89°41'38" East, a distance of 598.71 feet, to the Northwest corner of the SW¼ NE¼ of said Section 18; thence North 22°24'45" West, a distance of 361.73 feet to a point on the centerline of said Redlands Water and Power Company First Lift Canal; thence along said centerline of Redlands Water and Power Company First Lift Canal the following two (2) courses: 1) thence North 48°35'51" East, a distance of 56.08 feet; 2) thence North 21°40'15" East, a distance of 54.16 feet to a point on the Southwesterly boundary of South Easter Hill Subdivision, as recorded in Plat Book 9, Page 61 of the Mesa County Records; thence along the said boundary of said South Easter Hill Subdivision the following eight (8) courses: 1) thence South 58°54'45" East, a distance of 248.17 feet; 2) thence South 32°20'45" East, a distance of 329.00 feet; 3) thence South 05°18'15" West, a distance of 68.10 feet; 4) thence South 06°48'15" West, a distance of 230.30 feet; 5) thence South 68°21'45" East, a distance of 165.00 feet; 6) thence South 74°39'45" East, a distance of 130.10 feet; 7) thence North 44°02'15" East, a distance of 866.20 feet; 8) thence North 40°26'15" East, a distance of 38.18 feet; thence South 07°39'15" West, a distance of 85.86 feet; thence South 23°04'45" East, a distance of 64.50 feet; thence South 67°03'45" East, a distance of 64.03 feet; thence North 72°43'15" East, a distance of 112.51 feet; thence North 85°45'15" East, a distance of 152.14 feet; thence North 21°21'15" East, a distance of 102.82 feet; thence North 40°26'15" East, a distance of 185.00 feet, to a point on the Southerly right-of-way line of South Broadway; thence along the said Southerly right-of-way line, South 49°33'45" East, a distance of 592.43 feet, to a point of intersection with the North line of the SE¼ NE¼ of said Section 18; thence along the said North line of SE¼ NE¼, North 89°57'50" East, a distance of 511.84 feet, to the Northeast corner of the SE¼ NE¼ of said Section 18; thence along the East line of the said SE¼ NE¼ Section 18, South 00°01'53" East, a distance of 236.65 feet, to a point of intersection on the South right-of-wayy line of South Boradway and the centerline of 23 Road, as described in Book 940, Page 197 of the Mesa County Records; thence along the Westerly right-of-way of said 23 Road the following five courses: 1) thence North 80°35'30" West, a distance of 25.34 feet; 2) thence South 00°01'53" East, a distance of 466.71 feet; 3) thence along the arc of a non-tangent curve to the left, having a delta angle of 120°00'00", with a radius of 50.00 feet, an arc length of 104.72 feet, a chord bearing of South 00°01'53" East, and a chord length of 86.60 feet; 4) thence South 00°01'53" East, a distance of 6.70 feet; 5) thence North 89°58'07" East, a distance of 25.00 feet, to a point on the East line of the said SE¼ NE¼ Section 18; thence along the said East line of the SE¼ NE¼ Section 18, South 00°01'53" East, a distance of 527.43 feet, to the E¼ corner of said Section 18, the POINT OF BEGINNING,
Mesa County, Colorado.

4 PAGE DOCUMENT

BOOK2536 PAGE657

1882944 01/08/99 0331PM
MONIKA TODD CLK&REC MESA COUNTY CO
RECFEE $20.00 SURCHG $1.00
DOCUMENTARY FEE $NO FEE

QUITCLAIM DEED

No consideration

This Quitclaim Deed dated as of December 15, 1998 is from LOREN A. SAXE as Trustee for the GEORGE B. SAXE AND DOROTHY R. SAXE 1992 IRREVOCABLE TRUST FOR ISSUE OF CHILDREN ("Grantor"), with an address of c/o George B. Saxe, 2600 El Camino Real, Palo Alto, California, to GRAND JUNCTION LAND COMPANY, LLC, a Colorado limited liability company ("Grantee"), with an address of 525 East Cooper, Aspen, Colorado.

RECITALS

A. Grantor has conveyed to Grantee by Warranty Deed of even date herewith, among other things, that certain real estate described in Exhibit A attached hereto and made a part hereof.

B. Grantor now desires to convey mineral rights, historic water rights and other interests to Grantee.

2 9947

CONVEYANCE

For $10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby remises, releases, sells and quitclaims to Grantee the following interests (collectively, the "Property"):

(i) all right, title and interest of Grantor in and to any and all oil, gas and other minerals in and under, and that may be produced from the real estate described in Exhibit A hereto;

(ii) all right, title and interest of Grantor in and to any and all water, water rights, ditches, ditch rights, wells, and all water taps and sewer taps or pre-paid tap fees attributable to or historically used upon the real estate described in Exhibit A hereto; except those fifty (50) shares of stock in the Redlands Water and Power Company owned by Grantor or George B. Saxe.

(iii) all right, title and interest of Grantor in and to any and all easements, rights-of-way, hereditaments and other rights appurtenant to the ownership of or benefiting the real estate described in Exhibit A hereto.

(iv) all right, title and interest of Grantor in and to any interest Grantor possesses as a fee, easement, reversion or otherwise in and to existing or historic public roads and rights-of-way.

STATE OF CALIFORNIA)
)
COUNTY OF SAN MATEO)

Book2536 Page658

ON DECEMBER 18, 1998 before me, ARLENE R. GALLEGOS, NOTARY PUBLIC, personally appeared LOREN A. SAXE and proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

ARLENE R. GALLEGOS
Commission # 1151581
Notary Public - California
San Mateo County
My Comm. Expires Sep 6, 2001

Arlene R. Gallegos

To have and to hold the Property unto Grantee, and its successors and assigns, forever.

EXECUTED this 15th day of December, 1998, and effective as of the date first above written.

LOREN A. SAXE as Trustee for the
GEORGE B. SAXE AND DOROTHY R. SAXE
1992 IRREVOCABLE TRUST FOR ISSUE OF
CHILDREN

By: _____
Name: Loren A. Saxe
Title: Trustee

STATE OF)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this _____ day of December, 1998, by Loren A. Saxe, as the Trustee of the George B. Saxe and Dorothy R. Saxe 1992 Irrevocable Trust for the Issue of Children.

Witness my hand and official seal.

_____
Notary Public

My commission expires:

MLT FILE #: 29947

EXHIBIT "A"

TAX SCHEDULE #: 2945-181-00-027

A tract of land located in portions of the South Half of the Northwest Quarter (S½ NW¼), the Northeast Quarter of the Northwest Quarter (NE¼ NW¼), the North Half of the Southeast Quarter (N½ SE¼), and the Northeast Quarter (NE¼) of Section 18, Township 1 South, Range 1 West of the Ute Meridian, being more particularly described as follows:

BEGINNING at the East Quarter corner of Section 18, Township 1 South, Range 1 West of the Ute Meridian,whence the Southeast corner of the Northeast Quarter of the Southeast Quarter (NE¼ SE¼) of said Section 18 bears South 00°38'29" East, a distance of 1312.69 feet, for a basis of bearing with all bearings contained herein relative thereto; thence along the East line of the NE¼ SE¼ of said Section 18, South 00°38'29" East, a distance of 1312.69 feet to the Southeast corner of the said NE¼ SE¼ of said Section 18; thence along the South line of the said NE¼ SE¼ and the South line of the NW¼ SE¼ of Section 18, South 89°44'21" West, a distance of 2633.27 feet, to the SW corner of said NW¼ SE¼ of Section 18; thence along the West line of the said NW¼ SE¼, North 00°18'07" West, a distance of 1318.44 feet, to the Center Quarter Corner (C¼) of said Section 18; thence along the South line of the SE¼ NW¼, South 89°52'29" West, a distance of 1131.96 feet, to a point on the centerline of the Redlands Water and Power Company Second Lift Canal, as recorded in Book 1175, Page 192; thence along the said centerline the following five (5) courses: 1) thence North 39°27'14" West, a distance of 133.57 feet; 2) thence North 09°06'14" West, a distance of 192.56 feet; 3) thence North 01°57'46" East, a distance of 108.17 feet; 4) thence North 20°06'46" East, a distance of 228.20 feet; 5) thence North 31°31'14" West, a distance of 341.77 feet, to a point of intersection with the centerline of the Redlands Water and Power Company First Lift Canal, as recorded in Book 1175, Page 192; thence along the said centerline of the Redlands Water and Power Company First Lift Canal the following two (2) courses: 1) thence North 55°01'46" East, a distance of 403.97 feet; 2) thence North 65°29'46" East, a distance of 441.63 feet to a point on the North line of the SE¼ NW¼ of Section 18; thence along the said North line of the SE¼ NW¼ of said Section 18, North 89°41'38" East, a distance of 598.71 feet, to the Northwest corner of the SW¼ NE¼ of said Section 18; thence North 22°24'45" West, a distance of 361.73 feet to a point on the centerline of said Redlands Water and Power Company First Lift Canal; thence along said centerline of Redlands Water and Power Company First Lift Canal the following two (2) courses: 1) thence North 48°35'51" East, a distance of 56.08 feet; 2) thence North 21°40'15" East, a distance of 54.16 feet to a point on the Southwesterly boundary of South Easter Hill Subdivision, as recorded in Plat Book 9, Page 61 of the Mesa County Records; thence along the said boundary of said South Easter Hill Subdivision the following eight (8) courses: 1) thence South 58°54'45" East, a distance of 248.17 feet; 2) thence South 32°20'45" East, a distance of 329.00 feet; 3) thence South 05°18'15" West, a distance of 68.10 feet; 4) thence South 06°48'15" West, a distance of 230.30 feet; 5) thence South 68°21'45" East, a distance of 165.00 feet; 6) thence South 74°39'45" East, a distance of 130.10 feet; 7) thence North 44°02'15" East, a distance of 866.20 feet; 8) thence North 40°26'15" East, a distance of 38.18 feet; thence South 07°39'15" West, a distance of 85.86 feet; thence South 23°04'45" East, a distance of 64.50 feet; thence South 67°03'45" East, a distance of 64.03 feet; thence North 72°43'15" East, a distance of 112.51 feet; thence North 85°45'15" East, a distance of 152.14 feet; thence North 21°21'15" East, a distance of 102.82 feet; thence North 40°26'15" East, a distance of 185.00 feet, to a point on the Southerly right-of-way line of South Broadway; thence along the said Southerly right-of-way line, South 49°33'45" East, a distance of 592.43 feet, to a point of intersection with the North line of the SE¼ NE¼ of said Section 18; thence along the said North line of SE¼ NE¼, North 89°57'50" East, a distance of 511.84 feet, to the Northeast corner of the SE¼ NE¼ of said Section 18; thence along the East line of the said SE¼ NE¼ Section 18, South 00°01'53" East, a distance of 236.65 feet, to a point of intersection on the South right-of-wayy line of South Boradway and the centerline of 23 Road, as described in Book 940, Page 197 of the Mesa County Records; thence along the Westerly right-of-way of said 23 Road the following five courses: 1) thence North 80°35'30" West, a distance of 25.34 feet; 2) thence South 00°01'53" East, a distance of 466.71 feet; 3) thence along the arc of a non-tangent curve to the left, having a delta angle of 120°00'00", with a radius of 50.00 feet, an arc length of 104.72 feet, a chord bearing of South 00°01'53" East, and a chord length of 86.60 feet; 4) thence South 00°01'53" East, a distance of 6.70 feet; 5) thence North 89°58'07" East, a distance of 25.00 feet, to a point on the East line of the said SE¼ NE¼ Section 18; thence along the said East line of the SE¼ NE¼ Section 18, South 00°01'53" East, a distance of 527.43 feet, to the E¼ corner of said Section 18, the POINT OF BEGINNING,
Mesa County, Colorado.

RECEPTION#: 3111090, at 12/4/2024 11:19:31 AM, 1 of 1
Recording: $13.00, Bobbie Gross, Mesa County, CO. CLERK AND RECORDER

STATEMENT OF AUTHORITY

This Statement of Authority concerns an entity named:
Grand Junction Land Company, LLC.
and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.
The type of entity is: Limited Liability Company.
The entity is formed under the laws of the State of Colorado.

The mailing address for the entity is: 600 E. Hopkins Suite 303, Aspen, CI 81611.

The name and position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is:
Robert D. Macgregor as President or Michael C. Maple as Chief Operating Officer of Dunrene Management, Inc., Manager of Grand Junction Land Company, LLC.

The authority of the foregoing person(s) to bind the entity is (not limited) (limited as follows):
Not limited.

Other matters concerning the manner in which the entity deals with interests in real property:

Executed this 3rd day of December, 2024

Signature

Michael C. Maple, Chief Operating Officer

Print

STATE OF COLORADO)
)ss.
COUNTY OF PITKIN)

The foregoing instrument was acknowledged before me this 3rd day of December, 20____, by Michael C. Maple (name) as Chief Operating Officer (insert office held or role) for Dunrene Management, Inc. Manager of Grand Junction Land Company, LLC (inset name of corporation or LLC).

AUDREY I ELLIS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20034024415
MY COMMISSION EXPIRES 07/23/2027

Witness my hand and official seal.
My commission expires: 7/23/2027

Audrey Ellis
Notary Public

From:	Tamra Allen
To:	Daniella Acosta
Cc:	Thomas Lloyd
Subject:	Outreach Meeting - Redlands 360 S. Broadway & 23 Road ROW Vacate
Date:	Wednesday, May 20, 2026 9:29:53 AM
Attachments:	image001.png image002.png image003.png image004.png image005.png image006.png

---

Hi, Daniella. The GJMC provides for the Director to waive an Application Outreach Meeting if the project will have little potential to create material negative impacts on the surrounding neighborhood. If the meeting is waived, the Director will provide the applicant a written explanation of the reasons why the meetings was waived for inclusion with the project application.

Regarding the application for the Redlands 360 S. Broadway & 23 Road ROW Vacate, Jessica Johnson as the previous project planner, had made the request to waive this meeting for which I approved. The justification for doing so was the traffic flow, roundabout, and related roads (new and to be vacated) were discussed as part of an Outreach Meeting held on October 21, 2025 related to the ODP Amendment and Annexation and overall Redlands 360 project. Because Jessica Johnsen is no longer with the City, I have confirmed these representations with the Applicant. As the proposed changes to the roads were discussed at the previous meeting, and because the change will be an improvement and will not “create material negative impacts on the surrounding neighborhood” I have waived the requirement for an Outreach Meeting.

Please let me know if you have any questions.

Thank you,

Tamra Allen, AICP
Community Development Director
City of Grand Junction
250 N. 5th Street
P: 970-256-4023
gjcity.org | EngageGJ

2945-181-00-042
Zone:RSF-4
WEBER ERIN KATHERINE
WEBER MARY
2296 S BROADWAY
Acreage: 1.703

2945-172-09-030
Zone:RSF-4
PETERSON ALICE L
PETERSON BRIAN
478 23 RD
Acreage: 0.573

2945-181-00-026
Zone:RSF-4
COLE MATTHEW W
477 23 RD
Acreage: 0.488

2945-172-09-028
Zone:RSF-4
MATTESON FAMILY MATTFAM LIVING TRUST
476 23 RD
Acreage: 0.573

2945-172-00-212
Zone:RSF-4
YATER RON
YATER JANE
2302 S BROADWAY
Acreage: 1.181

2945-172-00-232
Zone:RSF-4
YATER RON
YATER JANE
Acreage: 0.160

2945-172-00-162
Zone:RSF-4
WATERS RONALD G
WATERS BRENDA, WATERS ANGIE R, WATERS CLINTON J
2305 S BROADWAY
Acreage: 0.454

RED HATCH = Acquired Right-of-Way

YELLOW HATCH = Acquired MPE

RED STRIPE HATCH = 20' Utility Easement to be dedicated per R360 Filing 3 Plat

BLUE STRIPE HATCH = 20' Existing Utility Easement

PURPLE HATCH = Dedicated Right-of-Way to Remain

LIGHT BLUE HATCH = Temporary Construction Easement

Red Sewer = Existing

PINK HATCH = Right-of-Way to be dedicated as part of R360 Filing 3 Plat

GREEN HATCH = Vacated Right-of-Way

EX MPE to be Vacated

Blue Sewer = Proposed

Red Sewer = Existing

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

Project Benchmark
TBD

NORTHING:
EASTING:
ELEVATION:
DATUM SOURCE:

SCALE
(FEET)
0 30 60
HORIZONTAL
VERTICAL: N/A
CONTOUR INTERVAL: FT

PROJECT PHASE: Preliminary
DATE ISSUED: 04.Nov.2025

NO.	DATE	REVISION	BY

S:\PROJECTS\1988 La Plata Communities, Inc\027,029,033 SH340-23 Road-Main Entry\Design\DWG\05-033 Sheet\1988-033 RoW Map.dwg [RoW Map] 11/4/2025 11:31:42 AM

PRELIMINARY

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

DRAWN BY: djf | PROJECT: 1988-033
CHECKED BY:
ORIGINAL SHEET SIZE: 22 x 34

La Plata

R360 Development

Persigo RoW/Easement Exhibit

EX1

Site Breakdown

Tract A.3	79,207 sf	1.818 ac	0.93%
Tract B.3	104,620 sf	2.402 ac	1.23%
Tract C.3	29,325 sf	0.673 ac	0.35%
Tract D.3	32,564 sf	0.748 ac	0.38%
Tract E.3	2,290 sf	0.053 ac	0.03%
Tract F.3	1,418 sf	0.033 ac	0.02%
Tract G.3	457 sf	0.010 ac	0.01%
Tract H.3	859 sf	0.020 ac	0.01%
Tract I.3	3,653 sf	0.084 ac	0.04%
Right of Way	143,548 sf	3.295 ac	1.69%
Lot 1	114,473 sf	2.628 ac	1.35%
Lot 2	194,825 sf	4.473 ac	2.29%
Lot 300	7,783,725 sf	178.690	91.67%
Total	8,490,966 sf	194.926	100.00%

UTILITY PROVIDERS

Water	Ute Water
Sewer	City of Grand Junction
Electric	Xcel Energy
Gas	Xcel Energy
Telephone	CenturyLink
Cable	Charter Spectrum
Irrigation	Redlands Water & Power
Fire	City of Grand Junction

NOTES

1. Adjacent property information is taken from the Mesa County GIS website and are shown for reference only.
2. The Legend & a list of abbreviations can be found on sheet C3.

Line/Curve Table

Line #/Curve #	Length	Direction/Delta	Radius
C1	75.976	012°39'16"	344.000
C2	73.787	011°11'04"	378.000
C3	82.376	011°11'04"	422.000
L1	133.570	S39° 27' 47.47"E	
L2	192.560	S09° 06' 47.47"E	
L3	108.170	S01° 57' 12.53"W	
L4	228.200	S20° 06' 12.53"W	
L5	341.770	S31° 31' 47.47"E	
L6	115.532	S40° 08' 26.93"W	
L7	44.000	S61° 02' 36.88"E	
L8	141.576	N57° 21' 16.09"W	
L9	109.166	N65° 01' 17.08"W	
L10	252.454	N72° 39' 03.64"W	
L11	85.419	S76° 24' 47.52"W	
L12	180.059	N74° 55' 40.18"W	
L13	137.679	S50° 16' 14.06"W	
L14	278.271	S71° 55' 32.23"W	
L15	108.907	S61° 48' 28.39"W	
L16	106.403	S76° 03' 09.86"W	
L17	87.187	S15° 40' 36.40"W	
L18	151.123	S02° 07' 25.83"E	
L19	156.208	S37° 33' 37.28"W	
L20	122.316	S64° 48' 40.51"W	
L21	96.660	S89° 57' 29.98"W	
L22	25.046	S36° 58' 03.16"W	
L23	85.780	N49° 34' 07.77"W	
L24	25.062	N36° 24' 30.71"E	
L25	27.420	N49° 33' 35.75"W	
L26	445.211	S89° 57' 29.98"W	
L27	25.392	S89° 50' 50.16"E	

Line/Curve Table

Line #/Curve #	Length	Direction/Delta	Radius
L28	14.084	N00° 04' 06.99"W	
L29	6.700	N00° 02' 39.25"W	
L30	25.000	S89° 57' 53.37"W	

300
7783726 SF

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

Project Benchmark
MCSM NO. 230-1 3.25 Alum. Cap
N 1/16TH
Section 17, 18
NORTHING: 38165.551
EASTING: 73685.229
ELEVATION: 4678.68
DATUM SOURCE: MCLCS Zone "GVA" (NAVD 88)

SCALE (FEET)
0 200 400
HORIZONTAL
VERTICAL: N/A

PROJECT PHASE: Issued for Construction DATE ISSUED: 29.Jan.2026

NO.	DATE	REVISION	BY

S:\PROJECTS\1988 La Plata Communities, Inc\027,029,033 SH340-23 Road-Main Entry\Design\DWG\05-033 Sheet\1988-033 Site Plan.dwg [Overall] 05-Feb-26 10:15:35

COLORADO LICENSED JAMES M. FOSTER 66491 PROFESSIONAL ENGINEER 1-29-2026

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

DRAWN BY: je PROJECT: 1988-033
CHECKED BY: dif
ORIGINAL SHEET SIZE: 22 x 34

REDLANDS THREE SIXTY, LLC

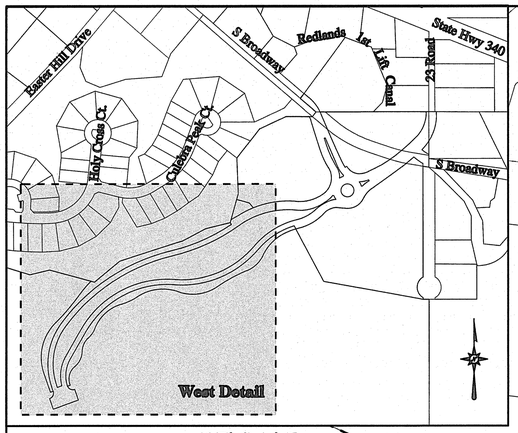
Redlands 360 Filing 3

Site Plan
Overall

C4

ACCEPTANCE BLOCK
The City's acceptance of this plan constitutes general compliance with the City's Development Standards, subject to these plans being sealed, signed, and dated by the Professional of Record. Review by the City does not constitute approval of the plan design. The City neither accepts nor assumes responsibility for any omissions or errors that may be discovered in the plans during construction. The Professional of Record shall remain responsible for the adequacy of the plans. Construction must commence within one year from the date of plan signature.

City Planner — Date 2/25/26
City Development Engineer — Date FEB 19 2026



KEYMAP
(1" = 300')

2945-181-22-053
Zone: PD
REDLANDS 360 METROPOLITAN DISTRICT NO 9
Acreage 0.21

2945-181-22-057
Zone: PD
REDLANDS 360 METROPOLITAN DISTRICT NO 9
Acreage=0.65

Holy Cross Way

Culebra Peak Ct

1
114473 SF

Signage/Open Space
3653 SF
Tract I.3

25.01'
55.44'
14' MPE
182.42'
125.07'
36.13'
65.08'
℄R380'
40.61'
254.08'
Retaining Wall
(Design by Others)
9.33'
℄R820'
283.27'
314.19'
210.13'
182.63'

Utility/Pedestrian
24325 SF
Tract C.3

Brothers Boulevard

Pond Toe (Typ)
Tract B.3
Drainage/Open Space
104620 SF
Pond Top (Typ)

℄R815'
555.66'
540.70'
377.31'
398.12'
Retaining Wall
(Design by Others)
℄R420'

Brothers Boulevard

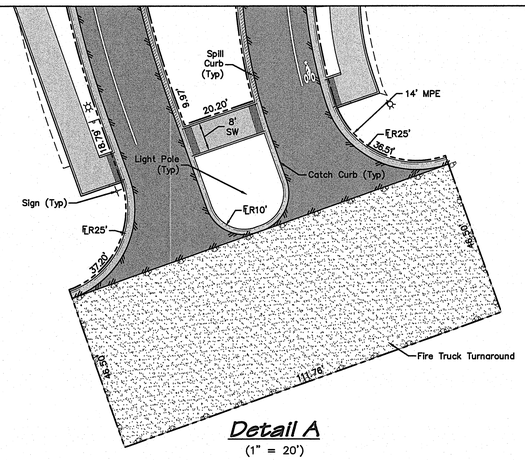
Buffer (Width Varies, 4' Min.)
22' Right of Way
8' SW
474.49'
449.69'
Drainage Swale (Typ.)
℄R400'
8' SW (Typ.)
Tract D.3
Utility/Pedestrian
32564 SF
Existing Drainage Easement to be Vacated
49' Min. Width Varies
30' Apparent PSCO Easement (Follows Utility)

300
7783726 SF

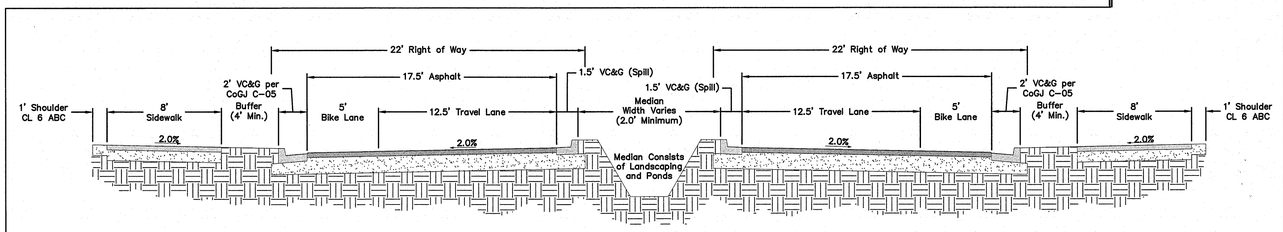
Buffer (Width Varies, 4' Min.)
22' Right of Way

291.67'
260.13'
125.27'
125.27'
℄R285'
℄R140'
125.11'
113.68'
See Detail A

Matchline See Sheet C6



Detail A
(1" = 20')



Section A-A
(nte)

NOTES

1. Adjacent property information is taken from the Mesa County GIS website and are shown for reference only.
2. The Legend & a list of abbreviations can be found on sheet C3.
3. All new and temporary fire apparatus roads and fire apparatus turn-arounds shall meet GVW 80,000 lbs. Minimum/H-20 loading, all weather requirements.

ACCEPTANCE BLOCK

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

City Planner — Date 2/25/26

Rick Dorris
City Development Engineer — Date FEB 19 2026

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

Project Benchmark
MCSM NO. 230-1 3.25 Alum. Cap
N 1/16TH
Section 17, 18
NORTHING: 38165.551
EASTING: 73685.229
ELEVATION: 4678.68
DATUM SOURCE: MCLCS Zone "GVA" (NAVD 88)

SCALE (FEET)
0 50 100
HORIZONTAL
VERTICAL: N/A

PROJECT PHASE: Issued for Construction DATE ISSUED: 29.Jan.2026

NO.	DATE	REVISION	BY

S:\PROJECTS\1988 La Plata Communities, Inc\027,029,033 SH340-23 Road-Main Entry\Design\DWG\05-033 Sheet\1988-033 Site Plan.dwg [West Detail] 05-Feb-26 10:30:38

COLORADO LICENSED JAMES M. FOSTER 66491 PROFESSIONAL ENGINEER 1-29-26

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

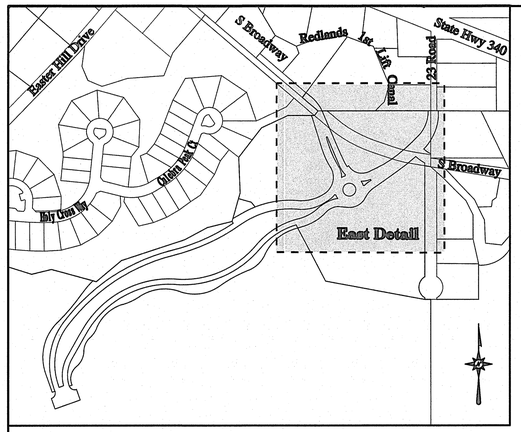
DRAWN BY: je | PROJECT: 1988-033
CHECKED BY: djf
ORIGINAL SHEET SIZE: 22 x 34

REDLANDS THREE SIXTY, LLC

Redlands 360 Filing 3

Site Plan
West Detail Area

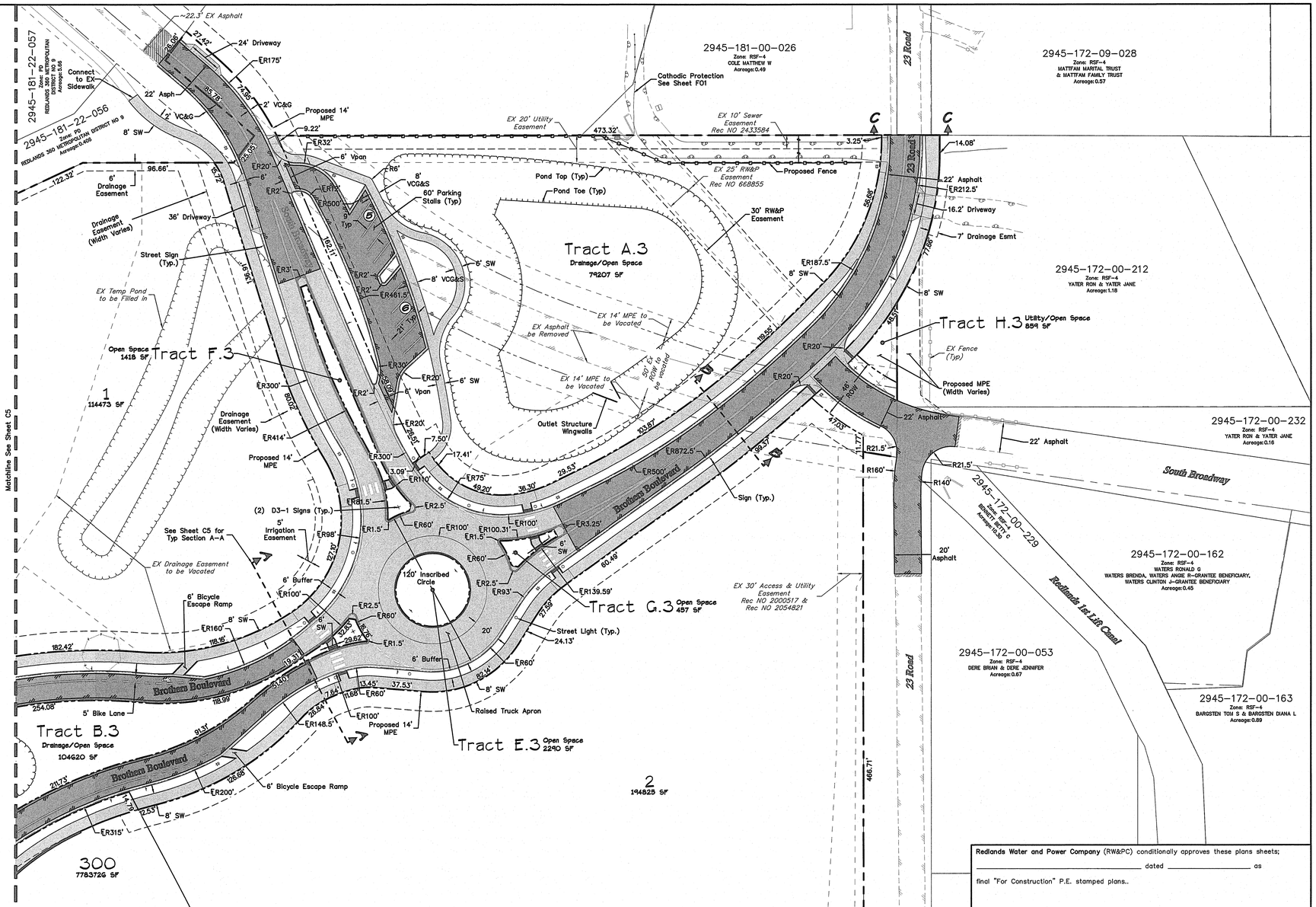
C5

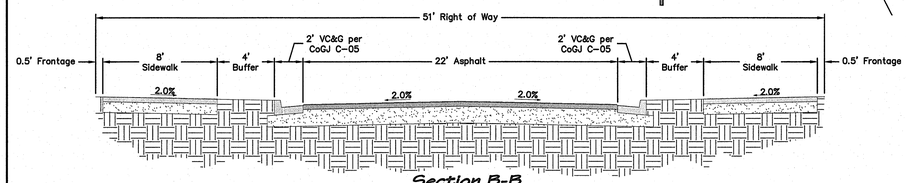


KEYMAP
(1" = 300')

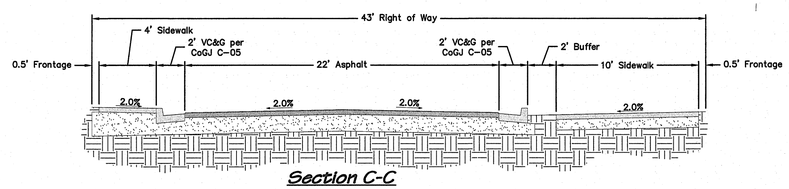
NOTES

1. Adjacent property information is taken from the Mesa County GIS website and are shown for reference only.
2. The Legend & a list of abbreviations can be found on sheet C3.





Section B-B
(nts)



Section C-C
(nts)

Redlands Water and Power Company (RW&PC) conditionally approves these plans sheets; _____ dated _____ as final "For Construction" P.E. stamped plans..

RW&PC Representative

ACCEPTANCE BLOCK

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

City Planner — Date: 2/25/26

City Development Engineer — Date: FEB 19 2026

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

Project Benchmark
MCSM NO. 230-1 3.25 Alum. Cap
N 1/16TH
Section 17, 18
NORTHING: 38165.551
EASTING: 73685.229
ELEVATION: 4678.68
DATUM SOURCE: MCLCS Zone "GVA" (NAVD 88)

SCALE (FEET)
0 40 80
HORIZONTAL
VERTICAL: N/A

PROJECT PHASE: Issued for Construction DATE ISSUED: 29.Jan.2026

NO.	DATE	REVISION	BY

S:\PROJECTS\1988 La Plata Communities, Inc\027,029,033 SH340-23 Road-Main Entry\Design\DWG\05-033 Sheet\1988-033 Site Plan.dwg [East Detail] 05-Feb-26 10:12:40

COLORADO LICENSED DAVID J. FREEMAN 38491 PROFESSIONAL ENGINEER 1-29-2026

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

DRAWN BY: je PROJECT: 1988-033
CHECKED BY: djf
ORIGINAL SHEET SIZE: 22 x 34

REDLANDS THREE SIXTY, LLC

Redlands 360 Filing 3

Site Plan
East Detail Area

C6

GRAND JUNCTION PLANNING COMMISSION
June 9, 2026, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:31 p.m. by Commissioner Robert Quintero.

Those present were Planning Commissioners; Ian Thomas, Gregg Palmer, and Caleb Abeloe.

Also present were Jamie Beard (Assistant City Attorney), Thomas Lloyd (Planning Manager), Daniella Acosta Stine (Principal Planner), Kate Kirk (Senior Planner), and Madeline Robinson (Planning Technician).

There were 2 members of the public in attendance, and 6 virtually.

CONSENT AGENDA

1. **Approval of Minutes**
   Minutes of Previous Meeting(s) from April 28, 2026.

   Commissioner Palmer moved to approve the Consent Agenda.

   Commissioner Thomas seconded; motion passed 4-0.

REGULAR AGENDA

1. **Redlands 360 ROW Vacation** **VAC-2025-329**
   Consider a request by Grand Junction Land Company, LLC to vacate approximately 18,629 square feet of 50-foot-wide public right-of-way along South Broadway and approximately 1,823 square feet of 30-foot-wide public right-of-way along 23 Road.

   Staff Presentation
   Daniella Acosta Stine, Principal 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.

   Applicant's representative Jane Quimby made brief comment to the Commissioner's about the project.

   Public Hearing
   The public comment period was opened at 5:00 p.m. on Tuesday, June 2, 2026, via www.gjcity.org.

DRAFT

There were no public comments.

The public hearing was closed at 5:46 p.m. on June 9, 2026.

Discussion
Commissioner Thomas made comment that he appreciates the road safety and multi-modal services this project will bring.

Commissioner Palmer made comments that the roundabout will be proactive to the community, not reactive.

Motion and Vote
Commissioner Palmer made the following motion “Chair, on the request to vacate approximately 18,629 square feet of 50-foot-wide public right-of-way along South Broadway and approximately 1,823 square feet of 30-foot-wide public right-of-way along 23 Road, City file number VAC-2025-329, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact and conditions as listed in the staff report.”

Commissioner Thomas seconded; Motion passed 4-0.

2. Redlands 360 Easement Vacation VAC-2025-328
Consider a request by Grand Junction Land Company, LLC to vacate approximately 0.31 acres of two 14-foot multipurpose easements along South Broadway.

Staff Presentation
Daniella Acosta Stine, Principal 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, June 2, 2026, via www.gjcity.org.

There were no public comments.

The public hearing was closed at 5:54 p.m. on June 9, 2026.

Discussion
No discussion occurred between the Commissioners.

Motion and Vote

DRAFT

Commissioner Palmer made the following motion “Madame Chair, on the request to vacate approximately 0.31 acres of two 14-foot multipurpose easements along South Broadway, City file number VAC-2025-328, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact and conditions as listed in the staff report.”

Commissioner Thomas seconded; Motion passed 4-0.

3. Wells Fargo on Wellington Drive-Thru CUP CUP-2026-72

Consider a request for a Conditional Use Permit (CUP) for a proposed 4,755 sf bank with a drive-through on a 1.06-acre property located at 1211 Wellington Ave in an MU-1 (Mixed-used Neighborhood) zone district.

Staff Presentation

Kate Kirk, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Thomas made comment about the number of parking spaces being provided and the effects that will have.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, June 2, 2026, via www.gjcity.org.

There were no public comments.

Owner of the property Sid Squirrel made comment to the Commissioner’s of his approval of the request and the benefit of a drive-thru to the bank. Applicant Aaron Barnhart also made it known that he was present virtually to answer any questions Commissioner’s may have.

The public hearing was closed at 6:10 p.m. on June 9, 2026.

Discussion

Commissioner Palmer made comment that he went and visited the site and he does not have any issue with the provided parking, and the infill of the bank will be a great addition to the area.

Commissioner Quintero made comment that with the residential component nearby, a bank will be nice.

Motion and Vote

Commissioner Palmer the following motion “Chair, on Wells Fargo on Wellington’s request for a Conditional Use Permit, file number CUP-2026-72, I move that the Planning Commission approve the Conditional Use Permit for Wells Fargo on Wellington, with the Conditions of Approval and Findings of Fact listed in the staff report.”

DRAFT

Commissioner Thomas seconded; Motion passed 4-0.

OTHER BUSINESS

Commissioner Thomas made a motion to postpone the chair and vice-chair election for the next meeting. Commissioner Palmer seconded; motion passed 4-0.

ADJOURNMENT

Commissioner Palmer made a motion to adjourn the meeting.
The vote to adjourn was 4-0.

The meeting adjourned at 6:13 p.m.

DRAFT

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE VACATING PORTIONS OF RIGHT-OF-WAY ALONG SOUTH BROADWAY AND 23 ROAD

Recitals:

The Grand Junction Land Company, LLC (Applicant) has requested vacate approximately 18,629 square feet of 50-foot-wide public right-of-way along South Broadway and approximately 1,823 square feet of 30-foot-wide public right-of-way along 23 Road. The Applicant is requesting this vacation to facilitate the realignment of South Broadway and 23 Road associated with the approved Redlands 360 Filing 3 development and construction of a new roundabout intersection. The proposed vacation and associated right-of-way and easement reconfiguration are necessary to accommodate the revised roadway geometry, roadway improvements, utility infrastructure, and circulation network planned as part of the overall Redlands 360 master-planned community.

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 B IS HEREBY VACATED SUBJECT TO THE FOLLOWING CONDITIONS:

- The applicant shall grant a temporary roadway and access easement, in a form acceptable to the city, over the areas necessary to maintain vehicular, emergency, utility, and property access during the reconstruction and reconfiguration of South Broadway and 23 Road, including the construction of brothers boulevard. The temporary roadway and access easement shall remain in effect until the roadway improvements have been completed, accepted by the city, and permanent access has been established for all affected properties.

- The applicant shall construct and make available for use a temporary roadway, subject to review and approval by the city engineer, sufficient to maintain vehicular, emergency, utility, and property access during construction of the permanent roadway improvements. The temporary roadway shall be maintained in a safe and operable condition until the permanent roadway improvements have been completed, accepted by the city, and opened to public use.

- New public right-of-way for road(s)and easement(s) shall be dedicated to the city by plat or by separate instrument reviewed and approved by staff as providing comparable replacement for those being vacated. The roadway improvements, and associated public infrastructure improvements shown on the approved Redlands 360 construction site plan, as depicted on Exhibit 5, and necessary to maintain the public

transportation network and access to adjacent properties shall be constructed, accepted by the city, and available for public use, or a development improvements agreement shall be provided to the city for the construction of the same with acceptable security as deemed appropriate by the city. All utilities in the vacated road(s) and easement(s) shall be relocated to the satisfaction of the city and the utility companies, or a development improvements agreement shall be provided to the city for the relocation of the same with acceptable security as deemed appropriate by the city.

Portions of that fifty (50') foot Right-Of-Way as dedicated to the City of Grand Junction by Redlands 360 Filing 1 Subdivision, as recorded with the Mesa County Clerk and Recorder at Reception Number 3066475, situated in the southeast quarter of the northeast quarter of Section 18, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado. Said portions more particularly described as follows:

Commencing at the north sixteenth corner of said Section 18 and Section 17 whence the east quarter corner of said Section 18 bears South 00°02'39" East, with all bearings herein relative thereto;

Thence South 89°57'30" West, a distance of 434.81 feet along the north line of said southeast quarter of the northeast quarter of Section 18 to the Point of Beginning 1;

Thence South 49°34'08" East, a distance of 52.34 feet to the beginning of a curve;

Thence southeasterly a distance of 187.29 feet along said curve concave to the northeast, having a radius of 500.00 feet and a central angle of 21°27'42" and being subtended by a chord bearing South 60°17'59" East a distance of 186.20 feet;
Thence South 71°01'50" East, a distance of 77.60 feet to the beginning of a curve;

Thence easterly a distance of 47.60 feet along said curve concave to the north, having a radius of 550.00 feet and a central angle of 04°57'31" and being subtended by a chord bearing South 73°30'35" East a distance of 47.58 feet; to the beginning of a non-tangent curve concave to the northwest having a radius of 832.50 feet and a central angle of 02°19'56" and being subtended by a chord which bears South 50°26'19" West 33.88 feet;

Thence southwesterly along said curve, a distance of 33.89 feet to a point of compound curvature;

Thence southwesterly a distance of 27.83 feet along said curve concave to the northwest having a radius of 485.00 feet and a central angle of 03°17'14" and being subtended by a chord which bears South 53°14'54' West 27.82 feet; to the beginning of a non-tangent curve concave to the north having a radius of 600.00 feet and a central

angle of 01°21'15" and being subtended by a chord which bears North 71°42'28" West 14.18 feet;

Thence westerly along said curve, a distance of 14.18 feet;
Thence North 71°01'50" West, a distance of 77.60 feet to the beginning of a curve;

Thence westerly a distance of 202.45 feet along said curve concave to the northeast, having a radius of 550.00 feet and a central angle of 21°05'24" and being subtended by a chord bearing North 60°29'08" West a distance of 201.31 feet;
Thence North 23°08'12" West, a distance of 71.68 feet non-tangent to said curve, to the beginning of a curve;

Thence northwesterly a distance of 9.22 feet along said curve concave to the southwest, having a radius of 182.50 feet and a central angle of 02°53'36" and being subtended by a chord bearing North 24°35'00" West a distance of 9.22 feet; to a point of cusp;
Thence North 89°57'30" East, a distance of 21.86 feet to the Point of Beginning 1.

Said portion containing 17,304 square feet or 0.40 acres more or less.

Together with:

Commencing at said north sixteenth corner for Sections 17 and 18;

Thence South 0°02'39" East, a distance of 236.67 feet along the easterly line of said Section 18;
Thence North 80°35'56" West, a distance of 25.34 feet to Point of Beginning 2;
Thence North 80°35'56" West, a distance of 54.99 feet to the beginning of a curve;

Thence westerly a distance of 15.95 feet along said curve concave to the north, having a radius of 600.00 feet and a central angle of 01°31'25" and being subtended by a chord bearing North 79°50'14" West a distance of 15.95 feet; to a point of cusp on a curve concave to the northwest having a radius of 887.50 feet and a central angle of 02°43'35" and being subtended by a chord which bears North 49°17'43" East 42.23 feet;

Thence northeasterly along said curve, a distance of 42.23 feet to the beginning of a curve concave to the northeast having a radius of 173.00 feet and a central angle of 15°34'38" and being subtended by a chord which bears South 53°59'41" East 46.89 feet;

Thence southeasterly along said curve, a distance of 47.03 feet;
Thence South 00°02'39" East, a distance of 11.77 feet to the Point of Beginning 2.

Said portion containing 1,325 square feet or 0.03 acres more or less.

AND

Portions of that thirty (30') foot Right-Of-Way as conveyed to the City of Grand Junction, Grantee, by the Grand Junction Land Company LLC, Grantor, as recorded with the Mesa County Clerk and Recorder at Reception Number 3066476, situated in the southeast quarter of the northeast quarter of Section 18, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado. Said portions more particularly described as follows:

Commencing at the north sixteenth corner of said Section 18 and Section 17 whence the east quarter corner of said Section 18 bears South 00°02'39" East, with all bearings herein relative thereto;

Thence South 89°57'30" West, a distance of 11.46 feet to the Point of Beginning 3;

Thence South 00°04'07" East, a distance of 3.25 feet to the beginning of a curve;

Thence southerly a distance of 75.32 feet along said curve concave to the west, having a radius of 149.53 feet and a central angle of 28°51'34" and being subtended by a chord bearing South 14°21'40" West a distance of 74.52 feet; to a point of cusp;
Thence North 00°02'45" West, a distance of 75.43 feet to the north line of said southeast quarter of the northeast quarter of Section 18;
Thence North 89°57'30" East, a distance of 18.54 feet along said north line to the Point of Beginning 3.

Said portion containing 964 square feet or 0.02 acres more or less.

Together with:

Commencing at said north sixteenth corner of Section 18 and Section 17;

Thence South 00°02'39" East, a distance of 123.02 feet along the east line of said Section 18 to the Point of Beginning 4;
Thence South 00°02'39" East, a distance of 58.87 feet along said east line to the beginning of a non-tangent curve concave to the northeast having a radius of 127.00 feet and a central angle of 16°17'13" and being subtended by a chord which bears North 55°16'35" West 35.98 feet;
Thence northwesterly along said curve, a distance of 36.10 feet to the beginning of a non-tangent curve concave to the northwest having a radius of 228.05 feet and a central angle of 12°11'19" and being subtended by a chord which bears North 37°34'25" East 48.42 feet;

Thence northeasterly along said curve, a distance of 48.51 feet to the east line of said Section 18 and the Point of Beginning 4.

Said portion containing 859 square feet or 0.02 acres more or less.

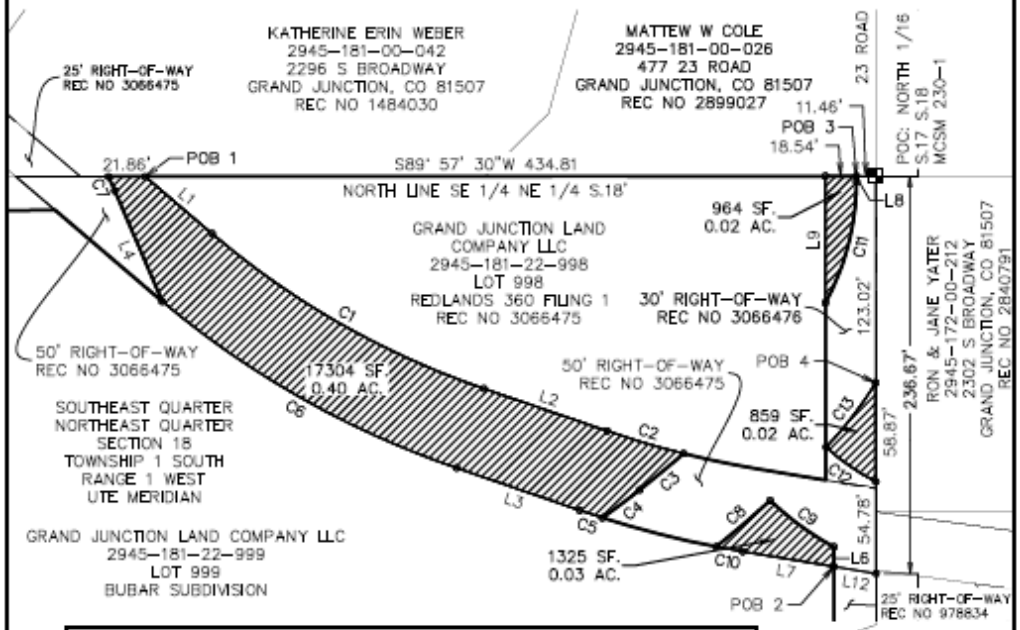
Introduced on first reading this 17th day of June 2026 and ordered published in pamphlet form.

Adopted on second reading this 1st day of July 2026 and ordered published in pamphlet form.

ATTEST:

_____	_____
Selestina Sandoval	Laurel Lutz
City Clerk	City Council President

EXHIBIT B



Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	187.29'	500.00'	021°27'42"	186.20'	S60° 17' 59"E
C2	47.60'	550.00'	004°57'31"	47.58'	S73° 30' 35"E
C3	33.89'	832.50'	002°19'56"	33.88'	S50° 26' 19"W
C4	27.83'	485.00'	003°17'14"	27.82'	S53° 14' 54"W
C5	14.18'	600.00'	001°21'15"	14.18'	N71° 42' 28"W
C6	202.45'	550.00'	021°05'24"	201.31'	N60° 29' 08"W
C7	9.22'	182.50'	002°53'36"	9.22'	N24° 35' 00"W
C8	42.23'	887.50'	002°43'35"	42.23'	N49° 17' 43"E
C9	47.03'	173.00'	015°34'38"	46.89'	S53° 59' 41"E
C10	15.95'	600.00'	001°31'25"	15.95'	N79° 50' 14"W
C11	75.32'	149.53'	028°51'34"	74.52'	S14° 21' 40"W
C12	36.10'	127.00'	016°17'13"	35.98'	S55° 16' 35"E
C13	48.51'	228.05'	012°11'19"	48.42'	S37° 34' 25"W

Line Table		
Line #	Length	Direction
L1	52.34'	S49° 34' 08"E
L2	77.60'	S71° 01' 50"E
L3	77.60'	N71° 01' 50"W
L4	71.68'	N23° 08' 12"W
L6	11.77'	S00° 02' 39"E

Line Table		
Line #	Length	Direction
L7	54.99'	N80° 35' 56"W
L8	3.25'	S00° 04' 07"E
L9	75.43'	N00° 02' 45"W
L12	25.34'	N80° 35' 56"W

POC: POINT OF COMMENCEMENT
POB: POINT OF BEGINNING
REC NO: RECEPTION NUMBER
MCSM: MESA COUNTY SURVEY MONUMENT

ROW TO BE VACATED

GEOMETRY POINT

THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY REPRESENTING A WRITTEN DESCRIPTION - IT DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY

1" = 80'

0 80

U.S. Survey feet

S:\PROJECTS\1988 La Plata Communities, Inc\027,029,033 SH340-23 Road-Main Entry\Survey\DNS\1988-033 ROW VACATION.dwg

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

Drawn: TJC	Checked: AKT	7/14/25	Job No. 1988-033

Grand Junction City Council

Regular Session

Item #6.a.

Meeting Date: July 1, 2026

Presented By: Jerod Timothy, Project Engineer

Department: General Services

Submitted By: Jerod Timothy, General Services Director

Information

SUBJECT:

Authorization to Amend Construction Contract for Phase 2 Materials Recovery Facility Repurpose and Construction Project

RECOMMENDATION:

Authorize the City Purchasing Division to execute a change order with KR Construction Group, Inc. in the amount of $3,243,196.96 for Phase 2 of the Materials Recovery Facility (MRF) Repurpose and Construction Project.

EXECUTIVE SUMMARY:

The City of Grand Junction is advancing the development of a municipally owned Materials Recovery Facility (MRF) located at 365 32 Road. The MRF project represents an approximate $29 million investment in regional recycling infrastructure, including $11.2 million in advanced sorting and processing equipment.

The project was originally intended to be constructed as a single phase; however, due to equipment manufacturing schedules and the timing of project design development, construction was divided into two phases. This approach allowed Phase I construction to begin while final design and procurement activities for the remaining project components were completed.

KR Construction Group, Inc. was competitively selected through the City's public bidding process to construct Phase I of the project. Throughout construction, KR has demonstrated quality workmanship, effective coordination with City staff and the project team, and a thorough understanding of the project's technical and operational requirements.

Phase II includes approximately 6,000 square feet of administrative offices, employee locker rooms, restrooms, conference and training space, information technology

infrastructure, and a second-floor mezzanine designed to support public outreach, educational programming, facility tours, workforce development, and community engagement activities. Additional improvements include loading docks, reinforced tip floor improvements, push walls, electrical upgrades, mechanical systems, and the installation of the remaining processing equipment and supporting infrastructure necessary to complete the Materials Recovery Facility.

KR Construction Group submitted a proposal in the amount of $3,243,196.96 to complete Phase II. HDR Engineering & Consulting, serving as the City's Owner's Representative, prepared an independent construction estimate of $4,760,001 for the same scope of work. KR Construction's proposal is approximately $1.52 million lower than HDR's estimate, demonstrating exceptional value to the City.

Staff recommends approval of a change order to the existing construction agreement with KR Construction Group to complete Phase II. Amending the agreement allows the City to capitalize on KR's successful performance during Phase I, maintain continuity of construction, reduce coordination and project risks associated with introducing a second contractor, avoid duplicate mobilization and administrative costs, and continue progress toward installation and commissioning of the processing equipment scheduled to begin arriving on August 3, 2026.

BACKGROUND OR DETAILED INFORMATION:

The City of Grand Junction has made a significant investment in developing a municipally owned Materials Recovery Facility (MRF) to strengthen the region's recycling infrastructure, improve long-term operational efficiency, and provide greater local control over recyclable material processing. The approximately $29 million project includes $11.2 million in advanced sorting and processing equipment designed to increase material recovery, improve product quality, and support sustainable waste management throughout the region.

The project is located at 365 32 Road and is intended to serve as a modern recycling facility capable of processing residential and commercial recyclable materials. In addition to providing material processing capabilities, the facility has been designed to support public education, workforce development, and community engagement through dedicated training, meeting, and observation spaces.

When the project was initially developed, construction was anticipated to occur under a single construction contract. As project design progressed, however, equipment procurement schedules, manufacturing lead times, and the ongoing development of final construction documents required the project to be divided into two phases. This phased approach allowed the City to begin critical site and building improvements while final design and coordination of the remaining project components continued.

Following a competitive public bidding process, the City awarded the Phase I construction contract to KR Construction Group, Inc. Phase I includes site development, structural improvements, utility infrastructure, and construction activities necessary to prepare the facility for installation of the advanced processing systems. Since mobilizing on the project, KR Construction has demonstrated quality workmanship, effective project management, and strong coordination with City staff,

HDR Engineering & Consulting, equipment suppliers, and project stakeholders.
Phase II represents the final major construction phase necessary to complete the Materials Recovery Facility. The work includes construction of approximately 6,000 square feet of administrative offices, employee locker rooms, restrooms, conference and training facilities, information technology infrastructure, and a second-floor mezzanine designed to accommodate public education, facility tours, workforce development, and community outreach. Phase II also includes loading docks, reinforced tip floor improvements, push walls, mechanical and electrical systems, controls integration, and installation of the remaining processing equipment and supporting infrastructure required for facility operations.
To evaluate the cost of completing Phase II, HDR Engineering & Consulting, serving as the City's Owner's Representative, prepared an independent construction estimate totaling $4,760,001. KR Construction Group submitted a proposal to complete the Phase II improvements for $3,243,196.96, approximately $1.52 million below HDR's estimate.
Because Phase II builds directly upon the work currently being performed, staff recommends amending the existing construction agreement with KR Construction Group. Continuing with the current contractor provides continuity between project phases, maintains a single point of responsibility for construction, reduces coordination risks associated with transitioning to a different contractor, eliminates duplicate mobilization and administrative costs, and capitalizes on the contractor's established knowledge of the project. Staff believes this approach represents the most efficient, cost-effective, and lowest-risk method for completing the City's investment in the Materials Recovery Facility.

FISCAL IMPACT:

The cost of the Phase 2 improvements is $3,243,196.96. Funding for the Phase 2 amendment is included within the overall Materials Recovery Facility project budget and will be funded through a issuance of Certificates of Participation (COP) proceeds.

SUGGESTED MOTION:

I move to authorize the City Purchasing Division to execute a change order with KR Construction Group, Inc. for Phase 2 improvements associated with the Materials Recovery Facility Repurpose and Construction Project in the amount of $3,243,196.96, and authorize the City Manager to execute all necessary contract documents.

Attachments

None