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PLANNING COMMISSION AGENDA
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET

TUESDAY, MARCH 26, 2019 @ 6:00 PM

Call to Order - 6:00 PM

1. Minutes of Previous Meeting(s)

2. Consider a request by the City of Grand Junction to amend the Comprehensive Plan to include the Horizon Drive Business Improvement District Trail Network Plan as a part of the Grand Junction Circulation Plan.
   CONTINUED TO THE APRIL 23, 2019 HEARING

3. Consider a request by GJ Maverick LLC to zone approximately 17.38-acres from County AFT (Agricultural, Forestry, Transitional) to a City R-4 (Residential – 4 du/ac) for the Maverick Estates Annexation, located at 2428 H Road.

4. Consider a request by F & P Development LLC to amend a Planned Development for Pod G of the Corner Square development to allow Group Living as a use, increase the maximum building size to 65,000 square feet and modify the phasing schedule.

5. Consider a request by City of Grand Junction to approve a Rezone to Planned Development and an Outline Development Plan (ODP) for The Riverfront at Dos Rios, located on the northeast bank of the Colorado River between Highway 50 and Hale Avenue.

6. Consider a request by Senergy Builders LLC to rezone 5.12 acres from a City PD (Planned Development) zone district to a City R-12 (Residential - 12 DU/Acre) and a City R-16 (Residential - 16 DU/Acre) zone district.

7. Consider a request by Elsa Daugherty to vacate a 10-foot wide public easement located at 2560 Corral Drive

8. Consider a request by the City of Grand Junction to Amendment Section 21.06.010 of the Zoning and Development Code concerning Infrastructure Standards, Transportation Capacity Payments Including Calculations Thereof, Credit and Approving Consumption-Based Calculation Methodologies.

Other Business

Adjournment

GRAND JUNCTION PLANNING COMMISSION
February 26, 2019 MINUTES
6:00 p.m.

The meeting of the Planning Commission was called to order at 6:00 p.m. by Chair Reece.

Those present were Planning Commissioners; Bill Wade, George Gatseos, and Kathy Deppe, Christian Reece and Steve Tolle.

Also present were Community Development Department - Tamra Allen, Community Development Director, Dave Thornton (Senior Planner) and Kathy Portner (Community Services Manager).

Deputy City Attorney Jamie Beard and Secretary Lydia Reynolds.

There were approximately 13 citizens in attendance during the meeting.

1. Minutes of Previous Meetings

The Planning Commission reviewed the meeting minutes from the February 12, 2019 meeting.

Chair Reece asked for a vote to approve the minutes. The vote was unanimously approved.

2. Hosanna Zone of Annexation FILE # ANX-2018-781

Consider a request to zone approximately 5.722-acres from County RSF-R (Residential Single Family – Rural) to a City R-8 (Residential – 8 du/ac) for the Hosanna Annexation, located at 743 24 ¾ Road.

Staff Presentation

Dave Thornton presented the request and noted staff recommended approval of the request.

Applicant Presentation

Ted Ciavonne, with Ciavonne, Roberts and Associates representing the property owner introduced himself. He had no presentation but noted the attendance at the neighborhood meeting. He responded to a questions about density from the Planning Commission.

Public Comment

Debbie Montfay and Carrie Byerly spoke to concerns about traffic for future development.

Questions for Staff
Planning Commission asked staff questions about notice and road connectivity as well as relevant zone districts for the implementation of the Comprehensive Plan.

Applicant Response
Mr. Ciavonne noted that interconnectivity is required

Commissioner Discussion
Commission Gatseos and Commissioner Wade, Deppe and Tolle spoke to the request and their support of the rezone due to compliance with the Comprehensive Plan.

Motion and Vote
Commissioner Wade made the following motion: Madam Chairman, on the Zone of Annexation for the Hosanna Annexation to R-8 (Residential – 8 du/ac) zone district, file number ANX-2018-781, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report. Commissioner Gatseos seconded the motion.

The motion passed by a vote of 5-0.

3. Arlington Zone of Annexation FILE# ANX-2018-777
Consider a request to zone approximately 0.6 acres from County RSF-4 (Residential Single Family – 4 du/ac) to a City R-4 (Residential – 4 du/ac) for the Arlington Annexation, located at 265 Arlington Drive.

Staff Presentation
Dave Thornton presented the request and staff's recommendation of approval.

Commissioner Questions
Commissioner Gatseos asked about serial annexations.

Applicant Presentation
Hal Heath, partner in the ownership, was present for questions. He was asked about access to parkland.

Public Comment
No comment was received.

Questions for Staff
No questions were asked of staff

Commissioner Discussion
Commission Gatseos noted he agreed with Staff's findings.

Motion and Vote

Commissioner Gatseos made the following motion: Madam Chairman, on the Zone of Annexation for the Arlington Annexation to R-4 (Residential – 4 du/ac) zone district, file number ANX-2018-777, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report. Commissioner Deppe seconded the motion.

The motion passed unanimously by a vote of 5-0.

4. Dos Rios Drive Right-Of-Way Vacation FILE# VAC-2018-356

Consider a request to vacate a portion of the right-of-way for Dos Rios Drive and C ¾ Road to realign the future street

Staff Presentation

Kathy Portner made a presentation and presented staff recommendation of approval.

Applicant Presentation

The City is the Applicant.

Public Comment

No comment was received.

Questions for Staff

No questions were asked of staff.

Commissioner Discussion

Commissioner Wade indicated support for the request.

Motion and Vote

Commissioner Deppe made the following motion: Madam Chairman, on the request to vacate a portion of the Dos Rios Drive and C ¾ Road right-of-way, file number VAC-2018-356, I move that the Planning Commission forward a recommendation of approval with the findings of fact listed in the staff report. Commissioner Tolle seconded the motion.

The motion passed unanimously by a vote of 5-0.

5. Grand Junction Regional Airport Institutional and Civic Master Plan FILE# FMP-2018-405

Consider a request for approval of an Institutional and Civic Master Plan for the Grand Junction Regional Airport, amendment to Ordinance 3679, Planned Development, and vacation of a portion of the 27 ¼ Road right-of-way adjacent to Airport property.

Staff Presentation

Kathy Portner presented the requests and staff' recommendation of approval.

Questions for Staff

Commissioner Gatseos asked about the land patent transfer.

Applicant Presentation
Eric Trinklein Director of Planning and Development for the Grand Junction Regional Airport and Tim Malloy, representative, Ryan Hayes with Mead and Hunt presented the requests.

Questions for Staff
Commissioner Wade asked about the potential 29 Road and I-70 Interchange to impact this request.

Public Comments
No comment was received.

Commissioner Discussion
No discussion by Commissioners.

Motion and Vote
Commissioner Wade made the following motion: Madam Chairman, on the request to approve the Civic and Institutional Master Plan and Amendment to Ordinance 3679 as presented in file FMP-2018-405), I move that the Planning Commission forward a recommendation of approval with the findings of fact as listed in the staff report. Commissioner Gatseos seconded the motion.

The motion passed unanimously by a vote of 5-0.

Commissioner Deppe made the following motion: Madam Chairman, on the request to Vacate a portion of the 27 ¼ Road Right-of-Way as presented in file FMP-2018-405, I move that the Planning Commission forward a recommendation of approval with the findings of fact and conditions as listed in the staff report. Commissioner Tolle seconded the motion.

The motion passed unanimously by a vote of 5-0.

Other Business
None.

Adjournment
The meeting was adjourned at 7:31 p.m.

DRAFT

Grand Junction Planning Commission

Regular Session

Item #2.

Meeting Date: March 26, 2019

Presented By:

Department: Community Development

Submitted By: Kathy Portner, Community Services Manager

Information

SUBJECT:

Consider a request by the City of Grand Junction to amend the Comprehensive Plan to include the Horizon Drive Business Improvement District Trail Network Plan as a part of the Grand Junction Circulation Plan.
CONTINUED TO THE APRIL 23, 2019 HEARING

RECOMMENDATION:

EXECUTIVE SUMMARY:

The Horizon Drive BID Trail Network Plan identifies a series of proposed multi-modal trail connections within the Horizon Drive corridor area to provide safe, convenient and functional non-motorized linkages to amenities within the District and to the surrounding area. The need for this sub-area plan was identified as an implementation strategy in the adopted 2018 Grand Junction Circulation Plan. Both the Horizon Drive BID and the Grand Junction Urban Trails Committee have reviewed and unanimously recommended approval of the trails plan.

Staff is recommending continuing this item until the April 23, 2019 meeting.

BACKGROUND OR DETAILED INFORMATION:

SUGGESTED MOTION:

I move to continue this item until the April 23, 2019 meeting.

Attachments

None

Grand Junction Planning Commission

Regular Session

Item #3.

Meeting Date: March 26, 2019

Presented By: Scott D. Peterson, Senior Planner

Department: Community Development

Submitted By: Scott D. Peterson, Senior Planner

Information

SUBJECT:

Consider a request by GJ Maverick LLC to zone approximately 17.38-acres from County AFT (Agricultural, Forestry, Transitional) to a City R-4 (Residential – 4 du/ac) for the Maverick Estates Annexation, located at 2428 H Road.

RECOMMENDATION:

Staff recommends approval of the requested Zone of Annexation.

EXECUTIVE SUMMARY:

The Applicant, GJ Maverick Investments LLC, is requesting a zone of annexation to R-4 (Residential – 4 du/ac) for the Maverick Estates Annexation. The approximately 17.38-acre parcel is located on the north side of H Road, between 24 and 24 ½ Roads. The property is currently vacant but was once the location of a sod farm. The property has a Comprehensive Plan Future Land Use Map designation of Residential Medium Low (2 – 4 du/ac) and the requested R-4 zoning is consistent with this Comprehensive Plan designation.

The Applicant is requesting annexation into the City limits per the Persigo Agreement between Mesa County and the City of Grand Junction in order to develop a residential subdivision in the near future. The request for annexation will be considered separately by the City Council.

BACKGROUND OR DETAILED INFORMATION:

The Applicant, GJ Maverick Investments LLC, has requested annexation of land into the City limits, located at 2428 H Road, in anticipation of future residential

development. The property is approximately 17.38-acres in size. The Applicant is requesting a zone of annexation to R-4 (Residential – 4 du/ac).

The surrounding area is largely undeveloped or under-developed consisting of larger acreage in a relatively rural setting. The property is currently in the County and retains a County zoning of AFT (Agricultural, Forestry, Transitional) and surrounding properties are also zoned AFT and RSF-E (Residential Single Family – Estate) in the County. Adjacent properties range in size from 1.41 acres to 20.7 acres that contain single-family detached homes. The subject property has a Future Land Use designation of Residential Medium Low (2 – 4 du/ac).

This property was annexed into the Persigo 201 Sewer Service Area Boundary by the Persigo Board (Mesa County Commissioner's and City Council) in August, 2018 after petition by the Applicant so that the potential subdivision development would be able to connect to City sewer. Nearest sewer availability to this property would be at the intersection of 24 and H Roads. Connection to sanitary sewer would be the responsibility of the potential developer.

NOTIFICATION REQUIREMENTS

Neighborhood Meeting:
A Neighborhood Meeting regarding the proposed annexation, zoning and potential subdivision design was held on January 17, 2019 in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The Applicant and City staff were in attendance along with over eighteen citizens. Main comments and concerns expressed by the attendees centered on the proposed density of the residential subdivision and the additional increase in traffic that this will generate in the area. The application for annexation and zoning was submitted to the City on January 18, 2019.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the City's Zoning & Development Code. The subject property was posted with an application sign on February 15, 2019. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on March 15, 2019. The notice of this public hearing was published March 19, 2019 in the Grand Junction Daily Sentinel.

ANALYSIS

The criteria for review is set forth in Section 21.02.140 (a). The criteria provides that the City may rezone property if the proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan and must meet one or more of the following rezone criteria as identified:

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

The property owners have petitioned for annexation into the City limits with a requested zoning district of R-4 which is compatible with the existing Comprehensive Plan Future Land Use Map designation of Residential Medium Low (2 – 4 du/ac). Since the property is currently in the County, the annexation of the property is a subsequent event that will invalidate the original premise; a county zoning designation. The requested annexation and zoning is also in accordance with the Persigo Agreement between Mesa County and the City of Grand Junction, which states that all new development shall be annexed into the City limits. Staff has found this criterion has been met.

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

The adoption of the Comprehensive Plan in 2010, designated this property as Residential Medium Low (2 – 4 du/ac). The Applicant is requesting an allowable zone district that is consistent with the higher end of the density range allowed by the Residential Medium Low category. The character and/or condition of the area has not changed in recent years as the adjacent residential properties are currently large acreage and have not yet fully developed, however, the requested zone district is compatible with the Comprehensive Plan designation. Staff is unable to identify any apparent change of character and/or condition and therefore, staff finds that this criterion has not been met.

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

Adequate public and community facilities and services are available to the property and are sufficient to serve land uses associated with the R-4 zone district. Ute Water is presently available within the H Road right-of-way. City sanitary sewer would need to be extended to the property from the intersection of H and 24 Roads but is viable to extend to this area. Property can also be served by Xcel Energy natural gas and Grand Valley Power electricity. A short distance away to the west is Appleton Elementary School and further to the southwest along 24 Road is Canyon View Park. Further to the south along Patterson Road are commercial retail centers that includes Mesa Mall, offices, convenience stores with gas islands, restaurants, commercial businesses and a grocery store. Community Hospital is also nearby on G Road.

The area is served by Fire Station #3, however response times are longer than other areas due to the distance from the fire station. Response time is estimated to be 6 to 8 minutes from time of dispatch for an emergency call for service, which is longer than

National Fire Protection Association response time standards. The City has been working to address the current and future fire and EMS coverage demands of this area and is planning for a new Fire Station at 23 and H Roads.

Water and sewer services are available to this property.

This property is within the Ute Water District service area. There is a 24-inch water line run along the H Road bordering this property.

The property was approved for inclusion into the Persigo 201 Sewer Service Area by the Persigo Board on 8/23/18. A determination was made at that time that the property can be served by the Persigo wastewater system. However, the property does not currently have a sewer connection.

1. Plant Capacity: Based on a Future Land Use of Residential Medium Low, this 17.38-acre property could be developed with up to 68 dwelling units. The Persigo wastewater treatment plant has sufficient capacity to accommodate this development. The current capacity of the wastewater treatment plant is 12,500,000 gallons per day. The plant currently receives approximately 8 million gallons per day. The anticipated additional flow associated with this project is 12,000 gallons per day.

Staff have determined that the wastewater treatment plant has sufficient capacity to treat the additional wastewater from this property when developed.

2. Ability to Serve Area: An existing 8-inch sanitary sewer located at H Road and 24 Road, would need to be extended approximately 1,400 feet to serve this property. There is capacity in the sewer line to accommodate future development of this property with 68 dwelling units.

Staff has determined that the City has the ability to serve the property if sewer is extended from H Road and 24 Road to the subject property.

In general, staff has found public and community facilities are adequate to serve the type and scope of the residential land use proposed. As such, staff finds this criterion has been met.

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

The property and surrounding area is designated on the Comprehensive Plan Future Land Use Map as Residential Medium Low (2 – 4 du/ac) with Residential Medium (4 – 8 du/ac) further to the east and west. The proposed zoning designation of R-4 meets with the intent of achieving the desired overall density for the property, with this

request, to develop at the high end of the Residential Medium Low (2 – 4 du/ac) category. This area of the community, east of 24 Road currently has no R-4 zoning. Therefore, the lack of supply for this zone type impedes the ability to provide a housing type in this area consistent with the density allowed by the R-4 zone district. Staff therefore finds that there is an inadequate supply of the requested zoning designations in the area and that the criterion to has been met.

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

The community and area will benefit from this proposed request. Annexation and zoning of the property will create consistent land use jurisdiction within the City consistent with an Intergovernmental (Persigo) Agreement with the County. The requested zone will also provide an opportunity for housing within a range of density that is consistent with the Comprehensive plan in this area to meet the needs of the growing community. This principle is supported and encouraged by the Comprehensive Plan and furthers the plan's goal of promoting a diverse supply of housing types and densities; a key principle in the Comprehensive Plan. Therefore, Staff finds that this criterion has been met.

Section 21.02.160 (f) of the Grand Junction Zoning and Development Code provides that the zoning of an annexation area shall be consistent with the adopted Comprehensive Plan. Generally, future development should be at a density equal to or greater than the allowed density of the applicable County zoning district. Though other zone districts could also be considered, the R-4 zone district is consistent with the recommendations of the Plan's Future Land Use Map.

In addition to the zoning requested by the petitioner, the following zone districts would also be consistent with the Comprehensive Plan designation of Residential Medium Low (2 – 4 du/ac) for the subject property.

R-R (Residential - Rural)
R-E (Residential - Estate)
R-1 (Residential – 1 du/ac)
R-2 (Residential – 2 du/ac)
R-5 (Residential – 5 du/ac)

In reviewing the other zoning district options for the Residential Medium Low designation, all zoning districts allow single-family detached residential development as an allowed land use. However, the residential zone districts of R-R, R-E and R-1, would have a lower overall maximum density than what the Comprehensive Plan anticipates for this property and area of the community and the R-5 zone district would allow more density.

Further, the zoning request is consistent with the following goals and policies of the Comprehensive Plan:

Goal 1 / Policy A: Land use decisions will be consistent with Future Land Use Map.

Goal 3: The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community.

Goal 5: To Provide a broader mix of housing types in the community to meet the needs of a variety of incomes, family types and life stages.

Policy C: Increasing the capacity of housing developers to meet housing demand.

STAFF RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Maverick Estates Zone of Annexation, ANX-2019-37, from County AFT (Agricultural, Forestry, Transitional) to a City R-4 (Residential – 4 du/ac), the following findings of fact have been made:

In accordance with Section 21.02.140 (a) of the Zoning & Development Code, the application meets one or more of the rezone criteria.

In accordance with Section 21.02.160 (f) of the Zoning & Development Code, the application is consistent with the adopted Comprehensive Plan.

Therefore, Staff recommends approval of the requested Zone of Annexation.

SUGGESTED MOTION:

Madam Chairman, on the Zone of Annexation for the Maverick Estates Annexation to R-4 (Residential – 4 du/ac), file number ANX-2019-37, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report.

Attachments

1. Exhibit List - Maverick Estates Annexation Zoning
2. Development Application Dated January 18, 2019
3. Site Location & Zoning Maps, etc.
4. Zoning Ordinance
5. Neighborhood Meeting Minutes and Public Comments Recieved
6. Public comment 03.25.2019
7. CCAGD 1533 City Council Agenda - 2018 - August 23 - Joint Persigo Meeting
8. 08 23 2018 Persigo Meeting Minutes

EXHIBIT LIST

MAVERICK ESTATES ZONE OF ANNEXATION TO R-4, (RESIDENTIAL – 4 DU/AC)
FILE NO. ANX-2019-37

Exhibit Item #	Description
1	Development Application dated September 24, 2018
2	Staff Report dated March 26, 2019
3	Site Location & Zoning Maps, etc.
4	Neighborhood Meeting Minutes & Public Correspondence Received
5	Proposed City Zoning Ordinance
6	Staff Powerpoint Presentation dated March 26, 2019

CITY OF Grand Junction COLORADO

COMMUNITY DEVELOPMENT

Exhibit 1

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	AFT	Existing Zoning	AFT
Proposed Land Use Designation	R-4	Proposed Zoning	R-4

Property Information

Site Location:	2428 H Road	Site Acreage:	17.71 Acres
Site Tax No(s):	2701-283-04-001	Site Zoning:	AFT

Project Description: Annexation/ Zoning, Residential Subdivision

Property Owner Information		Applicant Information		Representative Information	
Name:	GJ Mavericks Investment LLC	Name:	SAME	Name:	SAME
Street Address:	2366 H Road	Street Address:		Street Address:	
City/State/Zip:	Grand Jct, CO 81505	City/State/Zip:		City/State/Zip:	
Business Phone #:	970-216-1999	Business Phone #:		Business Phone #:	
E-Mail:	nwpd@msn.com	E-Mail:		E-Mail:	
Fax #:	none	Fax #:		Fax #:	
Contact Person:	Steve Hejl	Contact Person:		Contact Person:	
Contact Phone #:	970-216-1999	Contact Phone #:		Contact Phone #:	

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	Steven R Hejl	Date	October 23, 2018
Signature of Legal Property Owner	Steven R Hejl	Date	October 23, 2018

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) GJ Mavericks Investment LLC ("Entity") is the owner of the following property:

(b) 2428 H Road Grand Junction, CO 81505

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

I am the (c) 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) Annexation/ Zoning Residential Development

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: Steven R Hejl

Printed name of person signing: Steven R Hejl

State of Colorado)

County of Mesa) ss.

Subscribed and sworn to before me on this 23 day of October, 2018

by Steven R. Hejl

Witness my hand and seal.

My Notary Commission expires on Sept 4 2019

SUE TANNERY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20074033744
My Commission Expires September 4, 2019

Sue Tannery
Notary Public Signature

COPY

QUIT CLAIM DEED

No Consideration

STEVEN R. HEJL, whose address is 2366 H Rd., Grand Junction, CO 81505 ("Grantor"), for the consideration of Ten Dollars and Other Good and Valuable Consideration, in hand paid, hereby sells and quit claims to **GJ MAVERICK INVESTMENTS, LLC, a Colorado limited liability company,** whose legal address is 2366 H Rd., Grand Junction, CO 81505 ("Grantee"), the following real property in Mesa County, Colorado, to wit:

Lot 1 of Venegas Minor Subdivision No. 2, County of Mesa, State of Colorado

also known as street and number as 2428 H Rd., Grand Junction, CO 81505

with all its appurtenances, and subject to 2018 general taxes, payable in 2019, and all subsequent taxes; easements, rights-of-way, restrictions, covenants, conditions and reservations of record or in use.

Signed this 19th day of June, 2018.

Steven R. Hejl

STATE OF COLORADO)
)ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 19th day of June, 2018, by Steven R. Hejl.

Witness my hand and official seal.

Notary Public

JOAN L. CARRICO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19944017351
My Commission Expires October 24, 2018

C:\ATTY\LIV\Hejste\Maverick\Quit-Claim-Deed.doc

Land Title

State Documentary Fee
Date: June 13, 2018
$50.00

Warranty Deed

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

THIS DEED, made on **June 13th, 2018** by **SAGE TRUST DATED MARCH 31, 1990 WHICH ACQUIRED TITLE AS TINA SAGE, TRUSTEE OF THE TINA SAGE TRUST DATED MARCH 31, 1990** Grantor(s), of the County of **Los Angeles** and State of **California** for the consideration of **($500,000.00)** *****Five Hundred Thousand and 00/100***** dollars in hand paid, hereby sells and conveys to **STEVEN R. HEJL** Grantee(s), whose street address is **2428 H RD, GRAND JUNCTION, CO 81505**, County of **Mesa**, and State of **Colorado**, the following real property in the County of **Mesa**, and State of Colorado, to wit:

LOT 1 OF VENEGAS MINOR SUBDIVISION NO. 2, COUNTY OF MESA, STATE OF COLORADO.

also known by street and number as: **2428 H RD, GRAND JUNCTION, CO 81505**

with all its appurtenances and warrants the title to the same, subject to *general taxes for the year 2018 and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Record Title Matters (Section 8.2) of the Contract to Buy and Sell Real Estate relating to the above described real property; distribution utility easements, (including cable TV); those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual knowledge and which were accepted by Grantee(s) in accordance with Off-Record Title Matters (Section 8.3) and Current Survey Review (Section 9) of the Contract to Buy and Sell Real Estate relating to the above described real property; inclusions of the Property within any special tax district; Any special assessment if the improvements were not installed as of the date of Buyer's signature on the Contract to Buy and Sell Real Estate, whether assessed prior to or after Closing; and other* ***NONE "see attached EXHIBIT"***

SAGE TRUST DATED MARCH 31, 1990 WHICH ACQUIRED TITLE AS TINA SAGE, TRUSTEE OF THE TINA SAGE TRUST DATED MARCH 31, 1990

Tina Sage

TINA SAGE, TRUSTEE

DANIEL DINGLE
Notary Public - California
Los Angeles County
Commission # 2232814
My Comm. Expires Mar 29, 2022

State of ~~Colorado~~ CALIFORNIA)
)ss.
County of ~~MESA~~ LOS ANGELES)

The foregoing instrument was acknowledged before me on this day of **June 13th, 2018** by **TINA SAGE TRUSTEE FOR THE SAGE TRUST DATED MARCH 31, 1990 WHICH ACQUIRED TITLE AS TINA SAGE, TRUSTEE OF THE TINA SAGE TRUST DATED MARCH 31, 1990**

Witness my hand and official seal

My Commission expires: 3·29·2022

Notary Public

When Recorded Return to: **STEVEN R. HEJL**
2428 H RD, GRAND JUNCTION, CO 81505

EXHIBIT

Property Address: **2428 H RD, GRAND JUNCTION, CO 81505**

1. THE RIGHT OF THE 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 FEBRUARY 12, 1902 IN BOOK 11 AT PAGE 554 UNDER RECEPTION NO. 37654.

2. AN UNDIVIDED ONE-HALF INTEREST IN ALL OIL, GAS AND MINERALS LOCATED BENEATH THE SURFACE OF SAID LAND, TOGETHER WITH A RIGHT OF ACCESS TO PROSPECT FOR AND DRILL FOR AND TO REMOVE THE SAME, AS RESERVED BY LAWRENCE H. SWINGER AND ELMA SWINGER IN DEED RECORDED OCTOBER 9, 1957 IN BOOK 720 AT PAGE 31 UNDER RECEPTION NO. 918206, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.

3. RIGHTS OF SURFACE ENTRY AND ANY OTHER INCIDENTAL RIGHTS USED, CLAIMED OR ASSERTED UNDER ANY MINERAL RESERVATION, LEASE OR CONVEYANCE AFFECTING THE LANDS HEREIN.

4. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF RESOLUTION NO. MCM 93-159, PLANNING DEPARTMENT NO. C98-93, APPROVAL OF AN AFT MINOR SUBDIVISION, VENEGAS SUBDIVISION FILING 2, RECORDED DECEMBER 09, 1993 IN BOOK 2032 AT PAGE 221 UNDER RECEPTION NO. 1663833.

5. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF VENEGAS SUBDIVISION RECORDED JANUARY 6, 1994 UNDER RECEPTION NO. 1667028.

6. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF MESA COUNTY DEVELOPMENT PERMIT, RECORDED JANUARY 6, 1994 IN BOOK 2039 AT PAGE 699 UNDER RECEPTION NO. 1667029.

7. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF DEVELOPMENT IMPROVEMENTS AGREEMENT, RECORDED JANUARY 06, 1994 IN BOOK 2039 AT PAGE 701 UNDER RECEPTION NO. 1667030.

STATEMENT OF AUTHORITY

(Section 38-30-172, C.R.S.)

1. This Statement of Authority relates to an entity named **GJ MAVERICK INVESTMENTS, LLC**.

2. The type of entity is a limited liability company

3. The entity is formed under the laws of State of Colorado.

4. The mailing address for the entity is: 2366 H Road, Grand Junction, CO 81505

5. 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: Steven R. Hejl, Managing Member.

6. The authority of the foregoing person to bind the entity is not limited.

7. Other matters concerning the manner in which the entity deals with interests in real property: N/A

8. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of §38-30-172, C.R.S.

9. This Statement of Authority amends and supersedes in all respects any prior Statement of Authority executed on behalf of the entity.

Executed on October ___, 2018 GJ MAVERICK INVESTMENTS, LLC

By: Steven R Hejl

Steven R. Hejl, Managing Member

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

This record was acknowledged before on October 23, 2018, by Steven R. Hejl, Managing Member of GJ Maverick Investments, LLC.

WITNESS my hand and official seal.
My Commission Expires:

Sue Tannery

Notary Public

SUE TANNERY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20074033744
My Commission Expires September 4, 2019

GENERAL PROJECT REPORT
FOR

2428 H ROAD

Annexation Submittal

Prepared for:

Maverick Investments LLC

Prepared by:

Rolland Consulting Engineers
405 Ridges Blvd.
Grand Junction, CO 81507

December 11, 2018

A. Project Description

This proposed annexation and rezoning request is in anticipation of a residential subdivision development on a 17.7-acre parcel of land. The project site is situated on the north side of H Road about a quarter mile east of the 24 Road intersection. The current and historic land use is a commercial sod farm.

B. Project Benefit

This development application is requesting annexation to the City of Grand Junction with a zoning of R-4. Surrounding property is all unincorporated Mesa County. The future development of the site and the need for urban levels of services have been recognized. Both the City and the general public benefit when urban levels of services are provided and/or upgraded. A recently constructed housing development of R-4 density exists in the Appleton area approximately ½ mile to the west. New urban street sections will be constructed, Parks and Open Space fees will be paid, and drainage improvements will occur.

C. Neighborhood Meeting

A neighborhood meeting will be scheduled in the near future to satisfy the requirements of the annexation application. A sketch plan of the proposed residential development will be available for review at the neighborhood meeting.

D. Project Compliance, Compatibility, and Impact

The project will comply with the Comprehensive Plan Land Use Designation for this area. The surrounding properties are rural large lot residential in nature. The support for and continuation of this development pattern was the basis for the Growth Plan's designation and therefore the proposal will be a compatible fit with both the neighborhood and the community's desire to locate new development in such areas. All surrounding properties to this site are in unincorporated Mesa County.

The impact from the proposed residential lots will be absorbed into the surrounding neighborhood. Both proposed and required improvements associated with the development would be similar to and complimentary of existing residential patterns and densities. The proposed subdivision will provide a through street connection with the extension of public roadways to serve adjoining properties to the north and east. A detention pond for control of storm water runoff will be provided and will be under the control of the Homeowners' Association.

All necessary utilities are available to the site. Utility providers are as follows:

Fire -	Grand Junction Fire Department
Water (Domestic) -	Ute Water District
Gas -	Xcel Energy
Electric-	Grand Valley Power
Communication -	Charter, Century Link, Spectrum Cable
Irrigation -	Grand Valley Irrigation Company
Drainage-	Grand Valley Drainage District

Fire Protection: Fire hydrants will be provided with the new subdivision and installed in accordance with the requirements of the Grand Junction Fire Department. A fire flow test is pending as required with this application and the results indicate a NFPA AA classification.

Domestic Water: Domestic water will be extended north from H Road upsizing existing lines servicing properties to the west and north of the project.

Sanitary Sewer: This property was recently included in the Persigo 201 sewer service boundary. Sewer lines will be extended east from 24 and H Road intersection to the east boundary of the parcel and laterals extended to the north boundary of the property.

Irrigation Water: The property is within the boundaries of the Grand Valley Irrigation Company (GVIC). Irrigation water will be provided as an amenity for the individual lots.

Drainage: Drainage will be managed in accordance with requirements of the current Stormwater Management Manual and likely released into the nearby North Cochran Wash

Access: Access to the subdivision will be from H Road. A stub street for future access to the underdeveloped property to the east and north will be provided with the subdivision design.

City Zoning and Land Development Code criteria Section 21.02.140 (a)

1. **Subsequent events have invalidated the original premises and findings; and/or.**

   N/A

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

   N/A

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

   Facilities have been expanding in recent years, the intent is to extend public sewer to serve this property.

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

   Market forces indicate a strong interest for the proposed subdivision in this general vicinity.

5. **The community or area, as defined by the presiding body, will derive benefits from the proposed amendments**

   Urban level of services such as domestic water, sanitary sewer, control of storm water, and current street section specifications will be provided with this subdivision and will benefit the immediate community.

Legal Description

LOT 1, VENEGAS MINOR SUBDIVISION NO 2 (RECEPTION NUMBER 1667028) IN THE SE1/4, SW1/4 OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE UTE MERIDIAN, MESA COUNTY, COLORADO.

Grand Junction Fire Department New Development Fire Flow Form

Instructions to process the application: Step 1) Applicant's engineer should first fill out all items in Section A. Step 2) Deliver/mail this form to the appropriate water purveyor.[1] The water supplier signs and provides the required information of Section B. Step 3) Deliver/mail the completed and fully signed form to the City or County Planning Department.[2]

SECTION A

Date: 12/11/18

Project Name: Maverick Subdivision

Project Street Address: 2428 H Road

Assessor's Tax Parcel Number: 2701-283-04-001

Project Owner Name: Maverick Investments LLC

City or County project file #: _____

Name of Water Purveyor: Ute Water

Applicant Name/Phone Number: Rolland Consulting Engineers

Applicant E-mail: kent@rcegj.com

1. If the project includes one or more one or two-family dwelling(s):
   a. The maximum fire area (see notes below) for each one or two family dwelling will be 3,500 square feet.
   b. All dwelling units will ☐, will not ■ include an approved automatic sprinkler system.
   Comments: _____
2. If the project includes a building other than one and two-family dwelling(s):
   a. List the fire area and type of construction (See International Building Code [IBC]for all buildings used to determine the minimum fire flow requirements:
   _____
   b. List each building that will be provided with an approved fire sprinkler system:
   _____
3. List the minimum fire flow required for this project (based on Appendix B and C in the International Fire Code[IFC]): 1,500 gpm

Comments: _____

Note:

Fire Area: The aggregate floor area enclosed and bounded by fire walls, fire barriers, exterior walls or horizontal assemblies of a building. Areas of the building not provided with surrounding walls shall be included in the fire area if such areas are included within the horizontal projection of the roof or floor next above.

Fire Flow Rule: The City's Fire Code[3] sets minimum fire flows for all structures. In general, at least 1000 g.p.m. at 20 p.s.i. is required for residential one or two family dwellings up to 3,600 square feet (sf) of fire area. For dwellings greater than 3,600 sf of fire area or all commercial structures, the minimum fire flow is 1,500 gpm at 20 p.s.i. (See Fire Flow Guidance Packet[4]. Inadequate fire flows are normally due to water supply pipes that are too small or too little water pressure, or a combination of both.

Applicant/Project Engineer: Refer to City of Grand Junction most recently adopted IFC, Appendix B and C, [IFC 2012], to determine the minimum fire flow required for this project, based on the Water Purveyor's information (*i.e.*, location, looping and size of water lines; water pressure at the site, *etc.*) and the type, density and location of all structures. Base your professional judgment on the City approved utility plans and Water Provider information shown on this Form. Each time the utility plans/other information relating to treated water changes, resubmit this form just as you did the first time.

End of Section A. Section B continues on the next page

Grand Junction Fire Department New Development Fire Flow Form

SECTION B
[To be completed by the Water Supplier]

Attach fire flow test data for the hydrants
Failure to attach the fire flow test data and/or diagram may delay your project review.

1. Circle the name of the water supplier: **Ute** **Clifton** **Grand Junction**
2. List the approximate location, type and size of supply lines for this project, or attach a map with the same information:
   See the attached map.

3. Attach the fire flow test data @ 20 p.s.i. for the fire hydrants nearest to the development/project that must be use to determine available fire flow. Test data is to be completed within the previous 12 months or year. Identify the fire hydrants used to determine the fire flow:
   See the attached flow test results.
   [Or: **1.** attach a map or diagram with the same information, or **2.** attach a map/diagram with flow modeling information.]

4. If new lines are needed (or if existing lines must be looped) to supply the required fire flows, or if more information is needed to state the available minimum g.p.m. @ 20 p.s.i. residual pressure, please list what the applicant/developer must do or obtain: _____

Print Name and Title of Water Supplier Employee completing this Form:

Robert Yates - Fire Hydrants Division Date: December 17, 2018

Contact phone/E-mail of Water Supplier: hydrant@utewater.org (970) 256-2882

****

Note: Based on the facts and circumstances, the Fire Chief may require the applicant/developer to engage an engineer[5] to verify/certify that the proposed water system improvements, as reflected in the approved utility plans submitted in support of the application/development, will provide the minimum fire flows to all structures in this project. If required, a State of Colorado Licensed Professional Engineer shall submit a complete stamped-seal report to the Grand Junction Fire Department. All necessary support documentation shall be included.

[1] There are three drinking water suppliers: Ute Water 970-242-7491, Clifton Water 970-434-7328 and City of Grand Junction water 970-244-1572.

[2] Address: City – 250 N 5th St, Grand Junction, CO 81501; County – PO Box 20000, Grand Junction, CO 81502

[3] International Fire Code, 2012 Edition

[4] http://www.gjcity.org/residents/public-safety/fire-department/fire-prevention-and-contractors/

[5] City Code defines engineer as one who is licensed as a P.E. by the state of Colorado.

Fire Flow Hydrant Master
With Graph

Company Name: Ute Water Conservancy District
Address: 2190 H 1/4 Rd
City: Grand Junction
State: Colorado
Zip: 81505

Work Order: 798
Operator: Robert/Tyler

Test Date: 12/14/18 3:00 pm

NFPA Classification:	
Blue	AA
2465.68	

Test did not reach recommended drop of 25% per NFPA 291

Test Hydrant: 3937
Address: 794 24 1/4 RD
Cross Street:
Location:
District:
Sub-Division: ALBINO SUB

Latitude: 707191.279
Longitude: 4332812.097
Elevation: 4599.1
State X / Y: _____ / _____

Pumpers: **Nozzles:** **Open Dir:**

Manuf: Mueller
Model: Centurion 5 1/4

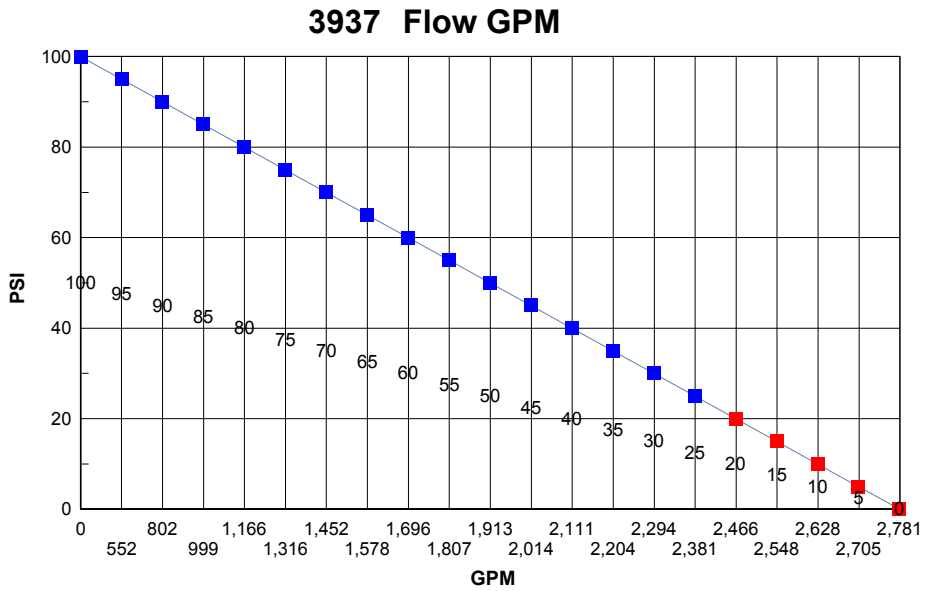
Installed: 01/01/2008
Main Size: 0.00

Vandal Proof:
Bury Depth: 0.00

	Flow Hydrant	Flow Device	Diameter	GPM	Gallon Used
1:	3938	2.5" Hose Monster	2.50	1227.94	6139.68
2:					
3:					
4:					
5:					

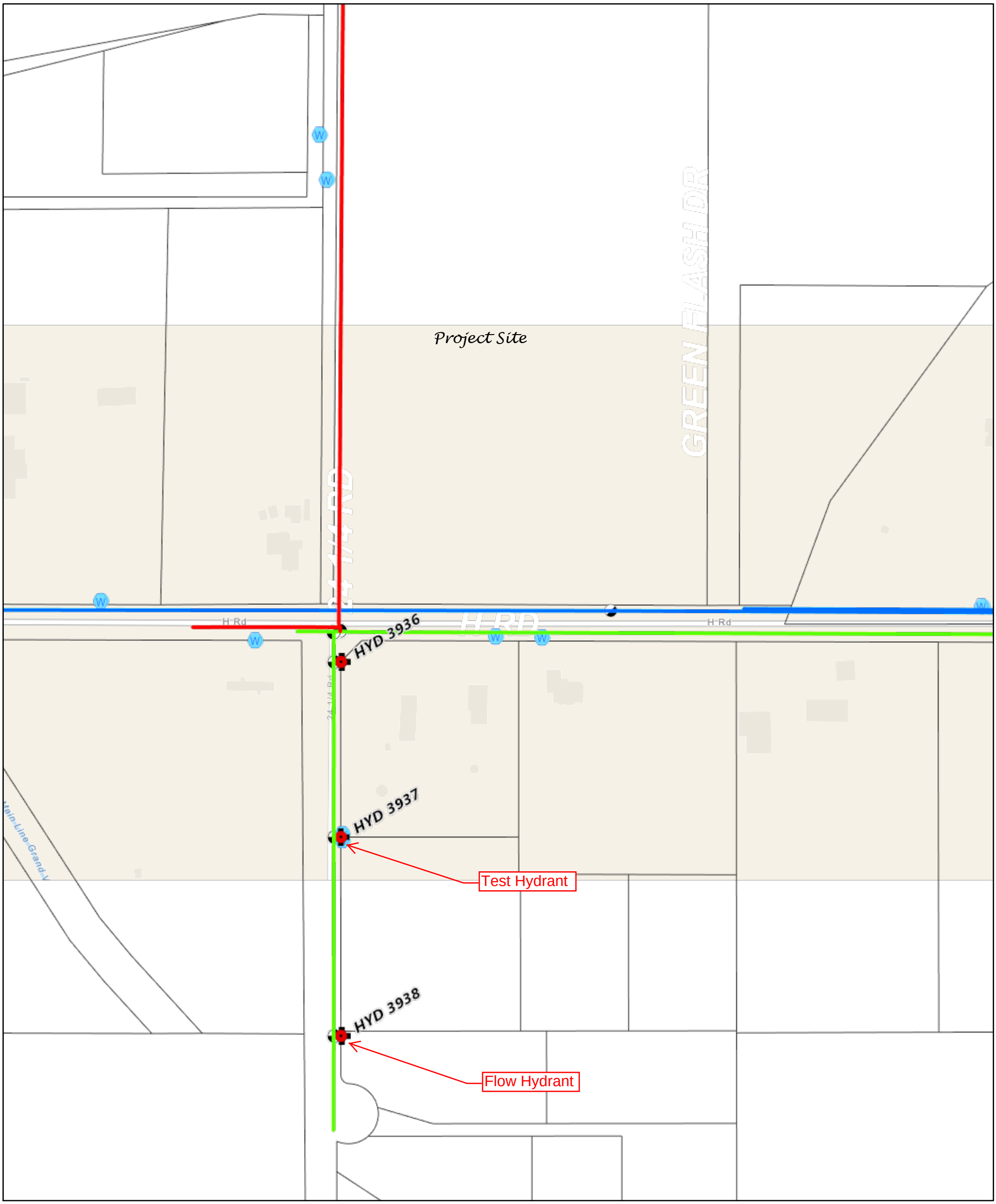
Pitot / Nozzle PSI: 53.00
Static PSI: 100.00
Residual PSI: 78.00
Percent Drop: 22.00

Total Gallons Used: 6139.68
Max GPM during test: 1,227.94
Elapsed Time Min:Sec: 5 : 0
Predicted GPM @ 20 PSI: 2465.68



GPM rounded to nearest gallon *Values inside grid below flow line are PSI @ predicted flow*

2428 H Rd



December 11, 2018

Tanks
Fill Station
Sample Station
Lateral Lines

Mains
12" Larger
6" thru 10"
1" thru 4"
Cathodic Station
Control Valve
Curb Stop Valve

System Valves
Gate Valve
Ball Valve
Butterfly Valve
Meter
Regulator
Fire Hydrant
Roads
Parcels

1:1,753

0 0.02 0.04 0.08 mi
0 0.03 0.06 0.12 km

Ute Water, Mesa County

Ute Water 2018

Maverick Estates 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: 2428 H Road
Tax ID # 2701-283-04-001

Lot 1, Venegas Minor Subdivision, No. 2

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, Maverick Estates 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.

Steven R. Heijl

GJ Maverick Investments LLC — 2366 H Road
(Print Name)

Steven R. Heijl — 1-18-19
SIGNATURE — DATE

STATE OF COLORADO

SS **AFFIDAVIT**

COUNTY OF MESA

Steve Hejl, 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.

Steve Hejl

Subscribed and sworn to before me this 18 day of January, 2019.

Witness my hand and official seal.

SAMANTHA HAMLING
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20174035633
My Commission Expires August 24, 2021

Notary Public

619 Main Street
Address

My commission expires: August 24, 2021

MAVERICK ESTATES ANNEXATION SCHEDULE	
March 20, 2019	Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use
March 26, 2019	Planning Commission considers Zone of Annexation
April 17, 2019	Introduction of a Proposed Ordinance on Zoning by City Council
May 1, 2019	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
June 2, 2019	Effective date of Annexation

ANNEXATION SUMMARY		
File Number:		ANX-2019-37
Location:		2428 H Road
Tax ID Numbers:		2701-283-04-001
# of Parcels:		1
Existing Population:		0
# of Parcels (owner occupied):		0
# of Dwelling Units:		0
Acres land annexed:		22.38
Developable Acres Remaining:		17.38
Right-of-way in Annexation:		5.00 acres
Previous County Zoning:		AFT (Agricultural, Forestry, Transitional)
Proposed City Zoning:		R-4 (Residential – 4 du/ac)
Current Land Use:		Vacant land
Future Land Use:		Residential Medium Low (2 – 4 du/ac)
Values:	**Assessed:**	$6,450
	Actual:	$22,230
Address Ranges:		2428 H Road
Special Districts:	**Water:**	Ute Water Conservancy District
	Sewer:	City of Grand Junction
	Fire:	Grand Junction Rural Fire District
	Irrigation/Drainage:	GVIC/GVDD
	School:	Fruita Monument HS / Fruita Middle / Appleton Elementary
	Pest:	Grand River Mosquito Control District

City of Grand Junction
Review Comments

Date: February 15, 2019 **Comment Round No.** 1 **Page No.** 1 of 5
Project Name: Maverick Estates Annexation **File No:** ANX-2019-37
Project Location: 2428 H Road

Check appropriate [X] **if comments were mailed, emailed, and/or picked up.**

	Property Owner(s): GJ Maverick Investments LLC – Attn: Steve Hejl	
	Mailing Address: 2366 H Road, Grand Junction, CO 81505	
X	**Email:** nwpd@msn.com	**Telephone:** (970) 216-1999
	Date Picked Up: _____	**Signature:** _____

	Representative(s):	
	Mailing Address:	
	Email:	**Telephone:**
	Date Picked Up: _____	**Signature:** _____

	Developer(s):	
	Mailing Address:	
	Email:	**Telephone:**
	Date Picked Up: _____	**Signature:** _____

CITY CONTACTS

Project Manager: Scott D. Peterson, Senior Planner
Email: scottp@gjcity.org **Telephone:** (970) 244-1447

Dev. Engineer: Rick Dorris
Email: rickdo@gjcity.org **Telephone:** (970) 256-4034

City of Grand Junction
REQUIREMENTS
(with appropriate Code citations)

CITY PLANNING

1. Application is for Annexation into the City limits with a proposed zoning designation of R-4 (Residential – 4 du/ac) zone district. Comprehensive Plan Future Land Use Map identifies the property as Residential Medium Low (2 – 4 du/ac). Existing property is 17.38 +/- acres in size. No additional response required.
Applicant's Response:
Document Reference:

2. Planning Commission and City Council Public Hearings:
Planning Commission and City Council review and approval required for proposed Annexation and Zoning requests. City Project Manager will **tentatively** schedule application(s) for the following public hearing schedule:

a. City Council Referral of Petition, Land Use Jurisdiction and 1st Reading of Annexation: **March 20, 2019** (Consent Agenda – no need to attend meeting).

b. Planning Commission review of zoning designation to R-4 (Residential – 4 du/ac): **March 26, 2019** (Please plan on attending meeting in case the Planning Commission has any questions).
c. City Council review of zoning designation to R-4 (Residential – 4 du/ac) (1st Reading): **April 17, 2019 (**Consent Agenda – no need to attend meeting).
d. City Council review of Annexation and R-4 zoning designations (2nd Reading): **May 1, 2019** (Please plan on attending meeting in case the City Council has any questions).

Please plan on attending the March 26, 2019 Planning Commission meeting and the May 1, 2019 City Council meeting. The Consent Agenda meetings you do not need to attend as that is only scheduling the hearing date and the item is placed on the Consent Agenda with no public testimony taken. Both the Planning Commission and City Council meetings begin at 6:00 PM at City Hall in the City Council Chambers.

If applicant cannot make the above scheduled public hearing dates, please notify City Project Manager and we can reschedule for later meeting dates.
Code Reference: Sections 21.02.140 and 160 of the Zoning & Development Code.
Applicant's Response:
Document Reference:

3. Public Correspondence Received:
City Project Manager has received one (1) letter from the public concerning the proposed application. I have included this attachment for the applicant's information and file.
Applicant's Response:
Document Reference:

CITY DEVELOPMENT ENGINEER

No comment.
Applicant's Response:
Document Reference:

CITY SURVEYOR – Peter Krick – peterk@gjcity.org (970) 256-4003

The annexation maps and descriptions have been prepared and submitted for review.
Applicant's Response:
Document Reference:

CITY FIRE DEPARTMENT – Mike Gazdak – mikega@gjcity.org (970) 549-5854

The Fire Department has no objections to the request for annexation into the City of Grand Junction limits.
Applicant's Response:
Document Reference:

CITY ADDRESSING – Pat Dunlap – patd@gjcity.org (970) 256-4030

No comments.
Applicant's Response:
Document Reference:

OUTSIDE REVIEW AGENCY COMMENTS

(Non-City Agencies)

Review Agency: Mesa County Building Department
Contact Name: Darrell Bay
Email / Telephone Number: Darrell.bay@mesacounty.us (970) 244-1651

MCBD has no objections.
Applicant's Response:

Review Agency: Xcel Energy
Contact Name: Brenda Boes
Email / Telephone Number: Brenda.k.boes@xcelenergy.com (970) 244-2698

Xcel Energy has no objections at this time.

Completion of this City/County review approval process does not constitute an application with Xcel Energy for utility installation. Applicant will need to contact Xcel Energy's Builder's Call Line/Engineering Department to request a formal design for the project. A full set of plans, contractor, and legal owner information is required prior to starting any part of the construction. Failure to provide required information prior to construction start will result in delays providing utility services to your project. Acceptable meter and/or equipment locations will be determined by Xcel Energy as a part of the design process. Additional easements may be required depending on final utility design and layout. Engineering and Construction lead times will vary depending on workloads and material availability. Relocation and/or removal of existing facilities will be made at the applicant's expense and are also subject to lead times referred to above. All Current and future Xcel Energy facilities' must be granted easement.
Applicant's Response:

Review Agency: Ute Water Conservancy District
Contact Name: Jim Daugherty
Email / Telephone Number: jdaugherty@utewater.org (970) 242-7491

- No objection.
- ALL FEES AND POLICIES IN EFFECT AT TIME OF APPLICATION WILL APPLY.
- If you have any questions concerning any of this, please feel free to contact Ute Water.

Applicant's Response:

Review Agency: Grand Valley Drainage District
Contact Name: Tim Ryan
Email / Telephone Number: tim.admin@gvdd.org (970) 242-4343

GVDD has no comment or objection.
Applicant's Response:

Review Agency: Mesa County Engineering
Contact Name: Dana Brosig
Email / Telephone Number: dana.brosig@mesacounty.us (970) 255-5035

Mesa County would prefer if H Rd was annexed with this annexation.
Applicant's Response:

Review Agency: Grand Valley Power
Contact Name: Steve Don
Email / Telephone Number: sdon@gvp.org (970) 242-0040

1. The project is in the Grand Valley Power (GVP) service area.
2. Single-phase power is available for this project, along H and 24 ½ Roads.
3. Need GVP electric layout on FINAL Utility Composite Plan. Showing the locations of street lights, transformers, junction boxes, road crossings (number of conduits, type, size, depth & length) and any other needed equipment.
4. Please make application for service by calling 242-0040, to start the design process. A cost estimate will also be prepared.
5. Need Final Plat with addresses before going to Contract for Construction with Grand Valley Power.
6. Need 14' Multi-Purpose Easement along all Roads and streets.
7. No trees to be planted over utility portion of Multi-Purpose Easement.
8. Any Utility / Multi-Purpose Easement that is also used for landscaping will need to have underground power lines built in a duct system.
9. Irrigation and drainage lines should not be in the utility portion of the Multi-Purpose Easement.
10. Any relocation of existing overhead power lines, poles, guy/anchors, underground lines, transformers or any other Grand Valley Power equipment is at the developer's expense.

Applicant's Response:

REVIEW AGENCIES

(Responding with "No Comment" or have not responded as of the due date)

The following Review Agencies have not responded as of the comment due date.

1. City Transportation Engineer
2. Mesa County Planning
3. Regional Transportation Planning Office (RTPO)
4. Grand Valley Irrigation Company

The Petitioner is required to submit electronic responses, labeled as "**Response to Comments**" for the following agencies:

1. **N/A. No further response required. See City Planning review comments for proposed public hearing schedule.**

Date due: N/A.

Please provide a written response for each comment and, for any changes made to other plans or documents indicate specifically where the change was made.

I certify that all of the changes noted above have been made to the appropriate documents and plans and there are no other changes other than those noted in the response.

_____	_____
Applicant's Signature	**Date**

MAVERICK ESTATES ANNEXATION

It is my professional belief; based on my review of the petition, pursuant to C.R.S. 31-12-104, that the Maverick Estates Annexation is eligible to be annexed.

It complies with the following:

a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;
b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities;
d) The area will be urbanized in the near future;
e) The area is capable of being integrated with the City;
f) No land held in identical ownership is being divided by the proposed annexation;
g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of $200,000 or more for tax purposes is included without the owners consent.

Scott D. Peterson, Senior Planner

MARCH 8, 2019
Date

STATE OF COLORADO
SS:
COUNTY OF MESA)

Subscribed and sworn to before me this 8th day of March, 2019, by Scott D. Peterson, Senior Planner. Witness my hand and official seal.

PATRICIA J DUNLAP
Notary Public – State of Colorado
Notary ID 20174004083
My Commission Expires Jan 26, 2021

Notary Public

My Commission expires: Jan. 26, 2021

(eligible)

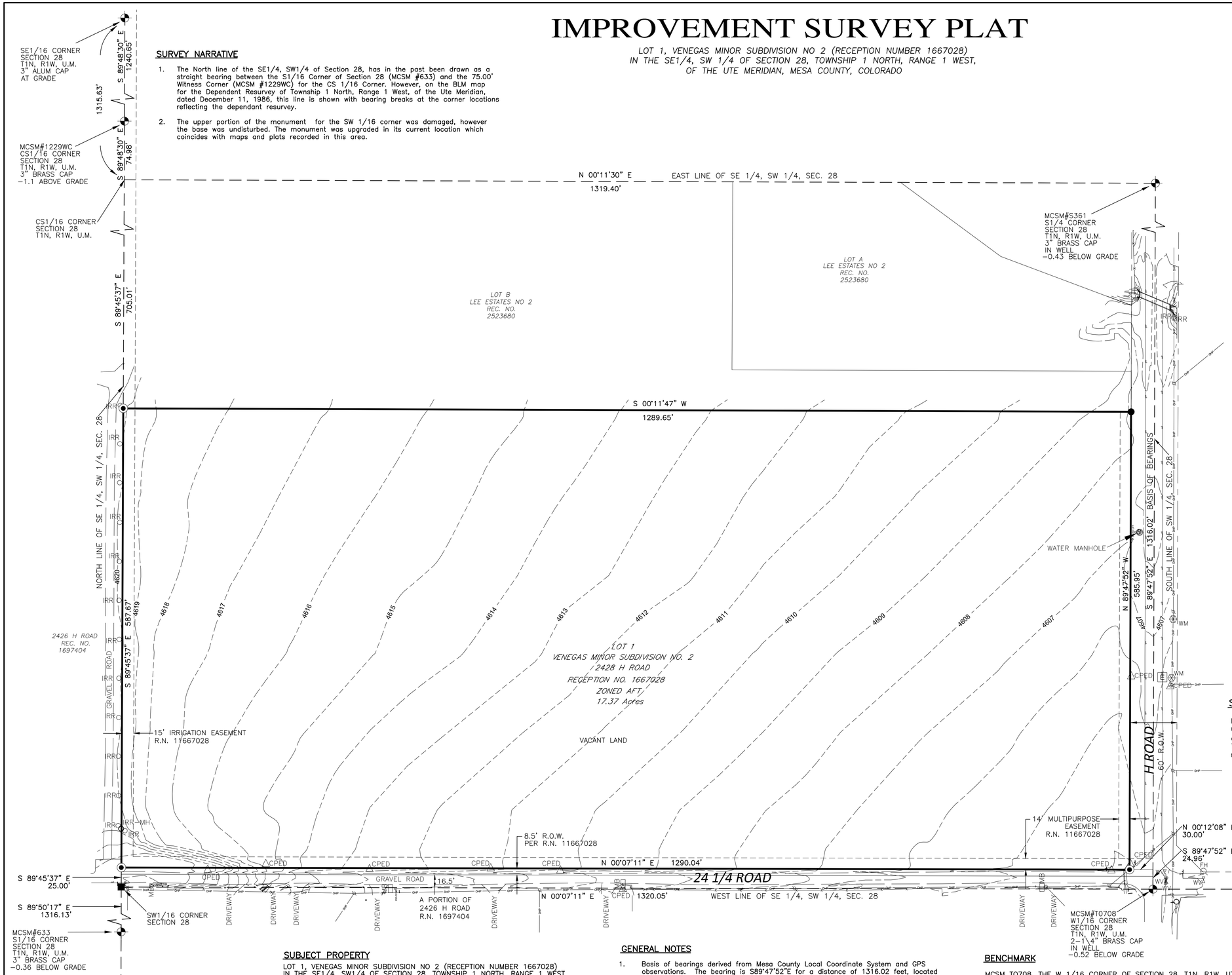
IMPROVEMENT SURVEY PLAT

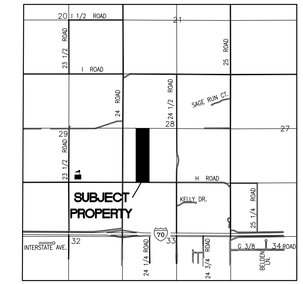
LOT 1, VENEGAS MINOR SUBDIVISION NO 2 (RECEPTION NUMBER 1667028)
IN THE SE1/4, SW 1/4 OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 1 WEST,
OF THE UTE MERIDIAN, MESA COUNTY, COLORADO

SURVEY NARRATIVE

1. The North line of the SE1/4, SW1/4 of Section 28, has in the past been drawn as a straight bearing between the S1/16 Corner of Section 28 (MCSM #633) and the 75.00' Witness Corner (MCSM #1229WC) for the CS 1/16 Corner. However, on the BLM map for the Dependent Resurvey of Township 1 North, Range 1 West, of the Ute Meridian, dated December 11, 1986, this line is shown with bearing breaks at the corner locations reflecting the dependant resurvey.

2. The upper portion of the monument for the SW 1/16 corner was damaged, however the base was undisturbed. The monument was upgraded in its current location which coincides with maps and plats recorded in this area.





VICINITY MAP

0' 60' 120' 180'

HORIZONTAL SCALE: 1" = 60'
ALL LINEAL UNITS ARE EXPRESSED AS U.S. SURVEY FEET

LEGEND AND ABBREVIATIONS

	MESA COUNTY SURVEY MARKER
	FOUND 5/8" REBAR WITH 1.5" ALLOY CAP MARKED LS-17485, -0.3 BELOW GROUND
	SET 5/8" REBAR & 1.5" PLASTIC CAP MARKED PLS-38428 0.2' ABOVE GROUND
	SET XXX" REBAR & XXX" ALLOY CAP MARKED PLS-38428 0.2' ABOVE GROUND
MCSM	MESA COUNTY SURVEY MARKER
ROW	RIGHT-OF-WAY
R.N.	RECEPTION NUMBER
PG	PAGE
LS	PROFESSIONAL LICENSED SURVEYOR
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PLS	PROFESSIONAL LAND SURVEYOR
R	RANGE
R.O.W.	RIGHT-OF-WAY
S.F.	SQUARE FEET
ST	STREET
T	TOWNSHIIP
U.M.	UTE MERIDIAN
WM	WATER METER
FH	FIRE HYDRANT
WV	WATER VALVE
W	BURIED WATER LINE
SS	BURIED SANITARY SEWER LINE
	EXISTING EDGE OF ASPHALT PAVEMENT
	SANITARY SEWER MANHOLE
E	ELECTRICAL VAULT
CPED	COMMUNICATIONS PEDISTALE
IRR	IRRIGATION CONTROL VALVE
MB	MAILBOX

SURVEYOR'S STATEMENT

I, James A. McKew, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lien holders, or quality of title.

EXECUTED this _____ day of _____, 20___

_____
James A. McKew
Professional Land Surveyor
P.L.S. No. 38428

LAND SURVEY DEPOSIT NO. _____

DEP. BOOK _____ PAGE _____ FILING DATE: _____

SUBJECT PROPERTY

LOT 1, VENEGAS MINOR SUBDIVISION NO 2 (RECEPTION NUMBER 1667028) IN THE SE1/4, SW1/4 OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE UTE MERIDIAN, MESA COUNTY, COLORADO

NOTE: All utility locations shown hereon are approximate only. You must call Utility Notification Center of Colorado for utility location prior to any excavation.

GENERAL NOTES

1. Basis of bearings derived from Mesa County Local Coordinate System and GPS observations. The bearing is S89°47'52"E for a distance of 1316.02 feet, located between a Mesa County Survey Marker for the West 1/16 Corner, and a Mesa County Survey Marker for the the South 1/4 Corner of Section 28, Township 1 North, Range 1 West, of the Ute Meridian, Mesa County, Colorado.

2. Title information is from Mesa County Real Property Records, and the title policy by Land Title Guarantee Company, Commitment No. GJR65034974-8, Commitment Date 07/06/2018.

BENCHMARK

MCSM T0708, THE W 1/16 CORNER OF SECTION 28, T1N, R1W, UTE MERIDIAN, ELEVATION = 4604.15 (NAVD 88) AS DETERMINED BY GPS USING THE MESA COUNTY COORDINATE SYSTEM.

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.

Rolland Consulting Engineers, LLC
405 Ridges Blvd. Suite A
Grand Junction, CO 81507
Voice: (970) 243-8300
Fax: (970) 241-1273
www.rcengj.com

IMPROVEMENT SURVEY PLAT
LOT 1, VENEGAS MINOR SUBDIVISION NO 2

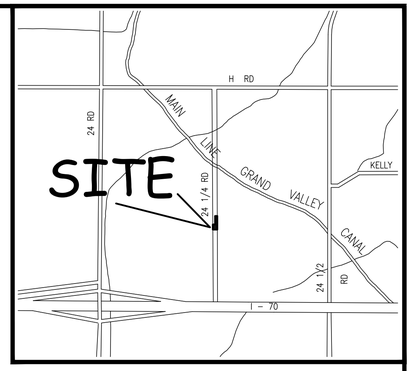
FOR STEVE HEJL

IN THE SE 1/4, SW 1/4 SECTION 28, T1N, R1W OF THE UTE MERIDIAN, MESA COUNTY, COLORADO

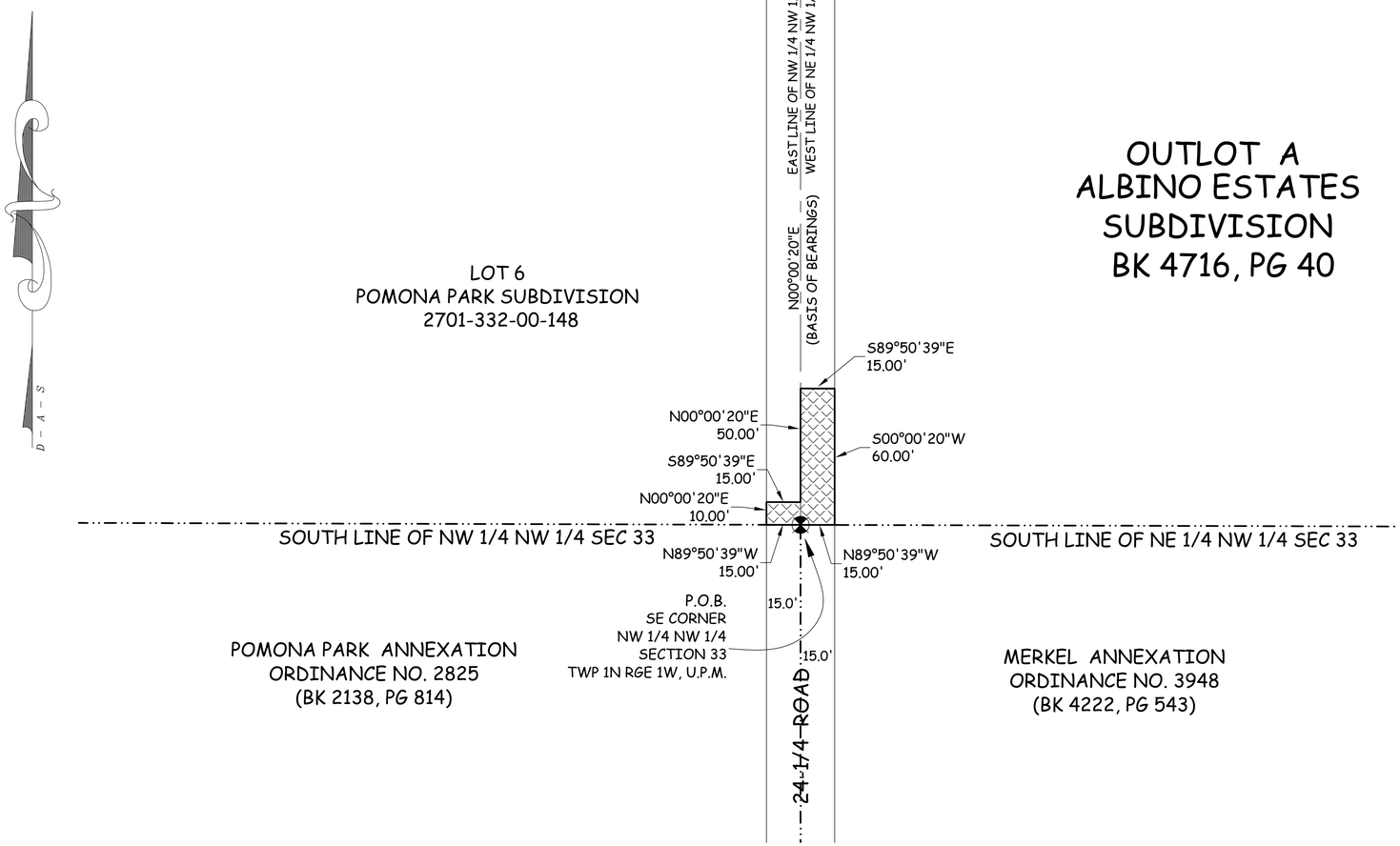
Drawn	Designed	Checked	Proj#	Rv:	Sheet
JAM	JAM	JLG	B8417		1
File Name: C:\PROJECTS\B8417\B8417-ISP.DWG				Date 12/11/18	Of 1

MAVERICK ESTATES ANNEXATION NO. 1

LYING IN THE N 1/2 OF THE NW 1/4 OF SECTION 33 , TOWNSHIP 1 NORTH, RANGE 1 WEST
UTE PRINCIPAL MERIDIAN
COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE



DESCRIPTION

A certain parcel of land lying in the North Half of the Northwest Quarter (N-1/2 NW 1/4) of Section 33, Township One North, Range One West of the Ute Principal Meridian and being more particularly described as follows:

BEGINNING at the Southeast corner of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 33 and assuming the East line of the NW 1/4 NW 1/4 of said Section 33 bears N 00°00'20" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 89°50'39" W along the South line of the NW 1/4 NW 1/4 of said Section 33, a distance of 15.00 feet to a point on the West right of way for 24-1/4 Road; thence N 00°00'20" E, along said West right of way, a distance of 10.00 feet; thence S 89°50'39" E, a distance of 15.00 feet to a point on the East line of the NW 1/4 NW 1/4 of said Section 33; thence N 00°00'20" E, along said East line, a distance of 50.00 feet; thence S 89°50'39" E, a distance of 15.00 feet to a point on the East right of way for said 24-1/4 Road; thence S 00°00'20" W, along said East right of way, a distance of 60.00 feet to a point on the South line of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 33; thence N 89°50'39" W, along said South line, a distance of 15.00 feet, more or less, to the Point of Beginning.

ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.P.M.	UTE PRINCIPAL MERIDIAN
NO.	NUMBER
SQ. FT.	SQUARE FEET
Δ=	CENTRAL ANGLE
RAD	RADIUS
AL	ARC LENGTH
CHL	CHORD LENGTH
CHB	CHORD BEARING
BLK	BLOCK
PB	PLAT BOOK
BK	BOOK
PG	PAGE

The Sketch and Description contained herein have been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

AREA OF ANNEXATION

ANNEXATION PERIMETER	180.00 FT.
CONTIGUOUS PERIMETER	30.00 FT.
AREA IN SQUARE FEET	1,050***
AREA IN ACRES	0.024

***(1,050 SQ. FT LIES IN PLATTED R/W)

LEGEND

ANNEXATION BOUNDARY
EXISTING CITY LIMITS

GRAPHIC SCALE

30' 0 15' 30' 60' 120'

(IN FEET)
1 inch = 30 ft.
LINEAL UNITS USED HEREIN = U.S. SURVEY FOOT, AS ESTABLISHED

ORDINANCE NO.
????

EFFECTIVE DATE
????

THIS IS NOT A BOUNDARY SURVEY

PRELIMINARY

PETER T. KRICK, PLS No. 32824
Professional Land Surveyor for the City of Grand Junction

DATE: _____

COLORADO REGISTERED PETER T. KRICK No. 32824 PROFESSIONAL LAND SURVEYOR

Notice:
According to Colorado law you must commence any legal action based upon any defect in this survey wihin 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.

DRAWN BY	P.T.K.	DATE	02-01-2019
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE
1" = 30'

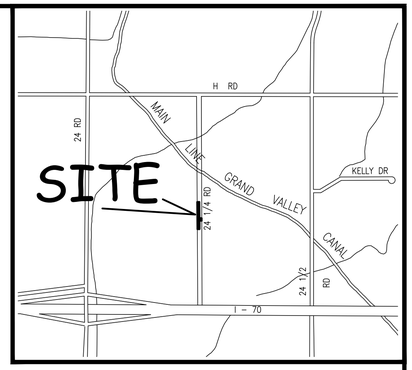
CITY OF Grand Junction COLORADO

PUBLIC WORKS
ENGINEERING DIVISION
SURVEY DEPARTMENT

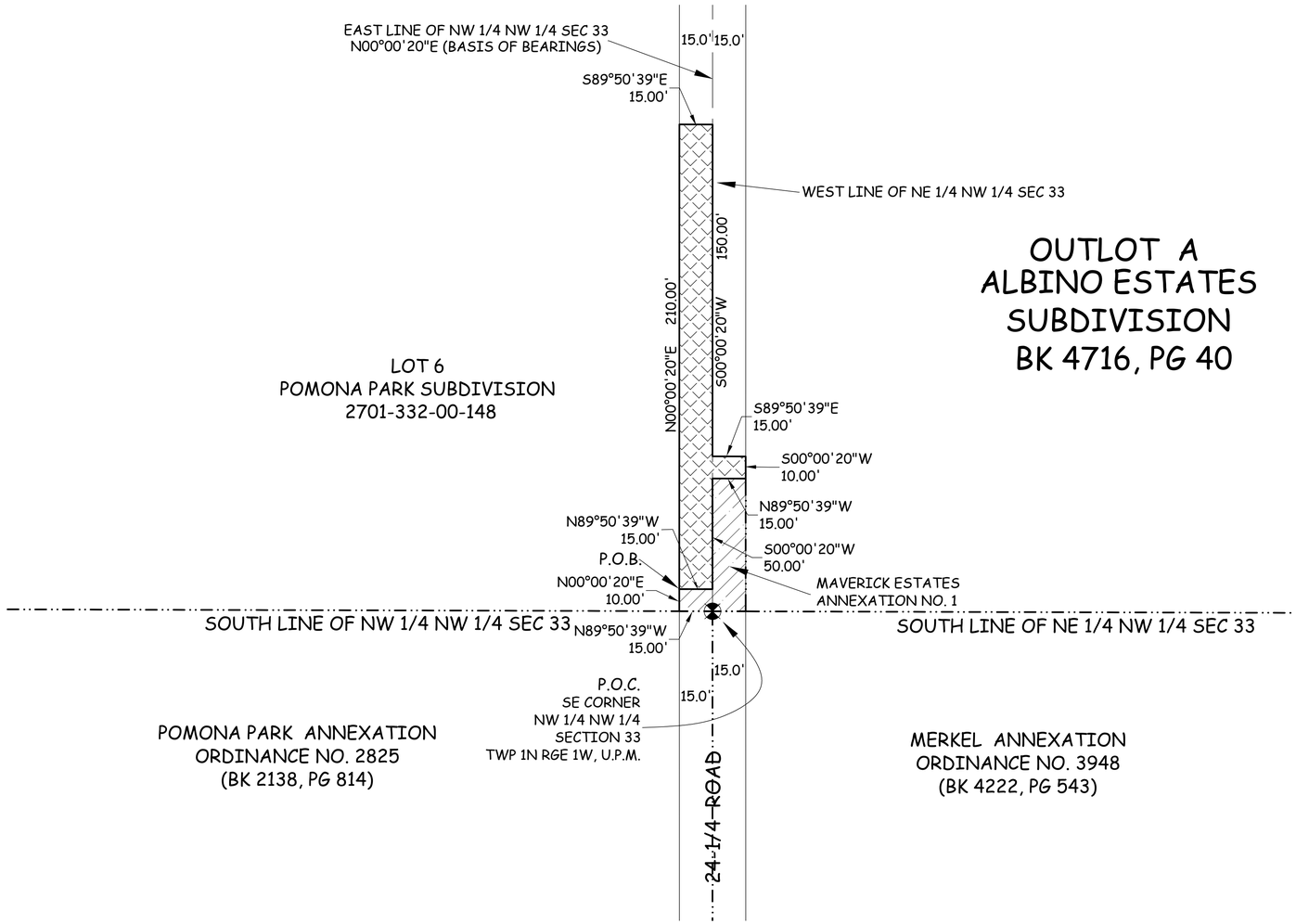
MAVERICK ESTATES
ANNEXATION NO. 1

MAVERICK ESTATES ANNEXATION NO. 2

LYING IN THE N 1/2 OF THE NW 1/4 OF SECTION 33 , TOWNSHIP 1 NORTH, RANGE 1 WEST
UTE PRINCIPAL MERIDIAN
COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE



DESCRIPTION

A certain parcel of land lying in the North Half of the Northwest Quarter (N-1/2 NW 1/4) of Section 33, Township One North, Range One West of the Ute Principal Meridian and being more particularly described as follows:

COMMENCING at the Southeast corner of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 33 and assuming the East line of the NW 1/4 NW 1/4 of said Section 33 bears N 00°00'20" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 89°50'39" W along the South line of the NW 1/4 NW 1/4 of said Section 33, a distance of 15.00 feet to a point on the West right of way for 24-1/4 Road; thence N 00°00'20" E, along said West right of way, a distance of 10.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 00°00'20" E, along said West right of way, a distance of 210.00 feet; thence S 89°50'39" E, a distance of 15.00 feet to a point on the East line of the NW 1/4 NW 1/4 of said Section 33; thence S 00°00'20" W, along said East line, a distance of 150.00 feet; thence S 89°50'39" E, a distance of 15.00 feet to a point on the East right of way for 24-1/4 Road; thence S 00°00'20" W, along said East right of way, a distance of 10.00 feet; thence N 89°50'39" W, a distance of 15.00 feet to a point on the East line of the NW 1/4 NW 1/4 of said Section 33; thence S 00°00'20" W, along said East line, a distance of 50.00 feet; thence N 89°50'39" W, a distance of 15.00 feet, more or less, to the Point of Beginning.

ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.P.M.	UTE PRINCIPAL MERIDIAN
NO.	NUMBER
SQ. FT.	SQUARE FEET
Δ=	CENTRAL ANGLE
RAD	RADIUS
AL	ARC LENGTH
CHL	CHORD LENGTH
CHB	CHORD BEARING
BLK	BLOCK
PB	PLAT BOOK
BK	BOOK
PG	PAGE

The Sketch and Description contained herein have been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

AREA OF ANNEXATION

ANNEXATION PERIMETER	480.00 FT.
CONTIGUOUS PERIMETER	80.00 FT.
AREA IN SQUARE FEET	3,300***
AREA IN ACRES	0.075

***(3,300 SQ. FT LIES IN PLATTED R/W)

LEGEND

ANNEXATION BOUNDARY
EXISTING CITY LIMITS

GRAPHIC SCALE

30' 0 15' 30' 60' 120'

(IN FEET)
1 inch = 30 ft.

LINEAL UNITS USED HEREIN = U.S. SURVEY FOOT, AS ESTABLISHED

ORDINANCE NO.
????

EFFECTIVE DATE
????

THIS IS NOT A BOUNDARY SURVEY

PRELIMINARY

PETER T. KRICK, PLS No. 32824
Professional Land Surveyor for the City of Grand Junction

DATE: _____

COLORADO REGISTERED PETER T. KRICK No. 32824 PROFESSIONAL LAND SURVEYOR

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DRAWN BY	P.T.K.	DATE	02-01-2019
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE
1" = 30'

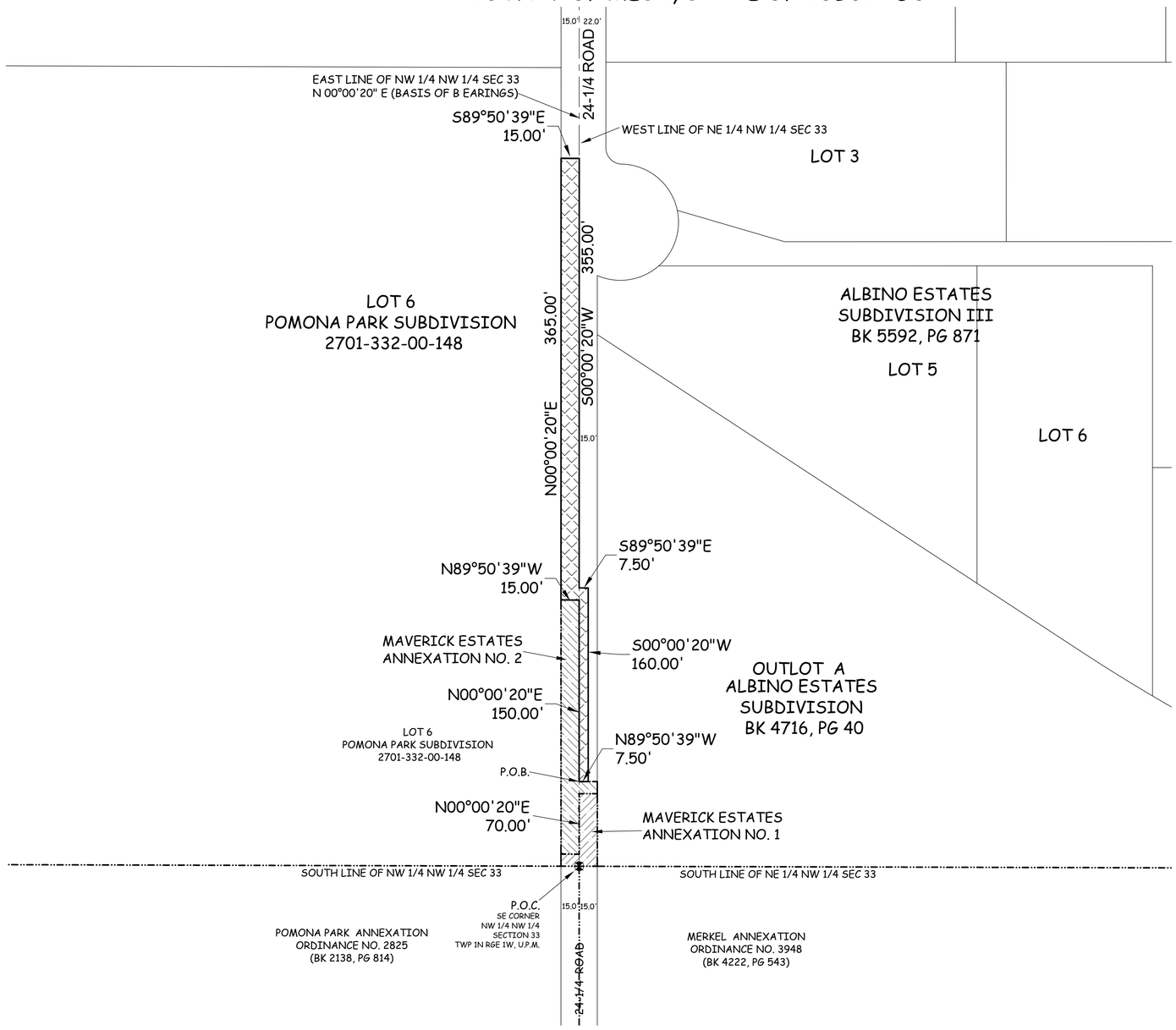
CITY OF Grand Junction COLORADO

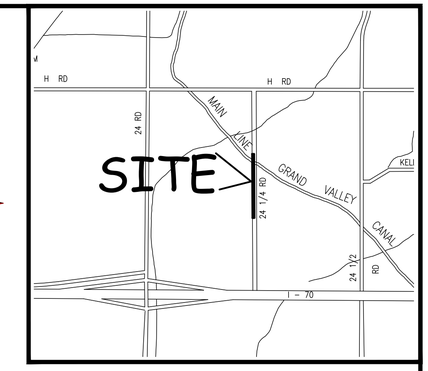
PUBLIC WORKS
ENGINEERING DIVISION
SURVEY DEPARTMENT

MAVERICK ESTATES
ANNEXATION NO. 2

MAVERICK ESTATES ANNEXATION NO. 3

LYING IN THE N 1/2 OF THE NW 1/4 OF SECTION 33 , TOWNSHIP 1 NORTH, RANGE 1 WEST
UTE PRINCIPAL MERIDIAN
COUNTY OF MESA, STATE OF COLORADO





LOCATION MAP: NOT-TO-SCALE

DESCRIPTION

A certain parcel of land lying in the North Half of the Northwest Quarter (N-1/2 NW 1/4) of Section 33, Township One North, Range One West of the Ute Principal Meridian and being more particularly described as follows:

COMMENCING at the Southeast corner of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 33 and assuming the East line of the NW 1/4 NW 1/4 of said Section 33 bears N 00°00'20" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°00'20" E, along said East line, a distance of 70.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 00°00'20" E, along said East line, a distance of 150.00 feet; thence N 89°50'39" W, a distance of 15.00 feet to a point on the West right of way for 24-1/4 Road; thence N 00°00'20" E, along said West right of way, a distance of 365.00 feet; thence S 89°50'39" E, a distance of 15.00 feet to a point on the East line of the NW 1/4 NW 1/4 of said Section 33; thence S 00°00'20" W, along said East line, a distance of 355.00 feet; thence S 89°50'39" E, a distance of 7.50 feet; thence S 00°00'20" W, a distance of 160.00 feet; thence N 89°50'39" W, a distance of 7.50 feet, more or less, to the Point of Beginning.

ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.P.M.	UTE PRINCIPAL MERIDIAN
NO.	NUMBER
SQ. FT.	SQUARE FEET
Δ=	CENTRAL ANGLE
RAD	RADIUS
AL	ARC LENGTH
CHL	CHORD LENGTH
CHB	CHORD BEARING
BLK	BLOCK
PB	PLAT BOOK
BK	BOOK
PG	PAGE

The Sketch and Description contained herein have been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

PRELIMINARY

PETER T. KRICK, PLS No. 32824
Professional Land Surveyor for the
City of Grand Junction

DATE: _____

COLORADO REGISTERED PETER T. KRICK No. 32824 PROFESSIONAL LAND SURVEYOR

AREA OF ANNEXATION

ANNEXATION PERIMETER	1,075 FT.
CONTIGUOUS PERIMETER	180.00 FT.
AREA IN SQUARE FEET	6,675***
AREA IN ACRES	0.153

***(6,675 SQ. FT LIES IN PLATTED R/W)

LEGEND

ANNEXATION BOUNDARY
EXISTING CITY LIMITS

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

(IN FEET)
1 inch = 50 ft.

LINEAL UNITS USED HEREIN = U.S. SURVEY FOOT, AS ESTABLISHED

ORDINANCE NO.
????

EFFECTIVE DATE
????

THIS IS NOT A BOUNDARY SURVEY

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.

DRAWN BY	P.T.K.	DATE	02-01-2019
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE
1" = 50'

CITY OF Grand Junction COLORADO

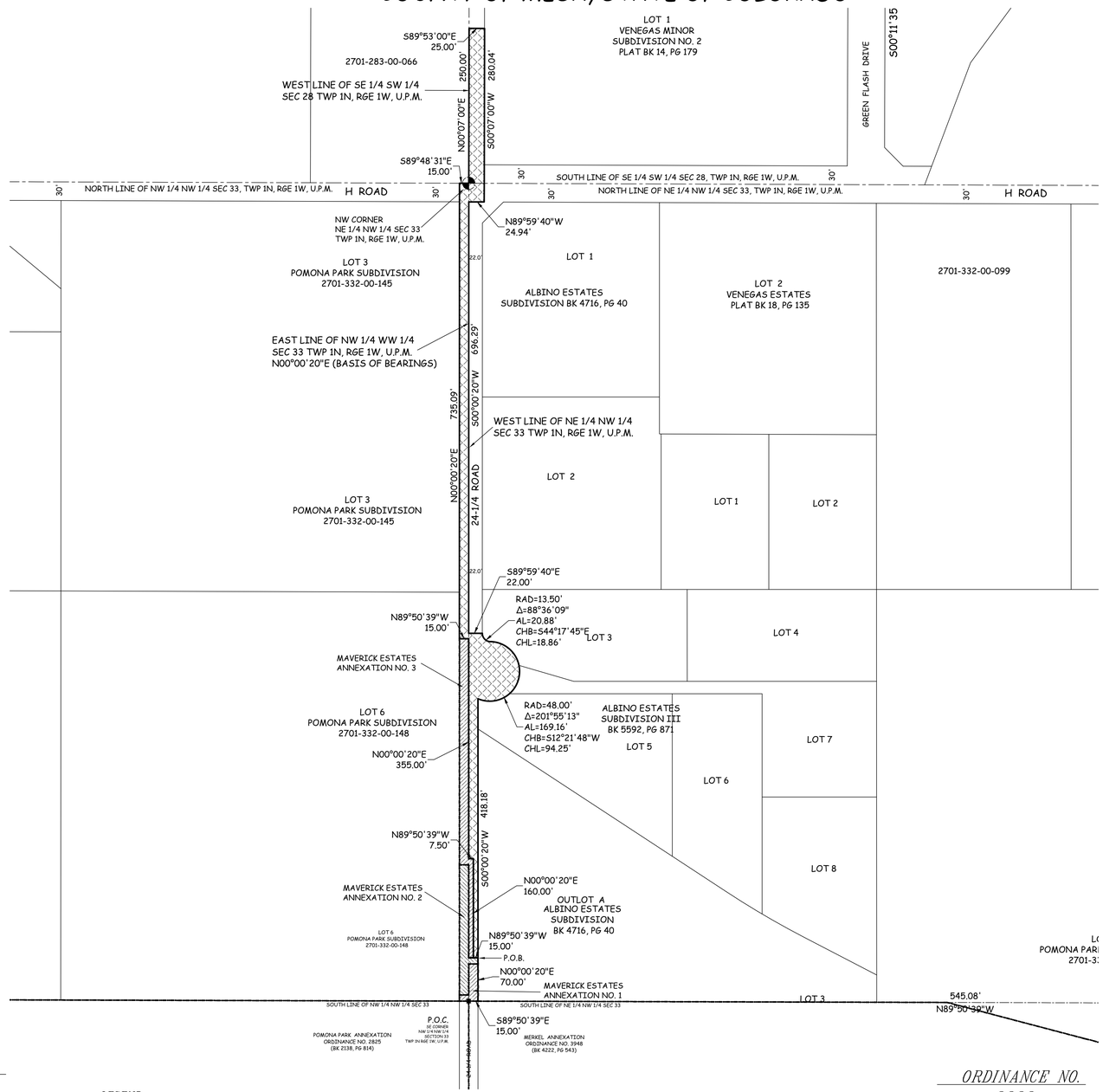
PUBLIC WORKS
ENGINEERING DIVISION
SURVEY DEPARTMENT

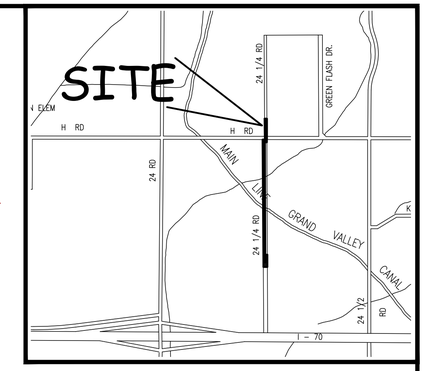
MAVERICK ESTATES
ANNEXATION NO. 3

MAVERICK ESTATES ANNEXATION NO. 4

LYING IN THE SE 1/4 OF THE SW 1/4 OF SECTION 28 AND THE N 1/2 OF THE NW 1/4 OF SECTION 33 , TOWNSHIP 1 NORTH, RANGE 1 WEST UTE PRINCIPAL MERIDIAN

COUNTY OF MESA, STATE OF COLORADO





LOCATION MAP: NOT-TO-SCALE

DESCRIPTION

A certain parcel of land lying in the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of Section 28 and the North Half of the Northwest Quarter (N-1/2 NW 1/4) of Section 33, all in Township One North, Range One West of the Ute Principal Meridian and being more particularly described as follows:

COMMENCING at the Southeast corner of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 33 and assuming the East line of the NW 1/4 NW 1/4 of said Section 33 bears N 00°00'20" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°50'39" E along the South line of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 33, a distance of 15.00 feet to a point on the East right of way for 24-1/4 Road; thence N 00°00'20" E, along said East right of way, a distance of 70.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 89°50'39" W, a distance of 7.50 feet; thence N 00°00'20" E, a distance of 160.00 feet; thence N 89°50'39" W, a distance of 7.50 feet to a point on the East line of the NW 1/4 NW 1/4 of said Section 33; thence N 00°00'20" E, along said East line, a distance of 355.00 feet; thence N 89°50'39" W, a distance of 15.00 feet to a point on the West right of way for 24-1/4 Road; thence N 00°00'20" E, along said West right of way, a distance of 735.09 feet to a point on the North line of the NW 1/4 NW 1/4 of said Section 33; thence S 89°48'31" E, along said North line, a distance of 15.00 feet to a point being the Northwest corner of the NE 1/4 NW 1/4 of said Section 33; thence N 00°07'00" E, along the West line of the SE 1/4 SW 1/4 of said 28, a distance of 250.00 feet; thence S 89°53'00" E, a distance of 25.00 feet to a point on the West line of Lot 1, Venegas Minor Subdivision No. 2, as same is recorded in Plat Book 14, Page 179, Public Records of Mesa County, Colorado; thence S 00°07'00" W, along said West line and its Southerly extension, a distance of 280.04 feet; thence N 89°59'40" W, a distance of 24.94 feet to a point on the West line of the NE 1/4 NW 1/4 of said Section 33; thence S 00°00'20" W, along said West line, a distance of 696.29 feet; thence S 89°59'40" E, a distance of 22.00 feet to a point being the beginning of a 13.50 foot radius curve, concave Northeast, whose long chord bears S 44°17'45" E with a long chord length of 18.86 feet; thence Southeasterly along the arc of said curve, thru a central angle of 88°36'09", an arc length of 20.88 feet to a point being the beginning of a 48.00 foot radius curve, concave West, whose long chord bears S 12°21'48" W with a long chord length of 94.25 feet; thence Southerly and Westerly along the arc of said curve, thru a central angle of 201°55'13", an arc length of 169.16 feet to a point on the East right of way for 24-1/4 Road; thence S 00°00'20" W, along said East right of way, a distance of 418.18 feet, more or less, to the Point of Beginning.

GRAPHIC SCALE

100' 0 50' 100' 200' 400'

(IN FEET)
1 inch = 100 ft.

LINEAL UNITS USED HEREIN = U.S. SURVEY FOOT, AS ESTABLISHED

ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.P.M.	UTE PRINCIPAL MERIDIAN
NO.	NUMBER
SQ. FT.	SQUARE FEET
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PRELIMINARY

PETER T. KRICK, PLS No. 32824
Professional Land Surveyor for the
City of Grand Junction

DATE: _____

COLORADO REGISTERED PETER T. KRICK No. 32824 PROFESSIONAL LAND SURVEYOR

AREA OF ANNEXATION

ANNEXATION PERIMETER	3,201.58 FT.
CONTIGUOUS PERIMETER	537.50 FT.
AREA IN SQUARE FEET	30,235***
AREA IN ACRES	0.694

***(30,235 SQ. FT LIES IN PLATTED R/W)

LEGEND

ANNEXATION BOUNDARY _____
EXISTING CITY LIMITS _____

ORDINANCE NO.
????

EFFECTIVE DATE
????

THIS IS NOT A BOUNDARY SURVEY

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.

DRAWN BY	P.T.K.	DATE	02-01-2019
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE
1" = 100'

CITY OF Grand Junction COLORADO

PUBLIC WORKS
ENGINEERING DIVISION
SURVEY DEPARTMENT

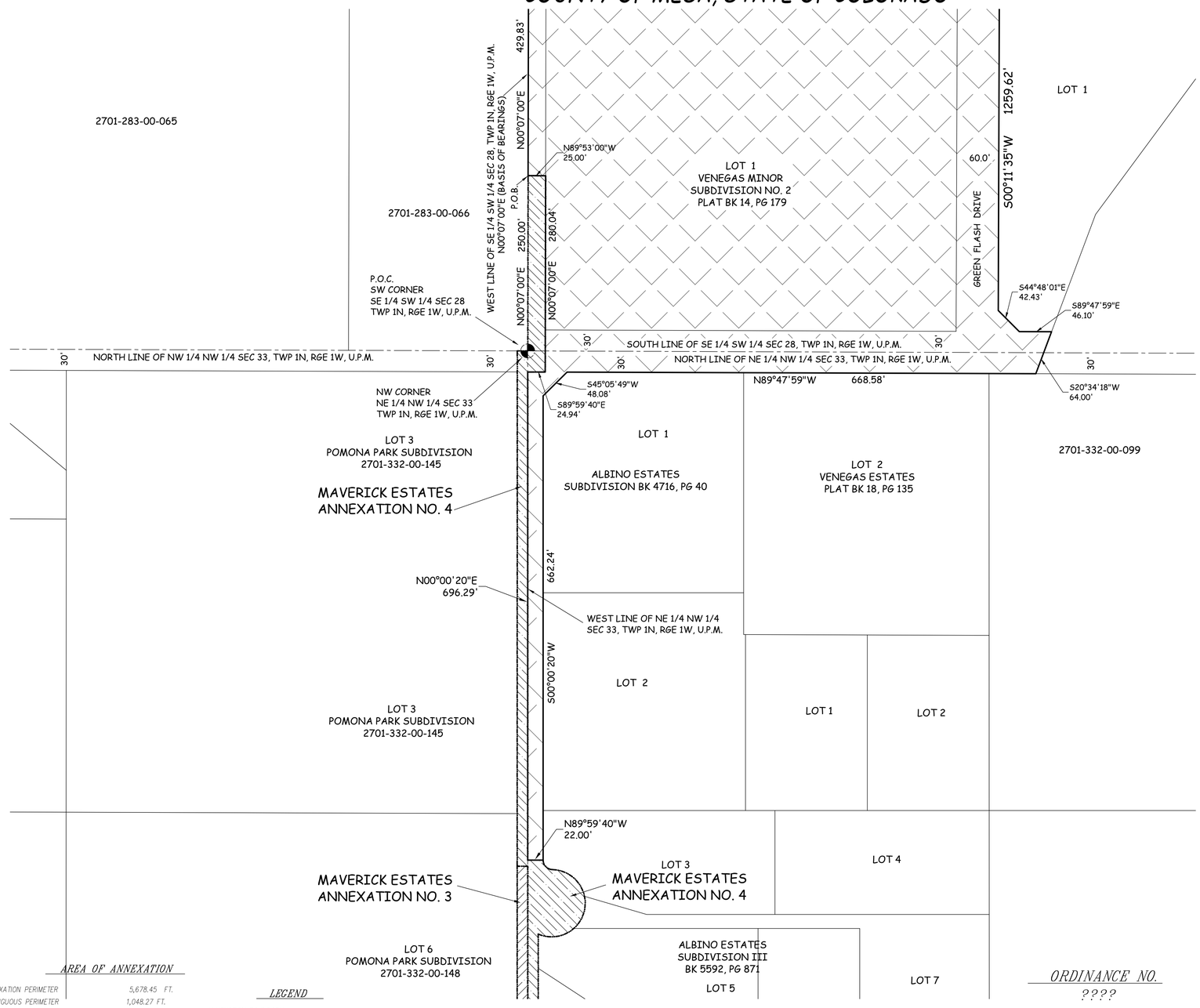
MAVERICK ESTATES
ANNEXATION NO. 4

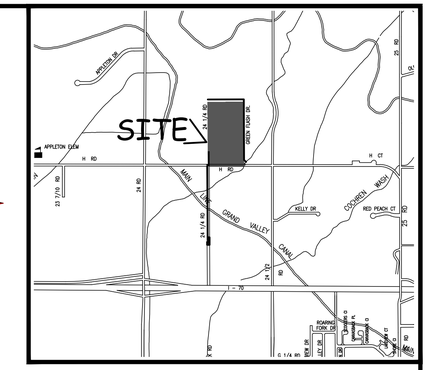
MAVERICK ESTATES ANNEXATION NO. 5

LYING IN THE SE 1/4 OF THE SW 1/4 OF SECTION 28 AND THE NE 1/4 OF THE NW 1/4 OF SECTION 33 , TOWNSHIP 1 NORTH, RANGE 1 WEST UTE PRINCIPAL MERIDIAN

COUNTY OF MESA, STATE OF COLORADO

SHEET 1 OF 2





LOCATION MAP: NOT-TO-SCALE

DESCRIPTION

A certain parcel of land lying in the South half of the Southwest Quarter (S1/2 SW 1/4) of Section 28 and the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 33, all in Township One North, Range One West of the Ute Principal Meridian and being more particularly described as follows:

COMMENCING at the Southwest corner of the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of said Section 28 and assuming the West line of the SE 1/4 SW 1/4 of said Section 28 bears N 00°07'00" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°07'00" E, along said West line, a distance of 250.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 00°07'00" E along said West line, a distance of 429.83 feet; thence N 89°49'40" W, along the South line of that certain 30 foot right of way as recorded in Book 1435, Page 529, Public Records of Mesa County, Colorado, a distance of 30.00 feet; thence N 00°07'00" E, along the West line of said right of way, a distance of 290.25 feet; thence S 89°49'58" E, along the North line of said right of way, a distance of 30.00 feet; thence N 00°07'00" E, along the West line of the SE 1/4 SW 1/4 of said Section 28, a distance of 135.74 feet; thence N 48°45'16" W, along the Southerly line of that certain 25 foot right of way recorded in Book 1225, Page 521, Public Records of Mesa County, Colorado, a distance of 33.19 feet; thence N 00°07'00" E, along the West line of that certain right of way, a distance of 192.44 feet, more or less, to a point on the North line of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of said Section 28; thence S 89°50'16" E, along said North line, a distance of 25.00 feet to a point being the Northwest corner of the SE 1/4 SW 1/4 of said Section 28; thence S 89°45'37" E, along the North line of the SE 1/4 SW 1/4 of said Section 28, a distance of 672.67 feet, more or less, to a point on the East right of way for Green Flash Drive, as same is recorded in Book 4647, Page 416, Public Records of Mesa County, Colorado; thence S 00°11'35" W, along said East right of way, a distance of 1259.62 feet; thence S 44°48'01" E, a distance of 42.43 feet to a point on the North right of way for H Road; thence S 89°47'59" E, along said North right of way, a distance of 46.10 feet; thence S 20°34'18" W, a distance of 64.00 feet, more or less, to a point on the South right of way for H Road; thence N 89°47'59" W, along said South right of way, a distance of 668.58 feet; thence S 45°05'49" W, a distance of 48.08 feet, more or less, to a point on the East right of way for 24-1/4 Road; thence S 00°00'20" W, along said East right of way, a distance of 662.24 feet; thence N 89°59'40" W, a distance of 22.00 feet to a point on the West line of the NE 1/4 NW 1/4 of said Section 33; thence N 00°00'20" E, along said West line, a distance of 696.29 feet; thence S 89°59'40" E, a distance of 24.94 feet; thence N 00°07'00" E, along the West line of Lot 1, Venegas Minor Subdivision No. 2, as same is recorded in Plat Book 14, Page 179, Public Records of Mesa County, Colorado, a distance of 280.04 feet; thence N 89°53'00" W, a distance of 25.00 feet, more or less, to the Point of Beginning.

GRAPHIC SCALE

80' 0 40' 80' 160' 320'

(IN FEET)
1 inch = 80 ft.

LINEAL UNITS USED HEREIN = U.S. SURVEY FOOT, AS ESTABLISHED

D - A - S

ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.P.M.	UTE PRINCIPAL MERIDIAN
NO.	NUMBER
SQ. FT.	SQUARE FEET
Δ=	CENTRAL ANGLE
RAD	RADIUS
AL	ARC LENGTH
CHL	CHORD LENGTH
CHB	CHORD BEARING
BLK	BLOCK
PB	PLAT BOOK
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PRELIMINARY

PETER T. KRICK, PLS No. 32824
Professional Land Surveyor for the
City of Grand Junction

DATE: _____

COLORADO REGISTERED PETER T. KRICK No. 32824 PROFESSIONAL LAND SURVEYOR

AREA OF ANNEXATION

ANNEXATION PERIMETER	5,678.45 FT.
CONTIGUOUS PERIMETER	1,048.27 FT.
AREA IN SQUARE FEET	933,825***
AREA IN ACRES	21.438

***(176,921 SQ. FT LIES IN PLATTED AND DEEDED R/W)

LEGEND

ANNEXATION BOUNDARY
EXISTING CITY LIMITS

ORDINANCE NO.
????

EFFECTIVE DATE
????

THIS IS NOT A BOUNDARY SURVEY

Notice:
According to Colorado law you must commence any legal action based upon any defect in this survey wihin 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.

DRAWN BY	P.T.K.	DATE	02-01-2019
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE
1" = 80'

CITY OF Grand Junction COLORADO

PUBLIC WORKS
ENGINEERING DIVISION
SURVEY DEPARTMENT

MAVERICK ESTATES
ANNEXATION NO. 5

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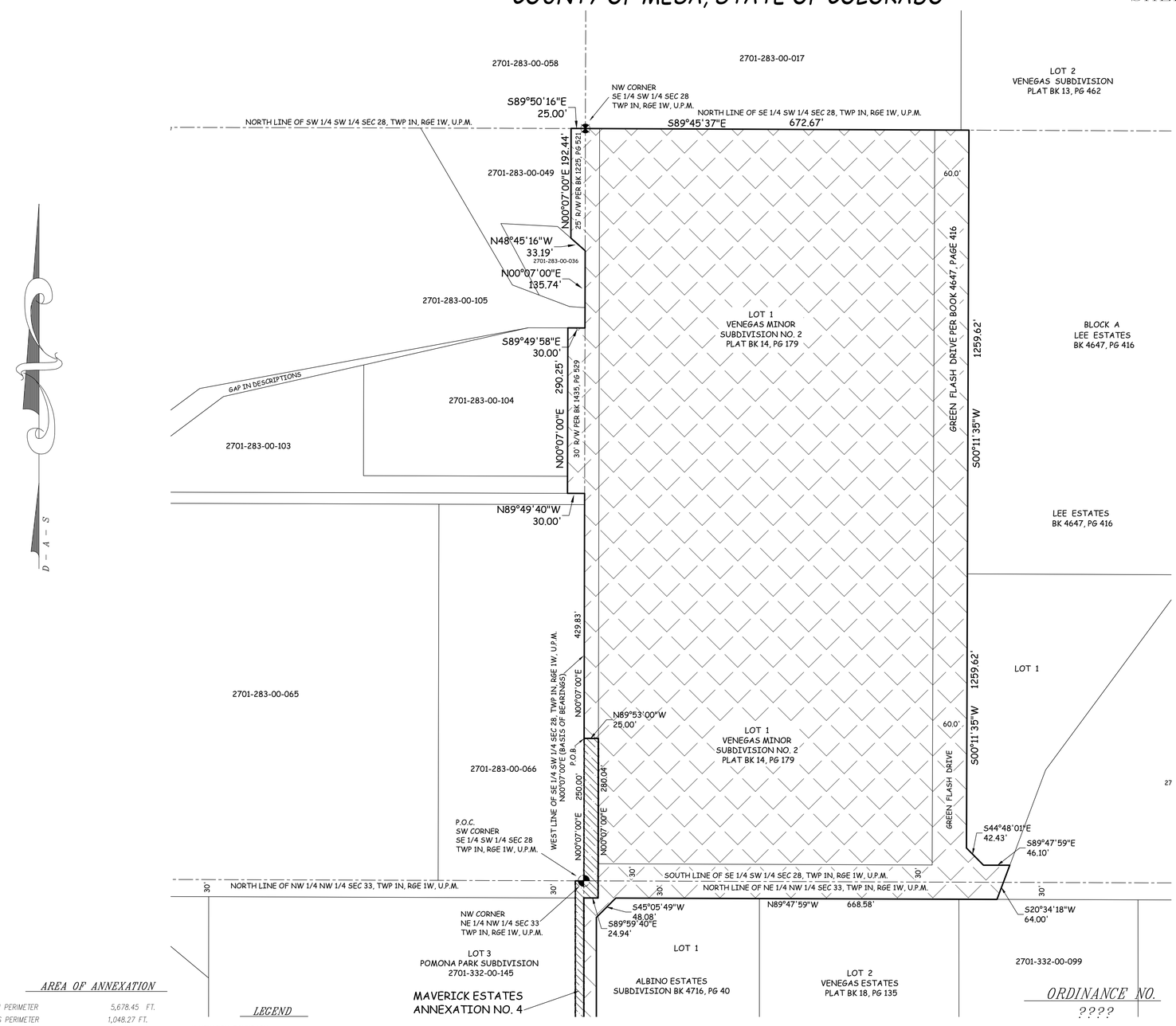
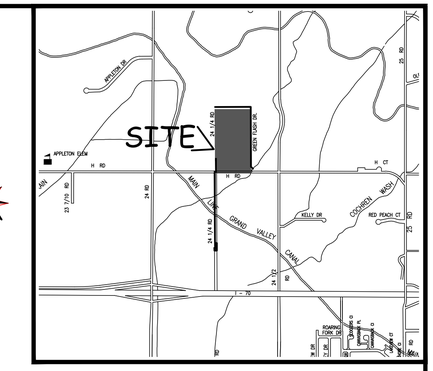
SHEET 2 OF 2





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ORDINANCE NO.
????

EFFECTIVE DATE
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Professional Land Surveyor for the
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DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

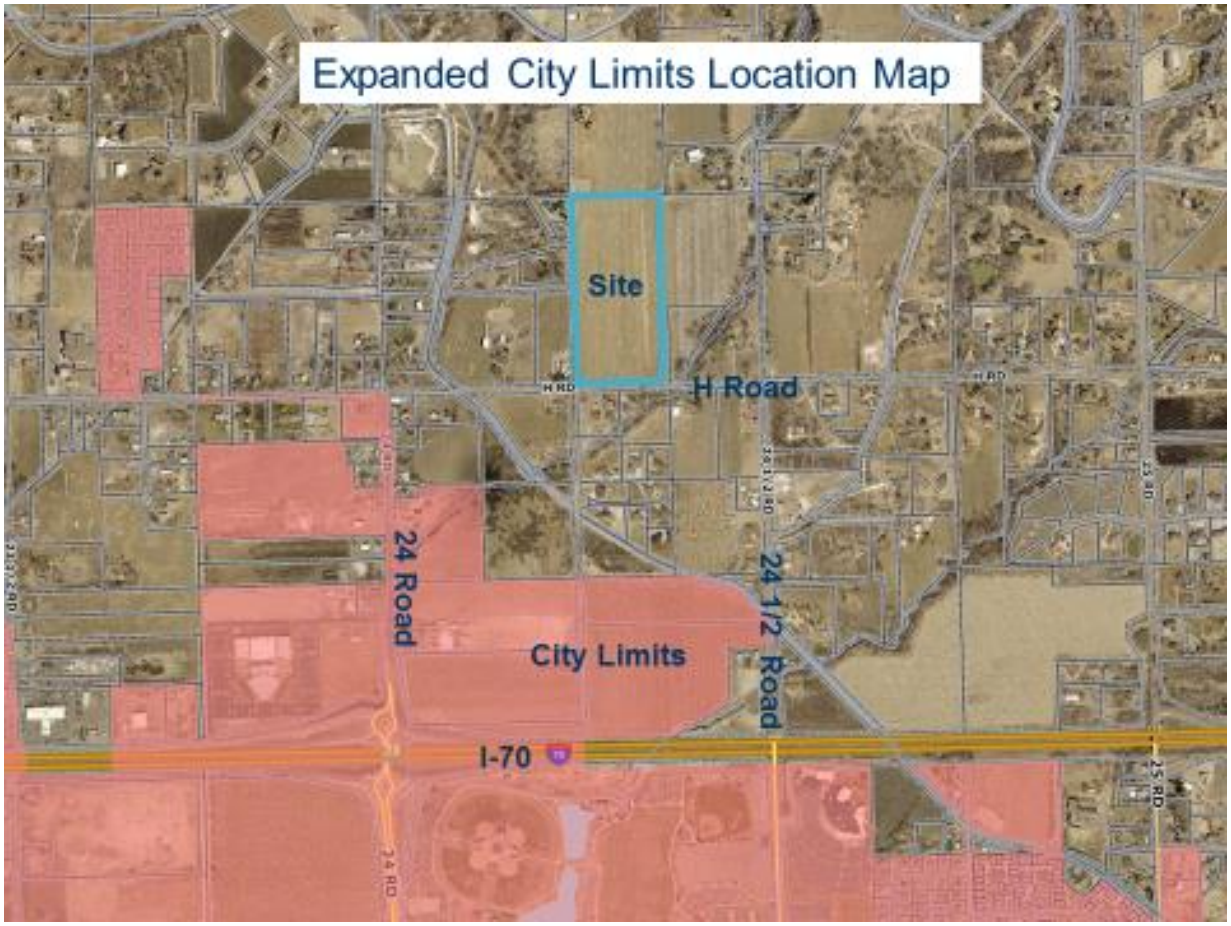
SCALE
1" = 50'

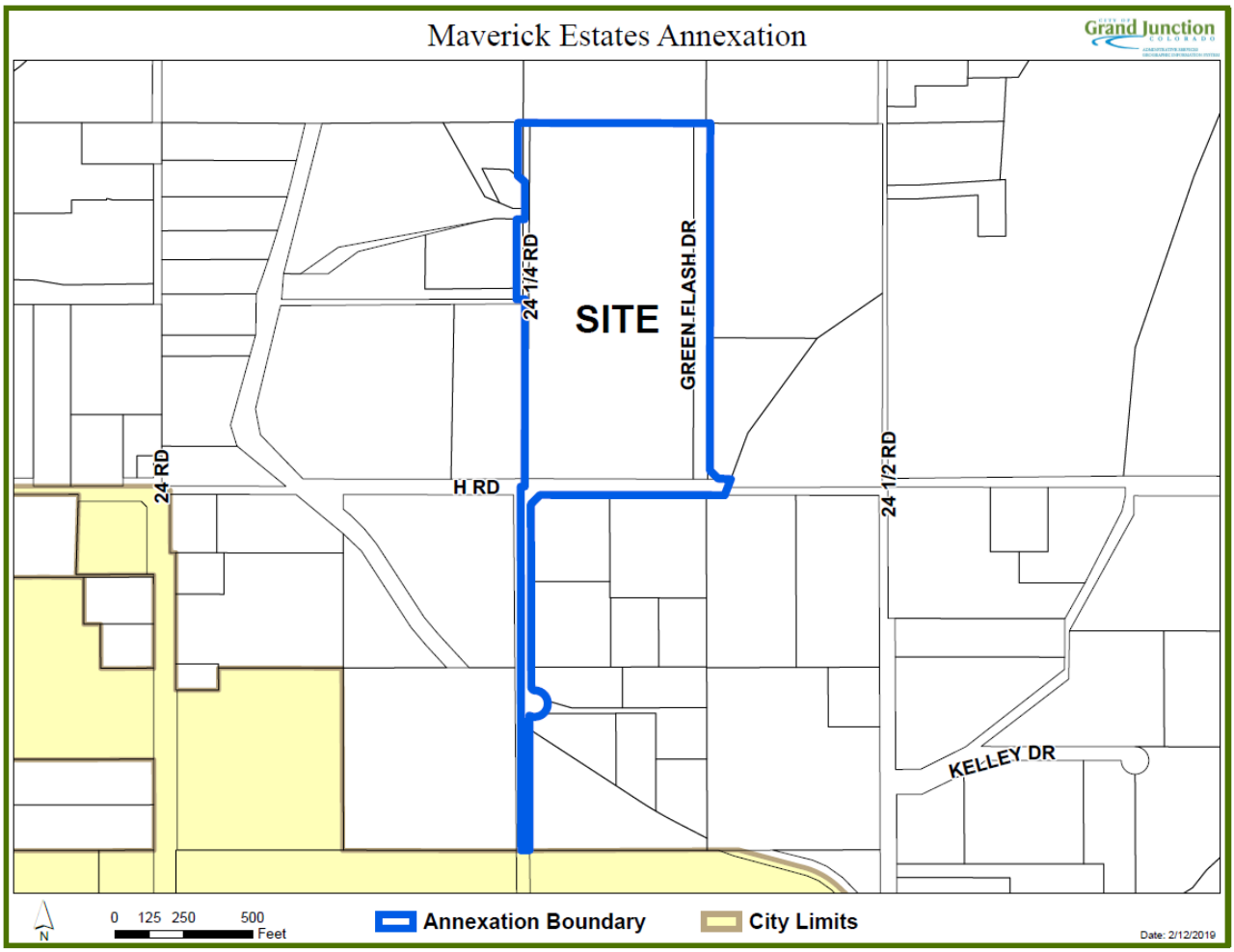
CITY OF Grand Junction COLORADO

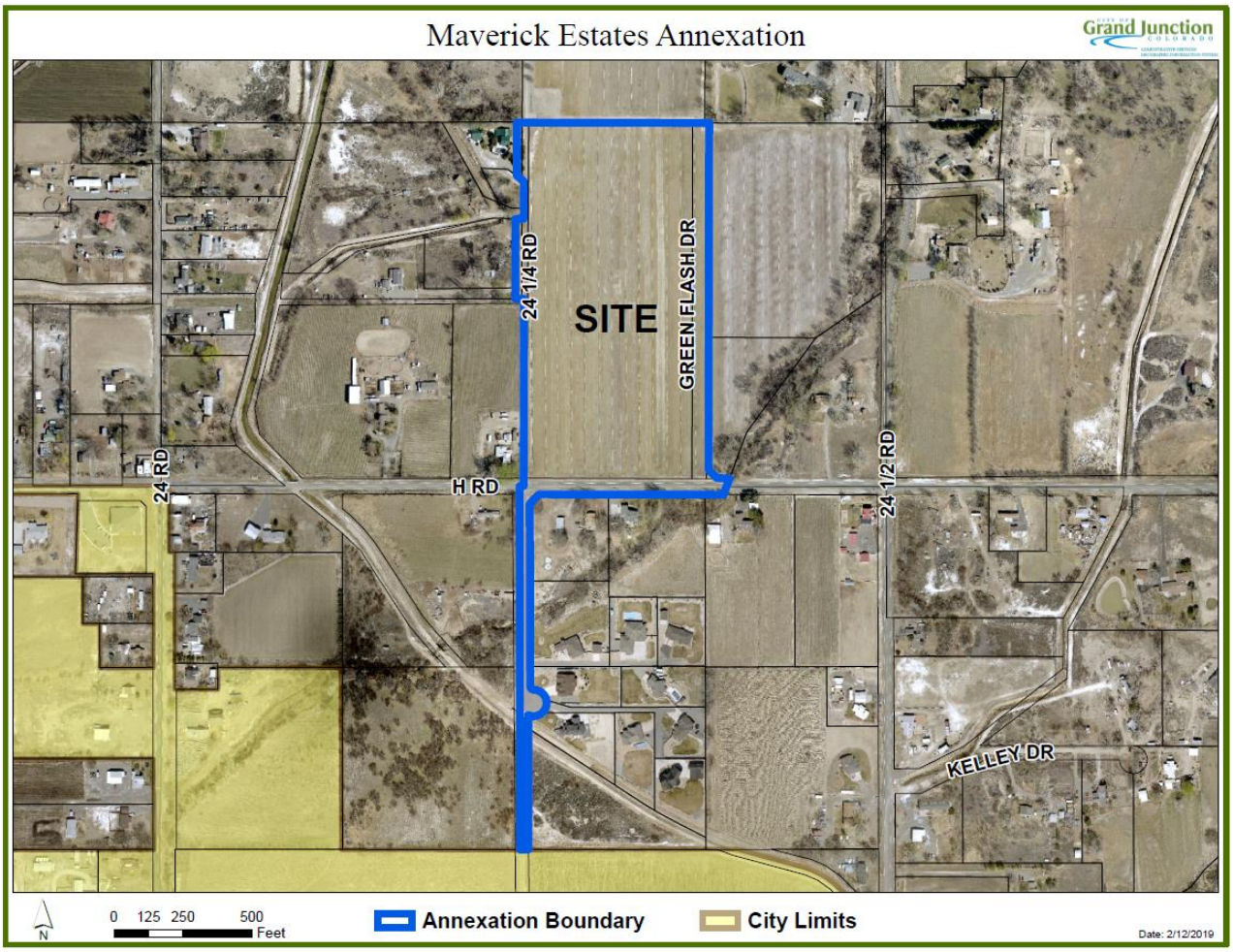
PUBLIC WORKS
ENGINEERING DIVISION
SURVEY DEPARTMENT

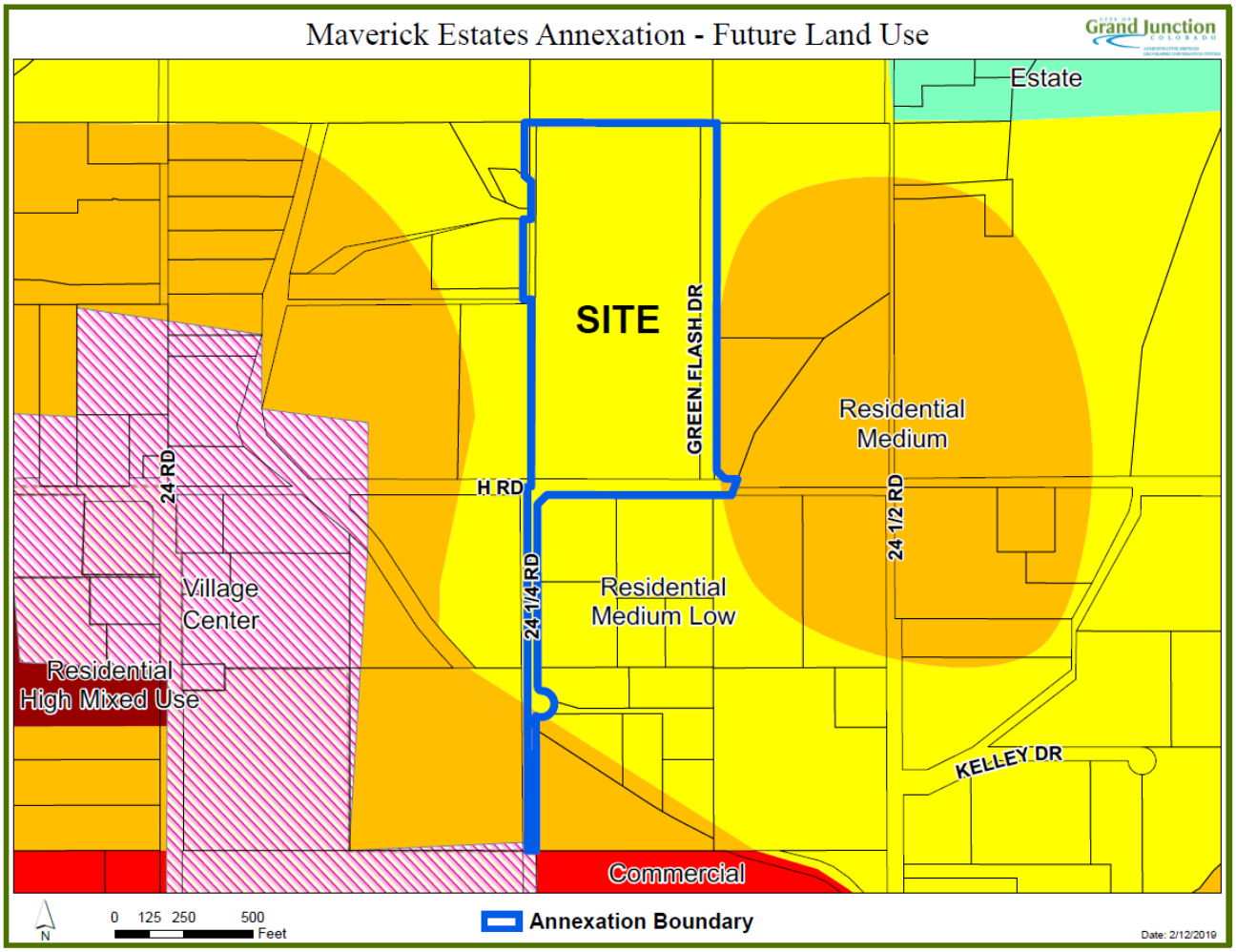
MAVERICK ESTATES
ANNEXATION NO. 5

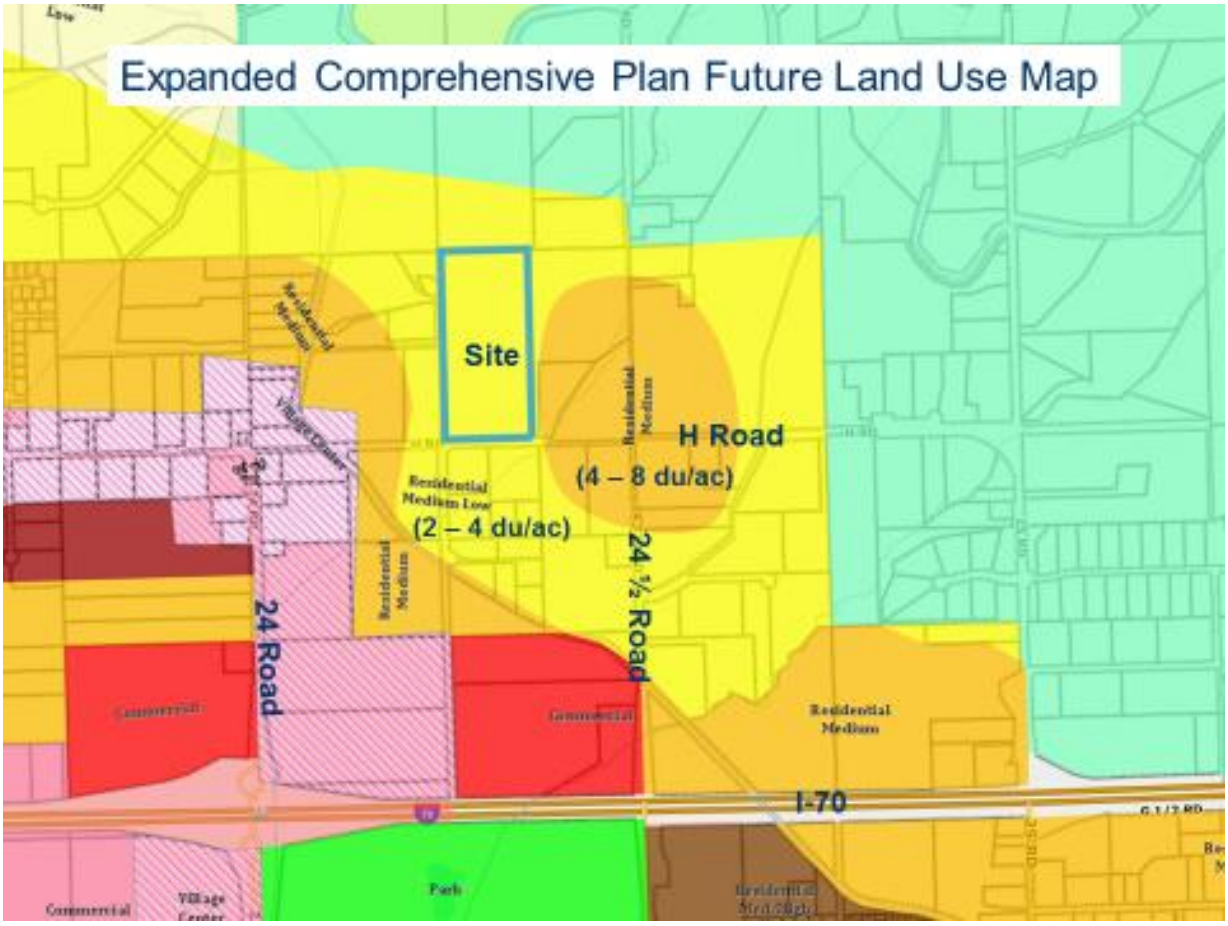
Exhibit 3

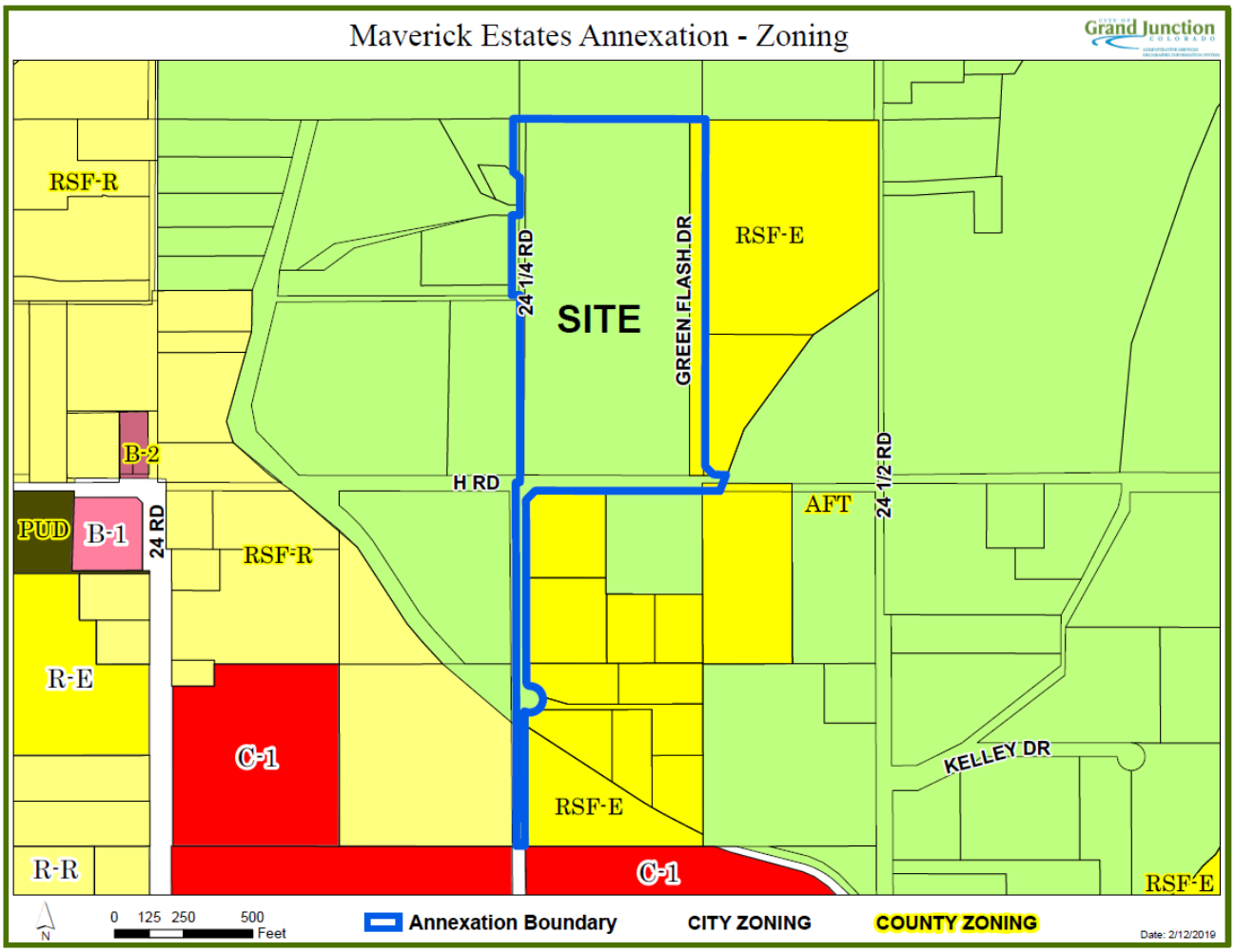

Expanded City Limits Location Map
Site
H Road
24 Road
24 1/2 Road
City Limits
I-70

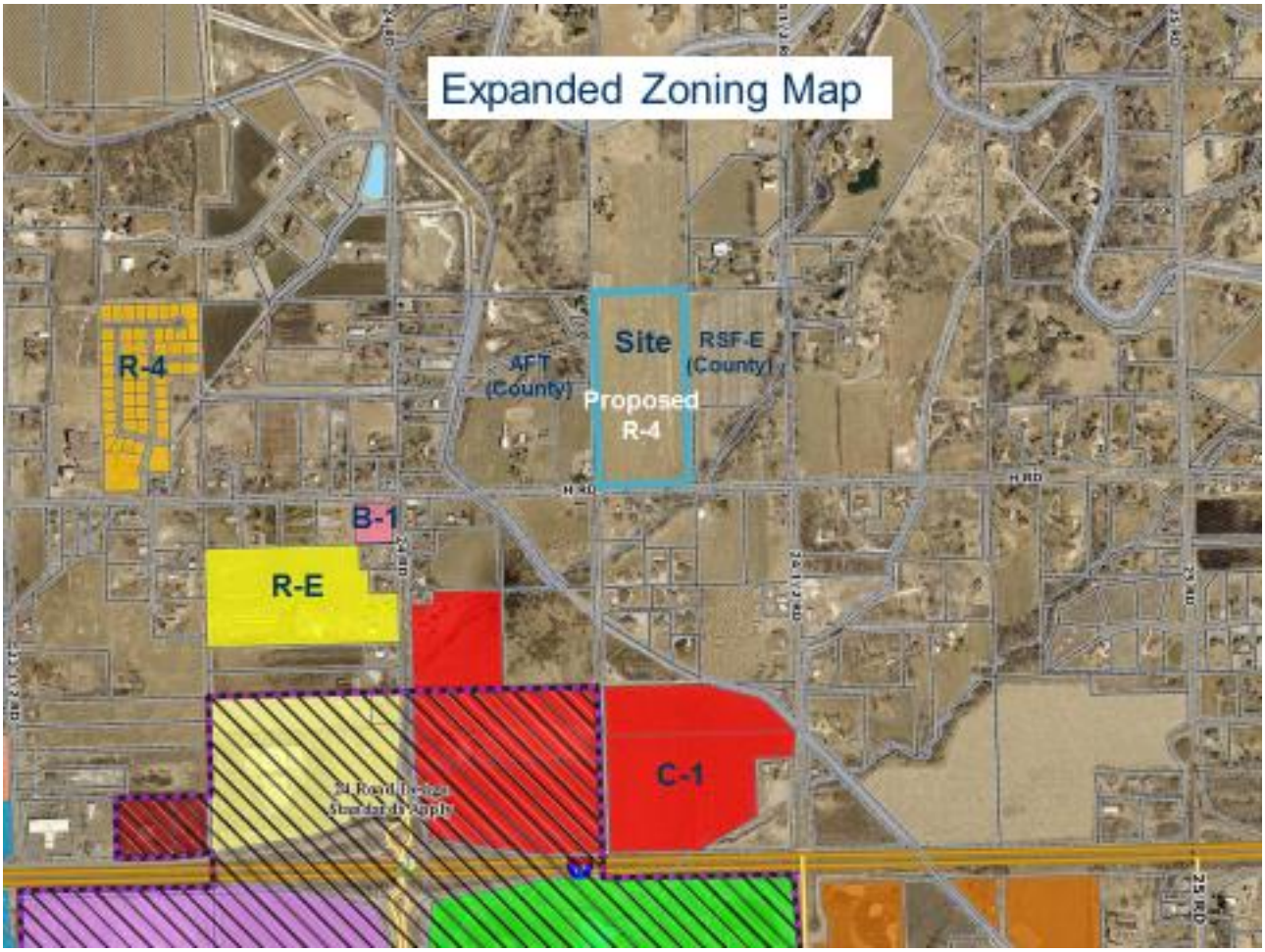

Maverick Estates Annexation
Grand Junction
COLORADO
SITE
24 1/4 RD
GREEN FLASH DR
24 RD
H RD
24 1/2 RD
KELLEY DR
N
0 125 250 500
Feet
Annexation Boundary
City Limits
Date: 2/12/2019


Maverick Estates Annexation
Grand Junction
COLORADO
SITE
24 1/4 RD
GREEN FLASH DR
24 RD
H RD
24 1/2 RD
KELLEY DR
N
0 125 250 500
Feet
Annexation Boundary
City Limits
Date: 2/12/2019


Maverick Estates Annexation - Future Land Use
Grand Junction
Estate
SITE
GREEN FLASH DR
Residential
Medium
24 RD
H RD
24 1/2 RD
24 1/4 RD
Village
Center
Residential
Medium Low
Residential
High Mixed Use
KELLEY DR
Commercial
N
0 125 250 500
Feet
Annexation Boundary
Date: 2/12/2019


Expanded Comprehensive Plan Future Land Use Map
Site
H Road
(4 – 8 du/ac)
Residential Medium Low
(2 – 4 du/ac)
24 Road
24 ½ Road
I-70
Residential Medium
Commercial
Park


Maverick Estates Annexation - Zoning
Grand Junction
RSF-R
SITE
24 1/4 RD
GREEN FLASH DR
RSF-E
B-2
H RD
AFT
24 1/2 RD
PUD
B-1
24 RD
RSF-R
R-E
C-1
KELLEY DR
RSF-E
R-R
C-1
RSF-E
N
0 125 250 500
Feet
Annexation Boundary
CITY ZONING
COUNTY ZONING
Date: 2/12/2019


Expanded Zoning Map
R-4
Site
RSF-E
(County)
AFT
(County)
Proposed
R-4
B-1
R-E
C-1

View of property from H Road

Exhibit 5

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE ZONING THE MAVERICK ESTATES ANNEXATION TO R-4 (RESIDENTIAL – 4 DU/AC)

LOCATED AT 2428 H ROAD

Recitals

The property owners have requested annexation of the 17.38-acre property into the City limits in anticipation of future residential subdivision development

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended approval of zoning the Maverick Estates Annexation to the R-4 (Residential – 4 du/ac) zone district, finding that it conforms with the designation of Residential Medium Low (2 – 4 du/ac) as shown on the Future Land Use Map of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the R-4 (Residential – 4 du/ac) zone district are in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning & Development Code.

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

MAVERICK ESTATES ANNEXATION

The following property be zoned R-4 (Residential – 4 du/ac).

LOT 1, VENEGAS MINOR SUBDIVISION NO 2 (RECEPTION NUMBER 1667028) IN THE SE1/4, SW1/4 OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE UTE MERIDIAN, MESA COUNTY, COLORADO.

INTRODUCED on first reading this _____ day of _____, 2019 and ordered published in pamphlet form.

ADOPTED on second reading this _____ day of _____, 2019 and ordered published in pamphlet form.

ATTEST:

_____
President of the Council

_____
City Clerk

Exhibit 4

MEETING SIGN-IN SHEET

Project: Maverick Estates	**Meeting Date:** January 17, 2019
Facilitator: GJ Maverick Investments LLC	Place: Land & Title 2454Patterson Road suite 100

Name	Address		Phone	Fax	E-Mail
Ross Boyd	2704 Marsh Ln		260-2500		
Jane Huston	2448 H. Rd.		242-6380		
Sandra Holloway	813 24 1/4 Rd		243-7011		
Ron Abelow	764 Continental Ct GJ CO		244-9986		ron@cwihomes.com
BRIAN HAUT	788 24 1/4 RD		243-3162		
Scott Peterson	CITY PLANNING		244-1447		Scottp@GJcity.org
Kent Shaffer	405 Ridges Blvd.		243-8300		Kent@rcegj.com
Roger/Patti Beaudoin	833 24 1/2 Rd.		250-8859		
[illegible]	833 24 1/2				
Brook Leigh	PO Box 12 Loma		260-792		
Linda Lee	Loma		970-216-5757		LKLEESS@msn.com
Jeff Cadit	811 24 1/4		970 433-0414		
LaNona Wyatt	2416 H Rd.		970 242-1910		NA
Johnny Wyatt	"		"		"
Brian Davis	843 24 1/2 R		248-0823		N/A
MIKE DAVIS	"		"		"
Juan Veneges	PO Box 1401 G. J. CO 81502		(970) 261-0903		N/A
Tyler Mundy	2489 Josefine Lane				Tyler@highcountrylawns.com

MEETING SIGN-IN SHEET

Project: Maverick Estates	**Meeting Date:** January 17, 2019
Facilitator: GJ Maverick Investments LLC	Place: Land & Title 2454Patterson Road suite 100

Name	Address		Phone	Fax	E-Mail
Sam Mundy	2489 Josefine Lane				slmundy@me.com

Comment Sheet 2428 H Road

Name Sandra Holloway January 17, 2019

~~Don't want to be annexed into the city.~~

Too many houses - Only 2 per acre

Really bad traffic problem

Entrances on H Rd - not 24 1/4 Rd

If there are street lights please have them the kind that point down - not out

Comment Sheet 2428 H Road

Name Jane Huston January 17, 2019

Traffic at 24 1/2 + H is already very dangerous. What is your plan to create a safe intersection to accomodate the increased flow of traffic? Can this happen before housing is built?

2428 H Road Annexation Application

Neighborhood Meeting Minutes
Date: January 17 2019 5:30 p.m.
Held: Land & Title Office 2454 Patterson Road, Suite 100

There were twenty people signed in on the attendance sheet including Scott Peterson of City of Grand Junction Public Works & Planning and Kent Shaffer of Rolland Consulting Engineers. There may have been attendees that didn't sign in. An explanation was given for the purpose of the meeting and the steps of the annexation approval process. The meeting lasted approximately an hour.

A concept plan was presented showing a potential road and lot layout

Some of the concerns raised by the attendees were:

1. How long would the project take to construct.
2. Many indicated that larger and fewer lots would be more palatable.
3. Immediate neighbors to the west asked about methods of screening.
4. Discussion about traffic impacts and landscaping requirements
5. Other general discussion regarding the extension of sanitary sewer in H Road east from 24 Road

Some written comments from attendees were given at the meeting, but a few indicated they would email comments directly to the Scott Peterson in City Planning.

RECEIVED
JAN 30 2019
CITY PLANNING DIVISION

LaNona Wyatt
2416 H Road
Grand Junction, Co.
81505
970-242-1910

Jan. 25, 2019

Grand Junction City Planner
Scott Peterson

Sir:

It is with a heavy heart and great sadness that I learned you wanted to take another piece of prime farm land and turn it into a high density housing addition and annex it into the city.

We own the property directly west and have many concerns. We are agricultural with crops and livestock that will be impacted by the people, traffic, noise and domestic animals that an urban development would bring to this area.

Your plan for Maverick Estates Subdivision off H Road at 24 1/4 Road for fifty four houses with access only from 24 1/4 Road would generate at a minium of four people per house that is 216 people - each house would have at least two vehicles or 108 more vehicles at least. If each vehicle goes out and in once a day that is 216 more vehicles on that road in one day but more likely would be 432 times in one day if each goes in and out twice in one day. Then there is the trash pickup, mail delivery, meter readers, repair men, utility company's, delivery units and

it goes on and on.

If the average house cost between $300,000.00 to $600,000.00 and the average property tax on all property in this area will go up be it agriculture or Urban. The school will be stressed with more students - at least 108 more.

To summerize:

Who benefits?

The developer by several million

Realters by thousands in commissions on land, lots, houses, ect.

City from property tafes, building permits, sewer fees, license fees for pets ect.

Utility company from fees monthly bills

Engineers / Surveyors

Who loses? Present landowners

Promotes more high density development in this agricultural area.

Overcrowed schools.

Changes the character of this area from rural to urban.

Increases traffic in an allready very heavy traffic area of H and 24 1/4 Roads.

Loss of peace and quit.

Encourages small agricultural operations out of business.

Effects wildlife habitats, increases noise, ect.

New people in subdivisions use excessive water. Complain about agricultural activities, smells, ect.

Increases vandalism and crime and endangers livestock and fences.

Makes it even easier for the city to expand it's boundaries.

Raises property taxes in this area.

You were elected, appointed or hired to serve the people not just the ones with money but all the people. Do your duty and deny this subdivision!

Sincerely,

LaNona Wyatt

Scott Peterson

From: pamela fox <pamelafox@hotmail.com>
Sent: Tuesday, March 12, 2019 5:17 PM
To: Scott Peterson
Subject: RSF 4 on H rd

I think if the property has sewer then I support a higher density. Pam Fox

Sent from my iPhone

Scott Peterson

From: bfuoco@fuocomotors.com
Sent: Tuesday, February 26, 2019 3:22 PM
To: Scott Peterson
Subject: 2019-37

Hello Scott,

Thanks for speaking with me regarding 2019-37. I have many concern with the project. First and utmost is traffic. I am sure you have experienced the congestion going north on First Street, 25 Road, 24 1/2 Road and 24 Road. I find it ironic the City asking for more sales tax dollars when it is approving projects adding to the City's limits which then put more strain on the City's resources.
Second is the requested zoning for the project. The area east of 24 Road and north of H Road is currently unincorporated Mesa County. As such, the typical residence is on lot sizes of one acre and up. A density of four units per acre is not consistent with the surrounding area. The reason for the density, according to the developer is, it is not financially viable to go with larger lots. I am not sure it is Planning Department's mission to make sure developments are "financially viable", especially when they are contrary to the surrounding area.
Third, the surrounding area is not in the City limits. In fact it is not even contiguous with anything in the City limits. You would be creating an island of "City limit" which would increase the usage of City resources without creating a substantial increase in revenue.
Fourth is the fact the property was petitioned to be included in the Persigo service area without any notification. I would have assumed a planning sign would have been posted to notify neighbors of the petition. I have been watching the property since last summer for notice of any meetings. Can you confirm if a notice sign should have been posted on the property and if so, was it?
Fifth is the area still retains some of its agricultural characteristics. There are goats, cattle, horses and of course "chickens" within 1/2 mile of the development. Because of that, predators are not uncommon. We have seen bears, coyotes and lions on our property at 2467 H Road. Because of that we need to retain the ability to protect our animals, and that does not mean with pepper spray.
My wife and I built our house in 1984. At that time the smallest parcels were 5 acres. That was lowered to two acres, then one acre. Now the proposal is 1/4 acre. I do not feel it is fair to the existing homeowners to encroach on their investments and lifestyles for the profit of someone who has no interest in the area other than "making a profit".
Please include me on any more notices regarding this project.

Thanks,

Bob Fuoco

PUBLIC COMMENT RECEIVED VIA TELEPHONE:

3-11-19: Diane Gallegos, 2491 I ½ Road. Voiced opposition to proposed annexation and zoning of R-4 (Residential – 4 du/ac).

Scott Peterson

From: Andrew Carlson <awcarlson85@gmail.com>
Sent: Friday, March 15, 2019 8:46 PM
To: Scott Peterson
Subject: Project 2019-37 on 2428 H Road

Greetings,

As a resident on H Road I wanted to voice my concern about project 2019-37 on 2428 H Road

H Road is already quite busy and I'm concerned this project will bring more traffic and noise on H Road which will lower property values in the area. If a development is installed, it would be best if the homes are on larger lots, such as 1/2 an acre or larger so as to not lower local property values, and also to hopefully minimize the ultimate increase in traffic along H road. Before this development proceeds, the widening of H Road should be considered as well, since it is already dangerous with current traffic levels to walk, bike, or jog on this road.

Thank you for your consideration.

Sincerely,

Andrew Carlson

Sent from my iPad

Scott Peterson

From: Peter Carlson <pcarlson91@outlook.com>
Sent: Saturday, March 16, 2019 2:47 PM
To: Scott Peterson
Subject: Project 2019-37 on 2428 H Road

Dear Scott Tipton:

I am opposed to Project 2019-37 being completed on 2428 H Road. I like living in this location because it is a nice rural area to be in, but is still conveniently close to the city to do business.

I am opposed to having such a large number of track homes built on small lots in this area. It would turn this nice rural area into a city.
The amount of traffic that would result from this new addition would be horrendous, not to mention my property value where I live would drop.

I certainly hope you will oppose this project being completed. I would like you to let me know what decision you will make in regards to this matter.

Thank you for your understanding and I am looking forward to hearing from you.

Sincerely,
Peter Carlson
pcarlson91@outlook.com

Scott Peterson

From: rwc & cac <rmlgjco@zoho.com>
Sent: Friday, March 15, 2019 11:57 AM
To: Scott Peterson
Subject: Project 2019-37, 2428 H Rd

I strongly object to this project being in city limits.
We just moved here to be near the city but not in the city.
Now you want to make it city.

I strongly object to this project having track homes on small lots.
68 homes on 17 acres is ridiculous!
The traffic would be horrible!

17 to 34 homes might be more reasonable.
Lots should be at least one acre or larger.
If not, this would seriously affect our property value.
You might be liable for our losses.

Please advise me what you are going to decide to do.

Robert & Caroline Carlson
776 24 1/4 Road
970-260-3725

Tamra Allen

From: rwc & cac <rmlgjco@zoho.com>
Sent: Monday, March 18, 2019 8:48 AM
To: Tamra Allen
Subject: Project 2019-37, 2428 H Rd

I strongly object to this project being in city limits.
We just moved here to be near the city but not in the city.
Now you want to make it city.
This will also raise our property taxes being in the city limits.
What ever happened to no taxation without representation?

I strongly object to this project having track homes on small lots.
68 homes on 17 acres is ridiculous!
The traffic would be horrible!
This project would be out of sort with zoning.
No we do not want our zoning to be changed either.

17 to 34 homes might be more reasonable.
Lots should be at least one acre or larger.
If not, this would seriously affect our property value.
You might be liable for our losses.

Why not do home development like Greystone on 25 Road north of freeway?
This would fit into our area better.

Where on your website do I find out more about this project?
The development is being called Maverick.
Who is the developer? Why is this not disclosed?
I hope the city will not side with the developer at the expense of residents.

Please advise me what you are going to decide to do.

Robert & Caroline Carlson

Fwd: Property at 2428 H Road

Sarah Abraham <dpgraves785@gmail.com>

Thu 3/21/2019 12:52 PM

To:Katherine Portner <kathyp@gjcity.org>;

Please see the e-mail (below) originally sent to Scott Peterson concerning the meeting to be held on March 26.

---------- Forwarded message ---------
From: **Sarah Abraham** < dpgraves785@gmail.com>
Date: Thu, Mar 21, 2019 at 12:43 PM
Subject: Property at 2428 H Road
To: <scottp@gjcity.org>

Dear Sirs:

We are opposed to the proposed development at 2428 H Road (the former High Country Sod Farm).

The proposed density of 2 to 4 houses per acre (potentially 34-68 houses on 17.3 acres) is far greater than the density for the immediate neighborhood (generally one house on 1+ to 5 acres). This increase will put a great strain on H Road's ability to handle the traffic flow. Already, when Appleton School is out in the afternoon, H Road traffic backs up to 10 to 12 cars deep at the intersection of 24 Road. 34-68 additional residences will also place a strain on the water allocation from the Grand Valley Canal.

Please consider carefully the negative impact on property values and lifestyle in this currently rural area.

Sincerely,

Jim and Sarah Abraham
2387 H Road
Grand Junction, CO 81505

H Road

rwilcox555@aol.com

Thu 3/21/2019 12:55 PM

To:Katherine Portner <kathyp@gjcity.org>;

Kathy,

I am opposed to any increase in housing density that the owner has proposed on his property on H Road by going into the city of Grand Junction. My wife and I moved into our home 27 years ago because we wanted to be in the country. When we moved here the zoning was one house per five acres. That was later changed to one house per two acres and then one house per one acre. The owner of this land is only thinking of the abnormal profit that he can get my making his land into such high density and has no consideration of what his neighbors think or want. Please do not approve his request for annexation if it means increased houses per acre. We love Grand Junction but still would like to remain in a country setting.

Sincerely,

Robert J. Wilcox
848 24 1/2 Road
Grand Junction

Fwd: CITY CONTACT CHANGE-Maverick Estates Subdivision

Summre Steury <summre.steury@gmail.com>

Mon 3/18/2019 7:48 PM

To:Katherine Portner <kathyp@gjcity.org>;

Sent from my iPhone

Begin forwarded message:

From: Cynthia Komlo <cynthia.komlo@gmail.com>
Date: March 18, 2019 at 7:12:43 PM MDT
To: Sam & Summre Steury <summre.steury@gmail.com>
Subject: Re: CITY CONTACT CHANGE-Maverick Estates Subdivision

HI Summer,
Thank you for the cc. Great letter, unfortunately you missed one of the many emails flying through the neighborhood today. Scott Peterson is away for a couple of weeks (Spring Break). I was informed to send correspondence to City Planner:

Kathy Portner. Kathy can be reached at kathyp@gjcity.org or at 244-1420.

There are many updates today. You can scan down the string of emails to learn more info. I'll be emailing an outline tomorrow how the meeting basically functions. The most important part to remember is that each individual will have a chance to speak at the end of the hearing. The strict time limit is 2-3 minutes only. It seems important for us not to be redundant, rather choose a key point to share that strengthens our case.

One neighbor further North went through this exact issue. Her son-in-law is a lawyer. She said he was worth every cent. Know any lawyers? I'll present this to the group.

Enjoy your evening,
Cynthia

On Mar 18, 2019, at 6:01 PM, Summre Steury <summre.steury@gmail.com> wrote:

Hello,

I live at 841 25 Rd and have recently learned of a neighborhood being built where I live. I wanted to voice that I am adamantly against the proposed annexation of 2428 H Road.

My family and I moved to this area so that we could enjoy wildlife and quiet country life away from noise and traffic. I run almost daily on 24 1/2 road. That road cannot withstand the congestion of 68 new families. It would destroy the life that my neighbors and I enjoy. It would also reduce the

appeal to prospective residents of Grand Junction. There should be a location in this great city where prospective residents can still find the great wide open for which Colorado is so famous...the reason why people move to Colorado.

PLEASE reconsider this. There are many locations where these neighborhoods can be built. The lots in this area are 5-20 acres and should remain so. I understand that there has been serious effort to maintain this in the past by Deedee Mayer and others. Please don't ruin the beauty of this area. There is already so little of it left. We want to have a place to attract future residents as well as maintain the little agricultural and wildlife land left in Grand Junction.

This would be a HUGE mistake and loss for our beautiful town. Don't cheapen it.

Thank you for your consideration. I will be at the meeting on March 26 and look forward to the discussion and open minds.

Summre Steury and Sam Steury, MD
970-697-1106
970-683-1122 (cell)

FW: Project 2019-37, 2428 H Rd

Tamra Allen

Fri 3/22/2019 11:48 AM

To:Katherine Portner <kathyp@gjcity.org>;

For maverick public comments.

Tamra Allen, AICP
Community Development Director
City of Grand Junction, Colorado
970-256-4023
tamraa@gjcity.org

From: rwc & cac [mailto:rmlgjco@zoho.com]
Sent: Monday, March 18, 2019 1:50 PM
To: Tamra Allen <tamraa@gjcity.org>
Subject: Re: Project 2019-37, 2428 H Rd

Please use my emails. Just print this one with all to include. Thank you!

From: Tamra Allen
Sent: Monday, March 18, 2019 12:59 PM
To: rwc & cac
Cc: Scott Peterson ; Katherine Portner
Subject: RE: Project 2019-37, 2428 H Rd

Thank you for your additional comments. I will be in attendance at the meeting on the 26th. Do you anticipate sending in formal written comments or would you prefer these emails be included in the public comments portion of the staff report? The report will be finalized tomorrow morning at 9 a.m.

Thank you,

Tamra Allen, AICP
Community Development Director
City of Grand Junction, Colorado
970-256-4023
tamraa@gjcity.org

From: rwc & cac [mailto:rmlgjco@zoho.com]
Sent: Monday, March 18, 2019 12:49 PM
To: Tamra Allen <tamraa@gjcity.org>
Subject: Re: Project 2019-37, 2428 H Rd

R-1 and R-2 would definitely be more fitting the homes on this stretch of H Rd.
Some homes are sitting on as much as 10 acres and is selling for 1.1 million.

Small homes on 1/4 acre selling in the $400s just seems out of place.

Most people I talked to seem to wish it be on R-1.
R-2 would be a good compromise and they can probably sell for in the $500s.

Will you be at the meeting on March 26th?

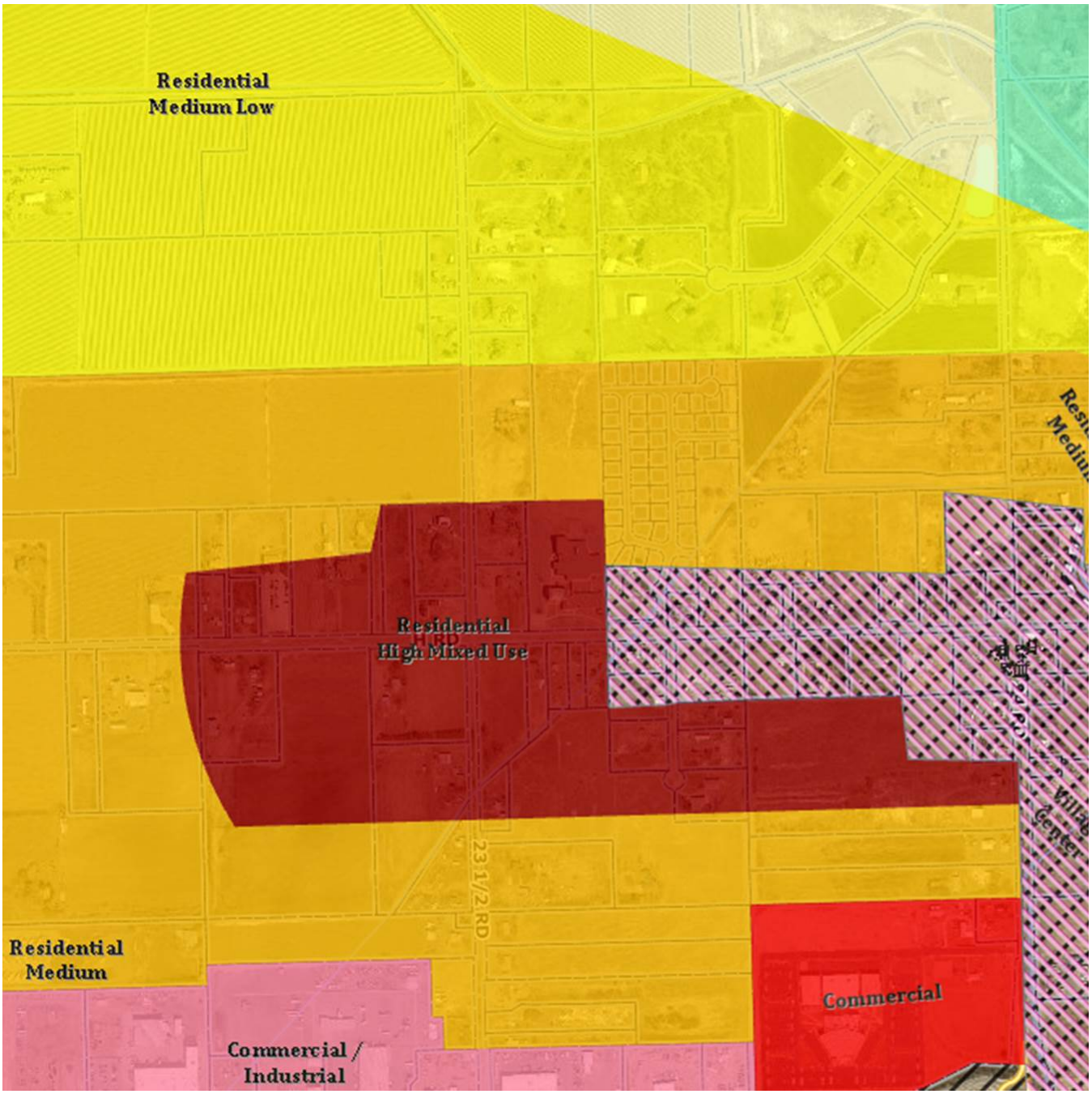
From: Tamra Allen
Sent: Monday, March 18, 2019 10:22 AM
To: rwc & cac
Cc: Katherine Portner ; Scott Peterson
Subject: RE: Project 2019-37, 2428 H Rd

Dear Carlsons: please see below for a response to your recent questions.

Why can they not do more like Greystone Estates? Any rezone or zone of annexation has to be consistent with the adopted Comprehensive Plan. This property falls within the Residential Medium Low density (see map below) and is adjacent to the Residential Medium area which means that zoning could be applied from any of the following zone categories: Residential-Rural, Residential-Estate, R-1, R-2, R-4, R-5, R-8, R-12-, R-16 and Residential-Office. I believe the Greystone Estates project is developed at approximately 1 dwelling unit per acre, which means this property is not precluded from developing at a similar density (R-1) to that project.

Will it be only this development that is rezoned or entire area north of freeway around H Road? The property located at 2428 H Road is the only property being considered in this rezone, as outlined below.

Who is the developer? The Applicant for the project is GJ Maverick Investments LLC represented by Steve Hejl



Respectfully,

Tamra Allen, AICP
Community Development Director
City of Grand Junction, Colorado
970-256-4023
tamraa@gjcity.org

From: rwc & cac [mailto:rmlgjco@zoho.com]
Sent: Monday, March 18, 2019 9:59 AM

To: Tamra Allen <tamraa@gjcity.org>
Subject: Re: Project 2019-37, 2428 H Rd

Four homes per acre does not fit this area.
It is too high density.
Why can they not do more like Greystone Estates?

Will it be only this development that is rezoned or entire area north of freeway around H Road?

Who is the developer?

Seems the city is eager to get this thru so they have more tax income regardless of the residents it affects.

This is definitely going to affect our home value.

From: Tamra Allen
Sent: Monday, March 18, 2019 9:52 AM
To: rwc & cac
Cc: Katherine Portner ; Scott Peterson
Subject: RE: Project 2019-37, 2428 H Rd

Good morning, Carlsons. I am in receipt of your email regarding the Maverick Estates zone of annexation request. The City and County have a long standing Intergovernmental Agreement called the Persigo Agreement that requires a property wanting to develop (anything greater than a lot split) to be annexed into the City. Following this agreement, the property owner has requested annexation as well as a City zoning designation that is consistent with the Comprehensive Plan as adopted by both the City and County. The property owner's request to zone this property as R-4 (residential 4 dwelling units per acres) is currently under our review and the request has been scheduled to be heard at the forthcoming Planning Commission meeting on Tuesday, March 26th. The City's Planning Commission will be making a recommendation to the City Council on the zone of this annexation.

The City has not received plans for development to this property at this time, as these are typically submitted after the property has been annexed and zoned.

The project manager, Scott Peterson, for this project is currently out of the office, should you have any additional comments you may send them directly to me at tamraa@gjcity.org. I will also include your previously sent email in the project documentation for the Planning Commission's review.

Please let me know if I can assist with any additional information at this time.

Respectfully,

Tamra Allen, AICP
Community Development Director
City of Grand Junction, Colorado
970-256-4023
tamraa@gjcity.org

From: rwc & cac [mailto:rmlgjco@zoho.com]
Sent: Monday, March 18, 2019 8:48 AM
To: Tamra Allen <tamraa@gjcity.org>
Subject: Project 2019-37, 2428 H Rd

I strongly object to this project being in city limits.
We just moved here to be near the city but not in the city.
Now you want to make it city.
This will also raise our property taxes being in the city limits.
What ever happened to no taxation without representation?

I strongly object to this project having track homes on small lots.
68 homes on 17 acres is ridiculous!
The traffic would be horrible!
This project would be out of sort with zoning.
No we do not want our zoning to be changed either.

17 to 34 homes might be more reasonable.
Lots should be at least one acre or larger.
If not, this would seriously affect our property value.
You might be liable for our losses.

Why not do home development like Greystone on 25 Road north of freeway?
This would fit into our area better.

Where on your website do I find out more about this project?
The development is being called Maverick.
Who is the developer? Why is this not disclosed?
I hope the city will not side with the developer at the expense of residents.

Please advise me what you are going to decide to do.

Robert & Caroline Carlson

Fw: Potential subdivision on H Road

Lynette Richardson <richardsonranch21@yahoo.com>

Tue 3/19/2019 7:49 AM

To:Katherine Portner <kathyp@gjcity.org>;

Cc:cynthia.komlo@gmail.com <cynthia.komlo@gmail.com>;

Hi Kathy

Since Scott is out on vacation I thought I would send this (my email to him below) to you. I think I remember that you were at this meeting of the north area that I speak of.

Thank you for caring and doing the right thing. As I recall you were very supportive of sensitive and well thought out development.

When there is great density and the developer is not held accountable for schools, side walks, fire protection and puts up very unattractive units (I should say ugly as down on 25 Road near the Tillman Bishop school) then it engages the public.

Sincerely, Lynette Richardson

----- Forwarded Message -----
From: Lynette Richardson <richardsonranch21@yahoo.com>
To: scottp@gjcity.org <scottp@gjcity.org>
Cc: "cynthia.komlo@gmail.com" <cynthia.komlo@gmail.com>
Sent: Monday, March 18, 2019, 10:36:12 AM MDT
Subject: Potential subdivision on H Road

FYI (Scott P) and planning Dept.

As you know I live way north of J and 25 on our ranch which we donated to the the Mesa Land Trust. We did this to prevent a future subdivision and it would continue in agriculture and livestock.

I remember many years ago everyone north of H Road went to neighborhood gatherings with the planning department and it was voted to only allow 5 to 20 acre plots . Soon after, one of my neighbors decided to subdivide 20 acres into 8 lots. I tried everything to protest this semi-secret act and finally hired my lawyer son- in- law to take over. It is now in 4 lots (5 acres each) which is the best we could do. A few have horses and some even raise hay.

Lynette Richardson
21st Century Health Technologies

970-245-8805 (home)
970-261-5100 (cell)
richardsonranch21@yahoo.com (e-mail)
www.nikken.com/richardson (website)

If you wish to understand the secrets of the universe,
think of energy, frequency and vibration.
Nikola Tesla

Fwd: Development of Proposed Property (2428 H Rd.) Appleton area.

Debbie Parko <dparko43@gmail.com>

Thu 3/21/2019 9:25 AM

To:Katherine Portner <kathyp@gjcity.org>;

Sent from my iPhone

Begin forwarded message:

From: Debbie Parko <dparko43@gmail.com>
Date: March 20, 2019 at 7:15:37 PM MDT
To: scottp@gjcity.org
Subject: Development of Proposed Property (2428 H Rd.) Appleton area.

To: Scott at The City Planning Commission,

As home owners in the Appleton area who live less than 1\4 of a mile away from the 2428 H Rd. (The Old High Country Sod Farm), we are Very Opposed to this form of Development and against the Density Change to R4, and the possibility of an Annexation to our Property as well as all Farm Land properties containing several different types and sizes of farm animals into the City Limits.

The amount of homes that this Land Owner is potentially considering to put on an acre of land is Absolutely Ridiculous! and it should be reduced to 1 unit or home per acre of land.

Thank You for considering our deepest concerns and opinions for our Farming Community in Appleton.

Terry and Debbie Parko
2411 H Road
Grand Jct. Co. 81505

Appleton zoning

Pat Page <PPage@pcpgj.com>

Sun 3/24/2019 6:29 PM

To:Katherine Portner <kathyp@gjcity.org>;

Kathy,

The Appleton area is special area with rural characteristics that would be degraded by high density housing.

I would request that any decision for a change in housing density be deferred until an updated master plan is completed.

I would further request that the residents of the area have ample input in that process.

Thanks for your consideration,

Patrick Page
827 Twenty five road

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Appleton neighbors and City Planners,

I wish to add my comments and opposition to the proposed density of the planned subdivision at 2428 H Road.
Currently 24 ¼ Rd, north of H Road is the access to my home and property. We had agreed with the previous designation of 1 home per 5 acres set up in the recent past. One home per acre would have less impact on us, but 4/acre would be excessive and create all of the issues previously stated. We live and work in the county for many positive reasons. It would have an impact on our current sod crop operations, established in 1999. We have lived and farmed here for many years.

Raedelle Mundy
High Country Sod Farms, Inc

FW: Annexation and density increase

comdev

Tue 3/19/2019 10:55 AM

To:Katherine Portner <kathyp@gjcity.org>; Scott Peterson <scottp@gjcity.org>;

Senta Costello
Associate Planner
City of Grand Junction
Community Development
970-244-1442
sentac@gjcity.org

From: David Mayer [mailto:davidmmayer@yahoo.com]
Sent: Tuesday, March 19, 2019 10:17 AM
To: comdev <comdev@gjcity.org>
Cc: Cynthia Komlo <cynthia.komlo@gmail.com>
Subject: Annexation and density increase

Dear Neighbors, Unfortunately it is a continued struggle to keep the density we have all enjoyed but it is worth it. My deceased wife, Deedee was involved with the first Appleton plan and it has continued to be smaller lots approved by the planning department, now I understand it is one per acre.

My personal opinion would be one per acre, but 2 per acre would be the compromise position. If annexation is contemplated, The city must require the developer to supply impact statements from the fire departments, the police or sheriff department, what will be the impact on Appleton school district and certainly all homes including H road needs to have curb gutters and bicycle lanes on H road to Appleton school. H road certainly does not meet the specs for a city road having no existing turn lanes into a subdivision.

It appears, the city planners are not trying to inform the Appleton residents of their intensions and appear to be operating in some vail of secrecy to increase tax base. This is not in keeping with with a cooperative effort to improve relations but brings on an adversarial atmosphere. A lot of the Appleton residence have worked very hard in support of the City of Grand Junction and the programs and Grand Junction can not afford to loose this cooperation.

David Mayer, MD
970.261.8183
david@footbeat.com

March 25, 2019

Dear Grand Junction Planning Commissioners and Grand Junction City Council Members,

We regret we will be unable to attend the meeting on March 26, 2019, to express our **opposition** to a change in zoning from AFT to R-4 allowing 4 houses per acre by Project 2019-37, 2428 H Road.

Residents in the area affected by this proposed zoning change are opposed to the change in zoning. Owners bought and built homes on property paying premium land prices based on the original zoning. Higher prices were paid because owners wanted to live in a more rural and less dense area. By changing the zoning after the fact, you devalue our property. Development of this type seems more suitable for land south of I-70 as was originally approved by the County Commissioners.

Zoning changes have been discussed on several occasions. We would again appreciate your support to prevent the change in zoning.

Thank you for your time and consideration.

Sincerely,
Archie and Sue Magee
2517 Oleaster Court
Grand Junction, CO 81505

Dan Komlo
852 24 ½ Rd.
Grand Junction, CO 81505

March 24, 2019
Grand Junction Planning Commission
250 North 5th St.
Grand Junction, Colorado 81505

Dear Members of the Planning Commission,

My wife and I live at 852 24 ½ Rd, we purchased our property in 1984 and have been involved in the north Grand Junction planning process since the 80s.
This letter is to urge this planning commission to limit the allowable dwelling density for the Maverick Estates located at 2428 H Rd. to RE1 or 1 acre lots.
I feel many residents in our area have been left out of the previous January 2019 meeting by not being notified through the "Notice Of Public Hearing" mailing, which was limited to only those property owners within 500 foot of the recent neighborhood meeting.
My concerns and objection for limiting the density are as follows:

1. The potential density increase dishonors the past zoning, and ignores the voices of many resident voters who have time and time again objected to higher density in area 6. As recently as August 2017 many of the local Appleton residents met with this commission to voice their concerns and object to higher density subdivision requests.
2. By allowing a density increase to R4 our local leaders will have set a precedent that will be difficult to stop, my fear is that this will open the probability of future higher density subdivisions to expand in many other directions.
3. As a homeowner we moved here to enjoy the small estate rural area in which we live. The approval of an R4 density will not favor the present homeowners nor fit with the surrounding area. It will result in increased traffic, noise, and the potential devaluation of the property values for many of our homes that had been purchased under the expectation of maintaining the current AFT zoning.
4. The existing intersections, two lane roads and narrow interstate overpasses on 24 ½ and 25 roads will not be suitable for an Appleton area that may experience this type of growth.
5. Both of our adult children attended Appleton Elementary, I am concerned with the potential of overcrowding and the potential loss of the ability to serve our local young children well.

After examining the local tax assessors records I counted approximately 84 individuals that own property within the confines of 24 and 25 Road between H & I. The records indicate between them all they own 595 Acres. This provides an average of 7.08 acres per homeowner the current density is clearly the current norm by considering this increased density to R4 will clearly alter the model many of us have worked hard to maintain.

Help us preserve Area 6 with a reasonable density zoning not to exceed RE1 or R2, this will help us maintain the unimproved open space, wildlife refuge for deer, fox, raccoon, quail, and the many other native animal species that exist here. This area also provides recreation for hundreds of bike riders and joggers the utilize the surrounding roads almost year round because of the beautiful country side, and lower vehicular traffic.

Thank you for your consideration of my request.

Dan Komlo

Project 2019-37, 2428 H Road

Mary Jones <maryjones7539@gmail.com>

Sun 3/24/2019 7:16 PM

To:Katherine Portner <kathyp@gjcity.org>;

No, no, no! My husband and I have lived on the corner of 25 and H Road for over 30 years. I am not an activist, just a concerned citizen who wants to maintain the integrity of my neighborhood. It has been a great place to live. The proposed density is not compatible with surrounding homes that are typically on lots of 1-5 acres. My husband and I remodeled our home based on what we thought the long range plan for the Appleton area would be. This will not only affect our property value, but taxes, traffic congestion and lifestyle in this area. Change is inevitable but this change to add high density housing will have a negative impact to most of the residents of this area and only benefit the developer of this proposed subdivision. Please consider making the zoning for this property R1 (one acre lots).

Sincerely,
Richard and Mary Jones
2495 H Rd

Sent from my iPad

Project 2019-37, 2428 H Road

Joan Haberkorn <joaneh@acsol.net>

Mon 3/25/2019 9:03 AM

To:Katherine Portner <kathyp@gjcity.org>;

Dear Ms. Portner,

I am writing to oppose the annexation of 17 acres located at 2428 H Road into the city of Grand Junction. A developer has successfully petitioned the city for inclusion of the property into the Persigo Sewer District and wants to be allowed to develop the acreage at a density of 2-4 houses per acre.

We have lived in the Appleton area since 1980. We have seen many changes over the years, have worked with the city and county planning departments on several Appleton Plans, and have opposed numerous proposed high-density developments not compatible with the area. None of them has been as incongruous as the one currently under consideration. A drive through the area should be sufficient to see why the proposed development is entirely inappropriate for the semi-rural nature of the area with its most recent developments having one home per acre . A new development at 26 and I Roads is currently under construction at that density. The proposed development is flag-pole annexation at its worst.

We urge you to deny the annexation request and suggest that the developer create a subdivision that enhances the Appleton area or find another property where high-density housing is the norm.

Thank you,

Joan Haberkorn

RE: Maverick Zone of Annexation

Tamra Allen

Mon 3/18/2019 11:47 AM

To:dhgallegos@msn.com <dhgallegos@msn.com>;

Cc:Katherine Portner <kathyp@gjcity.org>; Scott Peterson <scottp@gjcity.org>;

1 attachments (40 KB)

24-25 Rd & I-70 to J Rd.xlsx;

Ms. Gallegos, Please see attached for a spreadsheet that includes all property owners between I -70 and J Road and between 24 and 25 Road. I believe this is the extent of the information you had requested. If you need any additional information, please feel free to contact me.

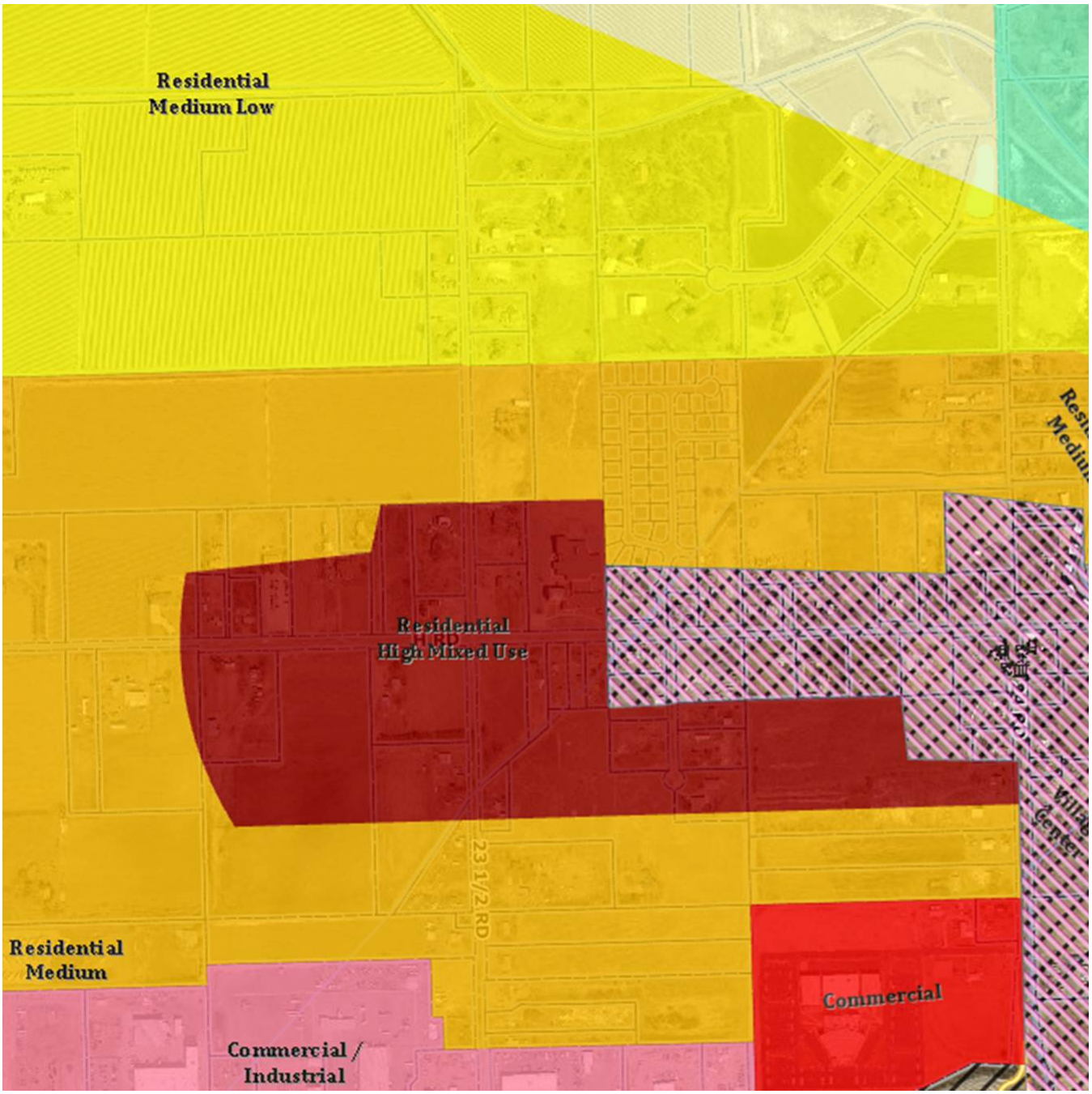
Thank you,

Tamra Allen, AICP
Community Development Director
City of Grand Junction, Colorado
970-256-4023
tamraa@gjcity.org

From: Tamra Allen
Sent: Monday, March 18, 2019 11:24 AM
To: 'dhgallegos@msn.com' <dhgallegos@msn.com>
Cc: Katherine Portner <kathyp@gjcity.org>; Scott Peterson <scottp@gjcity.org>
Subject: Maverick Zone of Annexation

Ms. Gallegos – I apologize, it appears that your call was dropped in my transfer process to Kathy Portner. Kathy can be reached at kathyp@gjcity.org or at 244-1420.

Per your questions, please see below for the adopted future land use map by both the City and County. Pursuant to Section 21.02,160(f) **Zoning of Annexed Properties.** Land annexed to the City shall be zoned in accordance with GJMC 21.02.140 to a district that is consistent with the adopted Comprehensive Plan and the criteria set forth. Generally, future development should be at a density equal to or greater than the allowed density of the applicable County zoning district. This property falls within the Residential Medium Low density 2 to 4 Dwelling units per acre (see map below) and is adjacent to the Residential Medium area which means that zoning could be applied from any of the following zone categories: Residential-Rural, Residential-Estate, R-1, R-2, R-4, R-5, R-8, R-12-, R-16 and Residential-Office.



Thank you,

Tamra Allen, AICP
Community Development Director
City of Grand Junction, Colorado
970-256-4023
tamraa@gjcity.org

RE: Maverick Zone of Annexation

Tamra Allen

Mon 3/18/2019 3:43 PM

To:bfuoco@fuocomotors.com <bfuoco@fuocomotors.com>;

Cc:Katherine Portner <kathyp@gjcity.org>; Scott Peterson <scottp@gjcity.org>;

Good Afternoon, Bob. You are welcome to speak at the Planning Commission. During this hearing item, the Chairwoman will ask for any public comment and at that time it will be appropriate for you to provide information/testimony to the Commission. There is equipment to provide a powerpoint presentation and I would recommend you come a few minutes early to make sure that it is uploaded properly. Public comment is limited to 3 minutes, however if you are speaking on behalf of other individuals in attendance, they can cede their time to you. The Planning Commission generally considers up to 10 minutes for this type of "group" representation.

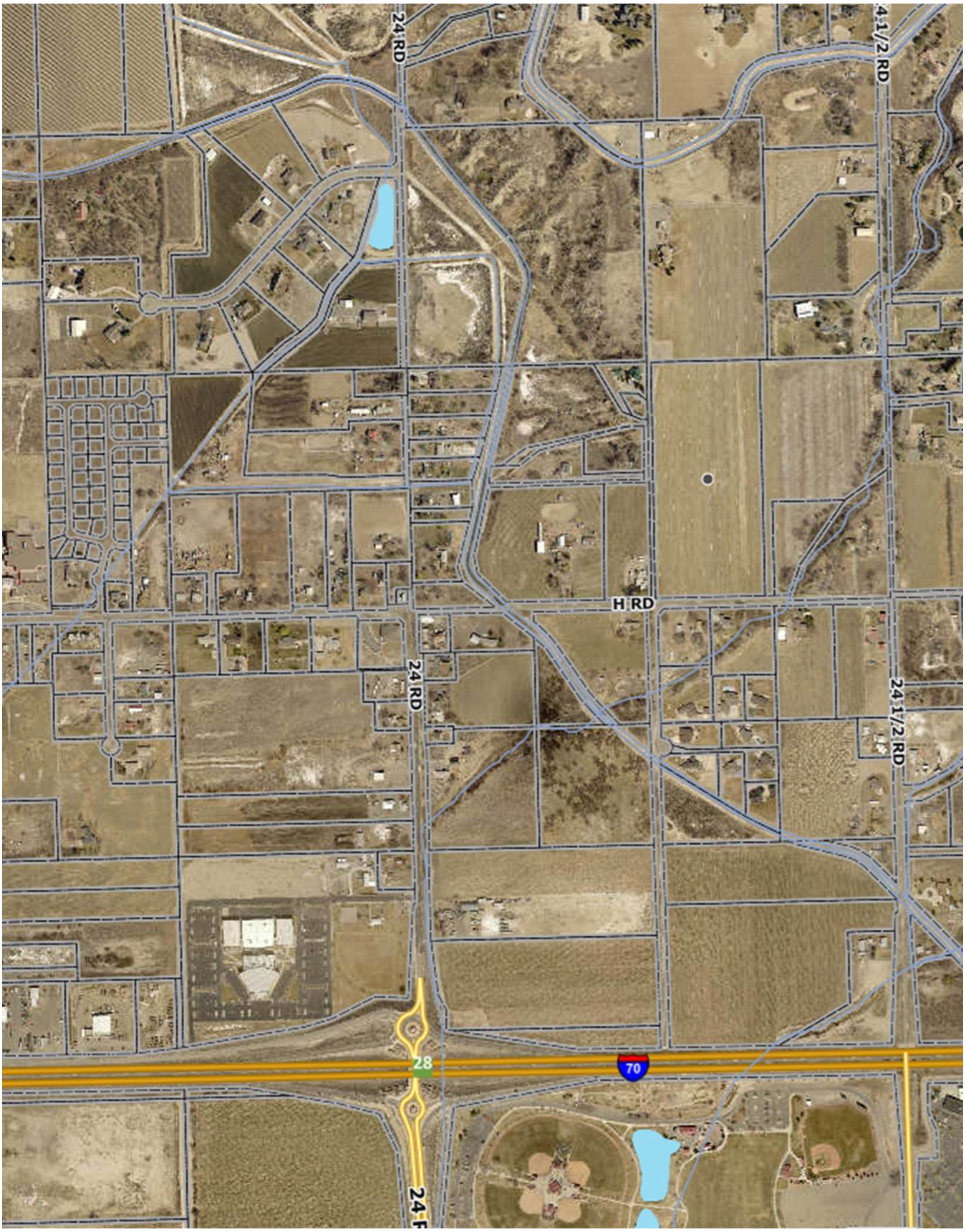
The map below shows parcel sizes of properties within the area. Please feel free to put this in your own presentation. We will have a similar slide in our staff presentation that we can reference should it be needed.

The Comprehensive Plan for the City was adopted in 2010 and was adopted by both the City and County. The Plan indicated the area of this property (2428 H Road) is designated Residential Medium Low which is recommended to have a density of two to four dwelling units per acre, though a range of zone districts are considered compatible ranging from Residential-Rural to Residential 5 dwelling units per acre. I have also included (below) a map of the adopted plan for this general area.

Please let me know if you need any additional information.

Thank you,

Tamra Allen, AICP
Community Development Director
City of Grand Junction, Colorado
970-256-4023
tamraa@gjcity.org


24 RD
24 1/2 RD
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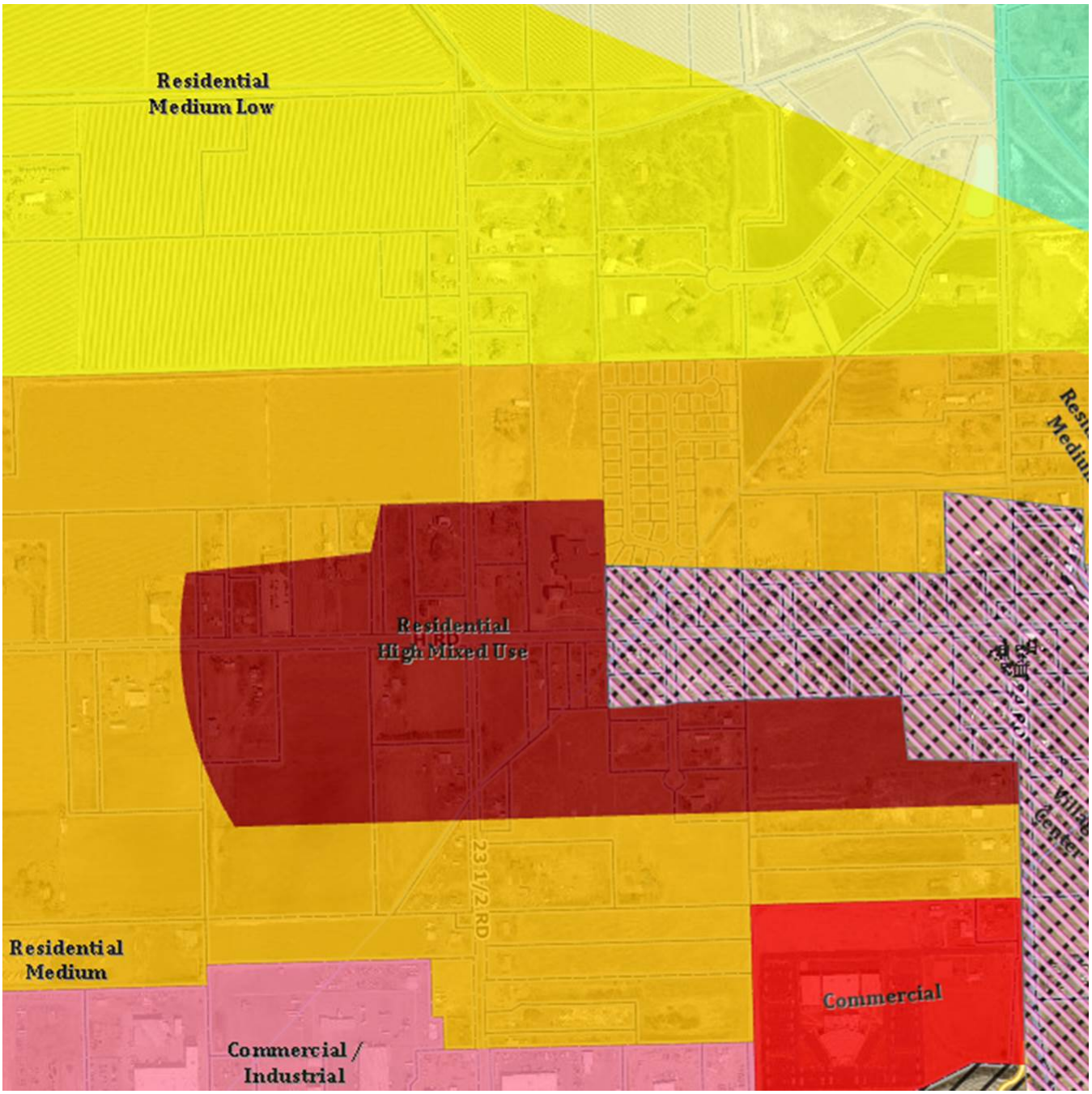
24 1/2 RD
28
70
24 R



From: bfuoco@fuocomotors.com [mailto:bfuoco@fuocomotors.com]
Sent: Monday, March 18, 2019 1:55 PM
To: Tamra Allen <tamraa@gjcity.org>
Cc: Katherine Portner <kathyp@gjcity.org>; Scott Peterson <scottp@gjcity.org>
Subject: Fw: Maverick Zone of Annexation

Tamra,

I would like to speak at the March 26th meeting. Do I need to register? Also would equipment be available to provide a power point presentation. Could you have a map available showing the surrounding parcel sizes.

I am also curious as to the latest update to the Master Plan as the Appleton area east of 24 Road was supposed to be low density with 2-5 acre lots.
Please copy me on any City correspondence regarding this property.

Thanks,

Bob Fuoco

-----Original Message-----
From: "GLEN H DIANE H GALLEGOS" <dhgallegos@msn.com>
Sent: Monday, March 18, 2019 12:04pm
To: "Cynthia Komlo" <ckomlo@msn.com>, "bfuoco@fuocomotors.com" <bfuoco@fuocomotors.com>
Subject: Fw: Maverick Zone of Annexation

Here is list of property owners North Grand Junction. You might want to send this out so neighbors can contact neighbors.

From: Tamra Allen <tamraa@gjcity.org>
Sent: Monday, March 18, 2019 11:47 AM
To: dhgallegos@msn.com
Cc: Katherine Portner; Scott Peterson
Subject: RE: Maverick Zone of Annexation

Ms. Gallegos, Please see attached for a spreadsheet that includes all property owners between I -70 and J Road and between 24 and 25 Road. I believe this is the extent of the information you had requested. If you need any additional information, please feel free to contact me.

Thank you,

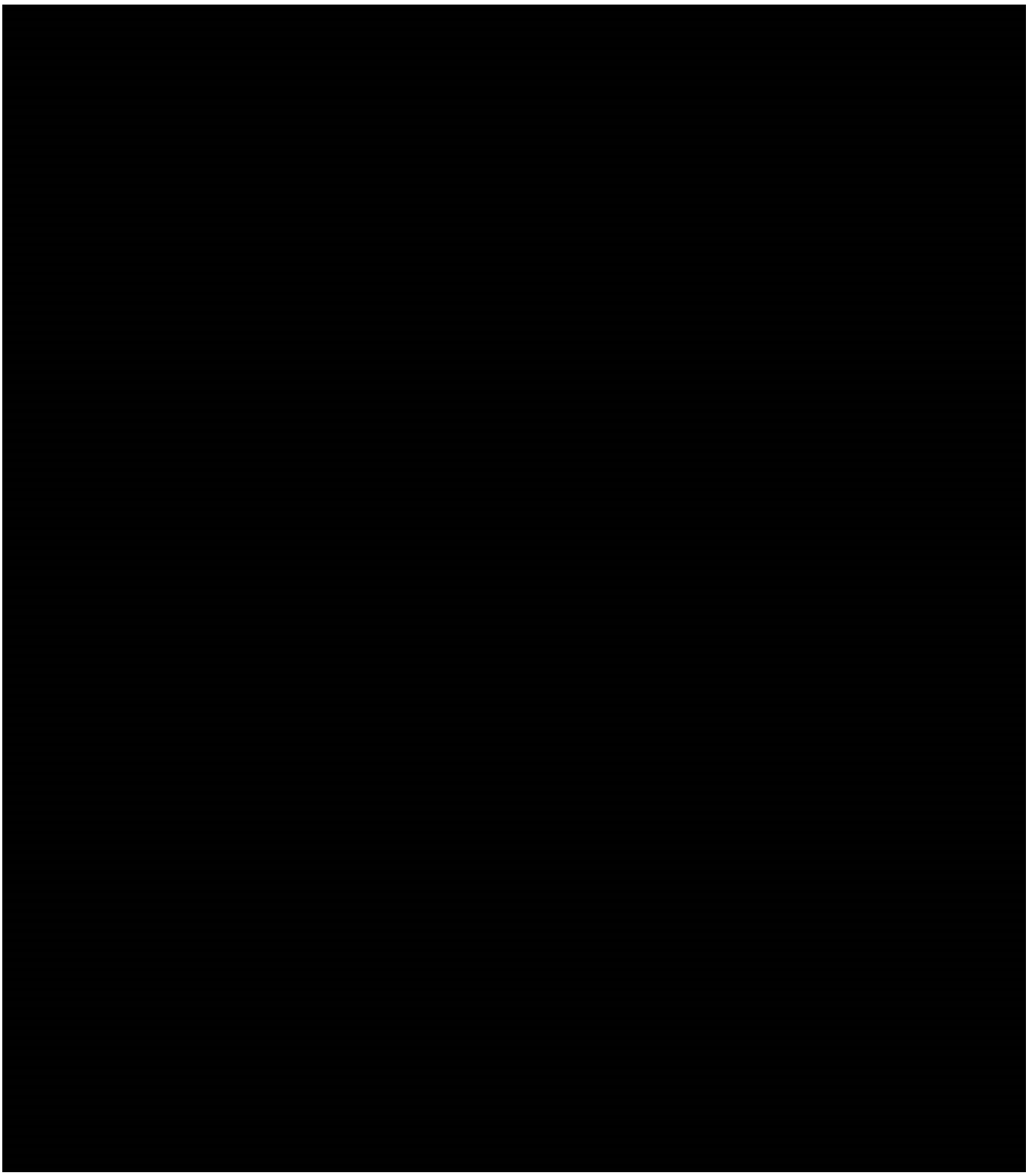
Tamra Allen, AICP
Community Development Director
City of Grand Junction, Colorado
970-256-4023
tamraa@gjcity.org

From: Tamra Allen
Sent: Monday, March 18, 2019 11:24 AM
To: 'dhgallegos@msn.com' <dhgallegos@msn.com>
Cc: Katherine Portner <kathyp@gjcity.org>; Scott Peterson <scottp@gjcity.org>
Subject: Maverick Zone of Annexation

Ms. Gallegos – I apologize, it appears that your call was dropped in my transfer process to Kathy Portner. Kathy can be reached at kathyp@gjcity.org or at 244-1420.

Per your questions, please see below for the adopted future land use map by both the City and County. Pursuant to Section 21.02,160(f) **Zoning of Annexed Properties.** Land annexed to the City shall be zoned in

accordance with GJMC 21.02.140 to a district that is consistent with the adopted Comprehensive Plan and the criteria set forth. Generally, future development should be at a density equal to or greater than the allowed density of the applicable County zoning district. This property falls within the Residential Medium Low density 2 to 4 Dwelling units per acre (see map below) and is adjacent to the Residential Medium area which means that zoning could be applied from any of the following zone categories: Residential-Rural, Residential-Estate, R-1, R-2, R-4, R-5, R-8, R-12-, R-16 and Residential-Office.



[redacted]

Thank you,

Tamra Allen, AICP
Community Development Director
City of Grand Junction, Colorado
970-256-4023
tamraa@gjcity.org

Re: Subdivision questions

dedavis <dedavis@acsol.net>

Tue 3/19/2019 11:19 AM

To:Katherine Portner <kathyp@gjcity.org>;

Thank you.

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Katherine Portner <kathyp@gjcity.org>
Date: 3/19/19 10:47 AM (GMT-07:00)
To: Diane Davis <dedavis@acsol.net>
Subject: Re: Subdivision questions

Good Morning, Diane. The current Comprehensive Plan (Master Plan) was adopted in 2010 and has had only minor amendments in the intervening years. We are embarking on an update to the Plan this year and there will be many opportunities for public participation and input. Information on the Plan update can be found here: http://www.gjcity.org/city-government/public-communications/GJ2020CompPlan/

City of Grand Junction - 2020 Comprehensive Plan

www.gjcity.org

2020 Comprehensive Plan Dear Community Member,. We invite you to participate in helping the City plan for the future. The City of Grand Junction is conducting a 2020 Comprehensive Plan update over the next 18 months and is seeking public input.

Neighborhood notification for land use proposals is a 500' radius. The mailing list is created using Mesa County Assessor's records. Please let me know if you have any other questions. Thank you.

Kathy Portner, AICP

Community Development

City of Grand Junction

kathyp@gjcity.org

970-244-1420

From: Diane Davis <dedavis@acsol.net>
Sent: Tuesday, March 19, 2019 9:30:58 AM
To: Katherine Portner
Subject: Subdivision questions

Good morning Kathy,

Have a coupe of short questions: How often is the Master Plan revised and what is the neighbor notification radius from a proposed development?

Thank you,
Diane

Neighborhood Meeting Minutes 1-17-2019

Diane Davis <dedavis@acsol.net>

Wed 3/20/2019 10:18 AM

To:scott@gjcity.org <scott@gjcity.org>;

Cc:Katherine Portner <kathyp@gjcity.org>;

March 20, 2019

Dear Mr. Peterson:

I was emailed the minutes of the Neighborhood Meeting for the 2428 H Road Annexation Application. However, stated no-where in these minutes is the opposition voiced by attendees to the annexation and/or the Maverick Estates Subdivision itself. Having attended the meeting I can attest to the fact that we were not there to applaud the proposed subdivision, but to pursue a compromise on the scope of the project.

Mr. Steve Hejl, Registered Agent for GJ Maverick Investments LLC, the developer, did not sign the attendance sheet (Exhibit 4) nor were his commentaries on the "concept plan" noted in the minutes. His statements should be recorded in these minutes as should the objections by the attendees to the annexation and development.

The format of the minutes suggests an outline that is designed for brevity and, I suspect, universally used for meetings such as this. Regrettably, this format does not provide for the expression of the very personal impact this development, and others like it, have on the adjoining community. Presumably these minutes will be part of the developer's documentation in seeking approval for the subdivision in which case, the Grand Junction City Council or Planning Commission staff or anyone reading these minutes might assume that little, if any, opposition was voiced against the annexation, and this was not the case.

If possible please amend the minutes to include the addition of Mr. Hejl's name and title to the meeting's sign-in sheet, a statement noting the attendees' overall opposition to the annexation/development and the signature of the person documenting the minutes.

Thank you,
Diane Davis
843 24 ½ Road
Grand Junction, CO 81505

RE: Project 2019-37, 2428 H Rd

Tamra Allen

Mon 3/18/2019 1:01 PM

To:rwc & cac <rmlgjco@zoho.com>;

Cc:Katherine Portner <kathyp@gjcity.org>; Scott Peterson <scottp@gjcity.org>;

Carlsons, we do not investigate the financial solvency of those property owners proposing annexation and zoning of their property. Should a development project end up moving forward at some point, the City requires the developer enter into a development improvements agreement that requires a financial security for the public improvements associated with a proposed development.

Thank you,

Tamra Allen, AICP
Community Development Director
City of Grand Junction, Colorado
970-256-4023
tamraa@gjcity.org

From: rwc & cac [mailto:rmlgjco@zoho.com]
Sent: Monday, March 18, 2019 12:52 PM
To: Tamra Allen <tamraa@gjcity.org>
Subject: Re: Project 2019-37, 2428 H Rd

This Maverick is a very small new business that is west of 24th on H Rd.

https://opengovus.com/colorado-business/20181480683

How do you know he would even have the funds to complete such a project?

From: rwc & cac
Sent: Monday, March 18, 2019 12:48 PM
To: Tamra Allen
Subject: Re: Project 2019-37, 2428 H Rd

R-1 and R-2 would definitely be more fitting the homes on this stretch of H Rd.
Some homes are sitting on as much as 10 acres and is selling for 1.1 million.

Small homes on 1/4 acre selling in the $400s just seems out of place.

Most people I talked to seem to wish it be on R-1.
R-2 would be a good compromise and they can probably sell for in the $500s.

Will you be at the meeting on March 26th?

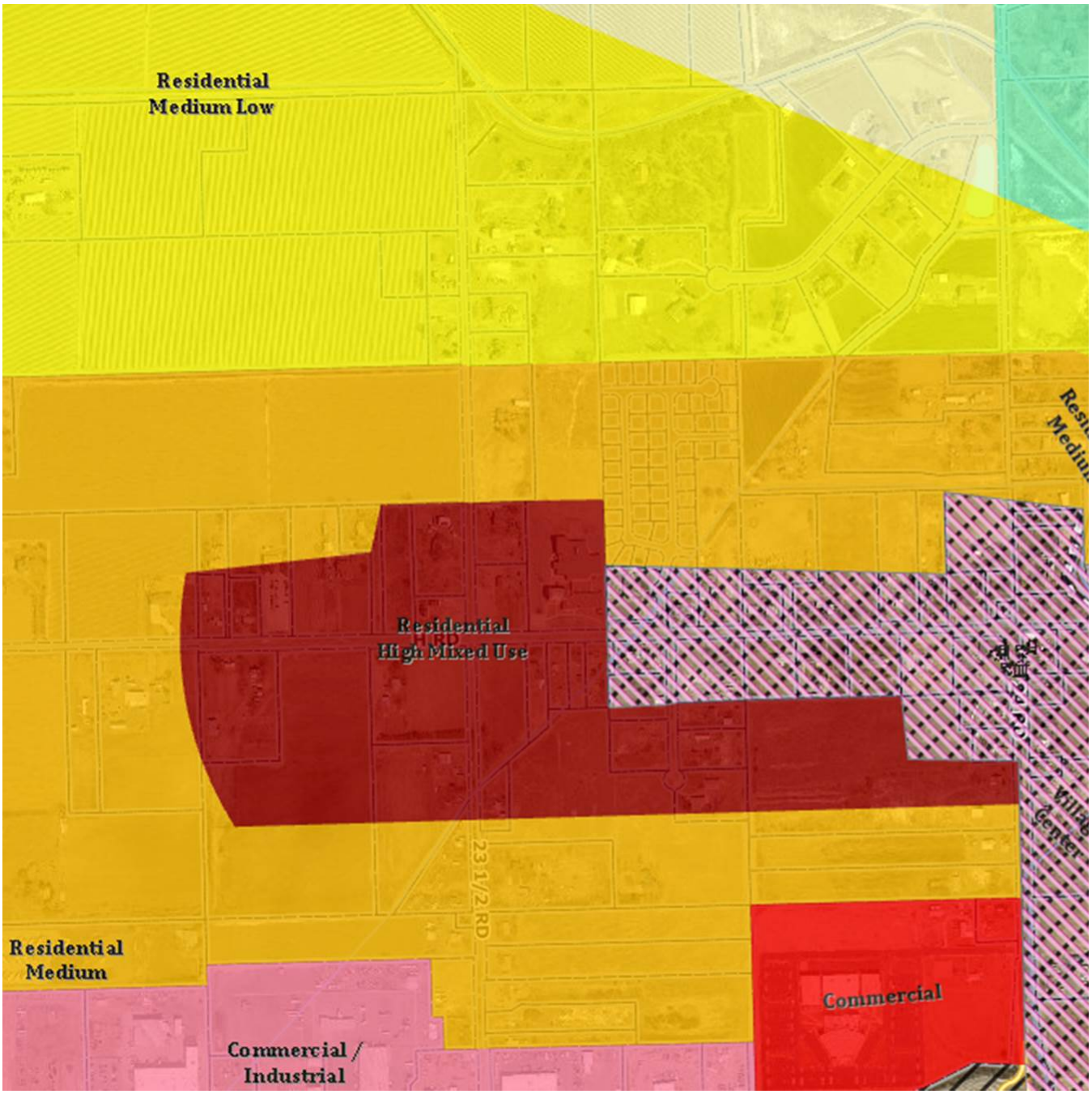
From: Tamra Allen
Sent: Monday, March 18, 2019 10:22 AM
To: rwc & cac
Cc: Katherine Portner ; Scott Peterson
Subject: RE: Project 2019-37, 2428 H Rd

Dear Carlsons: please see below for a response to your recent questions.

Why can they not do more like Greystone Estates? Any rezone or zone of annexation has to be consistent with the adopted Comprehensive Plan. This property falls within the Residential Medium Low density (see map below) and is adjacent to the Residential Medium area which means that zoning could be applied from any of the following zone categories: Residential-Rural, Residential-Estate, R-1, R-2, R-4, R-5, R-8, R-12-, R-16 and Residential-Office. I believe the Greystone Estates project is developed at approximately 1 dwelling unit per acre, which means this property is not precluded from developing at a similar density (R-1) to that project.

Will it be only this development that is rezoned or entire area north of freeway around H Road? The property located at 2428 H Road is the only property being considered in this rezone, as outlined below.

Who is the developer? The Applicant for the project is GJ Maverick Investments LLC represented by Steve Hejl



Respectfully,

Tamra Allen, AICP
Community Development Director
City of Grand Junction, Colorado
970-256-4023
tamraa@gjcity.org

From: rwc & cac [mailto:rmlgjco@zoho.com]
Sent: Monday, March 18, 2019 9:59 AM

To: Tamra Allen <tamraa@gjcity.org>
Subject: Re: Project 2019-37, 2428 H Rd

Four homes per acre does not fit this area.
It is too high density.
Why can they not do more like Greystone Estates?

Will it be only this development that is rezoned or entire area north of freeway around H Road?

Who is the developer?

Seems the city is eager to get this thru so they have more tax income regardless of the residents it affects.

This is definitely going to affect our home value.

From: Tamra Allen
Sent: Monday, March 18, 2019 9:52 AM
To: rwc & cac
Cc: Katherine Portner ; Scott Peterson
Subject: RE: Project 2019-37, 2428 H Rd

Good morning, Carlsons. I am in receipt of your email regarding the Maverick Estates zone of annexation request. The City and County have a long standing Intergovernmental Agreement called the Persigo Agreement that requires a property wanting to develop (anything greater than a lot split) to be annexed into the City. Following this agreement, the property owner has requested annexation as well as a City zoning designation that is consistent with the Comprehensive Plan as adopted by both the City and County. The property owner's request to zone this property as R-4 (residential 4 dwelling units per acres) is currently under our review and the request has been scheduled to be heard at the forthcoming Planning Commission meeting on Tuesday, March 26th. The City's Planning Commission will be making a recommendation to the City Council on the zone of this annexation.

The City has not received plans for development to this property at this time, as these are typically submitted after the property has been annexed and zoned.

The project manager, Scott Peterson, for this project is currently out of the office, should you have any additional comments you may send them directly to me at tamraa@gjcity.org. I will also include your previously sent email in the project documentation for the Planning Commission's review.

Please let me know if I can assist with any additional information at this time.

Respectfully,

Tamra Allen, AICP
Community Development Director
City of Grand Junction, Colorado
970-256-4023
tamraa@gjcity.org

From: rwc & cac [mailto:rmlgjco@zoho.com]
Sent: Monday, March 18, 2019 8:48 AM
To: Tamra Allen <tamraa@gjcity.org>
Subject: Project 2019-37, 2428 H Rd

I strongly object to this project being in city limits.
We just moved here to be near the city but not in the city.
Now you want to make it city.
This will also raise our property taxes being in the city limits.
What ever happened to no taxation without representation?

I strongly object to this project having track homes on small lots.
68 homes on 17 acres is ridiculous!
The traffic would be horrible!
This project would be out of sort with zoning.
No we do not want our zoning to be changed either.

17 to 34 homes might be more reasonable.
Lots should be at least one acre or larger.
If not, this would seriously affect our property value.
You might be liable for our losses.

Why not do home development like Greystone on 25 Road north of freeway?
This would fit into our area better.

Where on your website do I find out more about this project?
The development is being called Maverick.
Who is the developer? Why is this not disclosed?
I hope the city will not side with the developer at the expense of residents.

Please advise me what you are going to decide to do.

Robert & Caroline Carlson

Project 2019-37, 2428 H. Rd. petitioning the City of Grand Junction to be annexed into the city

Butterfield Ed and Judy <ejb17410@indra.com>

Mon 3/25/2019 9:28 AM

To:Katherine Portner <kathyp@gjcity.org>;

Attention: City Planninjg Department

Dear Kathy Portner,

The Project 2019-37, 2428 H. Rd. petitioning the City of Grand Junction to be annexed into the city appears to be contrary to the City's adaptation of planned growth that was presented, discussed in open meetings/presentations and adopted.

Unplanned expansive growth beyond the present city boundaries is unnecessary, cost imprudent and deceitful to cooperative spirit and partner planning of our city's growth future. For these reasons, we oppose this unplanned expansion of our city's boundaries and services
until the City of Grand Junction and its homeowner partners mutually plan and develop a rational growth model for our future.

Thank you for your attention to our concerns,

Edward and Judy Butterfield
Greystone Estate Home owner
2502 Greystone Drive
Grand Junction 81505
970 314

Proposed subdivision Maverick Estates 24 1/2 and H Rd

Kelly Corn <kkdacorn@mac.com>

Mon 3/25/2019 1:01 PM

To:Katherine Portner <kathyp@gjcity.org>;

Dear Kathy,

One of my neighbors gave me your email address for input about a proposed subdivision in our area. My understanding is that they are looking to change the zoning in our area to accommodate the building of a subdivision. If you have more information I would love to have it. Since I have a conflict with Tuesday nights meeting I'd like to give you a few of my opinions about building out in this area.

1. We don't even have a shoulder on the road out here. I walk out on H rd and I walk on the dirt because there is no shoulder on the road. I don't love the idea of building past our infrastructure with the idea that we will catch it up later. Before we add subdivisions out here could we have either a 3 ft shoulder on the road or a sidewalk. The increase in traffic and one would assume, kids would warrant additional area for people to walk on the side of the road since it will no longer be a county road.

2. The existing houses in the area are all on 1-5 acre lots. It would seem fitting to stick with that density, otherwise you are fundamentally changing the entire area.

One more off topic comment if you could pass it along. They recently put in a 4 way stop sign at 24 1/2 and H Road. I just want to thank someone. I think that is going to make that intersection so much safer.

Thank you for reading my comments.

Kelly Corn
2486 H Ct

Grand Junction CO

81505

kkdacorn@mac.com

JOINT PERSIGO MEETING AGENDA
CITY OF GRAND JUNCTION, CITY COUNCIL
MESA COUNTY, BOARD OF COUNTY COMMISSIONERS
CITY HALL AUDITORIUM
250 NORTH 5TH STREET
GRAND JUNCTION, COLORADO
THURSDAY, AUGUST 23, 2018
3:30 PM

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

1. **Call to Order - Pledge of Allegiance**

2. **Approval of Minutes**

   a. Minutes of the August 17, 2017 Persigo Board Meeting

3. **Discussion Topics**

   a. Public Hearing to Consider a Request by GJ Maverick Investments, LLC to Include 17.71 Acres of Property Located at 2428 H Road into the Persigo 201 Sewer Service Area

4. **Next Meeting Topics**

5. **Other Business**

GRAND JUNCTION CITY COUNCIL
&
MESA COUNTY BOARD OF COUNTY COMMISSIONERS
JOINT PERSIGO MEETING MINUTES

August 17, 2017

Video is available upon request

1.0 CALL TO ORDER – PLEDGE OF ALLEGIANCE

At 3:03 p.m., Chair Scott McInnis called to order the Joint Persigo meeting conducted by the Grand Junction City Council and the Mesa County Board of County Commissioners at the Grand Junction City Hall Auditorium, 250 North 5th Street, Grand Junction, Colorado. Those in attendance from Mesa County were Chair Scott McInnis, Commissioner Rose Pugliese, Commissioner John Justman, Frank Whidden, County Administrator; J. Patrick Coleman, County Attorney; Kaye Simonson, Senior Planner; Linda Dannenberger, Planning Division Director; Dan Caris, Development Services Manager; and Janika Harris, Clerk to the Board. Minutes prepared by Janika Harris and Lori Westermire, Clerk to the Board.

In attendance from the City of Grand Junction were Mayor Rick Taggart; Councilmembers Duncan McArthur, Duke Wortmann, Phyllis Norris, and Chris Kennedy. Councilmember Bennett Boeschenstein entered the meeting at 4:12 p.m. Also present were Greg Caton, City Manager; John Shaver, City Attorney; Trent Prall, Interim Public Works Director; Dan Tonello, Interim Utilities Director; David Thornton, Principal Planner; and Debbie Kemp, Interim City Clerk.

1.5 ADDITIONS AND/OR DELETIONS FROM THE AGENDA

Joint Board Discussion and Motions

Chair McInnis inquired if the Joint Board members had any additions or deletions from the agenda. COMMISSIONER PUGLIESE MOVED THAT WE MAKE A DELETION TO THE AGENDA TODAY, ACTUALLY A MODIFICATION, SO THE AREAS BEING CONSIDERED FOR INCLUSION INTO THE PERSIGO 201 SEWER SERVICE AREA ITEMS C THROUGH J, I WOULD LIKE TO DELETE THIS FROM THE AGENDA AS AN ACTION ITEM AND INSTEAD ASK THAT OUR BOARD, COLLECTIVE BOARDS, APPROVE IT AS AN INFORMATIONAL ITEM ONLY, NO VOTES WOULD BE TAKEN TODAY, AND THAT WE CAN HEAR THE COMMUNITY INPUT

THAT WAS RECEIVED FROM OUR STAFFS AS THEY WENT OUT AND TALKED TO THE COMMUNITY AND PUBLIC COMMENTS, COUNCILMEMBER DUKE WORTMANN SECONDED. The Joint Board Members discussed Commissioner Pugliese's request to delete the item from the agenda. Chair McInnis requested Commissioner Pugliese repeat her motion.

COMMISSIONER PUGLIESE MOVED TO DELETE FROM AN ACTION ITEM FOR TODAY'S MEETING THE AREAS BEING CONSIDERED FOR INCLUSION INTO THE PERSIGO 201 SEWER SERVICE AREA ITEMS C, D, E, F, G, H, I AND J, SO ALL OF THOSE ITEMS WILL BE CHANGED FROM ACTION ITEMS TODAY TO INFORMATIONAL WORKSHOP ITEMS SO WE CAN TAKE INFORMATION, BUT THERE WILL BE NO VOTES ON THOSE ITEMS TODAY; COMMISSIONER JOHN JUSTMAN SECONDED.

Chair McInnis requested a roll call vote and those in favor of the motion included: Commissioners John Justman and Rose Pugliese and Chair Scott Mcinnis. Mayor Taggart requested Debbie Kemp call roll of the Councilmembers: Those in favor of the motion included Councilmember Duncan McArthur and Mayor Taggart. Those opposed included: Councilmembers Chris Kennedy, Phyllis Norris, and Duke Wortmann. Chair McInnis explained it was a tie vote.

Councilmember Kennedy offered an amended motion: THAT WE TAKE AREAS C THROUGH J INDIVIDUALLY AND DECIDE WHETHER WE WANT TO VOTE ON THOSE TO INCLUDE OR INFORMATION PER PARCEL AS IDENTIFIED IN THE ATTACHMENTS; Chair McInnis sought clarification on whether the motion is to take individual votes on each one. Councilmember Kennedy confirmed and added additional details to explain his motion. Further discussion occurred by the Joint Board Members and Mr. Shaver added procedural direction concerning the vote. Councilmember Kennedy repeated his motion as follows: THE MOTION IS TO TREAT EACH AREA LABELED C THROUGH J INDIVIDUALLY ON EITHER AN INFORMATIONAL OR A VOTE TO INCLUDE; COUNCILMEMBER NORRIS SECONDED. Mayor Taggart requested Mr. Shaver explain the procedural process the Board should take to consider each area. Mr. Shaver suggested several options and the Board members discussed possible procedures and necessary votes. After further discussion, Councilmember Kennedy withdrew his motion, and Councilmember Norris withdrew her second.

Board members continued to discuss procedures and COUNCILMEMBER CHRIS KENNEDY MOVED TO REINTRODUCE THE MOTION THAT WAS DEFEATED BY COMMISSIONER PUGLIESE TO TAKE ITEMS C THROUGH J AS INFORMATIONAL DISCUSSION WITH A NO VOTE; COUNCILMEMBER NORRIS SECONDED. Chair McInnis sought clarification on the motion.

Ms. Kemp called roll of the Councilmembers. Those in favor of the motion included: Councilmembers Duncan McArthur, Phyllis Norris, Duke Wortmann, Chris Kennedy, and Mayor Taggart. None opposed.

DRAFT

Chair McInnis called roll of the Commissioners. Those in favor of the motion included: Commissioners John Justman and Rose Pugliese and Chair Scott McInnis. None opposed and Chair McInnis confirmed the motion passed.

2.0 MINUTES OF THE LAST PERSIGO BOARD MEETING

OCTOBER 20, 2016

Commissioner Pugliese noted Chair McInnis was not in attendance at the Joint Board meeting on October 20, 2016.

Board Action and Motions

The Joint Board made the following motion:

COMMISSIONER ROSE PUGLIESE MOVED APPROVAL OF THE MINUTES; COMMISSIONER JOHN JUSTMAN SECONDED; PASSED BY ACCLAMATION WITH A UNANIMOUS VOTE.

3.0 201 BOUNDARY ADJUSTMENTS (PERSIGO BOUNDARY VS URBAN DEVELOPMENT BOUNDARY-(UDB)

Areas being considered for Exclusion from the Persigo 201 sewer service area:

a. **Area 2:** Complete Exclusions. A few properties were excluded in 2012. Additional exclusions were approved in 2015 and 2016. Nine properties remain. The Future Land Use is RUR – Rural. Extension of sewer north of the canal is not anticipated.
b. **Area 4**: Exclude the area outside the Urban Development Boundary (UDB). The Future Land Use for the area outside the UDB is RUR – Rural. The UDB does split two properties, located at 2373 I Road and 863 24 Road. The portions of those properties located within the UDB have a FLU of RL – Residential Low.

Kaye Simonson presented the item and entered into the record the project report, a PowerPoint presentation, the Grand Junction Comprehensive Plan, the Mesa County Master Plan, the Mesa County Land Development Code, the Grand Junction Municipal Code, the Persigo Agreement, and Exhibit 1, which are additional emails received since the project report was prepared. Exhibit 1 is on-file at the Mesa County Clerk and Recorder's Office and City of Grand Junction City Clerk's Office. Ms. Simonson discussed the background of the Persigo Agreement and history of the areas to be considered for exclusion/inclusion in the agreement. Ms. Simonson described the boundaries of Areas considered, summarized the current zoning and future land use of the areas based on the UDB plan. She discussed the community open houses and public comments that have been received.

Public Comment

Mike Carnes, Mesa County resident, requested information on being excluded.

Board Discussion

Councilmember Phyllis Norris requested clarification of the map to determine which parcels are being excluded.

Area 2

Board Action and Motions

The Joint Board made the following motions:

COUNCILMEMBER CHRIS KENNEDY MOVED TO APPROVE THE EXCLUSION OF 9 PROPERTIES LOCATED OUTSIDE THE AREA OF THE UDB FROM THE PERSIGO 201 SEWER SERVICE BOUNDARY AS SHOWN IN AREA 2; COUNCILMEMBER PHYLLIS NORRIS SECONDED. Mayor Taggart requested that roll to be taken. Those in favor of the motion included: Councilmembers Phyllis Norris, Duke Wortmann, Chris Kennedy, Duncan McArthur, and Mayor Taggart. None opposed.

COMMISSIONER ROSE PUGLIESE MOVED TO EXCLUDE THE 9 PROPERTIES IN THE FUTURE LAND USE RUR AREA; COMMISSIONER JOHN JUSTMAN SECONDED. Chair McInnis conducted a roll call and the vote was unanimous to adopt the motion.

Area 4

Ms. Simonson provided additional information pertaining to the boundaries of Area 4 and explained the proposed action would provide uniformity of sewer policy and future land use. Councilmember Norris commented on the need for sewer verses septic systems in the area as it developed.

Board Action and Motions

The Joint Board made the following motions:

COUNCILMEMBER CHRIS KENNEDY MOVED TO APPROVE THE EXCLUSION IN THE AREA LOCATED OUTSIDE THE UDB FROM PERSIGO 201 SEWER SERVICE AREA AS SHOWN IN AREA 4; COUNCILMEMBER DUNCAN MCARTHUR SECONDED. Mayor Taggart requested that roll be taken. Those in favor of the motion included: Councilmembers Duke Wortmann, Chris Kennedy, Duncan McArthur, and Mayor Taggart. Those opposed included: Councilmember Phyllis Norris.

COMMISSIONER ROSE PUGLIESE MOVED TO EXCLUDE THE AREA OUTSIDE THE UDB KNOWN AS AREA 4; COMMISSIONER JOHN JUSTMAN SECONDED. Chair McInnis conducted a roll call and the vote was unanimous. Chair McInnis confirmed the County and City voted in favor and it was adopted.

JOINT COUNTY AND CITY WORKSHOP

Areas being considered for Inclusion into the Persigo 201 sewer service area:

a. **Area 7**: Include the omitted parcel in the 201 Boundary. This is a single property located at 2627 H ¾ Road. Although in the UDB, it is not in the 201 Service Area. The Future Land Use is RML – Residential Medium Low. The adjoining property is already annexed to the City.
b. **Area 10**: Include the omitted parcel in the 201 Boundary. This is a single property located at 774 23 Road. Although in the UDB, it is not in the 201 Service Area. The Future Land Use is RM – Residential Medium. The adjoining properties to the south and east are already annexed to the City.
c. **Area 11**: Expand the Persigo boundary to match the UDB. The Future Land Use is RML – Residential Medium Low. The majority of the area is Monument View Lake.
d. **Area 1**: Expand the Persigo boundary to match the UDB. Future Land Use for the area is RL – Residential Low south of I ¼ Road and URR – Urban/Residential Reserve north of I ¼ Road
e. **Area 3**: Expand the Persigo boundary to match the UDB. The Future Land Use includes NCMU – Neighborhood Center Mixed Use; RM – Residential Medium; RML – Residential Medium Low; and RL – Residential Low.
f. **Area 6**: Expand the Persigo boundary to match the UDB. The Future Land Use is RM-Residential Medium and RML – Residential Medium Low.
g. **Area 8**: Expand the Persigo boundary to include the airport and the land north to the UDB. A significant portion of this area has already been annexed to the City. The Future Land Use is Airport. While the northern property is BLM land, there have been discussions regarding sale or trade of the land for additional airport and industrial uses; the Comprehensive Plan allows for that possibility.
h. **Area 9**: Expand the Persigo boundary to 30 ½ Road based on the 2009 Black and Veatch Sewer Basin Study. The Future Land Use in this area is IND – Industrial.

Kaye Simonson and David Thornton briefed the Joint Board and discussed boundaries, zoning, existing and future land use, and other aspects associated with the subject areas. Comments made by the Joint Board members pertained to zoning and future land use planning, private and public land boundaries, public comments, future review of Area 10 and development within the buffer zone of Area 11.

<u>Public Comment</u>

Mesa County residents identifying themselves and speaking during the workshop included: Loren Mullen, Mark Bonella, Jack Fry, Philip Morrow, Don Larson, Christine Richmond Gallegos, Lois Dunn, Dan Komlo, Doug Colaric, John Kelleher, Diana Gallegos, Esther Castor, Nick Flanagan, Shyla White, and Dave Zollner.

Note: Councilmember Duke Wortmann excused himself from the meeting at approximately 5:00 p.m.

4.0 OTHER BUSINESS

Councilmember Boeschenstein suggested staff consider where septic systems are failing within the 201 Boundary, and Chair McInnis requested staff forward the information to himself and Councilmember Boeschenstein as it is obtained. Commissioner Pugliese requested a future agenda include discussions

pertaining to Area 7, areas of Pear Park, Redlands and along the Patterson Road corridor. Commissioner Justman requested the Joint Board have a future discussion regarding the name change of North Avenue, and City/County jurisdiction of sections along Orchard Avenue.

5.0 ADJOURN

With no further business to come before the Persigo Board, Chair McInnis adjourned the meeting at approximately 5:30 p.m.

Sheila Reiner,
Mesa County Clerk and Recorder

Debra M. Kemp, MMC
Interim City Clerk

DRAFT

JOINT PERSIGO MEETING
CITY OF GRAND JUNCTION, CITY COUNCIL
MESA COUNTY, BOARD OF COUNTY COMMISSIONERS

Item #3.a.

Meeting Date: August 23, 2018

Presented By: Randi Kim, Utilities Director

Department: Public Works - Utilities

Submitted By: Randi Kim

Information

SUBJECT:

Public Hearing to Consider a Request by GJ Maverick Investments, LLC to Include 17.71 Acres of Property Located at 2428 H Road into the Persigo 201 Sewer Service Area

RECOMMENDATION:

Staff recommends modifying the boundary of the 201 Sewer Service Area to include 17.71 acres of property located at 2428 H Road.

EXECUTIVE SUMMARY:

The applicant, GJ Maverick Investments, LLC, is the owner of the 17.71-acre property located at 2428 H Road and has requested inclusion of the property into the 201 Sewer Service Area Boundary. The applicant is also requesting annexation into the City of Grand Junction. The property is located within the Urban Development Boundary (UDB) with a Future Land Use of Residential Medium Low (RML; 2-4 units per acre). Section 4.11 of the Sewer Rules and Regulations Governing the Management and Operation of the Joint City-County Sewer System provides the criteria for considering modifications to the 201 Sewer Service Area. In accordance with this Rule, Staff have found the information sufficient to make an informed decision on the request. Staff have determined that the subject property meets all of the criteria for inclusion into the 201 Sewer Service Area Boundary. Development of this property to urban residential densities consistent with the Future Land Use of Residential Medium Low will require sanitary sewer service. The Persigo wastewater collection and treatment system has sufficient plant capacity to serve this property, has the ability to serve this area, the City has the necessary ability to control the infrastructure standards, and continued compliance with applicable federal and state law will be ensured. Therefore, Staff

recommends approving the request by the property owner to include the property at 2428 H Road into the 201 sewer service area.

BACKGROUND OR DETAILED INFORMATION:

GJ Maverick Investments, LLC, property owner, has made a request to have their 17.71-acre property at 2428 H Road included in the Persigo 201 Sewer Service Area Boundary. This property is also known as Lot 1 of the Venegas Minor Subdivisions No. 2. The property is currently outside the Persigo 201 Sewer Service Area Boundary. The applicant is also requesting annexation into the City of Grand Junction. The parcel of land is shown within a red border on **Figure 1 - Area Map**.

The property is located within the Urban Development Boundary (UDB) with a Future Land Use of Residential Medium Low (RML; 2-4 units per acre) as shown in **Figure 2.** The Comprehensive Plan identifies this area as one that can be developed at urban densities. The 2010 Comprehensive Plan expanded the Urban Development Boundary to include more of the area north of I-70, including this parcel. This was to address growth pressures the community was facing as well as plan for the next 25+ years of community growth. Following the adoption of the Comprehensive Plan, the Persigo 201 Sewer Service Area Boundary was not changed to align with the Urban Development Boundary. The 1998 Persigo Intergovernmental Agreement provides that the City and County each acknowledge the importance of the adopted master plan and will work to both implement and comply with the adopted plan (Section 11.(a)). Further, the Persigo Agreement provides the parties agree that the Urban Development Boundary and the 201 should be the same (Section 14.(a)).

Procedure for Boundary Modification

Section 4.11 of the Sewer Rules and Regulations Governing the Management and Operation of the Joint City-County Sewer System (adopted June 1, 1994) specifies that "the decision on the question of modification shall be made by the City Council, and if required by applicable law, shall be forwarded to other agencies whose decision is required." Further, G.38 of the Persigo Intergovernmental Agreement includes a provision for policy decisions (including changes to the boundaries of the 201) to be made at joint Persigo Board meetings.

In accordance with Rule 4.11, a public hearing shall be scheduled with prior notice of such hearing to be published at least twice, 10 days prior to such hearing. The decision on the question of modification shall be made by the City Council, and if required by applicable law, shall be forwarded to other agencies whose decision is required.

Evaluation of Request for Boundary Modification

Rule 4.11 provides "Any person desiring the boundary of the 201 service area to be modified, including a political subdivision, shall begin by making application to the Manager. The application shall include information as the Manager shall require in

order to evaluate the effect of such modification on the plant capacity, the ability of the city to serve such included area, and the ability of the City to control the infrastructure standards which shall apply, and to ensure continued compliance with applicable federal and state law."

In accordance with Rule 4.11, Staff have made the determination that the information provided is sufficient to make an informed decision on the request for modification. Also in accordance with Rule 4.11, Staff have evaluated the effect of such modification on the 1) plant capacity, 2) the ability of the city to serve such included area, and 3) the ability for the City to control the infrastructure standards, as follows:

1. Plant Capacity: Based on a Future Land Use of Residential Medium Low, this 17.71-acre property could be developed with up to 70 dwelling units. The Persigo wastewater treatment plant has sufficient capacity to accommodate this development. The current capacity of the wastewater treatment plant is 12,500,000 gallons per day. The plant currently receives approximately 8 million gallons per day. The anticipated additional flow associated with this project is 12,000 gallons per day.

Staff have determined that the wastewater treatment plant has sufficient capacity to treat the additional wastewater from this property when developed.

2. Ability to Serve Area: An existing 8-inch sanitary sewer located at H Road and 24 Road, as shown in **Figure 3 – Sewer Service Map**, would need to be extended approximately 1,400 feet to serve this property. There is capacity in the sewer line to accommodate future development of this property with 70 dwelling units.

Staff have determined that the City has the ability to serve the property if sewer is extended from H Road and 24 Road to the subject property.

3. Control of Infrastructure Standards: Adopted standards concerning development and infrastructure shall apply to sewer extended to this property and any sewer service connections to ensure continued compliance with applicable federal and State law.

Staff have determined that the City has the necessary ability to control the infrastructure standards which shall apply, and continued compliance with applicable federal and state law will be ensured.

Therefore, Staff recommends approving the request by the property owner to include the property at 2428 H Road into the 201 sewer service area for the following reasons:

1. Development of this property to urban residential densities consistent with the Future Land Use of Residential Medium Low will require sanitary sewer service.

2. The Persigo wastewater collection and treatment system has sufficient plant capacity to serve this property, has the ability to serve this area, the City has the necessary ability to control the infrastructure standards, and continued compliance with applicable federal and state law will be ensured.

FISCAL IMPACT:

Sewer system expansion to serve this property would occur at the time of subdivision or development approval. The developer would pay the costs needed to extend/expand the system to serve the subdivision or development.

Connections to the sewer system would be subject to the plant investment fee (PIF) intended to pay part of the payments due on bonds for the existing wastewater treatment plant and infrastructure.

SUGGESTED MOTION:

I move to (approve/deny) modifying the boundary of the 201 Sewer Service Area to include 17.71 acres of property located at 2428 H Road.

Attachments

1. 201 Boundary Request 2018 GJ Maverick Maps
2. GJ Maverick Letter Request
3. Persigo letter H rd

Figure 1 - Area Map

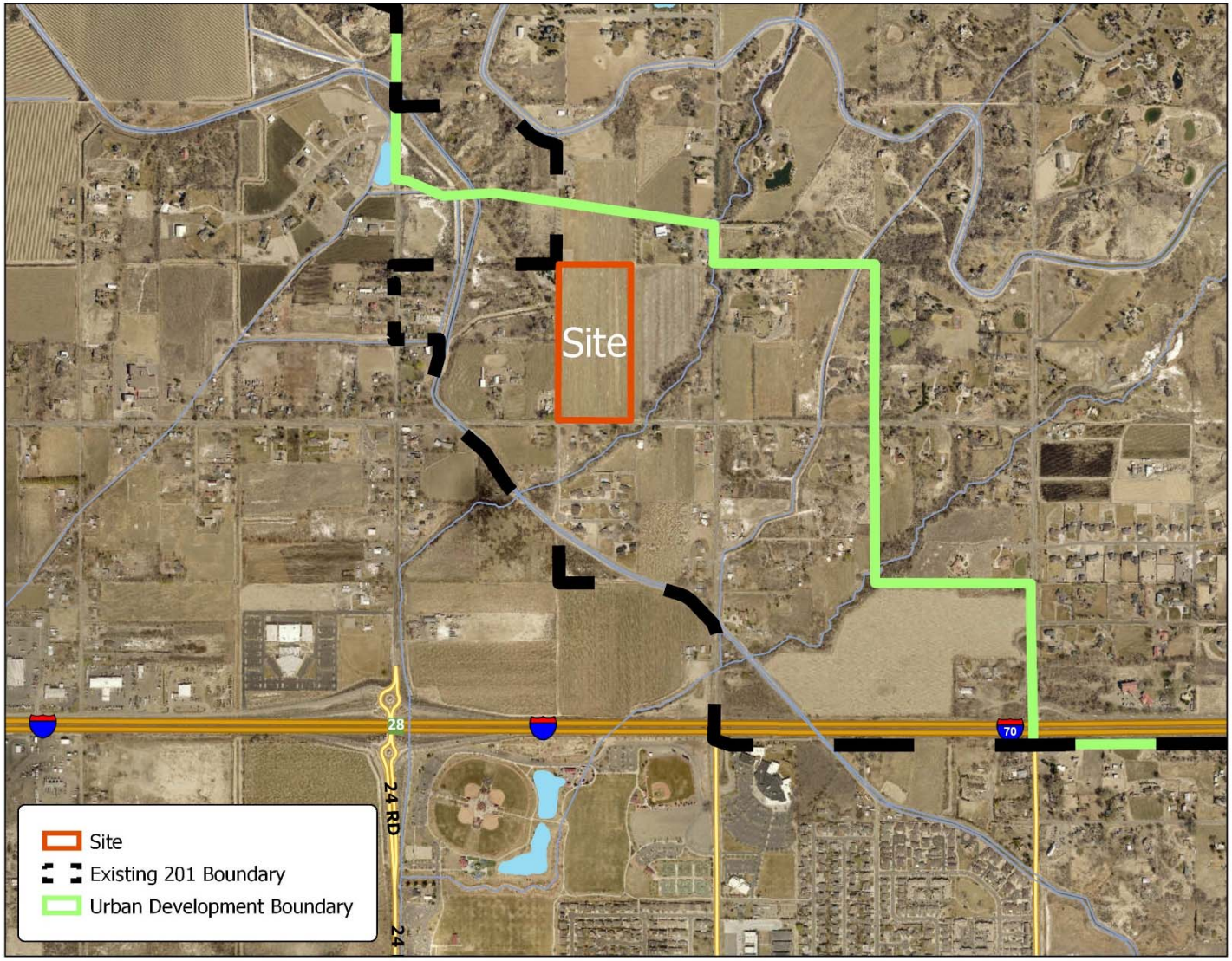


Figure 2 - Future Land Use Map

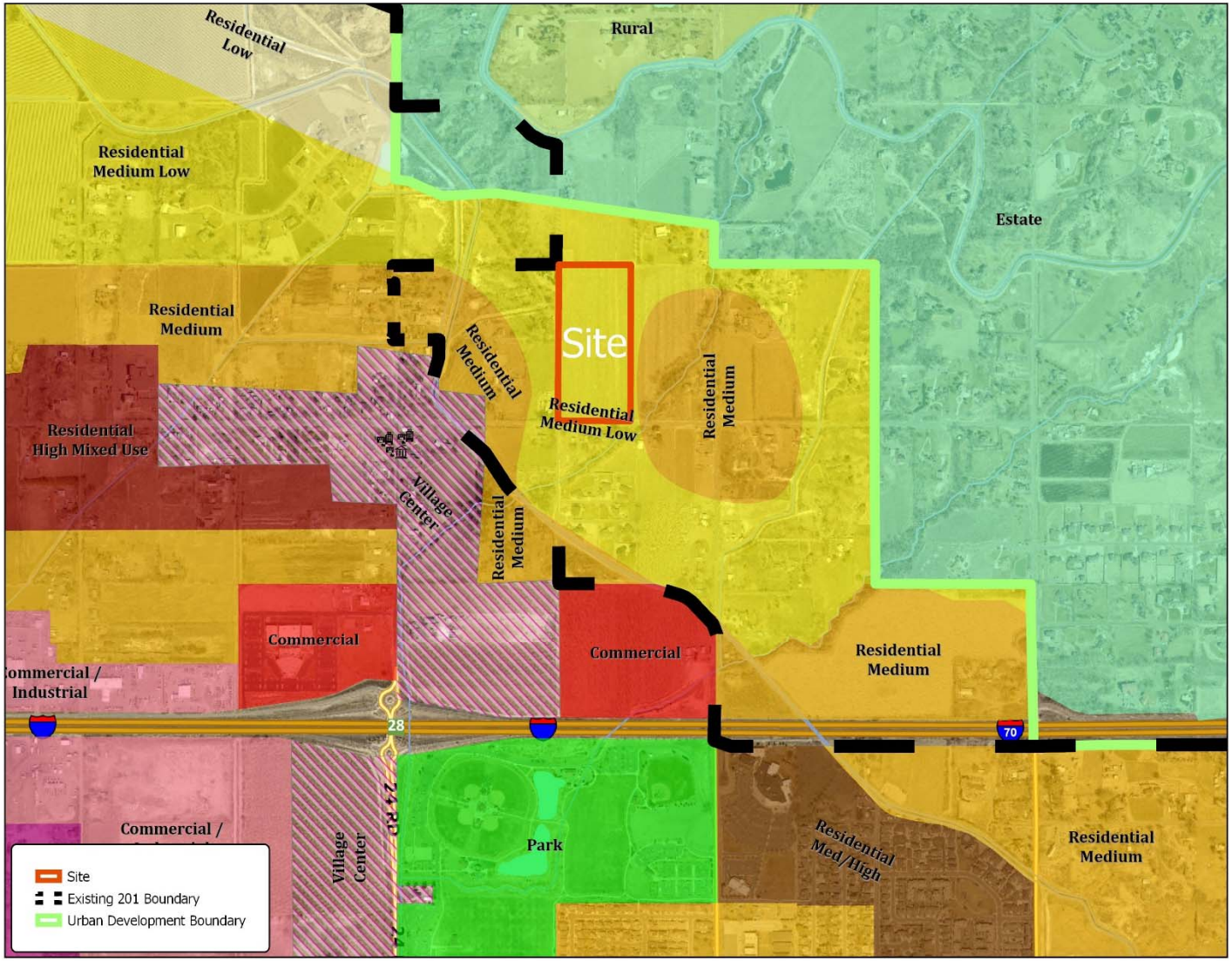
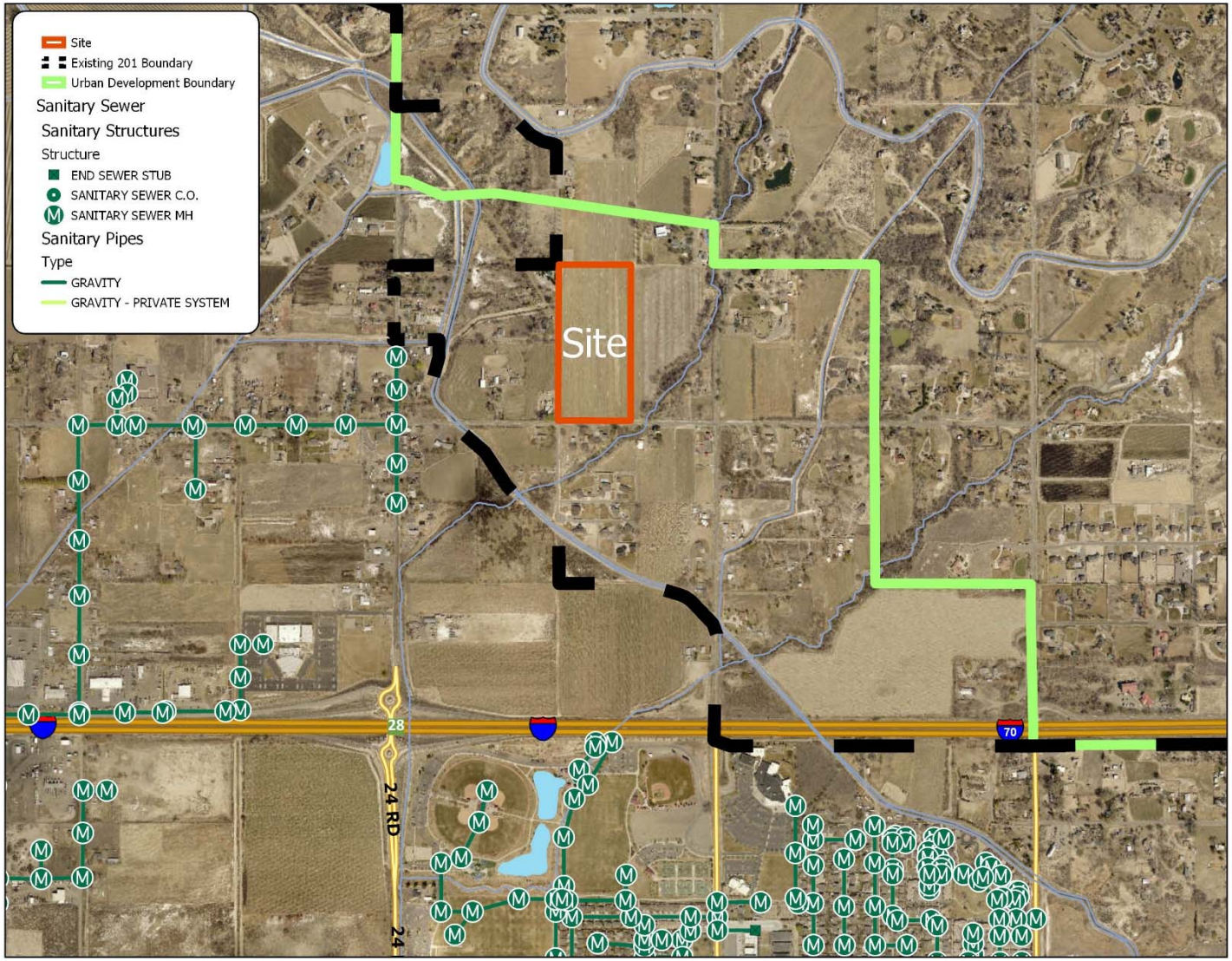


Figure 3 - Sewer Service Map



LIVINGSTON & MUMBY, LLC
Attorneys at Law

2764 Compass Drive, #200A
Grand Junction, CO 81506
(970) 242-7322 Fax (970) 242-0698

J. Richard Livingston
jrl@lmgjlaw.com

Keith G. Mumby
(1931-2014)

June 19, 2018

Via Email: Tamraa@gjcity.org

Tamra Allen, City Planning Director
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

Re: Request for Inclusion in 201

Dear Ms. Allen:

It is my understanding no formal application exists for property owners to request the inclusion of their property within the Persigo 201 boundary for sewer service. Therefore, please consider this letter as an application on behalf of GJ Maverick, LLC.

GJ Maverick, LLC owns 17 acres at 2428 H Road, legally described as Lot 1 of Venegas Minor Subdivision No. 2, Mesa County, Colorado. The owner is applying for annexation into the City of Grand Junction and by this letter is requesting such property also be included within the 201 boundaries.

Please advise as any additional information or fees that may be needed as part of this application.

Sincerely yours,

LIVINGSTON & MUMBY, LLC

J. Richard Livingston

JRL:jlc
cc: Steven R. Hejl (via email - nwpd@msn.com)
Kathy Portner, City Planning (via email - kathyp@gjcity.org)

To Tamra Allen,

My Wife and I are the property owners of a parcel of land directly to the West of the North portion of this parcel (APN #270128300058). I would like to express our support for a request to extend the Persigo 201 Sewer Boundary to include 2428 H Road.

The extension of the sewer boundary will allow much needed medium density housing for the future proposed development of the 24 Road commercial corridor as well as the existing retail and commercial areas at and around the Mesa Mall. Also, the availability of a sewer extension for existing homes that have septic systems brings a welcome option to the expense of engineering and installing a replacement system when they begin to fail.

Thank You

Ron and Terri Abeloe

Persigo Board

Meeting

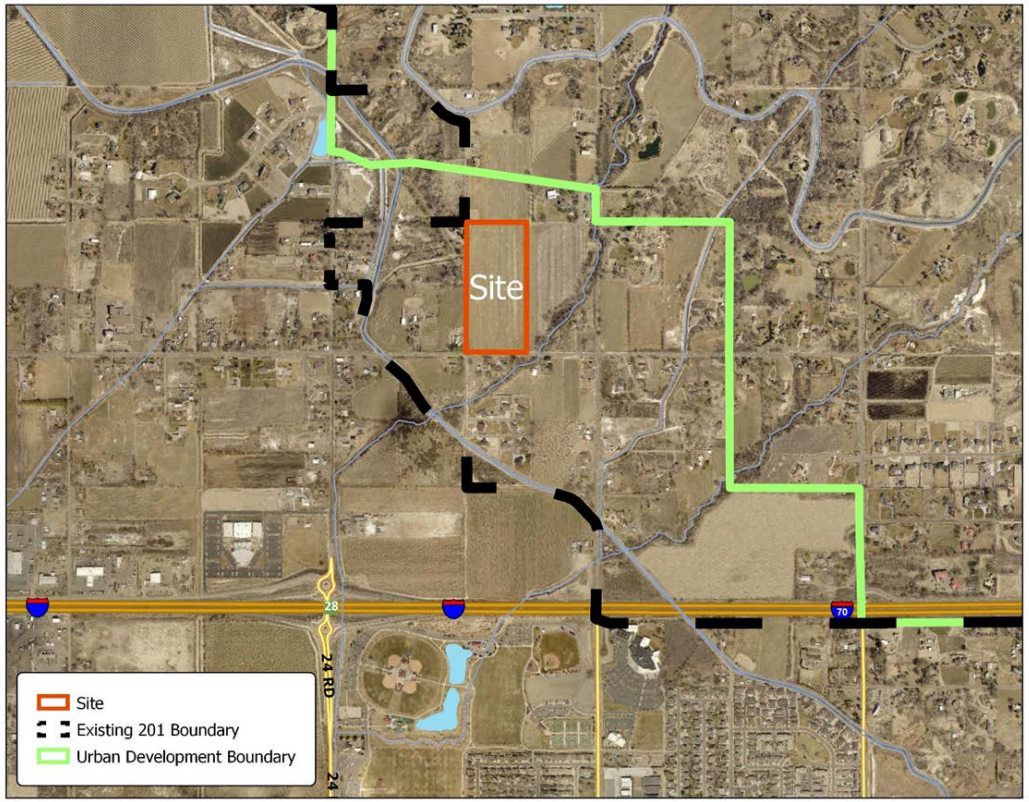
August 23, 2018

CITY OF Grand Junction COLORADO

MESA COUNTY

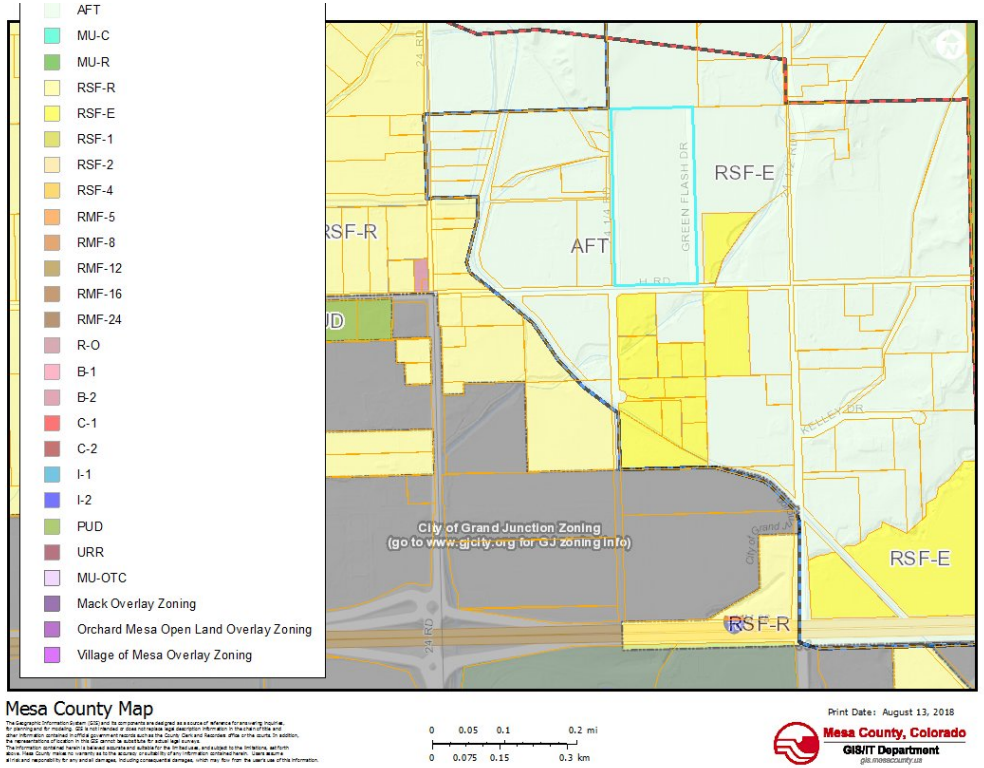
Request for Inclusion: 2428 H Road

- Applicant: GJ Maverick Investments, LLC
- Lot 1 of the Venegas Minor Subdivisions No. 2
- 17.71 acres
- Intends to request annexation into the City of Grand Junction

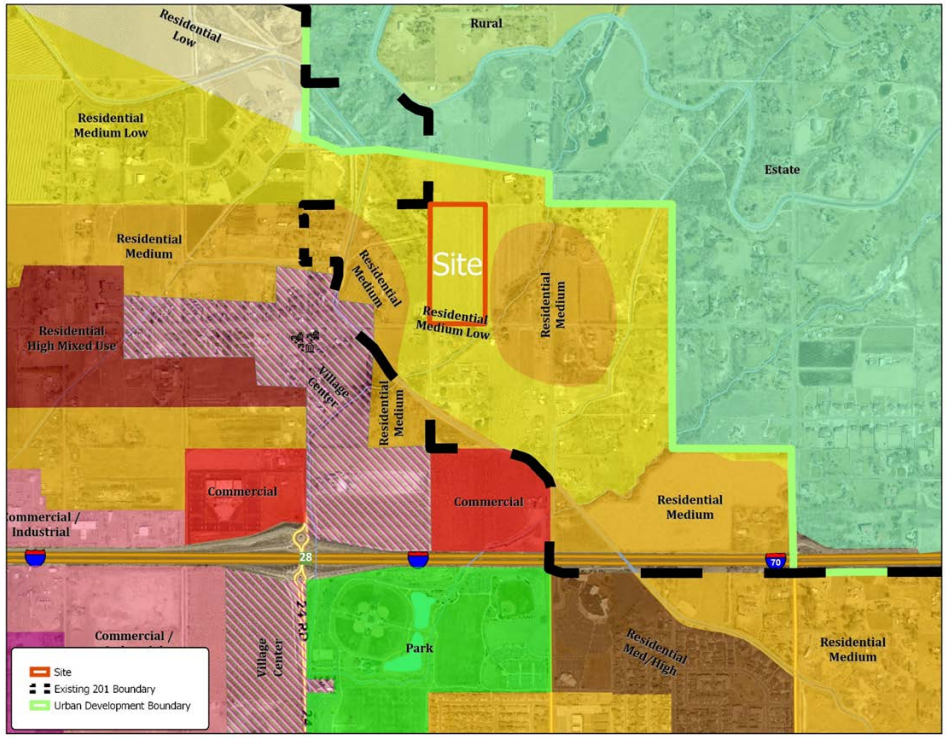


Request for Inclusion: 2428 H Road

Current zoning: AFT (agricultural, forestry, transitional)



Future Land Use: Residential Medium Low (RML), 2-4 units per acre



Procedure for 201 Boundary Modification

- Application to the Manager
- Staff evaluation of the effect of the modification
  - **Criterion 1)** plant capacity
  - **Criterion 2)** the ability of the City to serve such included area
  - **Criterion 3)** the ability for the City to control the infrastructure standards
- Public Hearing
- Joint City-County Persigo Board decides modification to the 201 Sewer Service Area Boundary

Manager Evaluation: 2428 H Road

Criterion #1: Plant Capacity

- FLU RML: up to 70 dwelling units
- Wastewater flow: up to 12,000 gallons per day
- Current plant capacity: 12,500,000 gallons per day
- Current plant flows: 8,000,000 gallons per day

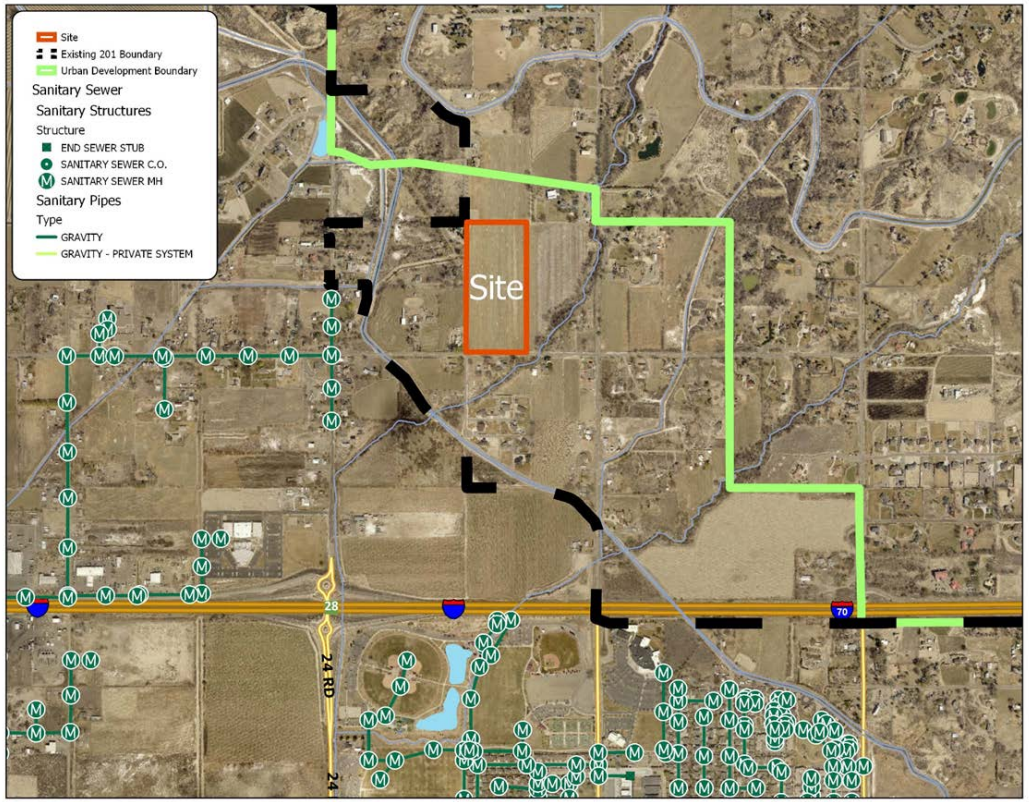
- **Manager Determination**
  - Plant has sufficient capacity

Manager Evaluation: 2428 H Road

Criterion #2: Ability to Serve Area

- Can extend sewer 1,400 feet to existing 8-inch sanitary sewer line
- Sufficient capacity in existing sewer line

- **Manager Determination**
  - City/Persigo has the ability to serve property if sewer is extended



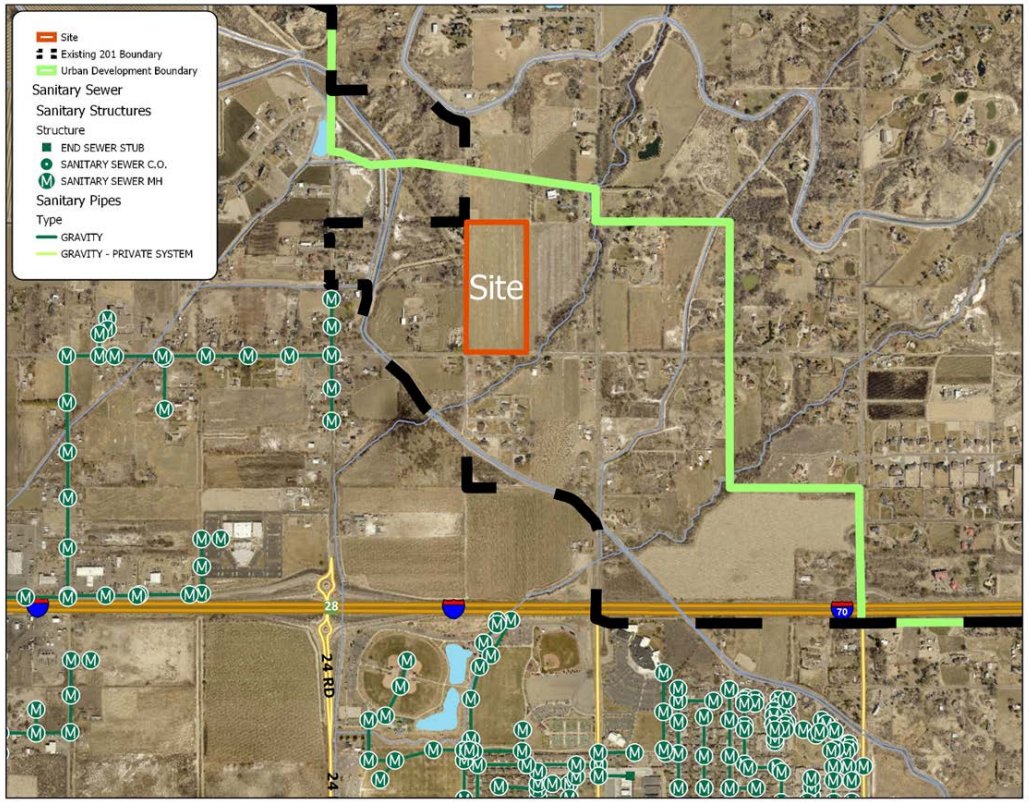
Manager Evaluation: 2428 H Road

Criterion #3: Control of Infrastructure Standards

- Development shall comply with adopted infrastructure standards for sewer service connections

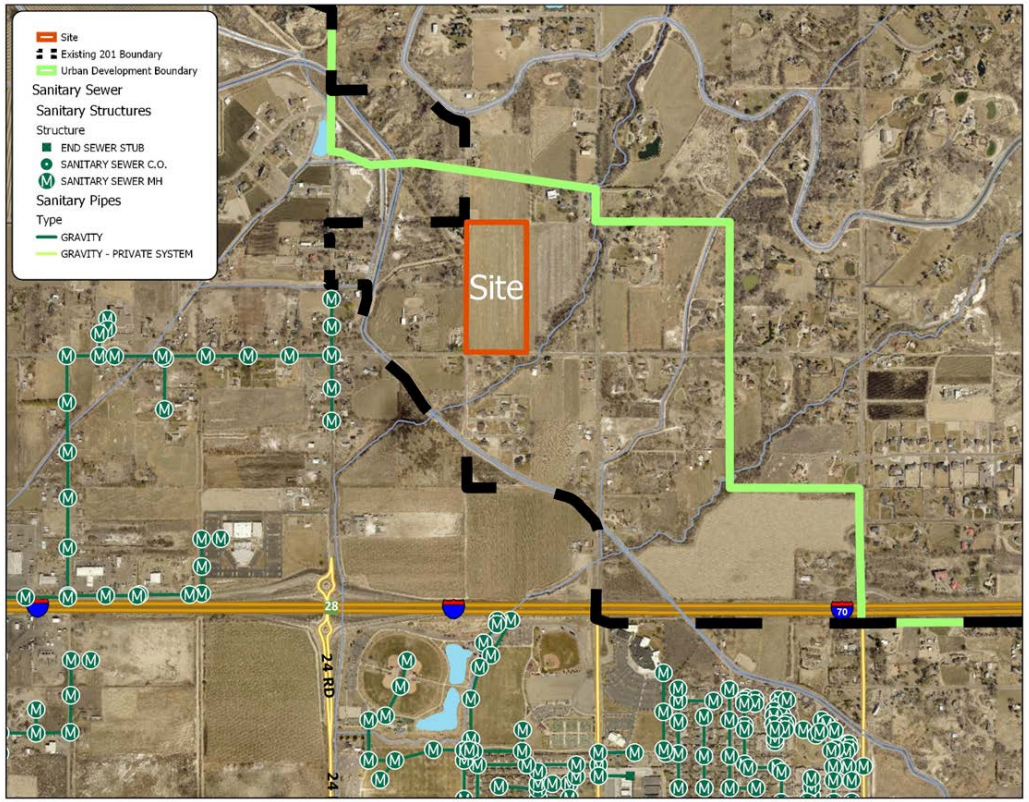
Manager Determination

- City/Persigo has ability to ensure continued compliance with applicable federal and state law



Fiscal Impact: 2428 H Road

- Developer would be required to pay the costs needed to extend sewer service
- Connections to the sewer system would be subject to the plant investment fee (PIF)

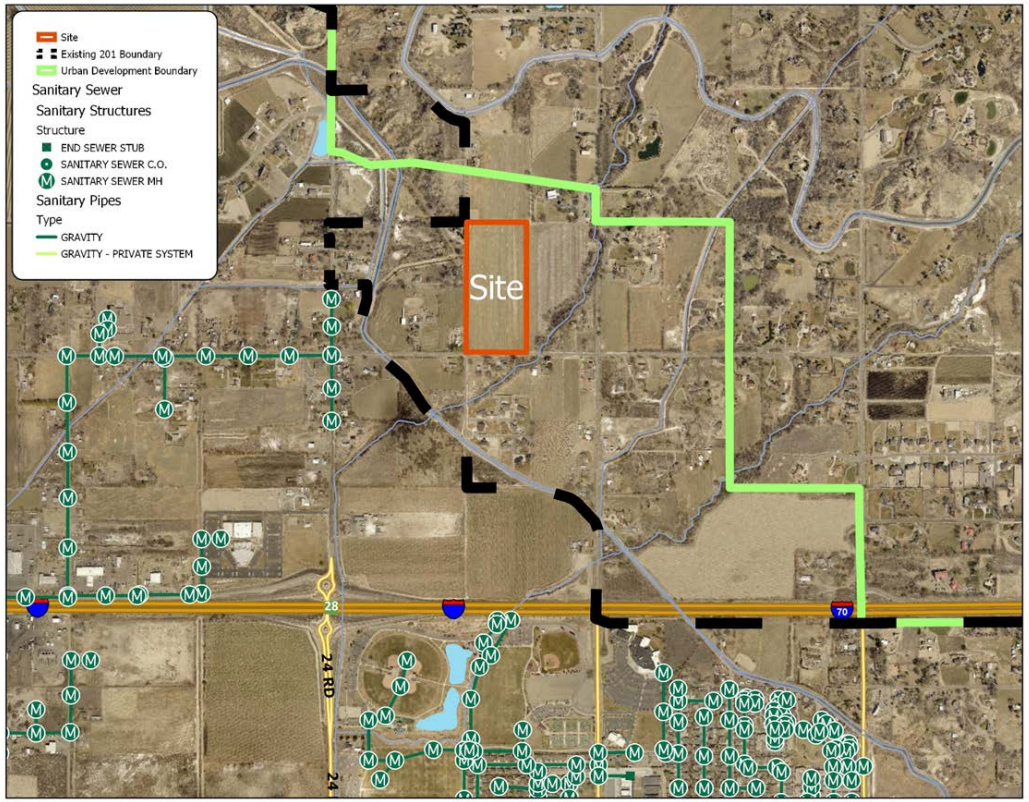


Manager Recommendation: 2428 H Road

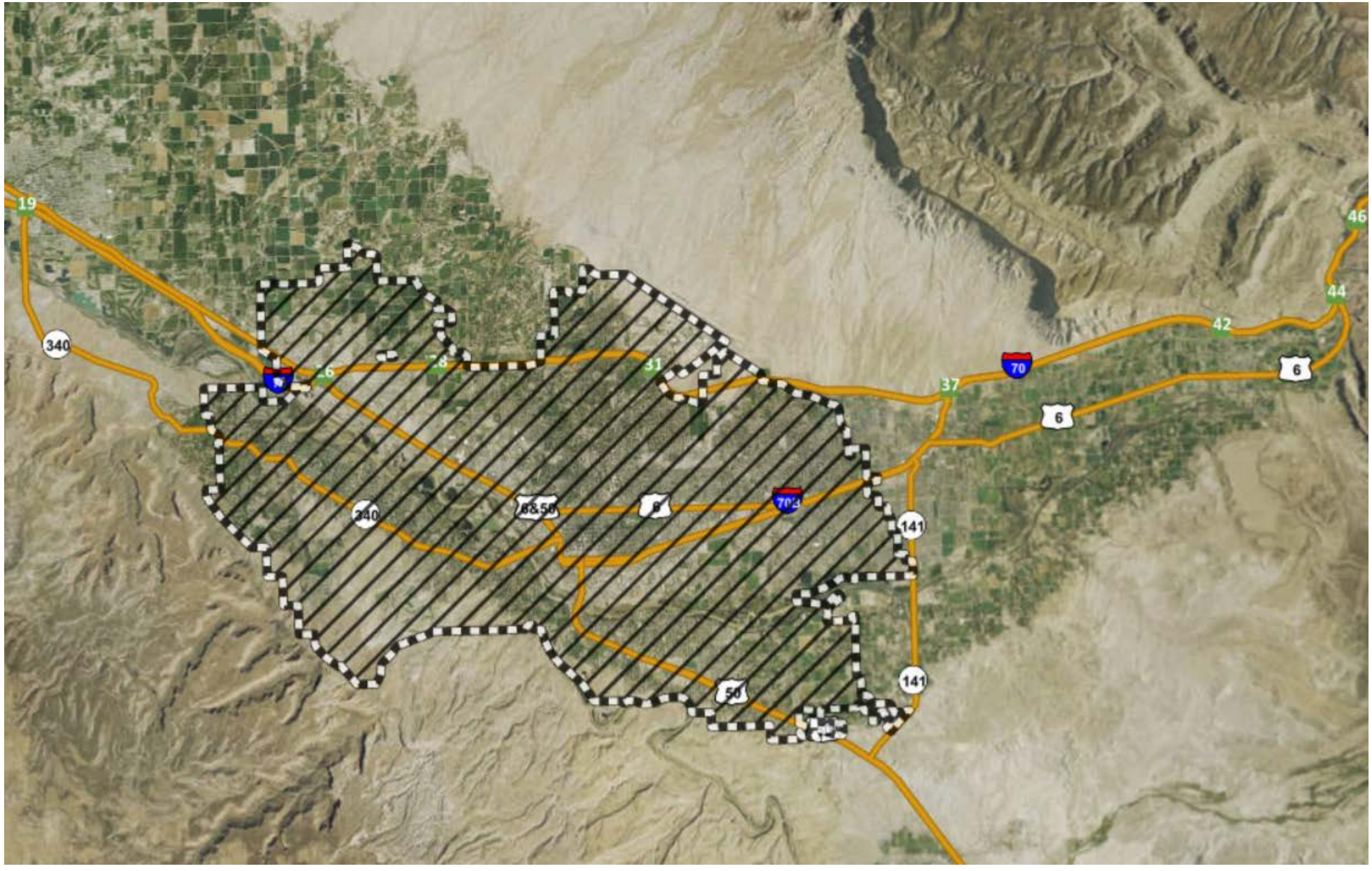
Approve inclusion of 2428 H Road into 201 Sewer Service Area, with the following findings:

- Future Land Use of Residential Medium Low will require sanitary sewer service.
- And the required criteria have been met, including

1. The Persigo system has sufficient capacity to serve this property
2. There is ability to serve this property
3. The City can maintain compliance with applicable federal and state law



201 Boundary



GRAND JUNCTION CITY COUNCIL
&
MESA COUNTY BOARD OF COUNTY COMMISSIONERS
JOINT PERSIGO MEETING MINUTES

August 23, 2018
Video is available at www.gjcity.org

DRAFT

1.0 CALL TO ORDER – PLEDGE OF ALLEGIANCE

City Council President Traylor Smith called to order at 3:36 p.m. the meeting of the Joint Persigo Board conducted with the Grand Junction City Council and the Mesa County Board of County Commissioners at the Grand Junction City Hall Auditorium, 250 North 5th Street, Grand Junction, Colorado.

Councilmember Duncan McArthur led the Pledge of Allegiance.

Those in attendance included:

Grand Junction
City Councilmembers Bennett Boeschenstein, Duncan McArthur, Phyllis Norris, Rick Taggart, Duke Wortmann, and Mayor Barbara Traylor Smith. Staff members: City Manager Greg Caton, City Attorney John Shaver, Utilities Director Randi Kim, and City Clerk Wanda Winkelmann.

Mesa County
Commissioners Rose Pugliese, Scott McInnis (arrived at 3:40 p.m.), and Chair John Justman. Staff members: County Administrator Frank Whidden, County Attorney J. Patrick Coleman, Public Works Director Pete Baier, and Clerk to the Board Lori Westermire.

2.0 MINUTES OF THE AUGUST 17, 2017 PERSIGO BOARD MEETING

Board Action and Motions

Councilmember Norris moved to approve the minutes; seconded by Councilmember Boeschenstein. Motion passed by unanimous voice vote of the Grand Junction City Council.

Commissioner Pugliese moved to approve the minutes; Commissioner Justman seconded. Motion passed by acclamation with a unanimous vote of the Mesa County Commissioners.

3.0 PUBLIC HEARING TO CONSIDER A REQUEST BY GJ MAVERICK INVESTMENTS, LLC TO INCLUDE 17.71 ACRES OF PROPERTY LOCATED AT 2428 H ROAD INTO THE PERSIGO 201 SEWER SERVICE AREA

Grand Junction Utilities Director Randi Kim presented the item and reviewed the applicant's request to have property located at 2428 H Road included in the Persigo 201 Sewer Service Area. Ms. Kim reviewed the three criteria for inclusion: 1) plant capacity, 2) ability of the City to serve included area, and 3) the ability for the City to control the infrastructure standards. Ms. Kim has determined that all three criteria are met and recommends the property be included in the 201 Sewer Service Area.

Applicant Comment

Rich Livingston represented the applicant and had nothing additional to report.

Board Discussion

Councilmember Pugliese asked if staff from both Grand Junction and Mesa County recommend inclusion. Mesa County Public Works Director Pete Baier stated he concurred with Ms. Kim's recommendation.

Board discussion ensued about the surrounding areas that were not included in the request and if the applicant would be able to recapture any monies if surrounding properties chose to annex in the future.

Public Comment

Mayor Traylor Smith opened the Public Hearing at 3:53 p.m.

There were no public comments.

The Public Hearing was closed at 3:53 p.m.

Board Action and Motions

Councilmember McArthur moved to modify the boundary of the 201 Sewer Service area to include property located at 2428 H Road; Councilmember Norris seconded. Motion passed by unanimous roll call vote of the Grand Junction City Council.

Commissioner Pugliese moved to modify the boundary of the 201 Sewer Service area to include property located at 2428 H Road; Commissioner Justman seconded. Motion passed by acclamation with a unanimous vote of the Mesa County Commissioners.

DRAFT

4.0 Next Meeting Topics

Councilmember Norris requested that a conversation be held at a future meeting to discuss aligning the 201 Sewer Service boundary with the Urban Development Boundary. She noted this is called for in the Persigo Agreement. City Council expressed support for this topic to be included on a future Persigo Board Agenda. The County Commissioners were not in consensus to add this to the next meeting.

Commissioner Pugliese requested that the Persigo Budget be added to the next meeting. There was support from the County Commissioners and the City Council to add a budget discussion to a future Persigo Board Agenda.

Commissioner McInnis discussed the amount of Mesa County's share for the operation of the Persigo Plant and stated a consultant's report indicates the percentage is too high. City Manager Caton noted that there will be a presentation at the next meeting once the audit is finalized. Conversation ensued about how the current rate was set and implemented. Support was expressed by both the City of Grand Junction and Mesa County to add this topic to the next meeting agenda.

City Manager Caton stated staff is looking for a mutually convenient time in October for the next Persigo meeting.

5.0 Other Business

There was none.

Mayor Traylor Smith adjourned the meeting at 4:22 p.m.

Sheila Reiner
Mesa County Clerk and Recorder

Wanda Winkelmann, MMC
City Clerk

DRAFT

Grand Junction Planning Commission

Regular Session

Item #4.

Meeting Date: March 26, 2019

Presented By: Kathy Portner, Community Services Manager

Department: Community Development

Submitted By: Kathy Portner

Information

SUBJECT:

Consider a request by F & P Development LLC to amend a Planned Development for Pod G of the Corner Square development to allow Group Living as a use, increase the maximum building size to 65,000 square feet and modify the phasing schedule.

RECOMMENDATION:

Staff recommends approval.

EXECUTIVE SUMMARY:

The Applicant, F & P Development LLC is requesting approval of an amendment to the existing Outline Development Plan (ODP) for the Corner Square development, located at the southwest corner of N. 1st Street and Patterson Road. The Applicant is proposing an Assisted Care and Memory Care facility on the remaining area of Pod G, which will complete the development of Corner Square. The proposed amendments are as follows:

• The addition of Group Living as an allowed use;
• Increase the maximum building size to 65,000 square feet for group living facilities; and
• Establish a new phasing schedule.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND
Ordinance No. 3981, adopted in 2006, established the Planned Development (PD)

zoning and Outline Development Plan (ODP) for the 20-acre Corner Square development, located at the southwest corner of N. 1st Street and Patterson Road. Ordinance 4662, adopted in 2015, amended the original ordinance, changing the default zone of Pod G from R-12 (Residential, 12 du/ac) to B-1 (Neighborhood Business) restricting the uses to residential, office, personal services, and commercial parking. Group Living facilities were specifically prohibited. Pods A, C, D and E have been developed as retail/office and Pod B is currently under construction for a retail/office building. In addition, Pod H contains a multifamily apartment complex. Pod G was subdivided into two lots in 2015. Lot 1 (.83 acres) has been developed into a parking lot to serve the overall development. Lot 2 (2.62 acres) is the last remaining vacant land within the Corner Square Planned Development. All of the public infrastructure, including roads and utilities, has already been completed to service all of the Corner Square development.

The approved ODP for Pod G, as amended with Ordinance 4662, was for Mixed Use with a default zone of B-1 (Neighborhood Business). The Mixed Use designation allowed for multifamily residential, professional services and off-site parking, but specifically disallowed certain uses, including group homes. The Applicant is requesting to add Group Living facilities as an allowed use, which would allow for the proposed Assisted Care and Memory Care facilities.

The Applicant is also requesting to increase the maximum building size to 65,000 square feet, specific to the Group Living Use. The existing ODP has a maximum building size of 30,000 square feet for mixed use buildings, which could include residential, and 25,000 square feet for office uses. The proposed Assisted Care facility would be approximately 60,000 to 65,000 square feet and the proposed Memory Care facility would be between 15,000 and 20,000 square feet. Because of the need for centralized services and security, the proposed uses cannot function well when limited to 30,000 square feet per building.

The approved development schedule included a completion date of December, 2018. Although the property was fully developed within that timeframe with all required infrastructure, Lot 2 of Pod G is the only lot that is undeveloped. The applicant is requesting a new development schedule with a completion date of December, 2022. However, the intent is to begin construction in 2019 with completion in 2020.

NOTIFICATION REQUIREMENTS

As required by § 21.02.080 (e) of the Zoning and Development Code, a Neighborhood Meeting was held on February 5, 2019. Seven people attended the meeting along with City Staff. Generally, those in attendance were supportive of the proposal, but concerned with the continuation of construction noise.

Notice was provided in accordance with §21.02.080 (g) of the Zoning and Development

Code. On March 15, 2019 notice of the application was mailed to property owners within 500 feet of the subject property. An application sign was posted on the property on or before March 15, 2019 and notice of the public hearing was published March 19, 2019 in the Daily Sentinel.

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

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

The request to amend the Corner Square Planned Development Outline Development Plan is consistent with the following Goals and Policies of the Comprehensive Plan.

Goal 3: The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community.

Policy A. To create large and small “centers” throughout the community that provide services and commercial areas.

Policy B. Create opportunities to reduce the amount of trips generated for shopping and commuting and decrease vehicle miles traveled thus increasing air quality.

Goal 5: To provide a broader mix of housing types in the community to meet the needs of a variety of incomes, family types and life stages.

Policy B. Encourage mixed-use development and identification of locations for increased density.

The Corner Square project is a mixed use development that provides housing, services and retail uses; thereby providing the opportunity to reduce trips and housing for a variety of life stages. Therefore, staff finds this criterion has been met.

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

(1) Subsequent events have invalidated the original premises and findings; and/or
The Zoning and Development Code applied in 2006 when the PD was established and again in 2015 when the PD ordinance was amended, required a Conditional Use Permit for large and unlimited Group Living facilities in the B-1 zone district, which is the default zone for Pod G. The purpose of the B-1: Neighborhood Business zone

district is as follows: To provide small areas for office and professional services combined with limited retail uses, designed in scale with surrounding residential uses; a balance of residential and nonresidential uses. The current Zoning and Development Code (revised in2017) allows all sizes of Group Living facilities as a use by right in the default B-1 zone district. Further, the functions of an Assisted Living facility necessitate centralized services, making it inefficient to have multiple buildings rather than one structure. These subsequent event of recognizing the group living is a consistent use with the intent of the B-1 zone district works to invalidated the original premises and, therefore, Staff finds that this criterion has been met.
(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or
Since the original PD ordinance was established for Corner Square, the 2010 Comprehensive Plan designated a large area west of 1st Street, on either side of Patterson Road as a Neighborhood Center. Neighborhood Centers provide for limited employment, residential, open space and limited retail focused on uses that provide convenience items to the immediate neighborhood. Residential uses are encouraged to integrate with commercial uses. The allowance for group living facilities in the Corner Square development provides for additional integration of residential and commercial uses. Therefore, this criterion has been met.

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

All major utilities are available to the property and are adequate to serve group living facilities as proposed. Staff finds that this criterion has been met.

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

There are a number of zone district that would allow for large and unlimited group living facilities, including R-12, R-16, R-24, R-O, B-1, B-2, C-1, M-U and BP; therefore, staff finds that there is an adequate supply of suitably designated land for the proposed use and does not find that this criterion has been met.

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

The Corner Square Planned Development provides a mixed use neighborhood that meets the intent of the Comprehensive Plan. The proposed amendment to allow for the development of an assisted care facility provides a public benefit by completing infill development in an area already served by infrastructure and providing additional housing types for varying life stages. Therefore, Staff finds that this criterion has been met.

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

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

No changes to setbacks established with Ordinance 3981 are proposed. Setbacks in Pod G will remain as follows: 15/20 front, 5/3 side and 15/3 rear.

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

No changes are proposed to open space requirements. Open Space requirements will be determined by the type of use proposed.

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

No changes are proposed to standards established with Ordinance 3981. Fencing and screening will be as per Code.

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

No changes are proposed to standards established with Ordinance 3981. Landscaping will be as per Code.

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

No changes are proposed to standards established with Ordinance 3981. Parking requirements will be as per Code.

(6) Street Development Standards. Streets, alleys and easements shall be designed and constructed in accordance with TEDS (GJMC Title 29) and applicable portions of GJMC 21.06.060.
All streets located in Corner Square have already been constructed in accordance with City standards.
d) The applicable corridor guidelines and other overlay districts.

There are no applicable corridor guidelines or other overlay districts for this property.

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

All major utilities are available to the property and are adequate to serve group living facilities as proposed. Staff finds that this criterion has been met.

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

Adequate circulation and access is provided to all development pods. Staff finds that this criterion has been met.

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

Screening and buffering will be provided as per Code. Staff finds that this criterion has been met.

h) An appropriate range of density for the entire property or for each development pod/area to be developed;

No change is proposed for the density of Pod G, which is 8 to 12 dwelling units per acre. Density of group living facilities are calculated as four beds equal one dwelling unit.

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

The only change proposed to the standards for Pod G is to increase the maximum building size from 30,000 square feet to 65,000 square feet to accommodate the unique needs of an assisted living facility.

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

The approved development schedule included a completion date of December, 2018. Although the property was fully developed within that timeframe with all required infrastructure, Lot 2 of Pod G is the only lot that is undeveloped. The applicant is requesting a new development schedule with a completion date of December, 2022. However, the intent is to begin construction in 2019 with completion in 2020.

STAFF RECOMMENDATION AND FINDINGS OF FACT

After reviewing the request for approval of a Planned Development amendment for Pod G of the Corner Square development to allow Group Living as a use, increase the maximum building size to 65,000 square feet for group living facilities and modify the phasing schedule, (PLD-2019-84), the following findings of fact have been made:

1. The Outline Development Plan conforms with the requirements of Section 21.02.150 (b) (2) of the Grand Junction Zoning and Development Code, including meeting more than one of the rezoning criteria provided in Section 21.02.140.

Therefore, Staff recommends approval.

SUGGESTED MOTION:

The Planning Commission may approve, approve with conditions, deny or continue this request.

Madam Chairman, on the request to approve the request for a Planned Development ODP amendment as presented in file PLD-2019-84, I move that the Planning Commission forward a recommendation of approval with the findings of fact as listed in the staff report.

Attachments

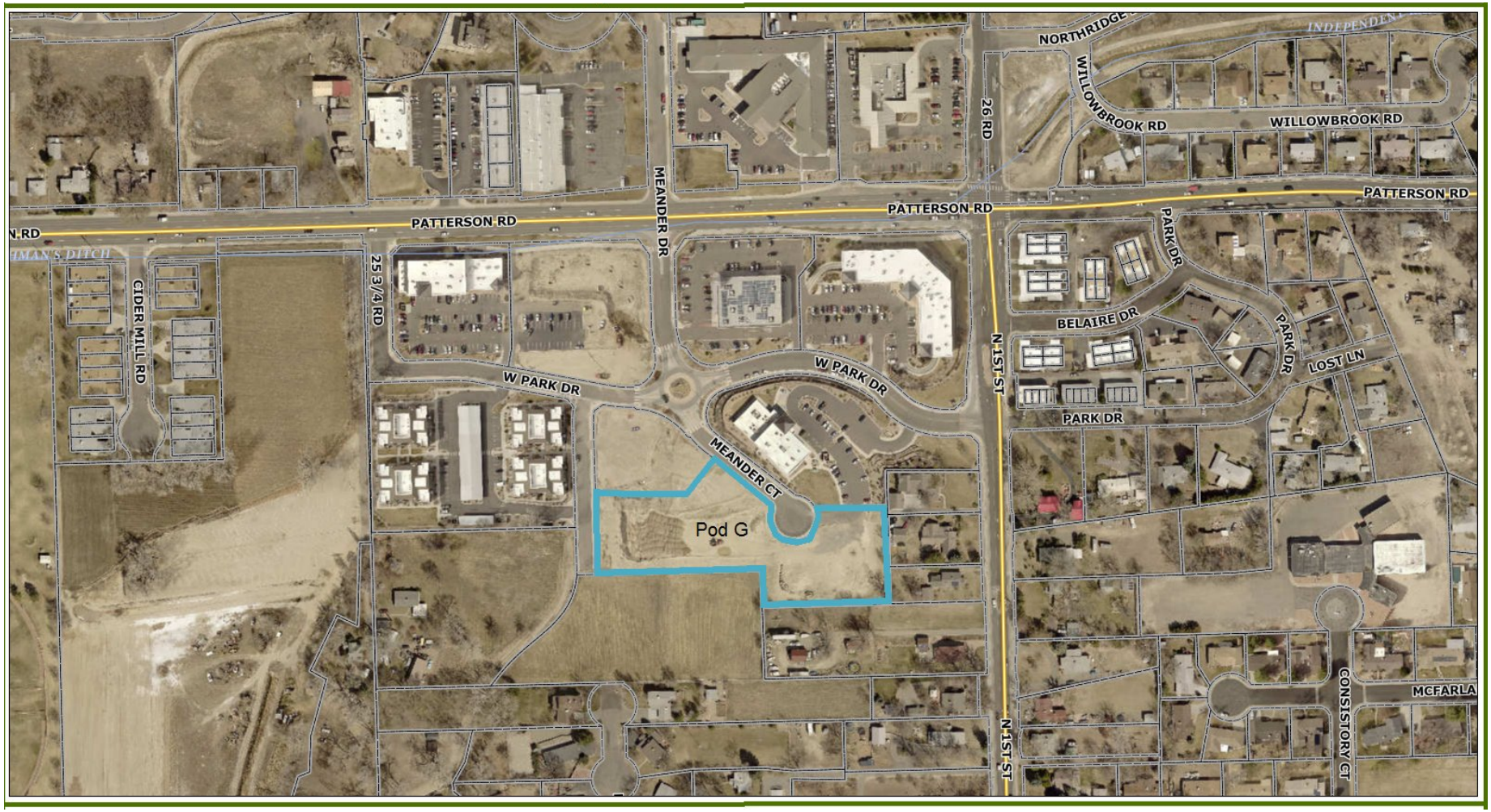
1. Exhibit List Corner Square PD amendment
2. Site maps
3. Proposed Ordinance to Amend the PD District

EXHIBIT LIST

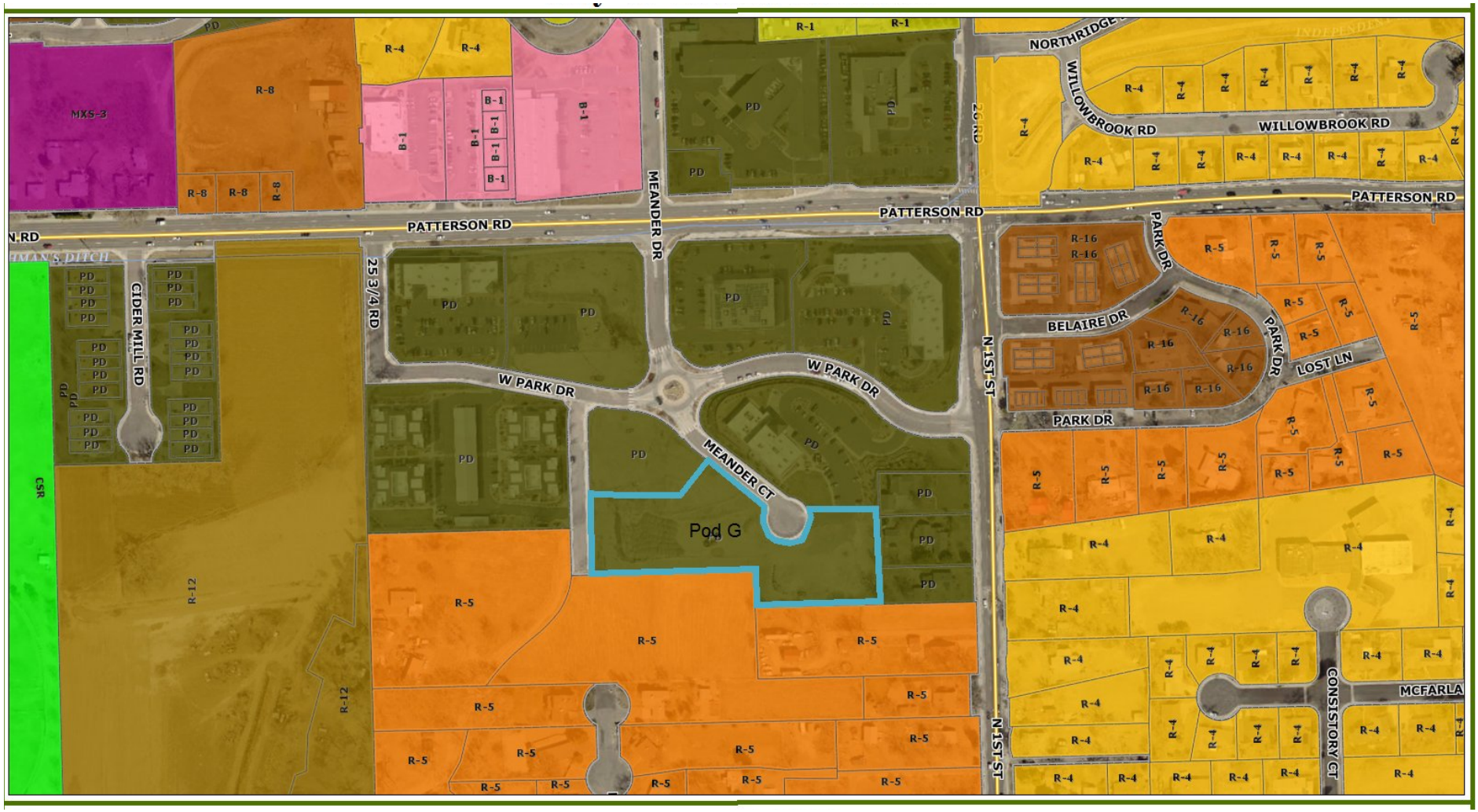
Corner Square Planned Development Amendment
FILE NO. PLD-2019-84

Exhibit Item #	Description
1	Staff Report dated March 26, 2019
2	Site Maps
3	Proposed Ordinance
4	Staff Presentation dated March 26, 2019

Site Map of Corner Square



Zoning Map


PATTERSON RD
MEANDER DR
MEANDER CT
W PARK DR
CIDER MILL RD
25 3/4 RD
N 1ST ST
NORTHRIDGE
WILLOWBROOK RD
PARK DR
BELAIRE DR
LOST LN
CONSISTORY CT
MCFARLA
Pod G
MXS-3
R-8
R-4
R-1
B-1
PD
R-16
R-5
R-12
CSR

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE No. 3981 PLANNED DEVELOPMENT FOR CORNER SQUARE

LOCATED AT 2525 MEANDER COURT

Recitals:

The Applicant, F & P Development LLC is requesting approval of an amendment to the existing Outline Development Plan (ODP) for the Corner Square development, located at the southwest corner of N. 1st Street and Patterson Road. The Applicant is proposing an Assisted Care and Memory Care facility on the remaining area of Pod G, which will complete the development of Corner Square. The proposed amendments are as follows:

- The addition of Group Living as an allowed use;
- Increase the maximum building size to 65,000 square feet for group living facilities; and
- Establish a new phasing schedule.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Planning Commission reviewed the request for the proposed amendment to Corner Square Planned Development and determined that it satisfies the applicable criteria of the Zoning and Development Code, is consistent with the purposes, intent, goals and policies of the Comprehensive Plan, and is generally compatible with land uses located in the surrounding area, and recommended approval.

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

The Corner Square Planned Development (Ordinance No. 3981) is amended as follows:

1. Group Living is added as an allowed use for Pod G
2. Maximum building size for Group Living Facilities shall be 65,000 square feet
3. The development schedule shall be extended to December 31, 2022

Introduced on first reading this 20th day of March 2019 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2019 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor

Grand Junction Planning Commission

Regular Session

Item #5.

Meeting Date: March 26, 2019

Presented By: Kathy Portner, Community Services Manager

Department: Community Development

Submitted By: Kathy Portner

Information

SUBJECT:

Consider a request by City of Grand Junction to approve a Rezone to Planned Development and an Outline Development Plan (ODP) for The Riverfront at Dos Rios, located on the northeast bank of the Colorado River between Highway 50 and Hale Avenue.

RECOMMENDATION:

Staff recommends approval.

EXECUTIVE SUMMARY:

The requested Planned Development (PD) zoning and Outline Development Plan will establish the uses, standards and general configuration of the proposed Riverfront at Dos Rios mixed use development on approximately 58.8 acres, located on the northeast bank of the Colorado River between Highway 50 and Hale Avenue.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The City acquired the approximately 60-acre property formerly owned by the Jarvis family in 1990. The property is located on the north bank of the Colorado River between the Highway 50/railroad bridge and the Riverside neighborhood. Since that time, the property has been cleared, the Riverfront Trail extended, and a backwater pond for endangered fish was created between the trail and River. The developable acreage was purchased with the intent of future redevelopment.

A conceptual plan for the property was developed with input from a local stakeholder

group. The plan creates a riverfront commercial/mixed use center with two points of access to Riverside Parkway and two points of access onto Hale Avenue. Development pods are identified for specific types of uses, including approximately 17 acres for parks and open space, 9.81 acres for Light Industrial/Commercial, 4.1 acres of mixed use/outdoor recreation and 10.5 acres of mixed use, with the remainder for parking and public streets. These properties, excluding the open space, would be offered for sale and the City would have available an additional .9 acres of leasable space along the riverfront.

The property is currently zoned BP (Business Park) and has a Future Land Use designation of Business Park Mixed Use. The City is proposing to rezone the property to PD (Planned Development), with a default zone of BP, to better define the type and mix of uses for the various development pods. The Outline Development Plan establishes specific performance standards that the development will be required to meet and conform with, as authorized by Section 21.02.150 (b) of the Zoning and Development Code.

The Riverside neighborhood to the north of the property is zoned R-8 (Residential, 8 du/ac) and has a Future Land Use (FLU) designation of Residential Medium (4-8 du/ac). Properties to the east, across Riverside Parkway, are zoned I-O (Industrial Office) and have a FLU designation of Business Park Mixed Use. Properties to the east, between the railroad bridge and Highway 50, are zoned C-2 (General Commercial) with a FLU designation of Commercial. The Colorado River is to the south and west of the property.

Section 21.02.150 of the Zoning and Development Code ("The Code") sets the purpose of a Planned Development (PD) to apply to mixed use or unique single use projects to provide design flexibility. The Code provides Planned Development zoning should be used when long-term community benefits will be derived and the vision, goals and policies of the Comprehensive Plan can be achieved.

Much of the property is located within the regulated 100-year floodplain of the Colorado River and a small area directly adjacent to the river bank is within the Floodway. The City will retain ownership of the area within the Floodway to be used as open space and recreational area. Property within the 100-year floodplain will be developed in accordance with the Flood Hazard regulations found in section 21.07.010 of the Zoning and Development Code. Stormwater management will be provided as a part of the overall development of the project.

Long-Term Community Benefit

The intent and purpose of the PD zone is to provide flexibility not available through strict application and interpretation of the standards established in Section 21.03.040 of the Zoning and Development Code. The Zoning and Development Code also states

that PD (Planned Development) zoning should be used only when long-term community benefits, which may be achieved through high quality planned development, will be derived. Long-term benefits include, but are not limited to:

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

In review of the project, City Staff found that the following long-term community benefits are being met with this proposed development application:

#1 More effective infrastructure. The project is providing more effective infrastructure by the design of an efficient roadway network providing access to all development pods, providing an overall stormwater management system, shared on-street and off-street parking, and shared open space and recreational facilities. In addition, a higher density project with more non-residential intensity utilizes more effectively (including cost), the related public infrastructure.

#2 Reduced traffic demands. The project is a mixed-use development that will provide the opportunity for living, working and playing in one area, thereby potentially reducing traffic demands. In addition, the proximity to the Riverfront Trail allows for easy pedestrian and bicycle access to and from the site.

#3 A greater quality and quantity of public and/or private open space. Approximately 28% of the site is set aside as open space, that includes the backwater pond, the Riverfront Trail and full access to the banks of the Colorado River. The 17 acres of open space provided with the plan far exceeds the Code requirement for 10% of the land area (Section 21.06.020(b).

#4 Other recreational amenities. As a part of this project, access to the Colorado River will be improved and will include restoration of the riparian area. In addition, as a part of a project to improve the adjacent Riverside Park and the trail connection through this property, the City will be developing a bicycle playground in the open space area.

#7 Protection and/or preservation of natural resources, habitat areas and natural features; and/or Public Art. The project will include the restoration of the riparian area along the River and the backwater pond.

Establishment of Uses:
The proposed ODP establishes four general categories of land use types including Light Industrial/Commercial (LI/C), Mixed Use (MU), Mixed Use/Outdoor Recreation (MU/OR) and Parks and Recreation (PR). The land use table identifies the specific uses allowed in each of the categories (see attached).

Density/Intensity:
The ODP proposes residential density of 12 units per acre as a minimum and does not provide a maximum density

Access:
Access to the Riverfront at Dos Rios will be provided at two locations from Riverside Parkway, one from the existing Hale Avenue intersection and one from the proposed Dos Rios Drive, located approximately 1,000 feet south of Hale Avenue. In addition, two access points are proposed from Hale Avenue, one aligning with Lawrence Avenue and one aligning with Rockaway Avenue.

Open Space and Pedestrian Amenities:
The ODP includes approximately 15.8 acres of open space and recreation area, which includes the existing backwater pond for endangered fish. The open space area also includes the existing riverfront trail that extends the length of the property. Access to the riverfront trail will be maintained and enhanced with the proposed plan.

Phasing:
The infrastructure for the Riverfront at Dos Rios Planned Development shall be constructed over a period of time extending no more than the maximum of 10 years as provided in GJMC Section 21.02.080(n). Individual lots will also be platted within this period of time.

Default Zone and Deviations:
The proposed default zone is BP (Business Park). Proposed deviations to the dimensional standards include:
• Adding retail to the list of primary uses
• decreasing the minimum lot area from 1 acre to .5 in LI/C and no minimum elsewhere
• decreasing minimum lot width from 100 feet to 25 feet
• modifying front yard setbacks as follows: principal structure from 15 feet to 0-10 feet (refer to architectural standards); accessory structure from 25 feet to 10 feet;
• modifying side yard setbacks as follows: accessory structure from 15 feet to 3 feet;
• modifying rear yard setbacks as follows: principal structure from 10 feet to 0 feet; accessory structure from 25 feet to 5 feet;
• modifying maximum height in Mixed Use Area 4 to 40 feet;
• modifying minimum density from 8 units/acre to 12 units/acre;
• modifying maximum density from 24 units/acre to no maximum.

Deviations:
Section 21.05.040 (g) of the Zoning and Development Code allows for the Planning Commission to recommend the City Council deviate from the default district standards subject to the provision of any of the community amenities as identified below. In order for the Planning Commission to recommend and the City Council to approve the deviation, the listed amenities to be provided shall be in excess of what would otherwise be required by the code. These amenities include:

1. Transportation amenities including, but not limited to, trails other than required by multimodal plan, bike or pedestrian amenities or transit oriented improvements, including school and transit bus shelter;

2. Open space, agricultural land reservation or land dedication of 20% or greater;

3. Community facilities for provision of public services beyond those required for development within the PD;

4. The provision of affordable housing for moderate, low and very low income household pursuant to HUD definitions for no less than 20 years; and

5. Other amenities, in excess of minimum standards required by this Code, that the Council specifically finds provide sufficient community benefit to offset the proposed deviation.

Approximately 17 acres or 28% of the site is set aside as open space, that includes the backwater pond, the Riverfront Trail and full access to the banks of the Colorado River, thereby satisfying provision #2 above by dedicating over 20% of the property as open space.

Signage:
The proposed signage standards shall be as follows:
1. Flush wall signs, projecting signs and monument signs shall be the only sign types allowed within the Riverfront at Dos Rios except roof-mounted signs may be allowed within the Mixed Use/Outdoor Recreation areas.

2. Monument signs shall be located no closer than 2 feet from the front property line.

3. Total sign area shall not exceed 25 square feet per street frontage in the Mixed Use Areas 1, 2 and 3 all Parks and Recreation areas. The maximum size for any sign in these areas is 25 square feet. An additional sign of up to 25 square feet in size may be placed on the Riverfront Trail side of properties within Mixed Use Area 4.

4. Total sign area shall not exceed 100 square feet per street frontage in the Mixed Use Outdoor Recreation and Light Industrial/Commercial areas. The maximum size for any sign in these areas is 50 square feet.

5. In all land use areas, the sign allowance for one street frontage may be transferred to a side of a building that has no street frontage but cannot be transferred to another street frontage.

6. In all land use areas, monument signs shall not exceed 8 feet in height.

7. Sign lighting, if desired, must only illuminate the sign face and shall not produce glare. Individual letters used in the sign may be internally illuminated, but full backlit, cabinet signs are not allowed. In the Mixed Use area, signs are encouraged to only be lighted during business hours.

8. Off-premise advertising signs, digital signs, digital display signs, and electronic signs of any type are not permitted within Riverfront at Dos Rios.

9. All proposed signage should be depicted on the site plan and approved concurrent with the site plan.

Architectural Standards:
Architectural standards are proposed, as included in the proposed ordinance, requiring that all structures be designed and constructed in a manner that provides an aesthetically pleasing appearance and be harmonious with the overall Riverfront at Dos Rios development.

NOTIFICATION REQUIREMENTS
As required by Section 21.02.080(e) of the Zoning and Development Code, a Neighborhood Meeting was held on November 15, 2018 for the proposed Outline Development Plan/Planned Development. Twenty-eight people attended the meeting along with City Staff. There were no objections noted to the Dos Rios development plans.

Notice was completed consistent to the provisions in Section 21.02.080 (g) of the City's Zoning and Development Code. Mailed notice of the application submittal in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property and the subject property was posted with an application sign on March 15, 2019. The notice of this public hearing was published March 19, 2019 in the Grand Junction Daily Sentinel.

ANALYSIS
Pursuant to Section 21.02.150 (b) of the Grand Junction Zoning and Development

Code, requests for an Outline Development Plan (ODP) shall demonstrate conformance with all of the following:

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

The property has a Future Land Use designation of Business Park Mixed Use (BPMU) and Park along the banks of the Colorado River. The BPMU designation allows for business, light industrial, employment-oriented areas with the allowance of multi-family development. The proposed development is consistent with the land use designation in the types of uses proposed. And, the area designated as Park will be preserved as open space. Therefore, the proposed ODP in consistent with the Future Land Use Map of the Comprehensive Plan.

The Grand Valley Circulation Plan identifies Riverside Parkway as a Principal Arterial. The limited access proposed is consistent with standards for access to an arterial. The Riverfront Trail, as identified on the Active Transportation Corridors map, will remain through the property.

Further, the Outline Development Plan request is consistent with the following goals and/or policies of the Comprehensive Plan by providing a mixed use development conveniently located to services and the preservation of 27% of the site as open space.

Goal 3: The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community.

Policy B: Create opportunities to reduce the amount of trips generated for shopping and commuting and decrease vehicle miles traveled thus increasing air quality.

Goal 5: To provide a broader mix of housing types in the community to meet the needs of a variety of incomes, family types and life stages.

Policy B: Encourage mixed-use development and identification of locations for increased density.

Policy C: Increasing the capacity of housing developers to meet housing demand.

Goal 9: Develop a well-balanced transportation system that supports automobile, local transit, pedestrian, bicycle, air and freight movement while protecting air, water and natural resources.

Policy D: A trails master plan will identify trail corridors linking neighborhoods with the Colorado River, Downtown, Village Centers and Neighborhood Centers and other

desired public attractions.

Goal 10: Develop a system of regional, neighborhood and community parks protecting open space corridors for recreation, transportation and environmental purposes.

Policy B: Preserve areas of scenic and/or natural beauty and, where possible, include these areas in a permanent open space system.

As proposed, the application is in conformance with the Grand Junction Comprehensive Plan and Circulation Plan.

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

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

Since the property was zoned BP in 2010, the City has proceeded with developing a conceptual plan for a mixed use center with development pods identified for specific types of uses, including parks and open space, light industrial/commercial, mixed use/outdoor recreation and mixed use. The City is proposing to rezone the property to PD (Planned Development) to better define the type and mix of uses for the various development pods and establish specific performance standards.

The development of a mixed use conceptual plan and need for specific performance standards to establish a cohesive look and feel for the area is a subsequent event that has invalidated the original premises of the BP zoning. Therefore, Staff finds this criterion has been met.

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

The proposed Riverfront at Dos Rios is a proposed extension of the Riverfront at Las Colonias development to the east of Highway 50. The community investment in Las Colonias Park has resulted in the completion of the park facilities surrounding the Botanic Gardens and the amphitheater. Work is continuing on the completion of the Las Colonias Business Park that will help transform that area into a vibrant center of activity. Staff finds that the character and/or condition of the riverfront area as changed such that this criterion has been met.

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

Existing public and community facilities and services are available to the property and

are sufficient to serve the proposed mixed use development. City Water is available to the property and will be extended into the site, as is sanitary sewer. The property can also be served by Xcel Energy electric and natural gas. The property is in close proximity to the Downtown area, which provides a number of commercial services.

The public and community facilities are adequate to serve the type and scope of the mixed use development, therefore, staff finds this criterion has been met.

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

The Riverfront at Dos Rios is an infill development project. The City is requesting to develop the property as a Planned Development (PD) to better define the types of uses allowed and to establish specific performance standards. Because PD is a zone category based on specific design and is applied on a case-by-case basis, staff finds this criterion is not applicable to this request, and, therefore has not been met.

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

The community will benefit from this infill development by providing an opportunity for riverfront development and redevelopment of a vacant property that provides significant public amenities. Proposed density and intensity is consistent with the Business Park Mixed Use land use category.

As discussed in the section titled Long-Term Community Benefit, the area will also derive benefits from the zoning of PD (Planned Development) by providing more effective and efficient infrastructure, reducing traffic demands by providing the opportunity for live, work and play in one area and access to the Riverfront Trail system, providing 15.8 acres of open space that preserves and protects the banks of the Colorado River, and developing a bicycle playground as a recreational amenity.

Staff, therefore finds this criterion has been met.

c) The planned development requirements of Section 21.05 of the Zoning and Development Code;

As per Section 21.05.040(f), Development Standards, exceptions may be allowed for setbacks in accordance with this section.

(1) Setback Standards. (i) Principal structure setbacks shall not be less than the minimum setbacks for the default zone unless the applicant can demonstrate that buildings can be safely designed and that the design is compatible with the lesser

setbacks, (ii) reduced setbacks are offset by increased screening or primary recreation facilities in private or common open space, (iii) reduction of setbacks is required for protection of steep hillsides, wetlands or other environmentally sensitive natural areas. For maximum flexibility in the design of this site, the Applicant is requesting a reduction in the front yard setback from 15' to 0'-10' for principal structures and from 25' to 10' for accessory structures; a reduction in the rear yard setback from 10' to 0' for principal structures and from 25' to 5' for accessory structures; and a reduction in the side yard setback from 15' to 3' for accessory structures. The proposed reduced setbacks are similar to those allowed in the B-2 Downtown Business zone district, which is the type of development that is proposed. All of the proposed development is internal to the property and is not directly adjacent to any other private development.

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

Approximately 17 acres of open space will be provided, which is 28% of the area, far exceeding the Code requirement for residential projects to provide 10% of the land area in open space.

(3) Fencing/Screening. Fencing shall comply with GJMC 21.04.040(i).
Fencing and/or screening will comply with Section 21.04.040(i) of the Code and the following standards:

• All fencing shall be made of either wood, vinyl, wrought iron or masonry wall materials. No chain link or wire fencing of any kind is allowed with the following exceptions: a) All development within the Light Industrial/Commercial areas; and b) a wire grid other than chain link may be set within a wooden or masonry frame in all areas.

• Fencing on an individual site for purposes of enclosing a site is strongly discouraged however, it may be allowed for specific reasons such as public safety, protection of equipment and materials or for liquor license compliance. Fencing may be used to enclose an outdoor space (e.g. dining/patio) and shall be no taller than 42 inches (3.5 feet). If feasible, provide an opening in these enclosures if adjacent to the Riverfront Trail.

• The maximum height of any fence in the Light Industrial/Commercial areas of the Riverfront at Dos Rios is 8 feet. Maximum height of all other fencing in the development is 6 feet unless an outdoor space enclosure as above.

• Fences shall be kept in good repair and condition at all times. Maintenance of fencing shall be the responsibility of the property owner on the site upon which the fencing is located.

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

The intent of landscaping within the Riverfront at Dos Rios is to create overall visual continuity throughout that is sensitive to, and blends with, the visual character of adjacent areas. Landscaping will enhance the aesthetics of the overall site, particularly as it is viewed from the perimeter public streets (Hale Avenue and Riverside Parkway) and from the Riverfront Trail.

Street Frontage Landscaping. Within all land use areas, the owner shall provide and maintain a minimum 10-foot wide street frontage landscape area adjacent to the public right-of-way except no street frontage landscaping is required when the setback for a building is 10 feet or less.

Parking Lot Landscaping. Perimeter and interior landscaping of parking lots is required per GJMC Section 21.06.040(c).

All other areas on any site not used for building, storage, parking, walks, access roads, loading areas and other outdoor hardscape areas, including adjacent undeveloped right-of-way shall be suitably graded and drained, and planted and maintained with mulch, groundcover, flowers, trees and/or shrubs.

Landscaping/Screening Buffer. No landscaping/screening buffer is required between adjacent uses with the exception of screening service entrances, loading areas and dumpster areas which shall be screened from adjacent residential uses.

Plant Material and Design. Xeric landscaping design is highly recommended. Vegetation must be suitable for the climate and soils of the Grand Valley. The Director may allow the use of any plant if sufficient information is provided to show suitability. Noxious weeds are not allowed. Size of plants at planting shall meet requirements of GJMC Section 21.06.040(b)(5).

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

Streets within Riverfront at Dos Rios shall be constructed and access controlled so as to allow and encourage on-street parking on both sides of the street. There will also be a common public parking lot located near the center of the development. Combined, there will be approximately 350 common parking spaces available for residents, employees, and customers of all properties within the development to utilize. In addition, it is anticipated that a number of uses within the development will be able to share parking due to overlapping hours of operation and demand.

• Off-street parking for uses developed with the Riverfront at Dos Rios shall be minimized as much as feasible.

• Mixed Use Areas 3 and 4: No Parking Requirement

• All other Uses: Provide 1 off-street parking space per residential unit and provide 25 percent of off-street parking for all other uses as required by GJMC Section 21.06.050(c). An alternate parking plan under 21.06.050(e)(e) may be provided.

• Off-street parking for multifamily or mixed use development shall not be located in the front yard setback. Parking shall be in the rear or side yards or that area which is less visible from public street rights-of-way or the Riverfront Trail.

• Develop pedestrian links between the on-street sidewalk and building entrances and between parking areas and rear or side entrances or public access points.

Section 21.06.050(e) of the Zoning and Development Code allows for consideration of an alternative parking plan. Based on the mix of uses contemplated with the Riverfront at Dos Rios development and the public parking provided on-street and in public parking lots, the Director finds that the parking standards as proposed in the ODP meet the requirements of an alternative parking plan.

(6) Street Development Standards. Streets, alleys and easements shall be designed and constructed in accordance with TEDS (GJMC Title 29) and applicable portions of GJMC 21.06.060.
Streets, alleys and easements will meet Code requirements.
d) The applicable corridor guidelines and other overlay districts (Section 21.02.150(b)(2)(iv).

There are no corridor guidelines or overlay district that are applicable for this development.

e) Adequate public services and facilities shall be provided concurrent with the projected impacts of the development (Section 21.02.150(b)(2)(v).

Existing public and community facilities and services are available to the property and are sufficient to serve the proposed mixed use development. City Water is available to the property and will be extended into the site, as is sanitary sewer. The property can also be served by Xcel Energy electric and natural gas. The property is in close proximity to the Downtown area, which provides a number of commercial services. Existing overhead powerlines through the property are proposed to be relocated to a center median in Hale Avenue with significant clear space to development on the north and south side of Hale Avenue.

f) Adequate circulation and access shall be provided to serve all development pods/areas to be developed (Section 21.02.150(b)(2)(vi).

The proposed project will have two access points onto Riverside Parkway, one at the existing Hale Avenue and one approximately 1,000 feet to the south on Dos Rios Drive. In addition, there will be two access points onto Hale Avenue at Lawrence Avenue and Rockaway Avenue.

g) Appropriate screening and buffering of adjacent property and uses shall be provided (Section 21.02.150(b)(2)(vii).

No landscaping/screening buffer is required between adjacent uses with the exception of screening service entrances, loading areas and dumpster areas which shall be screened from adjacent residential uses as follows:

• Service entrances, loading areas and dumpster areas shall be oriented in the rear or side yard only so as to minimize the impact on the public view corridors, areas open for public enjoyment and areas of residential use.

• Where allowed as accessory to a primary land use or structure, outdoor storage shall be located on a site where least visible from a public right-of-way or Riverfront Trail.

• If allowed, outdoor storage areas shall be screened in accordance with GJMC Section 21.04.040(h). Acceptable screening consists of any combination of fences, walls, berms and landscaping that is approximately six feet in height and provides a permanent, opaque, year-round screening around the entire perimeter of the outdoor storage area. Plant materials are encouraged as screening. Fences shall only be made of materials referenced in the Fencing section below.

h) An appropriate range of density for the entire property or for each development pod/area to be developed (Section 21.02.150(b)(2)(viii).

The ODP proposes residential density of 12 units per acre as a minimum and no maximum density.

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

There are many modifications to the minimum standards from the default zone district. However, the proposed modifications such as reduced setbacks are similar to those allowed in the B-2 Downtown Business zone district, which is akin to the type and density of development that is proposed. All of the proposed development is internal to

the property and is not directly adjacent to any other private development. Staff has therefore found the standards as proposed are appropriate for the development.

j) An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed (Section 21.02.150(b)(2)(x).

The infrastructure for Riverfront at Dos Rios Planned Development shall be constructed over a period of time extending no more than the maximum of 10 years as provided in GJMC Section 21.02.080(n). Individual lots will also be platted within this period of time. Staff feels this is phasing is consistent with the Code an appropriate for this size of development.

STAFF RECOMMENDATION AND FINDINGS OF FACT

After reviewing the request for Rezone to Planned Development and an Outline Development Plan (ODP) for The Riverfront at Dos Rios (PLD-2019-115), the following findings of fact have been made:

1. The Planned Development is in accordance with all criteria in Section 21.02.150 (b) (2) of the Grand Junction Zoning and Development Code.

2. Pursuant to Section 21.05.010 and 21.02.150(a), the Planned Development has been found to have long term community benefits including:
a. More effective infrastructure;
b. Reduced traffic demands;
c. A greater quality and quantity of public and/or private open space;
d. Other recreational amenities;
e. Protection and/or preservation of natural resources, habitat areas and natural features; and/or Public art.

3. Pursuant to 21.05.040(g) Deviation from Development Default Standards, it has been found to provide amenities in excess in what would otherwise be required by the code.

4. Pursuant to 21.05.040(f) Development Standards exceptions to setbacks; buildings can be safely designed to be compatible with lesser setbacks.

5. The Planned Development is consistent with the vision, goals and policies of the Comprehensive Plan.

Therefore, Staff recommends approval of the request for a Planned Development zone district and Outline Development Plan (ODP) for Riverfront at Dos Rios.

SUGGESTED MOTION:

Madam Chairman, on the Rezone to Planned Development (PD) with a BP (Business Park) default zone district and an Outline Development Plan for a mixed use development, file number PLD-2019-115, I move that the Planning Commission forward a recommendation of approval to City with the findings of fact listed in the staff report.

Attachments

1. Use Zone Matrix
2. Dos Rios Site Maps
3. Dos Rios PD Ordinance

ALLOWED LAND USE	Mixed Use	Light Industrial/Commercial	Mixed Use Outdoor Recreation	Parks and Recreation
Business Residence	A	A	A	
Multifamily	A			
Single Family Attached *	A			
Home Occupation	A	A	A	
Small Group Living Facility	A			
Large Group Living Facility	A			
Unlimited Group Living Facility	A			
Rooming/Boarding House	A			
Colleges and Universities	A	A		
Vocational, Technical and Trade Schools	A	A		
Community Activity Building	A	A	A	A
All Other Community Service	A	A	A	A
Museums, Art Galleries, Opera Houses, Libraries	A	A		
General Day Care	A	A		
Medical and Dental Clinics	A	A		
Counseling Centers (Nonresident)	A	A		
All Other Hospital/Clinic	C	A		
Physical and Mental Rehabilitation (Resident)	C			
Parks, Lakes, Reservoirs, Other Open Space	A	A	A	A
Religious Assembly	A	A	A	
Boarding Schools	A			
Elementary Schools	A			
Secondary Schools	A			
Utility Service Facilities (Underground)	A	A	A	A

ALLOWED LAND USE	Mixed Use	Light Industrial/Commercial	Mixed Use Outdoor Recreation	Parks and Recreation
All Other Utility, Basic	A	A	A	A
Transmission Lines (Above Ground)	A	A	A	A
Transmission Lines (Underground)	A	A	A	A
All Other Utility Treatment, Production or Service Facility	C	C	C	C
Entertainment Event, Major				
Indoor Facilities	A	C		
Outdoor Facilities	C	C	C	C
Hotels and Motels	A	A	A	
Short-Term Rentals	A	A	A	
General Offices	A	A		
Recreation and Entertainment, Outdoor				
Campgrounds and Camps (nonprimitive)	A		A	
Resort Cabins and Lodges	A		A	
Amusement Park, Miniature Golf			A	
Campgrounds, Primitive				A
Swimming Pools, Community			A	
All Other Outdoor Recreation			A	A
Recreation and Entertainment, Indoor				
Health Club	A	A	A	
Movie Theater, Skating Rink, Arcade	A			
All Other Indoor Recreation	A			
Alcohol Sales, Retail	A			
Bar/Nightclub	A	A	A	
Animal Care/ Boarding/Sales, Indoor	A	A		
Animal Care/ Boarding/Sales, Outdoor		A		
Food Service, Restaurant (Including Alcohol Sales)	A	A	A	

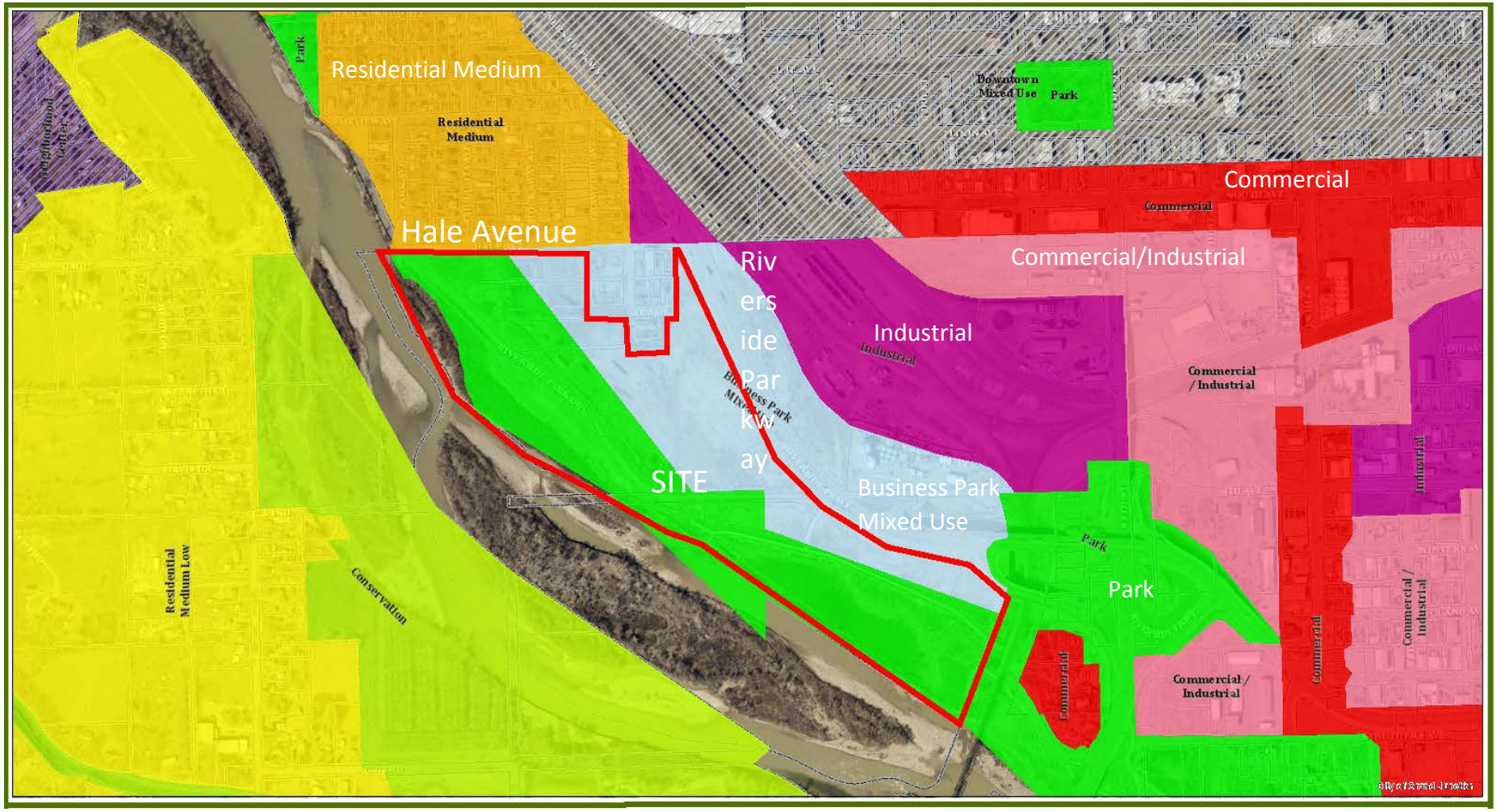
ALLOWED LAND USE	Mixed Use	Light Industrial/Commercial	Mixed Use Outdoor Recreation	Parks and Recreation
Farmers' Market	A	A	A	
General Retail Sales, Indoor Operations, Display and Storage	A	A	A	
Produce Stands	A	A	A	
Personal Services	A	A		
All Other Retail Sales and Services	A	A	A	
Manufacturing Indoor Operations and Storage				
Assembly		A		
Food Products		A		
Manufacturing/Processing		A		
Manufacturing Indoor Operations and Outdoor Storage				
Assembly		A		
Food Products		A		
Manufacturing/Processing		A		
Telecommunications Facilities				
Facilities on Wireless Master Plan Priority Site in Accordance with Wireless Master Plan Site-Specific Requirements	A	A	A	A
Temporary PWSF (e.g. COW)	A	A	A	A
Co-Location	A	A	A	A
Tower Replacement	A	A	A	A
Dual Purpose Facility	A	A	A	A
DAS and Small Cell Facilities	A	A	A	A
Base Station with Concealed Attached Antennas	A	A	A	A
Base Station with Non-Concealed Attached Antennas	C	C	C	C
Tower, Concealed	C	C	C	C

ALLOWED LAND USE	Mixed Use	Light Industrial/Commercial	Mixed Use Outdoor Recreation	Parks and Recreation
Bus/Commuter Stops	A	A	A	A

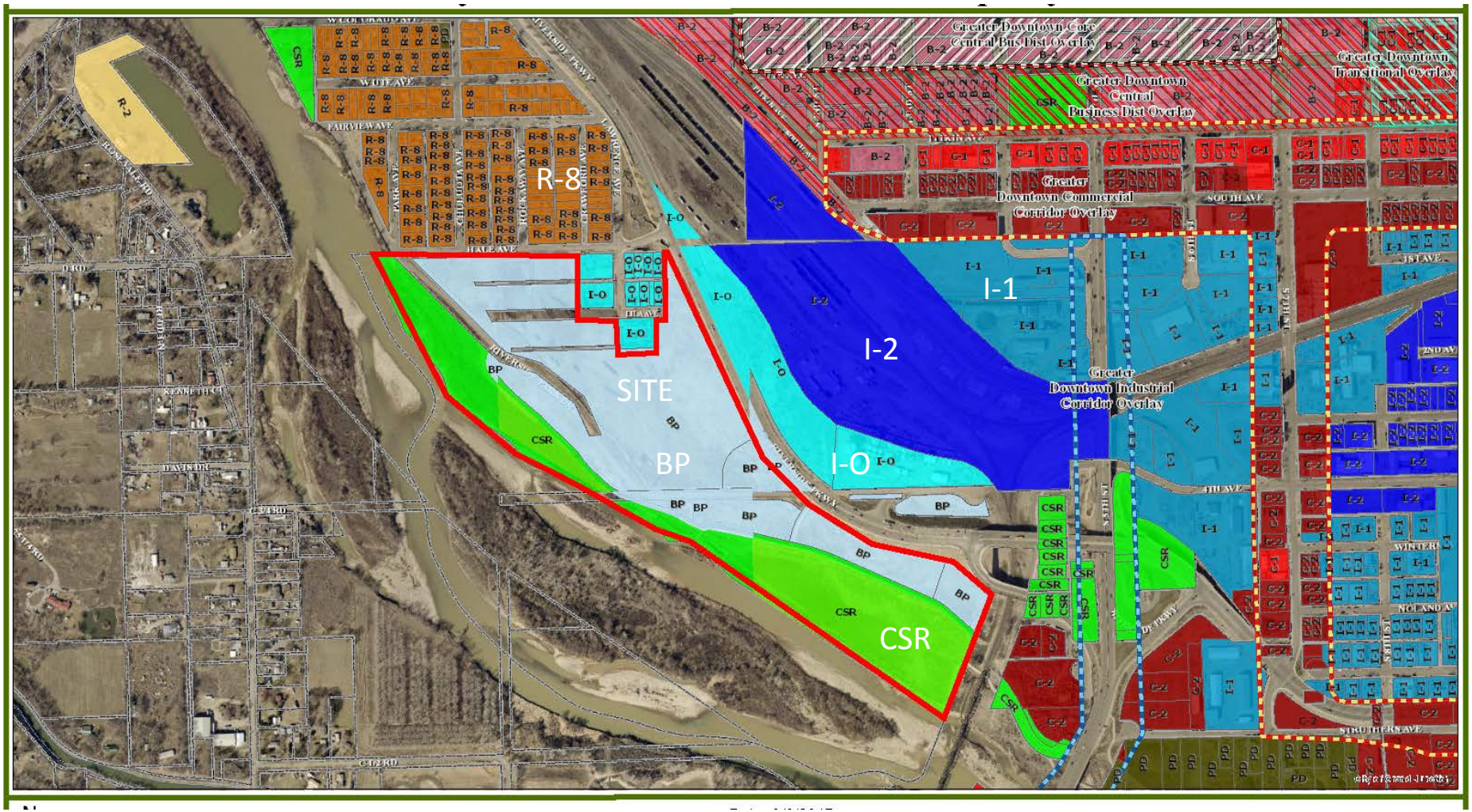
* **Single Family Attached**. A one-**family** dwelling **attached** to one or more other one-**family** dwelling by common walls and located entirely on its own lot.

Site Location

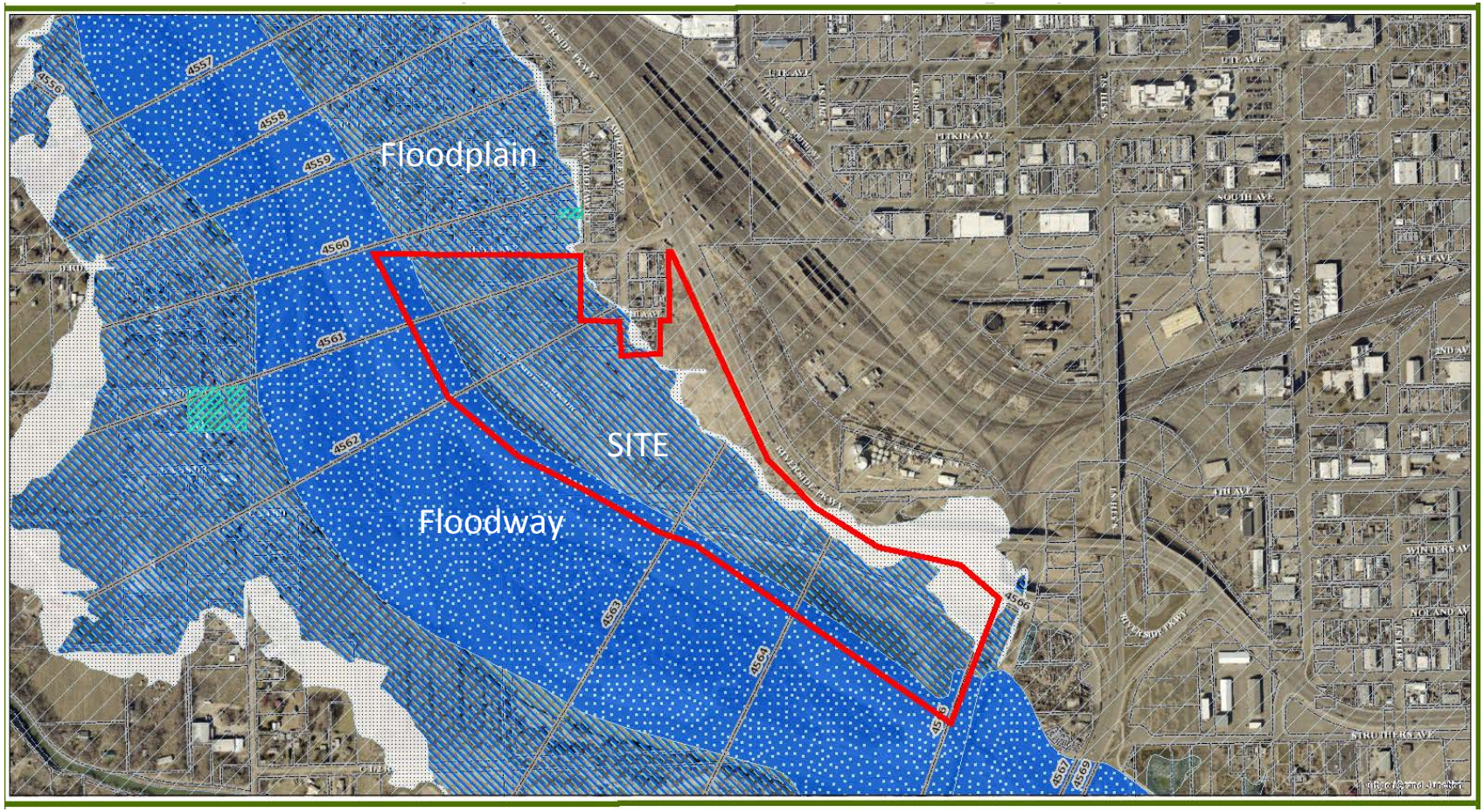
Future Land Use Designations



Zoning


R-8
I-1
I-2
SITE
BP
I-O
CSR
Greater Downtown Core Central Bus Dist Overlay
Greater Downtown Central Business Dist Overlay
Greater Downtown Transitional Overlay
Greater Downtown Commercial Corridor Overlay
Greater Downtown Industrial Corridor Overlay
W COLORADO AVE
W UTE AVE
FAIRVIEW AVE
HALE AVE
RIVERSIDE PKWY
7TH AVE
SOUTH AVE
4TH AVE
2ND AVE
WIRTH ST
NOLAND AVE
STRUTHERS AVE
7TH ST
6TH ST
5TH ST
DE PKWY
C 1/2 RD
D RD
DAVIS DR
KENNETH CT
RONDALE RD
R-2

Floodplain Designation



CITY OF GRAND JUNCTION, COLORADO
ORDINANCE _____

AN ORDINANCE APPROVING A REZONE TO PLANNED DEVELOPMENT (PD) AND AN OUTLINE DEVELOPMENT PLAN (ODP) FOR THE RIVERFRONT AT DOS RIOS

LOCATED ON THE NORTHEAST BANK OF THE COLORADO RIVER BETWEEN HIGHWAY 50 AND HALE AVENUE

Recitals:

The requested Planned Development (PD) zoning and Outline Development Plan (ODP) will establish the uses, standards and general configuration of the proposed Riverfront at Dos Rios mixed use development on approximately 58.8 acres located on the northeast bank of the Colorado River between Highway 50 and Hale Avenue. The request for the rezone and ODP have been submitted in accordance with the Zoning and Development Code (Code).

This Planned Development zoning ordinance will establish the standards, default zoning of Business Park (BP), land uses and design standards and guidelines for the ODP for the Riverfront at Dos Rios.

In public hearings, the Planning Commission and City Council reviewed the request for the proposed ODP and determined that the ODP satisfied the criteria of the Code and is consistent with the purpose and intent of the Comprehensive Plan. Furthermore, it was determined that the proposed ODP has achieved "long-term community benefits" by effective infrastructure design; providing for ongoing and enhanced recreational opportunities; protection and/or preservation of natural resources, habitat areas and natural features; and innovative design.

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

A. This Ordinance applies to the following described properties and depicted in Exhibit A:

ALL of Lots 3, 4, 5, 6, 7 and that portion of Lot 9 lying East of the East edge of water for the Colorado River, Jarvis Subdivision Filing One, as same is recorded with Reception Number 2790938, TOGETHER WITH, Lots 12 and 13 of Jarvis Subdivision Filing Three, as same is recorded with Reception Number 2834555, all in the Public Records of Mesa County, Colorado, including all public rights of way within said Jarvis Subdivisions Filings One and Three.

CONTAINING 58.8 Acres, more or less, as described.

B. The Riverfront at Dos Rios Outline Development Plan (Exhibit B) is approved with the Findings of Fact and Conclusions listed in the Staff Report, including attachments and exhibits.

C. Phasing of the Riverfront at Dos Rios Planned Development shall be per the validity standards of GJMC Section 21.02.080(n).

D. If the Planned Development approval expires or becomes invalid for any reason, the properties shall be fully subject to the default standards of the BP Zoning District.

E. The default zone shall be BP with the following deviations to the dimensional standards. Additions/revisions noted in red type.

Primary Uses			
Employment, Light Manufacturing, Multifamily, Retail, Commercial Services			
Lot			
Area (min. acres)	~~1~~ No Minimum except .5 in LI/C		
Width (min. ft.)	~~100~~ 25		
Frontage (min. ft.)	n/a		
Setback	**Principal**		**Accessory**
Front (min. ft.)	~~15~~ 0-10*		~~25~~ 10
Side (min. ft.)	0		~~15~~ 3
~~Side abutting residential (min. ft.)~~	~~10~~	-	~~5~~
Rear (min. ft.)	~~10~~ 0		~~25~~ 5
Bulk			
Lot Coverage (max.)	n/a		
Height (max. ft.)	65 except 40 feet in Mixed Use Area 4		
Density (min.)	~~8~~ 12 units/acre		
Density (max.)	~~24 units/acre~~ No Max		
Building Size (max. sf)	n/a		

* Refer to the Architectural standards

F. The allowed land uses shall be assigned by areas as depicted on the Outline Development Plan (ODP) and summarized in the table below. Uses will be as defined and shall be consistent with GJMC Codes and Standards as amended. A = Allowed; C = Conditional Use; Blank = Not Allowed

ALLOWED LAND USE	**Mixed Use**	**Light Industrial/Commercial**	**Mixed Use Outdoor Recreation**	**Parks and Recreation**
Business Residence	A	A	A	
Multifamily	A			
Single Family Attached *	A			
Home Occupation	A	A	A	
Small Group Living Facility	A			
Large Group Living Facility	A			
Unlimited Group Living Facility	A			
Rooming/Boarding House	A			
Colleges and Universities	A	A		
Vocational, Technical and Trade Schools	A	A		
Community Activity Building	A	A	A	A
All Other Community Service	A	A	A	A
Museums, Art Galleries, Opera Houses, Libraries	A	A		
General Day Care	A	A		
Medical and Dental Clinics	A	A		
Counseling Centers (Nonresident)	A	A		
All Other Hospital/Clinic	C	A		
Physical and Mental Rehabilitation (Resident)	C			
Parks, Lakes, Reservoirs, Other Open Space	A	A	A	A
Religious Assembly	A	A	A	
Boarding Schools	A			

ALLOWED LAND USE	Mixed Use	Light Industrial/Commercial	Mixed Use Outdoor Recreation	Parks and Recreation
Elementary Schools	A			
Secondary Schools	A			
Utility Service Facilities (Underground)	A	A	A	A
All Other Utility, Basic	A	A	A	A
Transmission Lines (Above Ground)	A	A	A	A
Transmission Lines (Underground)	A	A	A	A
All Other Utility Treatment, Production or Service Facility	C	C	C	C
Entertainment Event, Major				
Indoor Facilities	A	C		
Outdoor Facilities	C	C	C	C
Hotels and Motels	A	A	A	
Short-Term Rentals	A	A	A	
General Offices	A	A		
Recreation and Entertainment, Outdoor				
Campgrounds and Camps (nonprimitive)	A		A	
Resort Cabins and Lodges	A		A	
Amusement Park, Miniature Golf			A	
Campgrounds, Primitive				A
Swimming Pools, Community			A	
All Other Outdoor Recreation			A	A
Recreation and Entertainment, Indoor				
Health Club	A	A	A	
Movie Theater, Skating Rink, Arcade	A			
All Other Indoor Recreation	A			
Alcohol Sales, Retail	A			
Bar/Nightclub	A	A	A	

ALLOWED LAND USE	Mixed Use	Light Industrial/Commercial	Mixed Use Outdoor Recreation	Parks and Recreation
Animal Care/ Boarding/Sales, Indoor	A	A		
Animal Care/ Boarding/Sales, Outdoor		A		
Food Service, Restaurant (Including Alcohol Sales)	A	A	A	
Farmers' Market	A	A	A	
General Retail Sales, Indoor Operations, Display and Storage	A	A	A	
Produce Stands	A	A	A	
Personal Services	A	A		
All Other Retail Sales and Services	A	A	A	
Manufacturing Indoor Operations and Storage				
Assembly		A		
Food Products		A		
Manufacturing/Processing		A		
Manufacturing Indoor Operations and Outdoor Storage				
Assembly		A		
Food Products		A		
Manufacturing/Processing		A		
Telecommunications Facilities				
Facilities on Wireless Master Plan Priority Site in Accordance with Wireless Master Plan Site-Specific Requirements	A	A	A	A
Temporary PWSF (e.g. COW)	A	A	A	A
Co-Location	A	A	A	A
Tower Replacement	A	A	A	A
Dual Purpose Facility	A	A	A	A
DAS and Small Cell Facilities	A	A	A	A
Base Station with Concealed Attached	A	A	A	A

ALLOWED LAND USE	Mixed Use	Light Industrial/Commercial	Mixed Use Outdoor Recreation	Parks and Recreation
Antennas				
Base Station with Non-Concealed Attached Antennas	C	C	C	C
Tower, Concealed	C	C	C	C
Bus/Commuter Stops	A	A	A	A

* **Single Family Attached**. A one-**family** dwelling **attached** to one or more other one-**family** dwelling by common walls and located entirely on its own lot.

G. DESIGN GUIDELINES AND STANDARDS FOR THE DOS RIOS PLANNED DEVELOPMENT

1. SITE DEVELOPMENT

A. Access

In order to maximize the on-street parking available for residents, employees and customers of all properties within the development, site access to the public streets shall be minimized and shared to the greatest extent feasible.

B. Parking

Streets within Riverfront at Dos Rios shall be constructed and access controlled so as to allow and encourage on-street parking on both sides of the street. There will also be a common public parking lot located near the center of the development. Combined, there will be approximately 350 common parking spaces available for residents, employees, and customers of all properties within the development to utilize. In addition, it is anticipated that a number of uses within the development will be able to share parking due to overlapping hours of operation and demand.

1. Off-street parking for uses developed with the Riverfront at Dos Rios shall be minimized as much as feasible.

Mixed Use Areas 3 and 4: No Parking Requirement

All Other Areas: Provide 1 off-street parking space per residential unit and provide 25 percent of off-street parking as required by GJMC Section

21.06.050(c) for all other uses. An alternative parking plan may be provided under 21.06.050(e)(e).

2. Off-street parking for multifamily or mixed use development shall not be located in the front yard setback. Parking shall be in the rear or side yards or that area which is less visible from public street rights-of-way or the Riverfront Trail.

3. Develop pedestrian links between the on-street sidewalk and building entrances and between parking areas and rear or side entrances or public access points.

C. Landscaping

The intent of landscaping within the Riverfront at Dos Rios is to create overall visual continuity throughout that is sensitive to, and blends with, the visual character of adjacent areas. Landscaping will enhance the aesthetics of the overall site, particularly as it is viewed from the perimeter public streets (Hale Avenue and Riverside Parkway) and from the Riverfront Trail.

1. Street Frontage Landscaping. Within all land use areas, the owner shall provide and maintain a minimum 10-foot wide street frontage landscape area adjacent to the public right-of-way except no street frontage landscaping is required when the setback for a building is 10 feet or less.

2. Parking Lot Landscaping. Perimeter and interior landscaping of parking lots is required per GJMC Section 21.06.040(c).

3. All other areas on any site not used for building, storage, parking, walks, access roads, loading areas and other outdoor hardscape areas, including adjacent undeveloped right-of-way shall be suitably graded and drained, and planted and maintained with mulch, groundcover, flowers, trees and/or shrubs.

4. Landscaping/Screening Buffer. No landscaping/screening buffer is required between adjacent uses with the exception of screening service entrances, loading areas and dumpster areas which shall be screened from adjacent residential uses.

5. Plant Material and Design. Xeric landscaping principles will be implemented. Vegetation must be suitable for the climate and soils of the Grand Valley. The Director may allow the use of any plant if sufficient information is provided to show suitability. Noxious weeds are not allowed. Size of plants at planting shall meet requirements of GJMC Section 21.06.040(b)(5).

D. Service Entrances, Loading and Dumpster Areas

1. Service entrances, loading areas and dumpster areas shall be oriented in the rear or side yard only so as to minimize the impact on the public view corridors, areas open for public enjoyment and areas of residential use.

2. Operation of loading areas shall not interfere with traffic circulation such as drive aisles, pedestrian areas and public streets unless outside of regular business hours.

3. Shared loading areas are encouraged among tenants of a building or with neighboring buildings.

E. Outdoor Storage and Display

1. Where allowed as accessory to a primary land use or structure, outdoor storage shall be located on a site where least visible from a public right-of-way or Riverfront Trail.

2. If allowed, outdoor storage areas shall be screened in accordance with GJMC Section 21.04.040(h). Acceptable screening consists of any combination of fences, walls, berms and landscaping that is approximately six feet in height and provides a permanent, opaque, year-round screening around the entire perimeter of the outdoor storage area. Plant materials are encouraged as screening. Fences shall only be made of materials referenced in the Fencing section below.

3. Display area for portable retail merchandise (items that can be taken inside at the close of business) is allowed, provided it meets the requirements of GJMC Section 21.04.040(h)(3).

4. Location of permanent outdoor display areas shall be established with site plan approval.

F. Fencing

1. All fencing shall be made of either wood, vinyl, wrought iron or masonry wall materials. No chain link or wire fencing of any kind is allowed with the following exceptions: a) All development within the Light Industrial/Commercial areas; and b) a wire grid other than chain link may be set within a wooden or masonry frame in all areas.

2. Fencing on an individual site for purposes of enclosing a site is strongly discouraged however, it may be allowed for specific reasons such as public safety, protection of equipment and materials or for liquor license compliance. Fencing may be used to enclose an outdoor space (e.g. dining/patio) and shall be no taller than 42 inches (3.5 feet). If feasible, provide an opening in these enclosures if adjacent to the Riverfront Trail.

3. The maximum height of any fence in the Light Industrial/Commercial areas of the Riverfront at Dos Rios is 8 feet. Maximum height of all other fencing in the development is 6 feet unless an outdoor space enclosure as above.

4. Fences shall be kept in good repair and condition at all times. Maintenance of fencing shall be the responsibility of the property owner on the site upon which the fencing is located.

G. Lighting

1. All new land uses, structures, building additions, parking areas or other outdoor areas within the Riverfront at Dos Rios development shall meet the following lighting

standards.

a. No outdoor lights shall be mounted more than 35 feet above the ground. Lighting located near buildings and adjacent to sidewalks shall not exceed 12 feet in height.

b. All outdoor lights shall use full cutoff light fixtures except for pedestrian lighting under 3 feet in height (e.g. pathway lighting).

c. Outdoor lighting for mixed use and industrial areas are encouraged to be used only during business hours. Light fixtures on timers and/or sensor-activated lights are encouraged to minimize overall lighting on a site and within the development.

d. Architectural lighting shall not be used to draw attention to or advertise buildings or properties. Architectural lighting may be used to highlight specific architectural, artistic or pedestrian features with the intent of providing accent and interest or to help identify entryways.

2. A lighting plan shall be submitted for all parking lots that contain 30 spaces or more.

a. The lighting plan shall detail the location and specifications of all lighting to be provided on site. An ISO foot candle diagram shall also be provided to indicate the level and extent of proposed lighting.

b. Where nonresidential uses abut residential uses, the Director may require a lighting plan for lots that contain fewer than 30 parking spaces.

c. Lighting intensity shall meet the requirements of GJMC Section 21.06.080.

H. Signs

1. Flush wall signs, projecting signs and monument signs shall be the only sign types allowed within the Riverfront at Dos Rios except roof-mounted signs may be allowed within the Mixed Use/Outdoor Recreation areas.

2. Monument signs shall be located no closer than 2 feet from the front property line.

3. Total sign area shall not exceed 25 square feet per street frontage in the Mixed Use Areas 1, 2 and 3 all Parks and Recreation areas. The maximum size for any sign in these areas is 25 square feet. An additional sign of up to 25 square feet in size may be placed on the Riverfront Trail side of properties within Mixed Use Area 4.

4. Total sign area shall not exceed 100 square feet per street frontage in the Mixed Use Outdoor Recreation and Light Industrial/Commercial areas. The maximum size for any sign in these areas is 50 square feet.

5. In all land use areas, the sign allowance for one street frontage may be transferred to a side of a building that has no street frontage but cannot be transferred to another street frontage.

6. In all land use areas, monument signs shall not exceed 8 feet in height.

7. Sign lighting, if desired, must only illuminate the sign face and shall not produce glare. Individual letters used in the sign may be internally illuminated, but full backlit, cabinet signs are not allowed. In the Mixed Use area, signs are encouraged to only be lighted during business hours.

8. Off-premise advertising signs, digital signs, digital display signs, and electronic signs of any type are not permitted within Riverfront at Dos Rios.

9. All proposed signage should be depicted on the site plan and approved concurrent with the site plan.

2. ARCHITECTURAL STANDARDS

It is the intent of the following provisions that all structures shall be designed and constructed in a manner that provides an aesthetically pleasing appearance and be harmonious with the overall Riverfront at Dos Rios development.

A. All buildings shall be designed to include at least four of the following elements to create the desired overall character of the development, increase visual interest and create continuity of mass and scale. Refer to examples A and B below.

1. Variation of materials, texture or surface relief on exterior facades to break up large building forms and walls.

2. Façade articulation/modulation such as recessed and projecting elements or defined, smaller bays.

3. Roofline variation, vertically or horizontally, that adds visual interest such as overhang/eaves, multiple planes, raised cornice parapets over doors or bays and peaked roof forms.

4. Wall recesses or projections that break up scale and massing.

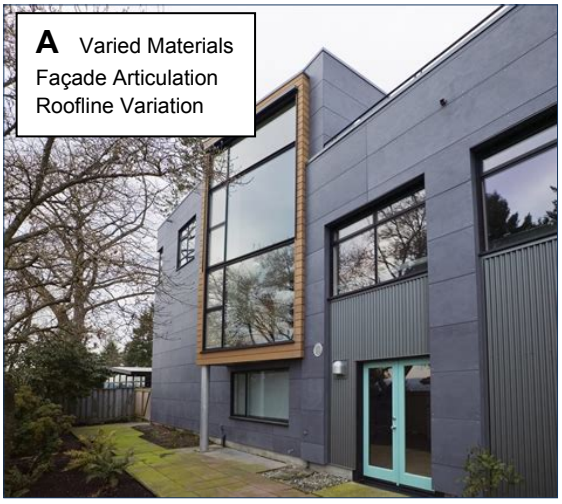
5. Defined entry: façade feature that emphasizes the primary building entrance through projecting or recessed forms, detail, color and/or materials.

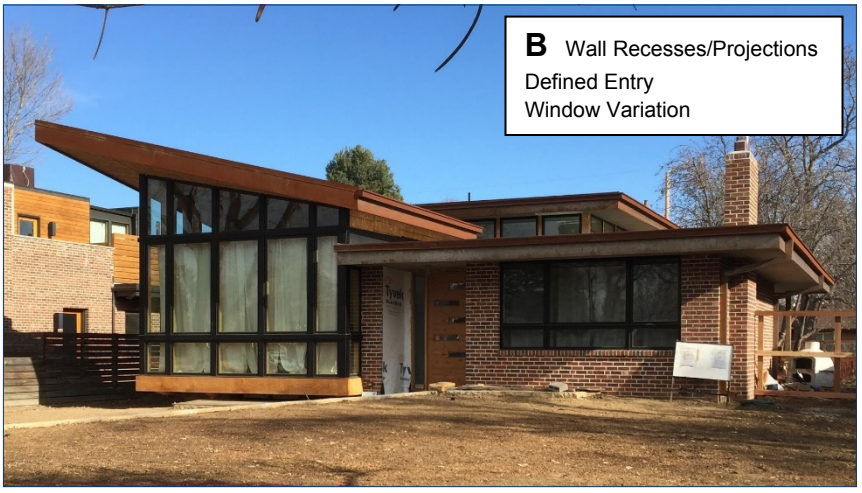
6. Window sizes and shapes which break up the façade and provide visual variety and a pedestrian character.

7. Extension of building space to outdoor pedestrian space that is integrated with the overall building design.

8. Other architectural details that provide visual interest such as:
   - use of accent colors
   - awnings or porticoes
   - other variations in materials, details, surface relief and texture.

9. Building(s) on the site utilize renewable energy sources or passive solar.

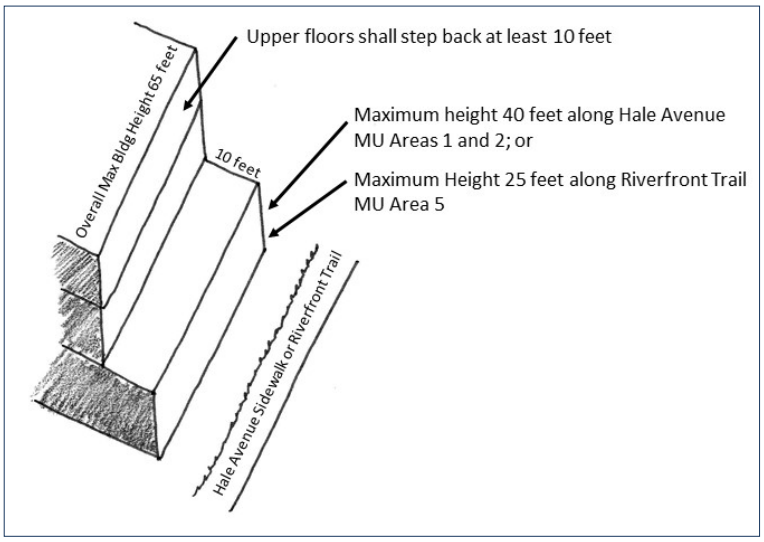


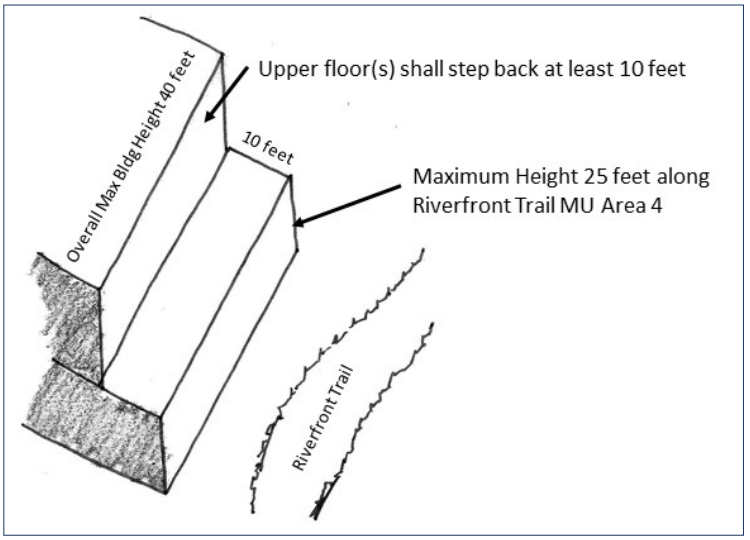


B. Buildings along Hale Avenue in Mixed Use Areas 1 and 2 shall be set back a minimum of 10 feet from the right-of-way.

C. Buildings and structures along the Riverfront Trail (Mixed Use/Outdoor Recreation and Mixed Use Areas 4 and 5) shall be set back a minimum of 10 feet from the property line.

D. Scale and massing of buildings or portions of buildings along Hale Avenue and the Riverfront Trail shall be of pedestrian scale. Buildings in these area shall step down such that the façade facing Hale Avenue is no taller than 40 feet and no taller than 25 feet if facing the Riverfront Trail. Minimum depth of the step back shall be 10 feet.





E. Exterior building materials shall be durable, well maintained and of a high quality.

F. Colors, materials, finishes and building forms for all buildings shall be coordinated in a consistent and harmonious manner on all visible elevations, facades and sides of the building.

G. All roof-mounted mechanical equipment, roof structures, and the like shall be shielded or screened from view from the public rights-of-way and the Riverfront Trail. Materials used for shielding or screening shall be harmonious with the materials and colors used in roof.

H. For all commercial buildings or buildings that have commercial uses on the first floor, glass/transparent material shall be used at a building entrance or on exterior walls, where appropriate, to invite public interaction on a pedestrian level and provide enhanced natural lighting.

I. Buildings in the Mixed Use areas, shall provide an entrance providing both ingress and egress, operable during normal business hours, on the street-facing facade. Additional entrances off another street, pedestrian area or internal parking area are permitted.

J. Buildings in Mixed Use Area 4 that have frontage on both a public street and the Riverfront Trail, shall provide entrances on both facades.

Introduced for first reading on this ___ day of _____, 2019 and ordered published in pamphlet form.

PASSED and ADOPTED this ____ day of _____, 2019 and ordered published in pamphlet form.

ATTEST:

President of City Council

City Clerk

EXHIBIT A

Dos Rios PD Boundary

N

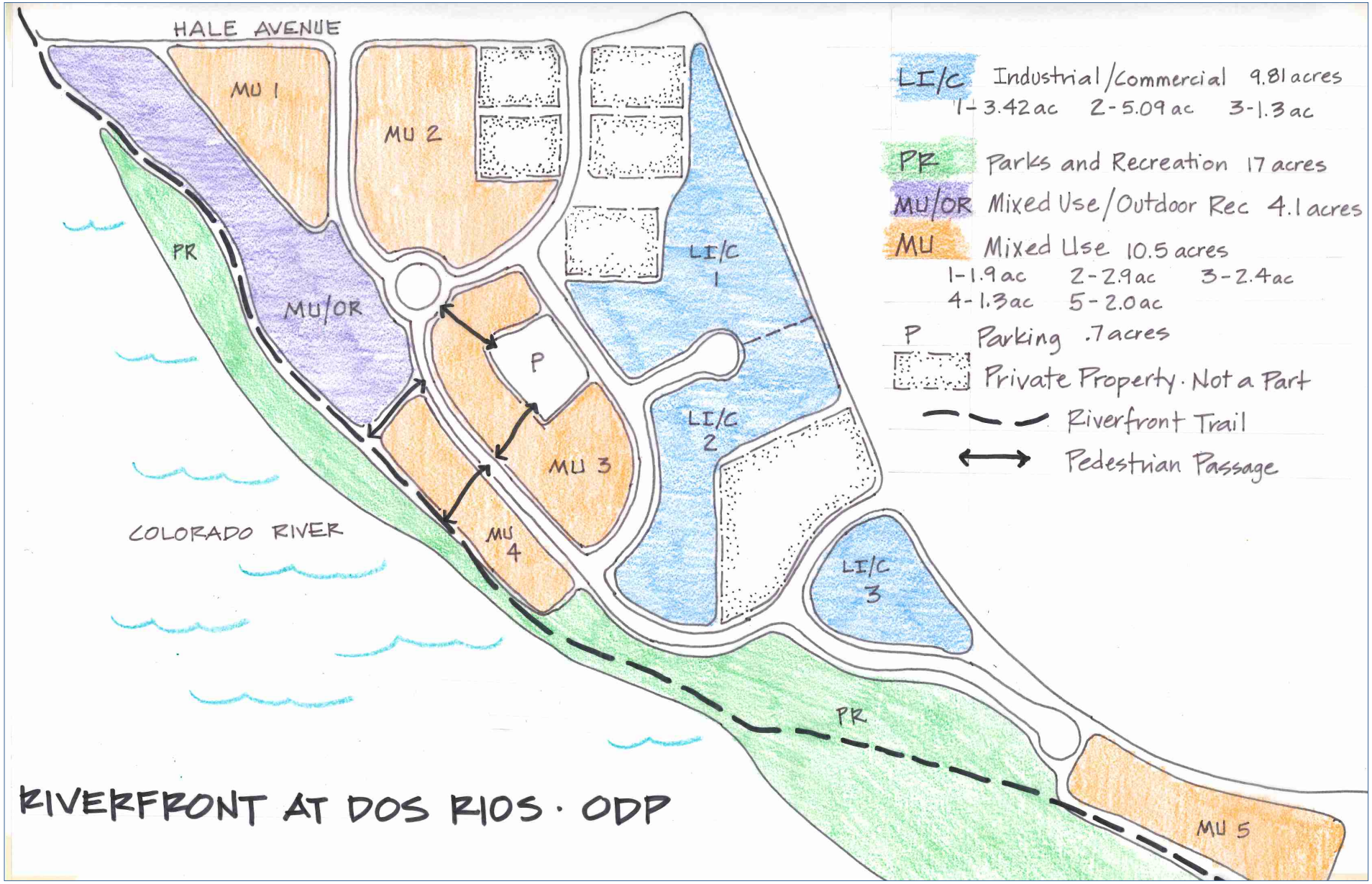
0 800 1,600 ft

Date: 2/23/2019

1 inch = 376 feet

City of Grand Junction Colorado Geographic Information System

EXHIBIT B


HALE AVENUE
MU 1
MU 2
PR
MU/OR
P
MU 3
MU 4
LI/C 1
LI/C 2
LI/C 3
COLORADO RIVER
PR
MU 5
LI/C Industrial/Commercial 9.81 acres
1-3.42 ac 2-5.09 ac 3-1.3 ac
PR Parks and Recreation 17 acres
MU/OR Mixed Use/Outdoor Rec 4.1 acres
MU Mixed Use 10.5 acres
1-1.9 ac 2-2.9 ac 3-2.4 ac
4-1.3 ac 5-2.0 ac
P Parking .7 acres
Private Property. Not a Part
Riverfront Trail
Pedestrian Passage
RIVERFRONT AT DOS RIOS · ODP

Grand Junction Planning Commission

Regular Session

Item #6.

Meeting Date: March 26, 2019

Presented By: Andrew Gingerich, Associate Planner

Department: Community Development

Submitted By: Andrew Gingerich, Associate Planner

Information

SUBJECT:

Consider a request by Senergy Builders LLC to rezone 5.12 acres from a City PD (Planned Development) zone district to a City R-12 (Residential - 12 DU/Acre) and a City R-16 (Residential - 16 DU/Acre) zone district.

RECOMMENDATION:

Staff recommends approval of the requested Rezone.

EXECUTIVE SUMMARY:

The Applicant is seeking approval of a Rezone of Brookwillow Village Filing III, Lot 133, a 5.12-acre property anticipated to develop as Phase 3 of the Brookwillow Village Planned Development, from PD (Planned Development) to R-12 (Residential – 12 DU/Acre) south of proposed Wolcott Ave and to R-16 (Residential – 16 DU/Acre) north of proposed Wolcott Ave. The area north of proposed Wolcott Ave is 2.743 +/- acres and the area south of Wolcott Ave is 2.377 +/- acres. The site requires a Rezone because the development plan for the PD zoning has lapsed. Per an extension to the Brookwillow Village PD, approved on February 14, 2012, the site was to be developed as the final phase of the PD by January 30, 2014. This application for a Rezone has been submitted concurrently with an application for a Preliminary/Final Major Subdivision for the area south of Wolcott Ave (see plan case SPN-2018-775).

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

On January 20, 1999 the City Council passed Ordinance No. 3088 approving the rezone of the property located at 652 24 ½ Road from RSF-R to Planned Residential

zoning district. The City Council also approved the Outline Development Plan for the property, known as the Hall Property. In June of 2004 the applicants submitted a Preliminary Development Plan for Brookwillow Village Planned Development, which changed the name from Halls Estates to Brookwillow Village and amended Ordinance 3088, the ODP for the Hall property. A phasing schedule was provided and approved by the City Council in March of 2005. The anticipated completion dates were as follows: Phase 1, December of 2006; Phase 2, June of 2008; and Phase 3 by January 2010.

Construction began and the first phase of the project was platted. The economy started to flatten and the housing demand was slowing. The applicant requested that a revised phasing schedule be approved to accommodate the slow sales and the inability to complete the final plat for Phase 2. On August 26, 2008, the Planning Commission approved the requested extension. Phase 2 was extended to December 31, 2009 and Phase 3, the site currently proposed for Rezone, was extended to January 30, 2012.

On February 14, 2012 a request for Extension was approved setting the completion date for Phase 3 to February 28, 2014. Development of Phase 3 did not occur by the extended completion date and the development plan for the Brookwillow Village Planned Development lapsed.

The applicant would now like to proceed with development of Lot 113, the property that was intended to be developed as Phase 3 of the Brookwillow Village Planned Development. Because the development plan has lapsed, a Rezone of the property is required for development to proceed. The applicant is requesting to Rezone the northern 2.743 acres of property to an R-16 (Residential – 16 DU/Acre) zone district, and the remaining 2.377 acres of the property to an R-12 (Residential – 12 DU/Acre) zone district.

The applicant has concurrently submitted an application for a Preliminary/Final Major Subdivision for the area requested for Rezone to R-12, which would be developed as 24 attached townhomes (see plan case SPN-2018-775). The area of the proposed subdivision is expected to be removed from the Brookwillow Village Subdivision and to join the Halls Estates Subdivision located directly to the south.

At a future date, the applicant anticipates developing the area requested for Rezone to R-16 as a 40-unit condominium.

Brookwillow Village Filing III, Lot 113 is remains vacant. The surrounding area has developed as a mix of residential uses. This is consistent with the Comprehensive Plan's Future Land Use Map, which designates this area as Residential Medium High and calls for residential uses with densities between 5.5 and 16 DU/Acre. Adjacent properties to the west and north have developed as a mix of attached townhomes, single family homes, and condominiums per the Brookwillow Village development plan.

Adjacent properties to the east have developed as single family homes, and to the south as attached townhomes.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting was held on Monday, December 3, 2018 at 5:30 pm at the Bank of the San Juans, located at 2452 US Highway 6 & 50, Grand Junction. The Applicant's representative provided an overview of the Rezone request and Subdivision Proposal for the area south of Wolcott Drive. 3 citizens, along with the Applicant's representative and City planning staff were in attendance. Attendees were concerned primarily about parking, access and construction., and how they could provide public comment for the proposed Rezone.

Public notice for this application was provided in accordance with Sec. 21.02.080(g) of the Code, including posting notification signs on the subject property on all public rights-of-way.

ANALYSIS

Pursuant to Section 21.02.140 of the Grand Junction Zoning and Development Code, the City may Rezone property if the proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan and must meet one or more of the following criteria:

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

The property is currently zoned PD and the development plan for the PD zoning has lapsed. Because of this, a Rezone is required for development to proceed.

Therefore, Staff finds this criterion has been met.

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

The site is currently vacant and the surrounding properties have developed at uses and densities that are consistent with the Comprehensive Plan Future Land Use Map. The proposed Rezone would allow the continuation of the current development pattern.

Therefore, Staff finds this criterion has been met.

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

The majority of the community benefits of the Brookwillow subdivision have been built. These include parks, trails, and recreation facilities. The site can be served by Ute

water, City sewer, and Xcel Energy electricity and natural gas. The property also has access to storm drainage infrastructure.

Therefore, Staff finds this criterion has been met.

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

There are no undeveloped properties in the nearby area that are currently within the R-12 and R-16 zone districts.

Therefore, Staff finds this criterion has been met.

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

The community will derive benefits from the proposed Rezone by creating an opportunity for the land to be developed in manner that is consistent with recent development in the area. The property will remain vacant if the Rezone does not occur.

Therefore, staff finds that this criterion has been met.

This Rezone request is consistent with the Future Land Use Map designation of Residential Medium High, which is implemented by residential development at densities between 8 DU/Acre and 16 DU/Acre. The Rezone is also consistent with the following vision, goals and/or policies of the Comprehensive Plan:

Goal 1 – Policy A:
City and County land use decision will be consistent with the Future Land Use Map.

Goal 3:
The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the region.

Goal 5:
To provide a broader mix of housing types in the community to meet the needs of a variety of incomes, family types and life stages

STAFF RECOMMENDATION AND FINDINGS OF FACT
After reviewing RZN-2018-774, a request to Rezone Lot 113 of Brookwillow Village Filing III, a 5.12-acre property, from an expired PD (Planned Development) zone district to an R-12 (Residential - 12 DU/Acre) zone district and an R-16 (Residential - 16 DU/Acre) zone district, the following findings of fact have been made:

1. The requested zone is consistent with the goals and policies of the Comprehensive Plan;

2. In accordance with Section 21.02.140 of the Grand Junction Zoning and Development Code, one or more of the criteria have been met.

Therefore, Staff recommends approval of the request to Rezone Lot 113 of Brookwillow Village Filing III from an expired PD (Planned Development) zone district to an R-12 (Residential - 12 DU/Acre) zone district and an R-16 (Residential - 16 DU/Acre) zone district.

SUGGESTED MOTION:

Madam Chairman, on the Rezone request RZN-2018-774, I move that the Planning Commission forward a recommendation of approval for the Rezone of Lot 113 of Brookwillow Village Filing III from an expired PD (Planned Development) zone district to an R-12 (Residential - 12 DU/Acre) zone district and an R-16 (Residential - 16 DU/Acre) zone district, with the findings of fact listed in the staff report.

Attachments

1. Application Binder
2. Extension Request
3. Maps
4. Halls Estates Rezone_Exhibit List_PC

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: Subdivision Plat/Plan - Major Preliminary/Final

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:	Brookwillow Subdivision E of Brookwillow Loop/W of 24 3/4	Site Acreage:	5.11
Site Tax No(s):	2945-041-37-113	Site Zoning:	R-8

Project Description: Halls Estate IV 24 townhomes

Property Owner Information		Applicant Information		Representative Information	
Name:	Senergy Builders, LLC	Name:	Senergy Builders, LLC	Name:	Colorado Land Advisor
Street Address:	518 28 Rd	Street Address:	518 28 Rd	Street Address:	300 Main St. Ste. 308
City/State/Zip:	Grand Junction, CO 81	City/State/Zip:	Grand Junction, CO 81	City/State/Zip:	Grand Junction 81501
Business Phone #:	970.248.8500	Business Phone #:	970.248.8500	Business Phone #:	970-812-3288
E-Mail:	dcarei@SenergyBuilders.com	E-Mail:	dcarei@SenergyBuilders.com	E-Mail:	LandAdvisor@ColoradoLandA
Fax #:		Fax #:		Fax #:	
Contact Person:	Darin Carei	Contact Person:	Darin Carei	Contact Person:	Jeffery Fleming
Contact Phone #:	970-248-8500	Contact Phone #:	970-248-8500	Contact Phone #:	970-234-3466

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	Bailey Tomlinson	Date	12-4-18
Signature of Legal Property Owner	Darin Carei	Date	12 4 18

City of Grand Junction Colorado
PUBLIC WORKS & PLANNING

Development Application

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

Petition For: Rezone

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

Existing Land Use Designation	Residential	Existing Zoning	R-8 expired Brookwillow PD
Proposed Land Use Designation	Residential	Proposed Zoning	R12 & R16

Property Information

Site Location:	Brookwillow Subdivision E of Brookwillow Loop/W of 24 3/4	Site Acreage:	5.11
Site Tax No(s):	2945-041-37-113	Site Zoning:	R-8

Project Description: Halls Estate IV 24 townhomes

Property Owner Information		Applicant Information		Representative Information	
Name:	Senergy Builders, LLC	Name:	Senergy Builders, LLC	Name:	Colorado Land Advisor
Street Address:	518 28 Rd	Street Address:	518 28 Rd	Street Address:	300 Main St. Ste. 308
City/State/Zip:	Grand Junction, CO 81	City/State/Zip:	Grand Junction, CO 81	City/State/Zip:	Grand Junction 81501
Business Phone #:	970.248.8500	Business Phone #:	970.248.8500	Business Phone #:	970-812-3288
E-Mail:	dcarei@SenergyBuilders.com	E-Mail:	dcarei@SenergyBuilders.com	E-Mail:	LandAdvisor@ColoradoLandA
Fax #:		Fax #:		Fax #:	
Contact Person:	Darin Carei	Contact Person:	Darin Carei	Contact Person:	Jeffery Fleming
Contact Phone #:	970-248-8500	Contact Phone #:	970-248-8500	Contact Phone #:	970-234-3466

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	Bailey Ohlinger	Date	12-4-18
Signature of Legal Property Owner	Darin Carei	Date	12 4 18

Project Report
Halls Estates Filing IV
Rezone, Preliminary, & Final
Grand Junction, Colorado
December 6, 2018

Prepared for:

ENERGY BUILDERS | senergybuilders.com
simply better… simply smarter.
ENERGY STAR PARTNER

518 28 Road Suite A-202

Grand Junction, CO 81501

Prepared by Jeffery Fleming, CNU-A Colorado Land Advisor, Ltd.

Project Report
Halls Estates
Filing IV
Grand Junction, Colorado

Halls Estates Filing IV Rezone Preliminary Final

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Prepared by Jeffery Fleming ~ Colorado Land Advisor, Ltd.

INTRODUCTION and SUMMARY

The purpose of this General Project Report, documents, and accompanying drawings, is intended to provide an overview of the property and proposed final development utilizing Grand Junction's Planning process. The Development Plan process is intended to gather initial input from review agencies for the detailed plan.

The Original Preliminary Plan for Halls Estates was approved by City Council on January 27, 2009. This parcel would add to that plan with this 5.12 acres +/-. The parcel is located at North of Hannah Lane and abuts the existing Halls Estates F III. Mesa County has assigned the parcel number 2945-041-37-113. The parcel is within the city limits of Grand Junction.

The Filing IV plan is primarily located North of Trinity and Emma with the East side abutting 24-3/4 Road. In Filing IV the Plan will consist of 5 structures containing 24 townhomes as well as 3 streets, tracts, and Open Space.

This development will require a rezone. In order to meet the density requirements of the original Brookwillow Village ODP this parcel needs to be rezoned to R-12 South of the future Wolcott and to R-16 North of the future Wolcott.. The civil plans for Halls IV will show the density and design being proposed. An R-12 zone is more suitable for developing townhomes while the R-16 zone will be suitable for the future development of 40 condominiums. For the southern portion the project will meet the bulk standards of R-12.

Senergy Builders anticipates building two story homes in Halls Estates Filing IV having between 1100 and 1500 square feet each. Access into Halls Estates would be via Hannah Lane. Three new streets would be built: Emma Lane, Trinity Way, and Wolcott Ave.

All utility and street construction would begin immediately upon approval of the Final Plan.

SITE ANALYSIS

The purpose of this section is to identify the physical and technical characteristics of the property selected for Halls Estates Filing IV, in relationship to the surrounding area.

The site is located within the city limits of Grand Junction . The approximate center of Filing IV is found at Lat and Long: 39.100769, -108.594692.

The Halls Estates site consists of one parcel of land that is rectangular in shape. Filing 4 will be wholly constructed North of Hannah Lane. Ground cover on the site is minimal and the slopes are very slight and the soils are fair

SITE ANALYSIS

The site is located in Northwest Grand Junction. This area is a prime area for growth. With Patterson Road connecting to many shopping, medical and work locations, it is a short commute to most anywhere that future homeowners would want to go. Halls Estates is adjacent to shopping including the regions largest shopping mall, Mesa Mall, and a short walk to the City's largest park, Canyonview. Canyonview Park is fully developed and serves soccer, baseball, tennis, lacrosse and football leagues. It has two small lakes, walking trails, shelters with restrooms, a hockey rink, horseshoe courts and basketball courts. The children's play area was recently renovated and expanded.

Halls Estates will be governed by a set of covenants. The constraints within the covenants will guide how the site is developed and how it is maintained. As previously mentioned, the covenants will control irrigation water which will turn the ground into beautiful high desert landscape with small grass yards.

Landscaping - Per Section 21.06.040 of the City's Zoning and Development Code Halls Estates' Landscape Plan will include areas adjacent to the pond and other common areas. This plan has been drawn by Nvision Designs Rob Breeden, a Colorado licensed Landscape Architect.

Screening and Buffering: A 6’ vinyl fence will be located along the eastern and western property lines to buffer the development. This will have landscaping surrounding it. In conjunction with the Landscape Plan these two elements will buffer road noise and visual impacts of any future roadway upon the development.

SITE ANALYSIS

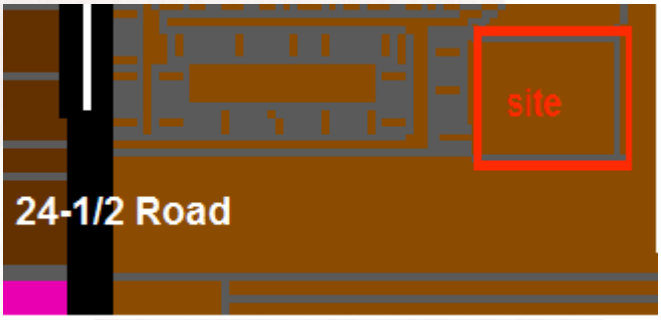
Screening and Buffering continued: Separating 24-3/4 Road from the development's east side will be a landscape strip consisting of a berm, shrubs and decorative rock.

The topography of Filing 4 consists of slopes of 1-2%. An elevation of 4,581 feet is the highest point (center). An elevation of 4,577 exists as the lowest point (Southwest).

EXISTING and FUTURE LAND USE

The City of Grand Junction approved the Preliminary Plan for Halls Estates in January of 2011. This Development consists of 4 Phases. This application if for Filing IV of that plan. This application includes:
24 Townhome Attached units.

A reproduction of part of the City's Future Land Use Map follows:



The site is shown as having a Residential Medium High designation. The current zoning is R-8. This request is to rezone to R-12 and R-16 in order to meet the density requirements of the original Brookwillow Village ODP, the Future Land Use Map, the Blended Residential Map, and the Comprehensive Plan.

SURROUNDING LAND USE

The surrounding land uses in the vicinity of the subject property are considered to be “low to moderate” intensity. The following chart describes the various land uses that adjoin the property:

NORTHWEST	**NORTH**	**NORTHEAST**
Multi-Family	**Multi-Family** **Vacant**	**Single Family Dwellings on Parcels**
WEST		**EAST**
Multi-Family	**SITE**	**Single Family Dwellings on Parcels**
SOUTHWEST	**SOUTH**	**SOUTHEAST**
Single Family **Multi-Family**	**Multi-Family Dwellings**	**Single Family**

PROPOSED LAND USE

SITE DEVELOPMENT – Preparation of the accompanying Site Development Plan Map is directly related to the site conditions described in this narrative. The map depicts the relationship of the building sites to the property boundary, roadway access and adjacent properties. This Filing IV plan calls for the development of 24 Townhome units. The resulting density will be: 5 structures and 24 townhomes on 5.12 acres, or 4.7 dwelling units per acre.

Land Use Summary:

SITE DATA TABLE:

LAND USE ZONE R-12		
SITE	SQ FT	PERCENTAGE
LOTS	71199	31.9%
TRACT (SAN SEWER)	466	0.2%
OPEN SPACE RIGHT-OF-WAY	1540	0.7%
HARDSCAPE STREETS	26142	11.7%
C&G/SIDEWALK	13606	6.1%
FUTURE DEVELOPMENT WITHIN LOT	97687	43.8%
COPPER CREST	12419	5.6%
TOTAL =	223059	100%

To supplement the individual lot development standards presented herein, architectural controls will be implemented to ensure an aesthetically pleasing and orderly development. To achieve this, covenants, conditions and restrictions (CC&R's) will be adopted to insure ongoing protection to the future residents of Halls Estates, as well as the surrounding property owners.

ZONING and BULK STANDARDS

DENSITY AND DIMENSIONAL STANDARDS FOR Halls Estates IV

This proposal is for Halls Estates IV to provide 24 multifamily units in an R12 zone:

R-12: Residential – 12.

Primary Uses			
Two-Select table columnamily, Civic			
See GJMC 21.04.010, Use Table			
Lot			
Area (min. sq. ft.)		n/a	
Width (min. ft.)		30	
Width – Two-Family (min. ft.)		45	
Frontage (min. ft.)		20	
Setback	**Principal**		**Accessory**
Front (min. ft.)	20		25
Side (min. ft.)	5		3
Rear (min. ft.)	10		5
Bulk			
Lot Coverage (max.)		75%	
Height (max. ft.)		60 ft	
Height (max. stories)		5	
Density (min.)		8 units/acre	
Density (max.)		12 units/acre	
Cluster Allowed		No	

The Parcel North of Wolcott is proposed to be zoned R16 in order to fit the intent and a density comparable with the Brookwillow Village ODP. This R16 zone will allow for 40 condominiums to be built in a future development on that parcel.

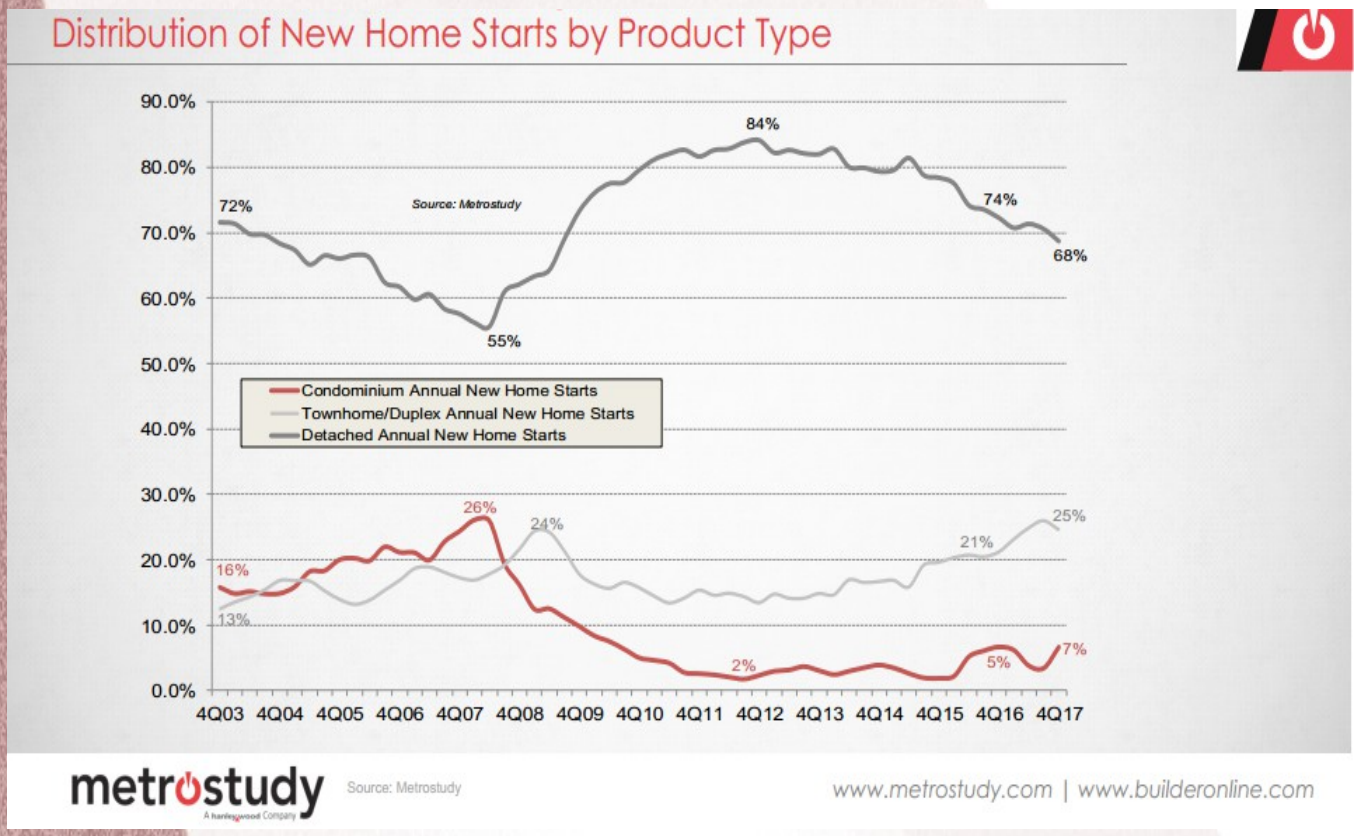
R-16: Residential – 16.

Primary Uses			
Multifamily, Civic			
See GJMC 21.04.010, Use Table			
Lot			
Area (min. sq. ft.)		n/a	
Width (min. ft.)		30	
Frontage (min. ft.)		20	
Setback	**Principal**		**Accessory**
Front (min. ft.)	20		25
Side (min. ft.)	5		3
Rear (min. ft.)	10		5
Bulk			
Lot Coverage (max.)		75.00%	
Height (max. ft.)		60	
Height (max. stories)		5	
Density (min.)		12 units/acre	
Density (max.)		16 units/acre	
Cluster Allowed		No	

HOUSING and DEMOGRAPHICS

Growth in the housing industry is starting up once again. As a state Colorado has the 3rd strongest growth in CoreLogic's Housing Price Index. This growth shows demand is up in the housing types to be built. The following graphs depict the various types of households in Mesa County. Halls Estates Filing 4 will provide much needed housing types which will accommodate a large portion of the coming growth using data obtained from the Colorado Division of Housing and the Department of Local Affairs. Halls Estates Filing IV will be multi-family homes.

- ***Change in housing availability by type***



Multifamily DEVELOPMENT

Halls Estates Filing IV will be developed into 24 dwelling units. This Application is for Filing IV of Halls Estates. This type of housing is becoming more popular as people desire to have free time and spend less time on home and yard maintenance.

Our population is changing and becoming increasingly diverse. The mindset of what a home is, is evolving. Many households now prefer higher-density housing, even in suburban locations. Higher density housing without a huge time commitment to home maintenance is becoming more sought after by retiring Baby Boomers and Young Professionals.

The "Great Recession" has also reshaped thinking about housing choices. According to the National Association of Home Builders, In the last 5 years the average home size has shrunk 9%. The average family size is also shrinking: 36% of all families are single parent households, 27% are single person households, 13% are empty nesters and, 16% are couples without children**. All of these families need smaller homes. Halls Estates is a response to this "New Population".

**Source U.S. Bureau of the Census, *Current Population Survey*

- *Halls Estates is a prime location that will serve the community's real estate needs in many facets:*

*It will serve as housing for older people looking for a "**burden free retirement**" without the hassle of home maintenance but with the convenience of the park setting and mountain views.*

*It will be sought after by "**work hard play hard**" young professionals who work hard through the week and want to go play hard on the weekends.*

Multifamily DEVELOPMENT

It will be desired by Colorado Mesa University ***older "non-traditional" students*** *who are returning to further their education. These 30 to 45 year olds understand home ownership yet they don't have the time or equipment to mow or maintain their traditional yard.*

*It will be wanted by "****over-committed****" professional and medical staff who's on-call careers keep them from making large time commitments to home projects but yet want to live in an upscale home/neighborhood close to their work.*

*It will be sought after by retirees who want to "l****ock and leave****" so that when they head to Europe for a couple of months they know someone is taking care of the place.*

*Single parents who feel like "t****ime stretched parents****" divying up their life between work, parenting, kids and everyday life will be attracted to Halls Estate's less complex living community. Of this group Single mothers like a neighborhood being close enough to feel secure, as they might prefer secure private back yards.*

Young families who are fast tracking their lives will want a place that ***"frees up to move up****" rather than being tied down to mow down weeds. Halls Estates will be that place.*

*New empty nesters wishing to "****downsize and upscale****" into a new hassle free community will be attracted to Halls Estate's location and finishes.*

TRANSPORTATION and EMERGENCY SERVICES

Access to the site is excellent. Access is gained from 24-1/2 Road onto Brookwillow Loop. Access is also available from Hannah Lane. Once developed the project will connect Brookwillow Loop to 24-3/4 Road and onto 25 Road via Wolcott. There will be access to F-1/2 Road as well.

The Grand Junction Fire Department currently employs over 80 full time employees and is one of the largest paid fire departments between Denver and Salt Lake City. The Grand Junction Fire Department has recently made numerous upgrades to it's service including a new 911 Call Center and administrative offices. Fire Station 2 has recently undergone a complete renovation. The Open House for Station 2 was in November 2013. Halls Estates will have excellent fire protection services.

Other emergency services are available from the City of Grand Junction Police Department. The Grand Junction Police Department has made numerous upgrades to it's service including a new 911 Call Center and administrative offices as well. In 2011 the Uniform Patrol section was comprised of 101 sworn officers, four non-sworn police service technicians, eight sergeants and three lieutenants. Collateral duties such as the Canine Program, SWAT, the Bike Officer Program, and Forensic Investigations fall under the Uniform Patrol section. In all the Grand Junction Police Department has 192 full time law enforcement employees.

ACCESS and PARKING

Parking is an important issue in any development, even more so as density increases. Halls Estates IV will have a density consistent with an R-12 designation. The City's development standards require that a minimum of 2 spaces per unit be designed for off street parking. The design of Halls Estates will allow for each home within Halls Estates will have at least one parking space in the garage, one in the driveway along with parking in two small private lots as well as on the street. Driveway placement has been greatly scrutinized to allow for better spacing and more parking. All on-street parking is within 150 feet of the associated residence.

Filing IV Parking schedule
-Off Street Parking -
Garages: 24
Driveways: 24
Off Street Parking: 28
-On Street Parking -
Trinity and Wolcott: 25
Total: 101
Spaces per unit: 4.2

Off Street Handicap Parking: 2
Off Street Motorcycle Parking: 2

AREA SCHOOLS

Schools designated to and around the project site are as follows: Appleton Elementary School, which is located on 2358 H Road. Fruita Middle School, which is located at 239 N Maple St, Fruita. Fruita 8 and 9 School, which is located at 1835 J Road, Fruita. Fruita Monument High School, which is located at 1102 Wildcat Ave, Fruita. Colorado Mesa University, which is located at 1100 North Ave. Grand Junction, CO.

All the above-mentioned facilities are in Mesa County, Colorado.

Appleton Elementary School

Fruita Middle School

Fruita 8/9 School and High School

Colorado Mesa University

SOILS and GEOLOGY

No man-made or natural geologic hazards are known to exist on the subject property. The US Department of Agriculture, Soil Conservation Service, has identified the following soils on the site. (The complete USDA Report is available from Colorado Land Advisor) These soils are not prime farmland. Geotechnical results show soils consistent with previous filiings standard slab foundations will be utilized for Halls Estates IV. See the soils report for full details.

Mesa County Area, Colorado (CO680)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Tr	Turley clay loam, 0 to 2 percent slopes	5.12	100.0%
Totals for Area of Interest		**5.12**	**100.0%**

UTILITY SERVICES

DOMESTIC WATER – All dwellings within the subdivision will be served by a publicly owned domestic water distribution system. New water services will be extended to each new dwelling from the 8" inch water main owned and operated by Ute Water Conservation District. Existing fire hydrants are located on Hannah and Brookwillow Loop. No less than 2 new fire hydrants will be added to the infrastructure in Filing IV. It is estimated that 8,000 – 11,000 gallons per day will be consumed once the parcels are fully occupied. All water lines will be underground on-site.

SANITYARY SEWER – Halls Estates is located within the 201/Persigo Boundary and is serviced by the City of Grand Junction Public Works Department. Therefore, sewage connections will be made to that system via 24 individual 4" lines.

NATURAL GAS – XCEL Energy has 2" lines in Trinity Way, Emma Lane and Brookwillow Loop. New underground lines will be connected to these on-site.

DRY UTILITIES – Electric service is provided by XCEL Energy. Lines are available along the North and South of the property. These will be extended into the development. All lines will be underground. On-site communication lines service the area and are provided by both CenturyLink and Charter. All major cellular telephone companies (AT&T, Sprint, T-mobile and Verizon) provide coverage to the area. .

IRRIGATION WATER – The irrigation water facilities for Halls Estates are in place and will be extended into this filing. More than ample water is available out of the Halls Estates pumping system. An irrigation management plan is currently in place and managed by the Halls Estates Home Owners Association.

(Continued next page)

UTILITY SERVICES

IRRIGATION WATER – continued

Major components of the irrigation management plan include:

* Overview of the Delivery System
* Maintenance of the System
* Available Water Rights
* Estimated and Actual Annual Operation Costs

DRAINAGE – Historic drainage patterns have been addressed by the civil engineer. The P.E. has written and prepared a detailed drainage report to address this important issue. Stormwater runoff will be handled at several different points with the majority being directed into storm sewers to be conveyed to the Brookwillow Village Stormwater Water Quality Ponds. This pond will be retrofitted to the latest water quality standards. Ultimately the drainage flows into Carpenter Wash which carries it to the Colorado River. Please refer to the Drainage Report for technical details.

DEVELOPMENT SCHEDULE and EVALUATION

DEVELOPMENT SCHEDULE – The development of Halls Estates IV will begin immediately upon approval in order to meet the current housing needs. It is anticipated that site development will begin immediately upon the City of Grand Junction's approval of the final construction documents. Occupancy of the first dwelling happened late 2019.

PHASING SCHEDULE - The developer has plans to begin design of the parcel North of Wolcott and submit to the City as a separate project in 2020. Market conditions in 2018 indicate a strong economy. These conditions have brought about growth in the housing industry.

GENERAL - There are many economic signs that the Great Recession ended in early 2012. The Grand Valley is slow to gain the momentum much of the country has experienced. With a lag-time of about 2 years the recovery really showed it's first signs in mid 2014. Interests rates for home mortgages are beginning to rise and it is anticipated that any upward trends will happen slowly so that the market is not shocked back into a recession. Though it will take some time to see the results of the recent recession early indicators seem to tell us that people want to be more conservative with their money and their investment in housing. Statistics indicate a divergence among homebuyers in the Grand Valley. The Babyboomers are aging and moving into retirement. Meanwhile, Generation Y's lifestyle choices lean towards Urbanism vs. the Suburban lifestyle of the 2 recent generations. There is a growing segment of both retiring Babyboomers and GenY'ers that are looking for homes that require less of a time commitment to maintenance. The availability of this type of housing is very limited. Halls Estates is designed to address this market segment through it's design and the maintenance agreement with the HOA.

The following response to each of the applicable criteria illustrates compliance with the public benefits accorded by the proposed development in accordance with Grand Junction's Zoning and Development Code:

Responses to Criteria

21.02.140 Code amendment and rezoning.

(a) Approval Criteria. In order to maintain internal consistency between this code and the zoning maps, map amendments must only occur if:

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

RESPONSE - The Brookwillow Village ODP has been determined by staff to have expired, thus the property has to be rezoned. R12 and R16 zones represent the best option for development of property at this time. In order to meet the density requirements of the original Brookwillow Village ODP the property needs to rezone to the R12 and R 16 zones. See the attached civil plans for the density and design being proposed. For the portion of the property that will be know as Halls Estates IV R12 fits with the townhome development being proposed. For the portion of the property North of Wolcott it will be developed in the future as part of the Brookwillow Village development and will be developed at a higher density matching the R16 standards.

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

RESPONSE - The character has not changed, however, in order to maintain density and housing types proposed in the now expired Brookwillow Village PD these zones, R12 & R16, are the best fit.

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

RESPONSE - This project will build Wolcott street which will connect 3 subdivisions. Connectivity is a goal of the comprehensive plan. All other utilities are available to meet the needs of the development.

shall demonstrate conformance with all of the following:

(i) The approved ODP, if applicable;

RESPONSE - The Brookwillow Village ODP has expired but in order to maintain the intent of that ODP this project is proposing to build 24 townhomes and plat a lot North of Wolcott for future condominiums.

Responses to Criteria

Evaluation of the request is accomplished by using criteria contained within the City of Grand Junction's Zoning and Development Code for approval of major subdivision plans. The following response to the applicable criteria illustrates compliance:

21.02.070 ***Preliminary Subdivision Plan***

(r) (2) Approval Criteria. A preliminary subdivision plan shall not be approved unless the applicant proves compliance with the purpose portion of this section and with all of the following criteria:

(i) The preliminary subdivision plan will be in conformance with the Comprehensive Plan, Grand Valley Circulation Plan, Urban Trails Master Plan, and other adopted plans;

RESPONSE: Halls Estates IV will be developed as an infill project within the Northwest area. It is within the Urban Growth Boundary and conforms to the goals of the Comprehensive Plan and other adopted plans.

(ii) The subdivision standards in Chapter 21.06 GJMC;

RESPONSE: Halls Estates IV has an experienced developer and professional engineering firm. The project will meet all subdivision standards.

(iii) The zoning standards in Chapters 21.03 and 21.04 GJMC;

RESPONSE: Halls Estates IV will be developed to fit within the R12 Zone. The outlot will be a future development at R16. The project will meet all density, setback and height standards

(iv) Other standards and requirements of this code and other City policies and regulations;

RESPONSE: Halls Estates IV will go through the development review process and any comments from the review agencies will be addressed.

(v) Adequate public facilities and services will be available concurrent with the subdivision;

Response: By submitting the Development Application for review to the City, the County and utility providers it can be determined if adequate facilities are in place. A preliminary scoping of the project area indicates that more than the minimum infrastructure requirements are readily available adjacent to the site or on-site.

(vi) The project will have little or no adverse or negative impacts upon the natural or social environment;

Response: Halls Estates IV falls within the Urban Growth Boundary and thus is required to be developed with the proposed land use and density. The parcel is vacant land with mostly weeds currently. The parcel will be adjacent to the Brookwillow Village development. In order to meet density standards of the previously approved, and now expired ODP, this proposal is to divide the property and use R12 and R16 densities.

Responses to Criteria

(vii) Compatibility with existing and proposed development on adjacent properties;
RESPONSE – Halls Estates IV will be a residential infill project. Adjoining parcels have a residential zone designation of R5, R8, and an ODP. This project is compatible with Brookwillow Village and Halls Estates as it is using similar housing types and structures used in those developments. The project meets all criteria of the Zoning and Development Code.

(viii) Adjacent agricultural property and land uses will not be harmed;
RESPONSE – Halls Estates IV will be very compatible with adjacent land uses and will in no way harm any agricultural properties. The parcel to be developed is not prime farmland. The parcel is vacant land with mostly weeds growing on it currently.

(ix) Is neither piecemeal development nor premature development of agricultural land or other unique areas;
RESPONSE – Halls Estates IV will be a residential infill project. All adjoining parcels are residential and compatible to the proposed intensity of use. The project meets all criteria of the Zoning and Development Code. The project is a continuation of development similar in scope and character to Halls Estates and Brookwillow Village.

(x) There is adequate land to dedicate for provision of public services; and
RESPONSE – Halls Estates IV is near Canyon Viewt Park and thus no land will be dedicated for public services beyond the utilities necessary to service the subdivision.

(xi) This project will not cause an undue burden on the City for maintenance or improvement of land and/or facilities.
RESPONSE – Halls Estates IV will complete another step in fulfilling the Comprehensive Plan. Adequate streets will be built with capacity to handle the development. The project will connect to both dry and wet utilities already in place either in the right-of-way or the adjoining utilities to the east. The streets of Halls Estates IV will connect 3 different subdivisions, connectivity is an important concern of the City.

Responses to Criteria

(s) ***Final Plat.***

(2) Approval Criteria. The final plat shall demonstrate compliance with all of the following: (i) The same criteria as the preliminary subdivision plan in subsection (r) of this section; and (ii) The preliminary subdivision plan approval and any conditions attached thereto. A part of the land area within the preliminary subdivision plan may be approved for platting.

RESPONSE – The Applicant has chosen to submit the Preliminary Plan simultaneous with the Final Plan. The Final Plan will be modified throughout the process to match any conditions of the Preliminary Plan approval.

(4) Additional Application and Review Procedures.

(i) If the subdivision is a "common interest community" as defined in § 38-33.3-103(8) C.R.S., then the following shall apply:

RESPONSE - The subdivision is a common interest community.

(A) The applicant shall include a declaration pursuant to §§ 38-33.3-201, 38-33.3-205 and 38-33.3-209 C.R.S.;

RESPONSE – The Applicant has submitted CCR's with this application.

(B) The applicant shall address the exercise of development rights pursuant to Section 38-33.3-210, C.R.S.;

RESPONSE – The Applicant has included a sction describing development rights nad reservation of development rights in the CCR's.

(C) The applicant shall include the association bylaws pursuant to § 38-33.3-306 C.R.S. as applicable; and

RESPONSE – The Applicant has previously formed the Association with bylaws for Halls Estates.

(D) An association shall be formed pursuant to § 38-33.3-301 C.R.S. and filed with the Colorado Secretary of State.

RESPONSE – The Applicant has previously formed the Halls Estates Association with the SOS.

(ii) A title commitment no older than five days shall be provided before the filing of the final plat for all of the platted property.

RESPONSE – The Applicant will submit an updated Title Commitment upon receiving Approval with Conditions Letter and upon preparing the Mylar Plat.

RECEPTION #: 2704023, BK 5650 PG 433 10/10/2014 at 01:48:21 PM, 1 OF 1, R
$10.00 S $1.00 D $0.00 Sheila Reiner, Mesa County, CO CLERK AND RECORDER

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Darter, LLC, a Colorado limited liability company**, whose address is Grand Junction, CO, hereinafter referred to as "Grantor", does hereby remise, release, sell, convey and quitclaim unto **Senergy Builders, LLC, a Colorado limited liability company,** whose legal address is **518 28 Road, Suite A-202, Grand Junction, CO 81501** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, to-wit:

Lot 113,
BROOKWILLOW VILLAGE, FILING III
County of Mesa, State of Colorado

For identification purposes only: Parcel No. 2945-041-37-113

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the grantor, either in law or equity, to the only proper use, benefit and behoof of the grantee, its heirs and assigns forever.

WITNESS Grantor's hand this 10th day of October, **2014.**

DARTER, LLC, A COLORADO LIMITED LIABILITY COMPANY

By: Darin Carei
Darin Carei, managing member

STATE OF COLORADO
COUNTY OF MESA } ss

On this the 10 day of October, **2014**, before me, the undersigned officer, personally appeared **Darin Carei, as managing member of Darter, LLC, a Colorado limited liability company**, known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that it executed the same for the use and purposes therein mentioned.

Teresa D. Ladage
Notary Public
My Commission expires: 9/18/2018

TERESA D. LADAGE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20064036996
My Commission Expires September 16, 2018

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Senergy Builders, LLC ("Entity") is the owner of the following property:

(b) E of Brookwillow Loop W of 24 3/4 Road Parcel # 2945-041-37-113

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) Registered Agent 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) Senergy Builders, LLC

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

(e) NONE

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

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

Signature of Entity representative: Darin Carei

Printed name of person signing: Darin Carei

State of Colorado)

County of Mesa) ss.

Subscribed and sworn to before me on this 4th day of December, 20 18

by Darin Carei

Witness my hand and seal.

My Notary Commission expires on March 25, 2022

JOY CORNUM
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20104010853
My Commission Expires March 25, 2022

Joy Cornum
Notary Public Signature

RECEPTION#: 2834880
3/27/2018 10:56:55 AM, 1 of 1
Recording: $13.00,
Sheila Reiner, Mesa County, CO.
CLERK AND RECORDER

STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity named **Senergy Builders, LLC.**, a Colorado Limited Liability Company.

2. The type of entity is a: Limited Liability Company

3. The entity is formed under the laws of the State of Colorado.

4. The mailing address for the entity is: 518 28 Road Suite A202, Grand Junction, CO. 81501.

5. The name and position of each said person authorized to execute instruments conveying, encumbering, or otherwise affecting the title to real property on behalf of the entity is: **Darin Carei as Managing Member** of Senergy Builders, LLC. .

6. The authority of the foregoing person to bind the entity is not limited.

7. There are no other matter of limitations concerning the manner in which the entity deals with interests in real property.

8. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of Section §38-30-172, C.R.S.

Executed this 23 rd day of March, 2018

Darin Carei, as Managing Member

STATE OF COLORADO)
) SS.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 23 day of March, 2018 by Darin Carei.

Witness my hand and official seal.

My commission expires 3/25/18

JOY GILES
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20104010853
My Commission Expires March 25, 2018

Notary Public

TYPE LEGAL DESCRIPTION(S) BELOW, USING ADDITIONAL SHEETS AS NECESSARY, USE SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE. IF LEGAL EXCEEDS ½ OF A TYPED PAGE, PLEASE PROVIDE AN ELECTRONIC COPY OF THE LEGAL DESCRIPTION. A DISC, CD, OR E-MAIL ARE ACCEPTABLE FORMS FOR THE ELECTRONIC LEGAL DESCRIPTION.

BROOKWILLOW VILLAGE FILING III:
LOT 113 BROOKWILLOW VILLAGE FILING III SEC 4 1S 1W & AN UND INT IN ALL TRACTS & LOTS 19, 25 & 26 - 5.12AC

Legal Description

A parcel of land situated in the Southwest Quarter of the Northeast Quarter of Section 4, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado and being a part of Lot 113 Brookwillow Village, Filing III as recorded at Reception Number 2449063 of the Mesa County Recorder's Office. More particularly described as follows:

Commencing at the Southeast corner of said Lot 113 Brookwillow Filing III thence N0°02'03"E a along the East line of said Lot 113 a distance of 237.77 feet to the Point of Beginning; thence S89°53'01"W a distance of 162.51 feet to the start of a curve to the right; thence along said curve to the right an arc length of 135.86 feet with a radius of 150.00 feet and a central angle of 51°53'37" whose chord bears N64°10'10"W a distance of 131.26 feet; thence N38°13'22'W a distance of 64.64 feet to the Southeastern right of way for Brookwillow Loop as recorded at Reception Number 2311972 of the Mesa County Records and the start of a non-tangent curve to the left; thence along said non-tangent curve to the left an arc length of 143.99 feet with a radius of 204.00 feet and a central angle of 40°26'26" whose chord bears N31°37'25"E a distance of 141.02 feet; thence N51°18'51"E a distance of 29.33 feet; thence N90°00'00"E a distance of 50.04 feet; thence N0°00'00"E a distance of 44.00 feet; thence N90°00'00"W a distance of 50.04 feet; thence N51°18'51"W a distance of 29.33 feet to the start of a non-tangent curve to the left; thence along said curve to the left an arc length of 46.70 feet with a radius of 204.00 feet and a central angle of 13°07'00" whose chord bears N17°57'40"W a distance of 46.60 feet; thence N65°28'50"E a distance of 65.68 feet; thence N0°00'00"E a distance of 116.21 feet; thence N90°00'00"E a distance of 138.65 feet; thence N0°00'00"E a distance of 21.00 feet to the start of a curve to the right; thence along said curve to the right an arc length of 6.28 feet with a radius of 4.00 feet and a central angle of 90°00'00" whose chord bears N45°00'00"E a distance of 5.66 feet; thence N90°00'00"E a distance of 5.46 feet to the start of a curve to the right; thence along said curve to the right an arc length of 27.41 feet with a radius of 29.00 feet and a central angle of 54°09'39' whose chord bears S62°55'10"E a distance of 26.40 feet; thence S0°01'53"W a distance of 33.46 feet; thence S89°58'07"E a distance of 30.00 feet; thence S0°02'03'W a distance of 475.68 feet to the Point of Beginning.

Said parcel of land contains 2.743 acres as described.

Legal Description

A parcel of land situated in the Southwest Quarter of the Northeast Quarter of Section 4, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado and being a part of Lot 113 Brookwillow Village, Filing III as recorded at Reception Number 2449063 of the Mesa County Recorder's Office. More particularly described as follows:

Beginning at the Southeast corner of said Lot 113 Brookwillow Filing III thence N89°50'08"W along the South line of said Lot 113 a distance of 391.51 feet; thence N0°00'00"W along the West line of said Lot 113 a distance of 223.63 feet; thence N11°06'18'E a distance of 92.22 feet to the Southern right of way line for Brookwillow Loop as recorded at Reception Number 2311972 of the Mesa County Records and the start of a non-tangent curve to the left; thence along said non-tangent curve to the left an arc length of 61.42 feet with a radius of 204.00 feet and a central angle of 17°15'07' whose chord bears N60°28'12"E a distance of 61.19 feet; thence S38°13'22"E a distance of 64.64 feet to the start of a curve to the left; thence along said curve to the left an arc length of 135.86 feet with a radius of 150.00 feet and a central angle of 51°53'37" whose chord bears S64°10'10"E a distance of 131.26 feet; thence N89°53'01"E a distance of 162.51 feet to the East line of said Lot 113; thence S0°02'03"W along said East line a distance 237.77 feet to the Point of Beginning.

Said parcel of land contains 2.377 acres as described.

Halls Estates IV Neighborhood Meeting Minutes

Meeting Held on 12-3-2018 At 5:30 pm
Location: Bank of the San Juans Conference Room

The Halls Estates neighborhood meeting was hosted at the Bank of the San Juans Conference Room. The meeting was attended by 6 people. (Sign in sheet attached)
Colorado Land Advisor hosted meeting for Senergy Builders, LLC who is the developer and home builder. Andrew Gingerech, Associate Planner for the City of Grand Junction attended, as did 3 neighbors.

Colorado Land Advisor presented civil plans of Halls Estates Filing 4 development as well as exterior photos and floor plans from Halls Estate III. Jeffery gave an overview of what we are proposing with this application for Halls Estate IV

The following are some of the questions asked during the meeting:

Question: What type of houses will be built on the project? Jeffery responded by mentioning that they would be similar to the ones that Senergy Builders is building in Halls Subdivisions.

Question: When will you start building the houses? Approved late summer. Construction Spring of 2020. Infrastructure construction late 2019.

Question: Will there be Open Space within Halls Estate IV? No, but there is a 110 acre park, Canyon View Park, within 1 mile of the site.

Question: What kind of parking will be provided for the residents? They will have a one car garage and parking in the driveway. Each unit will exceed the required parking. There will be 2 parking lots with 29 parking spaces and 2 motorcycle parking spaces as well as on-street parking.

The attendees were thanked for coming out and reminded that they would receive a notice in the mail in about 1-2 months. The meeting lasted approximately 50 minutes.

SIGN IN SHEET FOR
HALLS ESTATES IV
NEIGHBORHOOD MEETING 12-3-18
Senergy Builders, Inc. - Developer

NAME	ADDRESS	PHONE
Bailie Tomlinson		970-433-4330
Roberta Schuckman		970-346-0953

SIGN IN SHEET FOR
HALLS ESTATES IV
NEIGHBORHOOD MEETING 12-3-18
Senergy Builders, Inc. - Developer

NAME	ADDRESS	PHONE
Jeffery Fleming	300 Main Street #308	970-812-3288
Andrew Gingerich	City of GJ	256-4026
Rich Plank/Kathy	647 Trinity Way Unit F 81505	200-4314

HALLS ESTATES FILING IV

CIVIL CONSTRUCTION PLANS

UTILITY VENDORS:

GAS	XCEL ENERGY	BRENDA BOES	244-2698
ELECTRIC	XCEL ENERGY	BRENDA BOES	244-2698
TELEPHONE	QWEST/CENTURYLINK	CHRIS JOHNSON	244-4311
SEWER	CITY OF GJ	DAN TONELLO	256-4162
WATER	CITY OF GJ	DAN	244-1430
STREETS	CITY OF GJ	PUBLIC WORKS	244-1554
CABLE	CHARTER	JEFF VALDEZ	263-2314
DRAINAGE	GRAND VALLEY DRAINAGE DIST	TIM RYAN	242-4343
IRRIGATION	GRAND VALLEY IRRIGATION CO	CHARLIE GUENTHER	242-2762
ENGINEERING	CITY OF GJ	RICK DORRIS	242-1443

SITE DATA TABLE:

LAND USE ZONE R-12		
SITE	SQ FT	PERCENTAGE
LOTS	71199	31.9%
TRACT (SAN SEWER)	466	0.2%
OPEN SPACE RIGHT-OF-WAY	1540	0.7%
HARDSCAPE STREETS	26142	11.7%
C&G/SIDEWALK	13606	6.1%
FUTURE DEVELOPMENT WITHIN LOT	97687	43.8%
COPPER CREST	12419	5.6%
TOTAL =	223059	100%

VICINITY MAP

CIVIL SHEET INDEX:

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SENERGY BUILDERS LLC
OWNER - DEVELOPER
51 28 ROAD A-202
GRAND JUNCTION, CO 81501
970-248-8500

COLORADO LAND ADVISOR, LTD
300 MAIN STREET
GRAND JUNCTION, CO 81501
970-812-3288
CIVIL ENGINEER
BRYNN BOYD, P.E.
720-224-1095

NVISION DESIGN STUDIO, INC
LANDSCAPE ARCHITECT
ROB BREEDEN
1448 20 ROAD
FRUITA, CO 81521
970-210-2155

POLARIS SURVEYING
SURVEYOR
PAT CLICK, PLS
3194 MESA AVENUE, UNIT B
GRAND JUNCTION, CO 81504
970-434-7038
PROJECT #2017133

HUDDLESTON-BERRY
ENGINEERING AND TESTING, LLC
GEOTECHNICAL ENGINEER
640 WHITE AVENUE, UNIT B
GRAND JUNCTION, CO 81501
970-255-8005
PROJECT #241-07

CITY OF GRAND JUNCTION

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 DEVELOPMENT PLANNER DATE

CITY OF GRAND JUNCTION

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CONSTRUCTION MUST COMMENCE WITHIN ONE YEAR FROM THE DATE OF PLAN SIGNATURE.

CITY DEVELOPMENT ENGINEER DATE

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#	REVISION DESCRIPTION	DATE

HALLS ESTATES FILING IV
GRAND JUNCTION, COLORADO
TITLE SHEET

PROJ.#	18104
DESIGNED BY	BMB
DRAWN BY	BMB
DATE	11/9/18
DRAWING NUMBER	C-1

OF 21 DWGS

CIVIL ENGINEERING GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH CITY OF GRAND JUNCTION STANDARDS AND SPECIFICATIONS, AND, AS APPROPRIATE, WITH ALL APPLICABLE UTILITY COMPANY'S SPECIFICATIONS. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO AFOREMENTIONED REGULATIONS.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LINES, LEVELS, MATERIALS, ETC. PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN WRITING.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED FOR THIS PROJECT PRIOR TO START OF CONSTRUCTION, FROM THE CITY OF GRAND JUNCTION, APPLICABLE UTILITY COMPANIES AND ANY OTHER GOVERNING AGENCY AS REQUIRED. ALL PERMITS OBTAINABLE BY THE CONTRACTOR ARE REQUIRED TO BE OBTAINED AT THE CONTRACTOR'S EXPENSE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES INCLUDING ANY UTILITIES NOT SHOWN ON THE DRAWINGS. WHEN WORKING NEAR EXISTING UTILITIES THE CONTRACTOR SHALL EXERCISE SUFFICIENT CARE TO PREVENT DAMAGE TO THE LINES IN THE EVENT THAT THE INFORMATION SHOWN ON THE DRAWINGS DOES NOT REFLECT ACTUAL FIELD CONDITIONS.
5. UTILITY LINE LOCATIONS ARE SHOWN ON THE PLANS TO THE EXTENT PROVIDED TO THE ENGINEER. THERE IS NO GUARANTEE THAT ALL UTILITIES HAVE BEEN ACCOUNTED FOR IN THE FOLLOWING PLAN SET AND THE ENGINEER HOLDS NO RESPONSIBILITY FOR UTILITIES NOT INDICATED HEREON.
6. EXISTING GRADES AND FEATURES PROVIDED BY DH SURVEYS INC. LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE FROM ABOVE GROUND STRUCTURES, MARKINGS BY THE RESPECTIVE UTILITY COMPANIES AND/OR THEIR LOCATOR SERVICES, AND DRAWINGS PROVIDED BY THE UTILITY COMPANIES. NO EXCAVATIONS WERE MADE DURING THIS SURVEY TO DETERMINE THE EXACT LOCATIONS AND DEPTHS OF UNDERGROUND UTILITIES AND STRUCTURES. ACTUAL LOCATIONS MAY VARY FROM THOSE AS SHOWN HEREON AND ADDITIONAL UNDERGROUND UTILITIES MAY EXIST. EXISTENCE AND LOCATIONS OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION THIS PROPERTY.
7. CONTRACTOR SHALL GIVE 48 HOUR NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS, OR PERSON IN CHARGE OF PUBLIC AND PRIVATE UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCEMENT OF WORK.
8. ALL FINISHED GRADING SHALL BE SUCH THAT NO DEPRESSIONS OF MORE THAN 2" REMAIN, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER, ALL SLOPES SHALL DRAIN TO A DEDICATED DRAINAGE CONTROL STRUCTURE.
9. ROUGH GRADING SHALL BE ACCOMPLISHED PRIOR TO UTILITY CONSTRUCTION.
10. UNLESS OTHERWISE DIRECTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING OR PROTECTING ANY EXISTING SIGNS, STRUCTURES, FENCES, ETC. ENCOUNTERED ON THE JOB AND RESTORING THEM TO THEIR ORIGINAL CONDITION.
11. THE CONTRACTOR SHALL LIMIT CONSTRUCTION ACTIVITIES TO THOSE AREAS WITHIN THE PROJECT LIMITS OF DISTURBANCE AND/OR TOES OF SLOPES AS SHOWN ON THE PLANS AND CROSS SECTIONS. ANY DISTURBANCE BEYOND THESE LIMITS SHALL BE RESTORED TO THE ORIGINAL CONDITION BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. CONSTRUCTION ACTIVITIES IN ADDITION TO NORMAL CONSTRUCTION PROCEDURE SHALL INCLUDE THE PARKING OF VEHICLES OR EQUIPMENT, DISPOSAL OF DEBRIS OR ANY OTHER ACTION WHICH COULD ALTER THE EXISTING CONDITIONS. THE CONTRACTOR SHALL NOT STOCKPILE OR STORE EQUIPMENT WITHIN 30 FEET OF THE EDGE OF TRAVELED WAY DURING THE PROJECT, UNLESS PROTECTED BY TEMPORARY BARRIER.
12. THE CONTRACTOR SHALL PROVIDE A CLEAR AND CONCISE RED LINE SET OF AS-CONSTRUCTED PLANS TO THE ENGINEER PRIOR TO FINAL ACCEPTANCE. PLANS SHALL SHOW THE AS-BUILT LOCATIONS OF ALL UTILITIES, CULVERTS, ROADS, GRADES, ETC. INSTALLED DIFFERENT FROM THE APPROVED PLANS.
13. THE CONTRACTOR SHALL HAVE ONE SET OF ENGINEER AND CITY SIGNED APPROVED PLANS ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
14. A PRE-CONSTRUCTION MEETING MUST BE HELD BETWEEN THE CONTRACTOR, ENGINEER AND THE CITY OF GRAND JUNCTION, PRIOR TO ANY CONSTRUCTION ACTIVITIES.
15. ALL UNIMPROVED DISTURBED AREAS ARE TO BE RESEEDED OR LANDSCAPED PER LANDSCAPING PLANS.
16. ALL DRAINAGE SHALL SLOPE AWAY FROM BUILDINGS AT LEAST 6" IN THE FIRST 10 FEET.
17. CONTRACTOR MUST CONTACT CITY OF GRAND JUNCTION TRAFFIC OPERATIONS SUPERVISOR PRIOR TO CONSTRUCTION OR PLACEMENT OF TRAFFIC CONTROL DEVICES/FEATURES (STRIPING, SIGNALS, MEDIANS, ETC) FOR CONSTRUCTION IN THE RIGHT OF WAY ONLY.
18. A "WORK IN RIGHT-OF-WAY" PERMIT IS REQUIRED FOR ANY CONSTRUCTION OCCURRING WITHIN CITY RIGHTS-OF-WAY, CONTACT TIM PATTY WITH THE CITY OF GRAND JUNCTION AT 201-1363 FOR MORE INFORMATION.
19. PERMIT AND INSPECTIONS ARE REQUIRED FOR ALL UTILITY CUTS AND CONNECTIONS IN THE CITY RIGHT OF WAY. CONTACT THE CITY OF GRAND JUNCTION PUBLIC WORKS 970-244-1555.
20. ACCESSIBLE PARKING SPACES SHALL INCLUDE A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY AND HAVE AN ADDITIONAL SIGN WITH THE WORDS "VAN ACCESSIBLE" MOUNTED BELOW. SEE PLACEMENT ON THIS SHEET.
21. ALL COMPACTED STRUCTURAL FILL (FOR ROADS, PARKING AREAS AND UTILITIES) SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
22. ALL SATISFACTORY EXCESS EXCAVATION FROM EITHER UTILITY OR STREET CONSTRUCTION SHALL BE SPREAD UNIFORMLY ACROSS THE LOS AS DIRECTED BY THE OWNER OR HIS DESIGNATED REPRESENTATIVE. ALL UNSATISFACTORY OR WASTE MATERIAL INCLUDING ROOTS, VEGETATION, CONCRETE, ROCKS, OR OTHER DEBRIS, SHALL BE HAULED FROM THE PROJECT BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
23. ALL WATER AND SEWER LINES MUST BE TESTED AND APPROVED PRIOR TO STREET CONSTRUCTION. ALL WATERLINES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS OF UTE WATER DISTRICT.
24. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL AFFECTED PROPERTY OWNERS AT ALL TIMES DURING CONSTRUCTION AT NO ADDITIONAL COST.

PAVING CONSTRUCTION NOTES:

1. ALL ROAD WIDTHS, AND RADII ARE TO FLOWLINE UNLESS NOTED OTHERWISE. ANY "SPOT" DESIGN ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
2. THE TOP OF EXISTING GROUND OR THE TOP OF AREAS CUT TO FINAL GRADE ARE TO BE SCARIFIED, BROUGHT TO THE OPTIMAL WATER CONTENT, AND RECOMPACTED TO 95% OF AASHTO T99 BEFORE PLACING FILL OR BEFORE BASE IS PLACED.
3. CONTRACTOR IS TO PROTECT EXISTING UTILITIES AND APPURTENANCES. MANHOLES, DRAINAGE INLETS, UTILITY LINES, ETC, DAMAGED COVERED OR FILLED WITH DIRT OR DEBRIS BY THE CONTRACTOR SHALL BE CLEANED AND REPAIRED OR REPLACED AT NO EXPENSE TO THE OWNER.
4. WHERE PROPOSED PAVEMENT IS TO MATCH EXISTING PAVEMENT, SAWCUT THE EXISTING PAVEMENT 1 FOOT BACK FROM THE EXISTING EDGE OF AND REMOVE PAVEMENT. FROM THE SAWCUT LINE, MILL EXISTING PAVEMENT HALF EXISTING PAVEMENT DEPTH (OR A MINIMUM OF 2 INCHES), A WIDTH OF 2 FEET. EXISTING SURFACE IS TO BE TACK-COATED BEFORE NEW PAVEMENT IS PLACED. SEE T-LOCK DETAIL, THIS SHEET.
5. INCLUDE BACKING OF CURB AND GUTTER AND /OR SIDEWALK WITH NATIVE FILL MATERIAL PER THE TYPICAL ROADWAY SECTION IN THE UNIT PRICE BID FOR EMBANKMENT.
6. FOR SITE SPECIFIC GETOECHNICAL REQUIREMENTS AND RECOMMENDATIONS, SEE THE REFERENCED GEOTECHNICAL REPORT BY HUDDLESTON-BERRY.

TRAFFIC NOTE:

1. CONTRACTOR MUST CONTACT CITY OF GRAND JUNCTION TRAFFIC OPERATIONS SUPERVISOR PRIOR TO CONSTRUCTION OR PLACEMENT OF TRAFFIC CONTROL DEVICES/FEATURES FOR CONSTRUCTION IN THE RIGHTS-OF-WAY ONLY.

MANHOLE NOTES:

1. CONCRETE SHALL BE COLORADO DEPARTMENT OF TRANSPORTATION CLASS "B" (SECTION 601.02)
2. ALL CEMENT USED IN MORTAR, CONCRETE BASES, GRADE RINGS, RISER SECTIONS AND CONES FOR SANITARY SEWER MANHOLES, SHALL BE TYPE V OR MODIFIED TYPE II PORTLAND CEMENT WITH LESS THAN 5% TRICALCIUM ALUMINATE.
3. MANHOLE RISER SECTIONS, CONES AND GRADE RINGS SHALL BE PRECAST REINFORCED CONCRETE CONFORMING TO ASTM C-78 OR AASHTO T-99 WITH HAND OPERATED MECHANICAL EQUIPMENT.
4. ALL WORK SHALL BE IN ACCORDANCE WITH APPROVED PLANS AND CITY SPECIFICATION.
5. THE MANHOLE CONE AND BARREL SECTIONS SHALL BE POSITIONED SUCH THAT THE MANHOLE RING AND STEPS ARE AT A 45° ANGLE FROM THE INLET PIPE (SEE PAGE SS-08).
6. MANHOLE RING AND COVER SHALL BE SET TO FINISH GRADE USING RAPID ROAD REPAIR GROUT TO ADJUST RIM ELEVATION. GROUT SHALL NOT EXCEED 2" THICKNESS. GROUT SHALL BE PLACED BETWEEN TOP OF CONCRETE GRADE RING AND COVER. STEEL GRADE ADJUSTMENT RINGS MAY BE USED FOR ADJUSTMENT OF MANHOLE COVERS ONLY WHEN STREETS ARE OVERLAID.
7. INVERTED MANHOLE RINGS WILL NOT BE ALLOWED UNLESS APPROVED BY THE ENGINEER.

SANITARY SEWER CONSTRUCTION NOTES:

1. ALL SEWER LINE CONSTRUCTION SHALL CONFORM TO THE CITY OF GRAND JUNCTION'S STANDARDS AND SPECIFICAITONS.
2. CONTRACTOR SHALL HAVE ONE SIGNED COPY OF THE PLANS AND A COPY OF THE CITY OF GRAND JUNCTION'S STANDARD SPECIFICATIONS AT THE JOB SITE AT ALL TIMES.
3. ALL SEWER MAINS SHALL BE PVC SDR-35 (ASTM 3034) UNLESS OTHERWISE NOTED.
4. ALL SEWER MAINS SHALL BE LAID TO GRADE UTILITIZING A PIPE LASER.
5. ALL SERVICE LINE CONNECTIONS TO NEW MAINS SHALL BE ACCOMPLISHED WITH FULL BODY WYES OR TEES. TAPPING SADDLES WILL NOT BE ALLOWED.
6. SERVICE LINE CONNECTIONS TO EXISTING NON-PVC MAINS SHALL BE ACCOMPLISHED USING "INSERTA TEES" MANUFACTURED BY FOWLER MANUFACTURING COMPANY OF HILLSBORO, OREGON. FOR EXISTING PVC MAINS, TAPPING SADDLES SHALL BE USED.
7. 4 INCH SERVICES SHALL NOT BE CONNECTED DIRECTLY INTO MANHOLES. ALL 6 INCH SERVICES SHALL BE CONNECTED TO THE MAIN AT A MANHOLE.
8. THE CONTRACTOR SHALL NOTIFY THE CITY INSPECTOR 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
9. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SEWER LINE TESTING TO BE COMPLETED IN THE PRESENCE OF THE ENGINEER OR HIS REPRESENTATIVE. PRESSURE TESTING WILL BE PERFORMED AFTER INSTALLATION OF DRY UTILITIES, AFTER ALL COMPACTION OF STREET SUBGRADE AND PRIOR TO STREET PAVING. FINAL LAMPING WILL ALSO BE ACCOMPLISHED AFTER PAVING IS COMPLETED. THESE TESTS SHALL BE THE MINIMUM BASIS OF ACCEPTANCE OF THE SEWER LINE EXTENSION.
10. THE CONTRACTOR SHALL OBTAIN CITY OF GRAND JUNCTION STREET CUT PERMIT FOR ALL WORK WITHIN EXISTING CITY RIGHT-OF-WAY PRIOR TO CONSTRUCTION.
11. A CLAY CUT-OFF WALL SHALL BE PLACED 10 FEET UPSTREAM FROM ALL NEW MANHOLES UNLESS OTHERWISE NOTED. THE CUT-OFF WALL SHALL EXTEND FROM 6 INCHES BELOW TO 6 INCHES ABOVE GRANULAR BACKFILL MATERIAL AND SHALL BE 2 FEET WIDE. IF NATIVE MATERIAL IS NOT SUITABLE, THE CONTRACTOR SHALL IMPORT MATERIAL APPROVED BY THE ENGINEER.
12. SEWER SERVICE STUB OUTS SHALL BE CAPPED AND PLUGGED. STUB OUT SHALL BE MARKED WITH A 4X4 INCH POST PAINTED GREEN BURIED WITH 3 FEET OF POST ABOVE GRADE. AS-BUILT SURVEYING FOR VERTICAL GRADE OF STUB OUT REQUIRED PRIOR TO BACKFILL.
13. RED LINE AS-BUILTS SHALL BE SUBMITTED TO THE CITY DEVELOPMENT ENGINEER AT LEAST 72 HOURS PRIOR TO PAVING FOR REVIEW.
14. CALL MARK BARSLUND AT 201-1362 48 HOURS PRIOR TO CONSTRUCTION.
15. REFER TO HUDDLESTON-BERRY LETTER FOR SITE SPECIFIC INFORMATION REGARDING TRENCH STABILITY. CONTRACTOR IS TO COORDINATE WITH THE GEOTECHNICAL ENGINEER TO DEVELOP DEWATERING PLAN AS CONDITIONS DICTATE.
16. STOP GRAVEL BEDDING SERVICE LINES AT LIP OF GUTTER.
17. INSTALL CAPS ON ALL STUB OUTS.
18. SEWER LINES SHALL HAVE A MINIMUM COVER OF 48 INCHES.

STANDARD CONCRETE GENERAL NOTES:

1. ALL PORTLAND CEMENT CONCRETE SHALL BE COLORADO DEPARTMENT OF TRANSPORTATION CLASS "B". ALL CONCRETE SHALL BE MIXED, PLACED, CURED AND TESTED IN ACCORDANCE WITH CITY OF GRAND JUNCTION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. ALL CONCRETE WORK WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR. A CONSTRUCTION PERMIT IS REQUIRED AT EACH LOCATION WHERE CONCRETE IS REMOVED, ALTERED OR PLACED.
3. ALL CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, CURB RAMPS, FILLETS AND DRAINAGE PANS SHALL BE UNDERLAID WITH AGGREGATE BASE COURSE (CLASS 6) COMPACTED TO NO LESS THAN 95% PER AASHTO T-180. SEE DETAILS FOR BASE COURSE THICKNESS AND SUBGRADE RECONDITIONING REQUIREMENTS. SUBGRADE RECONDITIONING WILL NOT BE REQUIRED FOR REPLACEMENT OR CONSTRUCTION OF CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, CURB RAMPS, FILLETS, AND DRAINAGE PANS ON EXISTING STREETS. THE TOP 6" OF SUBGRADE SHALL BE COMPACTED TO NO LESS THAN 95% PER AASHTO T99 UNLESS OTHERWISE SPECIFIED OR APPROVED BY THE ENGINEER.
4. ALL EXISTING PAVEMENT, NOT DESIGNATED FOR REMOVAL, THAT IS DAMAGED BY CONSTRUCTION SHALL BE REPLACED IN-KIND BY CONTRACTOR.
5. ALL DRIVEWAY CONCRETE (APRON AND SIDEWALK CROSSING) SHALL BE 9 INCHES THICK (MIN) FOR RESIDENTIAL USES AND 8" THICK (MIN) FOR ALL OTHER USES.
6. TRANSVERSE EXPANSION JOINTS SHALL BE PROVIDED IN ALL CONCRETE CURBS, GUTTERS, SIDEWALKS AND TRAILS, ETC. AT ENDS OF HORIZONTAL CURVES AND AT SPACING SHOWN ON PACE C-06. TRANSVERSE CONTRACTION JOINTS SHALL BE PROVIDED AT 10' SPACING.
7. VEHICULAR TRAFFIC SHALL BE KEPT OFF NEW CONCRETE FOR A MINIMUM OF 14 DAYS OR UNTIL THE CONCRETE REACHES A COMPRESSIVE STRENGTH OF EQUAL TO OR GREATER THAN 80% OF DESIGN.
8. WHEN DURING CONCRETE FINISHING OPERATIONS THE RATE OF EVAPORATION APPROACHES 0.2 LB/SQ FT/HR AN EVAPORATION REDUCER SUCH AS CONFILM MANUFACTURED BY MASTER BUILDERS IS RECOMMENDED AND MAY BE REQUIRED TO CONTROL PLASTIC SHRINKAGE CRACKS IN THE CONCRETE SURFACE.
9. AN APPROVED CURING COMPOUND SHALL BE APPLIED TO ALL EXPOSED CONCRETE IMMEDIATELY AFTER FINISHING. FOR APPROVED COMPOUNDS SEE SECTION 711 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
10. WHEN AMBIENT TEMPERATURE IS EXPECTED TO BE BELOW 40°F THE APPLICATION OF CURING COMPOUND SHALL BE STOPPED AND INSULATION BLANKETS OR OTHER APPROVED CURING METHODS SHALL BE USED. CURING METHODS THAT CAUSE OVERHEATING OR DRYING OF THE CONCRETE SHALL NOT BE USED. NO CONCRETE SHALL BE PLACED ON FROZEN GROUND.
11. UNDER NO CIRCUMSTANCES SHALL WATER BE ADDED TO CONCRETE SURFACES DURING FINISHING OPERATIONS.
12. HANDICAP RAMPS SHALL BE INSTALLED IN EACH CORNER OF ALL NEW STREET INTERSECTIONS. SEE PAGES C-13 THROUGH C-24 FOR DETAILS.
13. "CONTROL JOINT" SHALL HAVE THE SAME MEANING AS "CONTRACTION JOINT".
14. SEE PAGE C-32 FOR CONCRETE PAVEMENT PATCHING DETAIL.

UTILITY NOTES:

1. PRIOR TO ANY DISCHARGE OF DISINFECTING/CLEANING/FLUSHING OF ANY UTILITY LINES TO THE SANITARY SEWER SYSTE, A DSICHARGE REQUEST FORM MUST BE COMPLETED TO RECEIVE AUTHORIZATION OF THE DISCHARGE.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING ALL LIVE STORM AND SANITARY SEWAGE FLOW AND SHALL NOT ALLOW DEBRIS TO ENTER THE EX SEWER MAIN WHILE WORK IS BEING COMPLETED.
3. SANITARY SEWER AND STORM SEWER CONSTRUCTION SHALL BE BY CONVENTIONAL TRENCHING AND PIPE LAYING, TRENCH BACKFILL, SUBGRADE, BASE AND PAVEMENT UNLESS OTHERWISE STATED.
4. IF COMPACTED FILL IS REQUIRED FOR STREET CONSTRUCTION UNDER UTILITIES, SOIL COMPACTION SHALL OCCUR FIRST, PRIOR TO TRENCHING AND INSTALLATION OF UTILITY.

UTE WATER NOTES:

1. ALL WATER MAINS AND WATER SERVICES SHALL BE IN ACCORDANCE WITH UTE WATER SPECIFICATIONS AND STANDARDS DRAWINGS.
2. CONTRACTOR IS RESPONSIBLE FOR INSTALLING METER PITS AND YOKES. ALL METER PITS SHALL BE INSTALLED TO ACCOMMODATE RADIO READ METER ASSEMBLIES.
3. ALL WATER METER PITS SHALL BE LOCATED ON THE OPPOSITE LOT SIDE OF DRY UTILITY TRANSFORMERS AND PEDESTALS. THIS IS A CUSTOMER/CONSUMER SAFETY ISSUE.
4. WATER MAINS SHALL BE C900, DR 18. INSTALLATION OF PIPE, FITTINGS, VALVES, AND SERVICES INCLUDING TESTING AND DISINFECTION SHALL BE IN ACCORDANCE WITH UTE WATER STANDARD SPECIFICATIONS AND DRAWINGS.
5. DEVELOPER IS RESPONSIBLE FOR INSTALLING METER PITS AND YOKES (PIT AND YOKES SUPPLIED BY UTE WATER).
6. PRECONSTRUCTION MEETING IS REQUIRED BEFORE CONSTRUCTION BEGINS. AT LEAST 48 HOURS NOTICE IS REQUIRED.
7. IF PLANS ARE CHANGED, THE DEVELOPER MUST SUBMIT A NEW SET OF PLANS.
8. ELECTRONIC DRAWINGS OF THE UTILITY COMPOSITE FOR THE SUBDIVISION, IN AUTOCAD.DWG FORMAT, MUST BE PROVIDED PRIOR TO FINAL ACCEPTANCE OF WATER INFRASTRUCTURE.
9. WATER METERS WILL NOT BE SOLD UNTIL FINAL ACCEPTANCE OF THE WATER INFRASTRUCTURE.
10. ALL FEES AND POLICIES IN EFFECT AT TIME OF APPLICATION WILL APPLY.
11. WATER LINES SHALL HAVE A MINIMUM COVER OF 48 INCHES.
12. ALL UTE WATER LINES SHALL BE TESTED IN ACCORDANCE WITH CITY OF GRAND JUNCTION STANDARD SPECIFICATIONS PRIOR TO THE START OF BACKFILL OPERATIONS.

STORM DRAIN CONSTRUCTION NOTES:

1. ALL STORM DRAIN LINE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF GRAND JUNCTION STANDARDS AND SPECIFICATIONS.
2. ALL REINFORCED CONCRETE STORM DRAIN PIPE SHALL CONFORM TO ASTM STANDARD SPECIFICATIONS C-76 CLASS III UNLESS OTHERWISE NOTED.
3. ALL POLYVINYL CHLORIDE (PVC) PIPE AND FITTINGS SHALL CONFORM TO ASTM STANDARD SPECIFICATIONS, D3034 AND F679 SDR-35 UNLESS OTHERWISE NOTED.
4. ALL STORM DRAIN RIMS TO BE STANDARD MH RING AND COVER (CASTINGS INC 24BCIFISH) AS PER THE CITY OF GRAND JUNCTION STANDARD DETAILS.
5. CONTRACTOR IS TO COORDINATE WITH THE GEOTECHNICAL ENGINEER TO DEVELOP DEWATERING PLAN AS CONDITIONS DICTATE.

TESTING NOTES:

1. CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE GEOTECHNICAL TESTING REQUIREMENTS OF THE CITY OF GRAND JUNCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE TESTING FIRM 24 HOURS IN ADVANCE OF THE NEED FOR TESTING, AND TO VERIFY THAT THE APPROPRIATE NUMBER OF TESTS HAVE BEEN TAKEN. THE RESULTS OF THE REQUIRED TYPES OF TESTS AND NUMBER OF PASSING TESTS SHALL BE FURNISHED TO THE ENGINEER FOR VERIFICATION BEFORE FINAL ACCEPTANCE BY THE OWNER WILL BE GRANTED. ALL FAILING TESTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND RE-TESTS SHALL BE PERFORMED UNTIL PASSING RESULTS ARE OBTAINED. ALL UTILITY LINES, INCLUDING SERVICE LINES, FALLING WITHIN THE PUBLIC RIGHT-OF-WAY OR THE PUBLIC EASEMENTS SHALL BE TESTED. PAYMENT OF TESTING IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCIDENTAL TO THE WORK.
2. ONLY MATERIALS ON WHICH A PROCTOR AND ACCURATE NUCLEAR DENSITY TEST CAN BE PERFORMED ARE APPROVED FOR UTILITY TRENCH BACKFILL, UNLESS OTHERWISE APPROVED BY THE ENGINEER.
3. BACKFILLING OF TRENCHES WITHOUT TESTING DURING THE BACKFILL OPERATION IS STRONGL DISCOURAGED AND WILL RESULT IN REMOVAL AND REPLACEMENT OF BACKFILL BACK TO THE LAST DOCUMENTED PASSING TEST.
4. ALL WATER AND SEWER LINES MUST BE TESTED AND APPROVED PRIOR TO STREET CONSTRUCTION. CONTRACTOR IS REQUIRED TO NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO TESTING . A REPRESENTATIVE OF THE OWNER OR DISTRICT MUST BE PRESENT TO WITNESS TESTING OF WATER AN SEWER LINES OR THE CITY WILL NOT APPROVE THE INSTALLATION.

PROPOSED GRADING FLOW ARROW	
MATCH EXISTING	M.E.
EDGE OF CONCRETE	EOC
BACK OF WALK	BW
FRONT OF WALK	FW
TOP OF STEP	TOS
FLOW LINE	FL
VALLEY PAN EDGE	VP
PROPERTY LINE	
TRAFFIC FLOW DIRECTION	
CITY OF GRAND JUNCTION	COGJ
PROPOSED ELEVATION	98.52
PROPOSED STORM INLET	
PROPOSED SEWER LINE	S S S
PROPOSED SEWER MANHOLE	S
PROPOSED WATER LINE	W W W
PROPOSED WATER METER	W
PROPOSED LIGHT POLE	
PROPOSED SIGN	
BOTTOM OF CURB	BOC
TOP OF CURB	TOC
APPROXIMATE (CONTRACTOR TO VERIFY ELEV)	~
FIRE DEPARTMENT CONNECTION	FDC
PROPOSED TOPOGRAPHY	

EXISTING FEATURES:

EXISTING GROUND FLOW ARROW	
FIRE HYDRANT	
STORM INLET	
WATER VALVE	WV
LIGHT POLE	
EXISTING ELEVATION	98.52
MATCH EXISTING (VERT AND HORIZ)	*M.E.*
EXISTING UTILITY POLE	
EX SEWER LINE	S S S
EX WATER LINE	
EX OVERHEAD ELEC	E E E
EX GAS LINE	G G G
EX TELEPHONE	T T T
EX SEWER MANHOLE	S
EX TOPOGRAPHY	

811 Know what's below. Call before you dig.

CITY OF GRAND JUNCTION

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.

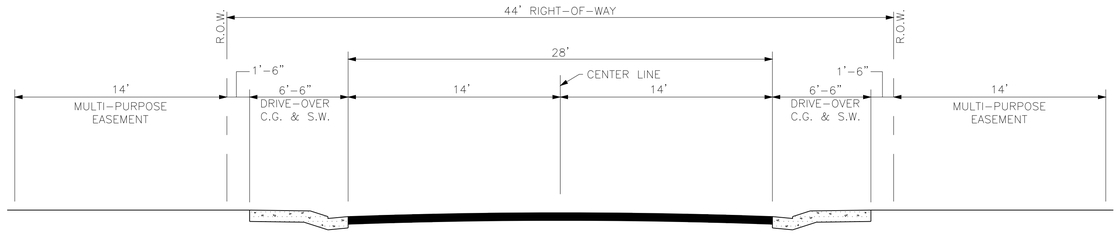
CITY DEVELOPMENT ENGINEER DATE

Colorado Land Advisor
Urban Planning | Stormwater Management | Site Design | Civil Engineering
300 Main Street | Suite 308 | Grand Junction, Colorado 81501 | 970.812.3288
ColoradoLandAdvisor.com

#	REVISION	DESCRIPTION	DATE

HALLS ESTATES FILING IV
GRAND JUNCTION, COLORADO
INSIDE COVER SHEET/GENERAL NOTES/LEGEND

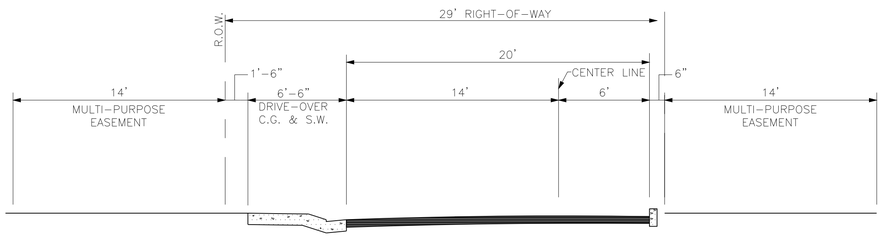
PROJ.#	18104
DESIGNED BY	BMB
DRAWN BY	BMB
DATE	11/9/18
DRAWING NUMBER	C-2



0 TO 1000 A.D.T.

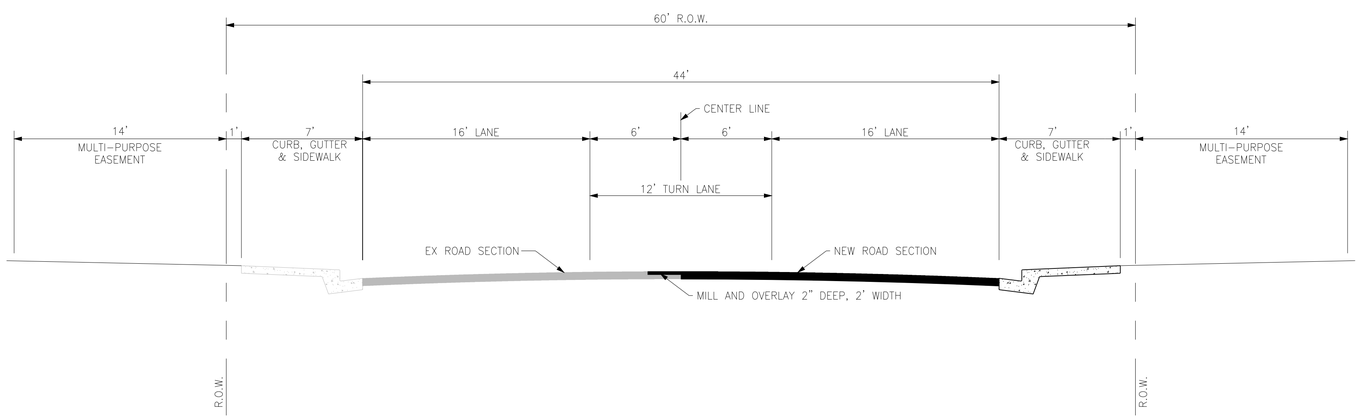
(1) DRIVE OVER CURB, GUTTER AND SIDEWALK SHALL BE INSTALLED ONLY ON URBAN RESIDENTIAL STREETS WITH LESS THAN 1000 A.D.T.

FOR ADDITIONAL NOTES AND DETAILS, SEE INDIVIDUAL PLAN AND PROFILE SHEETS



0 TO 1000 A.D.T.

FOR ADDITIONAL NOTES AND DETAILS, SEE INDIVIDUAL PLAN AND PROFILE SHEETS

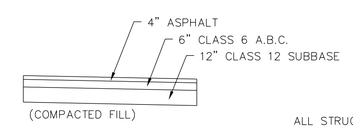


FOR ADDITIONAL NOTES AND DETAILS, SEE INDIVIDUAL PLAN AND PROFILE SHEETS

Know what's **below.**
Call before you dig.

QUANTITIES

ITEM DESCRIPTION	UNIT	QUANTITY
SANITARY SEWER		
8" PVC SDR-35 SANITARY SEWER MAIN	LF	398
SEWER SERVICES	EA	23
SANITARY SEWER MANHOLE	EA	3
CONNECTION TO EXISTING MANHOLE	EA	1
CONCRETE ENCASEMENT	LF	22
CLAY CUTOFF WALL	EA	2
DOMESTIC WATER		
8" PVC WATER MAIN	LF	613
2" PVC WATER MAIN	LF	52
8" GATE VALVE	EA	3
2" GATE VALVE	EA	1
WATER SERVICES	EA	23
8" TAP	EA	1
CONNECT TO EXISTING WATER LINE	EA	1
STREETS		
8" PVC UTILITY/IRRIGATION SLEEVES	LF	150
6" THICKNESS ABC CLASS 6 BASE COURSE	CY	700
12" THICKNESS ABC CLASS 12 SUBBASE	CY	1400
HOT BITUMINOUS PAVING, (4" THICK)	SY	4000
CONCRETE CURB (6" WIDE X 6" HIGH)	LF	200
MONOLITHIC VERT CURB GUTTER S/W (7')	LF	700
DRIVEOVER CURB, GUTTER S/W (6.5' WIDE)	LF	1200
CONCRETE DRAINAGE PAN (6' WIDE 8" THICK)	LF	150
8" CONC CORNERS/RAMPS/HC INSERTS	SY	50
CONCRETE MAIL BOX PAD	SY	17
STREET SIGNS	EA	19
STREET LIGHTS	EA	2
EARTHWORK		
MOBILIZATION	LS	1
CLEARING AND GRUBBING	LS	1
UNCLASSIFIED EXCAVATION	CY	1100
UNCLASSIFIED EMBANKMENT	CY	700
VEHICLE TRACKING CONTROL	EA	1
INLET PROTECTION	EA	3
WATERING (DUST CONTROL)	LS	1
EARTHEN BERM AND SWALE	LF	3000
REMOVALS AND RESETTING		
REMOVAL OF ASPHALT	SY	175
REMOVAL OF MISC CONCRETE	SY	50
ADJUST MANHOLE	EA	4
SEEDING AND SOIL RETENTION		
INLET PROTECTION	EA	3
MONTHLY MAINTENANCE INSPECTION	EA	9
TEMPORARY IRRIGATION	EA	1
STORM DRAINAGE FACILITIES		
18" HDPE STORM DRAIN PIPE	LF	22
CONNECTION TO EX MANHOLE	EA	1
SINGLE CURB OPENING STORM DRAIN INLET	EA	1
MISCELLANEOUS ITEMS		
CONSTRUCTION STAKING/SURVEYING	EA	1



ALL STRUCTURAL FILL SHALL BE COMPACTED TO 95% STANDARD PROCTOR

STANDARD PAVEMENT SECTION

NOT TO SCALE

CITY OF GRAND JUNCTION

ACCEPTANCE BLOCK

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CITY DEVELOPMENT ENGINEER DATE

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#	REVISION DESCRIPTION	DATE

HALLS ESTATES FILING IV
GRAND JUNCTION, COLORADO
SUMMARY OF QUANTITIES/TYP ROADWAY SECTIONS

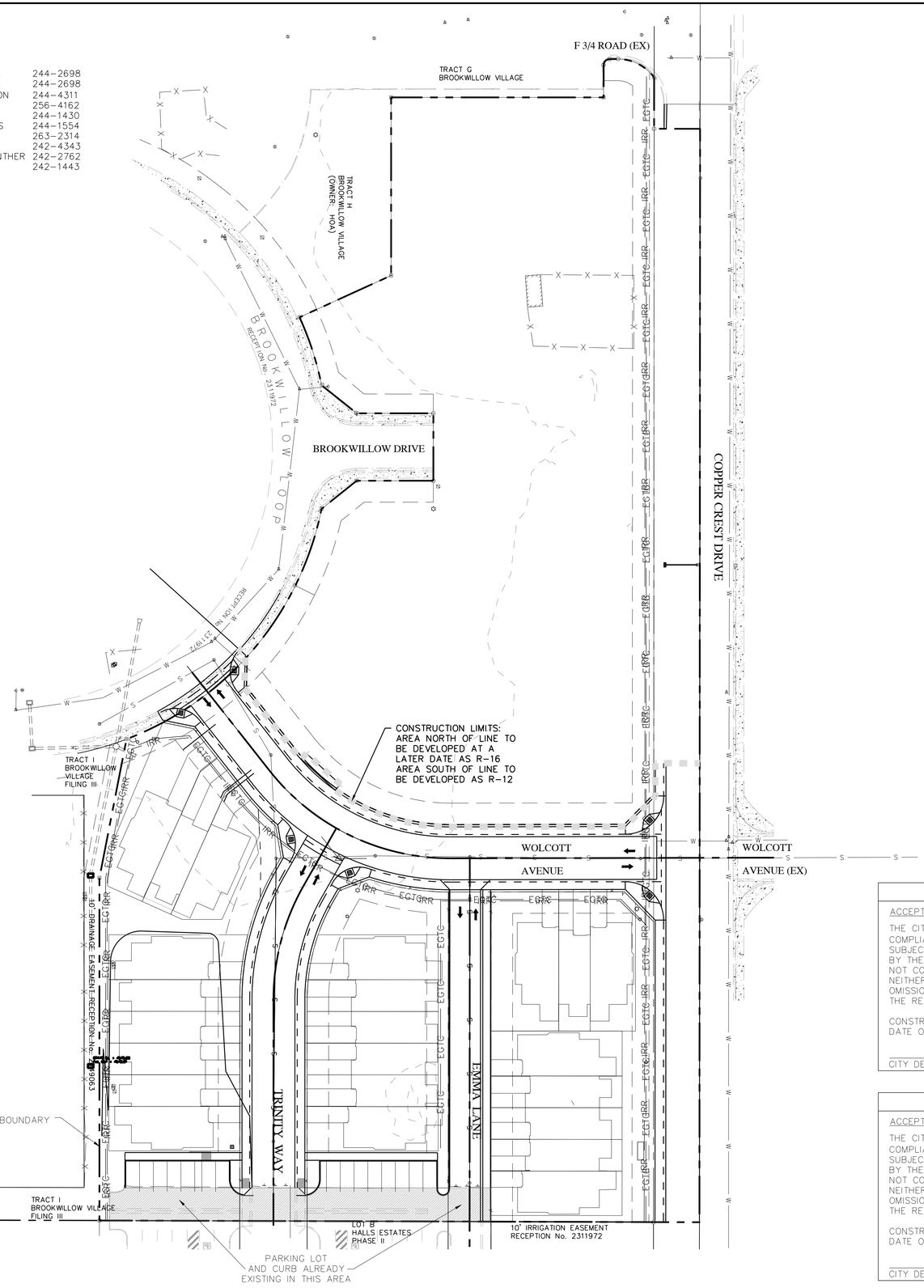
PROJ.#	18104
DESIGNED BY	BMB
DRAWN BY	BMB
DATE	11/9/18
DRAWING NUMBER	C-3
OF	21 DWGS.

UTILITY VENDORS:

GAS	XCEL ENERGY	BRENDA BOES	244-2698
ELECTRIC	XCEL ENERGY	BRENDA BOES	244-2698
TELEPHONE	QWEST/CENTURYLINK	CHRIS JOHNSON	244-4311
SEWER	CITY OF GJ	DAN TONELLO	256-4162
WATER	CITY OF GJ	DAN	244-1430
STREETS	CITY OF GJ	PUBLIC WORKS	244-1554
CABLE	CHARTER	JEFF VALDEZ	263-2314
DRAINAGE	GRAND VALLEY DRAINAGE DIST	TIM RYAN	242-4343
IRRIGATION	GRAND VALLEY IRRIGATION CO	CHARLIE GUENTHER	242-2762
ENGINEERING	CITY OF GJ	RICK DORRIS	242-1443

0' 40' 80' 120'

1" = 40' FULL SIZE DRAWING



SITE INFORMATION:

ZONING: PD (CURRENT)

PROPOSED ZONING: R-12 (SOUTH END)

LAND USE:
EXISTING: AGRICULTURAL
0% IMPERVIOUS

PROPOSED (SOUTH SIDE): MULTI-FAMILY
80% IMPERVIOUS

5.12 ACRE PARCEL (OVERALL)

PROJECT BENCHMARKS

C¼ CORNER – SECTION 4
T. 1 S., R. 1 W., U.M.
3¼" Alum. CAP – MCSM #550-1
N 47371.1295
E 81538.1694
ELEV. = 4571.18

C-E1/16 CORNER – SECTION 4
T. 1 S., R. 1 W., U.M.
3¼" Alum. CAP – BLM-1988
N 47367.2643
E 82858.1337
ELEV. = 4580.77

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CITY DEVELOPMENT PLANNER DATE

CITY OF GRAND JUNCTION

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CITY DEVELOPMENT ENGINEER DATE

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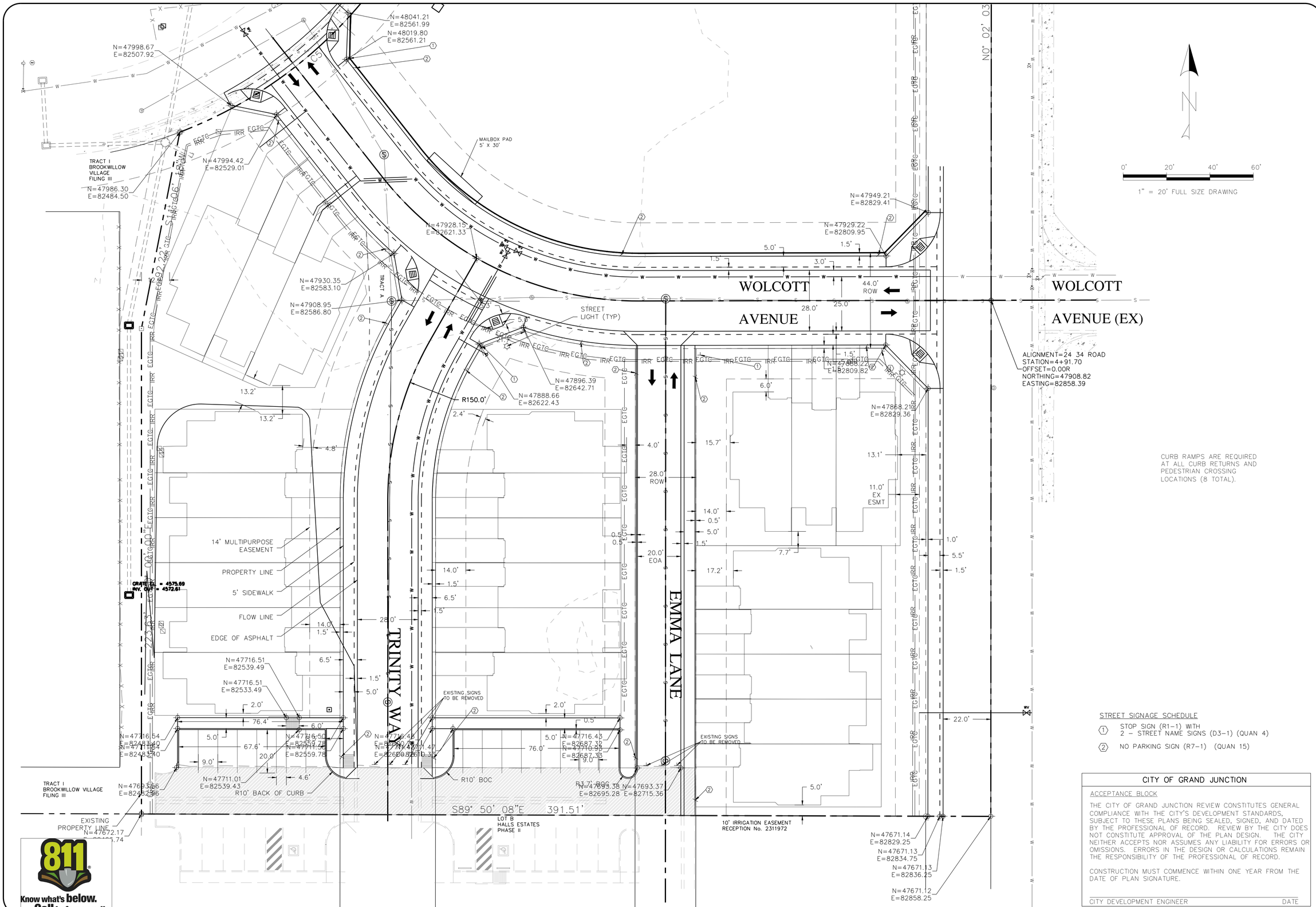
#	REVISION	DESCRIPTION	DATE

HALLS ESTATES FILING IV
GRAND JUNCTION, COLORADO
OVERALL SITE PLAN

PROJ.#	18104
DESIGNED BY	BMB
DRAWN BY	BMB
DATE	11/9/18
DRAWING NUMBER	C-4
OF	21 DWGS.



CURB RAMPS ARE REQUIRED AT ALL CURB RETURNS AND PEDESTRIAN CROSSING LOCATIONS (8 TOTAL).

STREET SIGNAGE SCHEDULE

1. STOP SIGN (R1-1) WITH 2 – STREET NAME SIGNS (D3-1) (QUAN 4)
2. NO PARKING SIGN (R7-1) (QUAN 15)

CITY OF GRAND JUNCTION

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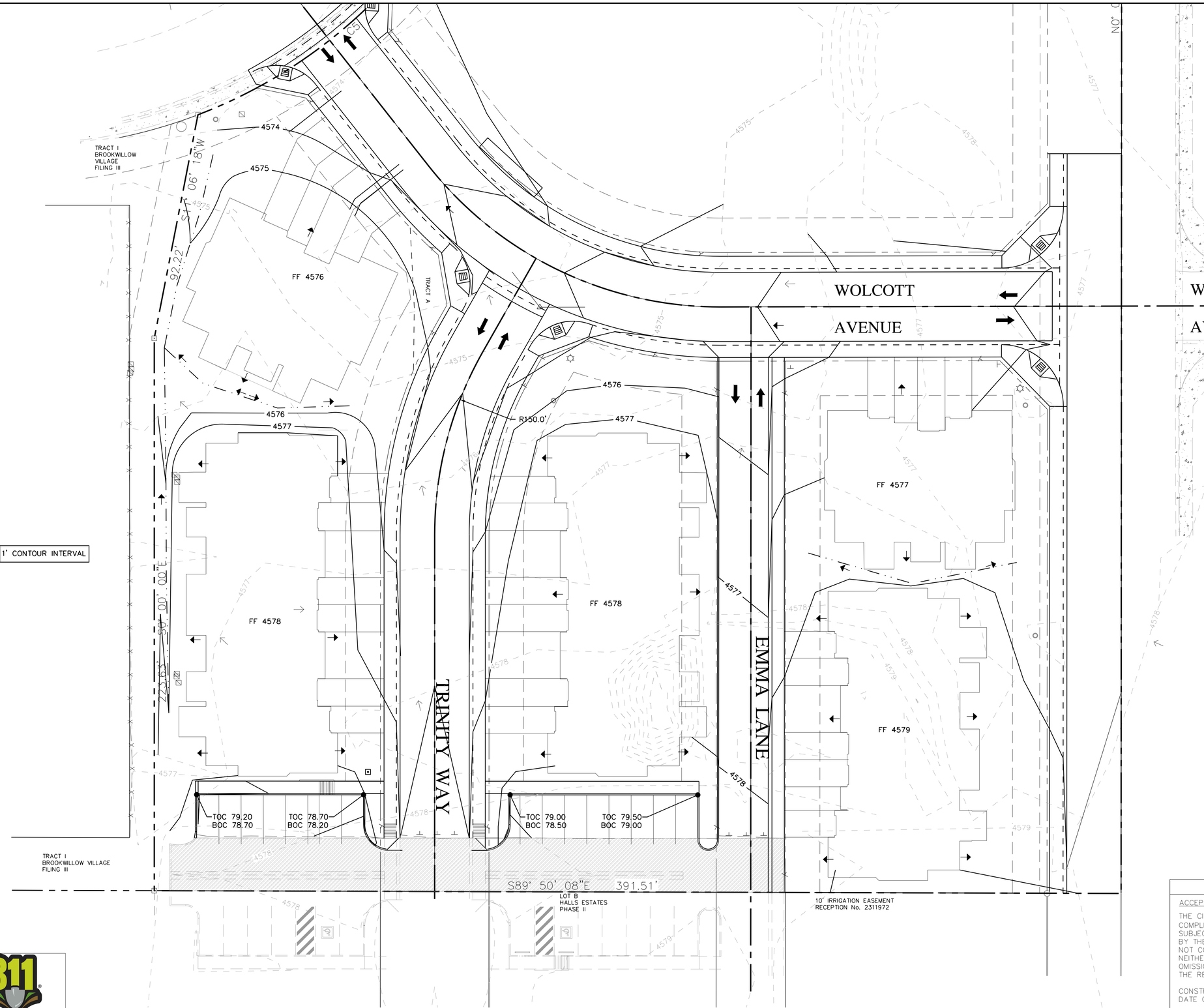
ColoradoLandAdvisor.com

#	REVISION	DESCRIPTION	DATE

HALLS ESTATES FILING IV
GRAND JUNCTION, COLORADO
SITE PLAN

PROJ.#	18104
DESIGNED BY	BMB
DRAWN BY	BMB
DATE	11/9/18
DRAWING NUMBER	C-5

OF 21 DWGS



SPECIFIC GRADING AND INTERSECTION GRADING CAN BE FOUND ON INDIVIDUAL STREET PLAN AND PROFILE SHEETS: C-10, C-11, C-12, C-13

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#	REVISION DESCRIPTION	DATE

HALLS ESTATES FILING IV
GRAND JUNCTION, COLORADO
GRADING PLAN

PROJ.#	18104
DESIGNED BY	BMB
DRAWN BY	BMB
DATE	11/9/18
DRAWING NUMBER	C-6

OF 21 DWGS

WET TAP CONNECT TO EXISTING 8" C900 PVC

APPROXIMATE LOCATION ABANDON STUB BY INSTALLING 8" C900 & (2) SOLID SLEEVES. CAP 8" STUB TO ABANDON STUB IN PLACE. RETURN TEE AND VALVES TO DISTRICT.

EX LIGHT POLE

TRACT I BROOKWILLOW VILLAGE FILING III

EX SSMH 1
RIM: 4574.05 (ADJUST RIM FROM EX ELEV)
SUMP: 4565.00
NE
S INV IN: 4564.88 (EX)
W INV OUT: 4564.65 (EX)

SLEEVED PER UTE WATER DETAIL H

SSMH EX 2
STA: 0+00.00 OFF: 0.00
RIM: 4574.02 (ADJUST RIM FROM EX ELEV)
SUMP: 4565.70
S INV IN: 4565.70 8" PVC
E INV IN: 4565.58 (EX)
N INV OUT: 4565.43 (EX)

SSMH 4
STA: 0+00.00 OFF: 0.00
RIM: 4575.29
SUMP: 4566.48
S INV IN: 4566.48 8" PVC
E INV IN: 4566.28 (EX -THRU)
W INV OUT: 4566.28 (EX -THRU)

SLEEVED PER UTE WATER DETAIL H

CONNECT TO EX STUB

STA: 0+56.58
OFF: 36.00'R
WOLCOTT

STA: 0+67.42
OFF: 36.00'R
WOLCOTT

STA: 0+97.26
OFF: 36.00'R
WOLCOTT

TRACT A

BF: 0+00.00

EX SSMH
ADJUST RIM ELEVATION
EX: 4574.57
P: 4574.83

WOLCOTT AVENUE

EX SSMH
ADJUST RIM ELEVATION

WOLCOTT AVENUE (EX)

NEW FIRE HYDRANT

R150.0'

184.76' of 8" PVC @ 1.24%

STA: 0+66.49
OFF: 35.29'R

STA: 0+64.18
OFF: 38.26'L

STA: 0+92.49
OFF: 36.86'R

STA: 0+94.83
OFF: 35.16'L

STA: 1+08.32
OFF: 36.72'R

STA: 1+06.01
OFF: 36.28'L

GRATE EL. = 4573.69
INV. OUT = 4572.61

STA: 1+34.32
OFF: 36.47'R

STA: 1+36.66
OFF: 35.55'L

STA: 1+48.80
OFF: 36.34'R

STA: 1+45.78
OFF: 35.64'L

STA: 1+74.80
OFF: 36.09'R

STA: 1+77.04
OFF: 35.93'L

EP: 1+84.76

TRINITY WAY

212.86' of 8" PVC @ 0.71%

EMMA LANE

STA: 2+79.86
OFF: 36.00'R
WOLCOTT

STA: 3+14.86
OFF: 36.00'R
WOLCOTT

STA: 3+04.86
OFF: 36.00'R
WOLCOTT

STA: 1+37.19
OFF: 28.00'L

STA: 1+49.43
OFF: 28.00'L

STA: 1+78.04
OFF: 28.00'L

STA: 1+90.47
OFF: 28.00'L

FOUR (4) WATER METERS IN CONCRETE GANG BOX PER UWCD STANDARD DETAILS

520 L.F. 2"ø SCH. 40 PVC WATER LINE

BF: 2+12.86

SSMH 5
STA: 2+12.86 OFF: -0.01L
RIM: 4578.37
SUMP: 4568.00
INV OUT: 4568.00 8" PVC

I WILLOW VILLAGE III

CONNECT TO EX IRRIGATION

SSMH 3
STA: 1+84.76 OFF: 0.00
RIM: 4576.88
SUMP: 4568.00
INV OUT: 4568.00 8" PVC

LOT B
HALLS ESTATES
PHASE II

10' IRRIGATION EASEMENT
RECEPTION No. 2311972

CONNECT TO EX 8" C900 PVC

CONNECT TO EX IRRIGATION

CONNECT TO EX 10" C900 PVC

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UTILITY VENDORS:

GAS	XCEL ENERGY	BRENDA BOES	244-2698
ELECTRIC	XCEL ENERGY	BRENDA BOES	244-2698
TELEPHONE	QWEST/CENTURYLINK	CHRIS JOHNSON	244-4311
SEWER	CITY OF GJ	DAN TONELLO	256-4162
WATER	CITY OF GJ	DAN	244-1430
STREETS	CITY OF GJ	PUBLIC WORKS	244-1554
CABLE	CHARTER	JEFF VALDEZ	263-2314
DRAINAGE	GRAND VALLEY DRAINAGE DIST	TIM RYAN	242-4343
IRRIGATION	GRAND VALLEY IRRIGATION CO	CHARLIE GUENTHER	242-2762
ENGINEERING	CITY OF GJ	RICK DORRIS	242-1443

N

0' 20' 40' 60'

1" = 20' FULL SIZE DRAWING

ALL WATER METER PITS SHALL BE LOCATED ON OPPOSITE LOT SIDE OF DRY UTILITY TRANSFORMERS AND PEDESTALS. THIS IS A CUSTOMER/CONSUMER SAFETY ISSUE.

ALL MJ FITTINGS WILL INCLUDE RETAINER GLANDS FOR THRUST RESTRAINT PER UWCD SPECIFICATIONS WITH EXCEPTION OF FIRE HYDRANT ASSEMBLY AS SHOWN IN STANDARD DETAIL SHEETS.

CITY OF GRAND JUNCTION

ACCEPTANCE BLOCK

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CITY DEVELOPMENT ENGINEER DATE

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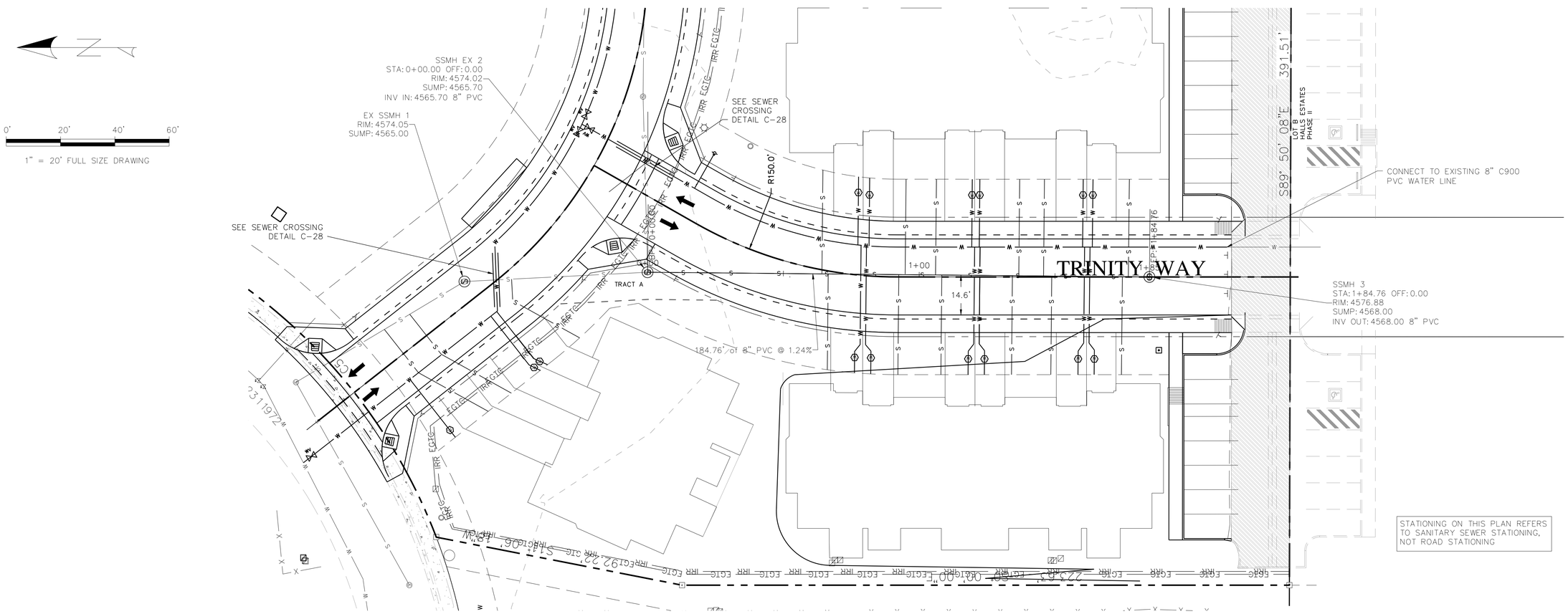
ColoradoLandAdvisor.com

#	REVISION DESCRIPTION	DATE

HALLS ESTATES FILING IV
GRAND JUNCTION, COLORADO
COMPOSITE PLAN

PROJ.#	18104
DESIGNED BY	BMB
DRAWN BY	BMB
DATE	11/9/18
DRAWING NUMBER	C-7
OF	21 DWGS.



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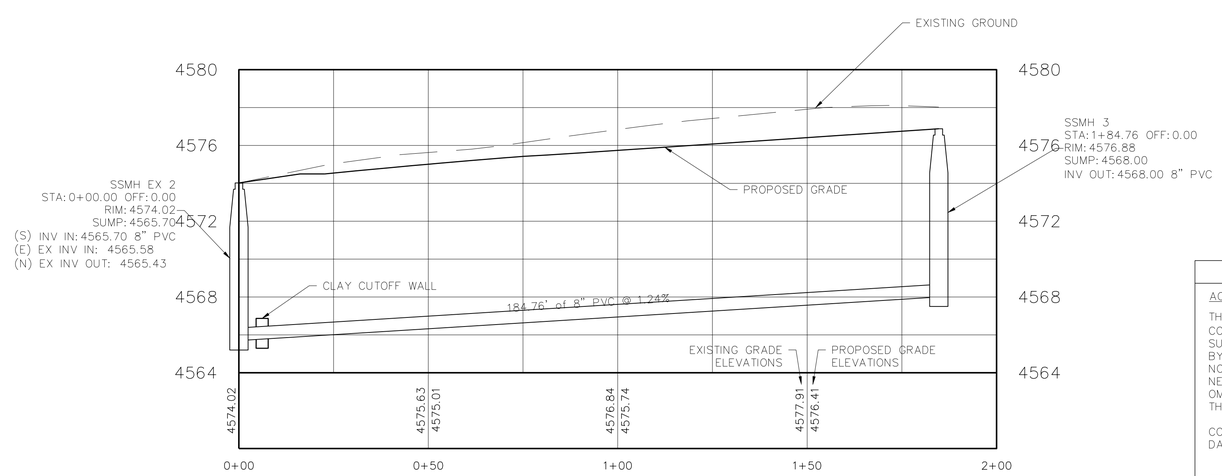

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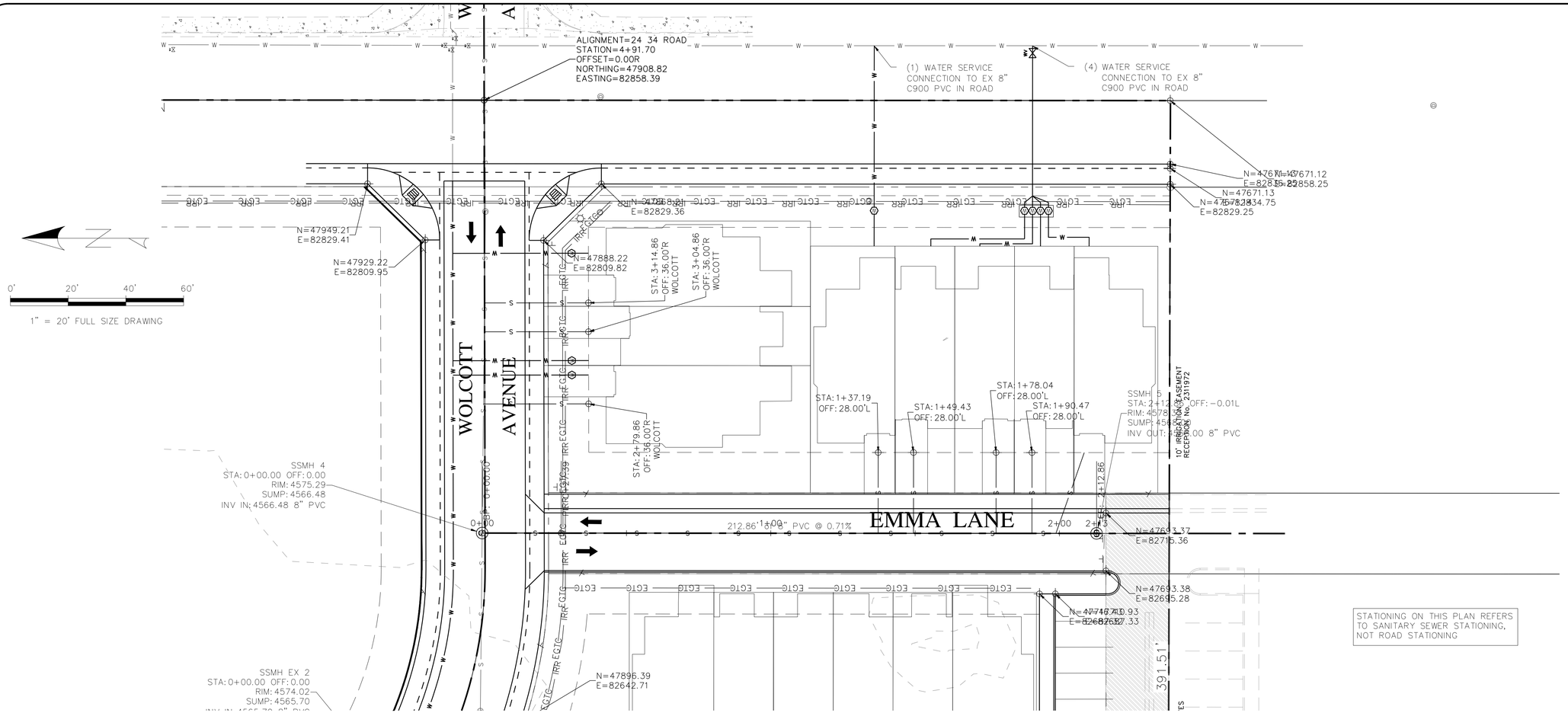
#	REVISION	DESCRIPTION	DATE

HALLS ESTATES FILING IV
GRAND JUNCTION, COLORADO
WATER PLAN, SANITARY SEWER LINE A (TRINITY WAY) PLAN AND PROFILE

PROJ.#	18104
DESIGNED BY	BMB
DRAWN BY	BMB
DATE	11/9/18
DRAWING NUMBER	C-8

OF 21 DWGS



STATIONING ON THIS PLAN REFERS TO SANITARY SEWER STATIONING, NOT ROAD STATIONING

ALL WATER METER PITS SHALL BE LOCATED ON OPPOSITE LOT SIDE OF DRY UTILITY TRANSFORMERS AND PEDESTALS. THIS IS A CUSTOMER/CONSUMER SAFETY ISSUE.

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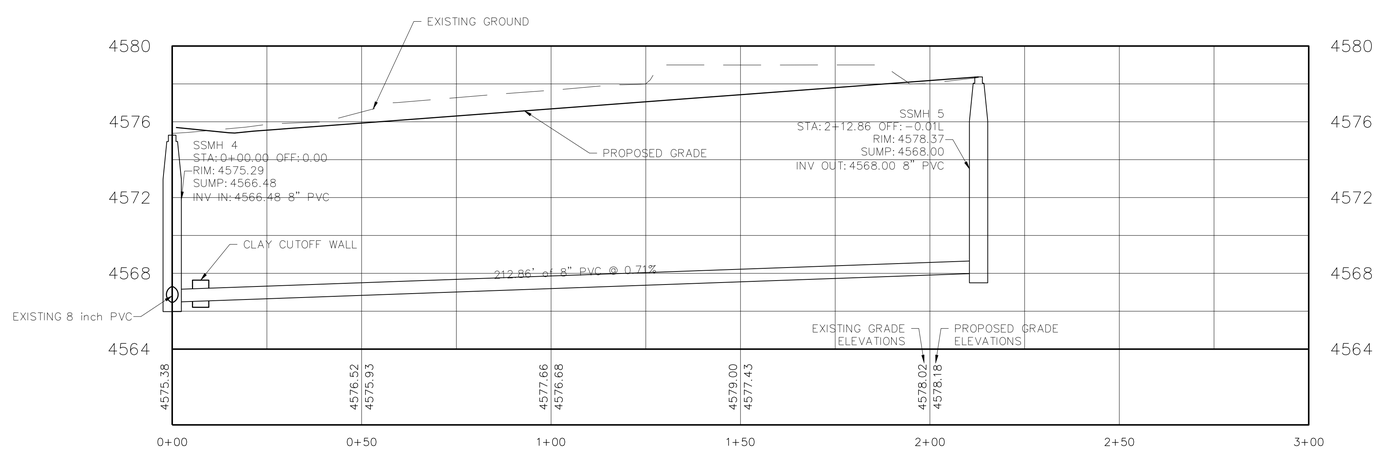

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CITY OF GRAND JUNCTION

ACCEPTANCE BLOCK

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CITY DEVELOPMENT ENGINEER DATE

Colorado Land Advisor
Urban Planning | Stormwater Management | Site Design | Civil Engineering
300 Main Street | Suite 308 | Grand Junction, Colorado 81501 | 970.812.3288
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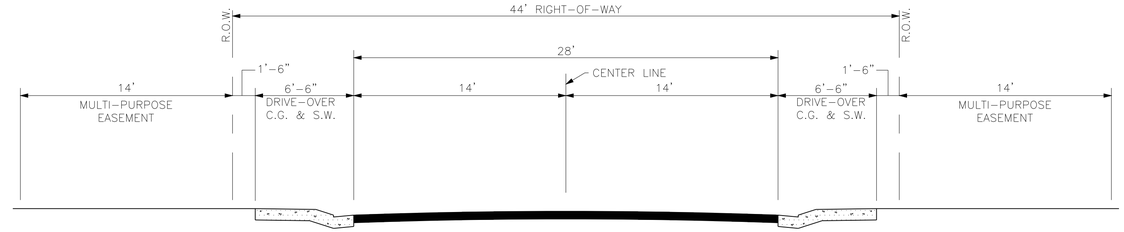
#	REVISION	DESCRIPTION	DATE

HALLS ESTATES FILING IV
GRAND JUNCTION, COLORADO
WATER PLAN, SANITARY SEWER LINE B
(EMMA LANE) PLAN AND PROFILE

PROJ.#	18104
DESIGNED BY	BMB
DRAWN BY	BMB
DATE	11/9/18
DRAWING NUMBER	C-9

OF 21 DWGS



0 TO 1000 A.D.T.

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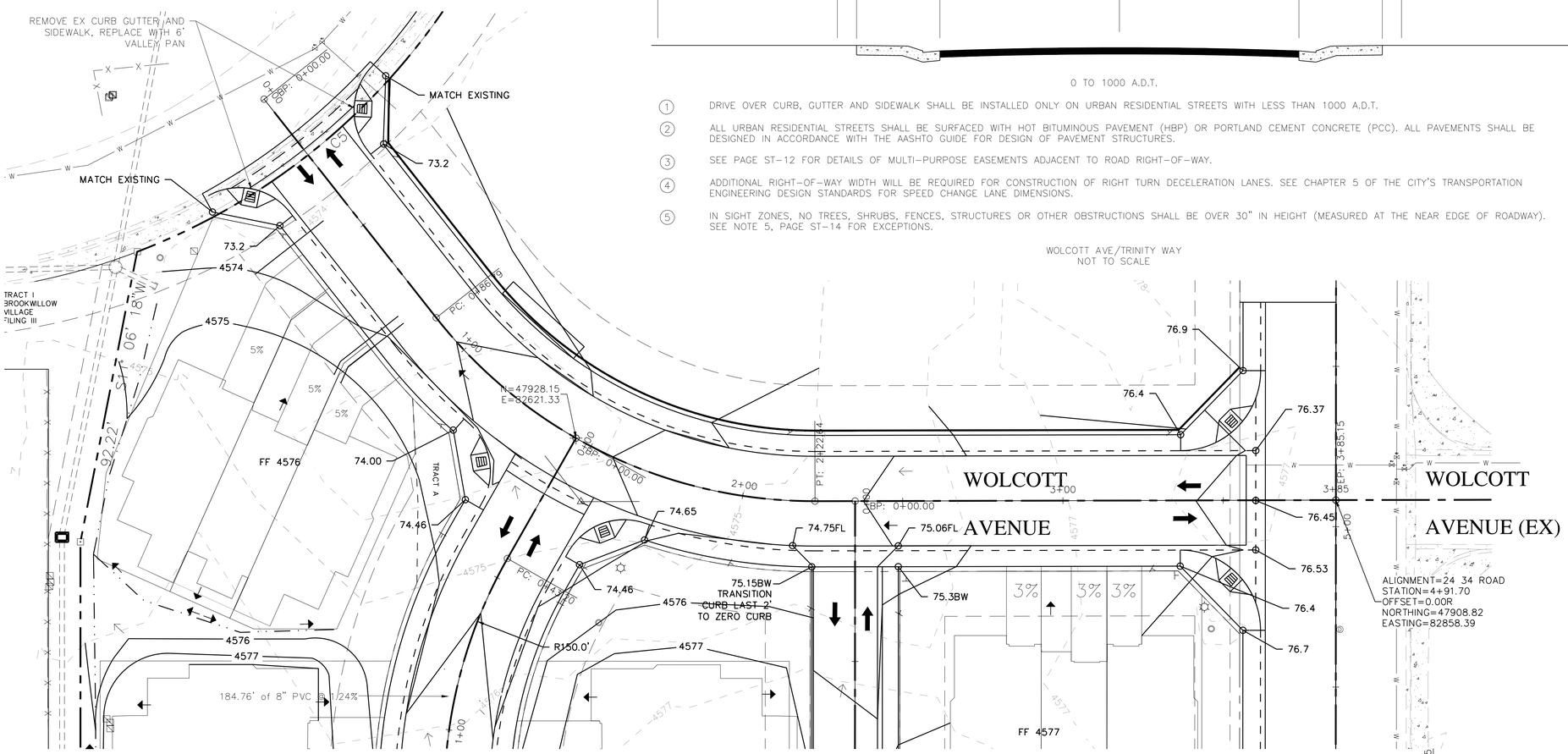
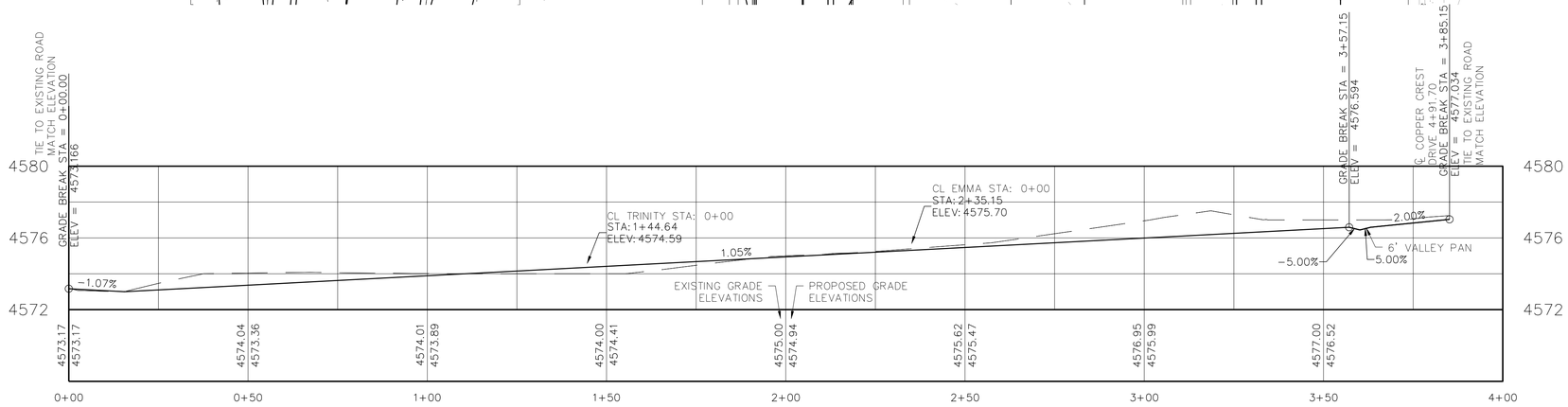
WOLCOTT AVE/TRINITY WAY
NOT TO SCALE

0' 20' 40' 60'

1" = 20' FULL SIZE DRAWING





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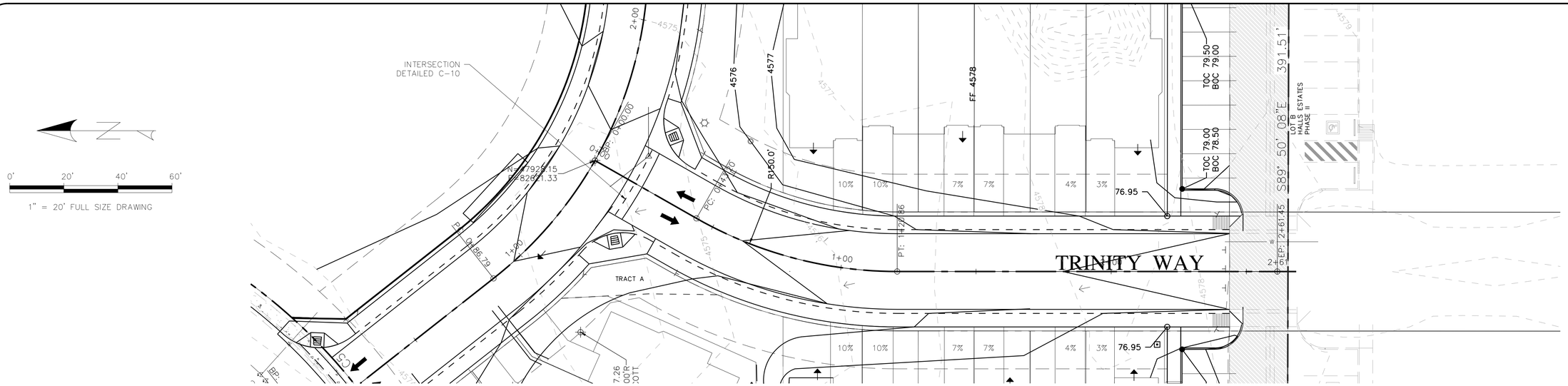
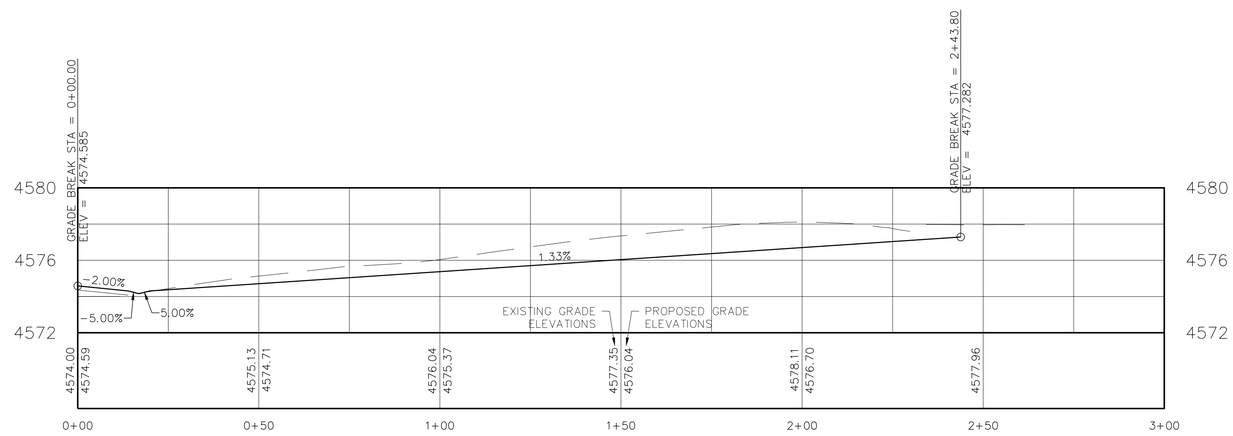
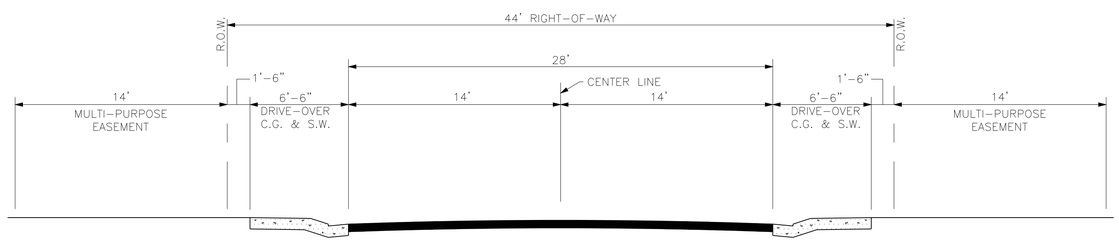
GRAND JUNCTION, COLORADO
WOLCOTT AVENUE PLAN AND PROFILE

PROJ.#	18104
DESIGNED BY	BMB
DRAWN BY	BMB
DATE	11/9/18
DRAWING NUMBER	C-10

OF 21 DWGS.







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WOLCOTT AVE/TRINITY WAY
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HALLS ESTATES FILING IV
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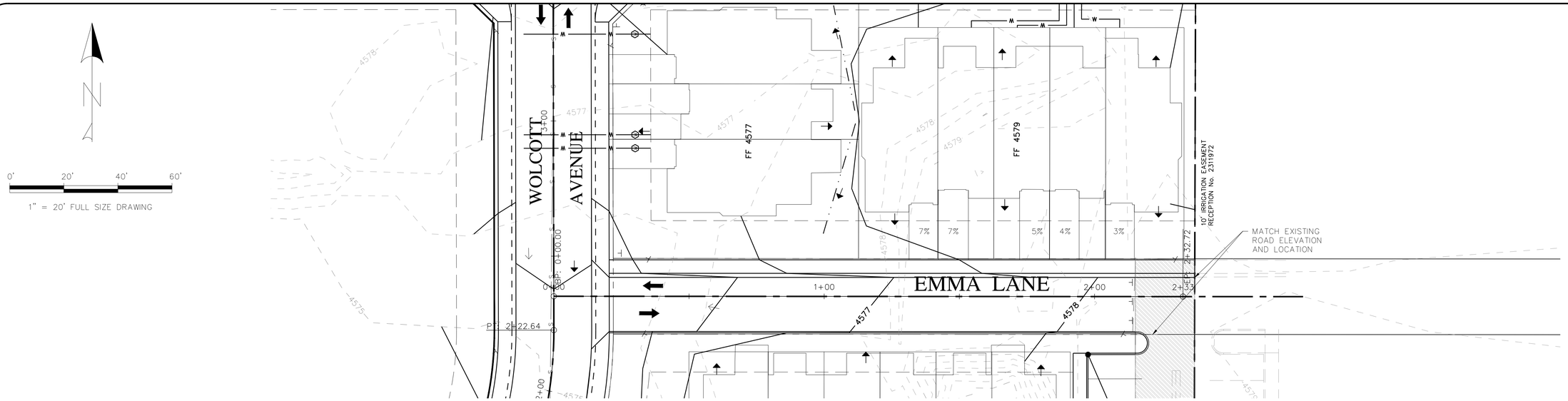
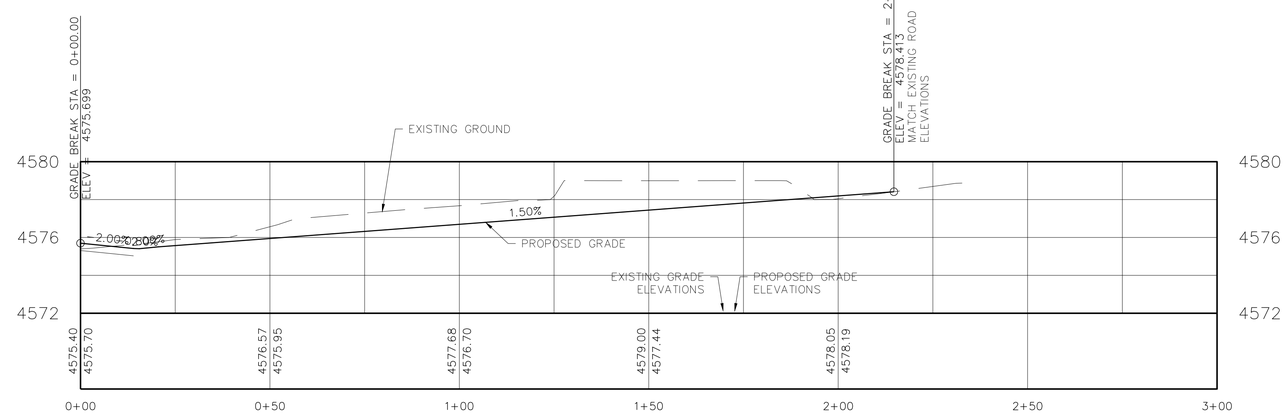
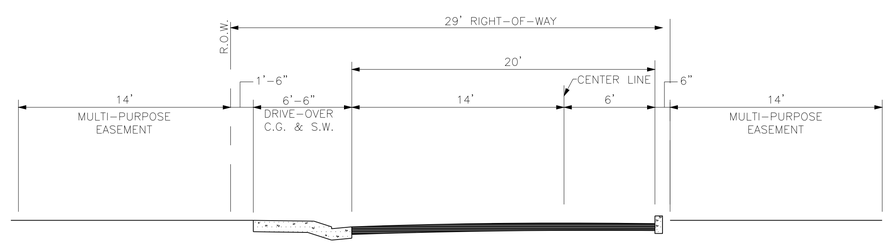
TRINITY WAY PLAN AND PROFILE

PROJ.#	18104
DESIGNED BY	BMB
DRAWN BY	BMB
DATE	11/9/18
DRAWING NUMBER	C-11

OF 21 DWGS







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EMMA LANE
NOT TO SCALE

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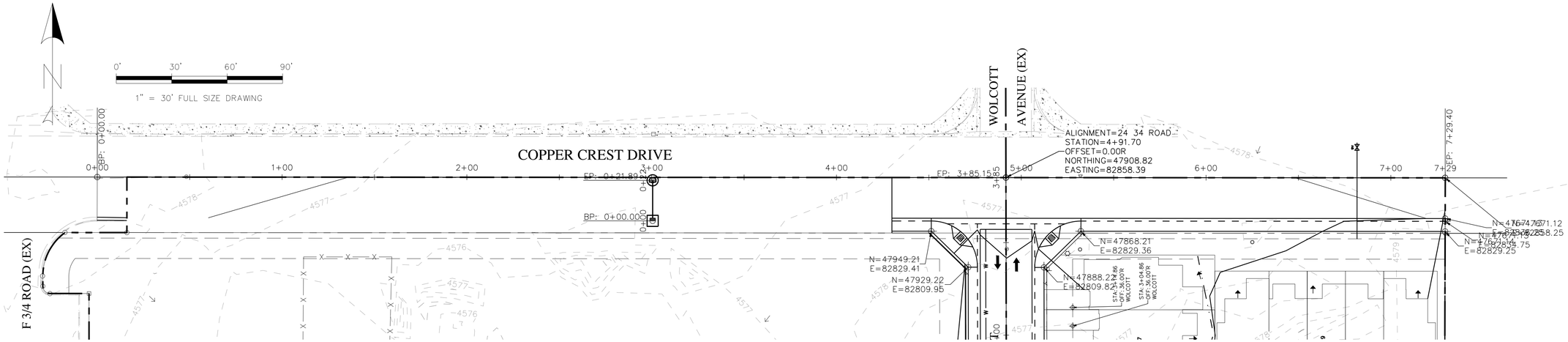
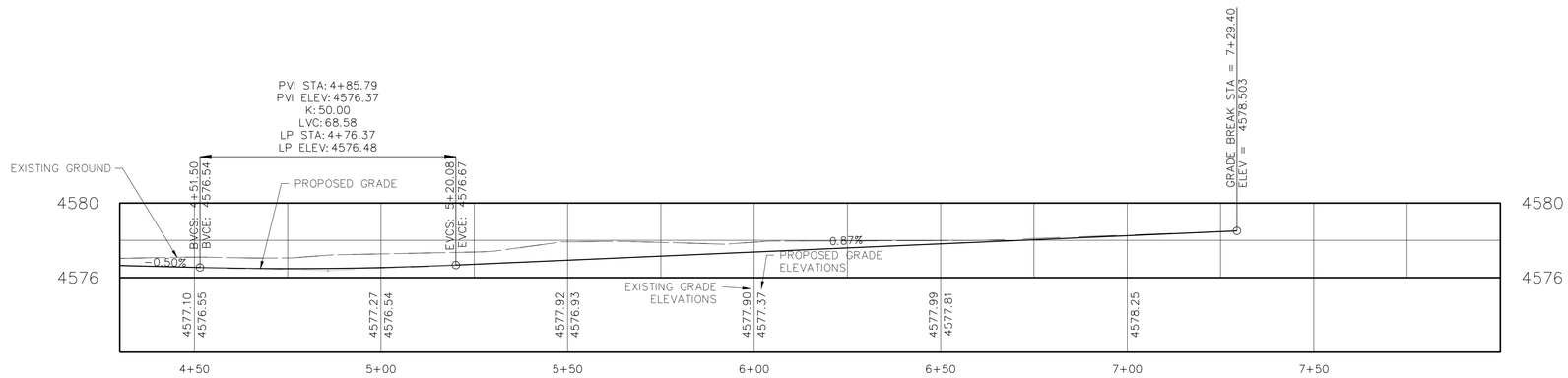
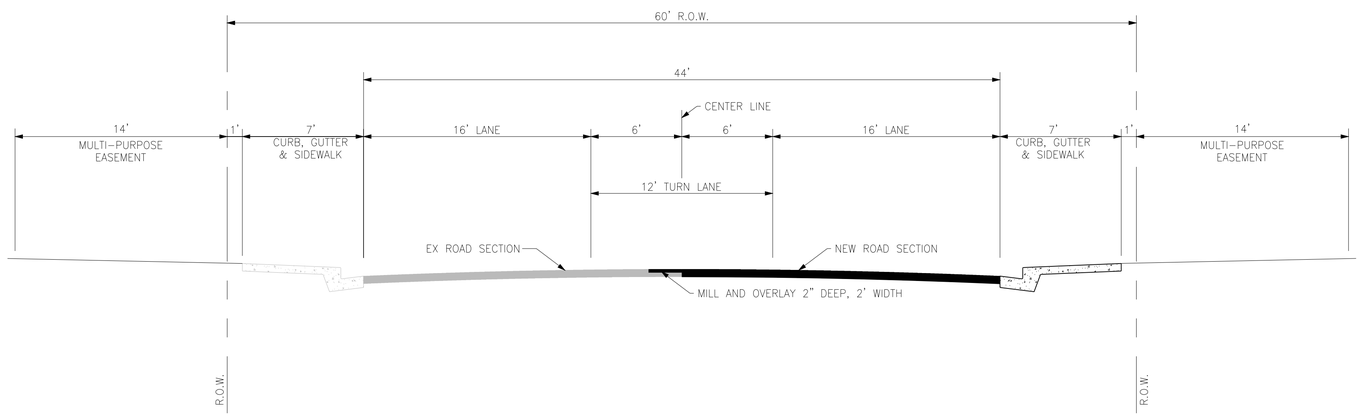
HALLS ESTATES FILING IV
GRAND JUNCTION, COLORADO
EMMA LANE PLAN AND PROFILE

PROJ.#	18104
DESIGNED BY	BMB
DRAWN BY	BMB
DATE	7/16/18
DRAWING NUMBER	C-12

OF 21 DWGS.







1. SEE THE GRAND JUNCTION URBANIZED AREA FUNCTIONAL CLASSIFICATION MAP FOR COLLECTOR STREET DESIGNATIONS.
2. VERTICAL CURBS, GUTTERS AND SIDEWALKS ARE REQUIRED ON BOTH SIDES OF ALL COLLECTOR STREETS.
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COPPER CREST DRIVE
NOT TO SCALE

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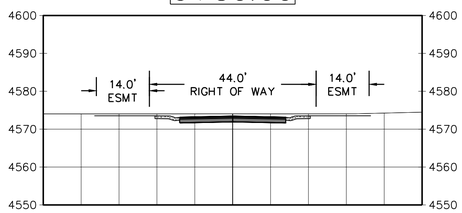
HALLS ESTATES FILING IV
GRAND JUNCTION, COLORADO
COPPER CREST DRIVE PLAN AND PROFILE

PROJ.#	18104
DESIGNED BY	BMB
DRAWN BY	BMB
DATE	7/16/18
DRAWING NUMBER	C-13
OF	21 DWGS

0+50.00



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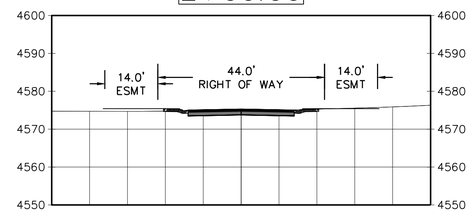

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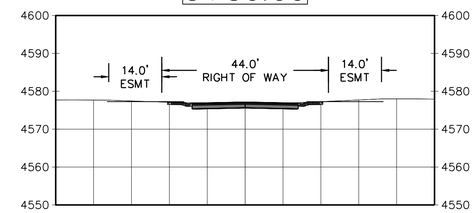

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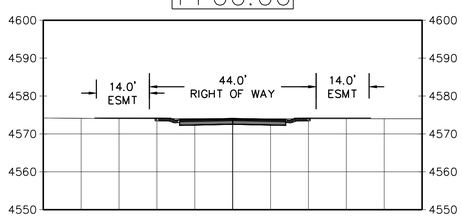

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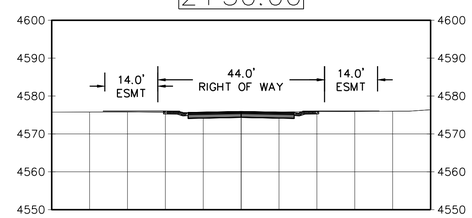

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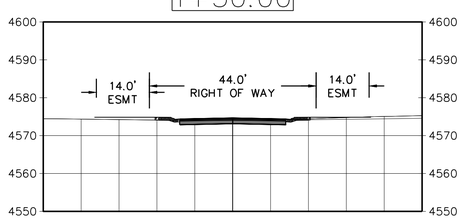

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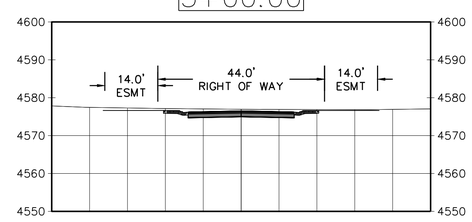

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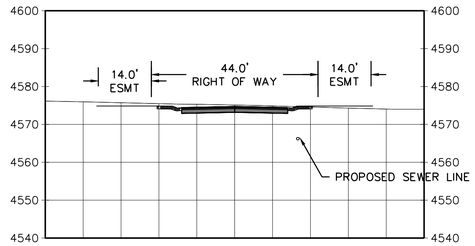
HALLS ESTATES FILING IV
GRAND JUNCTION, COLORADO
WOLCOTT AVENUE CROSS SECTIONS

PROJ.#	18104
DESIGNED BY	BMB
DRAWN BY	BMB
DATE	7/16/18
DRAWING NUMBER	C-14

OF 21 DWGS

0+50.00



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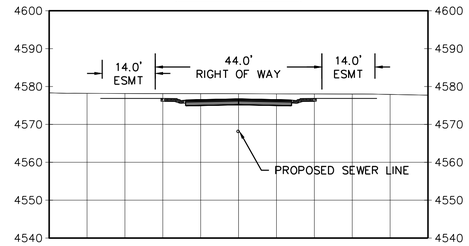

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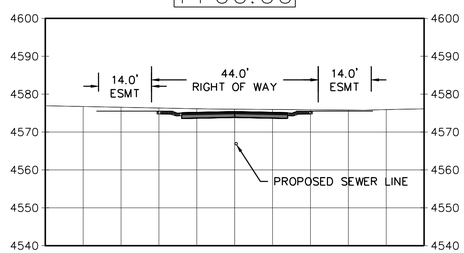

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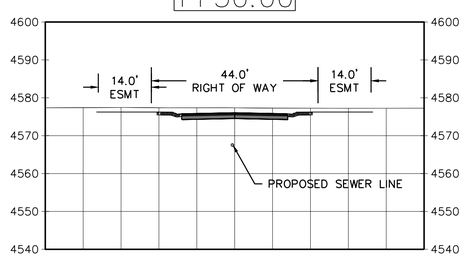

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TRINITY WAY CROSS SECTIONS

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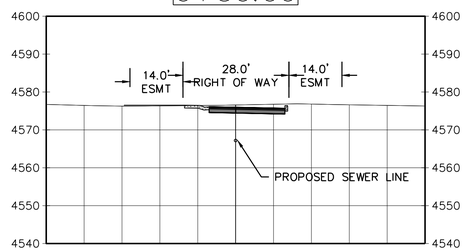

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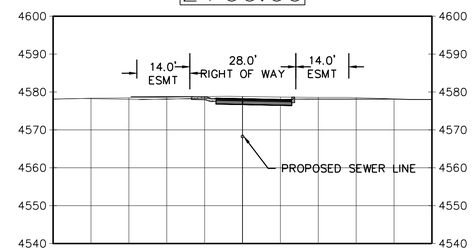

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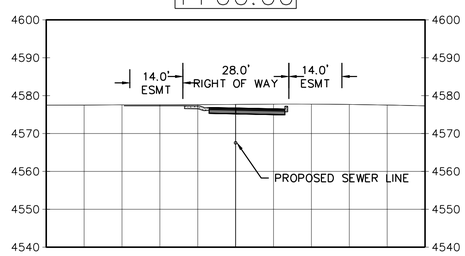

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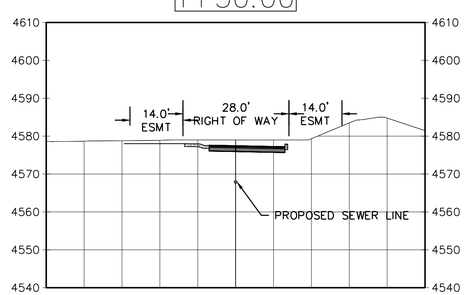

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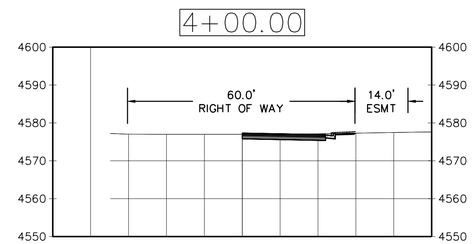
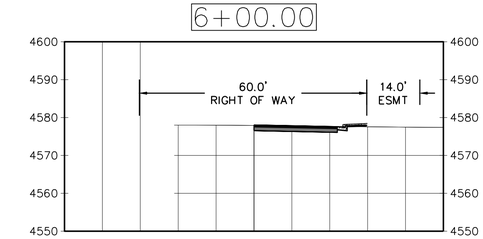
#	REVISION	DESCRIPTION	DATE

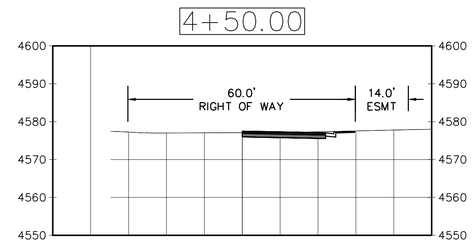
HALLS ESTATES FILING IV
GRAND JUNCTION, COLORADO
EMMA LANE CROSS SECTIONS

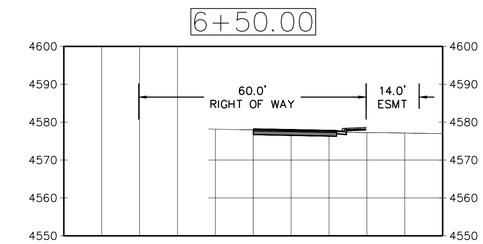
PROJ.#	18104
DESIGNED BY	BMB
DRAWN BY	BMB
DATE	7/16/18
DRAWING NUMBER	C-16

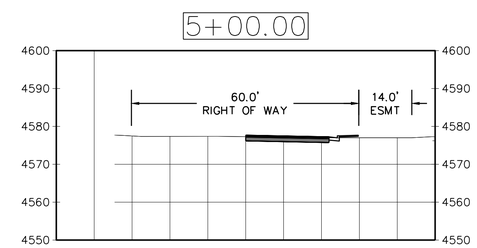
OF 21 DWGS

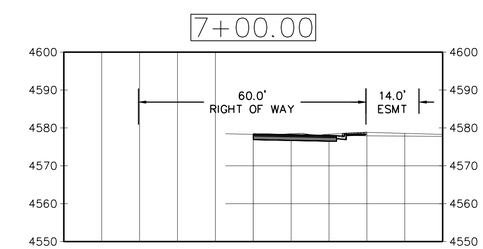


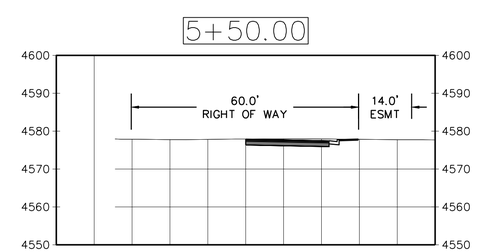












CITY OF GRAND JUNCTION

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 DEVELOPMENT ENGINEER DATE

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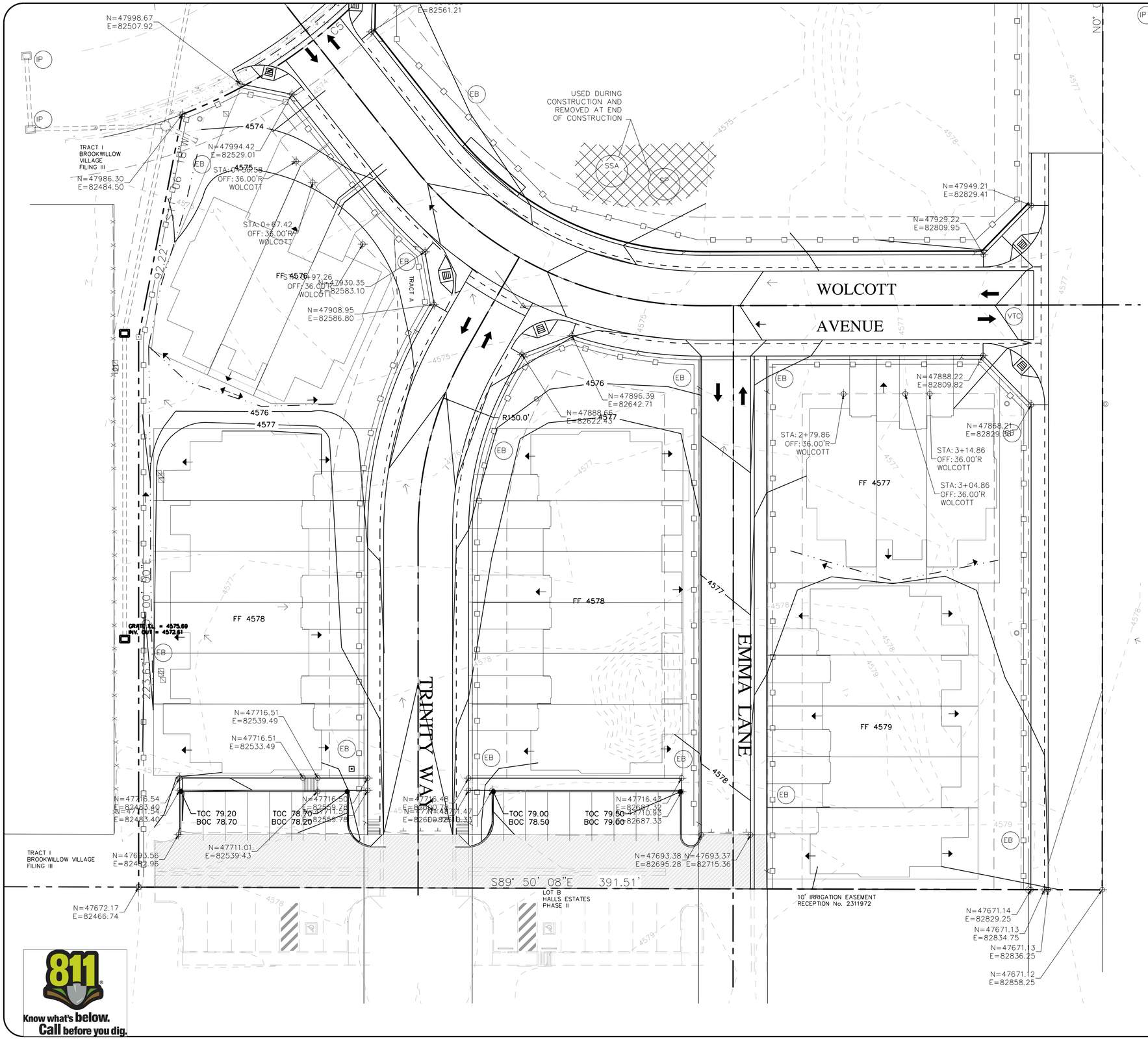
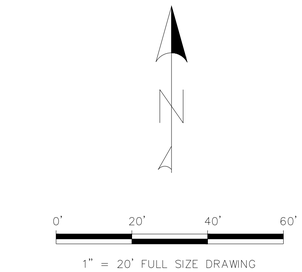
#	REVISION	DESCRIPTION	DATE

HALLS ESTATES FILING IV
GRAND JUNCTION, COLORADO
COPPER CREST DRIVE CROSS SECTIONS

PROJ.#	18104
DESIGNED BY	BMB
DRAWN BY	BMB
DATE	7/16/18
DRAWING NUMBER	C-18

OF 21 DWGS





EROSION CONTROL NOTES:

AREA OF DISTURBANCE = 5.12 ACRES.
AREA OF SITE = 5.12 ACRES.

SEE URBAN DRAINAGE MANUAL AND SHEET C-3 FOR TYPICAL TEMPORARY EROSION CONTROL DETAILS AND REFERENCES.
WWW.UDFCD.ORG/VOLUME-THREE

1. EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF GRADING AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. ADDITIONAL MEASURES MAY BE REQUIRED DURING CONSTRUCTION AND SHALL BE INSTALLED AT THE DIRECTION OF THE COUNTY ENGINEER OR HIS REPRESENTATIVE.
2. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL EROSION AND SEDIMENT CONTROL MEASURES EVERY 7 DAYS AND AFTER EVERY PRECIPITATION EVENT. EROSION AND SEDIMENT CONTROL FORMS SHALL BE COMPLETED WEEKLY AND FAXED TO THE CITY INSPECTOR.
3. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, OWNER AND CONTRACTOR TO PREVENT SEDIMENT, DEBRIS AND ALL POLLUTANTS FROM ENTERING ANY WATERWAYS DURING GRADING AND CONSTRUCTION OPERATIONS. THE DEVELOPER, OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO WATERWAYS, WETLANDS, OTHER PROPERTIES AND RIGHTS-OF-WAY RESULTING FROM WORK DONE AS PART OF THIS PROJECT. ALL SEDIMENT, SILT, MUD AND CONSTRUCTION DEBRIS THAT MOVES BEYOND THE PROPERTY LIMITS MUST BE IMMEDIATELY REMOVED.
4. THE AREA INSIDE THE PERIMETER CONTAINMENT IS CONSIDERED THE LIMITS OF CONSTRUCTION AND SHALL BE CLEARD AND GRUBBED OF EXISTING VEGETATION.
5. NO ASPHALT OR CONCRETE BATCH PLANTS ARE TO BE PLACED AT THIS SITE.
6. NO 100-YEAR FLOOD PLAINS ARE LOCATED ON THIS SITE.
7. CONTRACTOR TO PROVIDE DUST CONTROL DURING ALL PHASES OF CONSTRUCTION.

EROSION CONTROL LEGEND:

EARTHEN BERM AND SWALE	EB
VEHICLE TRACKING CONTROL - GRAVEL, 50' MIN (VTC)	VTC
INLET PROTECTION (3 ANTICIPATED)	IP
STOCKPILE (SP)	SP
STABILIZED STAGING AREA (SSA)	SSA

CITY OF GRAND JUNCTION

ACCEPTANCE BLOCK

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CITY DEVELOPMENT ENGINEER DATE

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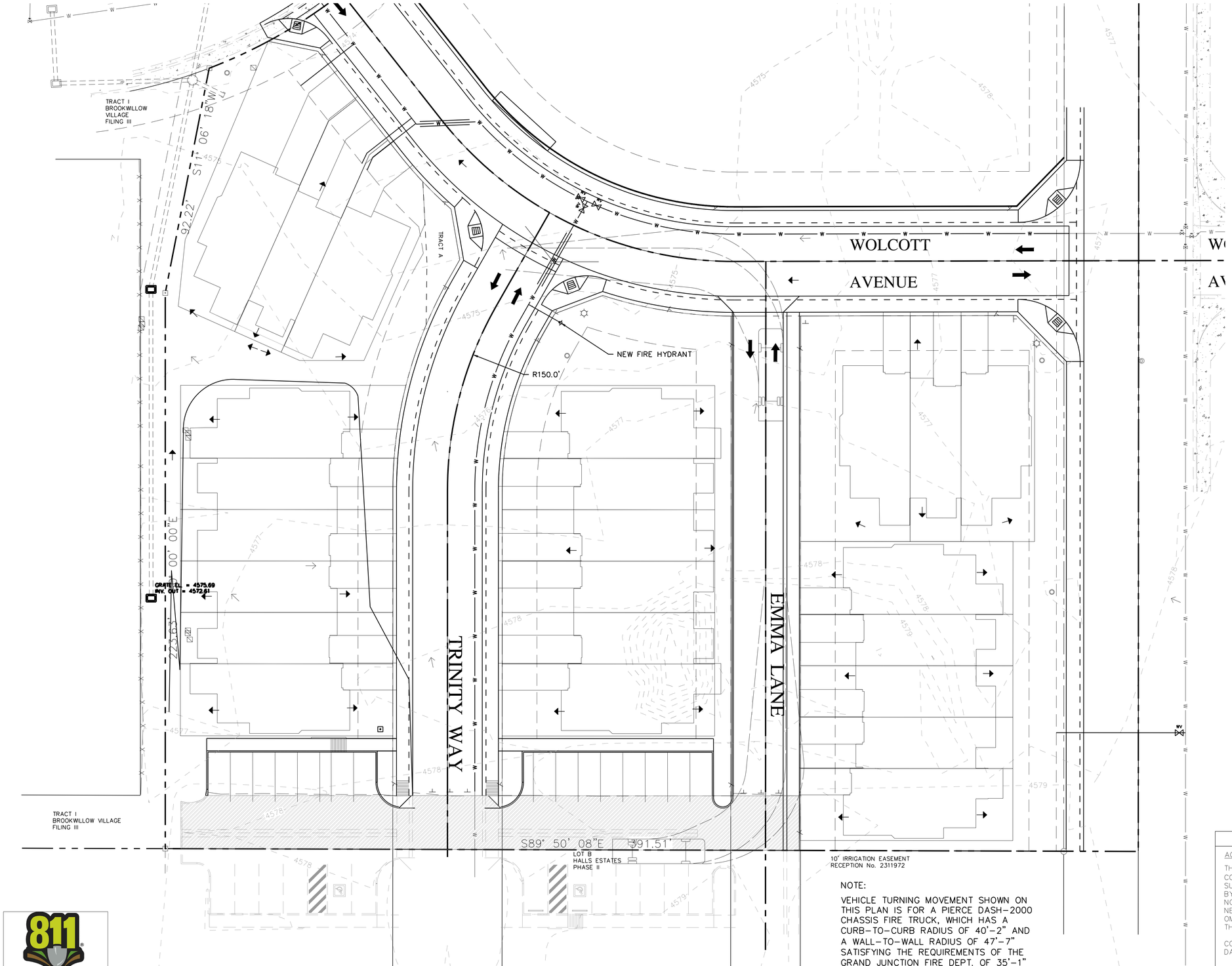
#	REVISION	DESCRIPTION	DATE

HALLS ESTATES FILING IV
GRAND JUNCTION, COLORADO
SOUTHERN STORMWATER MANAGEMENT PLAN

PROJ.#	18104
DESIGNED BY	BMB
DRAWN BY	BMB
DATE	11/9/18
DRAWING NUMBER	C-19
OF	21 DWGS



0' 20' 40' 60'

1" = 20' FULL SIZE DRAWING

NOTE:

VEHICLE TURNING MOVEMENT SHOWN ON THIS PLAN IS FOR A PIERCE DASH-2000 CHASSIS FIRE TRUCK, WHICH HAS A CURB-TO-CURB RADIUS OF 40'-2" AND A WALL-TO-WALL RADIUS OF 47'-7" SATISFYING THE REQUIREMENTS OF THE GRAND JUNCTION FIRE DEPT. OF 35'-1" AND 39'-4", RESPECTIVELY.

CITY OF GRAND JUNCTION

ACCEPTANCE BLOCK

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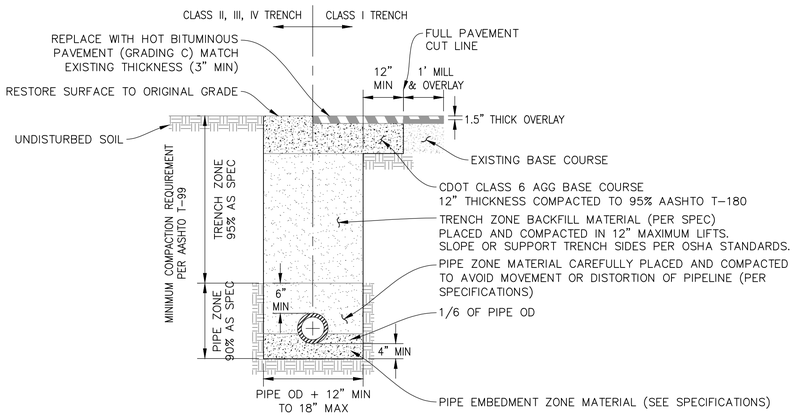
#	REVISION	DESCRIPTION	DATE

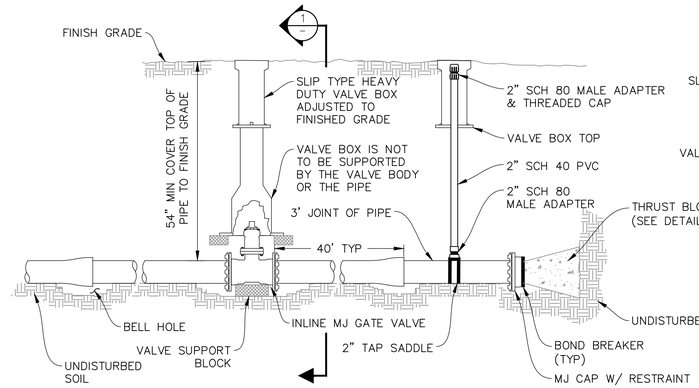
HALLS ESTATES FILING IV
GRAND JUNCTION, COLORADO
SOUTHERN FIRE SITE PLAN

PROJ.#	18104
DESIGNED BY	BMB
DRAWN BY	BMB
DATE	11/9/18
DRAWING NUMBER	C-19

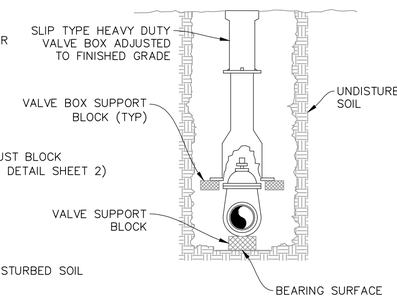
OF 21 DWGS



TRENCH DETAIL (A/–)
UTE WATER STANDARD DETAILS
SCALE: NTS



VALVE INSTALLATION, LINE TERMINATION & TYPE "A" BLOWOFF (B/–)
UTE WATER STANDARD DETAILS
SCALE: NTS



VALVE SECTION (1/–)
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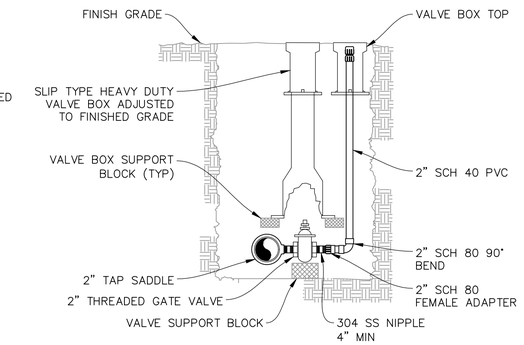
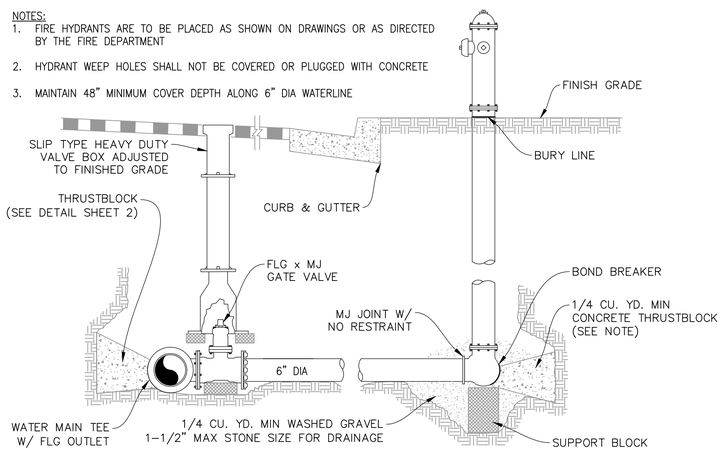
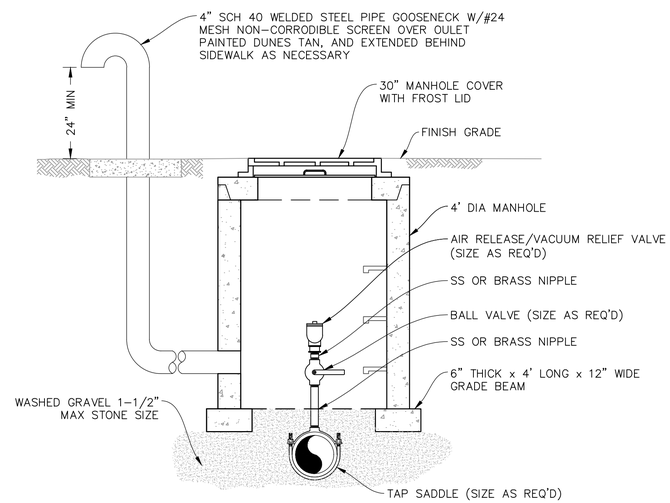


TYPE "B" BLOWOFF DETAIL (C/–)
UTE WATER STANDARD DETAILS
SCALE: NTS

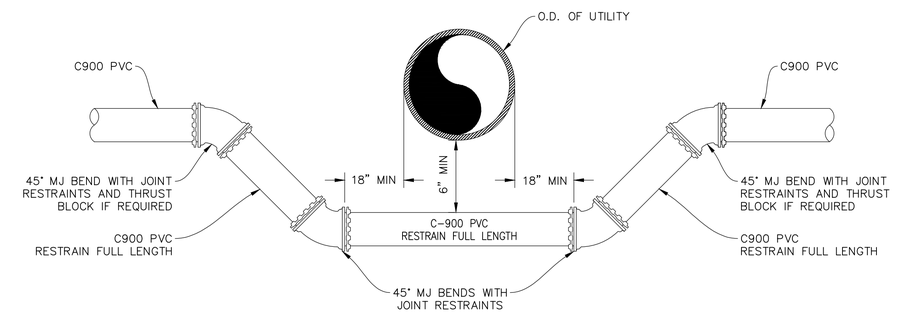
NOTES:
1. FIRE HYDRANTS ARE TO BE PLACED AS SHOWN ON DRAWINGS OR AS DIRECTED BY THE FIRE DEPARTMENT
2. HYDRANT WEEP HOLES SHALL NOT BE COVERED OR PLUGGED WITH CONCRETE
3. MAINTAIN 48" MINIMUM COVER DEPTH ALONG 6" DIA WATERLINE



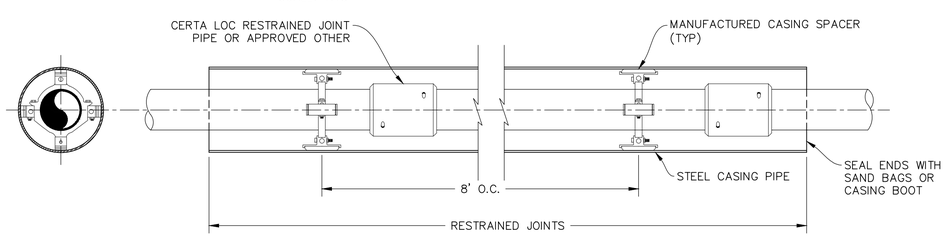
FIRE HYDRANT DETAIL (D/–)
UTE WATER STANDARD DETAILS
SCALE: NTS



AIR RELEASE/ VACUUM RELIEF DETAIL (E/–)
UTE WATER STANDARD DETAILS
SCALE: NTS

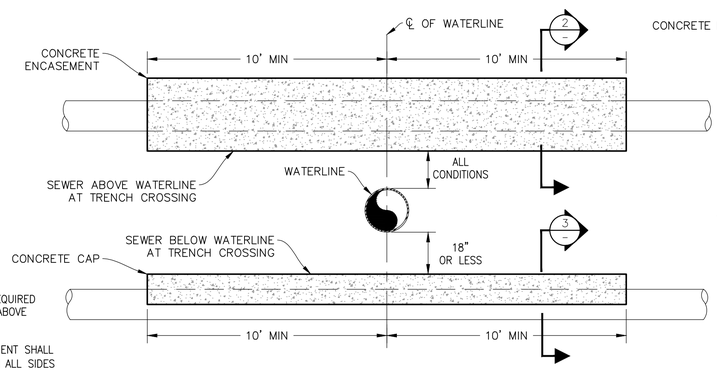


TRENCH CROSSING UNDER UTILITY (F/–)
UTE WATER STANDARD DETAILS
SCALE: NTS

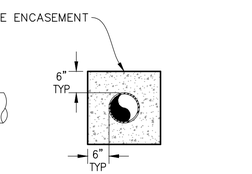


PIPLINE ENCASEMENT DETAIL (G/–)
UTE WATER STANDARD DETAILS
SCALE: NTS

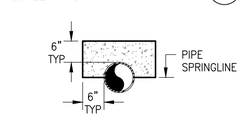
NOTE:
1. CONCRETE WITH FIBER MESH REQUIRED FOR SEWER LINE ENCASEMENT ABOVE WATER LINE
2. CONCRETE COLLAR OR ENCASEMENT SHALL BE A MINIMUM OF 6" THICK ON ALL SIDES OF SEWER LINE



TRENCH CROSSING OF SEWER (H/–)
UTE WATER STANDARD DETAILS
SCALE: NTS



ENCASEMENT SECTION (2/–)
SCALE: NTS



ENCASEMENT SECTION (3/–)
SCALE: NTS

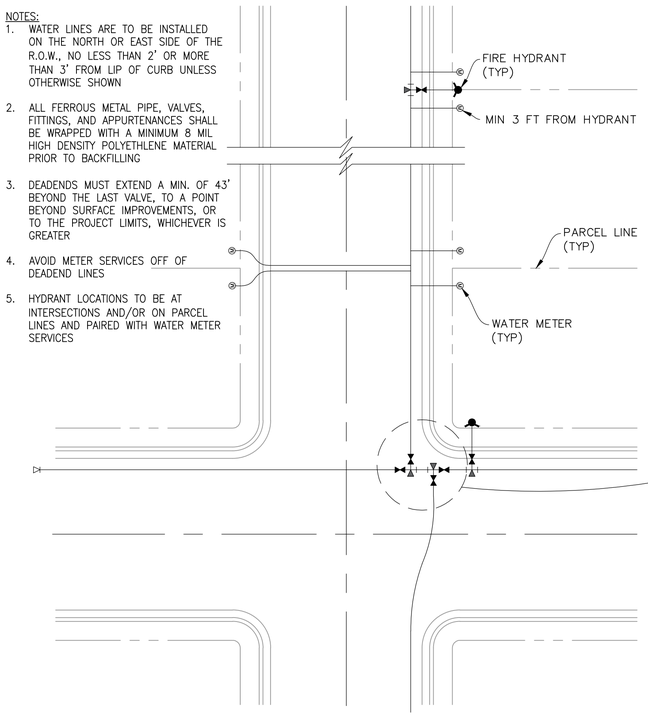
DATE: APRIL 2018		UTE WATER CONSERVANCY DISTRICT GRAND JUNCTION, CO 81505 PH. (970)242-7491 FX. (970)242-9189	NO.	REVISION	DATE	BY	SHEET NO.
CAD: D.REED			1				1
DESIGN:			2				
CHECKED:	VERT. SCALE: NTS		3				
APPROVED: D.PRISKE	HORIZ. SCALE: NTS		4				

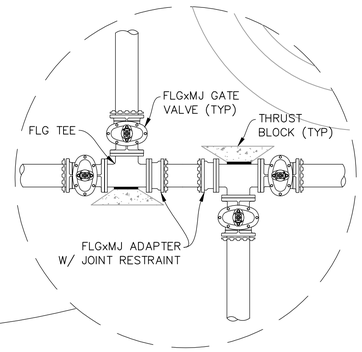
UTE WATER STANDARD DETAILS

DETAIL SHEET 1 OF 2

NOTES:

1. WATER LINES ARE TO BE INSTALLED ON THE NORTH OR EAST SIDE OF THE R.O.W., NO LESS THAN 2' OR MORE THAN 3' FROM LIP OF CURB UNLESS OTHERWISE SHOWN
2. ALL FERROUS METAL PIPE, VALVES, FITTINGS, AND APPURTENANCES SHALL BE WRAPPED WITH A MINIMUM 8 MIL HIGH DENSITY POLYETHLENE MATERIAL PRIOR TO BACKFILLING
3. DEADENDS MUST EXTEND A MIN. OF 43' BEYOND THE LAST VALVE, TO A POINT BEYOND SURFACE IMPROVEMENTS, OR TO THE PROJECT LIMITS, WHICHEVER IS GREATER
4. AVOID METER SERVICES OFF OF DEADEND LINES
5. HYDRANT LOCATIONS TO BE AT INTERSECTIONS AND/OR ON PARCEL LINES AND PAIRED WITH WATER METER SERVICES





TYPICAL TRACT PLAN (I)
UTE WATER STANDARD DETAILS
SCALE: NTS

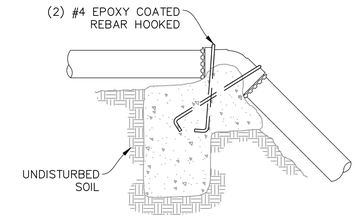
TABLE FOR CONCRETE THRUST BLOCKING

BEARING AREAS (IN SQ. FT.)				
SIZE	BENDS			TEE BRANCH SIZE AND DEAD ENDS
	90°	45°	22 1/2°	
6	4.0	2.2	1.1	2.8
8	7.1	3.8	2.0	5.0
10	11.1	6.0	3.0	7.8
12	16.0	8.6	4.4	11.3
14	21.7	11.8	6.0	15.4
16	28.4	15.3	8.0	20.0
FIRE HYDRANT THRUST BLOCKS SHALL BE A MIN OF 1/4 CU. YD. IN MASS AND HAVE A MIN BEARING AREA OF 5 SQ. FT.				

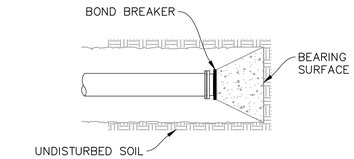
AREAS GIVEN ARE BASED ON INTERNAL STATIC PRESSURE OF 100 P.S.I. AND SOIL BEARING CAPACITY OF 1,000 lbs. PER SQ. FT.

AREAS FOR ANY PRESSURE AND SOIL BEARING CAPACITY MAY BE OBTAINED BY MULTIPLYING TABULATED VALUES BY A CORRECTION FACTOR "F"

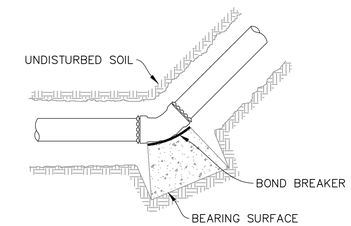
$F = \frac{\text{ACTUAL SPECIFIED TEST PRESSURE IN HUNDREDS OF lbs PER SQ. INCH.}}{\text{ACTUAL SOIL BEARING CAPACITY IN THOUSANDS OF lbs.}}$



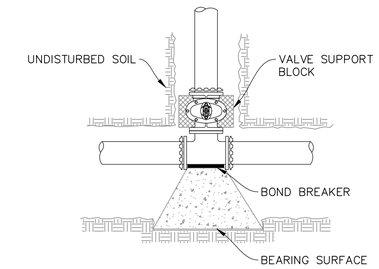
OVER BENDS



DEAD ENDS

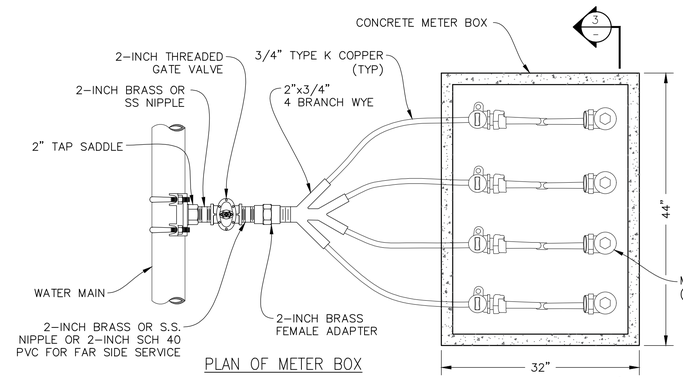


BENDS OF 22 1/2° OR GREATER

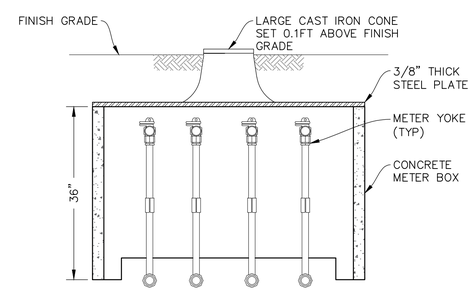


TEES

THRUST BLOCK DETAILS (J)
UTE WATER STANDARD DETAILS
SCALE: NTS



PLAN OF METER BOX

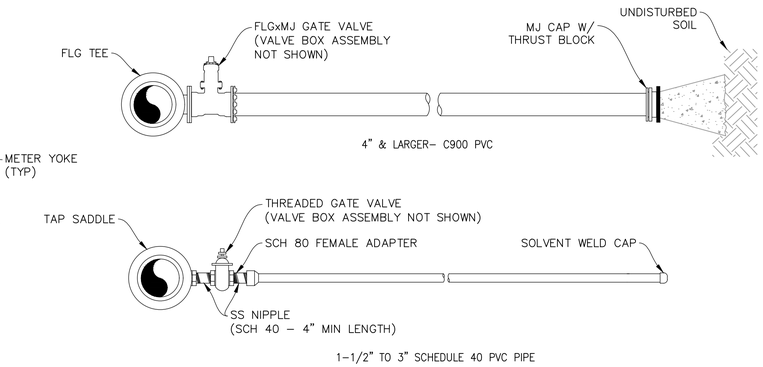


SECTION OF METER BOX

NOTES:

1. CAST IRON CONE, CONCRETE METER BOX, STEEL PLATE, & METER YOKES TO BE PROVIDED BY DISTRICT
2. CAST IRON CONE AND CONCRETE METER BOX ASSEMBLY SHALL BE SET 0.1 FT ABOVE FINISH GRADE

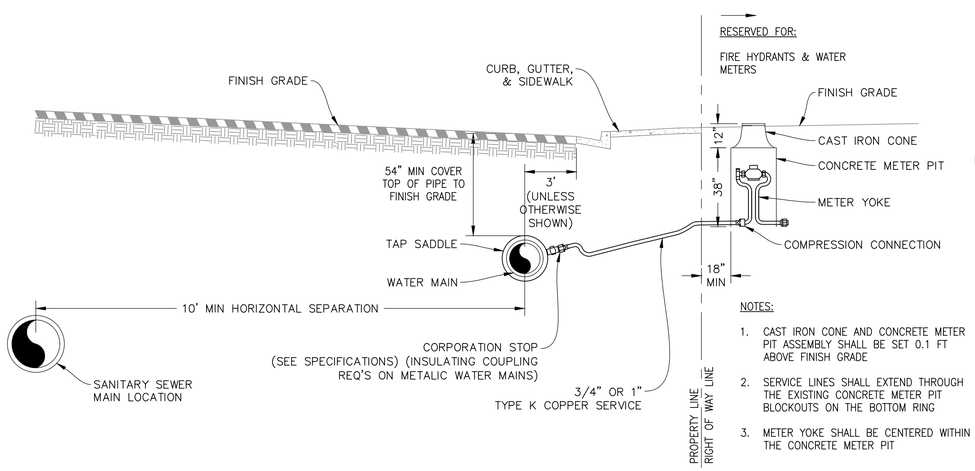
4 METER GANG BOX DETAIL (L)
UTE WATER STANDARD DETAILS
SCALE: NTS



NOTES:

1. ALL COMMERCIAL SERVICE LINES SHALL HAVE A 3/4" TAP SADDLE, CORP STOP AND COPPER INSTALLED AT THE END TO ALLOW FOR BLEEDING OF AIR. CONTRACTOR SHALL DIG UP AND TURN OFF CORP STOP AFTER TESTING HAS BEEN COMPLETED AND WATER LINE IS ACCEPTED BY UTE WATER
2. SERVICE LINE ENDPOINT IS TO EXTEND TO PROPERTY SIDE OF THE RIGHT OF WAY LINE AND MARKED WITH A STEEL POST

1-1/2 & LARGER SERVICE DETAILS (M)
UTE WATER STANDARD DETAILS
SCALE: NTS



NOTES:

1. CAST IRON CONE AND CONCRETE METER PIT ASSEMBLY SHALL BE SET 0.1 FT ABOVE FINISH GRADE
2. SERVICE LINES SHALL EXTEND THROUGH THE EXISTING CONCRETE METER PIT BLOCKOUTS ON THE BOTTOM RING
3. METER YOKE SHALL BE CENTERED WITHIN THE CONCRETE METER PIT

DOMESTIC SERVICE DETAIL (K)
UTE WATER STANDARD DETAILS
SCALE: NTS

DATE: APRIL 2018		UTE WATER CONSERVANCY DISTRICT GRAND JUNCTION, CO 81505 PH. (970)242-7491 FX. (970)242-9189	NO.	REVISION	DATE	BY	UTE WATER STANDARD DETAILS	DETAIL SHEET 2 OF 2	SHEET NO. 2
CAD: D.REED			1						
DESIGN:			2						
CHECKED:	VERT. SCALE: NTS		3						
APPROVED: D.PRISKE	HORIZ. SCALE: NTS		4						

CITY OF GRAND JUNCTION
PLANNING COMMISSION

MEETING DATE: February 14, 2012
STAFF PRESENTATION: Lori V. Bowers

AGENDA TOPIC: Request for extension, Brookwillow Village Planned Development, PP-2004-130.

ACTION REQUESTED: A request for a two year extension of the approved Preliminary Planned Development Plan to develop the final phase consisting of 5.1 acres in a Planned Development (PD) zone district.

STAFF REPORT / BACKGROUND INFORMATION					
Location:		Eastern end of Brookwillow Loop and 24 ¾ Road			
Applicants:		Darter, LLC c/o Darin Carei, owner; Atkins and Associates, representative			
Existing Land Use:		Vacant land			
Proposed Land Use:		PD (Planned Development)			
Surrounding Land Use:	North	Residential – Brookwillow Village			
	South	Vacant land – Future residential, Hall's Estate			
	East	Vacant land – Future residential, Heritage Estates			
	West	Residential – Brookwillow Village			
Existing Zoning:		PD (Planned Development)			
Proposed Zoning:		PD (Planned Development)			
Surrounding Zoning:	North	PD (Planned Development)			
	South	R-8 (Residential – 8 du/ac)			
	East	R-8 (Residential – 8 du/ac)			
	West	PD (Planned Development)			
Future Land Use Designation:		Residential Medium High (8 – 16 du/ac)			
Zoning within density range?		X	Yes		No

PROJECT DESCRIPTION: Brookwillow Village Planned Development consists of 30.032 acres with 277 dwelling units proposed to be developed in three phases. The applicants received Preliminary Subdivision Plan approval for the Planned Development in 2004. Phases 1and 2 have been platted. The applicants request a two year extension of the approval for the final phase (5.1 acres) to be platted.

RECOMMENDATION: Recommend approval of a two year extension for the Brookwillow Village Planned Development Preliminary Plan.

ANALYSIS:

Background:

On January 20, 1999 the City Council passed Ordinance No. 3088 approving the rezone of the property located at 652 24 ½ Road from RSF-R to Planned Residential zoning district. The City Council also approved the Outline Development Plan for the property, known as the Hall Property. In June of 2004 the applicants submitted a Preliminary Development Plan for Brookwillow Village Planned Development, which changed the name from Hall's Estates to Brookwillow Village and amended Ordinance 3088, the ODP for the Hall property. A phasing schedule was provided and approved by the City Council in March of 2005. The anticipated completion dates were as follows: Phase 1, December of 2006; Phase 2, June of 2008; and Phase 3 by January 2010.

Construction began and the first phase of the project was platted. The economy started to flatten and the housing demand was slowing. The applicant requested that a revised phasing schedule be approved to accommodate the slow sales and the inability to complete the final plat for Phase 2. On August 26, 2008, the Planning Commission approved the requested extension. Phase 2 was extended to December 31, 2009 and Phase 3 to January 30, 2012. That request was prepared by the developer's attorney. The applicant himself requested an extension of Phases 3 and 4 (letter is attached). There was never a phase 4 planned, but the letter he submitted was confusing to that fact.

Phase 3 consists of 5.1 acres and will provide street connections to 24 ¾ Road, and half-street improvements to 24 ¾ Road including a detached sidewalk. This phase is will provide a mix of residential uses; condominiums, townhouses and attached single family units. Without the extension of the Planned Development the City may lose the housing type mix which was part of the community benefit of the PD. Private streets have already been approved within the development and by reverting back to an R-8 zone district these connections, open space and the detached walk along 24 ¾ Road may not come to fruition.

Completion of the development will meet Goal 3 of the Comprehensive Plan by encouraging ordered and balanced growth throughout the community; and Goal 5: To provide a broader mix of housing types in the community to meet the needs of a variety of incomes, family types and life stages, as mentioned above.

A copy of the original staff reports (dated March 22, 2005 and August 26, 2008) along with the previous extension request are attached.

Per Section 21.02.070(u)(4) the applicant is requesting an extension, to be granted by the Planning Commission, for an additional two years in which to final plat the remainder of the Planned Development. If granted, this will extend the approval to January 30, 2014. If the request is not granted, the property will revert to the default zoning designation of R-8. As mentioned above possibly the loss of a mix of housing

types, detached sidewalk along 24 ¾ Road and the remainder of the open space will not be provided.

FINDINGS OF FACT AND CONCLUSIONS:

After reviewing the request for a two-year extension of the approved Preliminary Development Plan for Brookwillow Village, PP-2004-130, the following findings of fact and conclusions have been determined:

1. The requested extension is consistent with the goals and policies of the Comprehensive Plan.

2. The request meets the requirements of Section 21.02.070(u)(4) of the Grand Junction Municipal Code.

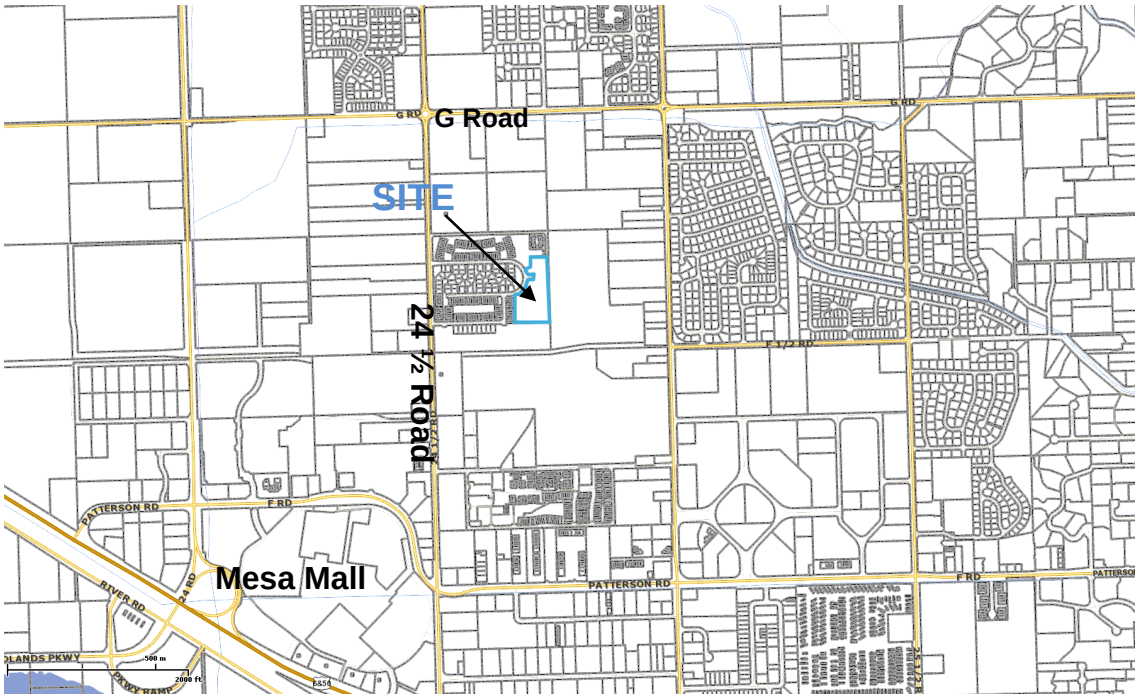
STAFF RECOMMENDATION:
I recommend that the Planning Commission approve the request for a two-year extension for Brookwillow Village Preliminary Development Plan, file number PP-2004-130, with the findings of facts and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION: Mr. Chairman, on PP-2004-130, a request for a two year extension of the Preliminary Development, Planned Development Plan approval for Brookwillow Village, I move we approve the extension.

Attachments:
Site Location Map / Aerial Photo Map
Comprehensive Plan Map / Existing City Zoning Map
Blended Residential Map
Extension Request Letter
March 22, 2005 Staff Report
August 26, 2008 Staff report
Previous Extension Request Letters

Site Location Map

Brookwillow Village Phase 3

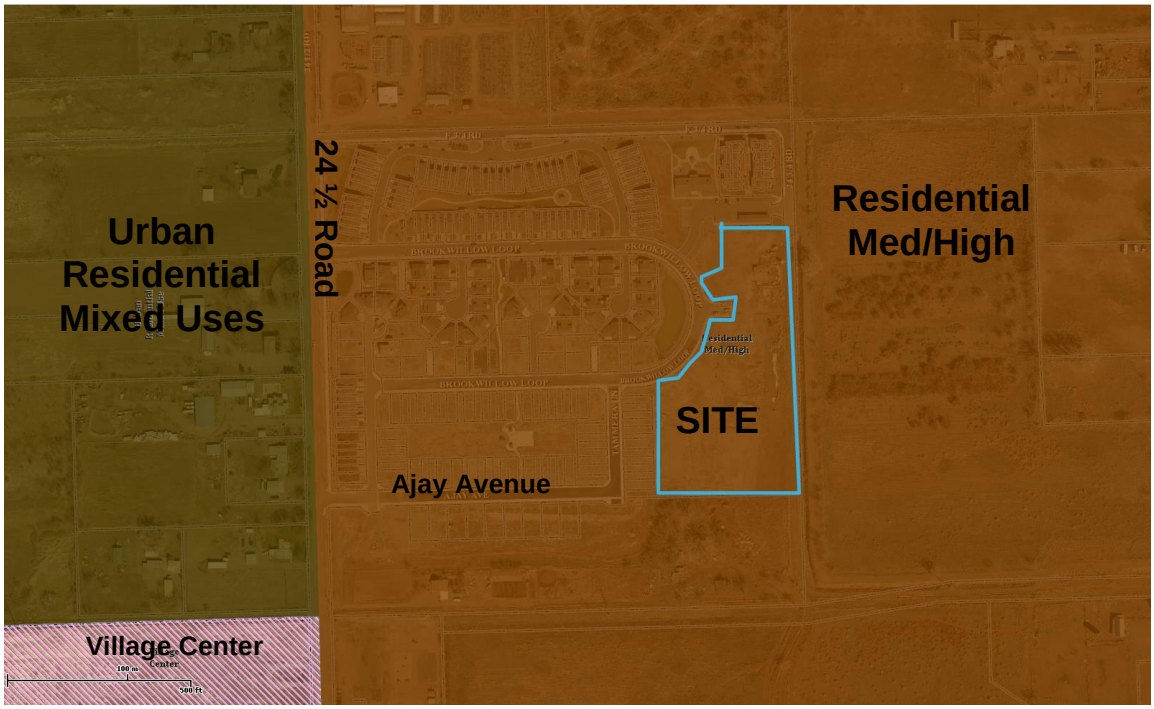


Aerial Photo Map

Brookwillow Village Phase 3

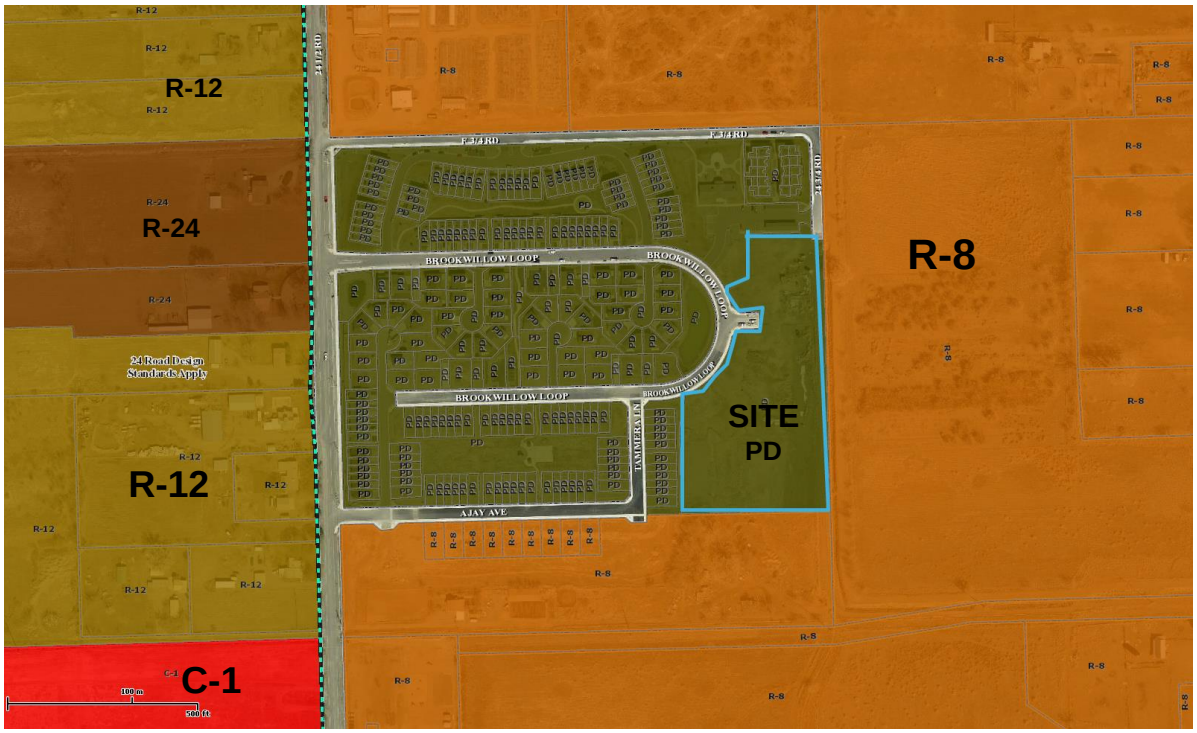
Comprehensive Plan Map

Brookwillow Village Phase 3



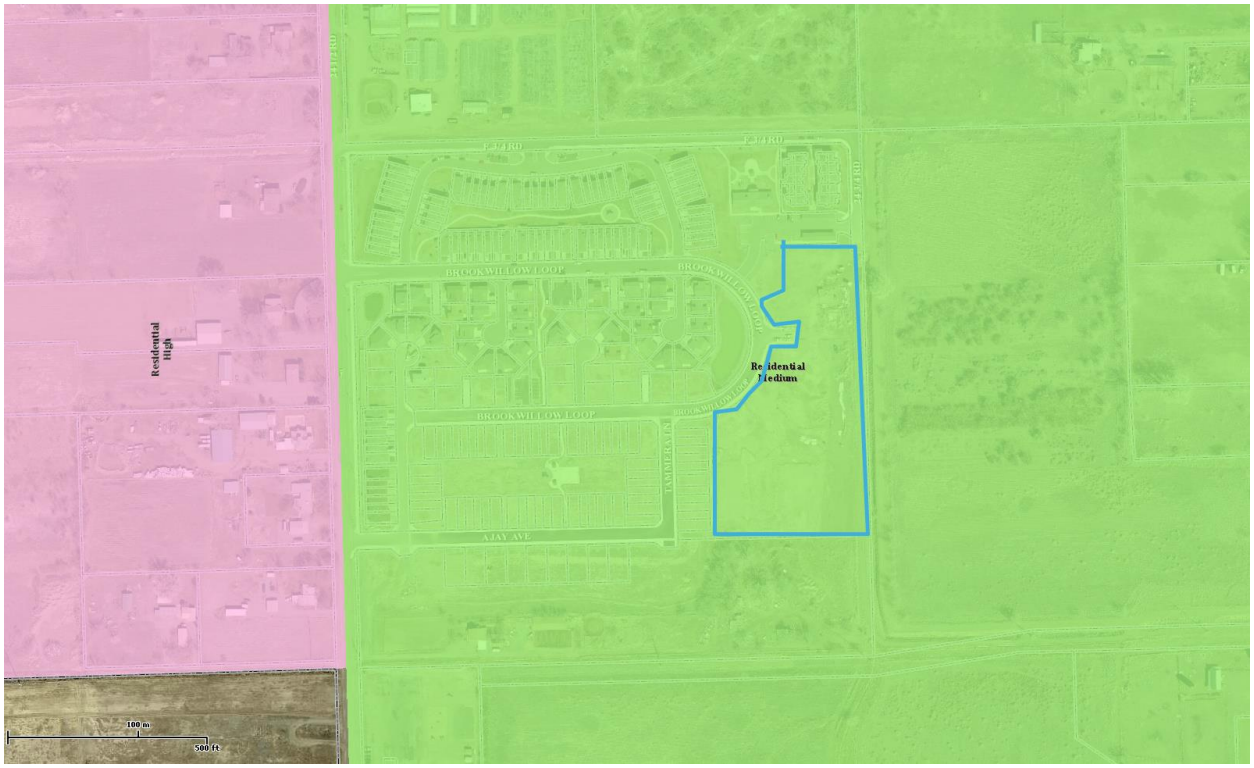
Existing City Zoning Map

Brookwillow Village Phase 3



Blended Residential Map

Brookwillow Village Phase 3



ATKINS AND ASSOCIATES, INC.
518 28 Road, Suite B-105
Grand Junction, Colorado 81501
P 970.245.6630 F 970.245.2355

January 3, 2012

Mrs. Lori V. Bowers
Senior Planner
Public Works, Planning Division
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

Re: Brookwillow Village Planned Development

Dear Mrs. Bowers:

I received your email notification for deadline for final platting of Brookwillow Village Planned Development. We understand that the development as planned will expire on January 31, 2012 if not platted by that time and all unplatted areas will revert back to its underlying zoning of R-8.

Under the direction of the developer/owner, I request that the deadline for final platting of Brookwillow Village Planned Development be extended for two (2) years. I make the request due to the size of the remaining undeveloped property with respect to the existing slow housing market. At this point with less than a month remaining, it would be impossible to obtain final plat approval for the remainder of the project. A two-year extension period will allow the developer to wait for a more favorable demand for housing as well as pursue strategies that fit better with the current housing demand.

Should you have any questions about this matter or are in need of additional information, please contact me.

Respectfully submitted,

Samuel L. Atkins, P.E.

Cc: Darter LLC
Darin Carei

CITY OF GRAND JUNCTION
PLANNING COMMISSION

MEETING DATE: March 22, 2005
STAFF PRESENTATION: Lori V. Bowers

AGENDA TOPIC: Brookwillow Village Planned Development

ACTION REQUESTED: Approve the Brookwillow Village Planned Development Preliminary Development Plan and recommend an amendment on the old PD Ordinance to City Council.

BACKGROUND INFORMATION					
Location:		650 24 ½ Road			
Applicants:		Halls Partnership LLC, owner; Grace Homes, developer; Marc Maurer, representative			
Existing Land Use:		Vacant land			
Proposed Land Use:		Planned Residential Subdivision			
Surrounding Land Use:	North	Valley Grown Nursery			
	South	**Undeveloped land**			
	East	**Vacant land**			
	West	**Existing residential with vacant land**			
Existing Zoning:		PD 11.7			
Proposed Zoning:		PD 9.7			
Surrounding Zoning:	North	RMF-8			
	South	RMF-8			
	East	RMF-8			
	West	RMF-12			
Growth Plan Designation:		Residential Medium High – 8 to 12 Du/Ac			
Zoning within density range?		X	Yes		No

PROJECT DESCRIPTION: The property is 30.032 acres in size and is located about one mile north of Mesa Mall. It is zoned PD 11.7 under a currently lapsed ODP, known as the Hall Property and ordinance No. 3088.

RECOMMENDATION: Recommendation to City Council for approval of the private streets shown in the preliminary plan for Brookwillow Village, and amending Zoning Ordinance No. 3088.

ANALYSIS:

1. Background:

In December of 1998, the Outline Development Plan with an overall design density of 11.7 dwelling units per acre, (with the condition that ultimate build-out of the Hall ODP would not be less than 8 dwelling units per acre) was approved by the Planning Commission. The City Council also approved Ordinance No. 3088 approving the rezone of the property from RSF-R to the Planned Residential zoning district. On January 18, 2000 a request for approval of a 2-year extension for the deadline to submit a Preliminary Plan for the Hall Property ODP was approved. The extension request allowed for a submittal of a Preliminary Plan no later than January 20, 2002. The property then changed ownership and the new owner requested additional time to study and prepare a plan for the newly-acquired property. An 18-month extension to submit a Preliminary Plan was granted. A Preliminary Plan was due by July 20, 2003 with the conditions as presented originally. In June of 2004 the applicants submitted the proposed plan. With the Planning Commission's recommendation, accompanying this plan will be an amended zoning ordinance for City Council's approval. The current zoning map for the City of Grand Junction shows the property to still be zoned PD.

2. Consistency with the Growth Plan:

The Growth Plan shows this area as residential medium high development with a density range from 8 to 12 units per acre. This project is consistent with that designation. The applicants propose a density of 9.7 dwelling units per acre.

3. Section 2.12.C.2 of the Zoning and Development Code:

Requests for a Planned Development Preliminary Development Plan must demonstrate conformance with all of the following:

a) The Outline Development Plan review criteria in Section 2.12.B of the Zoning and Development Code.

1) The Growth Plan, Major street plan and other adopted plans and policies.

Brookwillow Village implements the goals and objectives of each of the various plans by designing a cohesive neighborhood in an area identified by the Growth Plan for multifamily projects with a density between 8.0 and 11.0 units per acre. A previous submission (RZO-1998-192, Hall Property) had an approved ODP with a density of 11.7 units per acre but no site plan was ever approved and the ODP has since lapsed. Now under new ownership, this new proposal reduces the density thereby freeing up more usable open space and still meets the required intents of the various City plan and policies and the density objective profiled in the Growth Plan.

2) The rezoning criteria provided in Section 2.6 of the Zoning and Development Code.

a. The existing zoning was in error at the time of adoption.

There was no error in the zoning at the time of adoption. A rezone request to provide 9.2 dwelling units per acre versus the established 11.7dwelling units per acre is required with this application.

b. There has been a change of character in the neighborhood due to installation of public facilities, other zone changes, new growth trends, deterioration, development transition, etc.

There has been a change in character in the area due to new growth trends and development transitions in the area. The proposed rezone is compatible with the surrounding uses since this site is on the periphery of the rapidly-developing 25 ½ Road corridor to the east, complemented by new commercial development on the north side of Patterson between 24 and 25 ½ Roads and near the recent addition of a new church on the corner of 24 ½ Road and G Road with Spanish Trails Subdivision just west of the church on G Road.

c. The proposed rezone is compatible with the neighborhood and will not create adverse impacts such as: capacity or safety of the street network, parking problems, storm water or drainage problems, water, air or noise pollution, excessive nighttime lighting, or other nuisances.

The proposed rezone should be compatible with the future redevelopment of this area. The proposed plan has addressed the street network, extra parking has been provided, storm water and drainage issues have been reviewed as well as lighting.

d. The proposed rezone to PD 9.2 is within the allowable density range recommended by the Growth Plan. This criterion must be considered in conjunction with criterion e which requires that public facilities and services are available when the impacts of any proposed development are realized.

Staff has determined that public infrastructure can address the impacts of any development consistent with the PD zone district, therefore this criterion is met.

e. The proposal conforms with and furthers the goals and policies of the Growth Plan, other adopted plans, and the policies, the requirements of this Code and other City regulations and guidelines.

It does conform with the Growth Plan and other City regulations and guidelines.

f. Adequate public facilities and services are available or will be made available concurrent with the projected impacts of the proposed development.

Adequate public facilities are currently available or will be made available and can address the impacts of development consistent with the PD zone district.

g. There is not an adequate supply of land available in the neighborhood and surrounding area to accommodate the zoning and community needs.

The zoning map has shown this area to be zoned PD since 1998, and it is consistent with adjacent zoning on other properties.

h. The community or neighborhood will benefit from the proposed zone.

The proposed PD zone will benefit the community by providing more efficient infrastructure and provide future interconnectivity for the developing neighborhood.

3) The planned development requirements of Chapter Five of the Zoning and Development Code.

The application has been developed in conformance with the purpose of Chapter Five of the Zoning and Development Code by providing more effective infrastructure; a greater quality and quantity of public and private open space; other recreational amenities; and a needed housing type and/or mix.

4) Section 5.4.F. Development standards.

Planned developments shall minimally comply with the development standards of the default zone. In this case the default zone would be RMF-8.

1. Setback standards are provided on the plans for the different pods of development. They are consistent with or greater than the RMF-8 zoning district.
2. Open space for this project equals 12.6 acres disbursed across the 30 acre site. The required amount based on 200 SF per bedroom for the multi-family area equals 3.27 acres.
3. Fencing and screening is deviant of the Code for the western boundary of the site. 24 ½ Road requires that a 14-foot landscape buffer with perimeter fence be required if this were a straight zone. The intent of this project is to not create an enclave but rather provide for an open and accessible network of open spaces without fence barriers at the periphery of the site. Screening shall consist of 2 to 3 foot berms that undulate in height and planted with landscape materials for the desired screening effect. The applicant requests a minimum of 10 landscape easement along 24 ½ Road. Fencing for the community recreation area and single family detached zone shall not be greater than

4 feet tall and shall be visually transparent such as pickets; chain link fencing will not be allowed. Screening for patios, etc. may be 4-feet tall or privacy walls designed to match the surrounding architecture. Refuse enclosures shall be completely screened from view with a six foot screen fencing or other architecturally designed enclosure.

4. This project will set the tone for compatibility with the neighborhood since this is the first of this type of development in this immediate area.

5. Landscaping shall conform to applicable requirements, such as parking lot landscaping and buffer areas. Entry feature signage will be provided to identify the neighborhood complex. Landscape with special planting will provide a backdrop to the signage. Signage shall comply with the Code requirements.

6. Parking is provided in excess of the Code requirements. 1.8 spaces are required per condominium unit (90 units = 162 spaces). Townhouse units (143 units = 258 spaces).
Single family attached and detached (59 units = 118 spaces). An additional 117 parking spaces are available for guest parking, as there are places where no parking is allowed on the private street sections.

7. Street development standards were reviewed per TEDS. There are private streets and drives. Private streets need a recommendation from the Planning Commission to City Council for approval within this project. Pedestrian safe movement from the parking areas to the buildings and the centralized mailbox areas is provided. The Primary access from 24 ½ Road will have a boulevard entrance. A secondary access is also proposed for 24 ½ Road to the far south end of the property. This entrance will be shared when the property to the south redevelops. Half road Urban Collector Street improvements will be installed along the north boundary of the site (F ¾ Road alignment) also along the east boundary of the site (24 ¾ Road alignment). Secondary access to the dwelling units is provided using private streets. The single family detached units will be accessed with private streets terminating in cul-de-sacs sized to meet the City standards for Public Works and the Fire Department.

G. Deviation from Development Default Standards:

The Planning Commission may recommend that the City Council deviate from the default district standards subject to the provision of any of the community amenities listed below. In order for the Planning Commission to recommend and the City Council to approve deviation the listed amenities to be provided shall be in excess of what would otherwise be required by the Code, and in addition to any community benefits provided pursuant to Density bonus provisions in Chapter Three. These amenities include:

1. Transportation amenities including but not limited to, trails other than required by the multimodal plan, bike or pedestrian amenities or transit oriented improvements, including school and transit bus shelters;

The applicants feel they have provided a pedestrian oriented village concept to enhance the resident's sense of well being, develop a unique neighborhood character and to provide meaning and value both for now and for years to come.

2. Open space, agricultural land reservation or land dedication of 20% or greater;

The overall open space for this project totals 42% of the site.

3. Community facilities for provision of public services beyond those required for development within the PD;

The applicants state that they are providing pocket parks with active and passive areas. Gazebos and picnic areas, tot-lots and a pet park are also proposed.

4. The provision of affordable housing for moderate, low and very low income households pursuant to HUD definitions for no less than twenty (20) years; and

The applicants feel that by providing a mix of housing types, in close proximity to work and shopping areas, recreation amenities on site and using low volume plumbing fixtures to minimize sewage demands the project will be more affordable.

5. Other amenities, in excess of minimum standards required by this Code, that the Council specifically finds provide sufficient community benefit to offset the proposed deviation.

Other proposed amenities, but not required by the Code are: Gazebos, picnic areas, tot lots, pet park with appropriate amenities.

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

A Phasing Schedule has been provided. Phase 1, is 98 units consisting of 20 single-family, 68 townhouses and 10 condominiums. Phase 2, totals 114 units consisting of 30 single-family units, 64 townhomes and 20 condominium units. Phase 3 totals 80 units, consisting of 9 single-family units, 11 townhomes and 60 condominium units. Anticipated completion dates are as follows: Phase 1, December of 2006; Phase 2, June of 2008; and Phase 3 by January 2010.

6) The property is at least twenty (20) acres in size.

The property is slightly over 30 acres in size and meets this requirement.

1. The applicable preliminary plat criteria in Section 2.8.B of the Zoning and Development Code have been met.

2. The applicable site plan review criteria in Section 2.2.D.4 of the Zoning and Development Code.

3. The approved ODP, if applicable. In this case the ODP has expired.

4. The approved PD rezoning ordinance, if adopted with an ODP. In this case the Ordinance is being amended.

5. An appropriate, specific density for all areas included in the preliminary plan approval has been provided.

6. The area of the plan is at least five (5) acres in size or as specified in an applicable approved ODP. This site is just over 30 acres in size.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Brookwillow Village application, PP-2004-130 for a Planned Development, Preliminary Development Plan, staff recommends that the Planning Commission make the following findings of fact and conclusions:

1. The requested Planned Development amendment and the Preliminary Development Plan are consistent with the Growth Plan.

2. The review criteria in Section 2.12.C.2 of the Zoning and Development Code have all been met.

3. The review criteria in Section 2.8.B of the Zoning and Development Code have all been met.

4. The review criteria in Section 2.2.D.4 of the Zoning and Development Code have all been met.

STAFF RECOMMENDATION:

1) Staff recommends that the Planning Commission forward a recommendation of approval of the requested Brookwillow Village Planned Development, Preliminary Development Plan, file number PP-2004-130 to the City Council with the findings and conclusions listed above.

2) Staff recommends that the Planning Commission forward a recommendation of approval to the City Council amending Zoning Ordinance No. 3088.

RECOMMENDED PLANNING COMMISSION MOTION:

1) Mr. Chairman, on item number PP-2004-130, the request for Preliminary Plan approval for the Brookwillow Village Planned Development private streets, I move that the Planning Commission make the findings of fact and conclusions listed in the staff report and approve the Preliminary Plan.

2) Mr. Chairman, on item number PP-2004-046, the request to amend the PD Zoning Ordinance 3088, I move that the Planning Commission recommend approval to the City Council with the findings of fact and conclusions listed in the staff report.

Attachments:
Vicinity Map
Aerial Photo
Growth Plan Map
Zoning Map
Planned Development Rezone Ordinance
Outline Development Plan

Only Planned Development Rezone Ordinance is attached

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. ___

AMENDING ORDINANCE NO. 3088

ZONING A PARCEL OF LAND AT 625 24 ½ ROAD

Recitals.

A rezone from Planned Residential 11.7 units per acre (PR-11.7) to Planned Development 9.7 units per acre (PD 9.7) has been requested for the property located at 625 24 ½ Road, previously known as the Hall property, now to be known as Brookwillow Village, for purposes of developing a residential project of mixed housing types on 30.032 acres, as follows: 59 single family attached and detached; 143 townhouses; and 90 condominium units, for a total of 292 dwelling units. The City Council finds that the request meets the goals and policies and future land use set forth by the Growth Plan (8 to 12 units per acre). City Council also finds that the requirements for a rezone as set forth in Section 2.6 of the Zoning and Development Code have been satisfied.

The Grand Junction Planning Commission, at its March 22, 2005 hearing, recommended approval of the rezone request from PR -11.7 to PD 9.7 and approval of the Preliminary Planned Development (PD) for Brookwillow Village.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE PARCEL DESCRIBED BELOW IS HEREBY ZONED PLANNED DEVELOPMENT 9.7 UNITS PER ACRE (PD 9.7):

Lot 2, Hall Minor Subdivision

1) The uses allowed for this zone and property shall be single family attached and detached, townhomes and condominiums.
2) The underlying zoning is RMF-8.
3) The development will contain at a minimum a community clubhouse for meetings, gatherings and special events; three tot-lots, pet park with appropriate waste disposal, gazebos, picnic areas, two half-court basketball courts, sand volleyball court and a pedestrian pathway system.
4) The ordinance further allows for public and private streets. Public Streets 44 feet of Right-of-way with a 28 foot asphalt mat, with detached sidewalk. Private streets to be 22 feet wide with a Cul-de-sac. All street crossings to be marked for safe pedestrian crossing.
5) The ordinance allows for a deviation from the required subdivision perimeter fencing by providing an undulating berm with landscaping, 2 to 3 feet tall.
6) Buffering and setbacks are as follows, and as provided in the project narrative and concept drawings dated March 10, 2005:

- Along 24 ½ Road, Single–family detached areas require a minimum 25 foot landscape buffer strip along the entire 24 ½ Road section. Front setback is 20 feet, side setback is 5 feet and rear setback is 15 feet.

- Townhouse areas require a minimum 10 landscaping easement along the entire street section. Front setback is 20 feet, Side setbacks are 10 between units and the rear setback is a minimum 10 feet from the landscape easement.

- Along 24 ¾ Road, the condominium area requires a 10 foot landscape buffer strip along the entire 24 ¾ Road section and a setback of 25 feet from the road.

- Detached sidewalk shall be installed for the subdivision along 24 ½ Road. A TCP (Transportation Capacity Payment) credit will be allowed for the installation of the sidewalk.

INTRODUCED on first reading on the 6th day of April, 2005 and ordered published.

PASSED on this _____day of _____, 2005.

ATTEST:

_____ _____
City Clerk President of Council

CITY OF GRAND JUNCTION
PLANNING COMMISSION

MEETING DATE: August 26, 2008
PRESENTER: Lori V. Bowers

AGENDA TOPIC: Brookwillow Village Planned Development; PP-2004-130.

ACTION REQUESTED: Modify the phasing schedule of Brookwillow Village Planned Development Preliminary Development Plan.

BACKGROUND INFORMATION					
Location:		650 24 ½ Road			
Applicants:		Darter, LLC – owner and developer; Terry Lawrence - representative			
Existing Land Use:		Vacant land			
Proposed Land Use:		Planned Residential Subdivision			
Surrounding Land Use:	North	Valley Grown Nursery & vacant land			
	South	**Undeveloped land**			
	East	**Vacant land**			
	West	**Existing residential with vacant land**			
Existing Zoning:		PD (Planned Development - 9.7 units per acre)			
Proposed Zoning:		PD (Planned Development - 9.7 units per acre)			
Surrounding Zoning:	North	R-8 (Residential – 8 units per acre)			
	South	R-8 (Residential – 8 units per acre)			
	East	R-8 (Residential – 8 units per acre)			
	West	R-12 (Residential – 12 units per acre)			
Growth Plan Designation:		Residential Medium High – 8 to 12 Du/Ac			
Zoning within density range?		X	Yes		No

PROJECT DESCRIPTION: The property is approved for 277 dwelling units on 30.032 acres. It is zoned PD (Planned Development) with an overall density 9.7 dwelling units per acre. Filing One, has been constructed and Filing Two has recently been recorded, but the construction may not be completed this year. The applicant's request is to modify the approved Phasing Schedule for completion of Phases Two and Three.

RECOMMENDATION: Approve the modified Phasing Schedule for completion of Brookwillow Village Planned Development.

ANALYSIS:

1. Background:

In June of 2004 the applicants submitted a Preliminary Development Plan for Brookwillow Village Planned Development. At that time a phasing schedule was provided and a recommendation to City Council of approval was forwarded by the Planning Commission in March of 2005. The anticipated completion dates were as follows: Phase 1, December of 2006; Phase 2, June of 2008; and Phase 3 by January 2010.

The applicants requested assistance in modifying their phasing schedule for completion on April 15, 2008. We have also received a letter stating their "good cause" per Section 2.8.E.4. Per Section 2.12.G, if a Planned Development, or any portion thereof, has not been completed in accordance with the approved development schedule, a "lapse" shall have occurred and the terms of all approved plans for incomplete portions of the PD shall be null and void. This plan has not yet lapsed and Section 2.8.E.4 now applies; if the applicant does not complete all steps in preparation for recording a final plat within one (1) year of approval of the preliminary subdivision plan, the plat shall require another review and processing as per Section 2.8 and shall then meet all the required current Code and regulations at that time. One (1) extension of six (6) months may be granted by the Director for good cause. Any additional extensions must be granted by the Planning Commission. The Planning Commission must find good cause for granting the extension.

The applicant's letters, which are attached, state that both national and local credit markets have changed dramatically since the first phasing schedule was adopted. They further state that that there has been a significant slowing down on all levels of the housing market. While the local market has not been completely "flat" is has slowed due to the inability of some prospective new buyers to obtain loans has diminished. As a result, the developer has had to slow down due to a greater inventory on hand as absorption rates have slowed.

The developer now proposes the following completion schedule:

- Phase 3, to December 31, 2009
- Phase 4, to January 30, 2012

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the request to modify the phasing schedule for the completion of Brookwillow Village Planned Development, PP-2004-130, I make the following findings of fact and conclusions:

1. The request is in compliance with Section 2.8.E.4 of the Zoning and Development Code.

PLANNING RECOMMENDATION:

I recommend that the Planning Commission approve the modified phasing schedule and the recording of the final plats for Brookwillow Village Planned Development, PP-2004-130, until December 31, 2009 for Phase 2; and January 30, 2012 for Phase 3, with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, I move that the Planning Commission approve the request for modifying the phasing schedule and the recording of the final plats for Brookwillow Village Planned Development, PP-2004-130, until December 31, 2009 for Phase 2; and January 30, 2012 for Phase 3, with the findings as listed in the Staff Report.

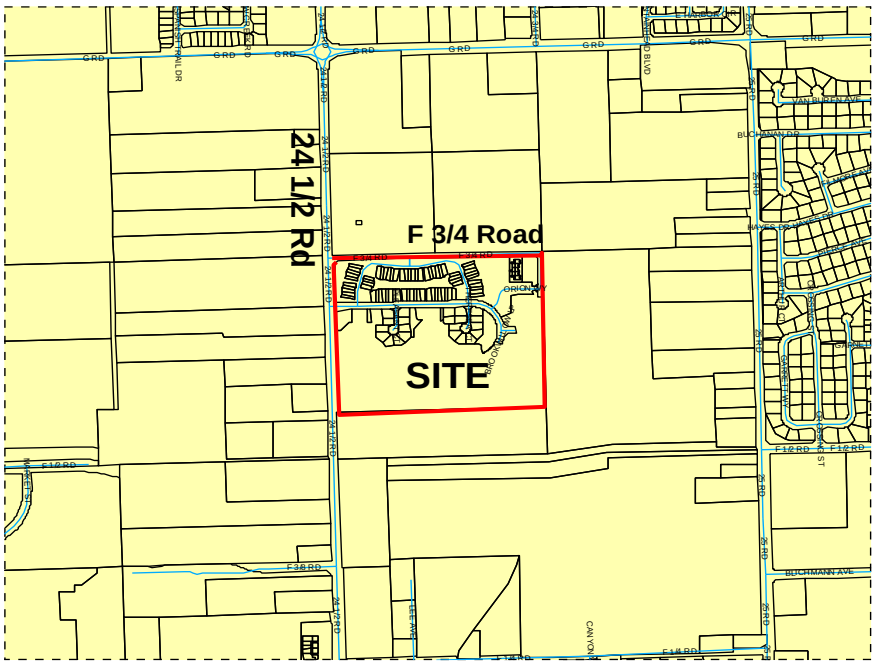
Attachments:

Site Location Map / Aerial Photo Map
Future Land Use Map / Existing City and County Zoning Map
Letter from applicant's attorney
Letter from the applicant

Site Location Map

City Limits

Figure 1



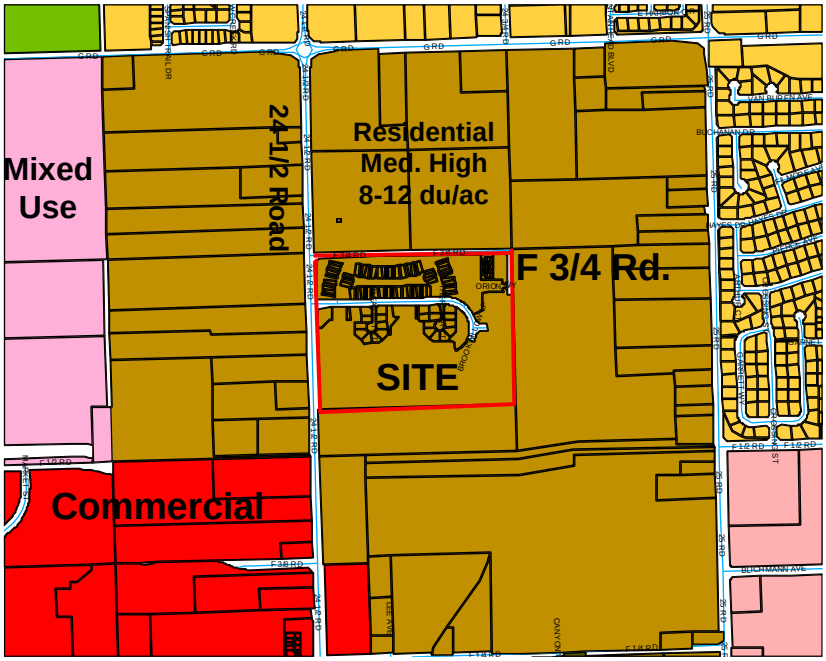
Aerial Photo Map

City Limits

Figure 2

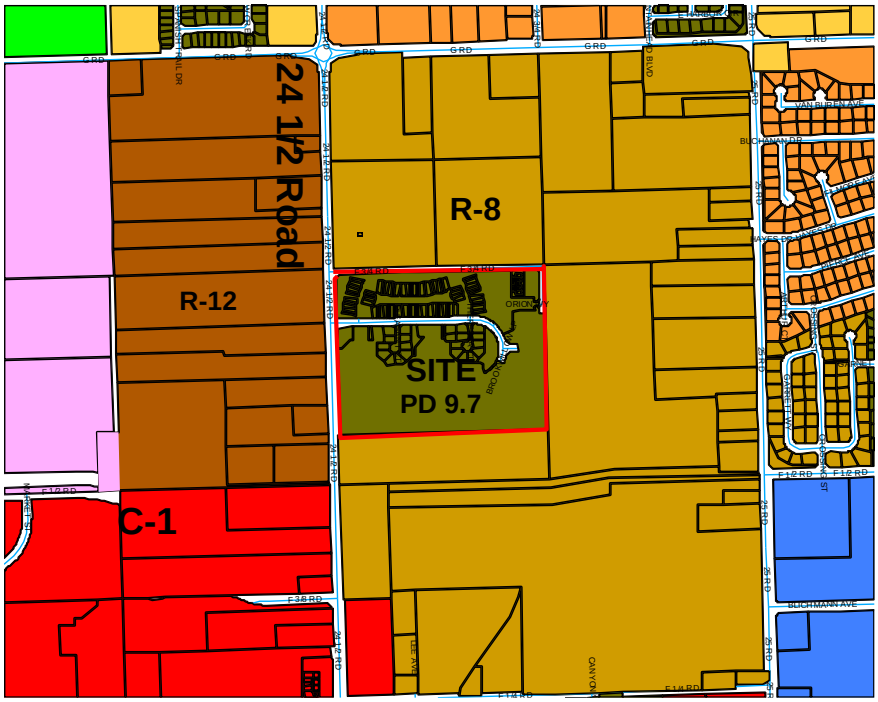
Future Land Use Map

Figure 3



Existing City and County Zoning

Figure 4



COLEMAN WILLIAMS & WILSON
ATTORNEYS AT LAW
2454 Patterson Road, Suite 210
Grand Junction, CO 81505

Joseph Coleman
Dan E. Wilson
Whitman Robinson

Telephone
(970) 242-3311
Facsimile
(970) 242-1893

April 15, 2008

Lori V. Bowers
Planning Department
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

Re: Brookwillow Village

Dear Lori,

We ask for your assistance in modifying the schedule of completion of the Brookwillow Village project and the phases that were previously approved. To assist, I enclose a copy of the existing phases/schedule recently supplied to me by Jamie Beard. We propose:

(a) A phasing schedule for Phase I totaling 110 units consisting of 22 single-family units, 68 townhomes and 20 condominium units. Phase II will total 112 units consisting of 31 single-family units, 81 townhomes and 0 condominium units. Phase III will total 70 units consisting of 0 single-family units, 0 townhomes and 70 condominium units

(b) Anticipated completion dates are as follows: Phase II, December 31, 2009 and Phase III by January 1, 2012.

Please let me know if we need to provide additional information to obtain this extension request.

Very truly yours,

Dan Wilson

DW/ajl
Cc. Grace Homes Real Estate and Construction, Inc.
(Terry Lawrence, Doyle Koehn, Elizabeth Barela)

July 17, 2008

Lori Bowers
Senior Planner
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

Re: Brookwillow Village

Dear Lori,

I am writing to provide "good cause" for our request to extend the deadlines for filing the plats for the Brookwillow Village phases.

As you know, we had originally planned to begin construction on Phase II in June of 2008. As I'm sure you are also well aware of, both national and local credit markets (i.e., construction lending practices) have changed dramatically since we proposed this phasing schedule. What this means for our company is that we must work harder to find appropriate construction loans, and it takes longer to put them into place. As I am sure you will appreciate, the nature of the business is such that we must have a loan commitment in place before we can justify the time and expense of completing the platting process.

And, the national economic situation is not just affecting construction lending: Many potential buyers are finding it much more difficult to qualify for a purchase loan, which for many of our buyers will be their first home purchase. Many others who are interested in purchasing our homes find that they cannot sell their existing home and cannot buy one of our lots or homes until they do so.

While the local markets are not completely 'flat,' unlike some areas of the country, there has been a significant slowing down in all levels of the Western Slope's new housing purchases, again due to national and Rocky Mountain regional market changes. While our market niche is doing better than others, Grace Homes has seen a substantial drop in the ability of prospective new buyers to obtain purchase loans, which means our inventory is larger than we projected when the phasing schedule was approved by the City.

As a result, Grace Homes has had no choice but to slow down due to greater inventory in hand than was projected and the reduced absorption rates for lots and home sales.

Therefore, due to all of these factors (which are completely beyond our control and which we hope you agree constitute 'good cause,') we ask that the City revise the phasing schedule for the remaining of Brookwillow Village as follows:

Phases	Complete Construction
Phase #3	December 31, 2009
Phase #4	January 30, 2012

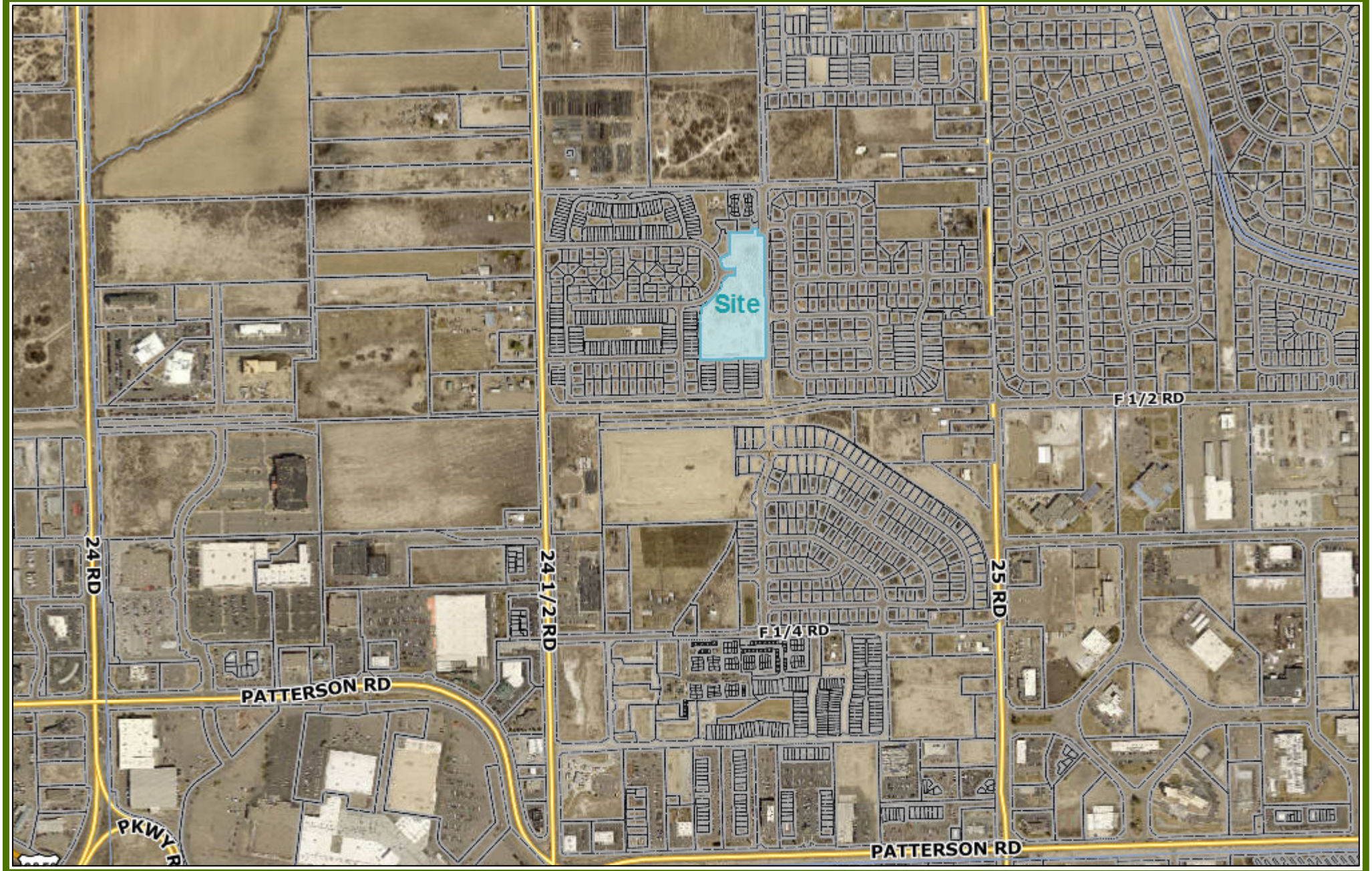
Thank you in advance for your consideration of this request to modify our phasing schedule.

If you need more information to increase the odds of the City approving this request, please let me know.

Respectfully,

John Lawrence
Land and Development Manager.

Site Vicinity Map



N

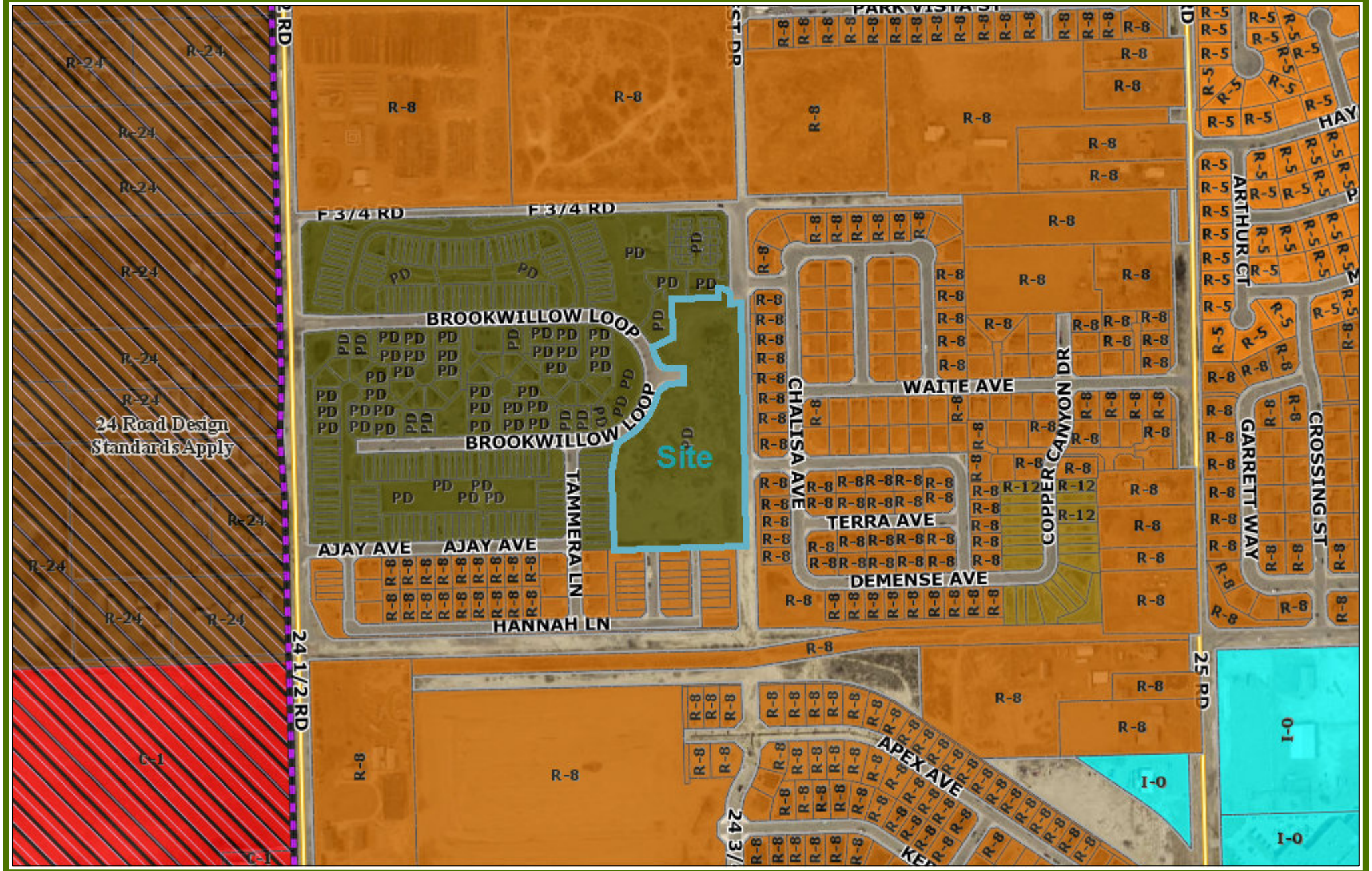
0 0.225 0.45 mi

Printed: 3/4/2019

1 inch = 752 feet

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

Site Zoning Map



N

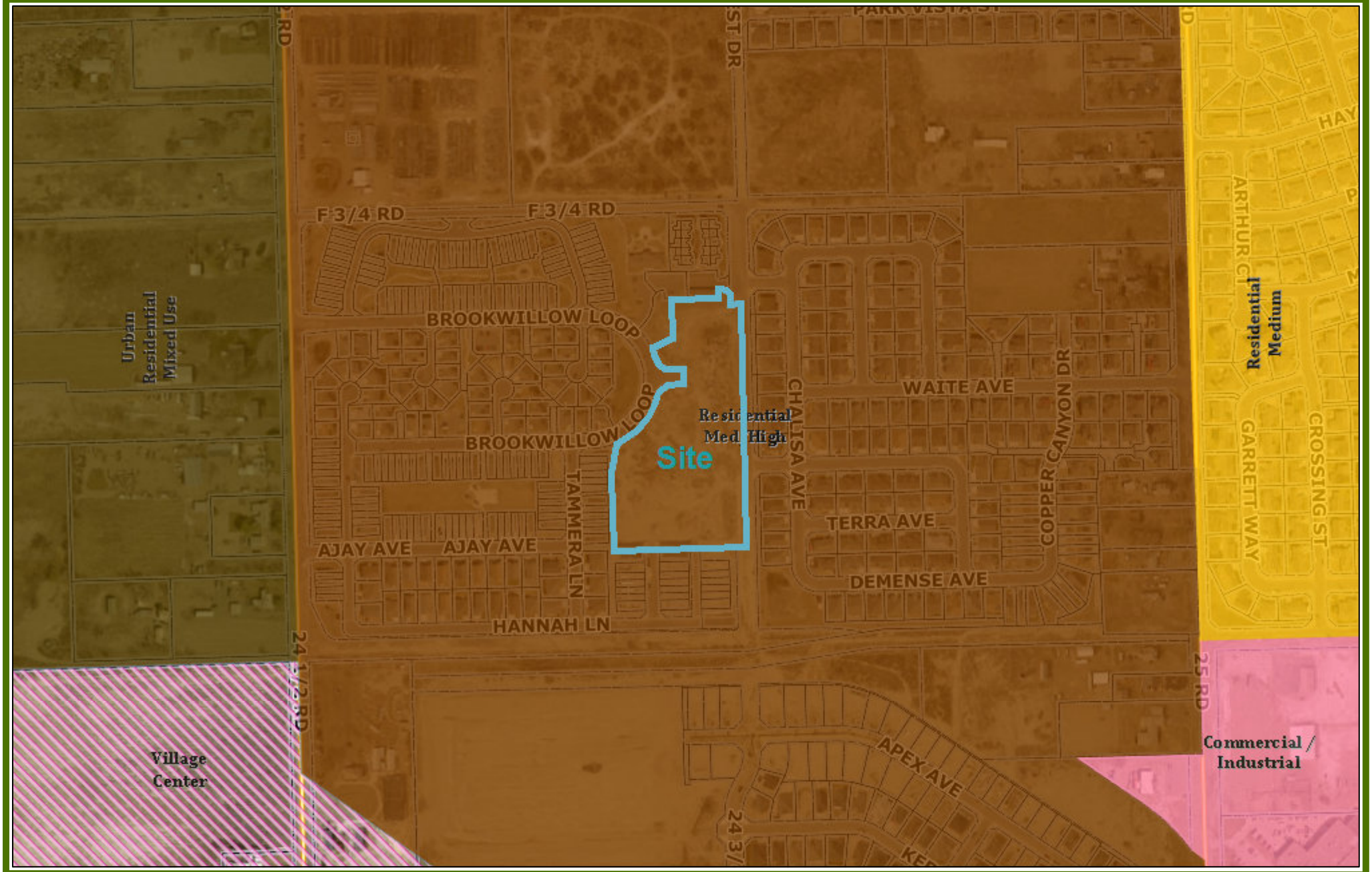
0 0.1 0.2 mi

Printed: 3/4/2019

1 inch = 376 feet

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

Site Future Land Use Map



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0 0.1 0.2 mi

Printed: 3/4/2019

1 inch = 376 feet

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

EXHIBIT LIST

HALLS ESTATES FILING 4 REZONE – REQUEST FOR REZONE TO R-12 (RESIDENTIAL 12 DWELLING UNITS/ACRE) AND R-16 (RESIDENTIAL 16 DWELLING UNITS/ACRE)
FILE NO. RZN-2018-774

Exhibit Item #	Description
1	Development Application dated December 4, 2018
2	Staff Report dated March 26, 2019
3	Maps
4	Staff Report for Extension Request dated February 14, 2012
5	Development Application Binder dated December 10, 2018
6	Staff Presentation dated March 26, 2019

Grand Junction Planning Commission

Regular Session

Item #7.

Meeting Date: March 26, 2019

Presented By: Andrew Gingerich, Associate Planner

Department: Community Development

Submitted By: Andrew Gingerich, Associate Planner

Information

SUBJECT:

Consider a request by Elsa Daugherty to vacate a 10-foot wide public easement located at 2560 Corral Drive

RECOMMENDATION:

Staff recommends approval of the requested Vacation of Public Easement.

EXECUTIVE SUMMARY:

The Applicant, Elsa Daugherty is requesting the vacation of a portion of public utility easement on the property located at 2560 Corral Drive. On the subject property there is currently a 10-foot wide utility easement along both the north and west property line as well as a 14-foot wide easement along the southern property line. The Applicant is proposing to vacate the 10-foot wide easement that runs along the western property line.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The Applicant of the subject property is Elsa Daugherty. The vacant property is currently located at 2560 Corral Drive, also known as Block One: Lot 1 of Wilson Ranch Subdivision Filing 3. On the property there is currently a 10-foot wide utility easement along both the north and west property line as well as a 14-foot wide easement along the southern property line. The Applicant is proposing to vacate the 10- foot wide utility easement that runs along the west property line.

The Applicant owns the property at 750 Wilson Drive as well, also known as Lot 1 and

Lot 2 of Wilson Ranch Subdivision Filing 1. The Applicant is currently seeking to consolidate all three lots into a two lots. Should the lots be successfully combined, the 10-foot wide utility easement would encumber development as it runs north/south through the middle one of the proposed lots. The Applicant is therefore requesting vacation of this portion 10-foot wide easement, which contains no utilities as indicated on a recent improvement survey. There have been no objections from the utility providers to vacate the easement. As a part of the concurrent lot consolidation process, the Applicant will be required to dedicate a 14-foot multipurpose easement adjacent to all street frontages in order for the consolidation to be approved.

NOTIFICATION REQUIREMENTS

Public notice for this application was provided in accordance with Sec. 21.02.080(g) of the Code, including posting notification signs on the subject property on all public rights-of-way.

ANALYSIS

Pursuant to Section 21.02.100 of the Zoning and Development Code, vacation of a public easement shall conform to the following:

a. The Comprehensive Plan, Grand Valley Circulation Plan, and other adopted plans and policies of the City.

The proposed public utility easement vacation is addressed by the following Goal of the Comprehensive Plan.

Goal 11: Public facilities and services for our citizens will be a priority in planning for growth.

The proposed public utility easement vacation will have no impact on public facilities or services provided to the general public as no utilities are currently located within this easement nor are any proposed to be located within this easement. Staff therefore finds the request conforms with this criterion.

b. No parcel shall be landlocked as a result of the vacation.

The proposed public utility easement vacation will not render any parcel landlocked. Staff therefore finds the request conforms with this criterion.

c. Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive or reduces or devalues any property affected by the proposed vacation.

No access to any parcel will be restricted by the proposed public utility easement

vacation. Staff therefore finds the request conforms with this criterion.

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).

There are currently no utilities within the 10-foot wide utility easement that is being requested to be vacated. The application was reviewed by all potentially-affected utilities and there were no concerns raised with the vacation request. In addition, the Applicant is willing and will be required to dedicate a new multi-purpose easement along all street frontages should the need for providing new utilities within a public easement exist in the future. As such, staff has found there will be no adverse impacts to the community and no impacts on the public facilities and services that serve this or any adjacent parcel of land and therefore finds the request conforms with this criterion.

e. The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter 21.06 of the Grand Junction Municipal Code.

Adequate public facilities and services exist for these properties without the existence of this public utility easement, as no utilities are located within the easement. No facilities nor services will be impacted or inhibited by this request. Staff therefore finds the request conforms with this criterion.

f. The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.

Vacation of this easement will provide benefit to the City by removing an unnecessary encumbrance on the property and will enable the property to be more suitable for future development. Staff therefore finds the request conforms with this criterion.

STAFF RECOMMENDATION AND FINDINGS OF FACT

After reviewing VAC-2019-88, a request to vacate a 10-foot wide public utility easement located on the property at 2560 Corral Drive, the following findings of fact were made:

1. The easement vacation request conforms with Section 21.02.100 (c) of the Grand Junction Zoning and Development Code

Therefore, staff recommends approval of the request of the proposed public utility easement vacation

<u>SUGGESTED MOTION:</u>

Madam Chair, on the request to vacate a 10-foot wide public utility easement located on the property at 2560 Corral Drive, file number VAC-2019-88, I move that the Planning Commission forward a recommendation of approval with the findings of fact listed in the staff report.

Attachments

1. Easement Vacation and Legal Exhibit
2. Easement Vacation Documents Binder
3. Improvement Survey
4. Maps
5. Simple Subdivison Application Binder
6. Site Plan with Easement Vacation
7. Site Plan without Easement Vacation
8. 2560 Corral Dr_Daughtery Simple Sub Easement Vacation_Exhibit List_PC

EXHIBIT A

EASEMENT VACATION

An Easement Vacation within the Northwest 1/4, Southeast 1/4 of Section 34, Township 1 North, Range 1 West, of the Ute Meridian, being a portion Lot 1, Block 1 of Wilson Ranch Filing No. Three, Reception Number 1660411, Mesa County, State of Colorado;

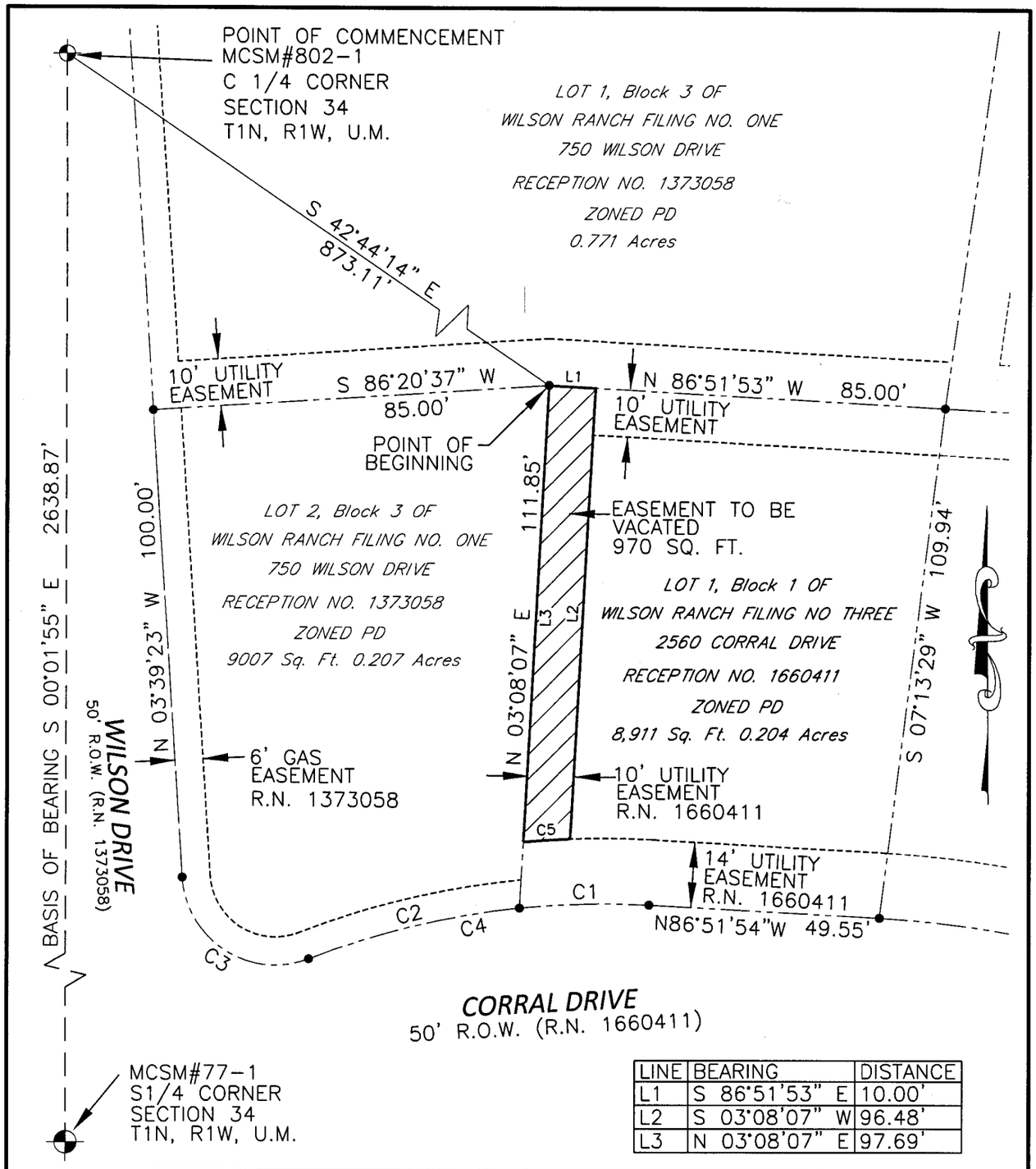
COMMENCING from the Center 1/4 Corner of Section 34, Township 1 North, Range 1 West, of the Ute Meridian, whence the South 1/4 Corner of Section 34 bears S 00°01'55" E, a distance of 2638.87 feet, with all bearings being relative thereto.

THENCE S 42°44'14" E a distance of 873.11 feet to the northwest corner of the aforementioned Lot 1 of Block 1 of Wilson Ranch Filing No. Three, Reception Number 1660411 and the **POINT OF BEGINNING;**
THENCE S 86°51'53" E along the north line of said Lot 1, a distance of 10.00 feet;
THENCE S 03°08'07" W along the easterly line of a utility easement, a distance of 96.48 feet to a point on the northerly line of a 14-foot utility easement, as shown in the aforementioned Wilson Ranch Filing No. Three;
THENCE along said northerly line, along a non-tangent curve to the left, having a radius of 189.00 feet, a length of 10.07 feet, a chord bearing of S 86°15'41" W, with a chord length of 10.07 feet to a point on the westerly line Lot 1 and the southwesterly corner of the easement to be vacated;
THENCE along said westerly line of Lot 1, N 03°08'07" E, said line being also the westerly line of the easement to be vacated, a distance of 97.69 feet to the **POINT OF BEGINNING**;

CONTAINING 970 square feet, more or less.

This description was prepared by James A. McKew for Rolland Consulting Engineers, 405 Ridges Blvd., Grand Junction, Colorado.

COLORADO LICENSED
JAMES A. McKEW
2-4-19
38428
PROFESSIONAL LAND SURVEYOR



LINE	BEARING	DISTANCE
L1	S 86°51'53" E	10.00'
L2	S 03°08'07" W	96.48'
L3	N 03°08'07" E	97.69'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	27.73'	175.00'	9°04'43"	S 88°35'46" W	27.70'
C2	46.59'	175.00'	15°15'11"	S 76°25'53" W	46.45'
C3	37.54'	20.00'	107°33'41"	N 57°24'59" W	32.27'
C4	74.32'	175.00'	24°19'55"	S 80°58'08" W	73.76'
C5	10.07'	189.00'	3°03'06"	S 86°15'41" W	10.07'

The sketch and description shown hereon has been derived for subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

0' 30' 60' 90'

SCALE 1"= 30'

COLORADO LICENSED
JAMES A. MCKEW
2-4-19
38428
PROFESSIONAL LAND SURVEYOR

THIS IS NOT A SURVEY PLAT.

Rolland Consulting Engineers, LLC
405 Ridges Blvd. Suite A
Grand Junction, CO 81507
Voice: (970) 243-8300
Fax: (970) 241-1273
www.rcegj.com

EASEMENT VACATION

NW1/4, SE 1/4, SEC 34,
T. 1 NORTH, R. 1 WEST
OF THE U.M.,
MESA COUNTY, COLORADO

Drawn	Designed	Checked	Proj#	Rv:	Sheet
JAM		JLG	B8466		1

File Name: C:\B8466\B466-EXHIBIT-EASEMENT-ABANDON.... Date 02/04/19 Of 1

EXHIBIT A

EASEMENT VACATION

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CONTAINING 970 square feet, more or less.

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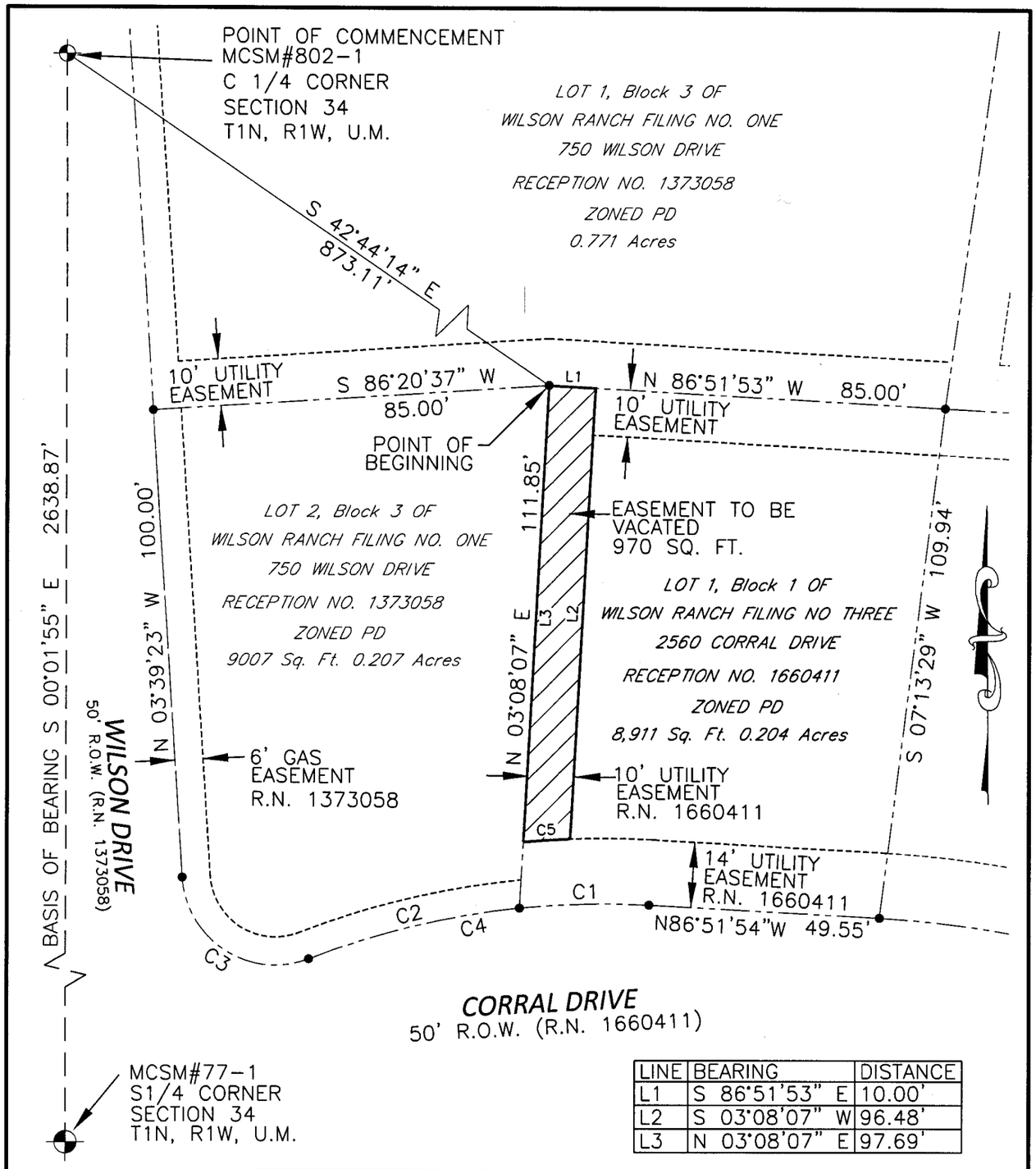

LINE	BEARING	DISTANCE
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L3	N 03°08'07" E	97.69'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	27.73'	175.00'	9°04'43"	S 88°35'46" W	27.70'
C2	46.59'	175.00'	15°15'11"	S 76°25'53" W	46.45'
C3	37.54'	20.00'	107°33'41"	N 57°24'59" W	32.27'
C4	74.32'	175.00'	24°19'55"	S 80°58'08" W	73.76'
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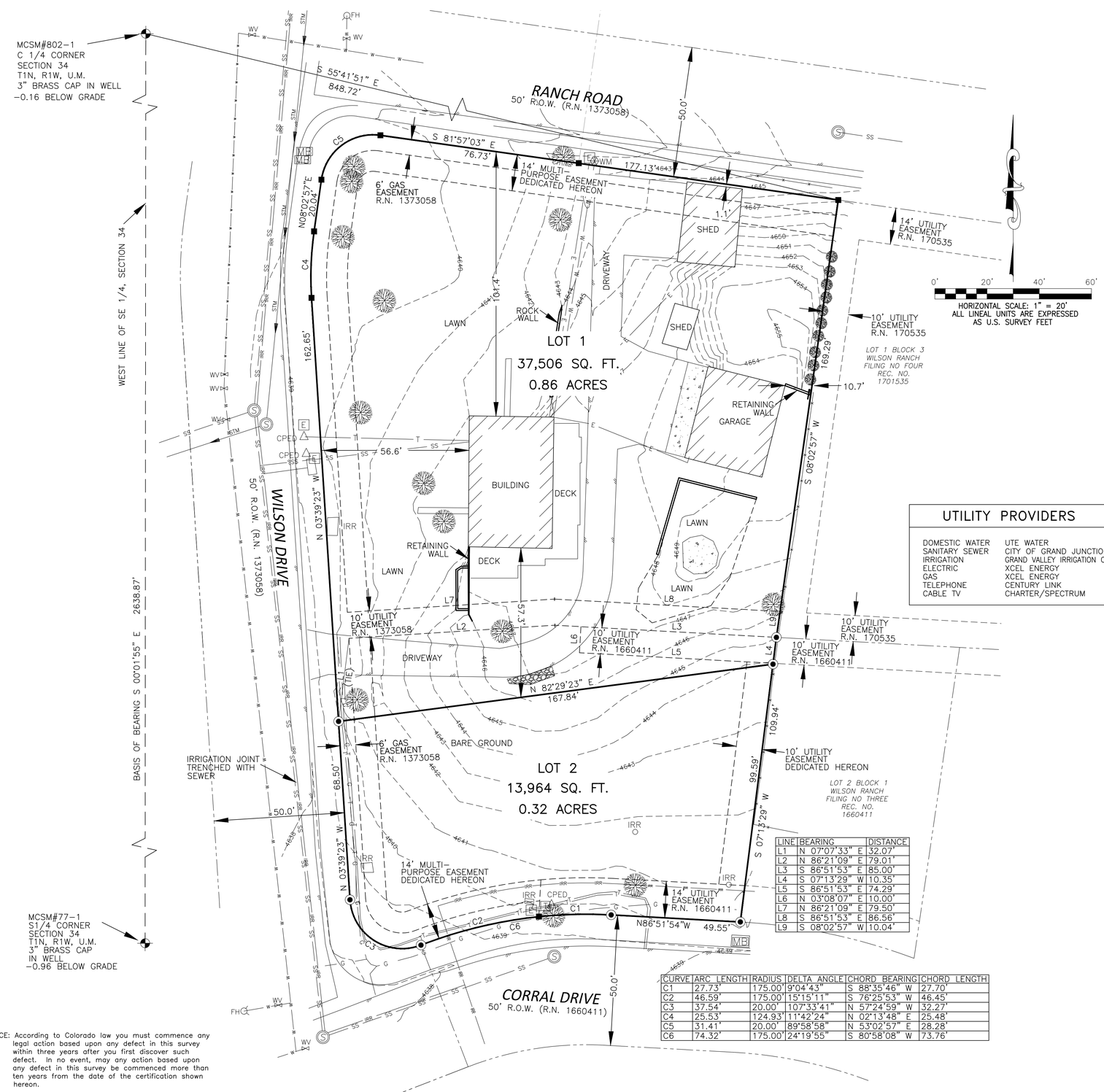
EASEMENT VACATION

NW1/4, SE 1/4, SEC 34,
T. 1 NORTH, R. 1 WEST
OF THE U.M.,
MESA COUNTY, COLORADO

Drawn	Designed	Checked	Proj#	Rv:	Sheet
JAM		JLG	B8466		1

File Name: C:\B8466\B466-EXHIBIT-EASEMENT-ABANDON.... Date 02/04/19 Of 1



LINE	BEARING	DISTANCE
L1	N 07°07'33" E	32.07'
L2	N 86°21'09" E	79.01'
L3	S 86°51'53" E	85.00'
L4	S 07°13'29" W	10.35'
L5	S 86°51'53" E	74.29'
L6	N 03°08'07" E	10.00'
L7	N 86°21'09" E	79.50'
L8	S 86°51'53" E	86.56'
L9	S 08°02'57" W	10.04'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	27.73'	175.00'	9°04'43"	S 88°35'46" W	27.70'
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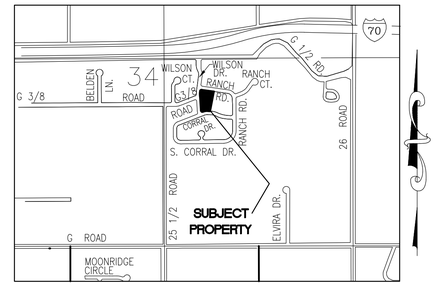
C3	37.54'	20.00'	107°33'41"	N 57°24'59" W	32.27'
C4	25.53'	124.93'	11°42'24"	N 02°13'48" E	25.48'
C5	31.41'	20.00'	89°58'58"	N 53°02'57" E	28.28'
C6	74.32'	175.00'	24°19'55"	S 80°58'08" W	73.76'

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.

LEGEND AND ABBREVIATIONS

- MESA COUNTY SURVEY MARKER
- FOUND 5/8" REBAR & 1.5" PLASTIC CAP MARKED LS-38877, -0.2' BELOW GROUND
- SET 5/8" REBAR & 1.5" PLASTIC CAP MARKED PLS-38428 0.2' ABOVE GROUND

MCSM	MESA COUNTY SURVEY MARKER
ROW	RIGHT-OF-WAY
R.N.	RECEPTION NUMBER
PG	PAGE
LS	PROFESSIONAL LICENSED SURVEYOR
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PLS	PROFESSIONAL LAND SURVEYOR
R	RANGE
R.O.W.	RIGHT-OF-WAY
S.F.	SQUARE FEET
ST	STREET
T	TOWNSHIIP
U.M.	UTE MERIDIAN
WM	WATER METER
FH	FIRE HYDRANT
WV	WATER VALVE
—W—	BURIED WATER LINE
—SS—	BURIED SANITARY SEWER LINE
—STM—	BURIED STORM SEWER LINE
—T—	BURIED TELEPHONE LINE
—G—	BURIED GAS LINE
—IRR—	BURIED IRRIGATION LINE
	EXISTING EDGE OF ASPHALT PAVEMENT
	SANITARY SEWER MANHOLE
E	ELECTRICAL VAULT
CPED	COMMUNICATIONS PEDISTALE
IRR	IRRIGATION CONTROL VALVE
T	ELECTRICAL TRANSFORMER
MB	MAILBOX



VICINITY MAP

HORIZONTAL SCALE: 1" = 20'
ALL LINEAL UNITS ARE EXPRESSED AS U.S. SURVEY FEET

AREA SUMMARY

DESCRIPTION	ACRES	SQUARE FEET	PERCENT
LOT 1	0.86	37,506	72.87%
LOT 2	0.32	13,964	27.13%
TOTAL	1.562	51,470	100.00%

BENCHMARK

MCSM 802-1, THE C 1/4 CORNER OF SECTION 34, T1N, R1W, UTE MERIDIAN, ELEVATION = 4664.39 (NAVD 88) AS DETERMINED BY GPS USING THE MESA COUNTY COORDINATE SYSTEM.

UTILITY PROVIDERS

DOMESTIC WATER	UTE WATER
SANITARY SEWER	CITY OF GRAND JUNCTION
IRRIGATION	GRAND VALLEY IRRIGATION CO.
ELECTRIC	XCEL ENERGY
GAS	XCEL ENERGY
TELEPHONE	CENTURY LINK
CABLE TV	CHARTER/SPECTRUM

GENERAL NOTES

1. Basis of bearings derived from Mesa County Local Coordinate System and GPS observations. The bearing is S00°01'55"E for a distance of 2639.30 feet, between Mesa County Survey Markers for the S 1/4 Corner of Section 34 Township 1 North, Range 1 West of the Ute Meridian, and the C 1/4 Corner of said Section 34.
2. Property not located within the 100-Year Flood Plane per FEMA MAP No. 08077C0802G, Rev. Oct. 2012
3. Underground irrigation lines based on surface facilities and as-built drawings.

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 DEVELOPMENT ENGINEER DATE

CITY PLANNER DATE

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

Rolland Consulting Engineers, LLC
405 Ridges Blvd. Suite A
Grand Junction, CO 81507
Voice: (970) 243-8300
Fax: (970) 241-1273
www.rcegj.com

SITE & COMPOSITE PLAN
DAUGHERTY SIMPLE SUBDIVISION

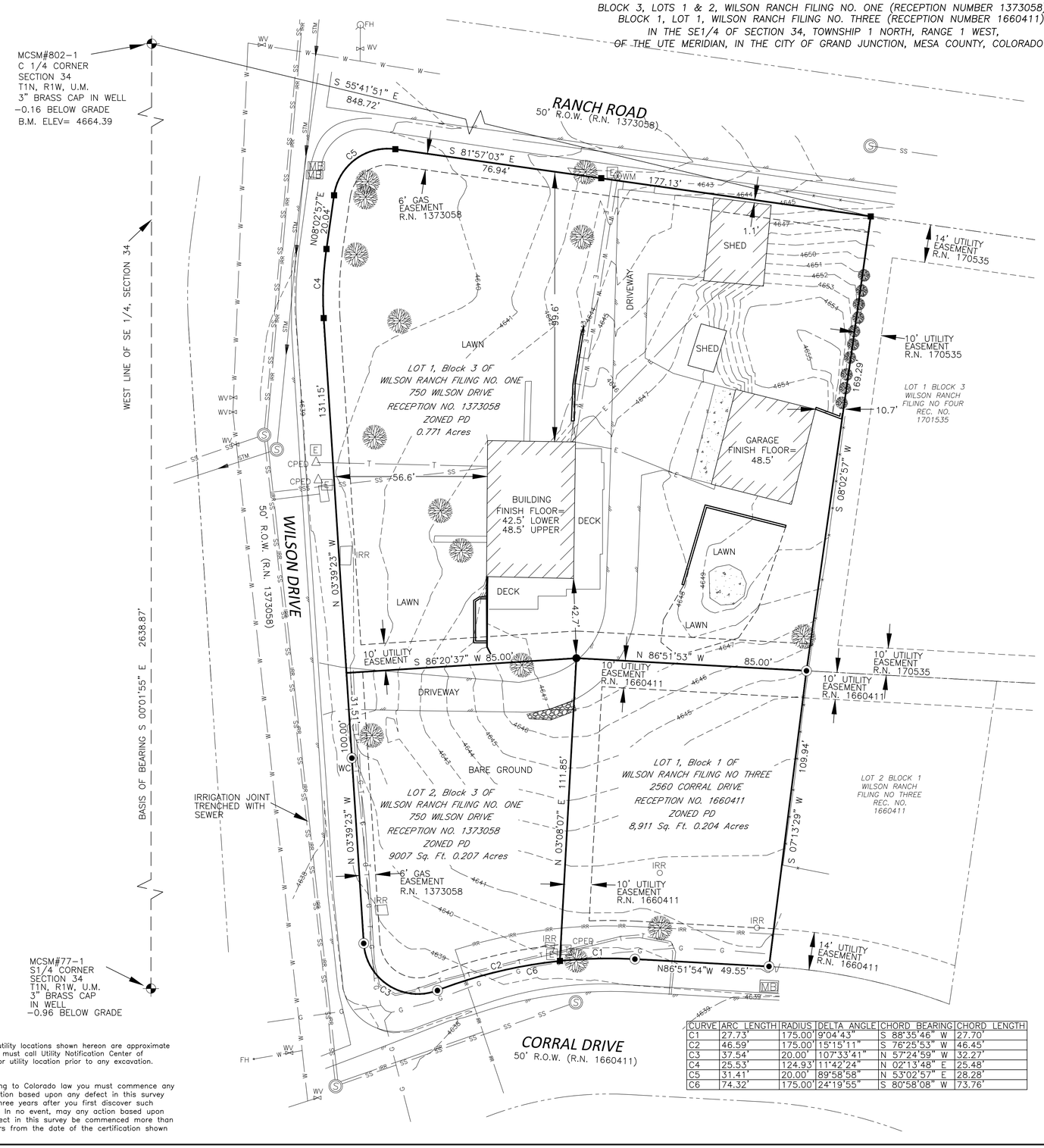
IN THE SE 1/4 SECTION 34, T1N, R1W OF THE UTE MERIDIAN, IN THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

Drawn	Designed	Checked	Proj#	Rv:	Sheet
JAM	JAM	JLG	B8466		1

File Name: C:\PROJECTS\B8466\B8466-COMPOSITE.DWG Date 2/5/19 Of 1

IMPROVEMENT SURVEY PLAT

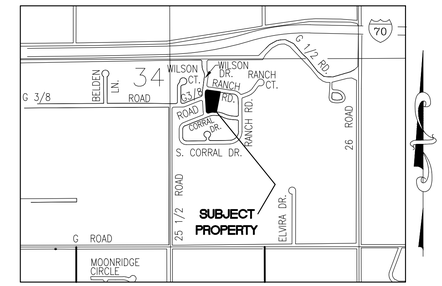
BLOCK 3, LOTS 1 & 2, WILSON RANCH FILING NO. ONE (RECEPTION NUMBER 1373058) AND
BLOCK 1, LOT 1, WILSON RANCH FILING NO. THREE (RECEPTION NUMBER 1660411)
IN THE SE1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST,
OF THE UTE MERIDIAN, IN THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	27.73'	175.00'	9°04'43"	S 88°35'46" W	27.70'
C2	46.59'	175.00'	15°15'11"	S 76°25'53" W	46.45'
C3	37.54'	20.00'	107°33'41"	N 57°24'59" W	32.27'
C4	25.53'	124.93'	11°42'24"	N 02°13'48" E	25.48'
C5	31.41'	20.00'	89°58'58"	N 53°02'57" E	28.28'
C6	74.32'	175.00'	24°19'55"	S 80°58'08" W	73.76'

NOTE: All utility locations shown hereon are approximate only. You must call Utility Notification Center of Colorado for utility location prior to any excavation.

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.



VICINITY MAP

SUBJECT PROPERTY

BLOCK 3, LOTS 1 & 2, WILSON RANCH FILING NO. ONE (RECEPTION NUMBER 1373058) AND BLOCK 1, LOT 1, WILSON RANCH FILING NO. THREE (RECEPTION NUMBER 1660411) IN THE SE1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE UTE MERIDIAN, IN THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

GENERAL NOTES

1. Basis of bearings derived from Mesa County Local Coordinate System and GPS observations. The bearing is S00°01'55"E for a distance of 2639.30 feet, located between a Mesa County Survey Marker for the Center 1/4 Corner, and a Mesa County Survey Marker for the South 1/4 Corner of Section 34, Township 1 North, Range 1 West, of the Ute Meridian, Mesa County, Colorado.
2. Title information is from Mesa County Real Property Records. No title commitment was provided by the owner.
3. All corners found within 0.25 feet of calculated position were accepted.
4. Underground irrigation lines based on surface facilities and as-built drawings.

BENCHMARK

MCSM 802-1, THE C 1/4 CORNER OF SECTION 34, T1N, R1W, UTE MERIDIAN, ELEVATION = 4664.39 (NAVD 88) AS DETERMINED BY GPS USING THE MESA COUNTY COORDINATE SYSTEM.

LEGEND AND ABBREVIATIONS

	MESA COUNTY SURVEY MARKER
	FOUND 5/8" REBAR & 1.5" PLASTIC CAP MARKED LS-38877, -0.2' BELOW GROUND
	FOUND 5/8" REBAR WITH 1.5" PLASTIC CAP MARKED LS-0960, -0.3 BELOW GROUND
	SET 5/8" REBAR & 2" ALLOY CAP MARKED PLS-38428 0.2' ABOVE GROUND
WC	SET 5/8" REBAR & 2" ALLOY CAP MARKED W.C. PLS-38428 0.2' ABOVE GROUND
MCSM	MESA COUNTY SURVEY MARKER
ROW	RIGHT-OF-WAY
R.N.	RECEPTION NUMBER
PG	PAGE
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P.O.B.	POINT OF BEGINNING
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PLS	PROFESSIONAL LAND SURVEYOR
R	RANGE
R.O.W.	RIGHT-OF-WAY
S.F.	SQUARE FEET
ST	STREET
T	TOWNSHIIP
U.M.	UTE MERIDIAN
WM	WATER METER
FH	FIRE HYDRANT
WV	WATER VALVE
—W—	BURIED WATER LINE
—SS—	BURIED SANITARY SEWER LINE
—STM—	BURIED STORM SEWER LINE
—IRR—	BURIED IRRIGATION LINE
—T—	BURIED TELEPHONE LINE
—G—	BURIED GAS LINE
	EXISTING EDGE OF ASPHALT PAVEMENT
	SANITARY SEWER MANHOLE
E	ELECTRICAL VAULT
CPED	COMMUNICATIONS PEDISTALE
IRR	IRRIGATION CONTROL VALVE
T	ELECTRICAL TRANSFORMER
MB	MAILBOX

SURVEYOR'S STATEMENT

I, James A. McKew, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lien holders, or quality of title.

EXECUTED this _____ day of _____, 20___

COLORADO LICENSED JAMES A. MCKEW 38428 PROFESSIONAL LAND SURVEYOR

James A. McKew
Professional Land Surveyor
P.L.S. No. 38428

0' 20' 40' 60'

HORIZONTAL SCALE: 1" = 20'
ALL LINEAL UNITS ARE EXPRESSED AS U.S. SURVEY FEET

LAND SURVEY DEPOSIT NO. _____

DEP. BOOK _____ PAGE _____ FILING DATE: _____

Rolland Consulting Engineers, LLC
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IMPROVEMENT SURVEY PLAT
LOT 1&2 WILSON RANCH FILING NO. ONE
LOT 1 WILSON RANCH FILING NO. THREE
FOR ELSA M. L. DAUGHERTY
IN THE SE 1/4 SECTION 34,
T1N, R1W OF THE UTE MERIDIAN, IN THE
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

Drawn	Designed	Checked	Proj#	Rv:	Sheet
JAM	JAM	JLG	B8466		1

File Name: C:\PROJECTS\B8466\B8466ISP.DWG | Date 2/5/19 | Of 1

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: Daugherty - Simple Subdivision

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:	750 Wilson Dr.; 2560 Corral Drive	Site Acreage:	± 1.18 acres
Site Tax No(s):	#2701344005004; #2701344014006	Site Zoning:	PD (R-4 default)
Project Description:	Boundary line adjustment		

Property Owner Information		Applicant Information		Representative Information	
Name:	Elsa M L Daugherty	Name:	Elsa M L Daugherty	Name:	ROLLAND CONSULTING ENG.
Street Address:	750 Wilson Dr.	Street Address:	750 Wilson Dr.	Street Address:	405 RIDGES BLVD.
City/State/Zip:	Grand Jct., CO 81505	City/State/Zip:	Grand Junction CO 81505	City/State/Zip:	GRAND JCTN, CO 81507
Business Phone #:	(970) 250-4162	Business Phone #:	(970) 250-4162	Business Phone #:	970 243 8300
E-Mail:	daughouse@aol.com	E-Mail:	daughouse@aol.com	E-Mail:	JODIE@RCEGJ.COM
Fax #:	N/A	Fax #:	N/A	Fax #:	970-241-1273
Contact Person:	Elsa Daugherty	Contact Person:	Elsa	Contact Person:	JODIE GREIN
Contact Phone #:	(970) 250-4162	Contact Phone #:	(970) 250-4162	Contact Phone #:	(970) 243 8300

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	Elsa M L Daugherty	Date	11/6/2018
Signature of Legal Property Owner	Elsa M L Daugherty	Date	11/6/2018

GENERAL PROJECT REPORT
FOR
DAUGHERTY SIMPLE SUBDIVISION

750 Wilson Drive
Grand Junction, Colorado

Prepared for:

Elsa M.L. Daugherty
750 Wilson Drive
Grand Junction, Colorado

November 7, 2018

A. Project Description

1. Location: This project is located at 750 Wilson Drive. in the Wilson Ranch Subdivision F1 and F3, Grand Junction.
2. Acreage: The total of all 3 properties is 1.182 acres.
3. Proposed use: The property is zoned PD (R-4 Default) the owner is proposing a Simple Subdivision into 2 lots from the existing 3 Lots. The 2 lot layout will provide for all of the existing improvements to be located on one Lot and leave a single buildable second Lot on the southern portion of the property.

B. Public Benefit

This project will provide a single lot with the current improvements and a second buildable residential lot that will fit with the character of the existing neighborhood and zoning.

C. Neighborhood Meeting

This development does not involve any rezone or Growth Plan Amendments and is less than 35 lots.

D. Project Compliance, Compatibility, and Impact

1. NA – No changes to Zoning or variances are being requested.
2. The land use in the surrounding area is residential medium, which this project is consistent with.
3. Site access will be off Wilson Drive and Corral Drive as it currently exists.
4. All public utilities are available to the site. On the northern lot they are currently installed, on the southern lot the service taps will be the responsibility of the developer of the lot at that time. There are 2 existing fire hydrants along Wilson drive that are directly across the street from the site and within 200 feet of the site.
5. This project would impose no special demands on utilities. Utility providers are as follows:

Fire -	Grand Junction Fire Department
Water (Domestic) -	Ute Water Conservation Dist.
Sewer -	City of Grand Junction
Gas & Electric -	Xcel Energy
Phone -	Century Link
Cable -	Charter / Spectrum

6. This project will not involve any construction and will result in one less developable Lot in the Wilson Ranch Subdivision.
7. We do not believe there will be any adverse impacts to site geology.
8. NA (hours of operation do not apply to this residential project)
9. NA (number of employees does no apply to this project)
10. There is no proposed signage with this project.

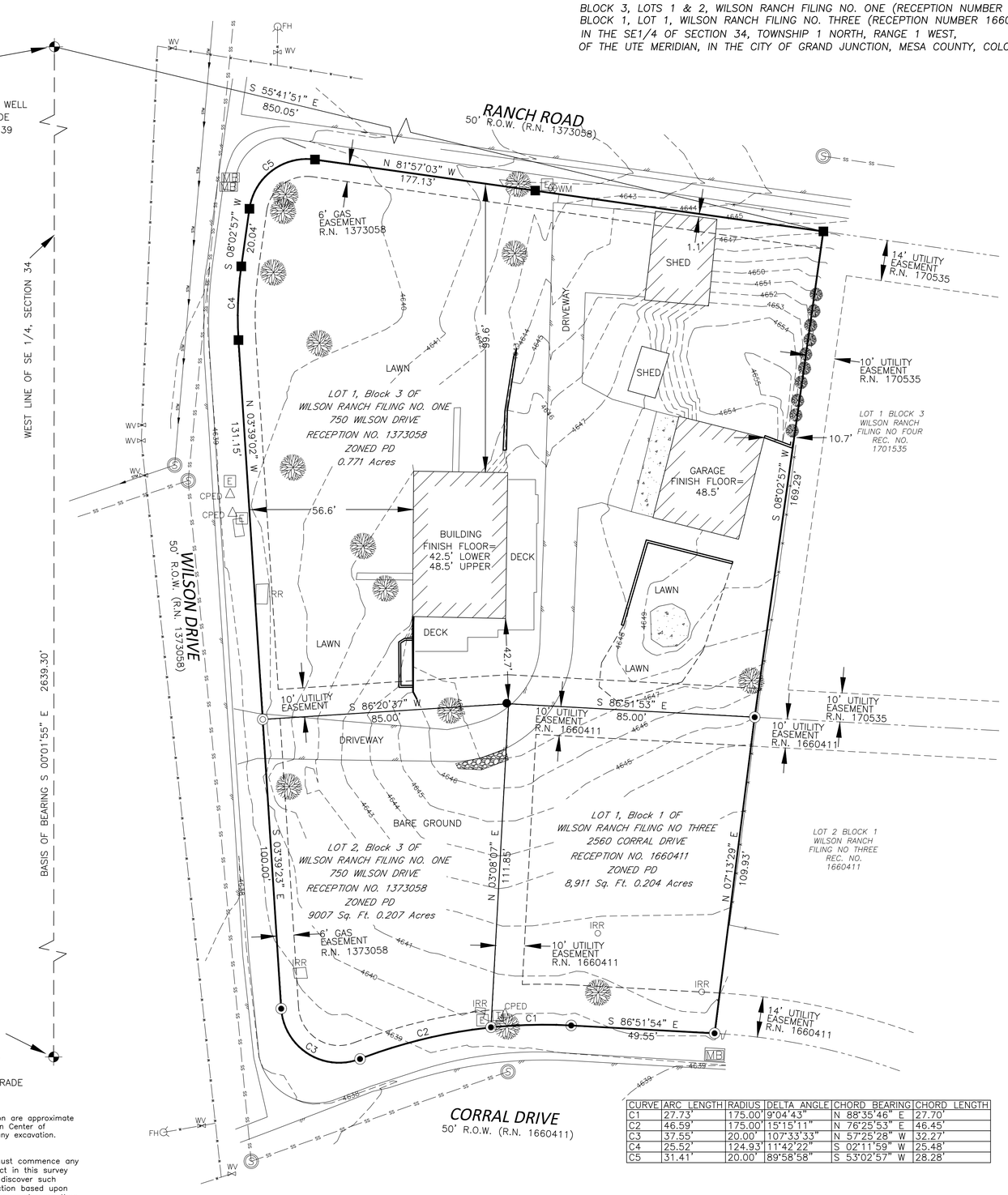
11. Code review criteria-
    a. This Simple Subdivision is in conformance and will allow future conformance with the Growth Plan, major street plan, Urban Trails Plan and other adopted plans.
    b. This Simple Subdivision has been designed in conformance with the applicable Subdivision standards in Chapter 6.
    c. This Simple Subdivision has been designed in conformance with the applicable Zoning standards of Chapter 3.
    d. This Simple Subdivision has been designed with other standards and requirements of the Zoning and Development Code.
    e. Public facilities and services are in close proximity to this development available along the frontage of Wilson Drive and Corral Drive.
    f. This project will have little or no adverse impacts upon the natural or social environment.
    g. The development is compatible with the existing development on adjacent properties. All adjacent properties are residential medium.
    h. There are no adjacent agricultural properties or land uses that will be harmed.
    i. This Simple Subdivision is an infill project consistent with the growth plan and will allow future development.
    j. No easement modifications are being proposed with this project.
    k. This Simple Subdivision will not cause any new burden of improvements or maintenance for the City

E. Development Schedule and Phasing:

It is anticipated that the final plat will be obtained in December of 2013 and the new lots marketed shortly there after.

IMPROVEMENT SURVEY PLAT

BLOCK 3, LOTS 1 & 2, WILSON RANCH FILING NO. ONE (RECEPTION NUMBER 1373058) AND BLOCK 1, LOT 1, WILSON RANCH FILING NO. THREE (RECEPTION NUMBER 1660411) IN THE SE1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE UTE MERIDIAN, IN THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



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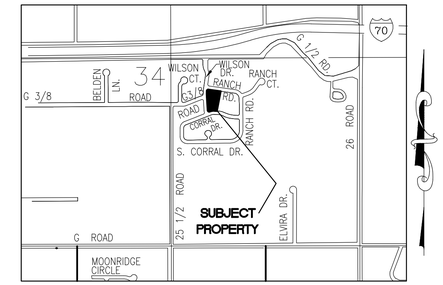

VICINITY MAP

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- SET 5/8" REBAR & 1.5" PLASTIC CAP MARKED PLS-38428 0.2' ABOVE GROUND
- SET 1.5" BRASS TAG & NAIL MARKED PLS-38428 IN ASPHALT

MCSM	MESA COUNTY SURVEY MARKER
ROW	RIGHT-OF-WAY
R.N.	RECEPTION NUMBER
PG	PAGE
LS	PROFESSIONAL LICENSED SURVEYOR
P.O.B.	POINT OF BEGINNING
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S.F.	SQUARE FEET
ST	STREET
T	TOWNSHIIP
U.M.	UTE MERIDIAN
WM	WATER METER
FH	FIRE HYDRANT
WV	WATER VALVE
—W—	BURIED WATER LINE
—SS—	BURIED SANITARY SEWER LINE
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SURVEYOR'S STATEMENT

I, James A. McKew, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lien holders, or quality of title.

EXECUTED this _____ day of _____, 20___

_____
James A. McKew
Professional Land Surveyor
P.L.S. No. 38428

_____
Date

0' 20' 40' 60'

HORIZONTAL SCALE: 1" = 20'
ALL LINEAL UNITS ARE EXPRESSED AS U.S. SURVEY FEET

LAND SURVEY DEPOSIT NO. _____

DEP. BOOK _____ PAGE _____ FILING DATE: _____

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IMPROVEMENT SURVEY PLAT
LOT 1&2 WILSON RANCH FILING NO. ONE
LOT 1 WILSON RANCH FILING NO. THREE
FOR ELSA M. L. DAUGHERTY
IN THE SE 1/4 SECTION 34, T1N, R1W OF THE UTE MERIDIAN, IN THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

Drawn	Designed	Checked	Proj#	Rv:	Sheet
JAM	JAM	JLG	B8466		1

File Name: C:\PROJECTS\B8466\B8466ISP.DWG Date 11/6/18 Of 1

DAUGHERTY SIMPLE SUBDIVISION

A REPLAT OF BLOCK 3, LOTS 1 & 2, WILSON RANCH FILING NO. ONE (RECEPTION NUMBER 1373058) AND BLOCK 1, LOT 1, WILSON RANCH FILING NO. THREE (RECEPTION NUMBER 1660411)
IN THE SE1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST,
OF THE UTE MERIDIAN, IN THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

OWNERSHIP STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

Elsa M L Daugherty, is the owner of the parcel as demonstrated by warranty deed recorded at Reception No. 1564597, 1563304 and 2023924 in the Office of the Mesa County Clerk and Recorder, said parcels being that certain tract of land in the SE 1/4 of Section 34, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, more particularly described as follows:

750 Wilson Drive, Grand Junction, Colorado, 81505.

Description from Deed;

Lot 1 in Block Three, in Wilson Ranch Filing No. One, Mesa County, Colorado and Lot 2 in Block Three of Wilson Ranch Filing No. One, Mesa County, Colorado.

2560 Corral Drive, Grand Junction, Colorado, 81505.

Description from Deed;

Lot 1, Block 1, Wilson Ranch Filing No. Three, Mesa County, Colorado 81505

Said Owner has by these presents laid out, platted and subdivided the above described real property into Lots, as shown hereon, and designated the same as DAUGHERTY SIMPLE SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado:

There are no leinholders of record.

IN WITNESS WHEREOF, said owner has caused her name to be hereunto subscribed this

_____ day of _____ A.D., 20____

_____
by Elsa M L Daugherty, owner

STATE OF COLORADO)
) ss
COUNTY OF MESA)
The foregoing instrument was acknowledged before me this _____ day of _____ A.D., 20____

My commission expires: _____

WITNESS MY HAND AND OFFICIAL SEAL.

_____
Notary Public

FOR CITY OF GRAND JUNCTION USE

All proposed fencing within the subdivision shall be in accordance with Section 21.04.040 (i) (4) of the Zoning and Development Code.

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.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) ss
COUNTY OF MESA)
I hereby certify that this instrument was filed in my office at _____ o'clock _____.M.,
this _____ day of _____ A.D., 20___ and is duly recorded as Reception
Number _____
inclusive. Drawer No. _____

_____ _____ _____
Clerk and Recorder Deputy Fees

TITLE CERTIFICATION

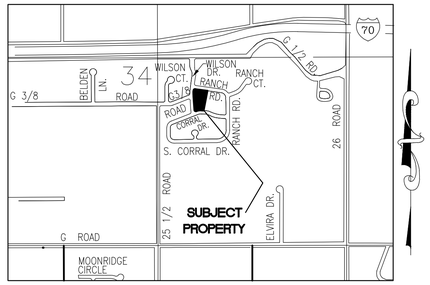
???????????????????? Company, a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the Title to the property is vested to ????????????????????????, that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and rights-of-way of record are shown hereon.

Date: _____ by: _____
???????????????????????????? Company

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this _____ day of _____ A.D. 20___

Mayor _____ City Manager _____



VICINITY MAP
NTS

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2. Title information is from Mesa County Real Property Records, and the title policy by ???????????? Company, Commitment No. ????????????????, Commitment Date ??????????.
3. Lots 1 & 2 of Block 3 of WILSON RANCH FILING NO. ONE are subject to the terms and conditions of the Declaration of Covenants, Conditions and Restrictions for WILSON RANCH FILING NO. ONE as recorded July 26, 1991 in Book 1848 at Page 791. Lot 1 of Block 1 of WILSON RANCH FILING NO. THREE is subject to the terms and conditions of the Declaration of Covenants, Conditions and Restrictions for WILSON RANCH FILING NO. TWO AND THREE as recorded June 01, 1993 in Book 1981 at Page 5.
4. Installation of sewer and water services to the new lot will not occur as part of the lot split subdivision. The home builder for the new lot will be responsible to pay the tap fees and have the sewer and water services constructed.

SURVEYOR'S STATEMENT

I, James A. McKew, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying DAUGHERTY SIMPLE SUBDIVISION, a subdivision of a part of Mesa County, State of Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title.

EXECUTED this _____ day of _____, 20___

COLORADO LICENSED
JAMES A. MCKEW
38428
PROFESSIONAL LAND SURVEYOR

_____
James A. McKew
Professional Land Surveyor
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DAUGHERTY SIMPLE SUBDIVISION

A REPLAT OF
A REPLAT OF WILSON RANCH FILING NO ONE AND THREE
REF NO. 1373058 AND 1660411
IN THE SE1/4 SECTION 34,
T1N, R1W OF THE UTE MERIDIAN,
IN THE CITY OF GRAND JUNCTION,
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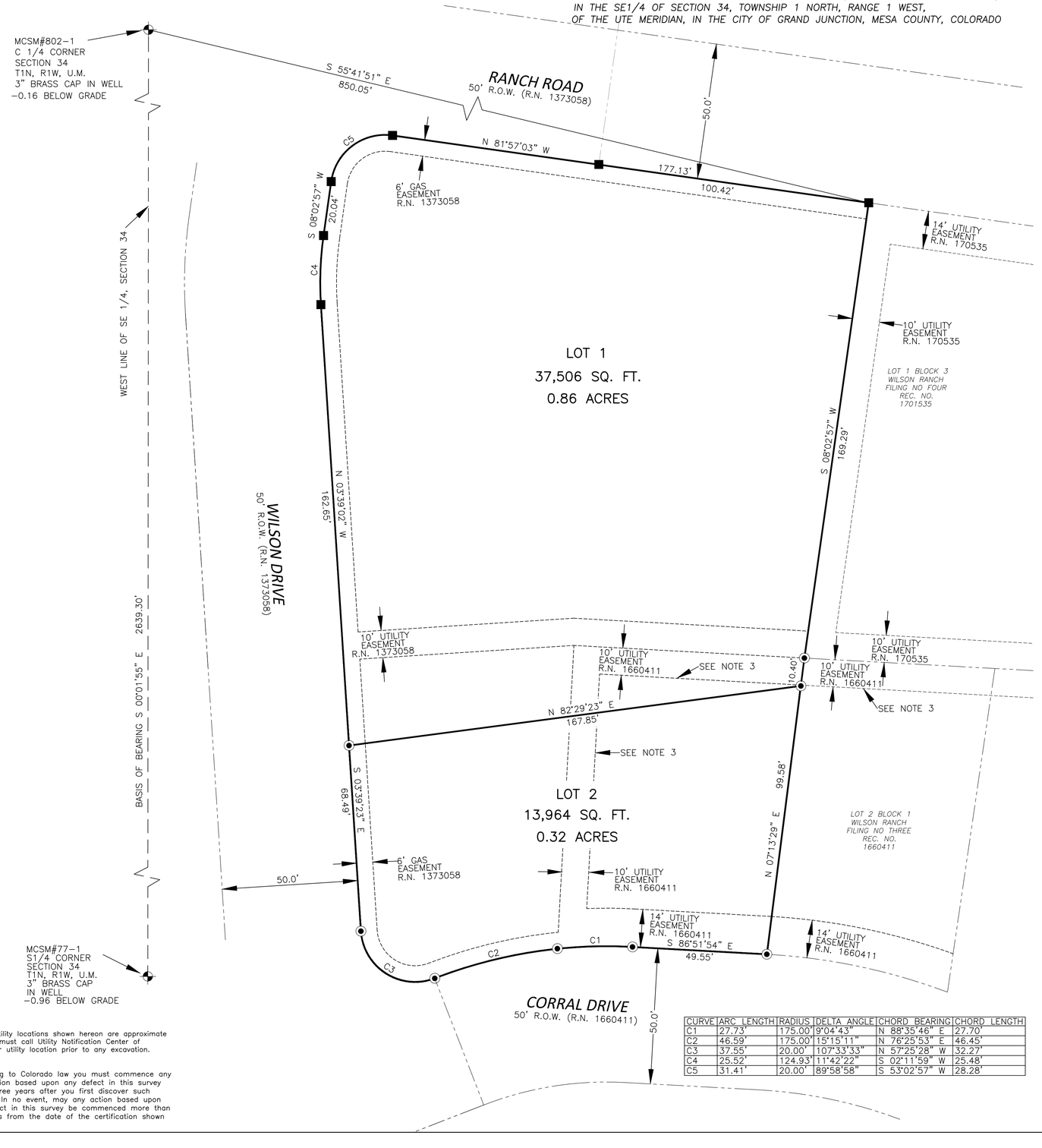
DAUGHERTY SIMPLE SUBDIVISION

A REPLAT OF BLOCK 3, LOTS 1 & 2, WILSON RANCH FILING NO. ONE (RECEPTION NUMBER 1373058) AND BLOCK 1, LOT 1, WILSON RANCH FILING NO. THREE (RECEPTION NUMBER 1660411) IN THE SE1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE UTE MERIDIAN, IN THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	27.73'	175.00'	9°04'43"	N 88°35'46" E	27.70'
C2	46.59'	175.00'	15°15'11"	N 76°25'53" E	46.45'
C3	37.55'	20.00'	107°33'33"	N 57°25'28" W	32.27'
C4	25.52'	124.93'	11°42'22"	S 02°11'59" W	25.48'
C5	31.41'	20.00'	89°58'58"	S 53°02'57" W	28.28'

LEGEND AND ABBREVIATIONS

- MESA COUNTY SURVEY MARKER
- FOUND 5/8" REBAR & 1.5" PLASTIC CAP MARKED LS-38877, -0.2' BELOW GROUND
- FOUND 5/8" REBAR & 1.5" PLASTIC CAP MARKED PLS-38428 0.2' ABOVE GROUND

MCSM	MESA COUNTY SURVEY MARKER
ROW	RIGHT-OF-WAY
R.N.	RECEPTION NUMBER
PG	PAGE
LS	PROFESSIONAL LAND SURVEYOR
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PLS	PROFESSIONAL LAND SURVEYOR
R	RANGE
R.O.W.	RIGHT-OF-WAY
S.F.	SQUARE FEET
ST	STREET
T	TOWNSHIIP
U.M.	UTE MERIDIAN

AREA SUMMARY

DESCRIPTION	ACRES	SQUARE FEET	PERCENT
LOT 1	0.86	37,506	72.87%
LOT 2	0.32	13,964	27.13%
TOTAL	1.18	51,470	100.00%

0' 20' 40' 60'

HORIZONTAL SCALE: 1" = 20'
ALL LINEAL UNITS ARE EXPRESSED AS U.S. SURVEY FEET

SURVEYOR'S STATEMENT

I, James A. McKew, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying DAUGHERTY SIMPLE SUBDIVISION, a subdivision of a part of Mesa County, State of Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title.

EXECUTED this _____ day of _____, 20___

COLORADO LICENSED JAMES A. MCKEW 38428 PROFESSIONAL LAND SURVEYOR

James A. McKew
Professional Land Surveyor
P.L.S. No. 38428

GENERAL NOTES

1. Basis of bearings derived from Mesa County Local Coordinate System and GPS observations. The bearing is S00°01'55"E for a distance of 2639.30 feet, located between a Mesa County Survey Marker for the Center 1/4 Corner, and a Mesa County Survey Marker for the the South 1/4 Corner of Section 34, Township 1 North, Range 1 West, of the Ute Meridian, Mesa County, Colorado.
2. Title information is from Mesa County Real Property Records, and the title policy by ????????????? Company, Commitment No. ????????????????, Commitment Date ?????????.
3. Utility Easement along side and back lot lines of Lot 1, Filing 3 Wilson Ranch is not labeled. Easement is contiguous with 14' Utility Easement along street; however, it scales as 10' which is harmonious with the filings of Wilson Ranch.

NOTE: All utility locations shown hereon are approximate only. You must call Utility Notification Center of Colorado for utility location prior to any excavation.

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.

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CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

LAND SURVEY DEPOSIT NO. _____

DEP. BOOK _____ PAGE _____ FILING DATE: _____

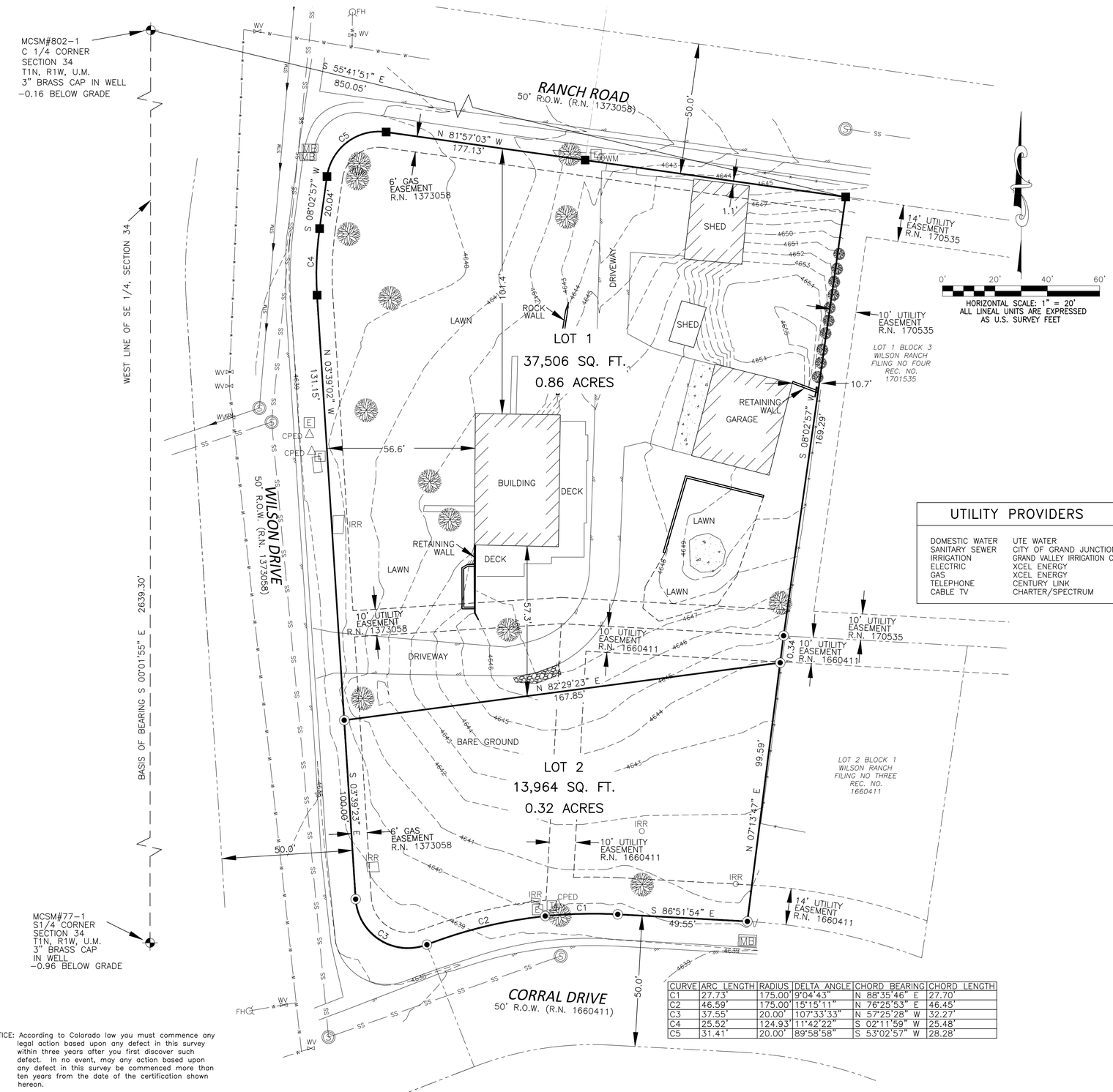
Rolland Consulting Engineers, LLC
405 Ridges Blvd. Suite A
Grand Junction, CO 81507
Voice: (970) 243-8300
Fax: (970) 241-1273
www.rcegj.com

DAUGHERTY SIMPLE SUBDIVISION

A REPLAT OF
LOT 1&2 WILSON RANCH FILING NO. ONE
LOT 1 WILSON RANCH FILING NO. THREE
REF NO. 1373058 AND 1660411
IN THE SE 1/4 SECTION 34,
T1N, R1W OF THE UTE MERIDIAN, IN THE
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

Drawn	Designed	Checked	Proj#	Rv:	Sheet
JAM	JAM	JLG	B8466		2

File Name: C:\PROJECTS\B8466\B8466-PLAT.DWG | Date 11/6/18 | Of 2



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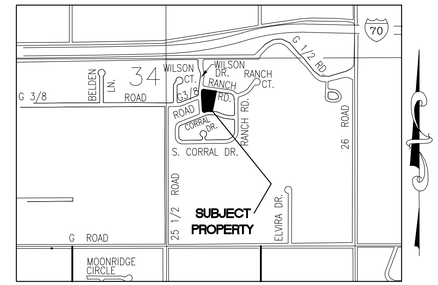
0' 20' 40' 60'
HORIZONTAL SCALE: 1" = 20'
ALL LINEAL UNITS ARE EXPRESSED AS U.S. SURVEY FEET



VICINITY MAP

LEGEND AND ABBREVIATIONS

- MESA COUNTY SURVEY MARKER
- FOUND 5/8" REBAR & 1.5" PLASTIC CAP MARKED LS-38877, -0.2' BELOW GROUND
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ROW	RIGHT-OF-WAY
R.N.	RECEPTION NUMBER
PG	PAGE
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PLS	PROFESSIONAL LAND SURVEYOR
R	RANGE
R.O.W.	RIGHT-OF-WAY
S.F.	SQUARE FEET
ST	STREET
T	TOWNSHIIP
U.M.	UTE MERIDIAN
WM	WATER METER
FH	FIRE HYDRANT
WV	WATER VALVE
—W—	BURIED WATER LINE
—SS—	BURIED SANITARY SEWER LINE
	EXISTING EDGE OF ASPHALT PAVEMENT
	SANITARY SEWER MANHOLE
E	ELECTRICAL VAULT
CPED	COMMUNICATIONS PEDISTALE
IRR	IRRIGATION CONTROL VALVE
T	ELECTRICAL TRANSFORMER
MB	MAILBOX

AREA SUMMARY

DESCRIPTION	ACRES	SQUARE FEET	PERCENT
LOT 1	0.86	37,506	72.87%
LOT 2	0.32	13,964	27.13%
TOTAL	1.562	51,470	100.00%

BENCHMARK

MCSM 802-1, THE C 1/4 CORNER OF SECTION 34, T1N, R1W, UTE MERIDIAN, ELEVATION = 4664.39 (NAVD 88) AS DETERMINED BY GPS USING THE MESA COUNTY COORDINATE SYSTEM.

UTILITY PROVIDERS

DOMESTIC WATER	UTE WATER
SANITARY SEWER	CITY OF GRAND JUNCTION
IRRIGATION	GRAND VALLEY IRRIGATION CO.
ELECTRIC	XCEL ENERGY
GAS	XCEL ENERGY
TELEPHONE	CENTURY LINK
CABLE TV	CHARTER/SPECTRUM

GENERAL NOTES

1. Basis of bearings derived from Mesa County Local Coordinate System and GPS observations. The bearing is S00°01'55"E for a distance of 2639.30 feet, between Mesa County Survey Markers for the S 1/4 Corner of Section 34 Township 1 North, Range 1 West of the Ute Meridian, and the C 1/4 Corner of said Section 34.
2. Property not located within the 100-Year Flood Plane per FEMA MAP No. 08077C0802G, Rev. Oct. 2012

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 DEVELOPMENT ENGINEER DATE

CITY PLANNER DATE

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

Rolland Consulting Engineers, LLC
405 Ridges Blvd. Suite A
Grand Junction, CO 81507
Voice: (970) 243-8300
Fax: (970) 241-1273
www.rcegj.com

SITE & COMPOSITE PLAN
DAUGHTERY SIMPLE SUBDIVISION

IN THE SE 1/4 SECTION 34,
T1N, R1W OF THE UTE MERIDIAN, IN THE
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

Drawn	Designed	Checked	Proj#	Rv:	Sheet
JAM	JAM	JLG	B8466		1
File Name: C:\PROJECTS\B8466\B8466-COMPOSITE.DWG			Date 11/6/18		Of 1

CITY OF GRAND JUNCTION

(03-21-12)

SURVEYOR VERIFICATION INITIAL SUBMITTAL CHECKLIST

(GS = GRAPHIC STANDARDS F = FEATURES)

Plat Name DAUGHERTY SIMPLE SUBDIVISION

	Yes	N/A
1. A legible scale is indicated and a graphic bar scale included (GS A)	☒	☐
2. Drawing size is 24”x36” (GS B)	☒	☐
3. Margins; 2” minimum left, 1” top, 1/2" bottom and right, minimum (GS B)	☒	☐
4. Minimum text height is 0.08” lower case letter height (GS R)	☒	☐
5. Limits of platted parcel are depicted with a bold, heavy line weight (GS E)	☒	☐
6. North arrow appears on each sheet (GS I)	☒	☐
7. All abbreviations and symbols used on the plat listed in a legend (GS M,N)	☒	☐
8. Match lines used for multiple sheet plats (GS P)	☐	☒
9. A graphical key index map for multiple sheet plats (GS P)	☐	☒
10. Legible site/vicinity map (all major streets or roads within 1/2 mile radius) (F 26)	☒	☐
11. All section, 1/4 section and 1/16 section lines within the plat or used for control are drawn with lightly dashed lines and accurately described (GS K)	☒	☐
12. Plat name in large bold characters in top center of sheet (GS K)	☒	☐
13. Plat name cannot begin with “The”, “A”, “Replat” or numerals (GS K)	☒	☐
14. All descriptive references shall be placed beneath the plat name (GS K)	☒	☐
15. Crosshatching, if used, neat and legible and doesn't obscure text (GS E)	☐	☒
16. Replats shall not depict existing lots, tracts or parcels (F 27)	☒	☐
17. Improvement survey meeting State and City requirements (F 1)	☒	☐
18. All recorded and apparent rights-of-way and easements are depicted (F 2a)	☒	☐
19. Indicate the source for the recorded easements and rights-of-way (F 2b)	☒	☐
20. Book and page recording information for easements and rights-of-way (F 2b)	☐	☒
21. Easements and rights-of-way completely dimensioned (F 2c)	☒	☐
22. Easements and rights-of-way dimensioned to lot lines and boundaries (F 2c)	☒	☐
23. All easements identified on the Plat (f 2D)	☒	☐
24. Blanket easements noted with all recording information noted (F 2e)	☐	☒
25. All dimensions necessary to establish boundaries in field (F 21)	☒	☐
26. Statement that survey was performed under responsible charge of surveyor (F 22)	☒	☐
27. All interior “excepted” parcels labeled as “NOT PLATTED HEREON” (F 23)	☐	☒
28. A written statement describing the Basis of Bearings (F 3a)	☒	☐

	Yes	N/A
29. Basis of Bearings line graphically depicted and tied to boundary of plat (F 3b)	☒	☐
30. Boundary monuments fully described with size, composition and markings (F 4b)	☒	☐
31. Boundary monuments no further than 1400' apart (F 4c)	☒	☐
32. Monuments set at all angle points and at the beginning and end of curves (F 4f)	☒	☐
33. Witness corners set on line or prolongation thereof (f 4g)	☐	☒
34. Two reference monuments for each corner if not set on line or extension (F 4g)	☐	☒
35. Control monuments shown and identified (F 4h)	☒	☐
36. Monuments set at the boundary intersection of newly dedicated rights-of-way (F 4i)	☐	☒
37. Description references the City, County and State (F 5a)	☒	☐
38. Description references the Section, Township, Range and Meridian (F 5a)	☒	☐
39. Descriptions for replats include recording information of prior plat (F 5b)	☒	☐
40. Descriptions for replats include reference to lots and blocks being replatted	☒	☐
41. Description and boundary is complete and has a mathematical closure of +/- 0.01' (F 5c, 20a)	☒	☐
42. The Point of Commencement and Beginning clearly indicated (F 5d)	☐	☒
43. Conflicts from adjoining descriptions shown and method of resolution noted (F 7a)	☐	☒
44. Physical evidence of boundary conflicts noted (F 7b)	☐	☒
45. Recorded boundary agreements noted and recording information included	☐	☒
46. Dedication language matching approved City Model Language and corresponds with items such as new easements labeled on the plat (GS 2)	☐	☒
47. Consent to subordination for all known lienholders (F 8a)	☐	☒
48. Notary statement for all known lienholders (F 8b)	☐	☒
49. The record owner(s) signature(s) which shall be notarized (F 9a)	☒	☐
50. Statement by owner `that all lienholders appear hereon' or “there are no lienholders of record” (F 9b)	☒	☐
51. Total area of lands being platted noted in acres or square feet (F 10a)	☒	☐
52. Summary table provided, including percentage of the whole (F 10c)	☒	☐
53. Adjoining subdivisions noted with plat title and recording information (F 11a)	☒	☐
54. If Plat includes a portion of a previously recorded plat, sufficient ties to controlling lines (F 11b)	☒	☐
55. All adjoining recorded and apparent easements depicted (F 11c)	☒	☐
56. All adjoining recorded and apparent rights-of-way depicted (F 11c)	☒	☐
57. Width and use of adjoining rights-of-way, easements and reservations (F 11d)	☒	☐

	Yes	N/A
58. Recording information for adjoining rights-of-way, easements & reservations (F 11a)	☒	☐
59. Tabular data of lines and curves on applicable sheet, if possible (F 28)	☒	☐
60. Vertical datum must be referenced to NAVD88, unless otherwise pre-approved (F 12a)	☐	☒
61. Horizontal data shall be the Mesa County Local Coordinate System, unless otherwise pre-approved (F 12b)	☒	☐
62. Title block contains the Section, Township, Range and Meridian (F 13a)	☒	☐
63. The name of the plat appears in the title block (F 13b)	☒	☐
64. Every revision must be dated and noted in the title block (F 13c)	☐	☒
65. All curves must show the delta, arc length, radius, chord bearing and length (F 14a)	☒	☐
66. All non-tangent curves must be identified and labeled (including table data) (F 14b)	☐	☒
67. Blocks and lots numbered consecutively (F 15a)	☐	☒
68. Additional filings, when contiguous, must continue with sequential numbering of lots and blocks from previous filings (F 15b)	☐	☒
69. City Model language on the plat for the City Manager and Mayor to sign (GS T, F 16a)	☒	☐
70. City Model language on the plat for the Title Company to sign (GS T, F 17)	☒	☐
71. City Model language on the plat for the Clerk and Recorder's certificate (GS T, F 16b)	☒	☐
72. City Model language on the plat for any lienholder to sign (GS T, F 8)	☐	☒
73. Proper language on the plat for the Owner(s) to sign (GS T, F 9)	☒	☐
74. Proper language on the Surveyor to sign and seal (GS T, F 6)	☒	☐
75. A "City Use Block" provided for City personnel to use (F 30)	☒	☐
INTERNAL STAFF ITEMS ONLY		
76. Surveyor's Verification Form	☐	☐
77. Plat name does not duplicate the title of an existing plat or is not so nearly the same as an existing plat as to create confusion.	☐	☐
78. Legible copies provided for all documents referenced on the plat	☐	☐
79. Legible copies provided for all documents referenced in the title commitment	☐	☐
80. Legible copies provided of all recorded covenants and restrictions	☐	☐
81. Legible copies provided of all proposed covenants and restrictions	☐	☐
82. Copies of all instruments dedicating non-public easements or tracts	☐	☐
83. Exterior boundary monuments in place	☐	☐
84. Boundary monuments must be embedded in concrete	☐	☐
85. Alternative monumentation anchored in concrete or rock	☐	☐

By: JAMES MCKEW Date: 11-7-2018

Professional Land Surveyor

P.L.S. Number 38428

Grand Junction Fire Department New Development Fire Flow Form

Instructions to process the application: Step 1) Applicant's engineer should first fill out all items in Section A. Step 2) Deliver/mail this form to the appropriate water purveyor.[1] The water supplier signs and provides the required information of Section B. Step 3) Deliver/mail the completed and fully signed form to the City or County Planning Department.[2]

SECTION A

Date: Sept. 13, 2018

Project Name: Daugherty-Simple Subdivision

Project Street Address: 750 Wilson Dr.; 2560 Corral Drive

Assessor's Tax Parcel Number: #2701344005004 ; #2701344014006

Project Owner Name: Elsa M. L. Daugherty

City or County project file #: _____

Name of Water Purveyor: Ute Water

Applicant Name/Phone Number: Elsa Daugherty (970)250-4162

Applicant E-mail: daughouse@aol.com

1. If the project includes one or more one or two-family dwelling(s):
   a. The maximum fire area (see notes below) for each one or two family dwelling will be _____ square feet.
   b. All dwelling units will ☐, will not ☐ include an approved automatic sprinkler system.
   Comments: _____
2. If the project includes a building other than one and two-family dwelling(s):
   a. List the fire area and type of construction (See International Building Code [IBC]for all buildings used to determine the minimum fire flow requirements:
   _____
   b. List each building that will be provided with an approved fire sprinkler system:
   _____
3. List the minimum fire flow required for this project (based on Appendix B and C in the International Fire Code[IFC]):
   _____

Comments: _____

_____

Note:

Fire Area: The aggregate floor area enclosed and bounded by fire walls, fire barriers, exterior walls or horizontal assemblies of a building. Areas of the building not provided with surrounding walls shall be included in the fire area if such areas are included within the horizontal projection of the roof or floor next above.

Fire Flow Rule: The City's Fire Code[3] sets minimum fire flows for all structures. In general, at <u>least</u> 1000 g.p.m. at 20 p.s.i. is required for residential one or two family dwellings up to 3,600 square feet (sf) of fire area. For dwellings greater than 3,600 sf of fire area or all commercial structures, the minimum fire flow is 1,500 gpm at 20 p.s.i. (See Fire Flow Guidance Packet[4]. Inadequate fire flows are normally due to water supply pipes that are too small or too little water pressure, or a combination of both.

Applicant/Project Engineer: Refer to City of Grand Junction most recently adopted IFC, Appendix B and C, [IFC 2012], to determine the minimum fire flow required for this project, based on the Water Purveyor's information (*i.e.*, location, looping and size of water lines; water pressure at the site, *etc.*) and the type, density and location of all structures. Base your professional judgment on the City approved utility plans and Water Provider information shown on this Form. Each time the utility plans/other information relating to treated water changes, resubmit this form just as you did the first time.

End of Section A. Section B continues on the next page

Grand Junction Fire Department New Development Fire Flow Form

SECTION B
[To be completed by the Water Supplier]

Attach fire flow test data for the hydrants
Failure to attach the fire flow test data and/or diagram may delay your project review.

1. Circle the name of the water supplier: **Ute** **Clifton** **Grand Junction**
2. List the approximate location, type and size of supply lines for this project, or attach a map with the same information:
   See the attached map.

3. Attach the fire flow test data @ 20 p.s.i. for the fire hydrants nearest to the development/project that must be use to determine available fire flow. Test data is to be completed within the previous 12 months or year. Identify the fire hydrants used to determine the fire flow:
   See the attached flow test results.

[Or: **1.** attach a map or diagram with the same information, or **2.** attach a map/diagram with flow modeling information.]

4. If new lines are needed (or if existing lines must be looped) to supply the required fire flows, or if more information is needed to state the available minimum g.p.m. @ 20 p.s.i. residual pressure, please list what the applicant/developer must do or obtain: .....

Print Name and Title of Water Supplier Employee completing this Form:

Robert Yates - Fire Hydrants Division Date: *September 14, 2018*

Contact phone/E-mail of Water Supplier: *hydrant@utewater.org (970) 256-2882*

****

Note: Based on the facts and circumstances, the Fire Chief may require the applicant/developer to engage an engineer[5] to verify/certify that the proposed water system improvements, as reflected in the approved utility plans submitted in support of the application/development, will provide the minimum fire flows to all structures in this project. If required, a State of Colorado Licensed Professional Engineer shall submit a complete stamped-seal report to the Grand Junction Fire Department. All necessary support documentation shall be included.

---

[1] There are three drinking water suppliers: Ute Water 970-242-7491, Clifton Water 970-434-7328 and City of Grand Junction water 970-244-1572.

[2] Address: City – 250 N 5th St, Grand Junction, CO 81501; County – PO Box 20000, Grand Junction, CO 81502

[3] International Fire Code, 2012 Edition

[4] http://www.gjcity.org/residents/public-safety/fire-department/fire-prevention-and-contractors/

[5] City Code defines engineer as one who is licensed as a P.E. by the state of Colorado.

Fire Flow Hydrant Master
With Graph

Company Name: Ute Water Conservancy District
Address: 2190 H 1/4 Rd
City: Grand Junction
State: Colorado
Zip: 81505

Work Order: 770
Operator: Robert/Dusty

Test Date: 9/14/18 1:00 pm

NFPA Classification:	
Blue	AA
2429.71	

Test did not reach recommended drop of 25% per NFPA 291

Test Hydrant: 2815
Address: 738 RANCH RD
Cross Street:
Location:
District:
Sub-Division:

Latitude: 709525.387
Longitude: 4332000.495
Elevation: 4645.14
State X / Y: _____ / _____

Pumpers: **Nozzles:** **Open Dir:**

Manuf: Mueller
Model: Centurion 5 1/4

Installed: 01/01/1993
Main Size: 0.00

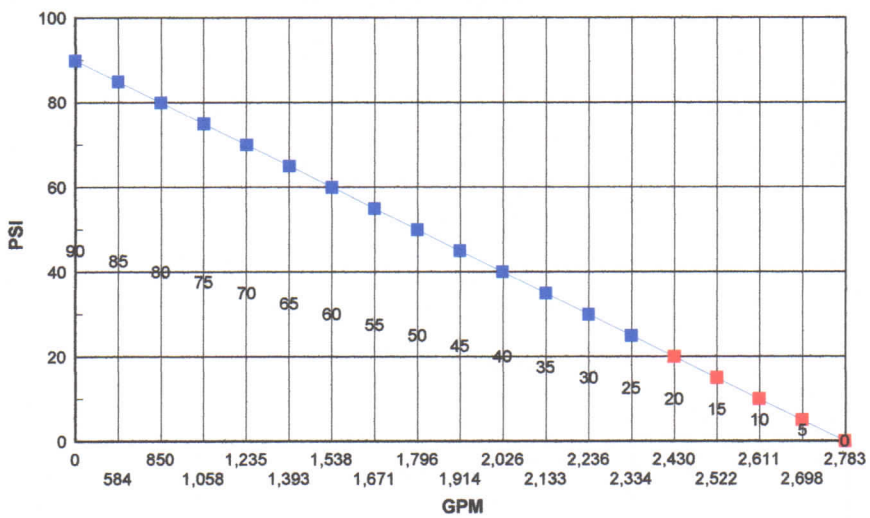
Vandal Proof:
Bury Depth: 0.00

	Flow Hydrant	Flow Device	Diameter	GPM	Gallon Used
1:	2814	2.5" Hose Monster	2.50	1131.47	5657.36
2:					
3:					
4:					
5:					

Pitot / Nozzle PSI: 45.00
Static PSI: 90.00
Residual PSI: 73.00
Percent Drop: 18.89

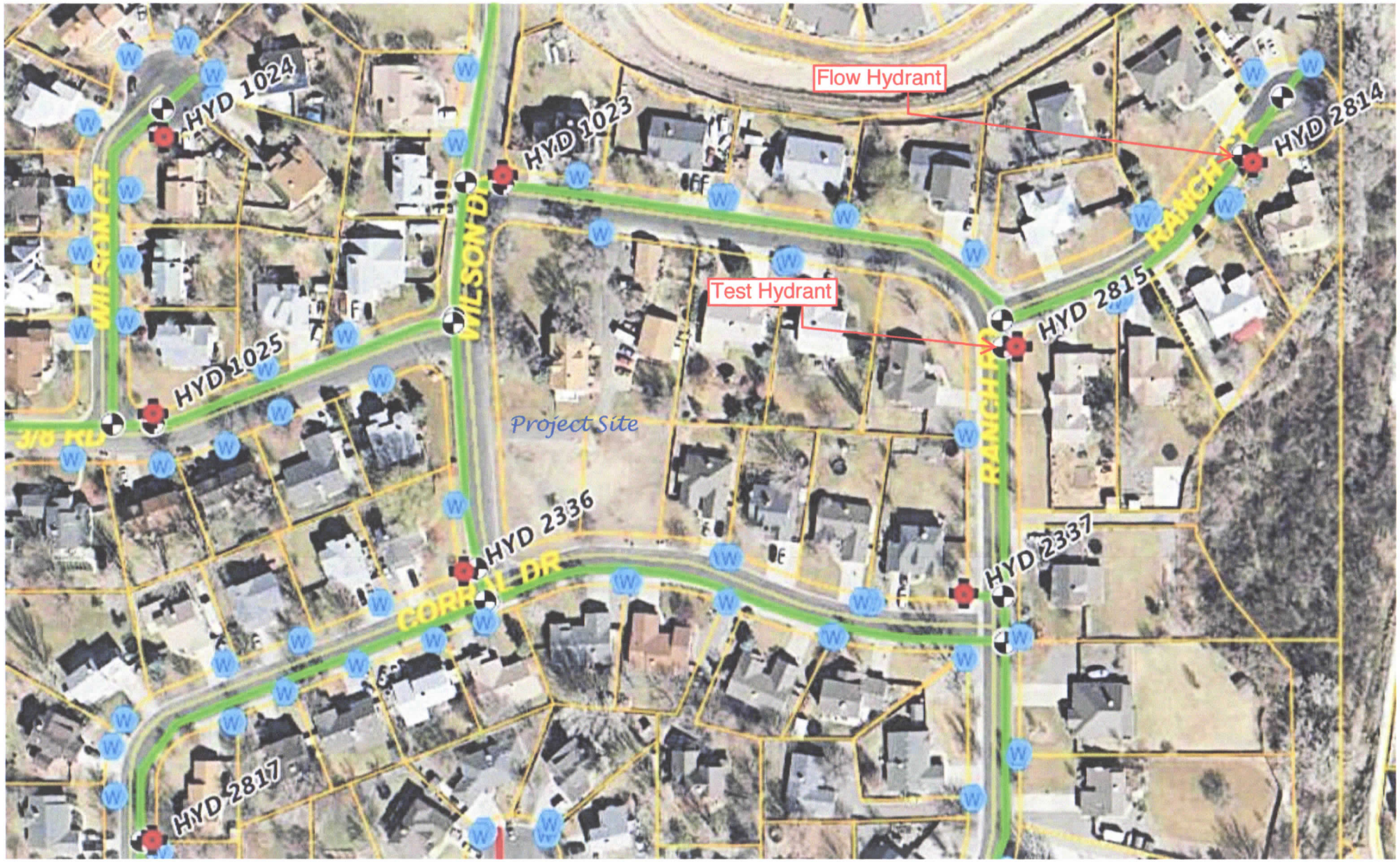
Total Gallons Used: 5657.36
Max GPM during test: 1,131.47
Elapsed Time Min:Sec: 5 : 0
Predicted GPM @ 20 PSI: 2429.71

2815 Flow GPM



GPM rounded to nearest gallon

Values inside grid below flow line are PSI @ predicted flow


Flow Hydrant
Test Hydrant
HYD 1024
HYD 1023
HYD 2814
HYD 2815
HYD 1025
HYD 2336
HYD 2337
HYD 2817
Project Site
WILSON DR
WILSON CT
RANCH RD
RANCH CT
CORRAL DR
3/8 MLD

OWNERSHIP STATEMENT - NATURAL PERSON

I, (a) Elsa M. L. Daugherty, am the owner of the following real property:

(b)		
750 Wilson Drive Book 1824 Page 431	2560 Corral Drive Book 2955 Page 289	746 Wilson Drive Book 1826 Page 809

A copy of the deed evidencing my interest in the property is attached. All documents, if any, conveying any interest in the property to someone else by the owner, are also attached.

☒ I am the sole owner of the property.

○ I own the property with other(s). The other owners of the property are (c):

I have reviewed the application for the (d) 750 Wilson Drive boundary adjustment pertaining to the property.

I have the following knowledge and evidence concerning possible boundary conflicts between my property and the abutting property(ies): (e) none

I understand that I have a continuing duty to inform the City planner of any changes in interest, including ownership, easement, right-of-way, encroachment, lienholder and any other interest in the property.

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

Owner signature as it appears on deed: Elsa M. Daugherty

Printed name of owner: Elsa M. L. Daugherty

State of CO)

County of Mesa) ss.

Subscribed and sworn to before me on this 20th day of September, 20 18

by Elsa M. L. Daugherty

Witness my hand and seal.

My Notary Commission expires on 10.21.18

GABRIELLA STOCKTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20024022533
My Commission Expires October 21, 2018

Gabriella Stockton
Notary Public Signature

Recorded at _____ o'clock ____.M., _____
Reception No. _____ _____ Recorder

Recorder's Stamp

1564597 01:47 PM 03/06/91
MONIKA TODD CLK&REC MESA COUNTY CO.
DOC $ 2.00

BOOK 1826 PAGE 809
809

GNT DEVELOPMENT CORP.

A COLORADO CORPORATION

whose address is MESA County of COLORADO and State of for the consideration of TWENTY THOUSAND AND 00/100********** Dollars,

in hand paid, hereby sell(s) and convey(s) to

ELSA M. L. DAUGHERTY

2561 G 1/2 ROAD
GRAND JUNCTION, CO 81505
COLORADO, whose address is County of MESA and State of ~~in joint tenancy~~, the following real property situate in the County of MESA and State of Colorado, to-wit:

Lot 2 in Block Three of
WILSON RANCH FILING NO. ONE,
Mesa County, Colorado.

Together with any and all water, water rights, ditch and ditch rights-of-way thereunto appertaining and used in connection therewith.

Property address: VACANT LOT-746 WILSON DRIVE, GRAND JUNCTION, CO 81505
with all its appurtenances and warrant(s) the title to the same, subject to easements, restrictions, reservations, rights-of-way of record; 1991 taxes due and payable in 1992 and all subsequent taxes and assessments.

Signed this 1st day of MARCH, 19 91

GNT Development Corp.
Thomas E. Folkestad VP
GNT DEVELOPMENT CORP, Thomas E. Folkestad, VP
Nancy E. Kissner, Sec/Treas
A COLORADO CORPORATION
Nancy E. Kissner, Secretary/Treasurer
BY:

NOTARY PUBLIC
PATRICIA A. CHEEDLE
STATE OF COLORADO

STATE OF COLORADO
County of MESA } ss

The foregoing instrument was acknowledged before me this 1st day of MARCH 19 91, by GNT DEVELOPMENT CORP., A COLORADO CORPORATION BY: Thomas E. Folkestad, Vice President, and Nancy E. Kissner, Secretary/Treasurer
My commission expires MARCH 21, 19 91
Witness my hand and official seal.

Patricia A. Cheedle
Notary Public
PATRICIA A. CHEEDLE

Statutory Deed with warranties—joint tenancy (Section 118-1-13 and 118-2-1 Colorado Revised Statutes 1953, as amended 1961).

*If joint tenancy is not desired, strike the phrase between the asterisks.

91-2-120

Deed form furnished by
WESTERN COLORADO TITLE CO.
243-3070 521 ROOD AVENUE BOX 178
GRAND JUNCTION, COLORADO 81501

Sheila Reiner, Clerk and Recorder of Mesa County certifies this to be a full, true and correct copy of the original recorded document in my custody.
Date: 9/13/18 By: [illegible] Deputy Clerk

Recorded at _____ o'clock ____.M., _____
Reception No. _____ _____ Recorder

Recorder's Stamp

BOOK 1824 PAGE 431

1563304 09:44 AM 02/15/91
MONIKA TODD CLK&REC MESA COUNTY CO
DOC $ 8.50

GNT DEVELOPMENT CORP.,

A COLORADO CORPORATION,

whose address is

County of MESA and State of COLORADO for the consideration of

EIGHTY FIVE THOUSAND AND 00/100********** Dollars,

in hand paid, hereby sell(s) and convey(s) to

ELSA M. L. DAUGHERTY

, whose address is

2561 G 1/2 ROAD
GRAND JUNCTION, CO 81505, County of MESA and State of COLORADO, *in joint tenancy*, the following real property situate in the County of MESA and State of Colorado, to-wit:

Lot 1 in Block Three,
in Wilson Ranch Filing No. One,
Mesa County, Colorado.

Together with any and all water, water rights, ditch and ditch rights-of-way thereunto appertaining and used in connection therewith.

Property address: 2561 G 1/2 ROAD, GRAND JUNCTION, CO 81505
with all its appurtenances and warrant(s) the title to the same, subject to easements, restrictions, reservations, rights-of-way of record; 1991 taxes due and payable in 1992 and all subsequent taxes and assessments.

Signed this 12th day of FEBRUARY, 19 91

NOTARY PUBLIC
PATRICIA A. CHEEDLE
STATE OF COLORADO

W. D. GARRISON, PRESIDENT
GNT DEVELOPMENT CORP.
NANCY E. KISSNER, SECRETARY/TREASURER
A COLORADO CORPORATION

STATE OF COLORADO } ss
County of MESA

The foregoing instrument was acknowledged before me this 12th day of FEBRUARY 19 91, by GNT DEVELOPMENT CORP., A COLORADO CORPORATION BY: W. D. GARRISON, PRESIDENT & NANCY E. KISSNER, SECRETARY/TREASURER

My commission expires MARCH 21, 19 91
Witness my hand and official seal.

Notary Public
PATRICIA A. CHEEDLE

Statutory Deed with warranties—joint tenancy (Section 118-1-13 and 118-2-1 Colorado Revised Statutes 1953, as amended 1961).

*If joint tenancy is not desired, strike the phrase between the asterisks.

91-1-123

Deed form furnished by
WESTERN COLORADO TITLE CO.
243-3070 521 ROOD AVENUE BOX 178
GRAND JUNCTION, COLORADO 81501

Sheila Reiner, Clerk and Recorder of Mesa County certifies this to be a full, true and correct copy of the original recorded document in my custody.
Date: 8/13/19 By: _____ Deputy Clerk

Reception No. _____ _____ Recorder.
Recorded at _____ o'clock _____ M., _____

WARRANTY DEED

Grantor(s),

GNT DEVELOPMENT CORP.,
a Colorado Corporation

BOOK 2107 PAGE ~~644~~ 623 94

1699371 09:53 AM 10/28/94
MONIKA TODD CLK&REC MESA COUNTY CO
DOC EXEMPT
C.C

whose address is Grand Junction,

*County of Mesa, State of

Colorado, for the consideration of
TEN DOLLARS AND OTHER VALUABLE CONSIDERATION
($10.00 and 00/100-----) dollars, in hand paid, hereby sell(s)

and convey(s) to ELSA M.L. DAUGHERTY and JAMES P. SWARTZENDRABER,
as joint tenants
whose legal address is 750 Wilson Drive, Grand Junction, CO 81505

County of Mesa, and State of Colorado

the following real property in the said County of Mesa, and State of

Colorado, to wit:

Lot 1,
Block 1
WILSON RANCH FILING NO. THREE

THIS DEED IS BEING RECORDED TO CORRECT A PREVIOUSLY
RECORDED DEED WITH AN INCORRECT LEGAL DESCRIPTION.

also known by street and number as

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, easements, covenants and rights of way of record, if any.

Signed this 26th day of October, 1994 GNT DEVELOPMENT CORP.,
a Colorado Corporation

CORPORATE SEAL

BY: W. D. GARRISON, President

STATE OF COLORADO,
County of Mesa } ss.

The foregoing instrument was acknowledged before me this 26th day of October, 1994
by GNT Development Corp., a Colorado Corporation,
By: W. D. Garrison President

My commission expires 3/31/98 Witness my hand and official seal.

NOTARY PUBLIC LORENE A. JENNINGS STATE OF COLORADO

Lorene A. Jennings
Notary Public

*If in Denver, insert "City and."

Sheila Reiner, Clerk and Recorder of Mesa County certifies this to be a full, true and correct copy of the original recorded document in my custody.
Date: 9/13/18 By: _____ Deputy Clerk

No. 897. Rev. 12-85. WARRANTY DEED (Short Form)

Bradford Publishing, 1743 Wazee St., Denver, CO 80202 — (303) 292-2500 — 8-89

2 PAGE DOCUMENT

BOOK 2955 PAGE 289

LF298-04

2023924 11/07/01 1242PM
MONIKA TODD CLK&REC MESA COUNTY CO
RECFEE $10.00
DOCUMENTARY FEE $NO FEE

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 7th day of November, 2001 (year),

by first party, Grantor, James P. Swartzendruber

whose post office address is 750 Wilson Drive, Grand Junction, CO 81505

to second party, Grantee, Elsa M. L. Daughert

whose post office address is 750 Wilson Drive, Grand Junction, CO 81505

WITNESSETH, That the said first party, for good consideration and for the sum of no Dollars ($ 0.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Mesa, State of Colorado to wit:

Lot 1
Block 1
Wilson Ranch Filing No. Three
Mesa County, Colorado

The Real Property or its address is commonly known as 2560 Corral Drive, Grand Junction, CO. 81505

Sheila Reiner, Clerk and Recorder of Mesa County certifies this to be a full, true and correct copy of the original recorded document in my custody.
Date: 9/13/12 By: [illegible] Deputy Clerk

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This product does not constitute the rendering of legal advice or services. This product is intended for informational use only and is not a substitute for legal advice. State laws vary, so consult an attorney on all legal matters. This product was not necessarily prepared by a person licensed to practice law in your state.

#10.00 NO
Elsa Daughtery
750 Wilson Dr
G-5

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Signature of Witness	Signature of First Party
Print name of Witness	Print name of First Party
Signature of Witness	Signature of First Party
Print name of Witness	Print name of First Party

State of Colorado
County of Mesa
On November 7, 2001 before me,
appeared James Paul Swartzendruber
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature of Notary

NOTARY PUBLIC KATHY RHEIN STATE OF COLORADO

Affiant _____Known_____Produced ID
Type of ID COOL # 55107-0865
(Seal)

My Commission Expires 4/27/2002

State of
County of
On before me,
appeared
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature of Notary

Affiant _____Known_____Produced ID
Type of ID _____
(Seal)

Signature of Preparer

Print Name of Preparer

Address of Preparer

MESA COUNTY CERTIFICATE OF TAXES DUE

Account Number R018943
Parcel 270134414006

Certificate Number 72449
Acres 0.000
Order Number
Vendor ID

Assessed To
DAUGHERTY ELSA M L
750 WILSON DR
GRAND JUNCTION, CO 81505-9549

ELSA M L DAUGHERTY
750 WILSON DR, GRAND JUNCTION, CO 81505

Legal Description
LOT 1 BLK 1 WILSON RANCH FIL NO THREE SEC 34 1N 1W + AN UNDIV INT IN P.O.S. FIL ONE

Situs Address
2560 CORRAL DR

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2017	$332.28	$0.00	$0.00	($332.28)	$0.00
Total Tax Charge					$0.00
Grand Total Due as of 11/02/2018					**$0.00**

Tax Billed at 2017 Rates for Tax Area 10301 - 10301

Authority	Mill Levy	Amount
COLORADO RIVER WATER CONSER	0.2540000	$1.19
MESA CNTY ROAD & BRIDGE-GRA	0.2215000	$1.04
CITY OF GRAND JUNCTION	8.0000000	$37.44
GRAND RIVER MOSQUITO CTRL	1.4520000	$6.80
GRAND VALLEY DRAINAGE DIST	1.7440000	$8.16
LIBRARY DISTRICT	3.0210000	$14.14
MESA COUNTY	11.8030000	$55.22
COUNTY ROAD & BRIDGE-1/2 LE	0.2215000	$1.04
SCHOOL DIST #51 GEN	29.7630000	$139.30
SCHOOL DIST# 51 BOND	10.1400000	$47.45
SCHOOL DIST# 51 2017 OVERRI	3.8810000	$18.16
UTE WATER CONSERVANCY	0.5000000	$2.34
Taxes Billed 2017	71.0010000	$332.28

Values	Actual	Assessed
SINGLE FAMILY LAND	$65,000	$4,680
Total	$65,000	$4,680

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.

TREASURER, MESA COUNTY, JANICE RICH

Janice Rich

MESA COUNTY 1883 SEAL COLORADO

Mesa County Treasurer
Dept. 5027 – PO Box 20,000
544 Rood Ave, Room 100
Grand Junction CO 81502-5001

MESA COUNTY CERTIFICATE OF TAXES DUE

Account Number R018906
Parcel 270134405004

Certificate Number 72448
Acres 0.000
Order Number
Vendor ID

Assessed To

DAUGHERTY ELSA M L
750 WILSON DR
GRAND JUNCTION, CO 81505-9549

ELSA M L DAUGHERTY
750 WILSON DR, GRAND JUNCTION, CO 81505

Legal Description

LOTS 1 + 2 BLK 3 WILSON RANCH FIL NO ONE SEC 34 IN 1W + AN UNDIV INT IN P.O.S. FIL ONE

Situs Address

750 WILSON DR

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2017	$1,917.72	$0.00	$0.00	($1,917.72)	$0.00
Total Tax Charge					$0.00
Grand Total Due as of 11/02/2018					**$0.00**

Tax Billed at 2017 Rates for Tax Area 10301 - 10301

Authority	Mill Levy	Amount
COLORADO RIVER WATER CONSER	0.2540000	$6.86
MESA CNTY ROAD & BRIDGE-GRA	0.2215000	$5.98
CITY OF GRAND JUNCTION	8.0000000	$216.08
GRAND RIVER MOSQUITO CTRL	1.4520000	$39.22
GRAND VALLEY DRAINAGE DIST	1.7440000	$47.11
LIBRARY DISTRICT	3.0210000	$81.60
MESA COUNTY	11.8030000	$318.80
COUNTY ROAD & BRIDGE-1/2 LE	0.2215000	$5.98
SCHOOL DIST #51 GEN	29.7630000	$803.89
SCHOOL DIST# 51 BOND	10.1400000	$273.88
SCHOOL DIST# 51 2017 OVERRI	3.8810000	$104.82
UTE WATER CONSERVANCY	0.5000000	$13.50
Taxes Billed 2017	71.0010000	$1,917.72

Values	Actual	Assessed
SINGLE FAMILY LAND	$97,500	$7,020
SINGLE FAMILY IMP	$277,660	$19,990
Total	$375,160	$27,010

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.

TREASURER, MESA COUNTY, JANICE RICH

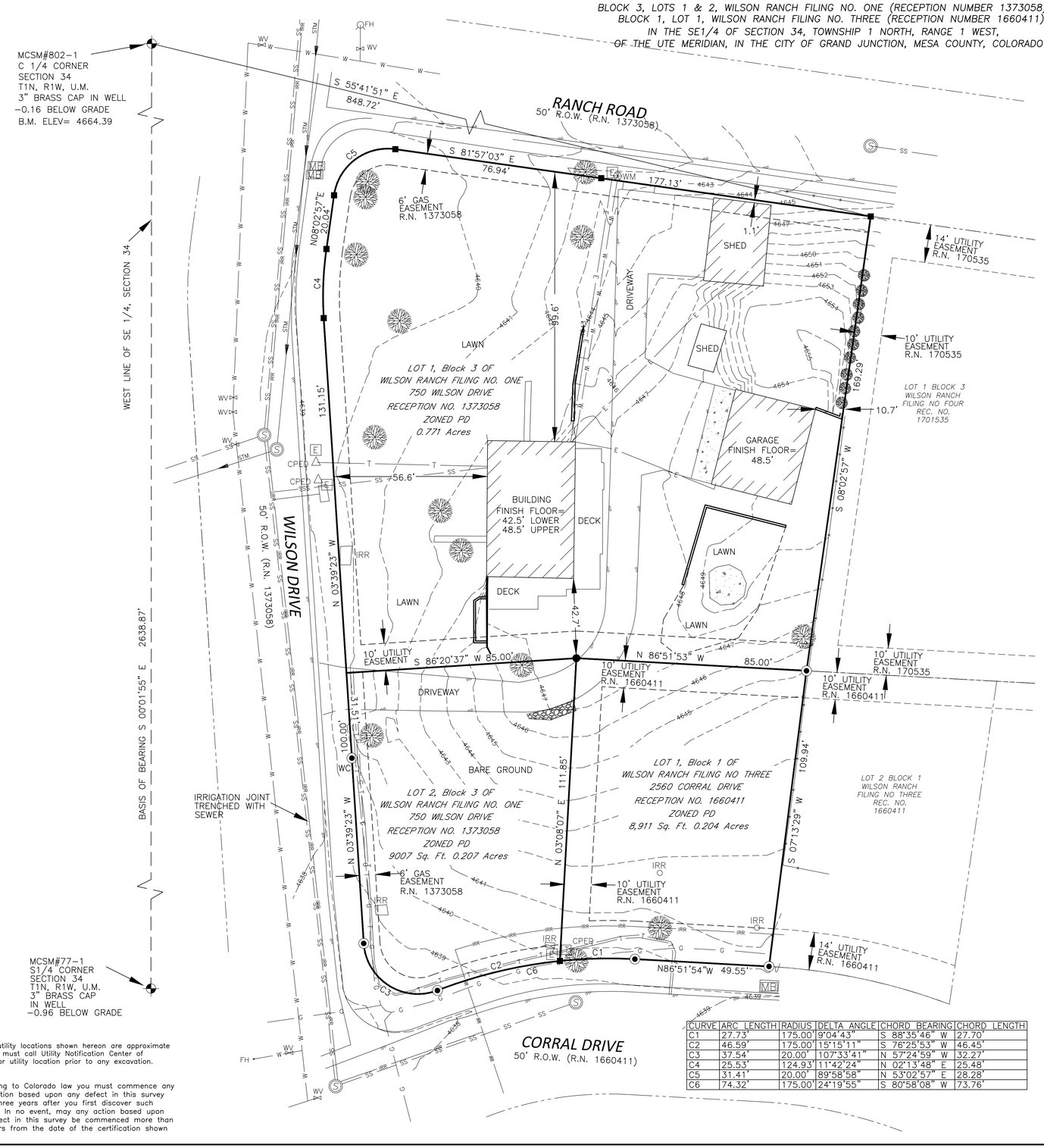
Janice Rich

MESA COUNTY 1883 SEAL COLORADO

Mesa County Treasurer
Dept. 5027 – PO Box 20,000
544 Rood Ave, Room 100
Grand Junction CO 81502-5001

IMPROVEMENT SURVEY PLAT

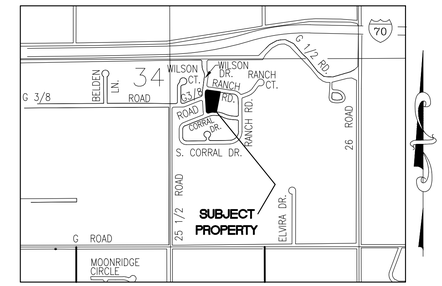
BLOCK 3, LOTS 1 & 2, WILSON RANCH FILING NO. ONE (RECEPTION NUMBER 1373058) AND
BLOCK 1, LOT 1, WILSON RANCH FILING NO. THREE (RECEPTION NUMBER 1660411)
IN THE SE1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST,
OF THE UTE MERIDIAN, IN THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	27.73'	175.00'	9°04'43"	S 88°35'46" W	27.70'
C2	46.59'	175.00'	15°15'11"	S 76°25'53" W	46.45'
C3	37.54'	20.00'	107°33'41"	N 57°24'59" W	32.27'
C4	25.53'	124.93'	11°42'24"	N 02°13'48" E	25.48'
C5	31.41'	20.00'	89°58'58"	N 53°02'57" E	28.28'
C6	74.32'	175.00'	24°19'55"	S 80°58'08" W	73.76'

NOTE: All utility locations shown hereon are approximate only. You must call Utility Notification Center of Colorado for utility location prior to any excavation.

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.



VICINITY MAP

SUBJECT PROPERTY

BLOCK 3, LOTS 1 & 2, WILSON RANCH FILING NO. ONE (RECEPTION NUMBER 1373058) AND BLOCK 1, LOT 1, WILSON RANCH FILING NO. THREE (RECEPTION NUMBER 1660411) IN THE SE1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE UTE MERIDIAN, IN THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

GENERAL NOTES

1. Basis of bearings derived from Mesa County Local Coordinate System and GPS observations. The bearing is S00°01'55"E for a distance of 2639.30 feet, located between a Mesa County Survey Marker for the Center 1/4 Corner, and a Mesa County Survey Marker for the South 1/4 Corner of Section 34, Township 1 North, Range 1 West, of the Ute Meridian, Mesa County, Colorado.
2. Title information is from Mesa County Real Property Records. No title commitment was provided by the owner.
3. All corners found within 0.25 feet of calculated position were accepted.
4. Underground irrigation lines based on surface facilities and as-built drawings.

BENCHMARK

MCSM 802-1, THE C 1/4 CORNER OF SECTION 34, T1N, R1W, UTE MERIDIAN, ELEVATION = 4664.39 (NAVD 88) AS DETERMINED BY GPS USING THE MESA COUNTY COORDINATE SYSTEM.

LEGEND AND ABBREVIATIONS

	MESA COUNTY SURVEY MARKER
	FOUND 5/8" REBAR & 1.5" PLASTIC CAP MARKED LS-38877, -0.2' BELOW GROUND
	FOUND 5/8" REBAR WITH 1.5" PLASTIC CAP MARKED LS-0960, -0.3 BELOW GROUND
	SET 5/8" REBAR & 2" ALLOY CAP MARKED PLS-38428 0.2' ABOVE GROUND
WC	SET 5/8" REBAR & 2" ALLOY CAP MARKED W.C. PLS-38428 0.2' ABOVE GROUND
MCSM	MESA COUNTY SURVEY MARKER
ROW	RIGHT-OF-WAY
R.N.	RECEPTION NUMBER
PG	PAGE
LS	PROFESSIONAL LICENSED SURVEYOR
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PLS	PROFESSIONAL LAND SURVEYOR
R	RANGE
R.O.W.	RIGHT-OF-WAY
S.F.	SQUARE FEET
ST	STREET
T	TOWNSHIIP
U.M.	UTE MERIDIAN
WM	WATER METER
FH	FIRE HYDRANT
WV	WATER VALVE
—W—	BURIED WATER LINE
—SS—	BURIED SANITARY SEWER LINE
—STM—	BURIED STORM SEWER LINE
—IRR—	BURIED IRRIGATION LINE
—T—	BURIED TELEPHONE LINE
—G—	BURIED GAS LINE
	EXISTING EDGE OF ASPHALT PAVEMENT
	SANITARY SEWER MANHOLE
E	ELECTRICAL VAULT
CPED	COMMUNICATIONS PEDISTALE
IRR	IRRIGATION CONTROL VALVE
T	ELECTRICAL TRANSFORMER
MB	MAILBOX

SURVEYOR'S STATEMENT

I, James A. McKew, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lien holders, or quality of title.

EXECUTED this _____ day of _____, 20___

COLORADO LICENSED JAMES A. MCKEW 38428 PROFESSIONAL LAND SURVEYOR

James A. McKew
Professional Land Surveyor
P.L.S. No. 38428

0' 20' 40' 60'

HORIZONTAL SCALE: 1" = 20'
ALL LINEAL UNITS ARE EXPRESSED AS U.S. SURVEY FEET

LAND SURVEY DEPOSIT NO. _____

DEP. BOOK _____ PAGE _____ FILING DATE: _____

Rolland Consulting Engineers, LLC
405 Ridges Blvd. Suite A
Grand Junction, CO 81507
Voice: (970) 243-8300
Fax: (970) 241-1273
www.rcegj.com

IMPROVEMENT SURVEY PLAT
LOT 1&2 WILSON RANCH FILING NO. ONE
LOT 1 WILSON RANCH FILING NO. THREE
FOR ELSA M. L. DAUGHERTY
IN THE SE 1/4 SECTION 34,
T1N, R1W OF THE UTE MERIDIAN, IN THE
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

Drawn	Designed	Checked	Proj#	Rv:	Sheet
JAM	JAM	JLG	B8466		1

File Name: C:\PROJECTS\B8466\B8466ISP.DWG | Date 2/5/19 | Of 1

Site Map

N

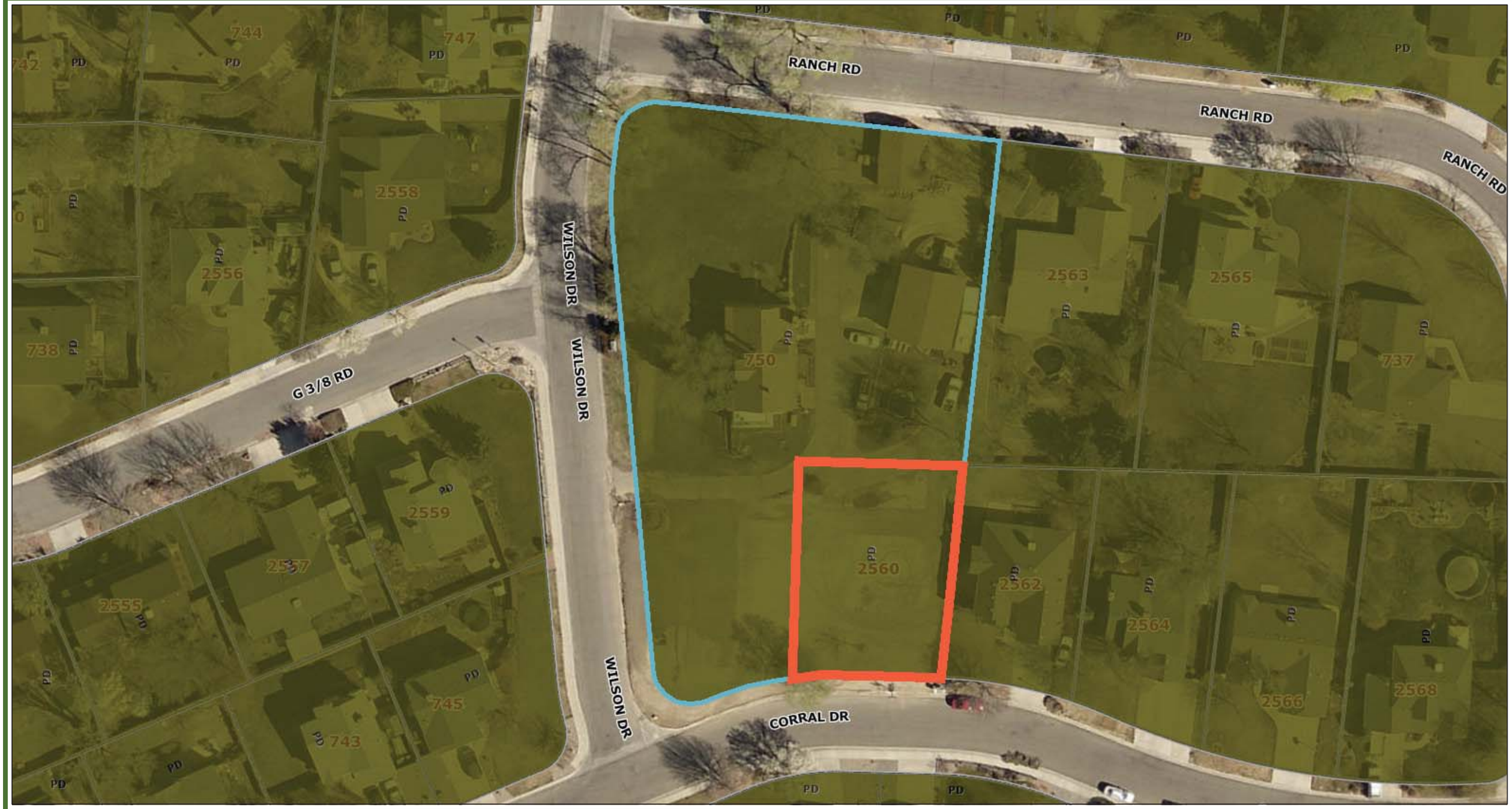
0 0.0175 0.035 mi

Date: 3/7/2019

1 inch = 47 feet

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

Zoning Map



N

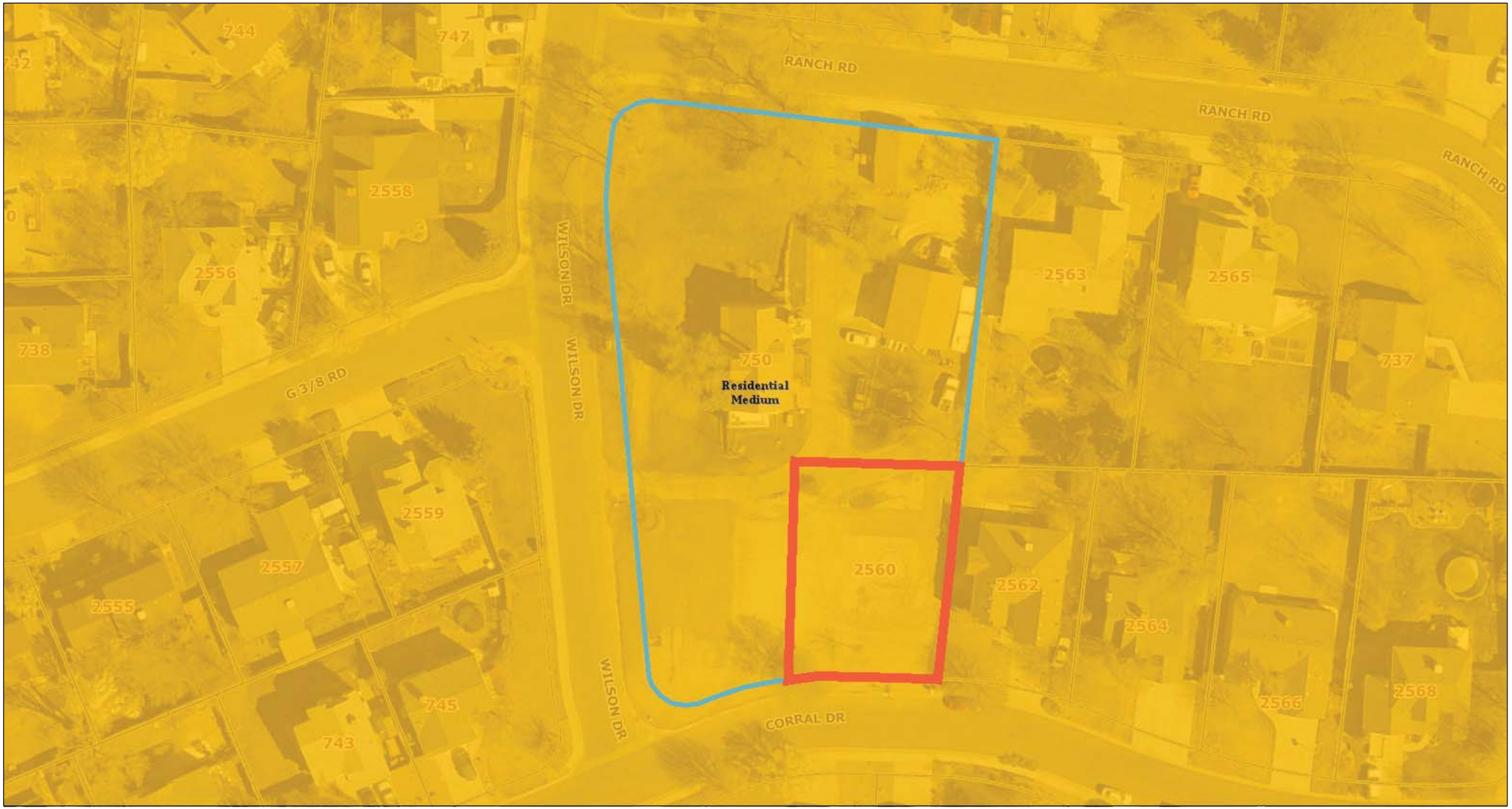
0 0.0175 0.035 mi

Date: 3/7/2019

1 inch = 47 feet

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

Future Land Use Map



N

0 0.0175 0.035 mi

Date: 3/7/2019

1 inch = 47 feet

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

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: Daugherty - Simple Subdivision

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:	750 Wilson Dr.; 2560 Corral Drive	Site Acreage:	± 1.18 acres
Site Tax No(s):	#2701344005004; #2701344014006	Site Zoning:	PD (R-4 default)
Project Description:	Boundary line adjustment		

Property Owner Information		Applicant Information		Representative Information	
Name:	Elsa M L Daugherty	Name:	Elsa M L Daugherty	Name:	ROLLAND CONSULTING ENG.
Street Address:	750 Wilson Dr.	Street Address:	750 Wilson Dr.	Street Address:	405 RIDGES BLVD.
City/State/Zip:	Grand Jct., CO 81505	City/State/Zip:	Grand Junction CO 81505	City/State/Zip:	GRAND JCTN, CO 81507
Business Phone #:	(970) 250-4162	Business Phone #:	(970) 250-4162	Business Phone #:	970 243 8300
E-Mail:	daughouse@aol.com	E-Mail:	daughouse@aol.com	E-Mail:	JODIE@RCEGJ.COM
Fax #:	N/A	Fax #:	N/A	Fax #:	970-241-1273
Contact Person:	Elsa Daugherty	Contact Person:	Elsa	Contact Person:	JODIE GREIN
Contact Phone #:	(970) 250-4162	Contact Phone #:	(970) 250-4162	Contact Phone #:	(970) 243 8300

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	Elsa M L Daugherty	Date	11/6/2018
Signature of Legal Property Owner	Elsa M L Daugherty	Date	11/6/2018

GENERAL PROJECT REPORT
FOR
DAUGHERTY SIMPLE SUBDIVISION

750 Wilson Drive
Grand Junction, Colorado

Prepared for:

Elsa M.L. Daugherty
750 Wilson Drive
Grand Junction, Colorado

November 7, 2018

A. Project Description

1. Location: This project is located at 750 Wilson Drive. in the Wilson Ranch Subdivision F1 and F3, Grand Junction.
2. Acreage: The total of all 3 properties is 1.182 acres.
3. Proposed use: The property is zoned PD (R-4 Default) the owner is proposing a Simple Subdivision into 2 lots from the existing 3 Lots. The 2 lot layout will provide for all of the existing improvements to be located on one Lot and leave a single buildable second Lot on the southern portion of the property.

B. Public Benefit

This project will provide a single lot with the current improvements and a second buildable residential lot that will fit with the character of the existing neighborhood and zoning.

C. Neighborhood Meeting

This development does not involve any rezone or Growth Plan Amendments and is less than 35 lots.

D. Project Compliance, Compatibility, and Impact

1. NA – No changes to Zoning or variances are being requested.
2. The land use in the surrounding area is residential medium, which this project is consistent with.
3. Site access will be off Wilson Drive and Corral Drive as it currently exists.
4. All public utilities are available to the site. On the northern lot they are currently installed, on the southern lot the service taps will be the responsibility of the developer of the lot at that time. There are 2 existing fire hydrants along Wilson drive that are directly across the street from the site and within 200 feet of the site.
5. This project would impose no special demands on utilities. Utility providers are as follows:

Fire -	Grand Junction Fire Department
Water (Domestic) -	Ute Water Conservation Dist.
Sewer -	City of Grand Junction
Gas & Electric -	Xcel Energy
Phone -	Century Link
Cable -	Charter / Spectrum

6. This project will not involve any construction and will result in one less developable Lot in the Wilson Ranch Subdivision.
7. We do not believe there will be any adverse impacts to site geology.
8. NA (hours of operation do not apply to this residential project)
9. NA (number of employees does no apply to this project)
10. There is no proposed signage with this project.

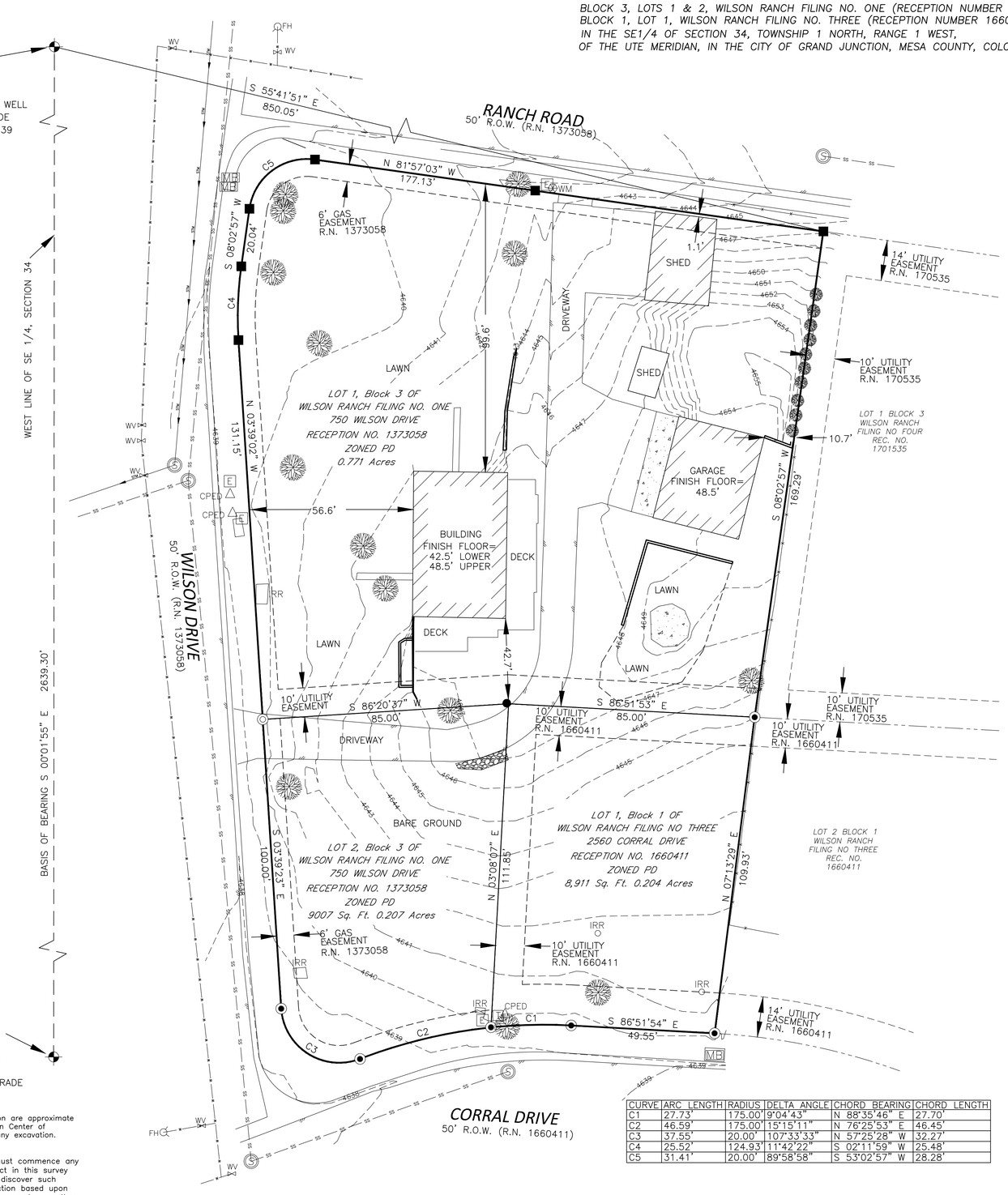
11. Code review criteria-
    a. This Simple Subdivision is in conformance and will allow future conformance with the Growth Plan, major street plan, Urban Trails Plan and other adopted plans.
    b. This Simple Subdivision has been designed in conformance with the applicable Subdivision standards in Chapter 6.
    c. This Simple Subdivision has been designed in conformance with the applicable Zoning standards of Chapter 3.
    d. This Simple Subdivision has been designed with other standards and requirements of the Zoning and Development Code.
    e. Public facilities and services are in close proximity to this development available along the frontage of Wilson Drive and Corral Drive.
    f. This project will have little or no adverse impacts upon the natural or social environment.
    g. The development is compatible with the existing development on adjacent properties. All adjacent properties are residential medium.
    h. There are no adjacent agricultural properties or land uses that will be harmed.
    i. This Simple Subdivision is an infill project consistent with the growth plan and will allow future development.
    j. No easement modifications are being proposed with this project.
    k. This Simple Subdivision will not cause any new burden of improvements or maintenance for the City

E. Development Schedule and Phasing:

It is anticipated that the final plat will be obtained in December of 2013 and the new lots marketed shortly there after.

IMPROVEMENT SURVEY PLAT

BLOCK 3, LOTS 1 & 2, WILSON RANCH FILING NO. ONE (RECEPTION NUMBER 1373058) AND BLOCK 1, LOT 1, WILSON RANCH FILING NO. THREE (RECEPTION NUMBER 1660411) IN THE SE1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE UTE MERIDIAN, IN THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



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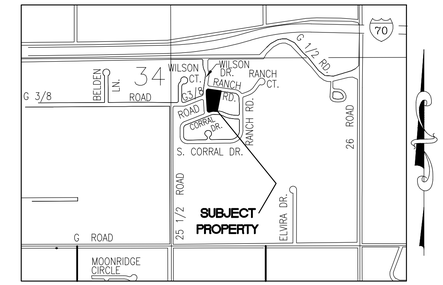


VICINITY MAP

LEGEND AND ABBREVIATIONS

- MESA COUNTY SURVEY MARKER
- FOUND 5/8" REBAR & 1.5" PLASTIC CAP MARKED LS-38877, -0.2' BELOW GROUND
- FOUND 5/8" REBAR WITH 1.5" PLASTIC CAP MARKED LS-0960, -0.3 BELOW GROUND
- SET 5/8" REBAR & 1.5" PLASTIC CAP MARKED PLS-38428 0.2' ABOVE GROUND
- SET 1.5" BRASS TAG & NAIL MARKED PLS-38428 IN ASPHALT

MCSM	MESA COUNTY SURVEY MARKER
ROW	RIGHT-OF-WAY
R.N.	RECEPTION NUMBER
PG	PAGE
LS	PROFESSIONAL LICENSED SURVEYOR
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PLS	PROFESSIONAL LAND SURVEYOR
R	RANGE
R.O.W.	RIGHT-OF-WAY
S.F.	SQUARE FEET
ST	STREET
T	TOWNSHIIP
U.M.	UTE MERIDIAN
WM	WATER METER
FH	FIRE HYDRANT
WV	WATER VALVE
—W—	BURIED WATER LINE
—SS—	BURIED SANITARY SEWER LINE
	EXISTING EDGE OF ASPHALT PAVEMENT
S	SANITARY SEWER MANHOLE
E	ELECTRICAL VAULT
CPED	COMMUNICATIONS PEDISTALE
IRR	IRRIGATION CONTROL VALVE
T	ELECTRICAL TRANSFORMER
MB	MAILBOX

SUBJECT PROPERTY

BLOCK 3, LOTS 1 & 2, WILSON RANCH FILING NO. ONE (RECEPTION NUMBER 1373058) AND BLOCK 1, LOT 1, WILSON RANCH FILING NO. THREE (RECEPTION NUMBER 1660411) IN THE SE1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE UTE MERIDIAN, IN THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

GENERAL NOTES

1. Basis of bearings derived from Mesa County Local Coordinate System and GPS observations. The bearing is S00°01'55"E for a distance of 2639.30 feet, located between a Mesa County Survey Marker for the Center 1/4 Corner, and a Mesa County Survey Marker for the the South 1/4 Corner of Section 34, Township 1 North, Range 1 West, of the Ute Meridian, Mesa County, Colorado.
2. Title information is from Mesa County Real Property Records, and the title policy by ??????????????? Company, Commitment No. ??????????, Commitment Date ???????.

BENCHMARK

MCSM 802-1, THE C 1/4 CORNER OF SECTION 34, T1N, R1W, UTE MERIDIAN, ELEVATION = 4664.39 (NAVD 88) AS DETERMINED BY GPS USING THE MESA COUNTY COORDINATE SYSTEM.

SURVEYOR'S STATEMENT

I, James A. McKew, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lien holders, or quality of title.

EXECUTED this _____ day of _____, 20___

_____
James A. McKew
Professional Land Surveyor
P.L.S. No. 38428

_____
Date

0' 20' 40' 60'

HORIZONTAL SCALE: 1" = 20'
ALL LINEAL UNITS ARE EXPRESSED AS U.S. SURVEY FEET

LAND SURVEY DEPOSIT NO. _____

DEP. BOOK _____ PAGE _____ FILING DATE: _____

Rolland Consulting Engineers, LLC
405 Ridges Blvd. Suite A
Grand Junction, CO 81507
Voice: (970) 243-8300
Fax: (970) 241-1273
www.rcegj.com

IMPROVEMENT SURVEY PLAT
LOT 1&2 WILSON RANCH FILING NO. ONE
LOT 1 WILSON RANCH FILING NO. THREE
FOR ELSA M. L. DAUGHERTY
IN THE SE 1/4 SECTION 34, T1N, R1W OF THE UTE MERIDIAN, IN THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

Drawn	Designed	Checked	Proj#	Rv:	Sheet
JAM	JAM	JLG	B8466		1

File Name: C:\PROJECTS\B8466\B8466ISP.DWG Date 11/6/18 Of 1

DAUGHERTY SIMPLE SUBDIVISION

A REPLAT OF BLOCK 3, LOTS 1 & 2, WILSON RANCH FILING NO. ONE (RECEPTION NUMBER 1373058) AND BLOCK 1, LOT 1, WILSON RANCH FILING NO. THREE (RECEPTION NUMBER 1660411)
IN THE SE1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST,
OF THE UTE MERIDIAN, IN THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

OWNERSHIP STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

Elsa M L Daugherty, is the owner of the parcel as demonstrated by warranty deed recorded at Reception No. 1564597, 1563304 and 2023924 in the Office of the Mesa County Clerk and Recorder, said parcels being that certain tract of land in the SE 1/4 of Section 34, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, more particularly described as follows:

750 Wilson Drive, Grand Junction, Colorado, 81505.

Description from Deed;

Lot 1 in Block Three, in Wilson Ranch Filing No. One, Mesa County, Colorado and Lot 2 in Block Three of Wilson Ranch Filing No. One, Mesa County, Colorado.

2560 Corral Drive, Grand Junction, Colorado, 81505.

Description from Deed;

Lot 1, Block 1, Wilson Ranch Filing No. Three, Mesa County, Colorado 81505

Said Owner has by these presents laid out, platted and subdivided the above described real property into Lots, as shown hereon, and designated the same as DAUGHERTY SIMPLE SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado:

There are no leinholders of record.

IN WITNESS WHEREOF, said owner has caused her name to be hereunto subscribed this

_____ day of _____ A.D., 20____

_____
by Elsa M L Daugherty, owner

STATE OF COLORADO)
) ss
COUNTY OF MESA)
The foregoing instrument was acknowledged before me this _____ day of _____ A.D., 20____

My commission expires: _____

WITNESS MY HAND AND OFFICIAL SEAL.

_____
Notary Public

FOR CITY OF GRAND JUNCTION USE

All proposed fencing within the subdivision shall be in accordance with Section 21.04.040 (i) (4) of the Zoning and Development Code.

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.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) ss
COUNTY OF MESA)
I hereby certify that this instrument was filed in my office at _____ o'clock _____.M.,
this _____ day of _____ A.D., 20___ and is duly recorded as Reception
Number _____
inclusive. Drawer No. _____

_____ _____ _____
Clerk and Recorder Deputy Fees

TITLE CERTIFICATION

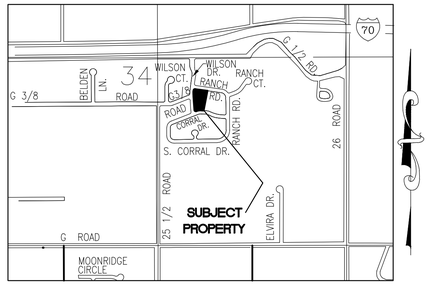
???????????????????? Company, a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the Title to the property is vested to ????????????????????????, that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and rights-of-way of record are shown hereon.

Date: _____ by: _____
???????????????????????????? Company

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this _____ day of _____ A.D. 20___

Mayor _____ City Manager _____



VICINITY MAP
NTS

GENERAL NOTES

1. Basis of bearings derived from Mesa County Local Coordinate System and GPS observations. The bearing is S00°01'55"E for a distance of 2639.30 feet, located between a Mesa County Survey Marker for the Center 1/4 Corner, and a Mesa County Survey Marker for the the South 1/4 Corner of Section 34, Township 1 North, Range 1 West, of the Ute Meridian, Mesa County, Colorado.
2. Title information is from Mesa County Real Property Records, and the title policy by ???????????? Company, Commitment No. ????????????????, Commitment Date ??????????.
3. Lots 1 & 2 of Block 3 of WILSON RANCH FILING NO. ONE are subject to the terms and conditions of the Declaration of Covenants, Conditions and Restrictions for WILSON RANCH FILING NO. ONE as recorded July 26, 1991 in Book 1848 at Page 791. Lot 1 of Block 1 of WILSON RANCH FILING NO. THREE is subject to the terms and conditions of the Declaration of Covenants, Conditions and Restrictions for WILSON RANCH FILING NO. TWO AND THREE as recorded June 01, 1993 in Book 1981 at Page 5.
4. Installation of sewer and water services to the new lot will not occur as part of the lot split subdivision. The home builder for the new lot will be responsible to pay the tap fees and have the sewer and water services constructed.

SURVEYOR'S STATEMENT

I, James A. McKew, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying DAUGHERTY SIMPLE SUBDIVISION, a subdivision of a part of Mesa County, State of Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title.

EXECUTED this _____ day of _____, 20___

COLORADO LICENSED
JAMES A. MCKEW
38428
PROFESSIONAL LAND SURVEYOR

_____
James A. McKew
Professional Land Surveyor
P.L.S. No. 38428

Rolland Consulting Engineers, LLC
405 Ridges Blvd. Suite A
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DAUGHERTY SIMPLE SUBDIVISION

A REPLAT OF
A REPLAT OF WILSON RANCH FILING NO ONE AND THREE
REF NO. 1373058 AND 1660411
IN THE SE1/4 SECTION 34,
T1N, R1W OF THE UTE MERIDIAN,
IN THE CITY OF GRAND JUNCTION,
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Drawn	Designed	Checked	Proj#	Rv:	Sheet
JAM	JAM	JLG	B8466		1
File Name: C:\PROJECTS\B8466\B8466-PLAT.DWG				Date 11/6/18	Of 2

DAUGHERTY SIMPLE SUBDIVISION

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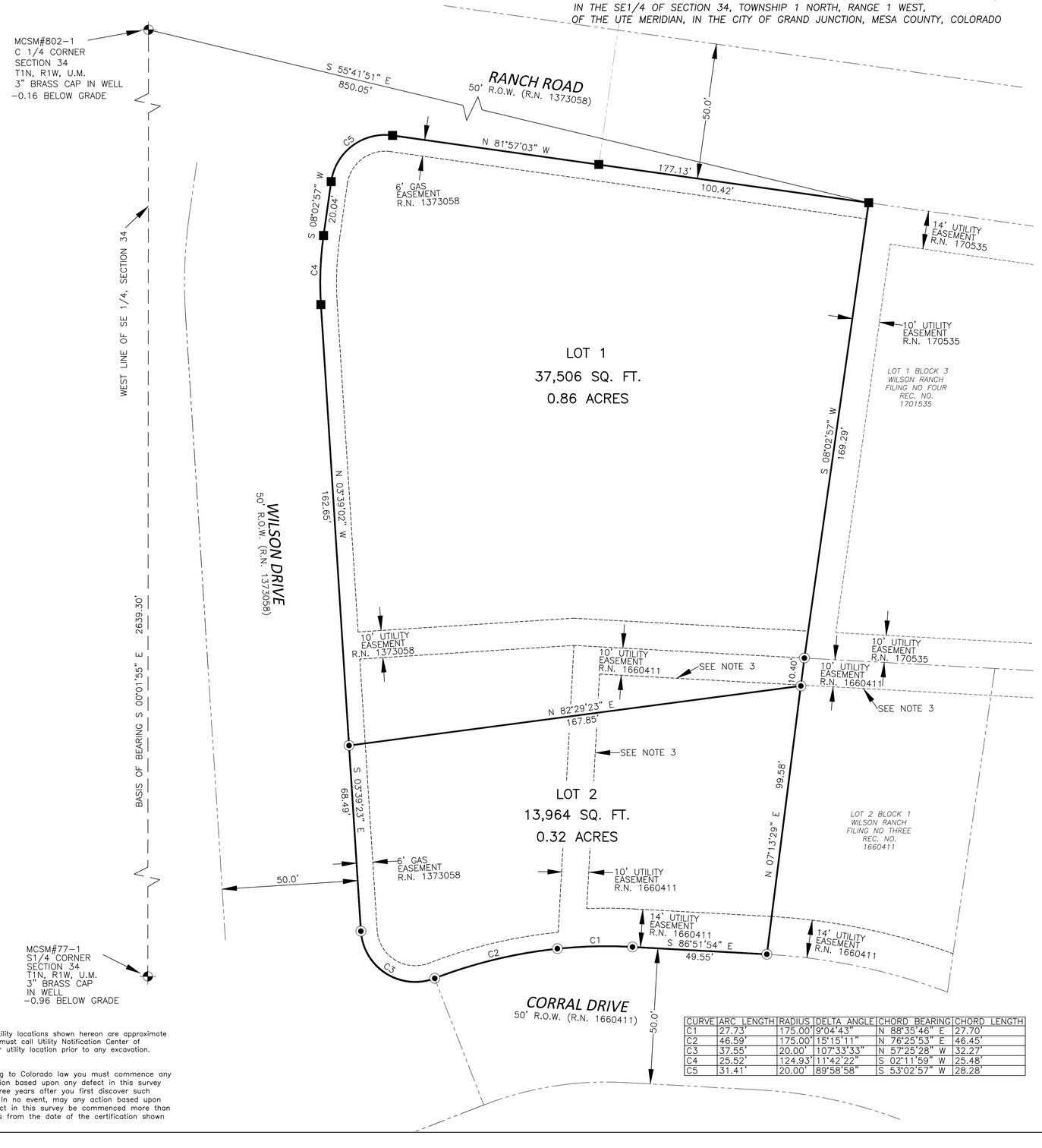

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S.F.	SQUARE FEET
ST	STREET
T	TOWNSHIIP
U.M.	UTE MERIDIAN

AREA SUMMARY

DESCRIPTION	ACRES	SQUARE FEET	PERCENT
LOT 1	0.86	37,506	72.87%
LOT 2	0.32	13,964	27.13%
TOTAL	1.18	51,470	100.00%

0' 20' 40' 60'

HORIZONTAL SCALE: 1" = 20'
ALL LINEAL UNITS ARE EXPRESSED AS U.S. SURVEY FEET

SURVEYOR'S STATEMENT

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EXECUTED this _____ day of _____, 20___

COLORADO LICENSED JAMES A. MCKEW 38428 PROFESSIONAL LAND SURVEYOR

James A. McKew
Professional Land Surveyor
P.L.S. No. 38428

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2. Title information is from Mesa County Real Property Records, and the title policy by ????????????? Company, Commitment No. ????????????????, Commitment Date ?????????.
3. Utility Easement along side and back lot lines of Lot 1, Filing 3 Wilson Ranch is not labeled. Easement is contiguous with 14' Utility Easement along street; however, it scales as 10' which is harmonious with the filings of Wilson Ranch.

NOTE: All utility locations shown hereon are approximate only. You must call Utility Notification Center of Colorado for utility location prior to any excavation.

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CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

LAND SURVEY DEPOSIT NO. _____

DEP. BOOK _____ PAGE _____ FILING DATE: _____

Rolland Consulting Engineers, LLC
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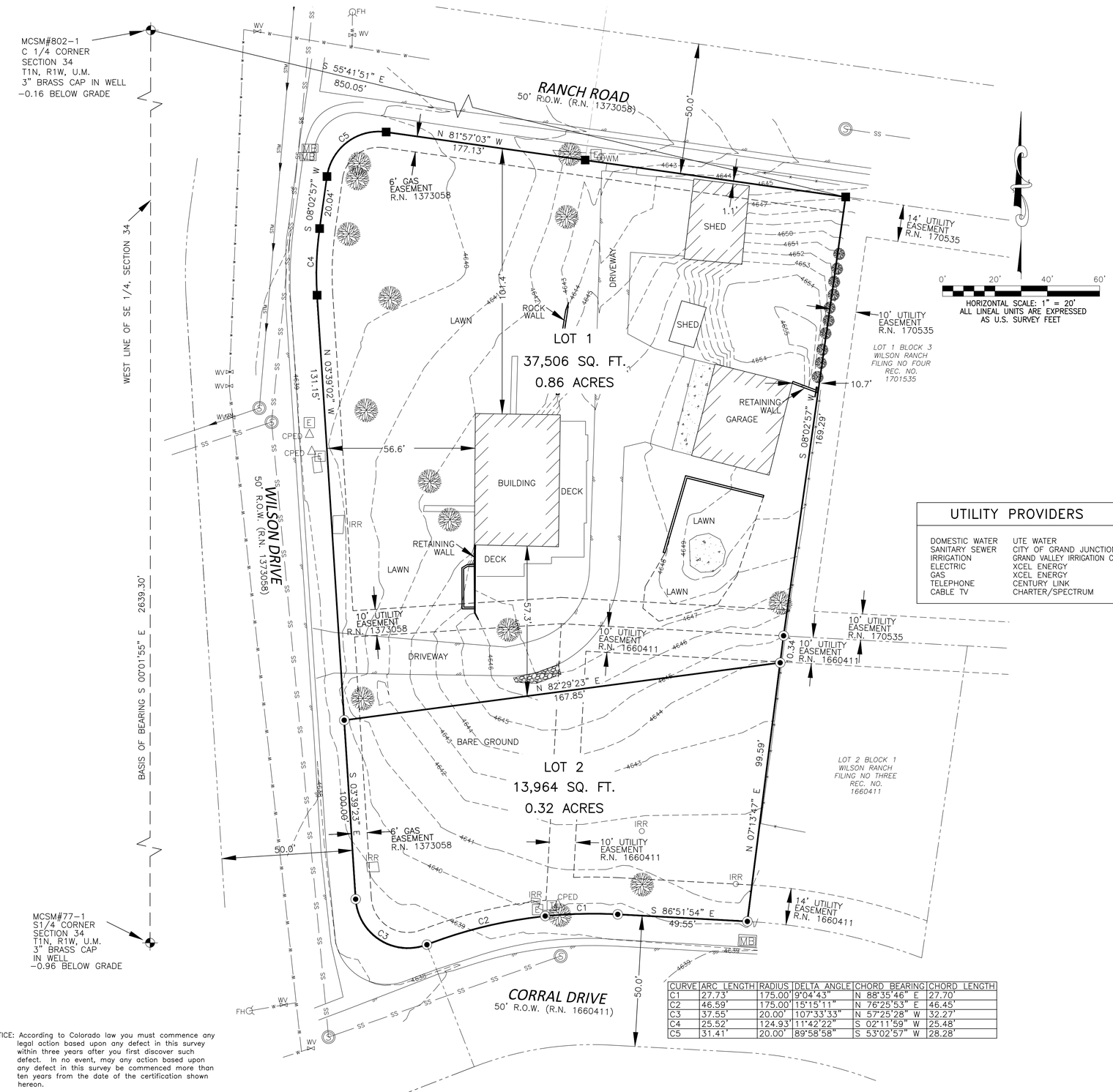
Drawn	Designed	Checked	Proj#	Rv:	Sheet
JAM	JAM	JLG	B8466		2

File Name: C:\PROJECTS\B8466\B8466-PLAT.DWG | Date 11/6/18 | Of 2



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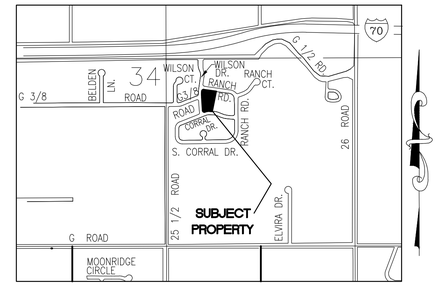

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MCSM	MESA COUNTY SURVEY MARKER
ROW	RIGHT-OF-WAY
R.N.	RECEPTION NUMBER
PG	PAGE
LS	PROFESSIONAL LICENSED SURVEYOR
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PLS	PROFESSIONAL LAND SURVEYOR
R	RANGE
R.O.W.	RIGHT-OF-WAY
S.F.	SQUARE FEET
ST	STREET
T	TOWNSHIIP
U.M.	UTE MERIDIAN
WM	WATER METER
FH	FIRE HYDRANT
WV	WATER VALVE
—W—	BURIED WATER LINE
—SS—	BURIED SANITARY SEWER LINE
	EXISTING EDGE OF ASPHALT PAVEMENT
	SANITARY SEWER MANHOLE
E	ELECTRICAL VAULT
CPED	COMMUNICATIONS PEDISTALE
IRR	IRRIGATION CONTROL VALVE
T	ELECTRICAL TRANSFORMER
MB	MAILBOX

AREA SUMMARY

DESCRIPTION	ACRES	SQUARE FEET	PERCENT
LOT 1	0.86	37,506	72.87%
LOT 2	0.32	13,964	27.13%
TOTAL	1.562	51,470	100.00%

BENCHMARK

MCSM 802-1, THE C 1/4 CORNER OF SECTION 34, T1N, R1W, UTE MERIDIAN, ELEVATION = 4664.39 (NAVD 88) AS DETERMINED BY GPS USING THE MESA COUNTY COORDINATE SYSTEM.

UTILITY PROVIDERS

DOMESTIC WATER	UTE WATER
SANITARY SEWER	CITY OF GRAND JUNCTION
IRRIGATION	GRAND VALLEY IRRIGATION CO.
ELECTRIC	XCEL ENERGY
GAS	XCEL ENERGY
TELEPHONE	CENTURY LINK
CABLE TV	CHARTER/SPECTRUM

GENERAL NOTES

1. Basis of bearings derived from Mesa County Local Coordinate System and GPS observations. The bearing is S00°01'55"E for a distance of 2639.30 feet, between Mesa County Survey Markers for the S 1/4 Corner of Section 34 Township 1 North, Range 1 West of the Ute Meridian, and the C 1/4 Corner of said Section 34.
2. Property not located within the 100-Year Flood Plane per FEMA MAP No. 08077C0802G, Rev. Oct. 2012

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 DEVELOPMENT ENGINEER DATE

CITY PLANNER DATE

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

Rolland Consulting Engineers, LLC
405 Ridges Blvd. Suite A
Grand Junction, CO 81507
Voice: (970) 243-8300
Fax: (970) 241-1273
www.rcegj.com

SITE & COMPOSITE PLAN
DAUGHTERY SIMPLE SUBDIVISION

IN THE SE 1/4 SECTION 34,
T1N, R1W OF THE UTE MERIDIAN, IN THE
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

Drawn	Designed	Checked	Proj#	Rv:	Sheet
JAM	JAM	JLG	B8466		1
File Name: C:\PROJECTS\B8466\B8466-COMPOSITE.DWG			Date 11/6/18		Of 1

CITY OF GRAND JUNCTION

(03-21-12)

SURVEYOR VERIFICATION INITIAL SUBMITTAL CHECKLIST

(GS = GRAPHIC STANDARDS F = FEATURES)

Plat Name DAUGHERTY SIMPLE SUBDIVISION

	Yes	N/A
1. A legible scale is indicated and a graphic bar scale included (GS A)	☒	☐
2. Drawing size is 24”x36” (GS B)	☒	☐
3. Margins; 2” minimum left, 1” top, 1/2" bottom and right, minimum (GS B)	☒	☐
4. Minimum text height is 0.08” lower case letter height (GS R)	☒	☐
5. Limits of platted parcel are depicted with a bold, heavy line weight (GS E)	☒	☐
6. North arrow appears on each sheet (GS I)	☒	☐
7. All abbreviations and symbols used on the plat listed in a legend (GS M,N)	☒	☐
8. Match lines used for multiple sheet plats (GS P)	☐	☒
9. A graphical key index map for multiple sheet plats (GS P)	☐	☒
10. Legible site/vicinity map (all major streets or roads within 1/2 mile radius) (F 26)	☒	☐
11. All section, 1/4 section and 1/16 section lines within the plat or used for control are drawn with lightly dashed lines and accurately described (GS K)	☒	☐
12. Plat name in large bold characters in top center of sheet (GS K)	☒	☐
13. Plat name cannot begin with “The”, “A”, “Replat” or numerals (GS K)	☒	☐
14. All descriptive references shall be placed beneath the plat name (GS K)	☒	☐
15. Crosshatching, if used, neat and legible and doesn't obscure text (GS E)	☐	☒
16. Replats shall not depict existing lots, tracts or parcels (F 27)	☒	☐
17. Improvement survey meeting State and City requirements (F 1)	☒	☐
18. All recorded and apparent rights-of-way and easements are depicted (F 2a)	☒	☐
19. Indicate the source for the recorded easements and rights-of-way (F 2b)	☒	☐
20. Book and page recording information for easements and rights-of-way (F 2b)	☐	☒
21. Easements and rights-of-way completely dimensioned (F 2c)	☒	☐
22. Easements and rights-of-way dimensioned to lot lines and boundaries (F 2c)	☒	☐
23. All easements identified on the Plat (f 2D)	☒	☐
24. Blanket easements noted with all recording information noted (F 2e)	☐	☒
25. All dimensions necessary to establish boundaries in field (F 21)	☒	☐
26. Statement that survey was performed under responsible charge of surveyor (F 22)	☒	☐
27. All interior “excepted” parcels labeled as “NOT PLATTED HEREON” (F 23)	☐	☒
28. A written statement describing the Basis of Bearings (F 3a)	☒	☐

	Yes	N/A
29. Basis of Bearings line graphically depicted and tied to boundary of plat (F 3b)	☒	☐
30. Boundary monuments fully described with size, composition and markings (F 4b)	☒	☐
31. Boundary monuments no further than 1400' apart (F 4c)	☒	☐
32. Monuments set at all angle points and at the beginning and end of curves (F 4f)	☒	☐
33. Witness corners set on line or prolongation thereof (f 4g)	☐	☒
34. Two reference monuments for each corner if not set on line or extension (F 4g)	☐	☒
35. Control monuments shown and identified (F 4h)	☒	☐
36. Monuments set at the boundary intersection of newly dedicated rights-of-way (F 4i)	☐	☒
37. Description references the City, County and State (F 5a)	☒	☐
38. Description references the Section, Township, Range and Meridian (F 5a)	☒	☐
39. Descriptions for replats include recording information of prior plat (F 5b)	☒	☐
40. Descriptions for replats include reference to lots and blocks being replatted	☒	☐
41. Description and boundary is complete and has a mathematical closure of +/- 0.01' (F 5c, 20a)	☒	☐
42. The Point of Commencement and Beginning clearly indicated (F 5d)	☐	☒
43. Conflicts from adjoining descriptions shown and method of resolution noted (F 7a)	☐	☒
44. Physical evidence of boundary conflicts noted (F 7b)	☐	☒
45. Recorded boundary agreements noted and recording information included	☐	☒
46. Dedication language matching approved City Model Language and corresponds with items such as new easements labeled on the plat (GS 2)	☐	☒
47. Consent to subordination for all known lienholders (F 8a)	☐	☒
48. Notary statement for all known lienholders (F 8b)	☐	☒
49. The record owner(s) signature(s) which shall be notarized (F 9a)	☒	☐
50. Statement by owner `that all lienholders appear hereon' or “there are no lienholders of record” (F 9b)	☒	☐
51. Total area of lands being platted noted in acres or square feet (F 10a)	☒	☐
52. Summary table provided, including percentage of the whole (F 10c)	☒	☐
53. Adjoining subdivisions noted with plat title and recording information (F 11a)	☒	☐
54. If Plat includes a portion of a previously recorded plat, sufficient ties to controlling lines (F 11b)	☒	☐
55. All adjoining recorded and apparent easements depicted (F 11c)	☒	☐
56. All adjoining recorded and apparent rights-of-way depicted (F 11c)	☒	☐
57. Width and use of adjoining rights-of-way, easements and reservations (F 11d)	☒	☐

	Yes	N/A
58. Recording information for adjoining rights-of-way, easements & reservations (F 11a)	☒	☐
59. Tabular data of lines and curves on applicable sheet, if possible (F 28)	☒	☐
60. Vertical datum must be referenced to NAVD88, unless otherwise pre-approved (F 12a)	☐	☒
61. Horizontal data shall be the Mesa County Local Coordinate System, unless otherwise pre-approved (F 12b)	☒	☐
62. Title block contains the Section, Township, Range and Meridian (F 13a)	☒	☐
63. The name of the plat appears in the title block (F 13b)	☒	☐
64. Every revision must be dated and noted in the title block (F 13c)	☐	☒
65. All curves must show the delta, arc length, radius, chord bearing and length (F 14a)	☒	☐
66. All non-tangent curves must be identified and labeled (including table data) (F 14b)	☐	☒
67. Blocks and lots numbered consecutively (F 15a)	☐	☒
68. Additional filings, when contiguous, must continue with sequential numbering of lots and blocks from previous filings (F 15b)	☐	☒
69. City Model language on the plat for the City Manager and Mayor to sign (GS T, F 16a)	☒	☐
70. City Model language on the plat for the Title Company to sign (GS T, F 17)	☒	☐
71. City Model language on the plat for the Clerk and Recorder's certificate (GS T, F 16b)	☒	☐
72. City Model language on the plat for any lienholder to sign (GS T, F 8)	☐	☒
73. Proper language on the plat for the Owner(s) to sign (GS T, F 9)	☒	☐
74. Proper language on the Surveyor to sign and seal (GS T, F 6)	☒	☐
75. A "City Use Block" provided for City personnel to use (F 30)	☒	☐
INTERNAL STAFF ITEMS ONLY		
76. Surveyor's Verification Form	☐	☐
77. Plat name does not duplicate the title of an existing plat or is not so nearly the same as an existing plat as to create confusion.	☐	☐
78. Legible copies provided for all documents referenced on the plat	☐	☐
79. Legible copies provided for all documents referenced in the title commitment	☐	☐
80. Legible copies provided of all recorded covenants and restrictions	☐	☐
81. Legible copies provided of all proposed covenants and restrictions	☐	☐
82. Copies of all instruments dedicating non-public easements or tracts	☐	☐
83. Exterior boundary monuments in place	☐	☐
84. Boundary monuments must be embedded in concrete	☐	☐
85. Alternative monumentation anchored in concrete or rock	☐	☐

By: JAMES MCKEW Date: 11-7-2018

Professional Land Surveyor

P.L.S. Number 38428

Grand Junction Fire Department New Development Fire Flow Form

Instructions to process the application: Step 1) Applicant's engineer should first fill out all items in Section A. Step 2) Deliver/mail this form to the appropriate water purveyor.[1] The water supplier signs and provides the required information of Section B. Step 3) Deliver/mail the completed and fully signed form to the City or County Planning Department.[2]

SECTION A

Date: Sept. 13, 2018

Project Name: Daugherty-Simple Subdivision

Project Street Address: 750 Wilson Dr.; 2560 Corral Drive

Assessor's Tax Parcel Number: #2701344005004 ; #2701344014006

Project Owner Name: Elsa M. L. Daugherty

City or County project file #: _____

Name of Water Purveyor: Ute Water

Applicant Name/Phone Number: Elsa Daugherty (970)250-4162

Applicant E-mail: daughouse@aol.com

1. If the project includes one or more one or two-family dwelling(s):
   a. The maximum fire area (see notes below) for each one or two family dwelling will be _____ square feet.
   b. All dwelling units will ☐, will not ☐ include an approved automatic sprinkler system.
   Comments: _____
2. If the project includes a building other than one and two-family dwelling(s):
   a. List the fire area and type of construction (See International Building Code [IBC]for all buildings used to determine the minimum fire flow requirements:
   _____
   b. List each building that will be provided with an approved fire sprinkler system:
   _____
3. List the minimum fire flow required for this project (based on Appendix B and C in the International Fire Code[IFC]):
   _____

Comments: _____

_____

Note:

Fire Area: The aggregate floor area enclosed and bounded by fire walls, fire barriers, exterior walls or horizontal assemblies of a building. Areas of the building not provided with surrounding walls shall be included in the fire area if such areas are included within the horizontal projection of the roof or floor next above.

Fire Flow Rule: The City's Fire Code[3] sets minimum fire flows for all structures. In general, at <u>least</u> 1000 g.p.m. at 20 p.s.i. is required for residential one or two family dwellings up to 3,600 square feet (sf) of fire area. For dwellings greater than 3,600 sf of fire area or all commercial structures, the minimum fire flow is 1,500 gpm at 20 p.s.i. (See Fire Flow Guidance Packet[4]. Inadequate fire flows are normally due to water supply pipes that are too small or too little water pressure, or a combination of both.

Applicant/Project Engineer: Refer to City of Grand Junction most recently adopted IFC, Appendix B and C, [IFC 2012], to determine the minimum fire flow required for this project, based on the Water Purveyor's information (*i.e.*, location, looping and size of water lines; water pressure at the site, *etc.*) and the type, density and location of all structures. Base your professional judgment on the City approved utility plans and Water Provider information shown on this Form. Each time the utility plans/other information relating to treated water changes, resubmit this form just as you did the first time.

End of Section A. Section B continues on the next page

Grand Junction Fire Department New Development Fire Flow Form

SECTION B
[To be completed by the Water Supplier]

Attach fire flow test data for the hydrants
Failure to attach the fire flow test data and/or diagram may delay your project review.

1. Circle the name of the water supplier: **Ute** **Clifton** **Grand Junction**
2. List the approximate location, type and size of supply lines for this project, or attach a map with the same information:
   See the attached map.

3. Attach the fire flow test data @ 20 p.s.i. for the fire hydrants nearest to the development/project that must be use to determine available fire flow. Test data is to be completed within the previous 12 months or year. Identify the fire hydrants used to determine the fire flow:
   See the attached flow test results.

[Or: **1.** attach a map or diagram with the same information, or **2.** attach a map/diagram with flow modeling information.]

4. If new lines are needed (or if existing lines must be looped) to supply the required fire flows, or if more information is needed to state the available minimum g.p.m. @ 20 p.s.i. residual pressure, please list what the applicant/developer must do or obtain: .....

Print Name and Title of Water Supplier Employee completing this Form:

Robert Yates - Fire Hydrants Division Date: *September 14, 2018*

Contact phone/E-mail of Water Supplier: *hydrant@utewater.org (970) 256-2882*

****

Note: Based on the facts and circumstances, the Fire Chief may require the applicant/developer to engage an engineer[5] to verify/certify that the proposed water system improvements, as reflected in the approved utility plans submitted in support of the application/development, will provide the minimum fire flows to all structures in this project. If required, a State of Colorado Licensed Professional Engineer shall submit a complete stamped-seal report to the Grand Junction Fire Department. All necessary support documentation shall be included.

---

[1] There are three drinking water suppliers: Ute Water 970-242-7491, Clifton Water 970-434-7328 and City of Grand Junction water 970-244-1572.

[2] Address: City – 250 N 5th St, Grand Junction, CO 81501; County – PO Box 20000, Grand Junction, CO 81502

[3] International Fire Code, 2012 Edition

[4] http://www.gjcity.org/residents/public-safety/fire-department/fire-prevention-and-contractors/

[5] City Code defines engineer as one who is licensed as a P.E. by the state of Colorado.

Fire Flow Hydrant Master
With Graph

Company Name: Ute Water Conservancy District
Address: 2190 H 1/4 Rd
City: Grand Junction
State: Colorado
Zip: 81505

Work Order: 770
Operator: Robert/Dusty

Test Date: 9/14/18 1:00 pm

NFPA Classification:	
Blue	AA
2429.71	

Test did not reach recommended drop of 25% per NFPA 291

Test Hydrant: 2815
Address: 738 RANCH RD
Cross Street:
Location:
District:
Sub-Division:

Latitude: 709525.387
Longitude: 4332000.495
Elevation: 4645.14
State X / Y: _____ / _____

Pumpers: **Nozzles:** **Open Dir:**

Manuf: Mueller
Model: Centurion 5 1/4

Installed: 01/01/1993
Main Size: 0.00

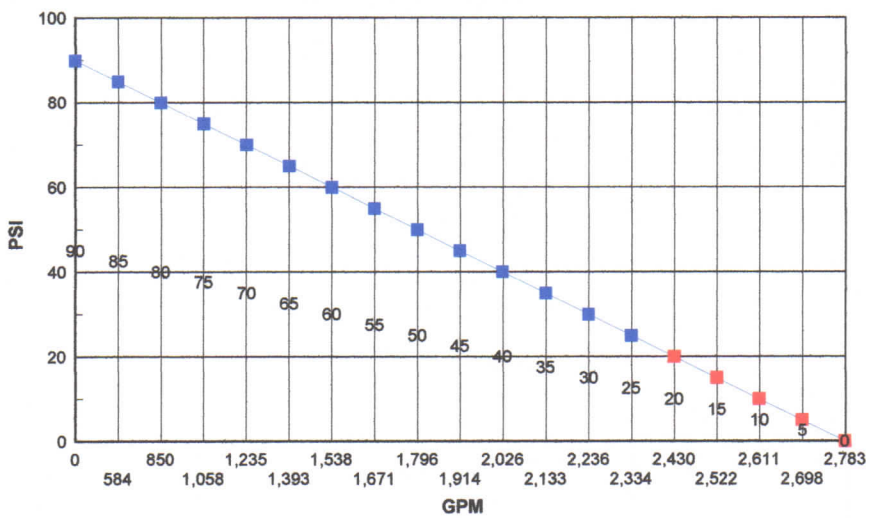
Vandal Proof:
Bury Depth: 0.00

	Flow Hydrant	Flow Device	Diameter	GPM	Gallon Used
1:	2814	2.5" Hose Monster	2.50	1131.47	5657.36
2:					
3:					
4:					
5:					

Pitot / Nozzle PSI: 45.00
Static PSI: 90.00
Residual PSI: 73.00
Percent Drop: 18.89

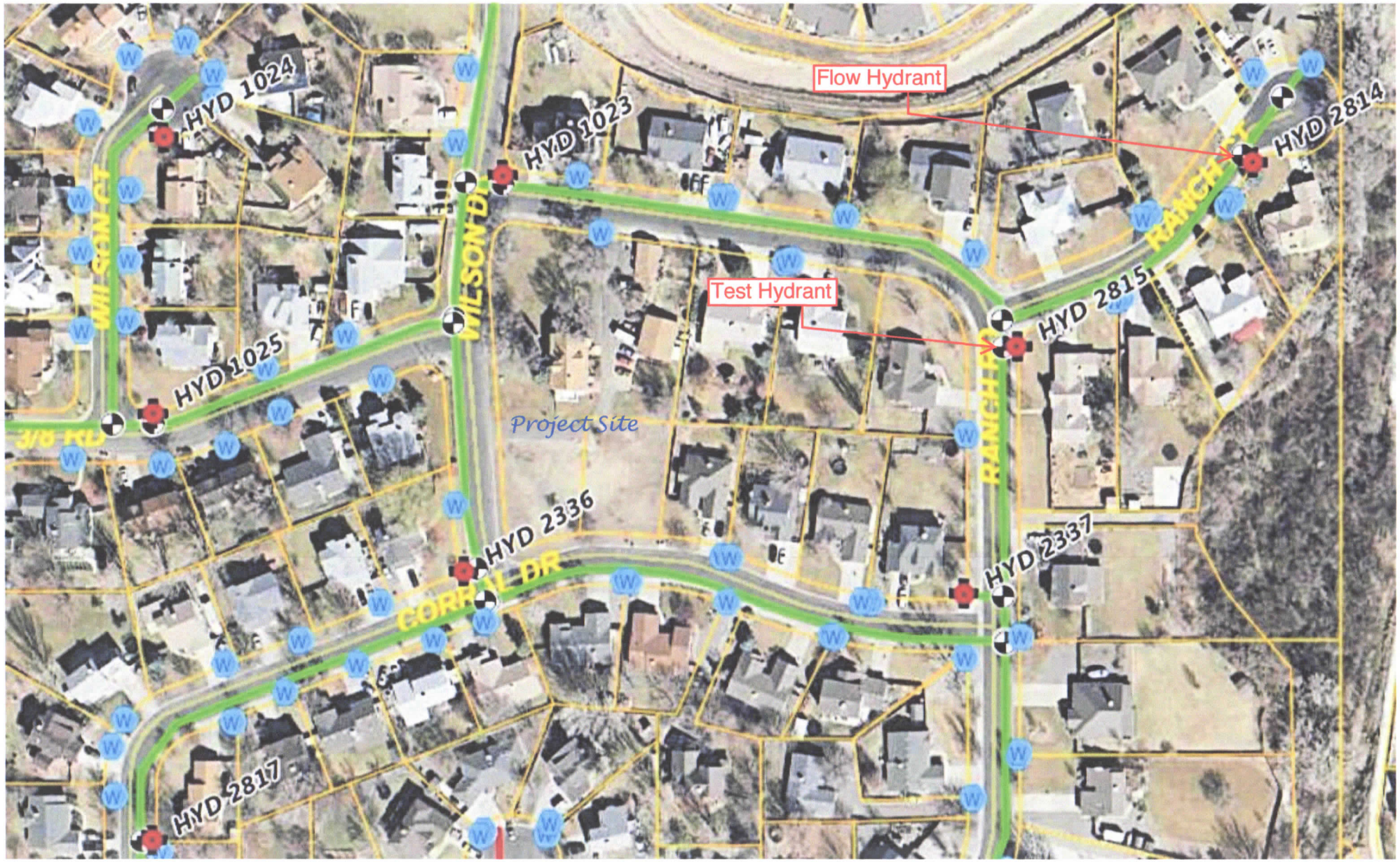
Total Gallons Used: 5657.36
Max GPM during test: 1,131.47
Elapsed Time Min:Sec: 5 : 0
Predicted GPM @ 20 PSI: 2429.71

2815 Flow GPM



GPM rounded to nearest gallon

Values inside grid below flow line are PSI @ predicted flow


Flow Hydrant
Test Hydrant
HYD 1024
HYD 1023
HYD 2814
HYD 2815
HYD 1025
HYD 2336
HYD 2337
HYD 2817
Project Site
WILSON DR
WILSON CT
RANCH RD
RANCH CT
CORRAL DR
3/8 MLD

OWNERSHIP STATEMENT - NATURAL PERSON

I, (a) Elsa M. L. Daugherty, am the owner of the following real property:

(b)		
750 Wilson Drive Book 1824 Page 431	2560 Corral Drive Book 2955 Page 289	746 Wilson Drive Book 1826 Page 809

A copy of the deed evidencing my interest in the property is attached. All documents, if any, conveying any interest in the property to someone else by the owner, are also attached.

☒ I am the sole owner of the property.

○ I own the property with other(s). The other owners of the property are (c):

I have reviewed the application for the (d) 750 Wilson Drive boundary adjustment pertaining to the property.

I have the following knowledge and evidence concerning possible boundary conflicts between my property and the abutting property(ies): (e) none

I understand that I have a continuing duty to inform the City planner of any changes in interest, including ownership, easement, right-of-way, encroachment, lienholder and any other interest in the property.

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

Owner signature as it appears on deed: Elsa M. Daugherty

Printed name of owner: Elsa M. L. Daugherty

State of CO)

County of Mesa) ss.

Subscribed and sworn to before me on this 20th day of September, 20 18

by Elsa M. L. Daugherty

Witness my hand and seal.

My Notary Commission expires on 10.21.18

GABRIELLA STOCKTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20024022533
My Commission Expires October 21, 2018

Gabriella Stockton
Notary Public Signature

Recorded at _____ o'clock ____.M., _____
Reception No. _____ _____ Recorder

Recorder's Stamp

1564597 01:47 PM 03/06/91
MONIKA TODD CLK&REC MESA COUNTY CO.
DOC $ 2.00

BOOK 1826 PAGE 809
809

GNT DEVELOPMENT CORP.

A COLORADO CORPORATION

whose address is MESA County of COLORADO and State of for the consideration of TWENTY THOUSAND AND 00/100********** Dollars,

in hand paid, hereby sell(s) and convey(s) to

ELSA M. L. DAUGHERTY

2561 G 1/2 ROAD
GRAND JUNCTION, CO 81505
COLORADO, whose address is County of MESA and State of ~~in joint tenancy~~, the following real property situate in the County of MESA and State of Colorado, to-wit:

Lot 2 in Block Three of
WILSON RANCH FILING NO. ONE,
Mesa County, Colorado.

Together with any and all water, water rights, ditch and ditch rights-of-way thereunto appertaining and used in connection therewith.

Property address: VACANT LOT-746 WILSON DRIVE, GRAND JUNCTION, CO 81505
with all its appurtenances and warrant(s) the title to the same, subject to easements, restrictions, reservations, rights-of-way of record; 1991 taxes due and payable in 1992 and all subsequent taxes and assessments.

Signed this 1st day of MARCH, 19 91

GNT Development Corp.
Thomas E. Folkestad VP
GNT DEVELOPMENT CORP, Thomas E. Folkestad, VP
Nancy E. Kissner, Sec/Treas
A COLORADO CORPORATION
Nancy E. Kissner, Secretary/Treasurer
BY:

NOTARY PUBLIC
PATRICIA A. CHEEDLE
STATE OF COLORADO

STATE OF COLORADO
County of MESA } ss

The foregoing instrument was acknowledged before me this 1st day of MARCH 19 91, by GNT DEVELOPMENT CORP., A COLORADO CORPORATION BY: Thomas E. Folkestad, Vice President, and Nancy E. Kissner, Secretary/Treasurer
My commission expires MARCH 21, 19 91
Witness my hand and official seal.

Patricia A. Cheedle
Notary Public
PATRICIA A. CHEEDLE

Statutory Deed with warranties—joint tenancy (Section 118-1-13 and 118-2-1 Colorado Revised Statutes 1953, as amended 1961).

*If joint tenancy is not desired, strike the phrase between the asterisks.

91-2-120

Deed form furnished by
WESTERN COLORADO TITLE CO.
243-3070 521 ROOD AVENUE BOX 178
GRAND JUNCTION, COLORADO 81501

Sheila Reiner, Clerk and Recorder of Mesa County certifies this to be a full, true and correct copy of the original recorded document in my custody.
Date: 9/13/18 By: [illegible] Deputy Clerk

Recorded at _____ o'clock ____.M., _____
Reception No. _____ _____ Recorder

Recorder's Stamp

BOOK 1824 PAGE 431

1563304 09:44 AM 02/15/91
MONIKA TODD CLK&REC MESA COUNTY CO
DOC $ 8.50

GNT DEVELOPMENT CORP.,

A COLORADO CORPORATION,

whose address is

County of MESA and State of COLORADO for the consideration of

EIGHTY FIVE THOUSAND AND 00/100********** Dollars,

in hand paid, hereby sell(s) and convey(s) to

ELSA M. L. DAUGHERTY

, whose address is

2561 G 1/2 ROAD
GRAND JUNCTION, CO 81505, County of MESA and State of COLORADO, *in joint tenancy*, the following real property situate in the County of MESA and State of Colorado, to-wit:

Lot 1 in Block Three,
in Wilson Ranch Filing No. One,
Mesa County, Colorado.

Together with any and all water, water rights, ditch and ditch rights-of-way thereunto appertaining and used in connection therewith.

Property address: 2561 G 1/2 ROAD, GRAND JUNCTION, CO 81505
with all its appurtenances and warrant(s) the title to the same, subject to easements, restrictions, reservations, rights-of-way of record; 1991 taxes due and payable in 1992 and all subsequent taxes and assessments.

Signed this 12th day of FEBRUARY, 19 91

NOTARY PUBLIC
PATRICIA A. CHEEDLE
STATE OF COLORADO

W. D. GARRISON, PRESIDENT
GNT DEVELOPMENT CORP.
NANCY E. KISSNER, SECRETARY/TREASURER
A COLORADO CORPORATION

STATE OF COLORADO } ss
County of MESA

The foregoing instrument was acknowledged before me this 12th day of FEBRUARY 19 91, by GNT DEVELOPMENT CORP., A COLORADO CORPORATION BY: W. D. GARRISON, PRESIDENT & NANCY E. KISSNER, SECRETARY/TREASURER

My commission expires MARCH 21, 19 91
Witness my hand and official seal.

Notary Public
PATRICIA A. CHEEDLE

Statutory Deed with warranties—joint tenancy (Section 118-1-13 and 118-2-1 Colorado Revised Statutes 1953, as amended 1961).

*If joint tenancy is not desired, strike the phrase between the asterisks.

91-1-123

Deed form furnished by
WESTERN COLORADO TITLE CO.
243-3070 521 ROOD AVENUE BOX 178
GRAND JUNCTION, COLORADO 81501

Sheila Reiner, Clerk and Recorder of Mesa County certifies this to be a full, true and correct copy of the original recorded document in my custody.
Date: 8/13/19 By: _____ Deputy Clerk

Reception No. _____ _____ Recorder.
Recorded at _____ o'clock _____ M., _____

WARRANTY DEED

Grantor(s),

GNT DEVELOPMENT CORP.,
a Colorado Corporation

BOOK 2107 PAGE ~~644~~ 623 94

1699371 09:53 AM 10/28/94
MONIKA TODD CLK&REC MESA COUNTY CO
DOC EXEMPT
C.C

whose address is Grand Junction,

*County of Mesa, State of

Colorado, for the consideration of
TEN DOLLARS AND OTHER VALUABLE CONSIDERATION
($10.00 and 00/100-----) dollars, in hand paid, hereby sell(s)

and convey(s) to ELSA M.L. DAUGHERTY and JAMES P. SWARTZENDRABER,
as joint tenants
whose legal address is 750 Wilson Drive, Grand Junction, CO 81505

County of Mesa, and State of Colorado

the following real property in the said County of Mesa, and State of

Colorado, to wit:

Lot 1,
Block 1
WILSON RANCH FILING NO. THREE

THIS DEED IS BEING RECORDED TO CORRECT A PREVIOUSLY
RECORDED DEED WITH AN INCORRECT LEGAL DESCRIPTION.

also known by street and number as

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, easements, covenants and rights of way of record, if any.

Signed this 26th day of October, 1994 GNT DEVELOPMENT CORP.,
a Colorado Corporation

CORPORATE SEAL

BY: W. D. GARRISON, President

STATE OF COLORADO,
County of Mesa } ss.

The foregoing instrument was acknowledged before me this 26th day of October, 1994
by GNT Development Corp., a Colorado Corporation,
By: W. D. Garrison President

My commission expires 3/31/98 Witness my hand and official seal.

NOTARY PUBLIC LORENE A. JENNINGS STATE OF COLORADO

Lorene A. Jennings
Notary Public

*If in Denver, insert "City and."

Sheila Reiner, Clerk and Recorder of Mesa County certifies this to be a full, true and correct copy of the original recorded document in my custody.
Date: 9/13/18 By: _____ Deputy Clerk

No. 897. Rev. 12-85. WARRANTY DEED (Short Form)

Bradford Publishing, 1743 Wazee St., Denver, CO 80202 — (303) 292-2500 — 8-89

2 PAGE DOCUMENT

BOOK 2955 PAGE 289

LF298-04

2023924 11/07/01 1242PM
MONIKA TODD CLK&REC MESA COUNTY CO
RECFEE $10.00
DOCUMENTARY FEE $NO FEE

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 7th day of November, 2001 (year),

by first party, Grantor, James P. Swartzendruber

whose post office address is 750 Wilson Drive, Grand Junction, CO 81505

to second party, Grantee, Elsa M. L. Daughert

whose post office address is 750 Wilson Drive, Grand Junction, CO 81505

WITNESSETH, That the said first party, for good consideration and for the sum of no Dollars ($ 0.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Mesa, State of Colorado to wit:

Lot 1
Block 1
Wilson Ranch Filing No. Three
Mesa County, Colorado

The Real Property or its address is commonly known as 2560 Corral Drive, Grand Junction, CO. 81505

Sheila Reiner, Clerk and Recorder of Mesa County certifies this to be a full, true and correct copy of the original recorded document in my custody.
Date: 9/13/12 By: [illegible] Deputy Clerk

© 1992-2001 E-Z Legal Forms, Inc. Rev. 07/01
This product does not constitute the rendering of legal advice or services. This product is intended for informational use only and is not a substitute for legal advice. State laws vary, so consult an attorney on all legal matters. This product was not necessarily prepared by a person licensed to practice law in your state.

#10.00 NO
Elsa Daughtery
750 Wilson Dr
G-5

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Signature of Witness	Signature of First Party
Print name of Witness	Print name of First Party
Signature of Witness	Signature of First Party
Print name of Witness	Print name of First Party

State of Colorado
County of Mesa
On November 7, 2001 before me,
appeared James Paul Swartzendruber
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature of Notary

NOTARY PUBLIC KATHY RHEIN STATE OF COLORADO

Affiant _____Known_____Produced ID
Type of ID COOL # 55107-0865
(Seal)

My Commission Expires 4/27/2002

State of
County of
On before me,
appeared
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature of Notary

Affiant _____Known_____Produced ID
Type of ID _____
(Seal)

Signature of Preparer

Print Name of Preparer

Address of Preparer

MESA COUNTY CERTIFICATE OF TAXES DUE

Account Number R018943
Parcel 270134414006

Certificate Number 72449
Acres 0.000
Order Number
Vendor ID

Assessed To
DAUGHERTY ELSA M L
750 WILSON DR
GRAND JUNCTION, CO 81505-9549

ELSA M L DAUGHERTY
750 WILSON DR, GRAND JUNCTION, CO 81505

Legal Description
LOT 1 BLK 1 WILSON RANCH FIL NO THREE SEC 34 1N 1W + AN UNDIV INT IN P.O.S. FIL ONE

Situs Address
2560 CORRAL DR

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2017	$332.28	$0.00	$0.00	($332.28)	$0.00
Total Tax Charge					$0.00
Grand Total Due as of 11/02/2018					**$0.00**

Tax Billed at 2017 Rates for Tax Area 10301 - 10301

Authority	Mill Levy	Amount
COLORADO RIVER WATER CONSER	0.2540000	$1.19
MESA CNTY ROAD & BRIDGE-GRA	0.2215000	$1.04
CITY OF GRAND JUNCTION	8.0000000	$37.44
GRAND RIVER MOSQUITO CTRL	1.4520000	$6.80
GRAND VALLEY DRAINAGE DIST	1.7440000	$8.16
LIBRARY DISTRICT	3.0210000	$14.14
MESA COUNTY	11.8030000	$55.22
COUNTY ROAD & BRIDGE-1/2 LE	0.2215000	$1.04
SCHOOL DIST #51 GEN	29.7630000	$139.30
SCHOOL DIST# 51 BOND	10.1400000	$47.45
SCHOOL DIST# 51 2017 OVERRI	3.8810000	$18.16
UTE WATER CONSERVANCY	0.5000000	$2.34
Taxes Billed 2017	71.0010000	$332.28

Values	Actual	Assessed
SINGLE FAMILY LAND	$65,000	$4,680
Total	$65,000	$4,680

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.

TREASURER, MESA COUNTY, JANICE RICH

Janice Rich

MESA COUNTY 1883 SEAL COLORADO

Mesa County Treasurer
Dept. 5027 – PO Box 20,000
544 Rood Ave, Room 100
Grand Junction CO 81502-5001

MESA COUNTY CERTIFICATE OF TAXES DUE

Account Number R018906
Parcel 270134405004

Certificate Number 72448
Acres 0.000
Order Number
Vendor ID

Assessed To

DAUGHERTY ELSA M L
750 WILSON DR
GRAND JUNCTION, CO 81505-9549

ELSA M L DAUGHERTY
750 WILSON DR, GRAND JUNCTION, CO 81505

Legal Description

LOTS 1 + 2 BLK 3 WILSON RANCH FIL NO ONE SEC 34 IN 1W + AN UNDIV INT IN P.O.S. FIL ONE

Situs Address

750 WILSON DR

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2017	$1,917.72	$0.00	$0.00	($1,917.72)	$0.00
Total Tax Charge					$0.00
Grand Total Due as of 11/02/2018					**$0.00**

Tax Billed at 2017 Rates for Tax Area 10301 - 10301

Authority	Mill Levy	Amount
COLORADO RIVER WATER CONSER	0.2540000	$6.86
MESA CNTY ROAD & BRIDGE-GRA	0.2215000	$5.98
CITY OF GRAND JUNCTION	8.0000000	$216.08
GRAND RIVER MOSQUITO CTRL	1.4520000	$39.22
GRAND VALLEY DRAINAGE DIST	1.7440000	$47.11
LIBRARY DISTRICT	3.0210000	$81.60
MESA COUNTY	11.8030000	$318.80
COUNTY ROAD & BRIDGE-1/2 LE	0.2215000	$5.98
SCHOOL DIST #51 GEN	29.7630000	$803.89
SCHOOL DIST# 51 BOND	10.1400000	$273.88
SCHOOL DIST# 51 2017 OVERRI	3.8810000	$104.82
UTE WATER CONSERVANCY	0.5000000	$13.50
Taxes Billed 2017	71.0010000	$1,917.72

Values	Actual	Assessed
SINGLE FAMILY LAND	$97,500	$7,020
SINGLE FAMILY IMP	$277,660	$19,990
Total	$375,160	$27,010

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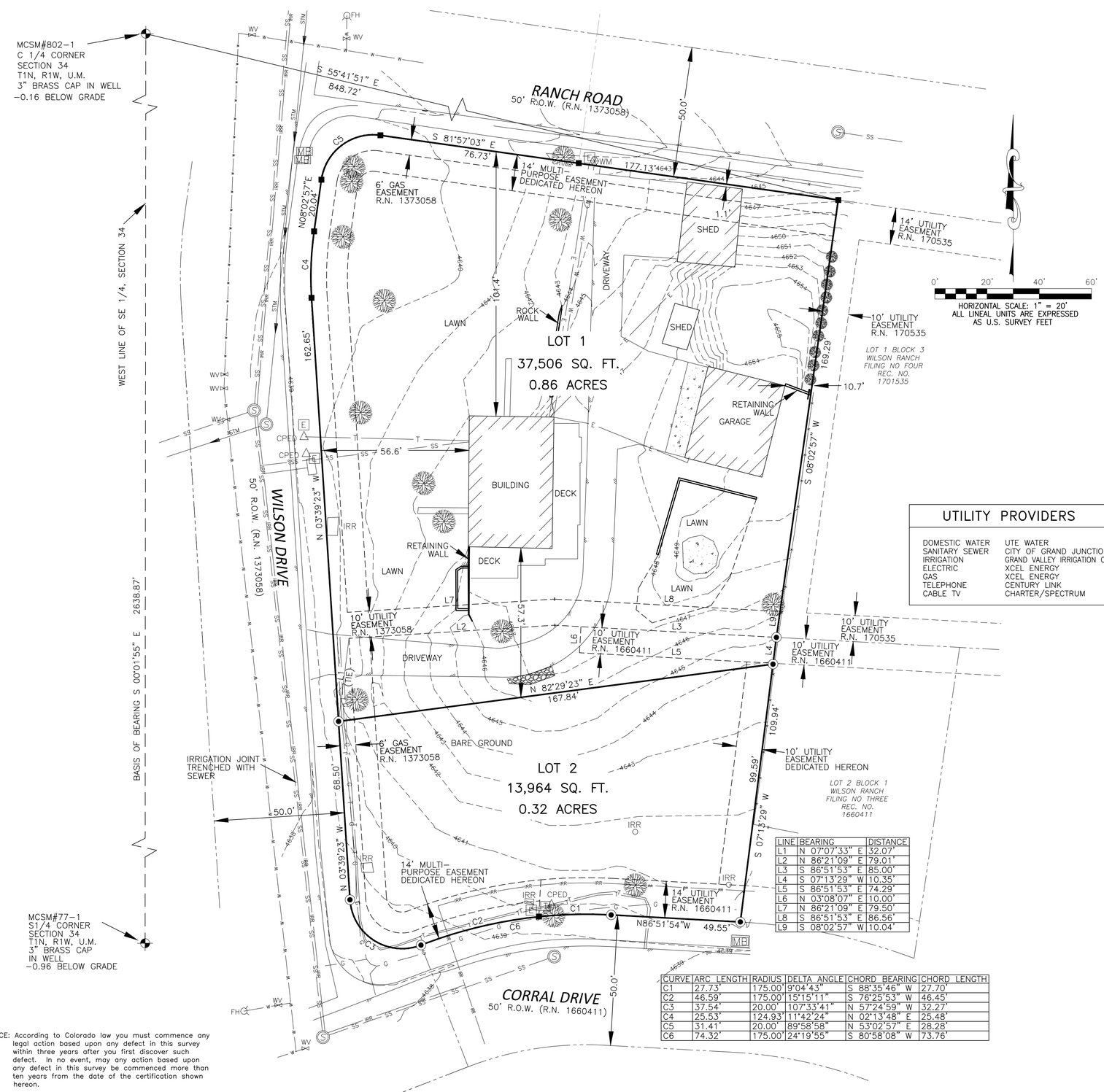
TREASURER, MESA COUNTY, JANICE RICH

Janice Rich

MESA COUNTY 1883 SEAL COLORADO

Mesa County Treasurer
Dept. 5027 – PO Box 20,000
544 Rood Ave, Room 100
Grand Junction CO 81502-5001



LINE	BEARING	DISTANCE
L1	N 07°07'33" E	32.07'
L2	N 86°21'09" E	79.01'
L3	S 86°51'53" E	85.00'
L4	S 07°13'29" W	10.35'
L5	S 86°51'53" E	74.29'
L6	N 03°08'07" E	10.00'
L7	N 86°21'09" E	79.50'
L8	S 86°51'53" E	86.56'
L9	S 08°02'57" W	10.04'

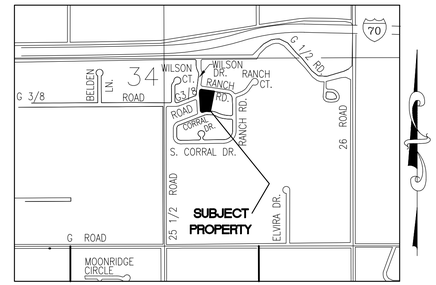
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	27.73'	175.00'	9°04'43"	S 88°35'46" W	27.70'
C2	46.59'	175.00'	15°15'11"	S 76°25'53" W	46.45'
C3	37.54'	20.00'	107°33'41"	N 57°24'59" W	32.27'
C4	25.53'	124.93'	11°42'24"	N 02°13'48" E	25.48'
C5	31.41'	20.00'	89°58'58"	N 53°02'57" E	28.28'
C6	74.32'	175.00'	24°19'55"	S 80°58'08" W	73.76'

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.

LEGEND AND ABBREVIATIONS

- MESA COUNTY SURVEY MARKER
- FOUND 5/8" REBAR & 1.5" PLASTIC CAP MARKED LS-38877, -0.2' BELOW GROUND
- SET 5/8" REBAR & 1.5" PLASTIC CAP MARKED PLS-38428 0.2' ABOVE GROUND

MCSM	MESA COUNTY SURVEY MARKER
ROW	RIGHT-OF-WAY
R.N.	RECEPTION NUMBER
PG	PAGE
LS	PROFESSIONAL LICENSED SURVEYOR
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PLS	PROFESSIONAL LAND SURVEYOR
R	RANGE
R.O.W.	RIGHT-OF-WAY
S.F.	SQUARE FEET
ST	STREET
T	TOWNSHIIP
U.M.	UTE MERIDIAN
WM	WATER METER
FH	FIRE HYDRANT
WV	WATER VALVE
—W—	BURIED WATER LINE
—SS—	BURIED SANITARY SEWER LINE
—STM—	BURIED STORM SEWER LINE
—T—	BURIED TELEPHONE LINE
—G—	BURIED GAS LINE
—IRR—	BURIED IRRIGATION LINE
	EXISTING EDGE OF ASPHALT PAVEMENT
	SANITARY SEWER MANHOLE
E	ELECTRICAL VAULT
CPED	COMMUNICATIONS PEDISTALE
IRR	IRRIGATION CONTROL VALVE
T	ELECTRICAL TRANSFORMER
MB	MAILBOX



VICINITY MAP

HORIZONTAL SCALE: 1" = 20'
ALL LINEAL UNITS ARE EXPRESSED AS U.S. SURVEY FEET

AREA SUMMARY

DESCRIPTION	ACRES	SQUARE FEET	PERCENT
LOT 1	0.86	37,506	72.87%
LOT 2	0.32	13,964	27.13%
TOTAL	1.562	51,470	100.00%

BENCHMARK

MCSM 802-1, THE C 1/4 CORNER OF SECTION 34, T1N, R1W, UTE MERIDIAN, ELEVATION = 4664.39 (NAVD 88) AS DETERMINED BY GPS USING THE MESA COUNTY COORDINATE SYSTEM.

UTILITY PROVIDERS

DOMESTIC WATER	UTE WATER
SANITARY SEWER	CITY OF GRAND JUNCTION
IRRIGATION	GRAND VALLEY IRRIGATION CO.
ELECTRIC	XCEL ENERGY
GAS	XCEL ENERGY
TELEPHONE	CENTURY LINK
CABLE TV	CHARTER/SPECTRUM

GENERAL NOTES

1. Basis of bearings derived from Mesa County Local Coordinate System and GPS observations. The bearing is S00°01'55"E for a distance of 2639.30 feet, between Mesa County Survey Markers for the S 1/4 Corner of Section 34 Township 1 North, Range 1 West of the Ute Meridian, and the C 1/4 Corner of said Section 34.
2. Property not located within the 100-Year Flood Plane per FEMA MAP No. 08077C0802G, Rev. Oct. 2012
3. Underground irrigation lines based on surface facilities and as-built drawings.

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 DEVELOPMENT ENGINEER DATE

CITY PLANNER DATE

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

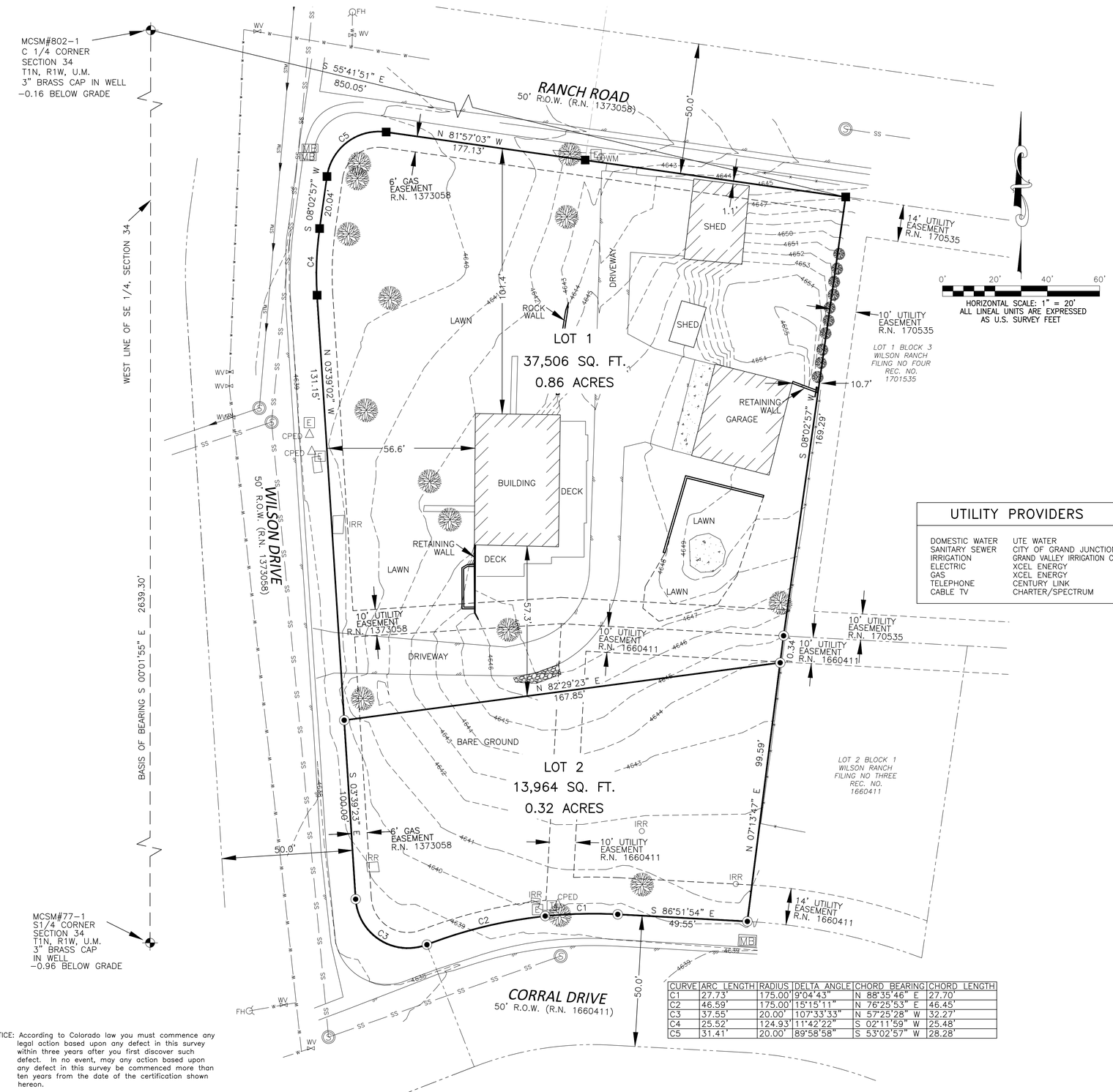
Rolland Consulting Engineers, LLC
405 Ridges Blvd. Suite A
Grand Junction, CO 81507
Voice: (970) 243-8300
Fax: (970) 241-1273
www.rcegj.com

SITE & COMPOSITE PLAN
DAUGHERTY SIMPLE SUBDIVISION

IN THE SE 1/4 SECTION 34, T1N, R1W OF THE UTE MERIDIAN, IN THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

Drawn	Designed	Checked	Proj#	Rv:	Sheet
JAM	JAM	JLG	B8466		1

File Name: C:\PROJECTS\B8466\B8466-COMPOSITE.DWG Date 2/5/19 Of 1



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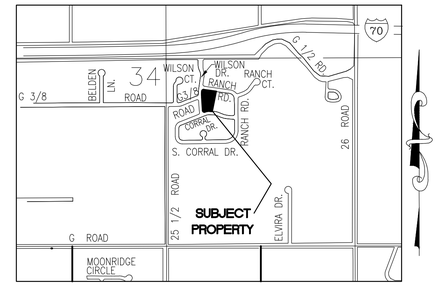
0' 20' 40' 60'
HORIZONTAL SCALE: 1" = 20'
ALL LINEAL UNITS ARE EXPRESSED AS U.S. SURVEY FEET



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SITE & COMPOSITE PLAN
DAUGHTERY SIMPLE SUBDIVISION

IN THE SE 1/4 SECTION 34,
T1N, R1W OF THE UTE MERIDIAN, IN THE
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

Drawn	Designed	Checked	Proj#	Rv:	Sheet
JAM	JAM	JLG	B8466		1
File Name: C:\PROJECTS\B8466\B8466-COMPOSITE.DWG			Date 11/6/18		Of 1

EXHIBIT LIST

HALLS ESTATES FILING 4 REZONE – REQUEST FOR REZONE TO R-12 (RESIDENTIAL 12 DWELLING UNITS/ACRE) AND R-16 (RESIDENTIAL 16 DWELLING UNITS/ACRE)
FILE NO. RZN-2019-88

Exhibit Item #	Description
1	Simple Subdivision Development Application dated November 6, 2019
2	Easement Vacation Documents Binder
3	Staff Report dated March 26, 2019
4	Maps
5	Improvement Survey
6	Site Plan with Easement Vacation
7	Site Plan without Easement Vacation
8	Easement Vacation and Legal Exhibit
9	Staff Presentation dated March 26, 2019

Grand Junction City Council

Workshop Session

Item #8.

Meeting Date: March 26, 2019

Presented By: Trent Prall, Public Works Director

Department: Public Works - Engineering

Submitted By: Trent Prall, Public Works Director
Tamra Allen, Community Development Department Director

Information

SUBJECT:

Consider a request by the City of Grand Junction to Amendment Section 21.06.010 of the Zoning and Development Code concerning Infrastructure Standards, Transportation Capacity Payments Including Calculations Thereof, Credit and Approving Consumption-Based Calculation Methodologies.

EXECUTIVE SUMMARY:

The TCP and the associated Growth and Development Related Street Policy have been in place since 2004. TCP fees, also known as Transportation Impact Fees, have been reviewed and updated based on a process that was led by the Grand Valley Metropolitan Planning Organization (GVMPO). The updated study was presented to City Council and Planning Commission at the December 3, 2018 workshop and a second workshop again with both City Council and Planning Commission held on March 4, 2019. Based on discussion and direction, Staff has prepared an ordinance updating the TCP fees with a three year implementation schedule and an implementation of 2021 for development constructing safety improvements as part of their required infrastructure.

BACKGROUND OR DETAILED INFORMATION:

In 2004, the City adopted Ordinance No. 3641 that provided the approach for calculation and collection of the City's Transportation Capacity Payment (TCP) fee. The City also adopted a Growth and Development Related Streets Policy that, at that time, significantly revised the City's approach to both the City's and developer's obligation for the construction of public access and street safety improvements. At the time of adoption, and as stated in the recitals of the adopted Ordinance, the premise for

adopting a new approach was due to concerns raised that the method of addressing traffic impacts was "not always fair" and the previous methodology required the first development in an area to complete infrastructure improvements while others who followed later were not burdened with similar costs.

The 2004 policy tried to address the instance where a "developer of land immediately adjacent to one or more unimproved or under-improved streets may be required to pay for the improvement of all adjacent street improvements due to location, or the configuration of parcels such that it does not abut an unimproved street, may not be required to make the same improvements to the street system even though each development may add the same amount of traffic."

To address concerns at that time, the City updated the TCP fee and adopted the Growth Management and Streets policy.

TRANSPORTATION CAPACITY PROGRAM

The TCP was modeled so that the City would pay for improvements to the street system that either provided capacity to the system or added safety improvements. The streets identified for the use of the TCP funds were only those streets shown on the adopted Grand Valley Circulation Plan functional classification map and that were considered part of the City's Major Street System. Though the Streets Policy required the City to pay for safety improvements (such as turn lanes or traffic signals) those costs were not included in the calculation of the TCP fee.

The TCP fees and methodology were based on a fee study conducted by Duncan and Associates in 2002. The fees were adopted at a rate of 52% of what was recommended by the study. The fee was to be adopted annually by resolution of the Council and be adjusted annually for inflation in the Consumer Price Index. This has not happened regularly.

Since adoption in 2004, the City adjusted the fee for residential development (based on the CPI) from $1,500 to $1,589 between 2004 and 2007 then to its current fee of $2,554 in 2008 which has not been adjusted since. The TCP fee for Commercial development was originally adopted at a rate of $2,461 per 1,000 square feet (e.g. Shopping Center) and was adjusted upwards in 2008 to $2,607 and then in 2013, 2014 and 2015 to a rate of $4,189 per 1,000 square feet (e.g. Shopping Center) that is being collected today.

In 2013 the City Council adopted Resolution 15-13, which provided for infill and redevelopment incentives. Within the defined redevelopment area TCP fees were reduced. The boundary included Downtown, the river district area as well as the North Avenue corridor between State Highway 6 & 50 and I-70 Business Loop, was intended to encourage development of infill parcels and redevelopment of underutilized land

within certain areas of the City.

The TCP fees have been reviewed and updated in 2018/2019 by a process that was led by the Grand Valley Metropolitan Planning Organization (GVMPO). The study update, again by Duncan and Associates, was completed in early January and revised on February 27, 2019 to reflect feedback from the development and business community regarding further refinements to fees related to residential land uses.

GROWTH AND DEVELOPMENT RELATED STREETS POLICY

At the same time the City adopted updated TCP fees in 2004, the City adopted a Growth and Development Related Streets Policy. At that time the City determined that there were three key components to a meaningful growth and development related street/traffic policy. These included:

1. Collection of a realistic TCP fees for all new development projects,

2. A clear articulation of what minimum requirements (in addition to TCP fees) each development must construct; and,

3. City funding and/or other means of participation in construction of street improvements.

The 2004 policy replaced the previous policy that required developers to pay for the improvement of the half of the street(s) that was directly abutting their project ("half street improvements") and eliminated the need for the developer to build any safety improvements (e.g., turn lanes into their development) as well as eliminated any need for the developer to pay for any off-site improvements (e.g., intersection improvements and traffic signals).

As the Policy and Fees are today, there are significant implications for how the City funds street capacity and safety improvements. Those include:

1. The City pays for all safety improvements, even those related to a specific development and benefitting only a specific development(s).

2. The obligation to improve that street (Collector designation or higher) is carried in full by the City – even if the improvements are necessary for access to a specific development. Only if the street is considered a "local or unclassified" street is the developer required to construct it.

The net effect has been two-fold, whereas 1) the City carries the full cost of improving/constructing all streets (classified higher than local) and 2), the City finds itself moving money toward certain street projects to serve specific development, but

that may not be of the greatest overall community benefit or need.

In a survey of other jurisdictions, staff found that cities regularly require the developer to pay for the adjacent street to be developed to a local street standard (or that adequate to serve the development) including curb, gutter and sidewalk and then the city pays the portion of the cost required to "upsize" the street to a higher classification (e.g., minor collector, arterial, etc.). In addition, other cities require all safety improvements such as acceleration and deceleration lanes to be constructed as part of a development. Both off-site and on-site safety improvements are generally required.

ACTIONS TO CONSIDER

Staff recommends the following actions are considered:

1. Amend Ordinance 3641 the Growth and Development Related Street Policy. The policy included in this ordinance is largely redundant or contradictory to the Zoning and Development Code regarding same; and

2. Amend §21.06.010 of the Zoning and Development Code to include the requirement for development to pay for street safety improvements related to the direct impacts of a development (effective January 1, 2021).

3. Amend §21.06.010 to reference the updated TCP Fee Study, thus adopting the updated fee schedule. Based on input from various community and industry groups, the following provides a recommended schedule for implementation:

a. For Single-Family Detached (SFD) dwelling units, implement the new and full fee using the following implementation schedule to be collected at time of Planning Clearance:

§ January 1st, 2020 - $3,256 (17% between current and proposed)
§ July 1st, 2020 - $3,957 (33% between current and proposed)
§ January 1st, 2021 - $4,659 (50% between current and proposed)
§ July 1st, 2021 - $5,361 (67% between current and proposed)
§ January 1st, 2022 - $6,062 (83% between current and proposed)
§ July 1st, 2022 - $6,763 (100% of proposed)
§ January 1, 2023 - (100% of study rate inflated by CDOT's construction cost index)

b. For Multi-Family dwelling units, excluding those intended to be separate fee simple ownership (eg. Duplex, Townhomes, Condominiums) and all other non-residential uses, implement the fee according to the same prorated schedule as SFD (above) and the fee would be established at time of complete application submittal and would be valid so long as a Building Permit was issued within two years from the date of

submittal.

4. Implement the requirement for development to construct required street safety improvements beginning January 1, 2021.

5. Consider revising the boundary of the Redevelopment Area to ensure key infill areas are included as informed by the completion of the 2020 Comprehensive Plan.

NOTIFICATION REQUIREMENTS
Notice was completed as required by Section 21.02.080(g). Notice of the public hearing was published on March 19, 2019, in the Grand Junction Daily Sentinel.

ANALYSIS
In accordance with Section 21.02.140(c), a proposed text amendment shall address in writing the reasons for the proposed amendment. There are no criteria for review because a code amendment is a legislative act within the discretion of the City Council. Reasons for the proposed amendments are provided in the Background section of this report.

STAFF RECOMMENDATION AND FINDINGS OF FACT
In accordance with Section 21.02.140(c) of the Zoning and Development Code, the reasons for the amendment have been adequately addressed and include but are not limited to the amendment being necessary to provide mechanisms which will allow for the construction of safe streets while updating the payment of costs attributable to development. Staff therefore recommends approval of the proposed amendments to the Zoning and Development Code.

FISCAL IMPACT:

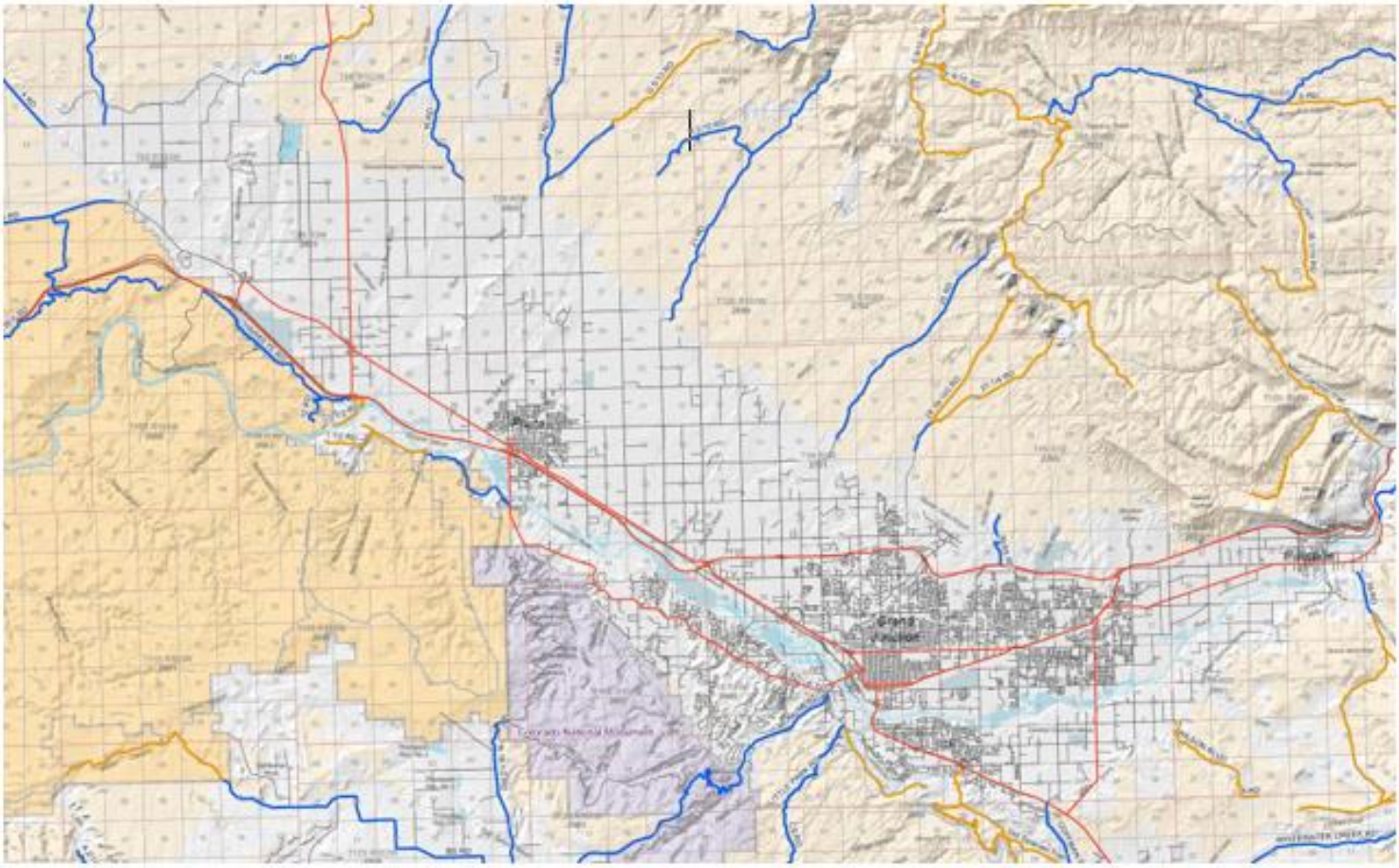
Currently the City receives on average $1.5 million per year in Transportation Impact Fees (aka Transportation Capacity Payments). At full implementation, the anticipated revenue is estimated at $4.5 million per year.

SUGGESTED ACTION:

Madam Chairman, on the request to amendment Section 21.06.010 of the Zoning and Development Code ZCA-2018-116 concerning Infrastructure Standards, Transportation Capacity Payments Including Calculations Thereof, Credit and Approving Consumption-Based Calculation Methodologies; I move that the Planning Commission forward a recommendation of approval, with the findings of fact as listed in the staff report.

Attachments

1. Grand Junction CO TIF Study 2019
2. Resolution TCP Fee and Implementation Schedule
3. Ordinance Amending TCP and Streets Policy
4. Ordinance Amending Ord. No 3641
5. RES-2019 TCP Fees
6. Public comment_combined



Transportation Impact Fee Study

for Mesa County, Colorado

prepared by

Duncan Associates

November 2018

with minor revisions February 2019

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EXECUTIVE SUMMARY

This is a slightly revised version of the November 28, 2018 study, which adds some alternative residential land use categories. Specifically, it (1) adds the option of single-family detached fees for four unit size categories, (2) breaks down the multi-family category into three potential subcategories (multi-family low-rise, multi-family mid-rise, and townhome), and (3) adds two senior adult housing categories (detached and attached). The changes modify Tables 7 and 17, and add a new Appendix E. In all other respects, the study is unchanged.

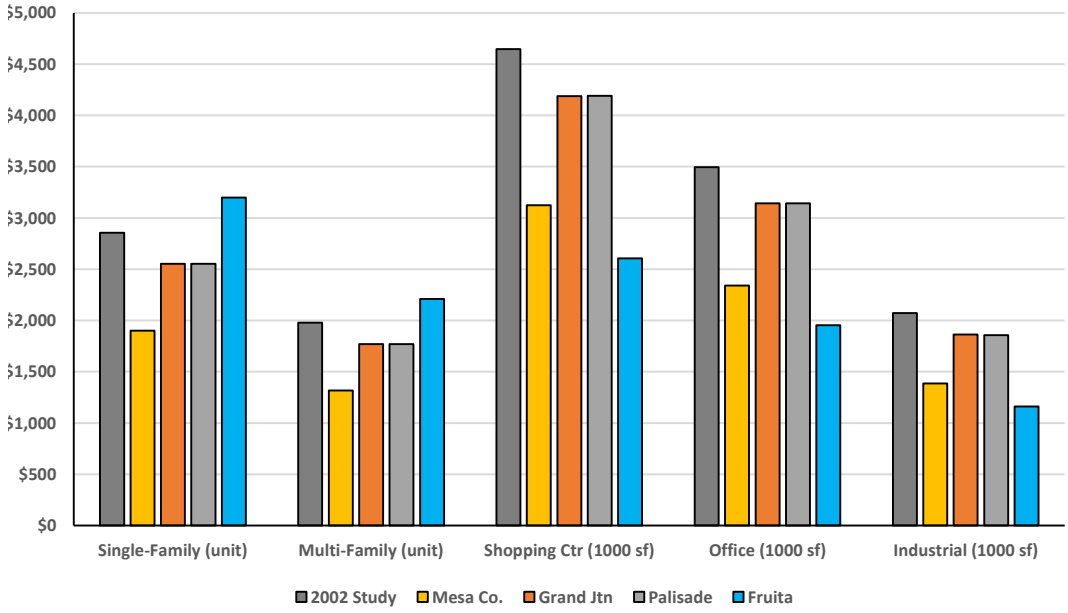
The purpose of this project is to assist Mesa County and participating municipalities (Grand Junction, Palisade and Fruita) by updating the county-wide transportation impact fees study. The previous study was prepared in 2002. The fees calculated in that study and the fees currently being charged by the participating jurisdictions are summarized in Table 1, and are illustrated in Figure 1 on the following page for five major land use categories. All jurisdictions originally adopted the fees at a lower rate than calculated in the 2002 study, and some have adjusted the fees periodically for inflation. Except for Fruita's residential fees, the current fees being charged are lower than the fees calculated 16 years ago.

Table 1. Current Transportation Impact Fees

Land Use	Unit	2002 Study	Mesa County	Grand Junction	Palisade	Fruita
Single-Family Detached	Dwelling	$2,854	$1,902	$2,554	$2,554	$3,200
Multi-Family	Dwelling	$1,979	$1,317	$1,769	$1,769	$2,208
Mobile Home/RV Park	Pad	$1,435	$958	$1,284	$1,284	$795
Hotel/Motel	Room	$2,687	$1,795	$2,407	$2,407	$1,494
Shopping Center (0 to <100k sf)	1,000 sf	$4,646	$3,124	$4,189	$4,190	$2,606
Shopping Center (100k to <249k sf)	1,000 sf	$4,393	$2,935	$3,933	$3,935	$2,447
Shopping Center (250k to <500k sf)	1,000 sf	$4,267	$2,843	$3,805	$3,815	$2,368
Shopping Center (500k sf or more)	1,000 sf	$3,942	$2,627	$3,525	$3,521	$2,193
Auto Sales/Service	1,000 sf	$4,232	$2,824	$3,780	$3,785	$2,352
Bank	1,000 sf	$7,117	$4,744	$6,359	$6,365	$3,957
Convenience Store w/Gas Sales	1,000 sf	$10,191	$6,818	$9,143	$9,149	$5,689
Golf Course	Hole	$6,578	$4,439	$5,951	$5,954	$3,702
Health Club	1,000 sf	$3,813	$2,542	$3,422	$3,410	$2,129
Movie Theater	1,000 sf	$11,834	$7,889	$10,574	$10,584	$6,578
Restaurant, Sit Down	1,000 sf	$5,757	$3,838	$5,159	$5,150	$3,210
Restaurant, Fast Food	1,000 sf	$12,846	$8,596	$11,544	$11,532	$7,182
Office, General (0 to <99k sf)	1,000 sf	$3,494	$2,342	$3,141	$3,142	$1,954
Office, General (100 sf or more)	1,000 sf	$2,973	$1,997	$2,682	$2,675	$1,668
Office, Medical	1,000 sf	$9,807	$6,607	$8,862	$8,865	$5,514
Hospital	1,000 sf	$4,554	$3,069	$4,112	$4,117	$2,558
Nursing Home	1,000 sf	$1,276	$860	$1,149	$1,153	$715
Church	1,000 sf	$2,184	$1,462	$1,967	$1,961	$1,224
Day Care Center	1,000 sf	$4,553	$3,052	$4,086	$4,094	$2,542
Elementary/Secondary School	1,000 sf	$713	$478	$639	$641	$397
Industrial Park	1,000 sf	$2,073	$1,385	$1,864	$1,857	$1,160
Warehouse	1,000 sf	$1,477	$987	$1,328	$1,324	$826
Mini-Warehouse	1,000 sf	$512	$344	$460	$463	$286

Source: 2002 study fees from Duncan Associates, *Transportation Impact Fee Study for Mesa County, Colorado*, September 2002; Mesa County fees from resolution adjusting the fees for inflation adopted January 8, 2018; Palisade fees from Town of Palisade, February 5, 2018; Fruita fees from 2018 fee schedule from City of Fruita, February 5, 2018.

Figure 1. Existing Transportation Impact Fees, Mesa County



Note: Shopping center and office fees based on 100,000 sq. ft. building

Update Overview

This study retains the general methodology used in the 2002 study (see discussion of methodology in Appendix D). The original study calculated regional and non-regional fees, under the expectation that the participating jurisdictions would pool the regional fees and use them to improve regional roadways. Instead, the jurisdictions are spending the fees they collect to improve roads within their jurisdiction, regardless of the regional/non-regional road distinction. This update does not calculate separate fees for the two categories.

Participating jurisdictions can adopt the updated fees at any level up to 100% of the amounts calculated in this study. The adoption percentage should be the same for all land uses to retain the proportionality of the fees to the impact on the major roadway system. If disproportionate reductions are made in fees assessed on selected types of development, the shortfall should be made up with general fund revenue, and a revenue credit should be calculated to avoid non-favored development paying more than its fair share (see Proportionality section in Appendix C).

This study calculates fees that exclude right-of-way (ROW) costs, both to keep the fees from increasing so much and to give jurisdictions the option not to provide developer credits for ROW exactions. However, if a jurisdiction opts to not give developers credit against the fees for required ROW dedications, that jurisdiction should consider restricting the funds collected from being spent on ROW (see Developer Credit section of Appendix C).

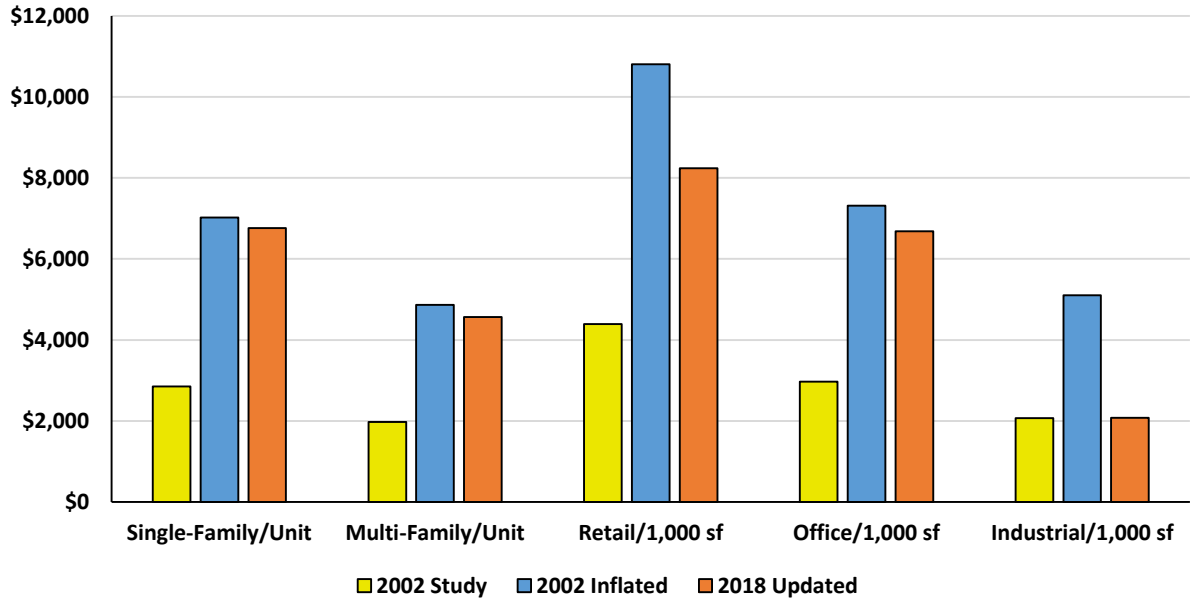
The inputs into the fee calculations are updated in this study based on the most current available data. Trip rates have been updated based on the September 2017 edition of the Institute of Transportation Engineers (ITE) *Trip Generation Manual*. Updated average trip lengths are from the U.S. Department of Transportation's 2017 *National Household Travel Survey*. An updated inventory of the county-wide major roadway system is used to calibrate the travel demand factors and ensure that they are consistent with existing travel on the major roadway system in Mesa County.

Several modifications to the fee schedule land use categories are made in this update to better reflect current available data and/or simplify the process of fee determination and collection. A discussion of the reasons for individual changes can be found in the summary section of the Travel Demand chapter. Recommended definitions for the land use categories are provided in Appendix B.

Updated Fees

The updated fees are compared with the fees calculated in the 2002 study in Table 2 on the following page. Not surprisingly, the fees are considerably higher than those calculated 16 years ago for most land uses. Construction costs have increased considerably over this time. The Colorado Department of Transporations Construction Cost Index is 2.46 times what it was in 2002. Compared to inflation-adjusted 2002 study fees, the updated fees are lower for the majority of land uses, including the major categories of single-family, multi-family, retail/commercial, general office, and industrial/warehouse uses, as illustrated in Figure 2.

Figure 2. Comparison of Current and Updated Transportation Impact Fees



The wide variation in percentage changes between land use categories reflects changes in travel demand factors, including trip generation rates (1997 versus 2017 ITE manual), percent new trips (also from ITE manual), and average trip lengths (1995 versus 2017 national travel survey).

Table 2. Comparison of Current and Updated Transportation Impact Fees

Land Use Type	Unit	2002 Study Original	2002 Study Inflated	Updated Fees	% Change from Original	% Change from Inflated
Single-Family Detached	Dwelling	$2,854	$7,021	$6,763	137%	-4%
Multi-Family	Dwelling	$1,979	$4,868	$4,570	131%	-6%
Mobile Home/RV Park	Pad	$1,435	$3,530	$3,583	150%	1%
Hotel/Motel	Room	$2,687	$6,610	$4,183	56%	-37%
Shopping Center/Commercial	1,000 sf	$4,393	$10,807	$8,240	88%	-24%
Auto Sales/Service	1,000 sf	$4,267	$10,497	$9,258	117%	-12%
Bank, Drive-In	1,000 sf	$7,117	$17,508	$18,365	158%	5%
Convenience Store w/Gas Sales	1,000 sf	$10,191	$25,070	$26,395	159%	5%
Golf Course	Hole	$6,578	$16,182	$12,850	95%	-21%
Movie Theater	1,000 sf	$11,834	$29,112	$33,028	179%	13%
Restaurant, Standard	1,000 sf	$5,757	$14,162	$14,975	160%	6%
Restaurant, Drive-Through	1,000 sf	$12,846	$31,601	$33,203	158%	5%
Office, General	1,000 sf	$2,973	$7,314	$6,685	125%	-9%
Office, Medical	1,000 sf	$9,807	$24,125	$25,665	162%	6%
Animal Hospital/Vet Clinic	1,000 sf	n/a	n/a	$15,858	n/a	n/a
Hospital	1,000 sf	$4,554	$11,203	$7,905	74%	-29%
Nursing Home	1,000 sf	$1,276	$3,139	$3,120	145%	-1%
Place of Worship	1,000 sf	$2,184	$5,373	$2,725	25%	-49%
Day Care Center	1,000 sf	$4,553	$11,200	$4,485	-1%	-60%
Elementary/Secondary School	1,000 sf	$713	$1,754	$1,688	137%	-4%
Public/Institutional	1,000 sf	n/a	n/a	$3,813	n/a	n/a
Industrial	1,000 sf	$2,073	$5,100	$2,078	0%	-59%
Warehouse	1,000 sf	$1,477	$3,633	$1,248	-16%	-66%
Mini-Warehouse	1,000 sf	$512	$1,260	$1,075	110%	-15%

Source: Original 2002 study fees from Duncan Associates, *Transportation Impact Fee Study for Mesa County, Colorado*, September 2002 (sum of regional road fees without major structure costs and nonregional road fees); inflated 2002 fees are 2.46 times the original fee, based on the increase in the Colorado Department of Transportation *Construction Cost Index* from 2nd quarter 2012 to 2nd quarter 2018; updated fees from Table 17.

Comparative Jurisdictions

Communities in the process of updating impact fees are naturally interested in knowing what other nearby or comparable jurisdictions are charging. However, concerns about "competitiveness" with other jurisdictions are not necessarily well-founded. Studies have found that reducing or eliminating fees did not have any perceptible effect on the rate of development that subsequently occurred. This is not surprising, given the myriad other market and regulatory factors that differ between jurisdictions besides transportation impact fees.

The fees from the 2002 study and this update are compared to transportation impact fees currently charged by 12 other Colorado jurisdictions in Table 3. Note that while only transportation fees are compared, two-thirds of the comparison jurisdictions also charge other types of impact fees.

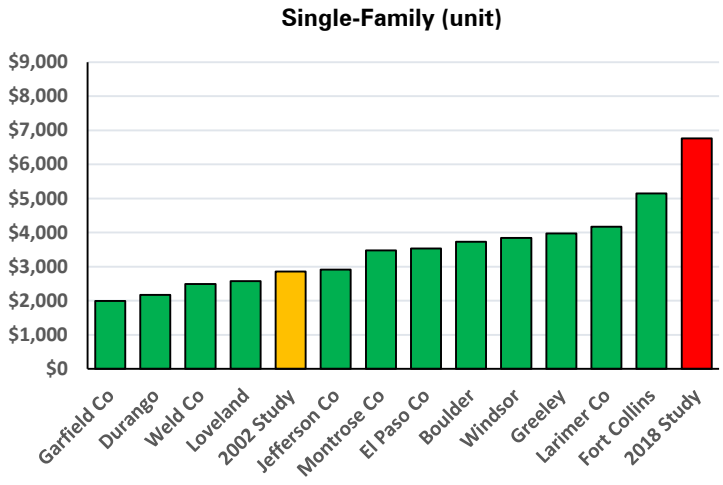
Table 3. Transportation Impact Fees in Colorado

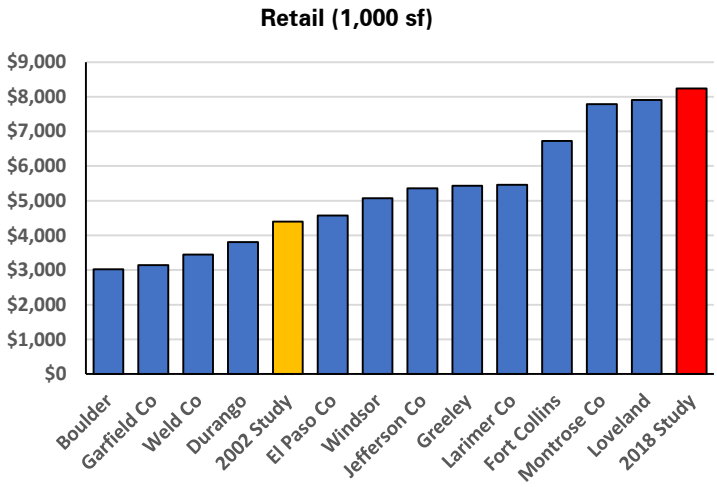
Jurisdiction	Study/ Adoption Year	Single-Family (per unit)	Multi-Family (per unit)	Retail (per 1,000 sq. ft.)	Office (per 1,000 sq. ft.)	Industrial (per 1,000 sq. ft.)
Boulder (1)	2017	$3,734	$2,702	$3,020	$2,700	$2,620
Durango	n/a	$2,169	$1,298	$3,810	$2,823	$1,963
El Paso County	2017	$3,532	$2,220	$4,572	$2,933	$3,366
Fort Collins	2017	$5,150	$3,392	$6,721	$4,951	$1,598
Garfield County (2)	2017	$1,992	$1,230	$3,145	$1,361	$472
Greeley	2015	$3,973	$2,565	$5,428	$4,650	$1,609
Jefferson County (3)	n/a	$2,911	$2,051	$5,360	$3,590	$1,550
Larimer County	2018	$4,168	$2,955	$5,461	$3,213	$1,296
Loveland	n/a	$2,578	$1,801	$7,910	$3,550	$1,890
Mesa Co (2002)	2002	$2,854	$1,979	$4,393	$2,973	$2,073
Mesa Co (updated)	2018	$6,763	$4,570	$8,240	$6,685	$2,078
Montrose County	2007	$3,480	$2,440	$7,790	$4,000	$2,530
Weld County	2011	$2,488	$1,630	$3,450	$2,275	$2,251
Windsor	2017	$3,838	$2,436	$5,076	$4,674	$2,016

Notes: (1) includes transportation excise tax; (2) average of two areas; (3) single-family fee is average of fees for up-to-two-car garages and three-or-more-car garages
Source: Duncan Associates internet survey, October 5, 2018 (where fees vary by size, assumes 2,000 sq. ft. single-family unit, 1,000 sq. ft. multi-family unit, and 1 million square foot retail center or office building).

Single-family and retail transportation fees charged by Mesa County and the other 12 Colorado jurisdictions are illustrated in the two charts below. The 2002 study fees for Mesa County are well below the median of the other jurisdictions for both single-family and retail. The updated fees are at the high end of what the other 12 jurisdictions currently charge. Multi-family and office fee comparisons are not shown, but are similar. Industrial fees are not going up much in this update.

Figure 3. Comparative Transportation Fees, Colorado Jurisdictions





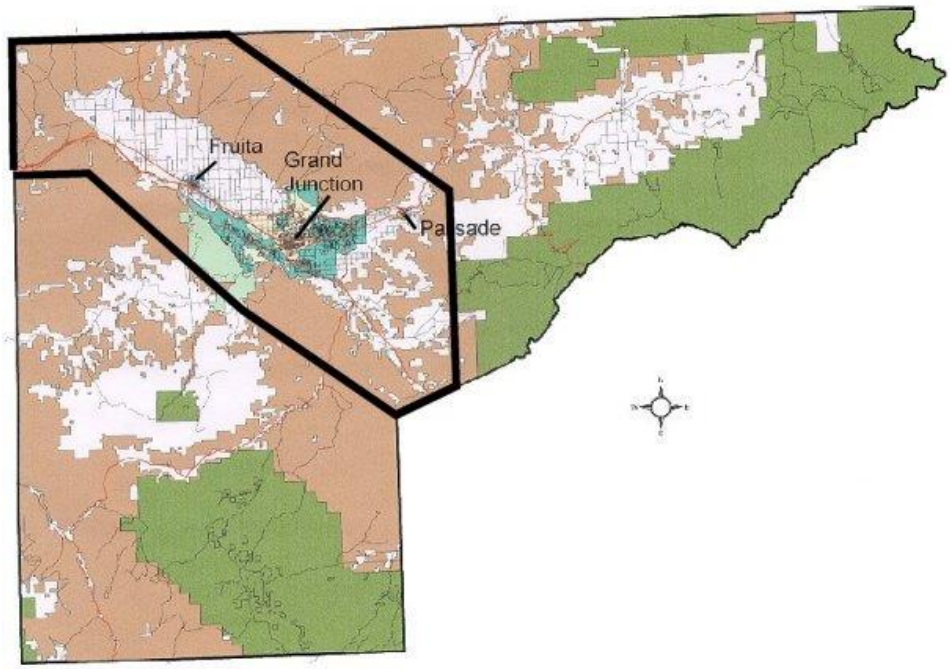
SERVICE AREAS

There are two kinds of geographic areas in impact fee systems: service areas and benefit districts. A service area is an assessment area that is served by a defined group of capital facilities and subject to a uniform impact fee schedule. A benefit district is an area within which fees collected are earmarked to be spent.

Generally, transportation impact fees tend to have a single service area and a uniform fee schedule, whether at the municipal level or the regional, county-wide level. That is because the arterial road system is designed to move traffic from one part of a community to another, and improvements to this system are generally of community-wide benefit. In some communities, major collectors may function as part of the arterial system as well.

The transportation impact fees apply only in the most rapidly developing area of the County. The boundaries of the Grand Valley Airshed as defined by the Colorado Department of Health for the purposes of monitoring air pollution is used as the transportation impact fee service area. Based on the 6,000-foot elevation line on the valley walls, the Airshed defines the developing area in and around the municipalities of Grand Junction, Palisade and Fruita. This transportation impact fee service area is about one-quarter of the area of the entire county, including roughly twice as much privately-owned land area as the area used in regional transportation planning. This area continues to be appropriate as the boundary of the service area for the transportation impact fees (see Figure 4).

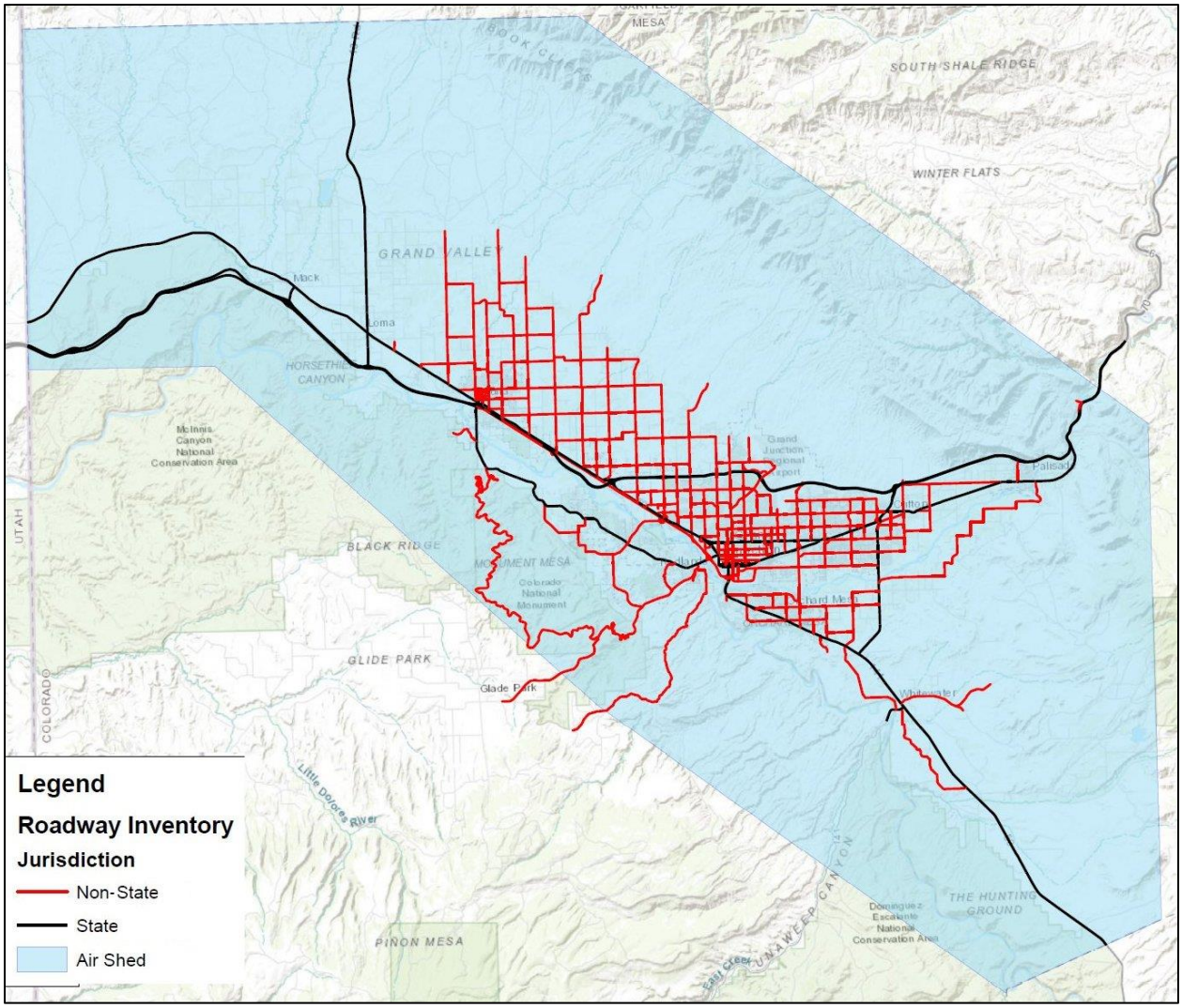
Figure 4. Transportation Impact Fee Service Area



MAJOR ROADWAY SYSTEM

A transportation impact fee system should include a clear definition of the major roadway system that is to be funded with the impact fees. The major roadway system consists of all state and federal highways (excluding I-70), principal arterials (e.g., 24 Road, Patterson Road), minor arterials, and major collector roads within the transportation impact fee service area (illustrated in Figure 5). Other roads will not be funded with transportation impact fees, nor will developer improvements to roads not included in the major roadway system be eligible for credits against the transportation impact fees. A detailed listing of the current road segments included in the major roadway system is provided in Table 18 in Appendix A.

Figure 5. Major Roadway System



TRAVEL DEMAND

The travel demand generated by specific land use types in Mesa County is a product of three factors: 1) trip generation, 2) percent new trips, and 3) average trip length. The first two factors are well documented in the professional literature – the average trip generation characteristics identified in studies of communities around the nation should be reasonably representative of trip generation characteristics in Mesa County. In contrast, trip lengths are much more likely to vary between communities, depending on the geographic size and shape of the community and its major roadway system.

Trip Generation

Trip generation rates are based on information published in the most recent edition of the Institute of Transportation Engineers' (ITE) Trip Generation manual. Trip generation rates represent trip ends, or driveway crossings at the site of a land use. Thus, a single trip from home to work counts as one trip end for the residence and one trip end for the work place, for a total of two trip ends. To avoid over counting, all trip rates are divided by two. This allocates travel equally between the origin and destination of the trip and avoids double charging. This update utilizes the most current edition of the ITE manual (the 10th edition published in 2017).

New Trip Factor

Trip rates must also be adjusted by a "new trip factor" to exclude pass by and diverted-linked trips. This adjustment is intended to reduce the possibility of over-counting by only including primary trips generated by the development. Pass by trips are those trips that are already on a particular route for a different purpose and simply stop at a development on that route. For example, a stop at a convenience store on the way home from the office is a pass by trip for the convenience store. A pass by trip does not create an additional burden on the street system and therefore should not be counted in the assessment of impact fees. A diverted-linked trip is similar to a pass by trip, but a diversion is made from the regular route to make an interim stop. The reduction for pass by and diverted-linked trips is drawn from ITE manual and other published information.

Average Trip Length

In the context of a transportation impact fee based on a consumption-based methodology, it is important to determine the average length of a trip on the major roadway system within Mesa County. The average trip length can be determined by dividing the total vehicle-miles of travel (VMT) on the major roadway system by the total number of trips generated by existing development in the service area. Total VMT on the major roadway system is estimated by multiplying the length of each road segment by the current traffic volume on that segment and summing for the entire system. Total trips can be estimated by multiplying existing land uses by the appropriate trip generation rates (adjusted for new trip factors and divided by two) and summing for all existing development in the service area.

Existing land use information was compiled for all jurisdictions within the transportation impact fee service area to determine an average trip length. Existing land uses in each of the general categories are multiplied by average daily trip generation rates and summed to determine a reasonable estimate of total daily trips within the service area. As shown in Table 4, existing land uses within the transportation impact fee service area generate approximately 428,000 average daily trips.

Table 4. Existing Average Daily Trips

Land Use Type	ITE Code	Unit	Existing Units	Trips/ Unit	Daily Trips
Single-Family Detached	210	Dwelling	44,535	4.72	210,205
Multi-Family	220/221	Dwelling	11,383	3.19	36,312
Subtotal, Residential			55,918		246,517
Hotel/Motel	310/320	Rooms	3,806	2.92	11,114
Commercial	820	1,000 Sq. Ft.	13,754	8.30	114,158
Office	710	1,000 Sq. Ft.	3,028	4.87	14,746
Industrial	130	1,000 Sq. Ft.	3,655	1.68	6,140
Warehousing	150	1,000 Sq. Ft.	6,130	0.87	5,333
Public/Institutional	620	1,000 Sq. Ft.	8,999	3.32	29,877
Subtotal, Nonresidential			35,566		181,368
Total					427,885

Source: Existing development in service area from Mesa County GIS, March 12, 2018; trips per unit from Table 7.

A reasonable estimate of Mesa County's average trip length can be derived by dividing total daily VMT on the major roadway system by the total number of daily trips generated by existing development within the service area. This calculation, presented in Table 5, indicates that the average trip length on the major roadway system is about 5.5 miles.

Table 5. Average Trip Length

Daily VMT on Major Roads	2,347,636
÷ Daily Trips in Service Area	427,885
Average Trip Length (miles)	5.49

Source: VMT from Table 18; trips from Table 4.

Average trip lengths by trip purpose for the western region are available from the U.S. Department of Transportation's 2017 *National Household Travel Survey*. In addition, a residential trip length is determined, using a weighting of 20 percent work trips and 80 percent average trips. The average trip length on the major roadway system is 62.6% of the regional average trip length. Using this ratio, reasonable trip lengths were derived for specific trip purposes, including home-to-work trips, shopping, school/church and other personal trips, as shown in Table 6.

Table 6. Average Trip Lengths by Trip Purpose

Trip Purpose	Regional Trip Length (miles)	Local Ratio	Local Trip Length (miles)
To or from work	10.77	0.626	6.74
Residential	9.16	0.626	5.73
Doctor/Dentist	9.42	0.626	5.90
School/Church	5.01	0.626	3.14
Family/Personal	6.00	0.626	3.76
Shopping	6.34	0.626	3.97
Average of All Trip Purposes*	8.76	0.626	5.49

* weighted (not simple average of trip purposes shown)
Source: Regional average trip lengths for the western Census region from US. Department of Transportation, *National Household Travel Survey*, 2017; regional residential trip length estimated based on weighting of 20% work trips and 80% average trips (20% work trip factor based on 2016 5-year U.S. Census sample data for Mesa County showing the average dwelling unit has 0.91 workers, and 0.91 work trips per unit is 20% of average trips per unit, derived from Table 4); average local trip length from Table 5; ratio is average local to regional trip length; local trip length by purpose is product of regional trip length and local ratio.

Travel Demand Summary

The result of combining trip generation rates, new trip factors, average trip lengths and the local adjustment factor is the travel demand schedule. The travel demand schedule establishes the average daily vehicle-miles of travel (VMT) generated by various land use types per unit of development in the service area. The updated demand schedule reflects updated trip generation rates from the Institute of Transportation Engineers (ITE), *Trip Generation Manual*, 10th edition, 2017. Average trip lengths are updated with the 2017 *National Household Travel Survey*. The adjustment factor ensures that the VMT generated by existing land uses does not exceed current observed VMT on the major roadway system. The updated travel demand schedule is presented in Table 7. For each land use, daily VMT is a factor of trip rate, trip length, new trip factor, and the local adjustment factor.

Some modifications to the land use categories are made in this update to better reflect available data and to simplify the process of fee determination and collection. Recommended definitions of all the categories are provided in Appendix B.

- The current four shopping center size categories are combined into a single retail/commercial category. It is based on average trip characteristics for shopping centers, which tend to include a relatively broad mix of commercial uses. While trip generation rates are available for shopping centers by size, data on new trip factors and average trip lengths by size are harder to come by. Trip generation rates tend to go down by shopping center size, but this is counterbalanced by fewer pass by trips and longer trip lengths. The average shopping center rate is the appropriate default for a wide range of retail and commercial uses not specifically identified in the fee schedule. Health club is merged into the new "Shopping Center/Commercial" category because the ITE manual does not have a daily trip generation rate, and the PM peak hour rate is similar to shopping center.

- The current two office categories by building size are combined into a single general office category, for the same reasons of data availability and counterbalancing applicable to shopping centers.

- Two new categories have been added: animal hospital/vet clinic and public/institutional. The new ITE manual now has an average daily trip rate for animal hospital. The public/institutional category, based on trip data for junior/community college, is intended to provide a default category for other public/institutional uses not specifically listed in the fee schedule.

- The sit-down and fast food restaurant categories have been renamed "standard" and "drive-through," and are defined by whether they have drive-through/drive-in facilities. This provides an administratively simple way to distinguish between them and is consistent with the ITE category from which the fast food trip rate is derived.

- Church has been renamed "Place of Worship" to better reflect its nondenominational character. Industrial park has been renamed "Industrial" to reflect its broader applicability.

- Finally, several additional residential subcategories are provided as alternatives to adopting the broader single-family detached and multi-family categories. In addition, two categories are added for senior adult housing.

The updated travel demand schedule is presented in Table 7 on the following page.

Table 7. Travel Demand Schedule

Land Use Type	ITE Code	Unit	Trips	% New	Miles	VMT
Single-Family Detached	210	Dwelling	4.72	100%	5.73	27.05
<1,250 sq. ft. of living area	210	Dwelling	2.27	100%	5.73	13.01
1,250 - 1,649 sq. ft. of living area	210	Dwelling	3.79	100%	5.73	21.72
1,650 - 2,299 sq. ft. of living area	210	Dwelling	4.41	100%	5.73	25.27
2,300 or more sq. ft. of living area	210	Dwelling	5.96	100%	5.73	34.15
Multi-Family (including townhome)	220/221	Dwelling	3.19	100%	5.73	18.28
Multi-Family, Low-Rise (1-2 stories)	220	Dwelling	3.66	100%	5.73	20.97
Multi-Family, Mid-Rise (3-10 stories)	221	Dwelling	2.72	100%	5.73	15.59
Townhouse	230	Dwelling	2.90	100%	5.73	16.62
Senior Adult Housing - Detached	251	Dwelling	2.13	100%	5.73	12.20
Senior Adult Housing - Attached	252	Dwelling	1.85	100%	5.73	10.60
Mobile Home/RV Park	240	Pad	2.50	100%	5.73	14.33
Hotel/Motel	310/320	Room	2.92	100%	5.73	16.73
Shopping Center/Commercial	820	1,000 sf	18.87	44%	3.97	32.96
Auto Sales/Service	840	1,000 sf	13.92	67%	3.97	37.03
Bank, Drive-In	912	1,000 sf	50.01	37%	3.97	73.46
Convenience Store w/Gas Sales	853	1,000 sf	312.10	17%	1.99	105.58
Golf Course	430	Hole	15.19	90%	3.76	51.40
Movie Theater	444	1,000 sf	39.04	90%	3.76	132.11
Restaurant, Standard	931	1,000 sf	41.92	38%	3.76	59.90
Restaurant, Drive-Through	934	1,000 sf	235.47	30%	1.88	132.81
Office, General	710	1,000 sf	4.87	100%	5.49	26.74
Office, Medical	720	1,000 sf	17.40	100%	5.90	102.66
Animal Hospital/Vet Clinic	650	1,000 sf	10.75	100%	5.90	63.43
Hospital	610	1,000 sf	5.36	100%	5.90	31.62
Nursing Home	620	1,000 sf	3.32	100%	3.76	12.48
Place of Worship	560	1,000 sf	3.47	100%	3.14	10.90
Day Care Center	565	1,000 sf	23.81	24%	3.14	17.94
Elementary/Secondary School	520/522/530	1,000 sf	8.96	24%	3.14	6.75
Public/Institutional	540	1,000 sf	10.12	48%	3.14	15.25
Industrial	130	1,000 sf	1.45	100%	5.73	8.31
Warehouse	150	1,000 sf	0.87	100%	5.73	4.99
Mini-Warehouse	151	1,000 sf	0.75	100%	5.73	4.30

Source: 1-way trips are ½ of trip ends from Institute of Transportation Engineers (ITE), *Trip Generation Manual*, 10th Edition, 2017 (single-family by unit size from Table 23 in Appendix E); new trip percentages for retail/commercial uses from ITE, *Trip Generation Handbook*, 3rd Edition, 2017; new trip percentage for day care and schools based on Preston Hitchens, "Trip Generation of Day Care Centers," *1990 ITE Compendium*; average trip lengths from Table 6 (convenience store is one half retail, drive-through restaurant is one-half standard restaurant); VMT is product of trip rate, percent new trips, and trip length.

Comparisons of existing and updated travel demand factors are shown in Table 8. Travel demand per unit of development by land use type is lower for most land uses in this update. The change in travel demand per unit by land use exhibits considerable variation, ranging from a decline of 68% for warehouse to an increase of 7% for movie theater.

Table 8. Travel Demand Comparison

Land Use Type	Unit	VMT per Unit 2002	VMT per Unit Updated	Percent Change
Single-Family Detached	Dwelling	29.70	27.05	-9%
Multi-Family	Dwelling	20.59	18.28	-11%
Mobile Home/RV Park	Pad	14.94	14.33	-4%
Hotel/Motel	Room	27.96	16.73	-40%
Shopping Center/Commercial	1,000 sf	44.91	32.96	-27%
Auto Sales/Service	1,000 sf	43.97	37.03	-16%
Bank, Drive-In	1,000 sf	73.94	73.46	-1%
Convenience Store w/Gas Sales	1,000 sf	106.28	105.58	-1%
Golf Course	Hole	69.15	51.40	-26%
Movie Theater	1,000 sf	122.94	132.11	7%
Restaurant, Standard	1,000 sf	59.82	59.90	0%
Restaurant, Drive-Through	1,000 sf	133.96	132.81	-1%
Office, General	1,000 sf	33.80	26.74	-21%
Office, Medical	1,000 sf	103.00	102.66	0%
Hospital	1,000 sf	47.83	31.62	-34%
Nursing Home	1,000 sf	13.40	12.48	-7%
Place of Worship	1,000 sf	22.80	10.90	-52%
Day Care Center	1,000 sf	47.55	17.94	-62%
Elementary/Secondary School	1,000 sf	7.45	6.75	-9%
Industrial	1,000 sf	21.57	8.31	-61%
Warehouse	1,000 sf	15.37	4.99	-68%
Mini-Warehouse	1,000 sf	5.38	4.30	-20%

Source: 2002 VMT from Duncan Associates, *Transportation Impact Fee Study*, September 2002; updated VMT from Table 7.

COST PER SERVICE UNIT

There are two components to determining the average cost to add a unit of capacity to the major roadway system: the cost of a set of improvements, and the capacity added by those improvements. This section describes both components used to calculate the average cost per service unit.

This update excludes right-of-way (ROW) costs from the fee calculation. The exclusion of ROW eliminates the most variable component of project costs, keeps the fees lower, and allows jurisdictions the option of not providing developer credit for ROW dedication.

Average Cost per Lane-Mile

The first step is to determine the cost to add an additional lane-mile of roadway. While transportation impact fees can be used to pay for a variety of types of improvements that expand the capacity of the major roadway system without adding lanes, such as intersection improvements and signalization, it is difficult to quantify the vehicle-miles of capacity (VMC) added by these types of improvements. The cost per lane-mile can be calculated based on a representative list of historical or planned improvements. The average cost per lane-mile developed for this study uses a weighted average of urban and rural road improvements. Right-of-way costs have been excluded in this update.

Costs for improving urban road sections are drawn from cost data provided by the City of Grand Junction. The estimated costs of the City's planned improvements over the next ten years are summarized in Table 9. Mesa County engineers confirm these costs are reasonably representative of urban road capacity expansion in other parts of the county. None of the projects include major structures, such as overpasses, elevated ramps or bridges. As shown, the weighted average cost of urban road expansions is about $3.3 million per lane-mile.

Table 9. Urban Average Cost per Lane-Mile

Road	From	To	Miles	Lanes Ex.	Lanes Fut.	New Ln-Mi.	Project Cost	Cost per Lane-Mile
24 Road	Patterson	I-70	1.20	3	5	2.40	$8,100,000	$3,375,000
25 Road	I-70B	F 1/4	0.75	3	5	1.50	$7,290,000	$4,860,000
25 Road	F 1/4 Road	G Road	0.75	2	3	0.75	$3,060,000	$4,080,000
26 Road	Patterson	H Road	2.00	2	3	2.00	$6,480,000	$3,240,000
26 1/2 Road	Horizon	Summerhill	2.20	2	3	2.20	$8,019,000	$3,645,000
28 1/4 Road	Patterson	Hawthorne	0.38	0	2	0.76	$390,000	$513,158
28 3/4 Road	North Ave	Orchard Ave	0.50	2	3	0.50	$4,500,000	$9,000,000
29 Rd Pkwy	F Road	I-70	1.00	2	5	3.00	$9,000,000	$3,000,000
Crosby Ave	25 1/2 Rd	Main St	0.63	2	3	0.63	$4,025,700	$6,390,000
D 1/2 Road	29 Road	30 Road	1.00	2	3	1.00	$4,500,000	$4,500,000
F 1/2 Pkwy	I-70B	F 1/4 Rd	1.70	0	3	5.10	$9,720,000	$1,905,882
G Road	24 Road	27 Road	3.00	2	3	3.00	$10,700,000	$3,566,667
Total			15.11			22.84	$75,784,700	$3,318,069

Source: Planned projects descriptions and costs in 2018 dollars from Trent Prall, Public Works Director, City of Grand Junction, September 19, 2018; cost per lane-mile is project cost divided by new lane-miles.

The cost of recent County rural road projects constructed or estimated in engineering studies are summarized in Table 10. All these projects or studies are from about three years ago and have been adjusted to current dollars. The costs do not include any bridge work, which the County often does as part of such projects. The list does not include any urban projects, or projects in the high country, which tend to cost quite a bit more. Many of these projects do not actually add new travel lanes, but rather the equivalent amount of pavement provided by new shoulders. The resulting average rural road cost is about $1.68 million per lane-mile in current dollars.

Table 10. Rural Average Cost per Lane-Mile

Road	From	To	Project Description	Miles	Lanes Ex.	Lanes Fut.	New Ln-Mi.	Project Cost	Cost/ Lane-Mile
22 Road	Ranchman's Ditch	H Road	Added 3rd lane w/shldrs	0.27	2	3	0.27	$948,300	$3,512,222
22 Road	H Road	H 1/2 Road	Added 3rd lane w/shldrs	0.41	2	3	0.41	$1,046,400	$2,552,195
22 Road	H 1/2 Road	I Road	Added 6' shoulders	0.59	2	3	0.59	$997,350	$1,690,424
22 Road	I Road	GVIC Canal	Added 6' shoulders	0.66	2	3	0.66	$1,008,250	$1,527,652
22 Road	GVIC Canal	J 1/2 Road	Added 6' shoulders	0.70	2	3	0.70	$1,057,300	$1,510,429
22 Road	J 1/2 Road	K Road	Added 6' shoulders	0.58	2	3	0.58	$784,800	$1,353,103
K Road	19 Road	19 1/2 Road	Added 6' shoulders	0.61	2	3	0.61	$833,850	$1,366,967
K Road	19 1/2 Road	20.2 Road	Added 6' shoulders	0.70	2	3	0.70	$1,286,200	$1,837,429
K Road	Adobe	20.8 Road	Added 6' shoulders	0.63	2	3	0.63	$693,240	$1,100,381
Total				5.15			5.15	$8,655,690	$1,680,717

Source: Mesa County Engineering, October 5, 2018; original costs inflated by the change in the CDOT Construction Cost Index over the last three years; cost per lane-mile is project cost divided by new lane-miles.

Average urban and rural costs per lane-mile identified above are converted to a weighted average cost per lane-mile in Table 11 based on the distribution of existing lane-miles. The weighted average is about $2.8 million per lane-mile.

Table 11. Weighted Average Cost per Lane-Mile

	Urban	Rural	Total
Average Cost per Lane-Mile	$3,318,069	$1,680,717	n/a
x Percent of Lane-Miles	66.2%	33.8%	100.0%
Weighted Average Cost per Lane-Mile	$2,196,562	$568,082	$2,764,644

Source: Average cost per lane-mile from Table 9 (urban) and Table 10; distribution of urban and rural major roadway lane-miles within the service area from Mesa County GIS, September 28, 2018.

Cost per Service Unit Summary

Dividing the weighted average cost per lane-mile by the average daily capacity per lane yields an average cost of per vehicle-mile of capacity or VMC. Under the modified consumption-based methodology, the cost per VMC needs to be multiplied by the VMC/VMT ratio (see discussion in Appendix D: Methodology) to determine the cost per vehicle-mile of travel or VMT. As shown in Table 12, the cost per service unit to accommodate the traffic generated by new development is $353 per VMT. Note that this updated cost per service unit excludes ROW costs.

Table 12. Transportation Cost per Service Unit

Weighted Average Cost per Lane-Mile	$2,764,644
÷ Average Daily Capacity per Lane	7,827
Average Cost per Vehicle-Mile of Capacity (VMC)	$353
x VMC/VMT Ratio	1.00
Cost per Vehicle-Mile of Travel (VMT)	$353

Source: Weighted average cost per lane-mile from Table 11; average capacity per lane derived from Table 18 (total VMC ÷ total lane-miles); VMC/VMT ratio is recommended ratio from Table 19.

As discussed in Appendix C: Legal Framework, revenue credits may be warranted for existing deficiencies, outstanding debt, the availability of State/Federal funding, and the historical use of local funding for major roadway expansion. There are no existing deficiencies from the perspective of the transportation impact fees because the fees are based on a level of service that is lower than what is currently provided to existing development.

The City of Grand Junction is the only one of the four jurisdictions that has any outstanding debt on existing major roadways. The City has about $25 million in outstanding debt for the Riverside Parkway widening. However, Riverside Parkway accounts for only about 4% of the total excess capacity in the major roadway system that is available for new development. The fees that Grand Junction collects could be used to retire this debt, although that is not the City's current practice. Consequently, no revenue credit is required for the outstanding debt.

While not necessarily required, as discussed in the Revenue Credits section of Appendix C, revenue credits will be calculated for direct state and federal funding for road improvements, and for local government's historical use of funding for capacity-expanding improvements.

Direct funding of road improvements with State and Federal funds is programmed through the *Transportation Improvement Program* (TIP) prepared by the Grand Valley Metropolitan Planning Organization. The current TIP includes $2.7 million in annual funding over next four years for improvements that are capacity-expanding. These improvements are summarized in Table 13.

Table 13. Average Annual State/Federal Road Capacity Funding, FY 2019-2022

Facility	Location	Description	Amount
I-70B	24 Rd-15th St	Widening	$2,000,000
US 6	Clifton-Palisade	Preliminary Engineering	$7,200,000
US 6	Fruita-I-70B	Highway & Intersection Improvements	$1,650,000
Total State/Federal Funding			$10,850,000
÷ Number of Years			4
Average Annual Funding			$2,712,500

Source: Grand Valley Metropolitan Planning Organization, *Transportation Improvement Program, State FY 2019 to 2022*, amended October 22, 2018.

In addition to direct state and federal funding for road improvements, other state highway revenues, primarily highway user taxes and motor vehicle registration fees, are allocated to local jurisdictions and earmarked for transportation-related expenditures. Other major local sources of revenue for road expenditures include Mesa County's sales tax and Grand Junction's general fund. The consultant analyzed the four jurisdictions' annual reports for the last five years to determine how much is spent on right-of-way, new roads, and roadway capacity improvements. As can be seen from Table 14, local governments in Mesa County are spending about $10 million annually on capacity improvements.

Table 14. Average Annual Local Road Capacity Expenditures

Jurisdiction	5-Yr. Avg.
Mesa County	$7,184,091
City of Grand Junction	$2,431,028
City of Fruita	$441,301
Town of Palisade	$0
Total	$10,056,420

Source: Local Highway Finance Reports, 2012-2016 for Mesa County and Grand Junction, 2013-2017 for Fruita and Palisade.

The amount of the revenue credit is determined by first dividing the total annual funding available for road capacity improvements by total VMT on the major roadway system, then multiplying by a present value factor. This results in a credit per service unit that is the current equivalent of the future 30-year stream of funding that will be available to help defray the growth-related costs of improving the major roadway system.

Table 15. Transportation Funding Credit

Annual State/Federal Capital Funding	$2,712,500
Annual Local Capital Expenditures	$10,056,420
Total Annual Capital Funding	$12,768,920
÷ Daily VMT on Major Road System	2,347,636
Annual Funding per Daily VMT	$5.44
x Present Value Factor (30 Years)	18.86
Funding Credit per Daily VMT	$103

Source: State/Federal funding from Table 13; local expenditures from Table 14; existing VMT from Table 18; present value factor is based on a discount rate of 3.30%, which is the national average yield on AAA 30-year municipal bonds from fmsbonds.com on November 27, 2018.

The net cost per service unit is the cost per VMT less the revenue credit for non-impact fee funding. As shown in Table 16, the net cost per service unit is $250 per VMT.

Table 16. Transportation Net Cost per Service Unit

Cost per Vehicle-Mile of Travel	$353
– Credit per Vehicle-Mile of Travel	-$103
Net Cost per Vehicle-Mile of Travel	$250

Source: Cost per VMT from Table 12; credit from Table 15.

NET COST SCHEDULE

The updated transportation impact fees for the various land use categories are shown in Table 17. Fees shown exclude ROW costs. The impact fee calculation for each land use category is the product of daily VMT per development unit on the major roadway system and the net cost per VMT, which takes into account the average cost to add roadway capacity as well as future revenue that will be generated by new development to help offset those costs. The comparison of the updated fees with current fees is presented in the Executive Summary.

Table 17. Updated Transportation Impact Fees

Land Use Type	Unit	VMT/ Unit	Net Cost/ VMT	Net Cost/ Unit
Single-Family Detached	Dwelling	27.05	$250	$6,763
<1,250 sq. ft. of living area	Dwelling	13.01	$250	$3,253
1,250 - 1,649 sq. ft. of living area	Dwelling	21.72	$250	$5,430
1,650 - 2,299 sq. ft. of living area	Dwelling	25.27	$250	$6,318
2,300 or more sq. ft. of living area	Dwelling	34.15	$250	$8,538
Multi-Family (including townhome	Dwelling	18.28	$250	$4,570
Multi-Family, Low-Rise (1-2 storie	Dwelling	20.97	$250	$5,243
Multi-Family, Mid-Rise (3-10 storie	Dwelling	15.59	$250	$3,898
Townhouse	Dwelling	16.62	$250	$4,155
Senior Adult Housing - Detached	Dwelling	12.20	$250	$3,050
Senior Adult Housing - Attached	Dwelling	10.60	$250	$2,650
Mobile Home/RV Park	Pad	14.33	$250	$3,583
Hotel/Motel	Room	16.73	$250	$4,183
Shopping Center/Commercial	1,000 sf	32.96	$250	$8,240
Auto Sales/Service	1,000 sf	37.03	$250	$9,258
Bank, Drive-In	1,000 sf	73.46	$250	$18,365
Convenience Store w/Gas Sales	1,000 sf	105.58	$250	$26,395
Golf Course	Hole	51.40	$250	$12,850
Movie Theater	1,000 sf	132.11	$250	$33,028
Restaurant, Standard	1,000 sf	59.90	$250	$14,975
Restaurant, Drive-Through	1,000 sf	132.81	$250	$33,203
Office, General	1,000 sf	26.74	$250	$6,685
Office, Medical	1,000 sf	102.66	$250	$25,665
Animal Hospital/Vet Clinic	1,000 sf	63.43	$250	$15,858
Hospital	1,000 sf	31.62	$250	$7,905
Nursing Home	1,000 sf	12.48	$250	$3,120
Place of Worship	1,000 sf	10.90	$250	$2,725
Day Care Center	1,000 sf	17.94	$250	$4,485
Elementary/Secondary School	1,000 sf	6.75	$250	$1,688
Public/Institutional	1,000 sf	15.25	$250	$3,813
Industrial	1,000 sf	8.31	$250	$2,078
Warehouse	1,000 sf	4.99	$250	$1,248
Mini-Warehouse	1,000 sf	4.30	$250	$1,075

Source: VMT per unit from Table 17; net cost per VMT from Table 16.

APPENDIX A: MAJOR ROAD INVENTORY

Table 18. Existing Major Roadway Inventory

Street	From	To	Type	Miles	Lns	Capacity	ADT	VMC	VMT
1 9/10 Rd	Highline Canal Rd	I-70	COL	0.588	2	12,000	97	7,056	57
4th Ave	S of S 7th St	S 9th 9th St	COL	0.558	2	12,000	228	6,696	127
14 Rd	Hwy 6 & 50	Node	COL	0.340	2	12,000	193	4,080	66
15 Rd	Hwy 6 & 50	L Rd	COL	0.114	2	12,000	151	1,368	17
15th St	North Ave	Patterson Rd	COL	0.998	2	12,000	838	11,976	836
16 Rd	Hwy 6 nd 50	Q Rd	COL	5.770	2	12,000	638	69,240	3,681
17 1/2 Rd	Applewood Dr	N 3/10 Rd	COL	2.827	2	12,000	1,502	33,924	4,246
17 Rd	K Rd	O Rd	COL	3.996	2	12,000	562	47,952	2,246
18 1/2 Rd	K Rd	N 3/10 Rd	COL	3.669	2	12,000	2,382	44,028	8,740
18 Rd	K 6/10 Rd	Node	COL	3.142	2	12,000	75	37,704	236
19 Rd	Hwy 6 and 50	Node	COL	6.690	2	12,000	3,349	80,280	22,405
20 1/2 Rd	Spoon Ct	E 3/4 Rd	COL	0.849	2	12,000	286	10,188	243
20 Rd	E 3/4 Rd	N Rd	COL	5.663	2	12,000	1,612	67,956	9,129
21 1/2 Rd	Hwy 6 & 50	I Rd	COL	0.979	2	12,000	536	11,748	525
21 Rd	Node	Node	COL	8.129	2	12,000	1,423	97,548	11,568
22 Rd	Hwy 6 & 50	Node	COL	5.128	2	12,000	146	61,536	749
23 Rd	Hwy 6 & 50	Orchard Ave	COL	5.600	2	12,000	2,928	67,200	16,397
24 1/2 Rd	Hwy 6 & 50	Patterson Rd	MA	0.301	4	40,000	11,141	12,040	3,353
24 1/2 Rd	Patterson Rd	F 3/8 Rd	COL	0.368	2	18,000	9,238	6,624	3,400
24 1/2 Rd	F 3/8 Rd	H Rd	COL	1.629	2	12,000	4,691	19,548	7,642
24 Rd	Node	Node	PA	0.466	2	18,000	5,041	8,388	2,349
24 Rd	Patterson Rd	I-70 Ramp	PA	1.290	2	26,000	14,869	33,540	19,181
24 Rd	I-70 Ramp	I-70 Ramp	COL	0.079	4	24,000	8,730	1,896	690
24 Rd	I-70 Ramp	K Rd	COL	3.438	2	12,000	6,335	41,256	21,780
25 1/2 Rd	Independent Ave	Patterson Rd	COL	0.753	2	18,000	4,696	13,554	3,536
25 1/2 Rd	Patterson Rd	Fall Valley Ave	COL	0.267	2	12,000	2,672	3,204	713
25 1/2 Rd	Fall Valley Ave	Moonridge Dr	COL	0.544	2	18,000	1,795	9,792	976
25 1/2 Rd	Moonridge Dr	G Rd	COL	0.201	2	12,000	1,309	2,412	263
25 Rd	Hwy 6 And 50	Riverside Pkwy	PA	0.332	4	44,000	17,671	14,608	5,867
25 Rd	Hwy 6 & 50	Patterson Rd	MA	0.610	2	24,000	18,733	14,640	11,427
25 Rd	Patterson Rd	Foresight Cir	MA	0.169	2	16,000	9,182	2,704	1,552
25 Rd	Foresight Cir	F 1/2 Rd	PA	0.326	2	18,000	9,066	5,868	2,956
25 Rd	F 1/2 Rd	Hayes Dr	MA	0.248	2	16,000	8,493	3,968	2,106
25 Rd	Hayes Dr	G Rd	MA	0.254	2	24,000	7,228	6,096	1,836
25 Rd	G Rd	Node	COL	4.344	2	12,000	2,728	52,128	11,850
26 1/2 Rd	Horizon Dr	H Rd	MA	1.740	2	16,000	254	27,840	442
26 1/2 Rd	H Rd	I Rd	COL	0.998	2	12,000	254	11,976	253
26 Rd	Patterson Rd	G 1/2 Rd	MA	1.453	2	16,000	6,526	23,248	9,482
26 Rd	G 1/2 Rd	Node	MA	0.110	2	24,000	4,332	2,640	477
26 Rd	Node	H Rd	MA	0.435	2	16,000	4,332	6,960	1,884
26 Rd	H Rd	I Rd	COL	0.999	2	12,000	1,113	11,988	1,112
27 1/2 Rd	Patterson Rd	Horizon Dr	COL	1.020	2	18,000	9,077	18,360	9,259
27 1/4 Rd	H Rd	Node	COL	0.926	2	12,000	52	11,112	48
27 Rd	B Rd	C Rd	COL	0.902	2	12,000	2,829	10,824	2,552
27 Rd	G Rd	H Rd	MA	0.999	2	16,000	3,138	15,984	3,135
28 1/2 Rd	Hwy 50	Orchard Ave	COL	1.944	2	12,000	6,159	23,328	11,973
28 1/4 Rd	North Ave	Orchard Ave	COL	0.504	2	18,000	2,666	9,072	1,344

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Table 18. Existing Major Roadway Inventory (continued)

Street	From	To	Type	Miles	Lns	Capacity	ADT	VMC	VMT
28 1/4 Rd	Orchard Ave	Patterson Rd	MA	0.498	4	32,000	7,803	15,936	3,886
28 1/4 Rd	Patterson Rd	Park Dr	COL	0.210	2	18,000	2,666	3,780	560
28 Rd	B 1/2 Rd	Unaweep Ave	COL	0.504	2	12,000	382	6,048	193
28 Rd	I-70 B	Node	MA	0.282	2	16,000	5,494	4,512	1,549
28 Rd	Node	Orchard Ave	MA	0.788	2	24,000	5,494	18,912	4,329
28 Rd	Patterson Rd	Ridge Dr	COL	0.498	2	18,000	3,302	8,964	1,644
28 Rd	Ridge Dr	Cortland Ave	COL	0.252	2	12,000	1,912	3,024	482
29 1/2 Rd	Hwy 50	F 1/2 Rd	COL	2.006	2	12,000	481	24,072	965
29 3/4 Rd	Old WW Rd	Hwy 50	COL	0.724	2	12,000	21	8,688	15
29 Rd	Hwy 50	Unaweep Ave	COL	0.987	2	18,000	3,125	17,766	3,084
29 Rd	Unaweep Ave	D Rd	PA	1.276	2	26,000	14,078	33,176	17,964
29 Rd	D Rd	D 1/2 Rd	PA	0.413	4	44,000	15,766	18,172	6,511
29 Rd	D 1/2 Rd	North Ave	PA	0.590	4	36,000	22,096	21,240	13,037
29 Rd	North Ave	Patterson Rd	MA	0.998	2	24,000	10,566	23,952	10,545
29 Rd	Patterson Rd	29 Rd	PA	0.876	2	18,000	5,850	15,768	5,125
29 Rd	G Rd	N I-70 Frontg Rd	COL	0.424	2	12,000	5	5,088	2
2nd St	Front St	F Rd	COL	0.276	2	12,000	1,410	3,312	389
30 Rd	Hwy 50	B 1/2 Rd	COL	1.231	2	12,000	766	14,772	943
30 Rd	D Rd	E Rd	MA	0.878	2	24,000	7,489	21,072	6,575
30 Rd	E Rd	Patterson Rd	MA	1.120	4	40,000	17,250	44,800	19,320
30 Rd	Patterson Rd	F 1/2 Rd	COL	0.497	2	12,000	6,188	5,964	3,075
31 1/2 Rd	E Rd	F 1/2 Rd	COL	1.456	2	12,000	3,895	17,472	5,671
31 Rd	Hwy 50	F 1/2 Rd	COL	4.399	2	12,000	1,440	52,788	6,335
32 Rd	I-70 B	Frontage Rd	MA	0.023	4	32,000	3,440	736	79
32 Rd	E 1/2 Rd	32 Rd	MA	0.217	4	40,000	5,896	8,680	1,279
32 Rd	32 Rd	F Rd	MA	0.246	2	16,000	6,713	3,936	1,651
32 Rd	F Rd	E 1/2 Rd	COL	0.500	2	12,000	2,518	6,000	1,259
32 1/2 Rd	E Rd	F Rd	COL	0.836	2	12,000	2,209	10,032	1,847
33 Rd	D 1/2 Rd	D 3/4 Rd	COL	0.249	2	12,000	1,877	2,988	467
33 Rd	D 3/4 Rd	E Rd	COL	0.751	2	18,000	369	13,518	277
33 Rd	E 1/2 Rd	Node	COL	1.672	2	12,000	91	20,064	152
34 1/2 Rd	C 1/2 Rd	D Rd	COL	0.504	2	12,000	1,319	6,048	665
34 Rd	E 1/4 Rd	G Rd	COL	1.757	2	12,000	48	21,084	84
35 1/2 Rd	E Rd	E 1/2 Rd	COL	0.497	2	12,000	454	5,964	226
35 Rd	34 1/2 Rd	E Rd	COL	1.435	2	12,000	1,319	17,220	1,893
36 Rd	E 1/2 Rd	F Rd	COL	0.496	2	12,000	454	5,952	225
37 1/4 Rd	F Rd	F 1/4 Rd	COL	0.243	2	12,000	1,079	2,916	262
37 3/10 Rd	G Rd	I-70	COL	0.777	2	12,000	2,168	9,324	1,685
38 Rd	Horse Mntn Rd	G Rd	COL	0.921	2	12,000	1,947	11,052	1,793
A 1/2 Rd	30 Rd	31 Rd	COL	0.999	2	12,000	182	11,988	182
American Way	Base Rock St	Maldonado St	COL	0.236	2	12,000	3867	2,832	913
B 1/2 Rd	Hwy 50	27 1/2 Rd	MA	0.208	2	24,000	4,382	4,992	911
B 1/2 Rd	27 1/2 Rd	32 Rd	MA	4.520	2	16,000	4382	72,320	19,807
B Rd	27 Rd	30 Rd	COL	3.055	2	12,000	2269	36,660	6,932
Base Rock	Node	Node	COL	0.556	2	18,000	4,509	10,008	2,507
Belford Ave	N 4th St	N 5th St	MA	0.092	4	16,000	1,447	1,472	133
Belford Ave	N 24th St	28 Rd	COL	0.199	2	12,000	3,642	2,388	725
Bookcliff Ave	26 1/2 Rd	N 12th St	COL	0.467	2	12,000	2,623	5,604	1,225
C 1/2 Rd	32 Rd	34 1/2 Rd	COL	2.549	2	12,000	1,656	30,588	4,221
C Rd	31 Rd	32 Rd	COL	0.998	2	12,000	128	11,976	128

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Table 18. Existing Major Roadway Inventory (continued)

Street	From	To	Type	Miles	Lns	Capacity	ADT	VMC	VMT
Canon St	Node	Hwy 50	COL	0.221	2	12,000	2,839	2,652	627
Coffman Rd	Hwy 141	Broadway	COL	3.662	2	12,000	10	43,944	37
Colorado Ave	S 3rd St	S 7th St	COL	0.365	2	12,000	7,799	4,380	2,847
Cortland Ave	27 1/2 Rd	28 Rd	COL	0.500	2	12,000	2,735	6,000	1,368
Crosby Ave	American Way	Broadway	COL	0.465	2	12,000	2,367	5,580	1,101
Crossroads Blvd	27 Rd	Horizon Dr	MA	1.088	2	16,000	6,177	17,408	6,721
D 1/2 Rd	29 Rd	D 1/2 Ct	COL	0.245	2	18,000	7,050	4,410	1,727
D 1/2 Rd	D 1/2 Ct	30 1/4 Rd	COL	1.044	2	12,000	7,050	12,528	7,360
D 1/2 Rd	30 1/4 Rd	Node	COL	0.077	2	18,000	9,619	1,386	741
D 1/2 Rd	Node	33 Rd	COL	2.669	2	12,000	7,669	32,028	20,469
D Rd	Monument Rd	Rosevale Rd	COL	0.306	2	12,000	2,191	3,672	670
D Rd	Node	Node	MA	0.373	4	32,000	4,849	11,936	1,809
D Rd	Node	Node	MA	0.300	2	16,000	4,983	4,800	1,495
D Rd	Node	Riverside Pkwy	MA	0.044	4	32,000	4,983	1,408	219
D Rd	D Rd	Node	PA	0.054	2	26,000	12,164	1,404	657
D Rd	29 Rd	32nd Rd	MA	2.993	2	16,000	15,986	47,888	47,846
Desert Rd	Hwy 50	Hwy 141	COL	4.787	2	12,000	11	57,444	53
DS Rd	17 3/10 Rd	Rim Rock Dr	COL	4.883	2	12,000	979	58,596	4,780
E 1/2 Rd	30 Rd	36 Rd	MA	1.497	2	16,000	5,706	23,952	8,542
E 1/2 Rd	32 Rd	Aaron Ct	COL	1.606	2	12,000	3,642	19,272	5,849
E 1/4 Rd	33 Rd	34 Rd	COL	1.009	2	12,000	833	12,108	840
E 3/4 Rd	20 1/2 Rd	20 3/4 Rd	COL	0.247	2	12,000	996	2,964	246
E Aspen Ave	N Mesa St	N Peach St	COL	1.212	2	12,000	4,328	14,544	5,246
E Grand Ave	Hwy 6 And 50	S PINE St	COL	0.485	2	12,000	612	5,820	297
E Ottley Ave	N Mesa St	Node	COL	0.447	2	12,000	4,369	5,364	1,953
E Pabor Ave	N Mesa St	N Maple St	COL	0.249	2	12,000	846	2,988	211
E Rd	30 Rd	35 1/2 Rd	COL	3.539	2	12,000	10,048	42,468	35,560
Elm Ave	N 7th St	Houston Ave	COL	1.848	2	12,000	2,868	22,176	5,300
F Rd	I-70 B	33 Rd	PA	0.675	2	26,000	17,935	17,550	12,106
F Rd	33 Rd	33 1/2 Rd	PA	0.512	2	18,000	8,076	9,216	4,135
F Rd	31 Rd	33 1/2 Rd	PA	1.320	4	44,000	19,165	58,080	25,298
F Rd	33 1/2 Rd	37 1/4 Rd	COL	1.721	2	12,000	1,323	20,652	2,277
F 1/4 Rd	37 1/4 Rd	Horse Mntain Rd	COL	0.809	2	12,000	1,485	9,708	1,201
F 1/2 Rd	25 Rd	32 Rd	COL	4.041	2	12,000	2,078	48,492	8,397
Frontage Rd	Timber Falls Dr	Hwy 6 and 50	COL	0.777	2	12,000	2,992	9,324	2,325
Frontage Rd	31 1/2 Rd	32 Rd	MA	0.487	2	16,000	3,860	7,792	1,880
G Rd	Power Rd	Hwy 6 & 50	COL	0.048	2	12,000	3,338	576	160
G Rd	Hwy 6 & 50	Horizon Dr	MA	4.944	2	16,000	1,727	79,104	8,538
G Rd	33 Rd	Front St	COL	3.710	2	12,000	1,398	44,520	5,187
Grand Ave	N 1ST St	N 7th St	MA	0.532	4	40,000	19,966	21,280	10,622
Grand Ave	N 7th St	N 12th St	MA	0.466	2	24,000	8,449	11,184	3,937
Grand Ave	N 12th St	28 Rd	COL	1.009	2	12,000	6,344	12,108	6,401
Gunnison Ave	N 1st St	N 9th St	COL	0.706	2	12,000	6,335	8,472	4,473
Gunnison Ave	N 9th St	N 12th St	COL	0.290	2	18,000	7,753	5,220	2,248
Gunnison Ave	N 12th St	Mantlo Cir	COL	0.809	2	12,000	3,912	9,708	3,165
H Rd	21 Rd	26 1/2 Rd	COL	4.495	2	12,000	1,074	53,940	4,828
H Rd	26 1/2 Rd	Jamaica Dr	COL	0.204	2	18,000	4,329	3,672	883
H Rd	Jamaica Dr	North Crest Dr	COL	1.131	2	12,000	3,117	13,572	3,525
H Rd	North Crest Dr	Horizon Dr	COL	0.455	2	18,000	1,659	8,190	755
Horizon Dr	26 1/2 Rd	N 2th St	MA	0.670	2	16,000	7,489	10,720	5,018

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Table 18. Existing Major Roadway Inventory (continued)

Street	From	To	Type	Miles	Lns	Capacity	ADT	VMC	VMT
O Rd	16 Rd	19 Rd	COL	1.999	2	12,000	185	23,988	370
Old 6 and 50	Node	2 8/10 Rd	MA	11.956	2	16,000	64	191,296	765
Orchard Ave	1st St	26 Rd	COL	2.016	2	12,000	4,826	24,192	9,729
Orchard Ave	28 Rd	30 Rd	MA	0.591	2	24,000	9,842	14,184	5,817
Orchard Ave	Normandy Dr	29 Rd	MA	0.397	2	16,000	8,059	6,352	3,199
Orchard Ave	29 Rd	29 1/2 Rd	MA	0.503	2	24,000	7,877	12,072	3,962
Orchard Ave	29 1/2 Rd	30 Rd	MA	0.500	2	16,000	5,282	8,000	2,641
Ottley Ave	Node	N Pine St	COL	0.300	2	12,000	2,779	3,600	834
Patterson Rd	Hwy 6 & 50	26 Rd	PA	2.417	4	44,000	8,723	106,348	21,083
Patterson Rd	26 Rd	Mira Vista Rd	PA	0.297	4	36,000	30,773	10,692	9,140
Patterson Rd	Mira Vista Rd	View Point Dr	PA	0.385	4	44,000	30,640	16,940	11,796
Patterson Rd	View Point Dr	Node	PA	0.209	4	36,000	28,741	7,524	6,007
Patterson Rd	Node	31 Rd	PA	4.108	4	44,000	26,667	180,752	109,548
Pkwy Ramp	Node	Riverside Pkwy	RMP	0.380	2	12,000	1,651	4,560	627
Pkwy Ramp	Node	Node	PA	0.027	1	9,000	186	243	5
Pkwy Ramp	Node	Node	RMP	0.542	2	6,000	2,915	3,252	1,580
Pitkin Ave	Ute Ave	2nd St	PA	0.114	4	18,000	13,144	2,052	1,498
Pitkin Ave	S 2nd St	S 12th St	PA	0.921	6	27,000	13,144	24,867	12,106
Pitkin Ave	S 12th St	Node	PA	0.440	4	18,000	12,263	7,920	5,396
Rabbit Valley Rd	Node	Node	RMP	0.170	2	12,000	9	2,040	2
Redlands Pkwy	S Broadway	Broadway	COL	0.440	2	12,000	7,715	5,280	3,395
Redlands Pkwy	Colorado River	Pkwy Ramp	PA	0.809	4	36,000	17,688	29,124	14,310
Redlands Pkwy	S Camp Rd	S Broadway	COL	0.262	2	12,000	7,715	3,144	2,021
Redlands Pkwy	Broadway	Colorado River	PA	0.827	2	18,000	12,843	14,886	10,621
Redlands Pkwy	Node	Node	PA	0.022	4	36,000	17,435	792	384
Redlands Pkwy	Node	Node	PA	0.336	2	18,000	8,540	6,048	2,869
Redlands-Riverside	Node	Node	RMP	0.095	2	6,000	608	570	58
Reeder Mesa Rd	Hwy 50	Goodfellow Ct	COL	2.567	2	12,000	381	30,804	978
Ridges Blvd	Ridgeway Ct	Broadway	COL	0.753	2	12,000	7,717	9,036	5,811
Rimrock Dr	N 16 1/2 Rd	S Camp Rd	COL	23.005	2	12,000	288	276,060	6,625
River Rd	Frontage Rd	Pkwy Ramp	COL	4.607	2	12,000	3,886	55,284	17,903
Riverside Pkwy	Pkwy Ramp	Overpass	COL	1.389	2	18,000	2,722	25,002	3,781
Riverside Pkwy	Node	Node	COL	0.161	2	12,000	1,980	1,932	319
Riverside Pkwy	Node	Node	COL	0.039	4	24,000	444	936	17
Riverside Pkwy	Node	29 Rd	MA	1.556	2	24,000	12,885	37,344	20,049
Riverside Pkwy	Node	Node	PA	0.306	2	9,000	1,215	2,754	372
Riverside Pkwy	Node	Node	PA	0.115	4	44,000	17,227	5,060	1,981
Riverside Pkwy	Node	Node	PA	0.132	2	9,000	1,536	1,188	203
Riverside Pkwy	Node	Node	PA	1.713	4	44,000	17,670	75,372	30,269
Riverside Pkwy	Hwy 50 Exit	Hwy 50 on-ramp	PA	0.230	4	44,000	12,420	10,120	2,857
Riverside Pkwy	Node	S 9th St	PA	0.330	4	44,000	12,276	14,520	4,051
Riverside Pkwy	S 9th St	D Rd	PA	1.011	2	26,000	10,253	26,286	10,366
Riverside Pkwy	Node	Node	RMP	0.252	2	6,000	10,313	1,512	2,599
Riverside Pkwy	Node	Node	RMP	0.255	1	6,000	177	1,530	45
Riverside Pkwy	Node	Node	RMP	0.264	2	6,000	9,264	1,584	2,446
Rood Ave	N 1st St	N 7th St	COL	0.529	2	12,000	3,134	6,348	1,658
Rosevale Rd	S Redlands Rd	D Rd	COL	0.820	2	12,000	1,570	9,840	1,287
S 1st St	Ute Ave	Main St	PA	0.116	4	36,000	25,971	4,176	3,013
S 5th St	Hwy 50	Pitkin Ave	EXP	1.143	4	24,000	14,590	27,432	16,676
S 5th St	Pitkin Ave	Ute Ave	MA	0.068	4	32,000	15,318	2,176	1,042

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Table 18. Existing Major Roadway Inventory (continued)

Street	From	To	Type	Miles	Lns	Capacity	ADT	VMC	VMT
S 4th St	Pitkin Ave	Main St	MA	0.205	4	16,000	4,410	3,280	904
S 5th St	Ute Ave	Main St	MA	0.131	6	24,000	7,584	3,144	994
S 7th St	Riverside Pkwy	Pitkin Ave	COL	0.539	2	18,000	1,203	9,702	648
S 7th St	Pitkin Ave	Main St	MA	0.202	4	40,000	8,117	8,080	1,640
S 9th St	Riverside Pkwy	4th Ave	COL	0.230	2	12,000	848	2,760	195
S 9th St	4th Ave	Ute Ave	MA	0.416	2	16,000	1,526	6,656	635
S 12th St	Pitkin Ave	Colorado Ave	PA	0.133	2	18,000	3,127	2,394	416
S 12th St	Colorado Ave	Main St	PA	0.070	2	26,000	3,127	1,820	219
S Broadway	Mnmnt Canyon Dr	S Camp Rd	COL	3.462	2	12,000	5,224	41,544	18,085
SB Pkwy on-ramp	Broadway	Riverside Pkwy	RMP	0.224	2	6,000	3,872	1,344	867
S Camp Rd	Monument Rd	Rimrock Rd	COL	0.626	2	12,000	3,335	7,512	2,088
S Camp Rd	Rimrock Rd	Buffalo Dr	COL	0.873	2	12,000	3,166	10,476	2,764
S Camp Rd	Buffalo Dr	Mckinley Dr	COL	0.858	2	18,000	2,419	15,444	2,076
S Camp Rd	Mckinley Dr	S Broadway	COL	0.295	2	12,000	3,605	3,540	1,063
S Coulson St	Hwy 6 & 50	W Aspen Ave	COL	0.051	2	12,000	3,664	612	187
S Maple St	Hwy 6 & 50	E Aspen Ave	COL	0.358	2	12,000	1,864	4,296	667
S Mesa St	Hwy 6 & 50	W Aspen Ave	COL	0.184	2	12,000	2,109	2,208	388
S Pine St	Hwy 6 & 50	J 2/10 Rd	COL	0.339	2	18,000	8,893	6,102	3,015
S Pine St	J 2/10 Rd	E Aspen Ave	COL	0.371	2	12,000	7,461	4,452	2,768
S Redlands Rd	Mount Sopris Dr	Monument Rd	COL	0.402	2	12,000	3,057	4,824	1,229
Teller Ave	I-70 B	29 Rd	RMP	0.189	4	24,000	3,973	4,536	751
Unaweep Ave	Hwy 50	29 Rd	COL	2.847	2	18,000	9,028	51,246	25,703
Ute Ave	S 1st St	N 5th St	PA	0.355	4	18,000	10,652	6,390	3,781
Ute Ave	S 5th St	S 12th St	PA	0.646	6	27,000	11,357	17,442	7,337
Ute Ave	S 12th St	I-70 B	PA	0.424	4	18,000	10,777	7,632	4,569
Warrior Way	I-70 B	E 1/2 Rd	COL	0.112	2	18,000	7,513	2,016	841
West Ave	Broadway	Riverside Pkwy	COL	0.170	2	12,000	8,172	2,040	1,389
W Aspen Ave	N Coulson St	N Mesa St	COL	0.250	2	12,000	4,037	3,000	1,009
W Grand Ave	Mulberry St	N 1st St	PA	0.154	4	44,000	20,840	6,776	3,209
W Ottley Ave	Hwy 6 And 50	N Mesa St	COL	0.885	2	12,000	1,256	10,620	1,112
W Pabor Ave	N Cherry St	N Mesa St	COL	0.251	2	12,000	2,587	3,012	649
Whitewtr Crk Rd	Reeder Mesa Rd	Node	COL	1.633	2	12,000	111	19,596	181
Subtotal, Non-State Roads				350.168				5,325,416	1,326,921
EB Off-Ramp	Node	Node	RMP	0.224	2	6,000	9,260	1,344	2,074
EB Off-Ramp	Node	Node	RMP	0.047	2	6,000	49	282	2
EB On-Ramp	Node	Node	RMP	0.031	2	6,000	2,984	186	93
EB On-Ramp	Node	Node	RMP	0.055	2	6,000	313	330	17
EB On-Ramp	Node	Node	RMP	0.321	2	6,000	3,110	1,926	998
EB to EB Off-ramp	Node	Node	RMP	0.201	2	6,000	9,211	1,206	1,851
EB to WB Off-ramp	Node	Node	RMP	0.035	2	6,000	29	210	1
EB to WB On-ramp	Node	Node	RMP	0.061	2	6,000	80	366	5
Hwy 6	N 1st St	I-70 B	PA	3.819	4	44,000	25,380	168,036	96,926
Hwy 6	Node	Node	RMP	0.316	4	12,000	11,903	3,792	3,761
Hwy 6	Node	Node	RMP	0.477	2	6,000	10,907	2,862	5,203
Hwy 6	Node	Node	RMP	0.101	4	12,000	11,903	1,212	1,202
Hwy 6	Node	N 1st St	PA	0.101	4	44,000	22,848	4,444	2,308
Hwy 6	F Rd	G Rd	PA	3.320	2	18,000	7,854	59,760	26,075
Hwy 6	G Rd	Shiraz Dr	PA	0.284	2	26,000	8,038	7,384	2,283
Hwy 6	Shiraz Dr	37 3/10 Rd	PA	0.388	2	18,000	6,705	6,984	2,602

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Table 18. Existing Major Roadway Inventory (continued)

Street	From	To	Type	Miles	Lns	Capacity	ADT	VMC	VMT
Hwy 6	37 3/10 Rd	Peach Ave	PA	0.382	2	26,000	5,940	9,932	2,269
Hwy 6	Peach Ave	Rapid Creek Rd	PA	2.482	2	18,000	3,985	44,676	9,891
Hwy 6	Node	Node	RMP	0.418	2	6,000	673	2,508	281
Hwy 6	Rapid Creek Rd	I-70	RMP	0.372	2	6,000	475	2,232	177
Hwy 6/50 offramp	Hwy 6 and 50	Redlands Pkwy	RMP	0.244	2	6,000	659	1,464	161
Hwy 6/50 onramp	Redlands Pkwy	Hwy 6 & 50	RMP	0.265	2	6,000	5,266	1,590	1,395
Hwy 6 and 50	Node	Old Hwy 6 & 50	EXP	0.763	2	24,000	446	18,312	340
Hwy 6 and 50	Hwy 6 & 50	past 22 Rd	EXP	13.894	2	24,000	1,082	333,456	15,033
Hwy 6 and 50	Node	Node	EXP	0.081	4	48,000	25,077	3,888	2,031
Hwy 6 and 50	Node	Node	EXP	0.430	4	24,000	11,656	10,320	5,012
Hwy 6 and 50	Node	Patterson Rd	EXP	2.003	4	48,000	29,287	96,144	58,662
Hwy 6 and 50	Node	Node	EXP	0.984	4	24,000	13,115	23,616	12,905
Hwy 6 and 50	Node	Node	EXP	0.155	6	36,000	15,170	5,580	2,351
Hwy 6 and 50	Node	Rimrock Ave	EXP	1.259	6	72,000	32,103	90,648	40,418
Hwy 6 and 50	Rimrock Ave	Node	EXP	0.794	6	24,000	19,314	19,056	15,335
Hwy 6 and 50	Node	Node	EXP	0.256	6	12,000	8,406	3,072	2,152
Hwy 6 and 50	Node	Node	EXP	0.514	6	24,000	10,339	12,336	5,314
Hwy 6 and 50	Node	Node	EXP	0.216	6	48,000	20,001	10,368	4,320
Hwy 50	Unaweep Ave	Palisade St	EXP	0.428	4	48,000	40,563	20,544	17,361
Hwy 50	Unaweep Ave	Unaweep Ave	EXP	1.116	4	24,000	19,139	26,784	21,359
Hwy 50	Palisade St	27 Rd	EXP	0.409	4	48,000	27,092	19,632	11,081
Hwy 50	27 Rd	B 1/2 Rd	EXP	0.294	4	24,000	13,212	7,056	3,884
Hwy 50	27 Rd	Hwy 50 Ramp	EXP	0.358	2	24,000	13,219	8,592	4,732
Hwy 50	B 1/2 Rd	27 1/2 Rd	EXP	0.375	4	24,000	9,085	9,000	3,407
Hwy 50	27 1/2 Rd	County Line	EXP	18.666	4	48,000	18,631	895,968	347,766
Hwy 50 Ramp	Hwy 50	Node	MA	0.135	2	8,000	4,114	1,080	555
Hwy 50 Ramp	Node	B 1/2 Rd	MA	0.221	2	24,000	4,148	5,304	917
Hwy 139	Node	Co Rd 258	MA	13.643	2	16,000	1,569	218,288	21,406
Hwy 141	Node	Hwy 50	MA	0.964	2	16,000	1,914	15,424	1,845
Hwy 141	Hwy 50	D Rd	PA	3.650	2	18,000	6,192	65,700	22,601
Hwy 141	D Rd	I-70 B	PA	1.792	4	44,000	17,659	78,848	31,645
Hwy 340	Raptor Rd	Red Cliffs Dr	MA	0.603	4	40,000	5,926	24,120	3,573
Hwy 340	Red Cliffs Dr	Kings View Rd	MA	0.655	4	32,000	3,553	20,960	2,327
Hwy 340	Kings View Rd	S Broadway	MA	4.026	2	16,000	2,884	64,416	11,611
Hwy 340	S Broadway	W Scenic Dr	PA	5.073	2	18,000	3,324	91,314	16,863
Hwy 340	W Scenic Dr	Pleasant Ridge Ln	PA	0.209	2	26,000	13,630	5,434	2,849
Hwy 340	Pleasant Ridge Ln	Ridges Blvd	PA	0.351	2	18,000	14,473	6,318	5,080
Hwy 340	Ridges Blvd	Country Club Park	PA	0.472	4	36,000	19,465	16,992	9,187
Hwy 340	Country Club Park	West Ave	PA	0.840	4	44,000	19,524	36,960	16,400
Hwy 340	West Ave	Pkwy On Ramp	PA	0.024	4	36,000	23,980	864	576
Hwy 340	Pkwy On Ramp	past Crosby Ave	PA	0.297	4	44,000	20,635	13,068	6,129
Hwy 340	W Aspen Ave	I-70	MA	0.209	4	40,000	15,948	8,360	3,333
Hwy 340	Ramp	Ramp	MA	0.095	4	40,000	14,906	3,800	1,416
I-70 B Ramp	I-70 B	29 Rd	RMP	0.277	2	6,000	5,356	1,662	1,484
I-70 Access Rd	Node	Node	RMP	0.179	2	6,000	6,429	1,074	1,151
I-70 Access Rd	Node	Node	RMP	0.529	2	6,000	5,558	3,174	2,940
I-70 Access Rd	Node	Node	RMP	0.562	2	6,000	5,733	3,372	3,222
I-70 B	Node	Node	EXP	0.147	4	24,000	17,021	3,528	2,502
I-70 B	Node	I-70 Off Ramp	EXP	5.886	4	48,000	18,112	282,528	106,607
I-70 B	Node	Node	EXP	0.377	4	24,000	12,901	9,048	4,864

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Table 18. Existing Major Roadway Inventory (continued)

Street	From	To	Type	Miles	Lns	Capacity	ADT	VMC	VMT
I-70 B	Node	Node	RMP	0.353	2	6,000	7,341	2,118	2,591
Ramp	Node	Node	RMP	0.049	2	6,000	2,799	294	137
WB Off-Ramp	Node	Node	RMP	0.015	2	6,000	3,068	90	46
WB Off-Ramp	Node	Node	RMP	0.287	2	6,000	3,224	1,722	925
WB On-Ramp	Node	Node	RMP	0.245	2	6,000	8,387	1,470	2,055
WB On-Ramp	Node	Node	RMP	0.010	2	6,000	8,331	60	83
WB-EB off-ramp	Node	Node	RMP	0.065	2	6,000	222	390	14
WB-WB off-ramp	Node	Node	RMP	0.084	2	6,000	3,280	504	276
WB-WB on-ramp	Node	Node	RMP	0.054	2	6,000	8,645	324	467
Subtotal, State Roads				99.317				2,925,706	1,020,715
Total				449.485				8,251,122	2,347,636

Notes: ADT is average daily traffic volume; VMC is vehicle-miles of capacity, VMT is vehicle-miles of travel
Source: Mesa County GIS, March 19, 2018.

APPENDIX B: LAND USE DEFINITIONS

Recommended definitions for the land uses in the updated impact fee schedule are provided below. If these are adopted by ordinance or resolution, those that differ from or overlap with zoning or general definitions should have a disclaimer that they only apply to the impact fee section.

Single-Family Detached means the use of a lot for only one dwelling unit, including a mobile home not located in a mobile home park, provided that a single-family detached use may also include an accessory dwelling unit, if allowed by zoning, which shall be assessed the rate for a multi-family unit.

Multi-Family means a building containing two or more dwelling units. It includes duplexes, apartments, residential condominiums, townhouses, and timeshares.

Mobile Home/RV Park means a parcel (or portion thereof) or abutting parcels of land designed, used or intended to be used to accommodate two or more occupied mobile homes or recreational vehicles, with necessary utilities, vehicular pathways, and concrete pads or vehicle stands.

Hotel/Motel means a building or group of buildings on the same premises and under single control, consisting of sleeping rooms kept, used, maintained or advertised as, or held out to the public to be, a place where sleeping accommodations are supplied for pay to transient guests or tenants. This land use category includes rooming houses, boardinghouses, and bed and breakfast establishments.

Shopping Center/Commercial means an integrated group of commercial establishments planned, developed, owned or managed as a unit, or a free-standing retail or commercial use not otherwise listed in the impact fee schedule. Uses located on a shopping center outparcel are considered free-standing for the purposes of this definition. A retail or commercial use shall mean the use of a building or structure primarily for the sale to the public of nonprofessional services, or goods or foods that have not been made, assembled or otherwise changed in ways generally associated with manufacturing or basic food processing in the same building or structure. This category includes but is not limited to all uses located in shopping centers and the following free-standing uses:

Amusement park
Auto parts store
Auto wrecking yard
Automobile repair
Bank without drive-through facilities
Bar and cocktail lounge
Camera shop
Car wash
Convenience food and beverage store without gas pumps
Department store
Florist shop
Food store
Grocery
Hardware store

Health or fitness club
Hobby, toy and game shop
Junkyard
Laundromat
Laundry or dry cleaning
Lawn and garden supply store
Massage establishment
Music store
Newsstand
Nightclub
Racetrack
Recreation facility, commercial
Rental establishment
Repair shop, other than auto repair
School, commercial
Specialty retail shop
Supermarket
Theater, indoor (excluding movie theaters)
Used merchandise store
Variety store
Vehicle and equipment dealer

Auto Sales/Service means an establishment primarily engaged in selling new or used motor vehicles, and which may also provide repair and maintenance services.

Bank, Drive-In means an establishment providing banking services to the public that includes drive-in or drive-through facilities.

Convenience Store w/Gas Sales means an establishment offering the sale of motor fuels and convenience items to motorists.

Golf Course means a golf course that is not restricted primarily for use by residents of a residential development of which it is a part, including commercial uses such as pro shop or bar that are designed primarily to serve patrons.

Movie Theater means a stand-alone establishment, not located in a shopping center, offering the viewing of motion pictures for sale to the public.

Restaurant, Standard means a stand-alone establishment, not located in a shopping center but may be located on an out-parcel, that sells meals prepared on site, and does not provide drive-through or drive-in service.

Restaurant, Drive-Through means a stand-alone establishment, not located in a shopping center but may be located on an out-parcel, that sells meals prepared on site, and provides drive-through or drive-in service.

Office, General means a building exclusively containing establishments providing executive, management, administrative, financial, or non-medical professional services, and which may include ancillary services for office workers, such as a restaurant, coffee shop, newspaper or candy stand, or child care facilities. It may be the upper floors of a multi-story office building with ground floor retail uses. Typical uses include banks without drive-in facilities, real estate, insurance, property management, investment, employment, travel, advertising, secretarial, data processing, telephone answering, telephone marketing, music, radio and television recording and broadcasting studios; professional or consulting services in the fields of law, architecture, design, engineering, accounting and similar professions; interior decorating consulting services; and business offices of private companies, utility companies, trade associations, unions and nonprofit organizations. This category does not include an administrative office that is ancillary to a principal commercial or industrial use.

Office, Medical means a building primarily used for the examination and/or treatment of patients on an outpatient basis (with no overnight stays by patients) by health professionals, and which may include ancillary services for medical office workers or a medical laboratory to the extent necessary to carry out diagnostic services for the medical office's patients.

Animal Hospital/Vet Clinic means the use of a site primarily for the provision of medical care and treatment of animals, and which may include ancillary boarding facilities.

Hospital means an establishment primarily engaged in providing medical, surgical, or skilled nursing care to persons, including overnight or longer stays by patients.

Nursing Home means an establishment primarily engaged in providing limited health care, nursing and health-related personal care but not continuous nursing services.

Place of Worship means a structure designed primarily for accommodating an assembly of people for the purpose of religious worship, including related religious instruction for 100 or fewer children during the week and other related functions.

Day Care Center means a facility or establishment that provides care, protection and supervision for six or more children unrelated to the operator and which receives a payment, fee or grant for any of the children receiving care, whether or not operated for profit. The term does not include public or nonpublic schools.

Elementary/Secondary School means a school offering an elementary through high school curriculum.

Public/Institutional means a governmental, quasi-public or institutional use, or a non-profit recreational use, not located in a shopping center or separately listed in the impact fee schedule. Typical uses include higher education institutions, city halls, courthouses, post offices, jails, libraries, museums, military bases, airports, bus stations, fraternal lodges, parks and playgrounds. It also includes bus terminals, fraternal clubs, adult day care centers, dormitories, and prisons.

Industrial means an establishment primarily engaged in the fabrication, assembly or processing of goods. Typical uses include manufacturing plants, industrial parks, research and development laboratories, welding shops, wholesale bakeries, dry cleaning plants, and bottling works.

Warehouse means an establishment primarily engaged in the display, storage and sale of goods to other firms for resale, as well as activities involving significant movement and storage of products or equipment. Typical uses include wholesale distributors, storage warehouses, trucking terminals, moving and storage firms, recycling facilities, trucking and shipping operations and major mail processing centers.

Mini-Warehouse means an enclosed storage facility containing independent, fully enclosed bays that are leased to persons for storage of their household goods or personal property.

APPENDIX C: LEGAL FRAMEWORK

Impact fees are a way for local governments to require new developments to pay a proportionate share of the infrastructure costs they impose on the community. In contrast to "negotiated" developer exactions, impact fees are charges assessed on new development using a standard formula based on objective characteristics, such as the number and type of dwelling units constructed. The fees are a one-time, up-front charge, with the payment made at the time of building permit issuance. Impact fees require that each new development project pay a pro-rata share of the cost of new capital facilities required to serve that development.

Dual Rational Nexus Test

Impact fees were pioneered in states that lacked specific enabling legislation, and they have generally been legally defended as an exercise of local government's broad "police power" to regulate land development in order to protect the health, safety and welfare of the community. To distinguish regulatory impact fees from unauthorized taxes, state courts have developed guidelines for constitutionally-valid impact fees, based on the "rational nexus" standard. The standard essentially requires that fees must be proportional to the need for additional infrastructure created by the new development, and the fees must be spent to provide that same type of infrastructure to benefit new development. A Florida district court of appeals described the dual rational nexus test in 1983 as follows, and this language was subsequently quoted and followed by the Florida Supreme Court in its 1991 St. Johns County decision:[1]

> *In order to satisfy these requirements, the local government must demonstrate a reasonable connection, or rational nexus, between the need for additional capital facilities and the growth in population generated by the subdivision. In addition, the government must show a reasonable connection, or rational nexus, between the expenditures of the funds collected and the benefits accruing to the subdivision. In order to satisfy this latter requirement, the ordinance must specifically earmark the funds collected for use in acquiring capital facilities to benefit the new residents.*

The Need Test

To meet the first prong of the dual rational nexus test, it is necessary to demonstrate that new development creates the need for additional roadway facilities. The demand on roadways created by new developments of different types is quantified in the form of trip generation rates per housing unit and per various measures of nonresidential development. Transportation impact fees are designed to be proportional to the capacity needed to accommodate each new development.

The Benefit Test

To meet the second prong of the dual rational nexus test, it is necessary to demonstrate that new development subject to the fee will benefit from the expenditure of the impact fee funds. One requirement is that the fees actually be used to fill the need that serves as the justification for the fees under the first part of the test.

[1] St. Johns County v. Northeast Florida Builders Association, Inc., 583 So.2d 635, April 18, 1991

Colorado Statutes

Impact fees were pioneered by local governments in the absence of explicit state enabling legislation. Consequently, such fees were originally defended as an exercise of local government's broad "police power" to protect the health, safety and welfare of the community. The courts gradually developed guidelines for constitutionally valid impact fees, based on a "rational nexus" that must exist between the regulatory fee or exaction and the activity that is being regulated.

Prior to 2001, the authority of counties in Colorado to impose transportation impact fees was not entirely clear. Several counties had adopted impact fees, which they felt were authorized under counties' implied powers. This changed with the passage of SB 15 by the Legislature and its signature by the governor on November 16, 2001. Among other things, this bill created a new section 104.5: Impact Fees, in Article 20 of Title 29, Colorado Revised Statutes, which includes the following authorization and major requirements:

> *(1) Pursuant to the authority granted in section 29-20-104 (1) (g) and as a condition of issuance of a development permit, a local government may impose an impact fee or other similar development charge to fund expenditures by such local government … needed to serve new development. No impact fee or other similar development charge shall be imposed except pursuant to a schedule that is:*
>
> *(a) Legislatively adopted;*
> *(b) Generally applicable to a broad class of property; and*
> *(c) Intended to defray the projected impacts on capital facilities caused by proposed development.*
>
> *(2) (a) A local government shall quantify the reasonable impacts of proposed development on existing capital facilities and establish the impact fee or development charge at a level no greater than necessary to defray such impacts directly related to proposed development. No impact fee or other similar development charge shall be imposed to remedy any deficiency in capital facilities that exists without regard to the proposed development.*
> …
> *(3) Any schedule of impact fees or other similar development charges adopted by a local government pursuant to this section shall include provisions to ensure that no individual landowner is required to provide any site specific dedication or improvement to meet the same need for capital facilities for which the impact fee or other similar development charge is imposed. …*

SB 15 clearly authorized counties in Colorado to assess impact fees. It also imposed requirements relating to level of service, proportionality, and developer credits. Another important legal requirement not addressed in Colorado statutes but firmly rooted in impact fee case law is the need to provide revenue credits to avoid double-charging by charging both impact fees and other taxes (rather than improvements required as a condition of development). These topics are discussed below. Other statutory provisions require accounting for fee revenues in special funds and authorize waivers of fees for affordable housing.

Level of Service

Subsection 104.5(2)(a) of the Impact Fees statute requires that the fees not exceed the cost directly related to the proposed development, and that they not be used to remedy any existing deficiency. The statute does not use the term "level of service," but the concept is implicit in establishing the relationship of the cost of improvements to the new development, as well as in determining existing deficiencies. These provisions get to the heart of the one of the most fundamental principles established in impact fee case law, which is that impact fees should not charge new development for a higher level of service than is provided to existing development. Basing the fees on a higher level of service (LOS) than is being provided to existing development means there is a deficiency in existing facilities to provide the same LOS new development is paying for through the impact fee. Such a deficiency needs to be paid for in such a way that it does not burden new development. The methodology used in this study results in a fee that does not exceed the cost to maintain the existing LOS.

Proportionality

One of the fundamental legal principles of impact fee case law is that the fees for each individual land use type should be proportional to the impact of that use. This is reflected in subsection (2)(a), which requires that the fees be "directly related" to the impacts of new development. The language could also be read as allowing lower fees for some uses compared to others, as long as the fee for each use does not exceed the cost attributable to the development. However, if the fees are not based on the actual impact of the development, there is a risk that the courts may deem it to be an unauthorized tax rather than a fee. There may be a temptation to simply adopt fees at a lower rate for certain types of development that are seen as more desirable. A better approach would be to appropriate general fund monies to pay a portion of the fees for desired types of development. It would also be advisable to calculate a revenue credit to account for future general fund taxes that non-subsidized development will generate that will be used to subsidize fees for other classes of development.

Developer Credits

Another fundamental requirement articulated in impact fee case law is the need to avoid double-charging new development through impact fees and other requirements or taxes. Subsection 104.5(3) reflects this principle in the context of improvements required as a condition of development approval. It states that developers should not be required to make "site-specific dedications or improvements" that "meet the same need" being addressed by the impact fees while also being required to pay the fee. In general, impact fees should be reduced by the value of dedications or improvements required of developers for the same type of improvements that would be eligible to be funded with the impact fees. These reductions are referred to as developer credits.

It is reasonable to have some restrictions on the types of improvements that are eligible for credit. Granting credits is essentially spending future impact fees, and the fees should be spent for priority improvements that benefit the community at large. Developers should not be allowed to monopolize the fees for localized improvements if they choose to develop in areas that lack adequate infrastructure. For example, credit eligibility could be restricted to contributions related to projects identified in a

local or regional transportation master plan or capital improvements plan. However, developers should be eligible for credits for required improvements related to projects that are consistent with the jurisdiction's land use and capital plans.

The updated fees do not include the cost of rights-of-way (ROW). This does not mean that the fees cannot be spent to acquire ROW needed to accommodate future capacity-expanding improvements. However, if a jurisdiction decides not to give developers credit for required ROW dedications on the major roadway system related to a future capacity-expanding project, it might be appropriate to restrict the fees collected to be spent only on improvements. This issue has not been litigated, but the expenditure restriction would establish a bright line between what the fees are and are not designed to pay for, and avoid any argument that developments paying the fee are not getting the full benefit of the improvements they are paying for through the fees.

Revenue Credits

A revenue credit is a reduction from the cost per service unit designed to equalize the burden between existing and new development arising from the expenditure of future revenues that can be attributed in part to new development. While developer credits are provided on a case-by-case basis, revenue credits must be addressed in the fee calculation study.

As noted above, if there are existing deficiencies with respect to the level of service used in the fee calculation, the fees should be reduced by a credit that accounts for the contribution of new development toward remedying the existing deficiencies. A similar situation arises when the existing level of service has not been fully paid for. Outstanding debt on existing facilities that are counted in the existing level of service will be retired, in part, by revenues generated from new development. Given that new development will pay impact fees to provide the existing level of service for itself, the fact that new development may also be paying for the facilities that provide that level of service for existing development could amount to paying for more than its proportionate share. Consequently, impact fees should be reduced to account for future payments that will retire outstanding debt on existing facilities that provide the level of service on which the fees are based for existing development.

The issue is less clear-cut when it comes to other types of revenue that may be used to make capacity-expanding capital improvements of the same type being funded by impact fees. The clearest case occurs when non-impact fee general fund tax revenues are programmed for capacity-expanding improvements on an "as available" basis because impact fees are insufficient to fund all needed growth-related improvements. These capacity-adding projects that may be funded in the future with non-impact fee dollars will be paid for by both existing and new development and will increase the overall level of service, benefitting both existing development and future growth.

Similar considerations apply to dedicated funding sources, such as special taxes that can only be used for the same type of facilities as the impact fees. Like discretionary revenue, these types of dedicated revenue sources are typically not specifically dedicated only for capacity-expanding improvements, and even if they are, their use to fund capacity-related improvements improves the level of service for both existing and new development.

Outside funding or grants for capacity-expanding improvements to major roads that can reasonably be anticipated in the future could warrant a credit, but this is not clear-cut. In addition to the argument made above (i.e., the additional funding raises the level of service and benefits both new development and existing development), two additional arguments can be made against providing credits for such funding. First, new development in a community does not directly pay for State and Federal grants in the same way they pay local gasoline and property taxes. Second, future grant funding is far more uncertain than dedicated revenue streams.

While these arguments are compelling, they have not been litigated, and the law on whether revenue credits may be warranted in situations other than existing deficiencies or outstanding debt on existing facilities is currently unclear In addition, such credits were provided in the original 2002 impact fee study. This update continues to incorporate revenue credits for both local and Federal/State non-impact fee funding anticipated to be available to help fund growth-related transportation improvements.

If fees are disproportionately reduced or waived for selected land use categories or types of development, a revenue credit should probably be provided for other land uses not subject to the reduction. Even if the targeted reductions are replaced with general funds, new development that is not eligible for the reduction will generate future general fund revenues that will be used to pay for the reduced fees for eligible development. This could arguably amount to new development that is not eligible paying more than its proportionate share of transportation improvement costs. While this issue has not been litigated, the prudent course would be either not to apply targeted fee reductions or else calculate an appropriate revenue credit for non-eligible development types.

APPENDIX D: METHODOLOGY

This appendix describes the methodology used to develop the transportation impact fees. A key concept in any transportation impact fee methodology is the definition of the "service unit," which is described first. This description is followed by an explanation of the "consumption-based" model used in this study. Finally, the appendix concludes with a description of the formula used to calculate the transportation impact fees.

Service Unit

A service unit creates the link between supply (roadway capacity) and demand (traffic generated by new development). An appropriate service unit basis for transportation impact fees is vehicle-miles of travel (VMT). Vehicle-miles is a combination of the number of vehicles traveling during a given time period and the distance (in miles) those vehicles travel.

The two time periods most often used in traffic analysis are the 24-hour day (average daily trips or ADT) and the single hour of the day with the highest traffic volume (peak hour trips or PHT). The current transportation impact fee system is based on ADT. The regional transportation model is also based on ADT. Daily trips will continue to be used in this update.

Consumption-Based Model

The two traditional alternative methodologies for calculating transportation impact fees are the "improvements-driven" and "consumption-based" approaches. The consumption-based methodology continues to be recommended for Mesa County's transportation impact fees.

The "improvements-driven" approach essentially divides the cost of growth-related improvements required over a fixed planning horizon by the number new service units (e.g., vehicle-mile of travel or VMT) projected to be generated by growth over the same planning horizon in order to determine a cost per service unit. The improvements-driven approach depends on accurate planning and forecasting. For example, the fees will be accurate only if the forecasted increase in traffic actually necessitates all of the improvements identified in the transportation master plan. If many of the planned improvements will provide excess capacity that will be available to serve additional development beyond the planning horizon on which the fees are based, the fees may be too high.

The "consumption-based" approach does not depend on knowing in advance what improvements will be made or what type or density of development will occur. The consumption-based model simply charges a new development the cost of replacing the capacity that it will consume on the major roadway system. That is, for every service unit of traffic generated by the development, the transportation impact fee charges the net cost to construct an additional service unit of capacity. Compiling a list of planned improvements needed to accommodate projected growth is not necessary for the development of consumption-based transportation impact fees, which can be calculated based on any representative list of road improvements, including an historical list or a list of projects needed at build-out.

In a consumption-based system, the list of road improvements is used to determine the cost per unit of capacity. Thus, doubling the total cost of the list of road improvements will not double the fee and in fact may very well not increase the fee at all. Only if the improvements added to the list were more expensive, per unit of capacity created, would their addition have the effect of increasing the impact fee.

In most rapidly growing communities, some roadways will be experiencing an unacceptable level of congestion at any given point in time. One of the principles of impact fees is that new development should not be charged, through impact fees, for a higher level of service than is provided to existing development. A consumption-based fee, unlike an improvements-driven one, is not designed to recover the full costs to maintain the desired LOS on all roadway segments. Instead, it is only designed to maintain a minimum system-wide ratio between demand and capacity. Virtually all major roadway systems have more capacity (VMC) than demand (VMT) on a system-wide basis. Consequently, under a consumption-based system, the level of service standard is the system-wide VMC/VMT ratio. If the major roadway system currently has a VMC/VMT ratio higher than the one on which the fees are based, there are no existing deficiencies.

Since travel is never evenly distributed throughout a roadway system, actual roadway systems require more than one unit of capacity for every unit of demand in order for the system to function at an acceptable level of service. Suppose, for example, that the community completes a major arterial widening project. The completed arterial is likely to have a significant amount of excess capacity for some time. If the entire system has just enough capacity to accommodate all the vehicle-miles of travel, then the excess capacity on this segment must be balanced by another segment being over-capacity. Clearly, roadway systems in the real world need more total aggregate capacity than the total aggregate demand, because the traffic does not always precisely match the available capacity. Consequently, the standard consumption-based model generally underestimates the full cost of growth.

A modified consumption-based transportation impact fee model that more accurately identifies the full growth-related cost of maintaining desired service levels uses the system-wide ratio of capacity to demand. Essentially, this approach requires that new development pay for the cost to construct more capacity than it directly consumes in order to maintain the system-wide ratio of capacity to demand. In this system, the cost per vehicle-mile of capacity (VMC) is multiplied by the system-wide ratio of VMC/VMT to determine the cost per VMT. The existing major roadway system has an overall ratio of 3.51 vehicle-miles of capacity for every vehicle-mile of travel, as shown in Table 19. However, that ratio may not be sustainable over the long term. As communities grow and become more urban, the ratio tends to fall. The 2002 study used a 1.50 VMC/VMT ratio. The 1.00 ratio implicit in the standard consumption-based methodology is recommended for this update.

Table 19. Existing Major Roadway Level of Service

	Non-State Roads	State Roads	Total System
Daily VMC on Major Roads	5,325,416	2,925,706	8,251,122
÷ Daily VMT on Major Roads	1,326,921	1,020,715	2,347,636
Existing VMC/VMT Ratio	4.01	2.87	3.51
Recommended VMC/VMT Ratio for Impact Fee Calculation			1.00

Source: VMC and VMT from Table 18 in the appendix.

The formula for the modified consumption-based methodology used in this study is summarized in Figure 6. The maximum fee calculated under this methodology is the number of service units (VMT) that will be generated by the development times the net cost per service unit. The inputs into the formula are described in more detail below.

Figure 6. Transportation Impact Fee Formula

FEE = VMT x NET COST/VMT

Where:

VMT	=	TRIPS x % NEW x LENGTH
TRIPS	=	1/2 average daily trip ends generated by the development during the work week
% NEW	=	Percent of trips that are primary trips, as opposed to passby or diverted-link trips
LENGTH	=	Average length of a trip on major roadway system
NET COST/VMT	=	COST/VMT - CREDIT/VMT
COST/VMT	=	COST/VMC x VMC/VMT
COST/VMC	=	Average cost to create a new VMC based on historical or planned improvements
VMC/VMT	=	The system-wide ratio of capacity to demand in the major roadway system
CREDIT/VMT	=	Credit per VMT, based on revenues to be generated by new development

APPENDIX E: TRIP RATES BY UNIT SIZE

The calculation of average daily trip generation rates for single-family detached units by dwelling unit size is addressed in this appendix. Information from U.S. Census for the Mesa County area, the national American Housing Survey, and the National Cooperative Highway Research Program are utilized in the calculations.

The 2017 American Housing Survey provides national data on the average size of single-family units by number of bedrooms in square feet of living area. This data is based on a national sample of over 34,000 single-family detached units containing one or more bedrooms (efficiency units have a very small sample size and are excluded from the analysis). The average sizes of single-family units by number of bedrooms are summarized in Table 20. These national average sizes should be reasonably representative of existing development in Mesa County.

Table 20. Unit Size by Number of Bedrooms, Single-Family

No. of Bedrooms	Sample Units	Weighted Square Feet	Weighted Units	Average Size
1	602	1,600,040,501	1,486,842	1,076
2	4,768	15,727,551,611	11,053,273	1,423
3	16,920	70,835,665,150	38,294,217	1,850
4 or more	12,483	70,293,266,037	25,784,587	2,726
Total	34,773	158,456,523,300	76,618,920	2,068

Source: U.S. Census Bureau, 2017 American Housing Survey, national microdata.

The Census Bureau conducts annual surveys of housing units, which include information on the number of bedrooms and the number of persons residing in the unit. These annual surveys are combined into 5-year data sets. The most recent is the 5% sample covering the years 2013-2017 and including over 3,700 units. To get a large enough sample in all bedroom categories (other than efficiencies, which were excluded) it was necessary to use data for the region that includes Mesa County and four adjoining Colorado counties. Mesa County accounts for 64% of the population of the five-county region, according to U.S. Census population estimates for 2017. These recent, localized data identify the following average number of persons per unit by number of bedrooms, which should be representative of the average occupancy in single-family detached units in Mesa County.

Table 21. Persons per Unit by Bedrooms, Single-Family

No. of Bedrooms	Sample Units	Weighted Persons	Weighted Units	Persons/ Unit
1	132	2,328	2,326	1.00
2	663	20,215	12,503	1.62
3	2,050	90,447	42,253	2.14
4 or more	883	47,398	17,068	2.78
Total	3,728	160,388	74,150	2.16

Source: U.S. Census Bureau, *American Community Survey*, 2013-2017 5% sample microdata for Mesa, Montrose, Delta, San Miguel, and Ouray Counties.

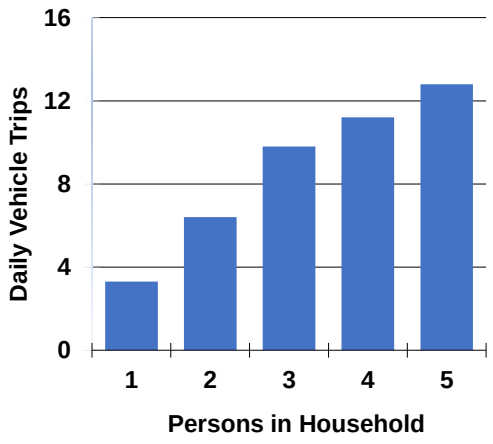
The National Cooperative Highway Research Program (NCHRP) of the National Research Council has developed estimates of average daily trip generation rates by the number of persons in a household. The NCHRP data indicate that trip generation is strongly related to the number of people residing in the unit, as shown in Table 22 and illustrated in Figure 7. While the trip rates themselves are somewhat dated due to the age of the study, the relative differences are still reasonable to rely on, if adjustments are made to account for the slight overall change in the average trip generation rates over the interval.[2]

Table 22. Trip Rates by Household Size

Household Size	Average Daily Trip Ends
One Person	3.3
Two Persons	6.4
Three Persons	9.8
Four Persons	11.2
Five or more Persons	12.8

Source: National Cooperative Highway Research Program, National Research Council, *NCHRP Report 365: Travel Estimation Techniques for Urban Planning,* Washington, D.C., 1998, Table 9: Trip estimation variables by urban size (for urban areas with population of 200,000-499,999)

Figure 7. Trip Rates by Household Size



[2] The average trip generation rate for a single-family detached unit declined 1.4% from the 6th edition (1997) to the 10th edition (2017) of the ITE *Trip Generation Manual* (9.57 in 1997 to 9.44 in 2017).

Data on unit size (in square feet) and the number of persons in the unit can be brought together because both sources also collect information on a related measure of unit size – the number of bedrooms. Then the number of persons in the unit can be related to trip generation, after adjusting for the overall decline in trip generation as well as the current average persons per unit for single-family units in Mesa County. The resulting trip generation rates for single-family detached units are presented in Table 23 for four unit size categories.

Table 23. Daily Trip Ends by Unit Size, Single-Family

No. of Bedrooms	Average Sq. Feet	Unit Size Range	Persons/ Unit	Daily Trips
1	1,076	<1,250 sf	1.00	4.54
2	1,423	1,250-1,649 sf	1.62	7.57
3	1,850	1,650-2,299 sf	2.14	8.81
4+	2,726	2,300 sf+	2.78	11.92
Total	2,068		2.16	9.44

Source: Average square feet from Table 20; unit size ranges based on approximate midpoints between the four average sizes; persons per unit from Table 21; daily trip ends based on linear interpolation between household size categories in Table 22, normalized for average persons per single-family unit from Table 21 and single-family average trip generation rate from Institute of Transportation Engineers, *Trip Generation Manual*, 2017.

RESOLUTION NO. ____-19

AMENDING AND RESTATING TRANSPORTATION IMPACT FEES ARISING OUT OF AND UNDER THE CITY OF GRAND JUNCTION'S ZONING AND DEVELOPMENT CODE AND CODE OF ORDINANCES

Recitals:

The Zoning and Development Code (GJMC 21.06.010) provides for imposition of fees and charges relating to traffic impacts from growth and development, and provides the amount of such fees and charges shall be established by the City Council.

City Council has determined that the existing fee schedule no longer reflects the share of costs that should be born by developers related to expanding capacity of the city's transportation system, and that Transportation Impact Fees shall be increased as set forth in this Resolution and all as more particularly shown in the *Transportation Impact Fees Implementation Schedule* attached hereto.

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

The Transportation Impact fees authorized by §21.06.010 of the Grand Junction Zoning and Development Code are as shown and described the attached Exhibit "A", entitled *Transportation Impact Fees Implementation Schedule*, which Exhibit is incorporated by this reference as if fully set forth. The fees established by this Resolution shall constitute the fees and charges applicable to development projects generating transportation impact in the City of Grand Junction under the adopted codes and ordinances, unless otherwise established by separate ordinance or resolution of the City Council.

The City shall collect the fees, in accordance with the dates and amounts shown on Exhibit A, and the fees shall escalate in the amounts and at the intervals shown.

Further, the fees for Single Family Residential, including residential uses intended for individual fee simple sale (eg. Townhomes, Duplexes, and Condominiums) shall be established at the time of submittal for a Planning Clearance. The fees for Multi-Family Residential uses shall be established at the time of complete application submittal and will be valid so long as a Building Permit is issued within two years from the date of submittal.

Any fees set by prior resolution in conflict with those adopted herein are hereby repealed and all other fees not in conflict or specifically modified herein shall remain in full force and effect.

The TCP reduction formula established by Resolution No. 15-13 for infill projects in the Redevelopment Area shall be applied to the Transportation Impact Fees established hereby.

PASSED AND ADOPTED this 3rd day of April 2019.

_____
Barbara Traylor Smith
President of the Council

ATTEST:

_____
Wanda Winkelmann
City Clerk

Exhibit A
Transportation Impact Fees
Implementation Schedule

			Jan 1 2020	July 1 2020	Jan 1 2021	Jul 1 2021	Jan 1 2022	July 1 2022
Land Use Type	Unit	Current Fees	16.7%	33%	50%	67%	83%	Proposed 100%
Single-Family Detached	Dwelling	$ 2,554	$ 3,256	$ 3,957	$ 4,659	$ 5,361	$ 6,062	$ 6,763
Multi-Family, Low-Rise (1-2 stories)	Dwelling	N/A	$ 2,565	$ 3,101	$ 3,637	$ 4,172	$ 4,708	$ 5,243
Multi-Family, Mid-Rise (3-10 stories)	Dwelling	N/A	$ 1,907	$ 2,305	$ 2,704	$ 3,102	$ 3,500	$ 3,898
Townhouse	Dwelling	N/A	$ 2,033	$ 2,457	$ 2,882	$ 3,306	$ 3,731	$ 4,155
Senior Adult Housing - Detached	Dwelling	N/A	$ 1,492	$ 1,804	$ 2,115	$ 2,427	$ 2,739	$ 3,050
Senior Adult Housing - Attached	Dwelling	N/A	$ 1,297	$ 1,567	$ 1,838	$ 2,109	$ 2,380	$ 2,650
Multi-Family (other)	Dwelling	$ 1,769	$ 2,236	$ 2,703	$ 3,170	$ 3,637	$ 4,104	$ 4,570
Mobile Home/RV Park	Pad	$ 1,284	$ 1,667	$ 2,050	$ 2,434	$ 2,817	$ 3,200	$ 3,583
Hotel/Motel	Room	$ 2,407	$ 2,703	$ 2,999	$ 3,295	$ 3,591	$ 3,887	$ 4,183
Shopping Center/Commercial	1,000 sf	$ 4,189	$ 4,864	$ 5,540	$ 6,215	$ 6,890	$ 7,566	$ 8,240
Auto Sales/Service	1,000 sf	$ 3,780	$ 4,693	$ 5,606	$ 6,520	$ 7,433	$ 8,346	$ 9,258
Bank, Drive-In	1,000 sf	$ 6,359	$ 8,360	$ 10,362	$ 12,363	$ 14,365	$ 16,366	$ 18,365
Convenience Store w/Gas Sales	1,000 sf	$ 9,143	$ 12,019	$ 14,895	$ 17,771	$ 20,647	$ 23,523	$ 26,395
Golf Course	Hole	$ 5,951	$ 7,101	$ 8,251	$ 9,401	$ 10,551	$ 11,701	$ 12,850
Movie Theater	1,000 sf	$ 10,574	$ 14,317	$ 18,060	$ 21,803	$ 25,546	$ 29,289	$ 33,028
Restaurant, Standard	1,000 sf	$ 5,159	$ 6,795	$ 8,432	$ 10,068	$ 11,704	$ 13,341	$ 14,975
Restaurant, Drive-Through	1,000 sf	$ 11,544	$ 15,155	$ 18,765	$ 22,376	$ 25,986	$ 29,597	$ 33,203
Office, General	1,000 sf	$ 3,141	$ 3,732	$ 4,323	$ 4,913	$ 5,504	$ 6,095	$ 6,685
Office, Medical	1,000 sf	$ 8,862	$ 11,663	$ 14,464	$ 17,265	$ 20,066	$ 22,867	$ 25,665
Animal Hospital/Vet Clinic	1,000 sf	N/A	$ 7,759	$ 9,379	$ 10,999	$ 12,619	$ 14,240	$ 15,858
Hospital	1,000 sf	$ 4,112	$ 4,744	$ 5,377	$ 6,009	$ 6,641	$ 7,273	$ 7,905
Nursing Home	1,000 sf	$ 1,149	$ 1,478	$ 1,806	$ 2,135	$ 2,463	$ 2,792	$ 3,120
Place of Worship	1,000 sf	$ 1,967	$ 2,093	$ 2,220	$ 2,346	$ 2,472	$ 2,599	$ 2,725
Day Care Center	1,000 sf	$ 4,086	$ 4,153	$ 4,219	$ 4,286	$ 4,352	$ 4,419	$ 4,485
Elementary/Secondary School	1,000 sf	$ 639	$ 814	$ 989	$ 1,164	$ 1,338	$ 1,513	$ 1,688
Public/Institutional	1,000 sf	N/A	$ 1,866	$ 2,255	$ 2,645	$ 3,034	$ 3,424	$ 3,813
Industrial	1,000 sf	$ 1,864	$ 1,900	$ 1,935	$ 1,971	$ 2,007	$ 2,042	$ 2,078
Warehouse	1,000 sf	$ 1,328	$ 1,315	$ 1,301	$ 1,288	$ 1,275	$ 1,261	$ 1,248
Mini-Warehouse	1,000 sf	$ 460	$ 563	$ 665	$ 768	$ 870	$ 973	$ 1,075

Beginning January 1, 2023, the fee collected at 100% of the study rate shall be increased annually by CDOT's inflation construction cost index

CITY OF GRAND JUNCTION

ORDINANCE NO. ___

AN ORDINANCE AMENDING SECTION 21.06.010 OF THE GRAND JUNCTION ZONING AND DEVELOPMENT CODE CONCERNING INFRASTRUCTURE STANDARDS, TRANSPORTATION CAPACITY PAYMENTS INCLUDING CALCULATIONS THEREOF, CREDITS AND APPROVING CONSUMPTION-BASED CALCULATION METHODOLOGIES

Recitals:
Safe and efficient streets are one of the most important services provided by the City, the City Council finds and determines that amendment of the Code is necessary and proper in order to provide a specific financing mechanism, which will continue to allow safe and functional streets.

The Council further determines that the resources of the City are properly allocated to maintaining and improving, including capital additions to, the existing streets and roads and those annexed over time, as resources permit, together with additional improvements to the system near and around developing areas of the City. The citizens and users of the street system pay for the upkeep and general improvement to the system by the payment of sales and use taxes. Sales and use taxes are not sufficient, however, to pay for all the road needs and there are limited resources available to the City, from other sources, to add to the system and/or to make improvements in the rapidly developing areas of the City.

Therefore, the Council finds and affirms that it is in the public interest to continue the practice of collecting Transportation Capacity Payments (TCP) and appropriately increase the amount of that fee to more accurately reflect the cost of improvements that are reasonably attributable to new development, new residents and new business activities (collectively "Growth").

The Council further finds that the TCP shall be set so that a substantial portion of the cost to build new transportation facilities resulting from growth is paid for by the Growth that has caused the need.

The Council is well aware that Growth and new development creates additional vehicular traffic that consumes a portion of the existing transportation infrastructure capacity. In support of the TCP methodology, the City has adopted the data, assumptions and conclusions of the Institute of Transportation Engineer's Trip Generation Manual ("ITE") for purposes of analyzing the number of trips created by development. The ITE is a valid, nationally recognized basis to estimate traffic and

shall continue to be used by the City. The most recent version of the ITE is incorporated herein by this reference as if fully set forth.

The Council has found and affirms that an equitable method of imposing a portion of the costs of paying for additional or improved capacity, necessitated because of Growth, is a fee based on a formula that considers among other things the number of trips generated by different types of development, the average trip length, and the percentage of new trips as variables all derived by reference to the ITE. The specific formula for the TCP provided for herein has been studied by and found to be valid by the Transportation Impact Fee Study for Mesa County, Colorado prepared by Duncan Associates and dated November 2018 with minor revisions February 2019. That study is incorporated herein by this reference as if fully set forth.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT SECTION 21.06.010 OF THE ZONING AND DEVELOPMENT CODE ARE AMENDED AS SHOWN: (Deletions ~~struckthrough;~~ additions <u>underlined</u>.)

21.06.010 Infrastructure standards.

(a) **General.**

(1) Public Improvements. The improvements described in this section must be built by the applicant and constructed in accordance with adopted standards, unless otherwise indicated. The applicant/developer shall either complete construction of all such improvements (in this section "infrastructure") prior to final City approval (such as a subdivision plat) or shall execute a development improvements agreement. No improvements shall be made until the following required plans, profiles and specifications have been submitted to, and approved by, the City:

(i) Roads, streets and alleys;

(ii) Street lights and street signs for all street intersections;

(iii) Sanitary sewer pipes and facilities;

(iv) Fire hydrants and water distribution system and storage;

(v) Storm drainage system;

(vi) Irrigation system;

(vii) Right-of-way landscaping;

(viii) Other improvements and/or facilities as may be required by changing technology and the approval process;

(ix) Permanent survey reference monuments and monument boxes (~~see~~ § 38-51-101 C.R.S.).

(2) Guarantee of Public Improvements. No development shall be approved until the City has accepted constructed infrastructure or the developer has executed a development improvements agreement along with adequate security (~~see~~ GJMC 21.02.070(m)).

(3) City Participation. The City may elect to require the developer to coordinate construction with the City as required in this chapter. If the developer, in order to provide safe access and circulation, must build or improve an arterial or collector street, the City may choose to participate in paying for a portion of the costs of constructing to add capacity to these ~~paving these~~ streets, including engineering, site preparation, base and pavement mat.

(b) **Streets, Rights-of-Way, Alleys, Trails and Easements.**

(1) Minimum Requirements and Design Standards.

(i) Street and alley layouts shall conform to adopted street plans and other policies, as well as TEDS (GJMC Title 29). No owner or developer shall propose a site design or plan which could result in the applicant controlling access to a street, alley or right-of-way.

(ii) Easements shall be provided as required for improvements and utilities. Alleys may be used for utilities and infrastructure ~~may be used~~.

(iii) A developer shall dedicate, at no cost to the City, to the City such rights-of-way (e.g., streets, sidewalks, trails, bicycle paths and easements) needed to serve the project and in accordance with the ~~(A) The adopted Functional Classification Map and~~ Grand Valley Circulation Plan, as such Plan may be amended ~~from time to time;~~ ~~and~~, and such dedications shall not be eligible for or require a TCP credit.

(iv) The developer shall construct right-of-way improvements as required by the Director including Streets, alleys, sidewalks, trails, ~~and~~ bike paths and other required infrastructure ~~shall be constructed~~ in accordance with applicable City standards.

(v) Commencing January 1, 2021, the developer shall pay for and construct improvements necessary for the safe ingress and egress of traffic to and from the development, as determined by the Director.

~~(v) If needed to provide safe and adequate access and circulation for residents, visitors, users and occupants, the applicant shall provide off-site infrastructure~~

(vi) Each project with one or more buildings (except a detached single family residence ~~dwellings~~) shall provide paved pedestrian walkway/sidewalk connections to nearby rights-of-way. Said connections shall be separate from parking and driveway areas.

(vii) ~~Dedications required by subsection (b)(1)(iii) of this section shall be at no cost to the City. Dedications shall not be eligible for or require a refund or TCP credit.~~ Where infrastructure previously constructed by others provides service to a development, the developer may be required to reimburse a portion of construction costs based on the proportionate benefit at the time of development.

(viii) Quality of service for any new development and/or for traffic capacity improvements shall be determined by the Director. The Director shall determine the acceptable quality of service taking into consideration existing traffic, streets and proposed development.

(2) Transportation Capacity Payment (TCP) ~~and Right-of-Way Improvements~~.

(i) The developer shall pay to the City a transportation capacity payment (TCP) ~~and construct right-of-way improvements as required by the Director~~.

~~(ii) The Director may require that the developer pay for and/or construct improvements necessary for the safe ingress and/or egress of traffic to the development. Those improvements are defined as minimum street access improvements. Minimum street access improvements shall be defined by the most recent version of the City's growth and development related street policy and/or TEDS (GJMC Title 29). The growth and development related street policy shall be reviewed by City staff and adopted periodically by Council resolution.~~

~~(iii)~~ (ii) No planning clearance for a building permit for any use or activity requiring payment of the TCP shall be issued until the TCP has been paid and ~~minimum~~ street and access improvements have been constructed, paid for or adequately secured as determined by the Director. If secured, the ~~Adequate~~ security shall be the same as that which is allowed or required for a development improvement agreement (DIA) under ~~GJMC 21.02.070(m)~~ Chapter 02 of this Title 21..

(iv) The amount of the TCP shall be determined ~~as set forth annually~~ by the City Council in ~~its adopted fee~~ a resolution. ~~The TCP is minimally subject to annual adjustment for inflation based on the Colorado Department of Transportation's (CDOT) Construction Cost Index published quarterly by the CDOT (this information can be found at the Internet site of http://www.coloradodot.info/business/eema/construction-cost-index).~~

(v) The TCP shall be used ~~by the Director to make~~ solely for the purpose of making capital improvements ~~to the~~ that enhance the capacity of transportation facilities in the City, which purposes may include, but are not necessarily limited to, the following: ~~as follows: in accordance with the City's growth and development related street policy, this section, and other applicable provisions of the Zoning and Development Code.~~

(A) To pay debt service on any portion of any current or future general obligation bond or revenue bond issued after July 1, 2019 ~~July 6, 2004,~~ and used to finance ~~major~~ road system improvements.

(B) For expenses integral and related to the reconstruction and replacement of existing ~~roads~~ transportation facilities with resulting increased capacity for all transportation mode(s), the construction of new major road systems and improvements, and/or for the payment of reimbursable street expenses.

~~(C) Traffic capacity improvements do not include ongoing operational costs or debt service for any past general obligation bond or revenue bond issued prior to July 6, 2004, or any portion of any current or future bond issued after July 6, 2004, and not used to finance major road system improvements.~~

~~(D) Capital spending decisions shall be guided by the principles, among others, that TCP funds shall be used to make capacity and safety improvements but not used to upgrade existing deficiencies except incidentally in the course of making improvements; TCP fund expenditures which provide improvements which are near in time and/or distance to the development from which the funds are collected are preferred over expenditures for improvements which are more distant in time and/or distance.~~

~~(E) No TCP funds shall be used for maintenance.~~

~~(F) TCP funds will be accounted for separately but may be commingled with other funds of the City.~~

~~(G) The Director shall determine when and where TCP funds shall be spent:~~

~~a. As part of the two-year budget process.~~

~~b. As required to keep pace with development.~~

~~(H) The TCP shall not be payable if the Director is shown by clear and convincing evidence that at least one of the following applies:~~

~~a. Alteration or expansion of an existing structure will not create additional trips;~~

~~b. The construction of an accessory structure will not create additional trips produced by the principal building or use of the land. A garage is an example of an accessory structure which does not create additional trips;~~

~~c. The replacement of a destroyed or partially destroyed structure with a new building or structure of the same size and use that does not create additional trips;~~

~~d. A structure is constructed in a development for which a TCP fee has been paid within the prior 84 months or the structure is in a development with respect to which the developer constructed street access improvements and the City accepted such improvements and the warranties have been satisfied.~~

(vi) TCP funds shall not be used for the following:

(A) maintenance

(B) ongoing operational costs

(C) debt service for any past general obligation bond or revenue bond issued prior to July 1, 2019 or not used to finance road system improvements

(D) to remedy existing deficiencies except incidentally in the course of making improvements

(vii) TCP funds will be accounted for separately but may be commingled with other funds of the City.

(viii) The TCP shall not be payable if the Director is shown by clear and convincing evidence that at least one of the following applies:

(A) Alteration or expansion of an existing structure will not create additional trips.

(B) The construction of an accessory structure, such as but not limited to a garage, will not create additional trips over and above the trips generated by the principal building or use of the land.

(C) The replacement of a destroyed or partially destroyed structure with a new building or structure of the same size and use does not create additional trips;

~~(vi)~~ (ix) If ~~the type of impact-generating development for which~~ a planning clearance ~~building permit~~ is requested is for ~~the~~ an impact-generating expansion, redevelopment or modification of an existing development, the fee shall be based on the net increase in the fee for the new land use type as compared to the previous land use type.

~~(vii) In the event that the proposed expansion, redevelopment or modification results in a net decrease in the fee for the new use or development as compared to the previous use or~~

~~development, the developer may apply for a refund of fees previously paid with the consent of the previous person having made the payment and/or constructed the improvements.~~

~~(viii)~~ (x) A request for a change of use permit that does not propose the expansion of an existing structure shall not require the payment of the TCP. If, however, a request for a change of use permit does propose the expansion of an existing structure, the TCP shall only be applied to the expansion and not the existing structure.

~~(ix)~~ (xi) For fees expressed per 1,000 square feet, the square footage shall be determined according to gross floor area, measured from the outside surface of exterior walls and excluding unfinished basements and enclosed parking areas. The fees shall be prorated and assessed based on actual floor area, not on the floor area rounded to the nearest 1,000 square feet.

~~(xi)~~ (xii) Any claim for TCP credit shall be made not later than the time of application or request for a planning clearance. Any claim not so made shall be deemed waived. TCP ~~Credits~~ credits shall not be transferable from one project or development to another nor otherwise assignable or transferable.

~~(xi) Minimum street access improvements include street and road improvements required to provide for the safe ingress and egress needs of the development as determined by the Director.~~

~~(A) Quality of service for any new development and/or for traffic capacity improvements shall be determined by the Director. The Director shall determine the acceptable quality of service taking into consideration existing traffic, streets and proposed development.~~

~~(B) Required right-of-way dedications shall be at no cost to the City.~~

~~(xii)~~ (xiii) Definitions. The following terms and words shall have the meanings set forth for this section:

(A) "Average trip length" means the average length of a vehicle trip as determined by the limits of the City, the distance between principal trip generators and as modeled by the City's, the County's, the State's or MPO's computer program. In the event that the models are inconsistent, the most advantageous to the City shall be used.

(B) "Convenience store," "hotel/motel," "retail," and other terms contained in and with the meaning set forth in the Trip Generation Manual.

(C) “Lane-mile” means one paved lane of a right-of-way one mile in length and 14 feet in width, including curb and gutter, sidewalk, storm sewers, traffic control devices, earthwork, engineering, and construction management including inspections. The value of right-of-way is not included.

(D) “Percentage of new trips” is based on the most current version of the ITE Transportation and Land Development Manual, and the ITE Trip Generation Manual.

(E) “Unimproved/under-improved floor area” has the meaning as defined in the adopted building codes.

~~(xiii)~~ (xiv) Calculation of Fee.

(A) The developer of ~~Any person who applies for a building permit for~~ an impact-generating development shall pay a transportation impact fee in accordance with the most recent fee schedule. ~~prior to issuance of a~~ No building permit shall issue to such developer unless and until such fee is paid. If any credit is due pursuant to this subsection ~~(b)(2)(x)~~ ~~of this section~~, the amount of such credit shall be deducted from the amount of the fee to be paid.

(B) If the type of impact-generating development for which a building permit is requested is not specified on the fee schedule, then the Director shall determine the fee on the basis of the fee applicable to the most nearly comparable land use on the fee schedule. The Director shall determine comparable land use by the trip generation rates contained in the most current edition of the ITE Trip Generation Manual.

(C) In many instances, a building may include secondary or accessory uses to the principal use. For example, in addition to the production of goods, manufacturing facilities usually also have office, warehouse, research and other associated functions. The TCP fee shall generally be assessed based on the principal use. If the applicant can show the Director in writing by clear and convincing evidence that a secondary land use accounts for over 25 percent of the gross floor area of the building and that the secondary use is not assumed in the trip generation for the principal use, then the TCP may be calculated on the separate uses.

(D) TCP Fee Calculation Study. At the election of the applicant or upon the request of the Director, for any proposed development activity, for a use that is not on the fee schedule or for which no comparable use can be determined and agreed to by the applicant and the Director or for any proposed development for which the Director concludes the nature, timing or location of the proposed development makes it likely to generate impacts costing substantially more to mitigate than the amount of the fee that would be generated by the use of the fee schedule, a TCP fee calculation study may be performed.

(E) The cost and responsibility for preparation of a fee calculation study shall be determined in advance by the applicant and the Director.

(F) The Director may charge a review fee and/or collect the cost for rendering a decision on such study. The Director's decision on a fee or a fee calculation study may be appealed to the Zoning Board of Appeals in accordance with GJMC 21.02.210(b).

(G) The TCP fee calculation study shall be based on the same formula, quality of service standards and unit costs used in the impact fee study. The fee study report shall document the methodologies and all assumptions.

(H) ~~The TCP fee calculation study shall be calculated according to the following formula:~~

~~[[~~*DELETE TABLE*~~]~~

~~**FEE**~~	**=**	~~**VMT x NET COST/VMT x RF**~~
~~VMT~~	=	~~TRIPS x % NEW x LENGTH ÷ 2~~
~~TRIPS~~	=	~~DAILY TRIP ENDS GENERATED BY THE DEVELOPMENT DURING THE WORK WEEK~~
~~% NEW~~	=	~~PERCENT OF TRIPS THAT ARE PRIMARY, AS OPPOSED TO PASSBY OR DIVERTED-LINK TRIPS~~
~~LENGTH~~	=	~~AVERAGE LENGTH OF A TRIP ON THE MAJOR ROAD SYSTEM~~
~~÷ 2~~	=	~~AVOIDS DOUBLE-COUNTING TRIPS FOR ORIGIN AND DESTINATION~~
~~NET COST/VMT~~	=	~~COST/VMT – CREDIT/VMT~~
~~COST/VMT~~	=	~~COST/VMC x VMC/VMT~~
~~COST/VMC~~	=	~~AVERAGE COST TO CREATE A NEW VMC BASED ON HISTORICAL OR PLANNED PROJECTS (FEES SET BY CITY COUNCIL)~~
~~VMC/VMT~~	=	~~THE SYSTEM-WIDE RATIO OF CAPACITY TO DEMAND IN THE MAJOR ROAD SYSTEM (1.0 ASSUMED)~~
~~CREDIT/VMT~~	=	~~CREDIT PER VMT, BASED ON REVENUES TO BE GENERATED BY NEW DEVELOPMENT (FEES SET BY CITY COUNCIL)~~
~~RF~~	=	~~REDUCTION FACTOR ADOPTED BY POLICY (FACTOR SET BY CITY COUNCIL)~~

~~(I)~~ A TCP fee calculation study submitted for the purpose of calculating a transportation impact fee may be based on data information and assumptions that are from:

a. An accepted standard source of transportation engineering or planning data; or

b. A local study on trip characteristics performed by a qualified transportation planner or engineer pursuant to an accepted methodology of transportation planning or engineering that has been approved by the Director.

(3) Existing Streets.

(i) Existing Local Residential Streets. Many areas of the City were developed in the unincorporated areas of Mesa County without modern urban street and drainage facilities. In many such neighborhoods, the existing local residential streets do not have curbs, gutters or sidewalks. Where houses are already built on most or all of such lots, the character of the neighborhood is well established. Given that there are no serious safety or drainage problems associated with these local residential streets, there is no current reason to improve these streets or to install curbs, gutters and/or sidewalks. When an owner in one of these ~~well established~~ well-established neighborhoods chooses to subdivide a lot or parcel, unless such improvements are extended off site to connect to a larger system, the new "short runs" of curbing, gutters and/or sidewalks are of little value as drainage facilities or pedestrian ways until some future development or improvement district extends them to other connecting facilities.

The ~~Public Works and Planning~~ Director shall determine the acceptable minimum improvements. The Director may defer street improvements if all of the following criteria are met:

(A) The development is for three or less residential lots;

(B) The zoning or existing uses in the block or neighborhood are residential. The Director shall determine the boundaries of the block or neighborhood, based on topography, traffic patterns, and the character of the neighborhood;

(C) The existing local residential street that provides access to the lots or development meets minimum safety and drainage standards, and has a design use of less than 1,000 average daily traffic ("ADT") based on an assumed typical 10 trips per day per residence and the volume is expected to be less than 1,000 ADT when the neighborhood or block is fully developed;

(D) At least 80 percent of the lots and tracts in the neighborhood or block are already built upon, so that the street and drainage character is well established;

(E) If an existing safety hazard or drainage problem, including pedestrian or bicycle traffic, exists and it can be improved or remedied without the street improvements being built; and

(F) There is at least 250 feet from any point on the development to the nearest existing street improvements (on the same side of the street) that substantially comply with the City standard for similar street improvements.

(G) If all of the criteria have been met, instead of requiring these “short run” improvements, the Public Works and Planning Director may in his or her discretion accept a signed agreement from the owner to form an improvement district for the construction of curbs, gutters, and sidewalks in lieu of construction. The agreement shall be in a form approved by the City Attorney. The agreement shall run with the land and shall be recorded with the Mesa County Clerk and Recorder.

(ii) Existing Local Nonresidential Streets. Many commercial and industrial areas of the City were developed in the unincorporated areas of Mesa County without modern urban street and drainage facilities. In many of these areas the existing local nonresidential streets do not have curbs, gutters or sidewalks. Given that there are no serious safety or drainage problems associated with these local nonresidential streets, there is no current reason to improve these streets or to install curbs, gutters and/or sidewalks. When an owner in a commercial or industrial area chooses to develop a lot or parcel, the new “short runs” of curbing, gutters and/or sidewalks are of little value as drainage facilities or pedestrian ways unless the improvements are extended off site to connect to a larger system or until some future development or improvement district extends them to other connecting facilities.

The Public Works and Planning Director shall determine the acceptable minimum improvements. In order to promote development of infill properties the Director may defer nonresidential street improvements if all of the following criteria have been met:

(A) The development is for a single commercial or industrial lot or parcel that does not create a new lot or parcel;

(B) The proposed development or use of the lot or parcel must be consistent with the allowed uses and requirements of the current zone district;

(C) The lot or parcel size is two acres or less;

(D) The lot or parcel does not have more than 500 feet of frontage on the local nonresidential street;

(E) If an existing safety hazard or drainage problem, including pedestrian or bicycle traffic, exists and it can be improved or remedied without the local nonresidential street improvements being built; and

(F) There is at least 250 feet from any point on the development to the nearest existing street improvements (on the same side of the street) that substantially comply with the City standard for similar local nonresidential street improvements.

(G) If all of the criteria have been met, instead of requiring these “short run” improvements, the Public Works and Planning Director may in his or her discretion accept a signed agreement from the owner to form an improvement district for the construction of curbs, gutters and sidewalks in lieu of construction. The agreement shall be in a form approved by the City Attorney. The agreement shall run with the land and shall be recorded with the Mesa County Clerk and Recorder.

(4) Public Right-of-Way and Private Parking Lot Use.

(i) No structure, fence, sign, parking lot, detention/retention pond, or other temporary or permanent object or structure shall be constructed, maintained, or erected in any portion of any public right-of-way without first obtaining a revocable permit from the City. The City Engineer or other City official may allow traffic control devices, street signs, public notices, utility poles, lines and street banners (see this chapter).

(ii) No person shall use, store, display or sell any goods, merchandise or any structure without having first obtained a revocable permit, except that this provision shall not be enforced in a manner which limits unreasonably any person’s freedom of speech or assembly.

(iii) No commercial vehicle which exceeds one and one-half tons rated carrying capacity shall be parked in a public right-of-way which abuts any residential zone.

(iv) Overnight camping shall not be allowed in a public right-of-way or in any private parking lot made available to the public, unless specifically permitted by the City for such use. Parking of an RV or any vehicle for more than 72 hours shall not be allowed in a public right-of-way or on any vacant lot.

(5) Partially Dedicated Street. Prior to any development or change of use which is projected to increase traffic generation by the greater of five percent or 10 vehicle trips per day, the applicant shall dedicate right-of-way required to bring abutting streets into compliance with the adopted street classification map, or as otherwise approved by the City Engineer. Upon receipt of the appropriate deed, and if all other requirements have been met, the final development permit shall be issued.

(6) Street Naming and Addressing System. A street naming system shall be maintained to facilitate the provisions of necessary public services (police, fire, mail), reduce public costs for administration, and provide more efficient movement of traffic. For consistency, this system shall be adhered to on all newly platted, dedicated, or named streets and roads. The Director shall

check all new street names for compliance to this system and issue all street addresses. Existing streets and roads not conforming to this system shall be made conforming as the opportunity occurs.

Introduced on first reading this _____ day of March 2019.

PASSED and ADOPTED and ordered published in pamphlet form this ___ day of April 2019.

President of the Council

_____
Barbara Traylor Smith

Attest:

_____
Wanda Winkelmann, City Clerk

CLEAN TEXT

SECTION 21.06.010 OF THE ZONING AND DEVELOPMENT CODE

(*FOLLOWING CODE TEXT AMENDMENT*)

21.06.010 Infrastructure standards.

(a) **General.**

(1) Public Improvements. The improvements described in this section must be built by the applicant and constructed in accordance with adopted standards, unless otherwise indicated. The applicant/developer shall either complete construction of all such improvements (in this section "infrastructure") prior to final City approval (such as a subdivision plat) or shall execute a development improvements agreement. No improvements shall be made until the following required plans, profiles and specifications have been submitted to, and approved by, the City:

(i) Roads, streets and alleys;

(ii) Street lights and street signs for all street intersections;

(iii) Sanitary sewer pipes and facilities;

(iv) Fire hydrants and water distribution system and storage;

(v) Storm drainage system;

(vi) Irrigation system;

(vii) Right-of-way landscaping;

(viii) Other improvements and/or facilities as may be required by changing technology and the approval process;

(ix) Permanent survey reference monuments and monument boxes (§ 38-51-101 C.R.S.).

(2) Guarantee of Public Improvements. No development shall be approved until the City has accepted constructed infrastructure or the developer has executed a development improvements agreement along with adequate security (GJMC 21.02.070(m)).

(3) City Participation. The City may elect to require the developer to coordinate construction with the City as required in this chapter. If the developer, in order to provide safe access and circulation, must build or improve an arterial or collector street, the City may choose to participate in paying for a portion of the costs of constructing to add capacity to these streets, including engineering, site preparation, base and pavement mat.

(b) **Streets, Rights-of-Way, Alleys, Trails and Easements.**

(1) Minimum Requirements and Design Standards.

(i) Street and alley layouts shall conform to adopted street plans and other policies, as well as TEDS (GJMC Title 29). No owner or developer shall propose a site design or plan which could result in the applicant controlling access to a street, alley or right-of-way.

(ii) Easements shall be provided as required for improvements and utilities. Alleys may be used for utilities and infrastructure.

(iii) A developer shall dedicate to the City such rights-of-way (e.g., streets, sidewalks, trails, bicycle paths and easements) needed to serve the project and in accordance with the Grand Valley Circulation Plan, as such Plan may be amended at no cost to the City, and such dedications shall not be eligible for or require a TCP credit.

(iv) Streets, alleys, sidewalks, trails and bike paths shall be constructed in accordance with applicable City standards. If needed to provide safe and adequate access and circulation for residents, visitors, users and occupants, the applicant shall provide off-site infrastructure, such as, but not limited to, turn lanes into the development.

(v) Each project with one or more buildings (except detached dwellings) shall provide paved pedestrian walkway/sidewalk connections to nearby rights-of-way. Said connections shall be separate from parking and driveway areas.

(vi) Where infrastructure previously constructed by others provides service to a development, the developer may be required to reimburse a portion of construction costs based on the proportionate benefit at the time of development.

(vii) The developer shall construct right-of-way improvements as required by the Director.

(viii) The developer shall pay for and construct improvements necessary for the safe ingress and egress of traffic to and from the development, as determined by the Director, which shall be referred to as minimum street access improvements.

(ix) Quality of service for any new development and/or for traffic capacity improvements shall be determined by the Director. The Director shall determine the acceptable quality of service taking into consideration existing traffic, streets and proposed development.

(x) If needed to provide safe and adequate access and circulation for residents, visitors, users and occupants, the applicant shall provide off-site infrastructure

(2) Transportation Capacity Payment (TCP)

(i) The developer shall pay to the City a transportation capacity payment (TCP).

(ii) No planning clearance for a building permit for any use or activity requiring payment of the TCP shall be issued until the TCP has been paid and access improvements have been constructed, paid for or adequately secured as determined by the Director. If secured, the security shall be the same as that which is allowed or required for a development improvement agreement (DIA) under Chapter 02 of this Title 21.

(iv) The amount of the TCP shall be determined by the City Council in a resolution.

(v) The TCP shall be used solely for the purpose of making capital improvements that enhance the capacity of transportation facilities in the City, which purposes may include, but are not necessarily limited to, the following:

(A) To pay debt service on any portion of any current or future general obligation bond or revenue bond issued after July 1, 2019 and used to finance ~~major~~ road system improvements.

(B) For expenses integral and related to the reconstruction and replacement of existing transportation facilities with resulting increased capacity for all transportation mode(s), the construction of new major road systems and improvements, and/or for the payment of reimbursable street expenses.

(vi) TCP funds shall not be used for the following:

(A) maintenance

(B) ongoing operational costs

(C) debt service for any past general obligation bond or revenue bond issued prior to July 1, 2019 or not used to finance road system improvements

(D) to remedy existing deficiencies except incidentally in the course of making improvements

(vii) TCP funds will be accounted for separately but may be commingled with other funds of the City.

(viii) The TCP shall not be payable if the Director is shown by clear and convincing evidence that at least one of the following applies:

(A) Alteration or expansion of an existing structure will not create additional trips.

(B) The construction of an accessory structure, such as but not limited to a garage, will not create additional trips over and above the trips generated by the principal building or use of the land.

(C) The replacement of a destroyed or partially destroyed structure with a new building or structure of the same size and use does not create additional trips;

(ix) If a planning clearance is requested is for an impact-generating expansion, redevelopment or modification of an existing development, the fee shall be based on the net increase in the fee for the new land use type as compared to the previous land use type.

(x) A request for a change of use permit that does not propose the expansion of an existing structure shall not require the payment of the TCP. If, however, a request for a change of use permit does propose the expansion of an existing structure, the TCP shall only be applied to the expansion and not the existing structure.

(xi) For fees expressed per 1,000 square feet, the square footage shall be determined according to gross floor area, measured from the outside surface of exterior walls and excluding unfinished basements and enclosed parking areas. The fees shall be prorated and assessed based on actual floor area, not on the floor area rounded to the nearest 1,000 square feet.

(xii) Any claim for TCP credit shall be made not later than the time of application or request for a planning clearance. Any claim not so made shall be deemed waived. TCP credits shall not be transferable from one project or development to another nor otherwise assignable or transferable.

(xiii) Definitions. The following terms and words shall have the meanings set forth for this section:

(A) “Average trip length” means the average length of a vehicle trip as determined by the limits of the City, the distance between principal trip generators and as modeled by the City’s, the County’s, the State’s or MPO’s computer program. In the event that the models are inconsistent, the most advantageous to the City shall be used.

(B) “Convenience store,” “hotel/motel,” “retail,” and other terms contained in and with the meaning set forth in the Trip Generation Manual.

(C) “Lane-mile” means one paved lane of a right-of-way one mile in length and 14 feet in width, including curb and gutter, sidewalk, storm sewers, traffic control devices,

earthwork, engineering, and construction management including inspections. The value of right-of-way is not included.

(D) “Percentage of new trips” is based on the most current version of the ITE Transportation and Land Development Manual, and the ITE Trip Generation Manual.

(E) “Unimproved/under-improved floor area” has the meaning as defined in the adopted building codes.

(xiv) Calculation of Fee.

(A) The developer of an impact-generating development shall pay a transportation impact fee in accordance with the most recent fee schedule. No building permit shall issue to such developer unless and until such fee is paid. If any credit is due pursuant to this subsection, the amount of such credit shall be deducted from the amount of the fee to be paid.

(B) If the type of impact-generating development for which a building permit is requested is not specified on the fee schedule, then the Director shall determine the fee on the basis of the fee applicable to the most nearly comparable land use on the fee schedule. The Director shall determine comparable land use by the trip generation rates contained in the most current edition of the ITE Trip Generation Manual.

(C) In many instances, a building may include secondary or accessory uses to the principal use. For example, in addition to the production of goods, manufacturing facilities usually also have office, warehouse, research and other associated functions. The TCP fee shall generally be assessed based on the principal use. If the applicant can show the Director in writing by clear and convincing evidence that a secondary land use accounts for over 25 percent of the gross floor area of the building and that the secondary use is not assumed in the trip generation for the principal use, then the TCP may be calculated on the separate uses.

(D) TCP Fee Calculation Study. At the election of the applicant or upon the request of the Director, for any proposed development activity, for a use that is not on the fee schedule or for which no comparable use can be determined and agreed to by the applicant and the Director or for any proposed development for which the Director concludes the nature, timing or location of the proposed development makes it likely to generate impacts costing substantially more to mitigate than the amount of the fee that would be generated by the use of the fee schedule, a TCP fee calculation study may be performed.

(E) The cost and responsibility for preparation of a fee calculation study shall be determined in advance by the applicant and the Director.

(F) The Director may charge a review fee and/or collect the cost for rendering a decision on such study. The Director's decision on a fee or a fee calculation study may be appealed to the Zoning Board of Appeals in accordance with GJMC 21.02.210(b).

(G) The TCP fee calculation study shall be based on the same formula, quality of service standards and unit costs used in the impact fee study. The fee study report shall document the methodologies and all assumptions.

(H) A TCP fee calculation study submitted for the purpose of calculating a transportation impact fee may be based on data information and assumptions that are from:

a. An accepted standard source of transportation engineering or planning data; or

b. A local study on trip characteristics performed by a qualified transportation planner or engineer pursuant to an accepted methodology of transportation planning or engineering that has been approved by the Director.

(3) Existing Streets.

(i) Existing Local Residential Streets. Many areas of the City were developed in the unincorporated areas of Mesa County without modern urban street and drainage facilities. In many such neighborhoods, the existing local residential streets do not have curbs, gutters or sidewalks. Where houses are already built on most or all of such lots, the character of the neighborhood is well established. Given that there are no serious safety or drainage problems associated with these local residential streets, there is no current reason to improve these streets or to install curbs, gutters and/or sidewalks. When an owner in one of these well-established neighborhoods chooses to subdivide a lot or parcel, unless such improvements are extended off site to connect to a larger system, the new "short runs" of curbing, gutters and/or sidewalks are of little value as drainage facilities or pedestrian ways until some future development or improvement district extends them to other connecting facilities.

The Director shall determine the acceptable minimum improvements. The Director may defer street improvements if all of the following criteria are met:

(A) The development is for three or less residential lots;

(B) The zoning or existing uses in the block or neighborhood are residential. The Director shall determine the boundaries of the block or neighborhood, based on topography, traffic patterns, and the character of the neighborhood;

(C) The existing local residential street that provides access to the lots or development meets minimum safety and drainage standards, and has a design use of less than 1,000 average daily traffic ("ADT") based on an assumed typical 10 trips per day per residence and the volume is expected to be less than 1,000 ADT when the neighborhood or block is fully developed;

(D) At least 80 percent of the lots and tracts in the neighborhood or block are already built upon, so that the street and drainage character is well established;

(E) If an existing safety hazard or drainage problem, including pedestrian or bicycle traffic, exists and it can be improved or remedied without the street improvements being built; and

(F) There is at least 250 feet from any point on the development to the nearest existing street improvements (on the same side of the street) that substantially comply with the City standard for similar street improvements.

(G) If all of the criteria have been met, instead of requiring these "short run" improvements, the Public Works and Planning Director may in his or her discretion accept a signed agreement from the owner to form an improvement district for the construction of curbs, gutters, and sidewalks in lieu of construction. The agreement shall be in a form approved by the City Attorney. The agreement shall run with the land and shall be recorded with the Mesa County Clerk and Recorder.

(ii) Existing Local Nonresidential Streets. Many commercial and industrial areas of the City were developed in the unincorporated areas of Mesa County without modern urban street and drainage facilities. In many of these areas the existing local nonresidential streets do not have curbs, gutters or sidewalks. Given that there are no serious safety or drainage problems associated with these local nonresidential streets, there is no current reason to improve these streets or to install curbs, gutters and/or sidewalks. When an owner in a commercial or industrial area chooses to develop a lot or parcel, the new "short runs" of curbing, gutters and/or sidewalks are of little value as drainage facilities or pedestrian ways unless the improvements are extended off site to connect to a larger system or until some future development or improvement district extends them to other connecting facilities.

The Public Works and Planning Director shall determine the acceptable minimum improvements. In order to promote development of infill properties the Director may defer nonresidential street improvements if all of the following criteria have been met:

(A) The development is for a single commercial or industrial lot or parcel that does not create a new lot or parcel;

(B) The proposed development or use of the lot or parcel must be consistent with the allowed uses and requirements of the current zone district;

(C) The lot or parcel size is two acres or less;

(D) The lot or parcel does not have more than 500 feet of frontage on the local nonresidential street;

(E) If an existing safety hazard or drainage problem, including pedestrian or bicycle traffic, exists and it can be improved or remedied without the local nonresidential street improvements being built; and

(F) There is at least 250 feet from any point on the development to the nearest existing street improvements (on the same side of the street) that substantially comply with the City standard for similar local nonresidential street improvements.

(G) If all of the criteria have been met, instead of requiring these "short run" improvements, the Public Works and Planning Director may in his or her discretion accept a signed agreement from the owner to form an improvement district for the construction of curbs, gutters and sidewalks in lieu of construction. The agreement shall be in a form approved by the City Attorney. The agreement shall run with the land and shall be recorded with the Mesa County Clerk and Recorder.

(4) Public Right-of-Way and Private Parking Lot Use.

(i) No structure, fence, sign, parking lot, detention/retention pond, or other temporary or permanent object or structure shall be constructed, maintained, or erected in any portion of any public right-of-way without first obtaining a revocable permit from the City. The City Engineer or other City official may allow traffic control devices, street signs, public notices, utility poles, lines and street banners (see this chapter).

(ii) No person shall use, store, display or sell any goods, merchandise or any structure without having first obtained a revocable permit, except that this provision shall not be enforced in a manner which limits unreasonably any person's freedom of speech or assembly.

(iii) No commercial vehicle which exceeds one and one-half tons rated carrying capacity shall be parked in a public right-of-way which abuts any residential zone.

(iv) Overnight camping shall not be allowed in a public right-of-way or in any private parking lot made available to the public, unless specifically permitted by the City for such use. Parking of an RV or any vehicle for more than 72 hours shall not be allowed in a public right-of-way or on any vacant lot.

(5) Partially Dedicated Street. Prior to any development or change of use which is projected to increase traffic generation by the greater of five percent or 10 vehicle trips per day, the applicant shall dedicate right-of-way required to bring abutting streets into compliance with the adopted street classification map, or as otherwise approved by the City Engineer. Upon receipt of the appropriate deed, and if all other requirements have been met, the final development permit shall be issued.

(6) Street Naming and Addressing System. A street naming system shall be maintained to facilitate the provisions of necessary public services (police, fire, mail), reduce public costs for administration, and provide more efficient movement of traffic. For consistency, this system shall be adhered to on all newly platted, dedicated, or named streets and roads. The Director shall check all new street names for compliance to this system and issue all street addresses. Existing streets and roads not conforming to this system shall be made conforming as the opportunity occurs.

CITY OF GRAND JUNCTION

ORDINANCE NO. ___

AN ORDINANCE AMENDING ORDINANCE NO. 3641 CONCERNING GROWTH AND DEVELOPMENT RELATED STREET POLICY

Recitals:
Safe and efficient streets are one of the most important services provided by the City, the City Council finds and determines that it is proper to provide a specific financing mechanism that will continue to allow safe and functional streets and for new growth and development to pay its way to an equitable degree.

The Council further determines that the resources of the City are properly allocated to maintaining and improving, including capital additions to, the existing streets and roads and those annexed over time, as resources permit, together with additional improvements to the system near and around developing areas of the City. The citizens and users of the street system pay for the upkeep and general improvement to the system by the payment of sales and use taxes. Sales and use taxes are not sufficient, however, to pay for all the road needs and there are limited resources available to the City, from other sources, to add to the system and/or to make improvements in the rapidly developing areas of the City.

The Council has found and affirms that an equitable method of imposing a portion of the costs of paying for additional or improved capacity, necessitated because of Growth, and promoting safe and effective access to and from new developments to the public street system is best addressed by requiring developers to pay for and install public right-of-way improvements that are required for such safe and effective access.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT ORDINANCE NO. 3641 AMENDED AS SHOWN: (For text, deletions are ~~struckthrough~~ and additions are <u>underlined</u>; for graphics, deletions are crossed through with an X.)

~~Growth and Development Related Street Policy~~

~~The City of Grand Junction requires that new development pay a Transportation Capacity Payment to help defray the cost to the City for the impact of development on City streets. The City has experienced steady growth for over a decade and during that time has struggled with how to fairly collect and administer impact fees assessed against development, how to credit some or all of those fees against taxes otherwise paid and what, if any, role the City should have in funding/contributing to the cost of providing additional traffic/street capacity and/or traffic/street capacity in accordance with community expectations.~~

~~The City has determined that there are three key components to a meaningful growth and development related street/traffic policy. They are:~~

~~1. Collection of a realistic TCP for all new development projects. The TCP shall be annually reviewed and adjusted in accordance with 6.2B2d of the ZDC.~~

~~2. A clear articulation of what minimum requirements (in addition to the TCP) each development must construct; and~~

~~3. City funding and/or other means of participation in construction of street improvements.~~

~~Because the City has determined that traffic is a community problem, the TCP shall be uniform throughout the City and subject to criteria stated below; funding may be provided to street improvements anywhere within the City.~~

~~The principles of this policy are:~~

~~1. All development projects that create a traffic impact, as defined by the City ZDC, shall pay a TCP as established by and in accordance with the ZDC. The fundamental precept of the City's TCP policy is that new development must pay its fair share for the added traffic that development creates.~~

~~2. The TCP fee has been set to ensure that trips from each new development are calculated and that the developer contributes to the value of capacity consumption of City streets in proportion to the traffic that the development is reasonably anticipated to generate. The fee also recognizes as a credit the value of taxes generated from development.~~

~~3. TCP funds are intended to be used for improvements to the major roadway system as identified on the most current version of the Grand Valley Circulation Plan functional classification map (Minor Collector or above). Improvements to the local roadway system will continue to be the responsibility of the property owners abutting the local roadway. The TCP fee is not intended to be used for debt service for the Riverside Parkway project.~~

~~4. Minimum Street Access Improvements -- The intent of this section is to describe the improvements necessary to connect a proposed development to the existing street system. SUCH IMPROVEMENTS SHALL BE PUBLIC IMPROVEMENTS AND SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE CITY WHETHER SUCH PUBLIC IMPROVEMENTS ARE IDENTIFIED THROUGH A TRAFFIC STUDY OR OTHERWISE MADE A CONDITION OF APPROVAL FOR DEVELOPMENT. Construction of these improvements will be the responsibility of the developer and shall be constructed or guaranteed at the time of development. These improvements are needed to provide safe ingress/egress and shall meet the minimum standards in Section CHAPTERS 5 AND 6 AND THE UNNUMBERED CHAPTER ENTITLED Fire Department Access of the TEDS Manual – Fire Department Access. These improvements are not intended to include off-site, Half Street or perimeter improvements necessary to increase the capacity or improve the safety of adjacent or perimeter streets.~~

- ~~Absent unique needs or characteristics of the development, Minimum Street Access Improvements shall mean construction of full asphalt radii, and necessary drainage improvements in accordance with the City standard detail for each intersection with a perimeter street and/or improvements necessitated if the proposed development creates lots with direct access to the perimeter street(s) as determined by the Director. An owner or developer may appeal a determination of Minimum Street Access Improvements to the Transportation Engineering Design Standards (TEDS) Exception~~

~~Committee. That Committee consists of the PW&U Director, the Fire Chief and the Community Development Director.~~

- ~~Curb, gutter and sidewalk improvements shall be constructed as part of minimum access improvements when connecting directly to a street with like improvements.~~

- ~~The City's multi-modal plan, including bike lanes, trails, paths, alternate pedestrian connections and bus stops and transit shall be incorporated into determining what improvements are required associated with a connection to the adjacent street system.~~

- ~~Right of Way - The development shall dedicate necessary ROW (per Code and TEDS) to provide safe ingress/egress to the proposed development.~~

- ~~Drainage Structures including Bridges - The development shall construct drainage structures and/or bridges associated the connection of the development to the street system.~~

- ~~Traffic Studies - Preparation of Traffic Studies shall be the responsibility of new development as currently defined by the Code.~~

- ~~Utilities – The extension of utilities including water, sewer, storm water improvements gas, electric, cable and telephone, etc will continue to be the responsibility of new development.~~

~~5. In addition to the TCP and Minimum Street Access Improvements, the developer must fully construct (or if current needs do not require construction, then the developer must guarantee for future construction) all internal streets, roads, alleys, and future connections in accordance with the development's approved plan.~~

~~6. The developer is responsible for the cost of the design of all features of the Minimum Street Access Improvements as required by TEDS, the GVCP, and other applicable City code(s), ordinance(s), policy(ies) or resolution(s).~~

~~7. Reimbursable Street Expenses – In the event a development triggers the need for public improvements beyond available City funding from the TCP, the City and the developer may enter into an agreement that would provide for the reimbursement of a portion of the costs of the public improvements.~~

~~Safe and adequate streets are a priority for the City. To help meet that need, a fund will be established to allow the City to fund and/or partner with developers or other governments. City funding or participation in street improvements shall be used for three purposes:~~

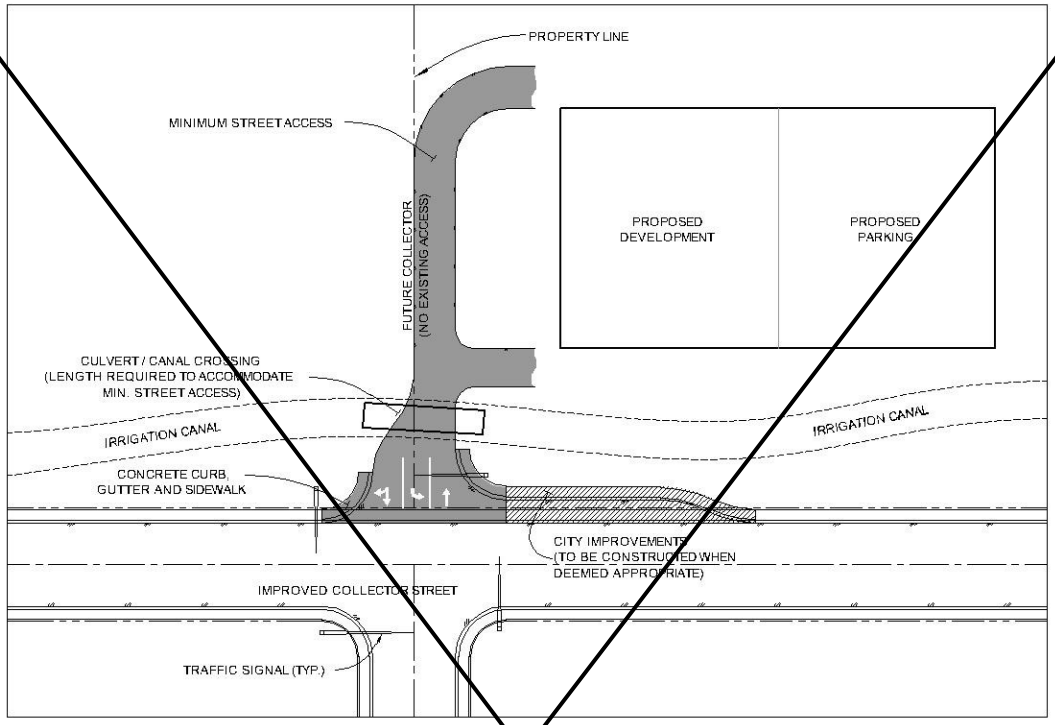
~~1. Construction of larger scale improvements along corridors which are deficient in street improvements (i.e., capacity, safety or physical improvements including pavement, curbs, gutters, and sidewalks).~~

~~2. Specific street or intersection improvements either adjacent or off-site from a new development where the existing condition is deficient as defined by City code.~~

~~3. Participation in a larger regional project in cooperation with the participating agencies of the Grand Valley MPO.~~

~~City funding and/or other means of participation in street improvements is conditioned on:~~

- ~~Construction will improve traffic safety;~~
- ~~Construction will improve traffic flow;~~
- ~~Construction will improve pedestrian safety;~~
- ~~Construction will improve capacity.~~



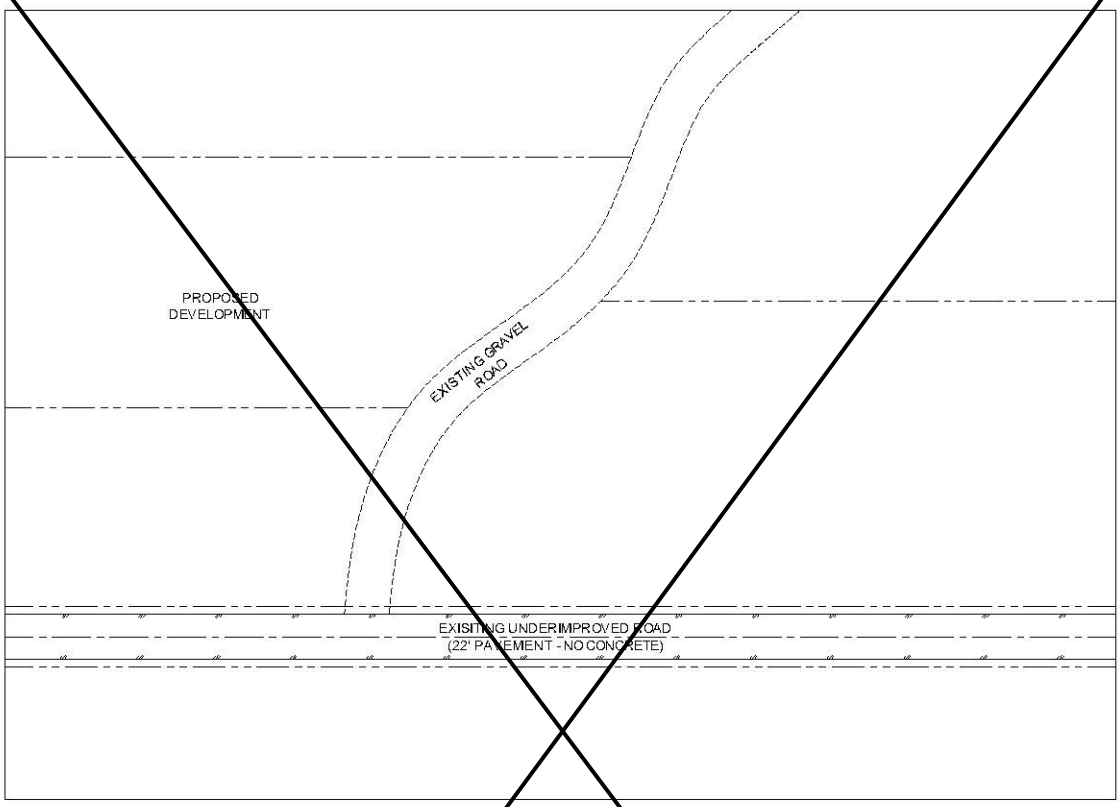
MINIMUM STREET ACCESS INCLUDES

- CULVERT/CANAL CROSSING TO ACCOMMODATE DEVELOPMENT NEEDS (TRAFFIC STUDY). IF LESS THAN LENGTH REQUIRED FOR ULTIMATE STREET SECTION, CITY MAY CONTRIBUTE TO COMPLETE THE LENGTH.
- FIRE ACCESS IMPROVEMENTS BETWEEN COLLECTOR AND STORE ACCESS (MIN. 20' OF PAVEMENT WIDTH, OR GREATER AS REQUIRED BY THE TRAFFIC STUDY. DOES NOT INCLUDE CURB, GUTTER OR SIDEWALK, UNLESS NECESSARY FOR TRANSITION WITH EXISTING).
- DEDICATION OF R.O.W. PER DEVELOPMENT NEEDS OR PER MAJOR STREET PLAN, WHICH EVER IS GREATER.
- DRAINAGE IMPROVEMENTS AS NECESSARY.

CITY OF GRAND JUNCTION BUILDS

- TRAFFIC SIGNAL
- DECELERATION LANE

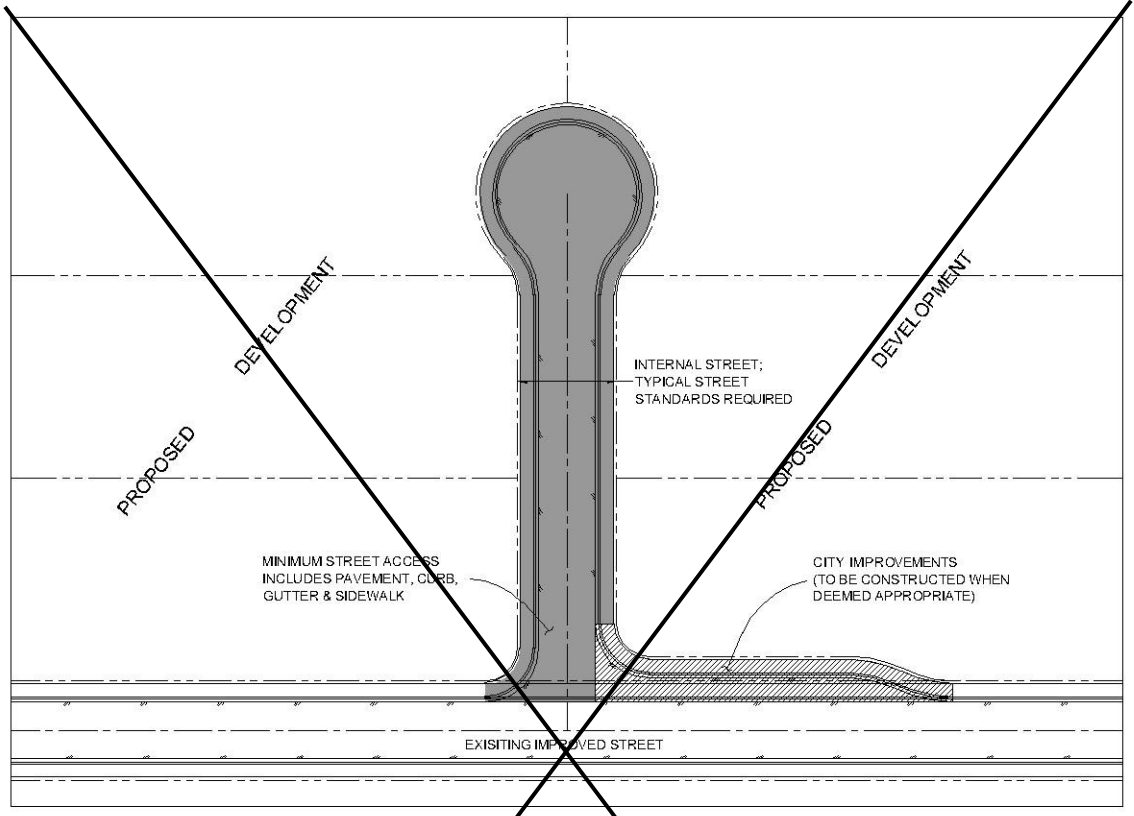
DRAWN BY: JAH DATE: 5-10-2004 SCALE: N.T.S. APPR. BY: T.M. FILE NO. EXAMPLE.DWG	PUBLIC WORKS & UTILITIES ENGINEERING DIVISION EXAMPLE 1	CITY OF Grand Junction COLORADO



MINIMUM STREET ACCESS INCLUDES

- IMPROVE GRAVEL ROAD PER FIRE STANDARDS.
- DRAINAGE IMPROVEMENTS AS NECESSARY.
- R.O.W. DEDICATION TO ACCOMODATE DEVELOPMENT NEEDS.

DRAWN BY: AH DATE: 5-10-2004 SCALE: N.T.S. APPR. BY: T.M. FILE NO. EXAMPLE.DWG	PUBLIC WORKS & UTILITIES ENGINEERING DIVISION EXAMPLE 2	CITY OF Grand Junction COLORADO



MINIMUM STREET ACCESS INCLUDES

- CONNECTION OF CURBS, GUTTERS AND SIDEWALKS TO EXISTING IMPROVEMENTS.
- DRAINAGE IMPROVEMENTS AS NECESSARY.

CITY OF GRAND JUNCTION BUILDS

- DECELERATION LANE

DRAWN BY: JAH DATE: 5-10-2004 SCALE: N.T.S. APPR. BY: T.M. FILE NO. EXAMPLE.DWG	PUBLIC WORKS & UTILITIES ENGINEERING DIVISION EXAMPLE 3	CITY OF Grand Junction COLORADO

This Ordinance shall be effective on January 1, 2021.

Introduced on first reading tis _____ day of March 2019.

PASSED and ADOPTED and ordered published in pamphlet form this _____ day of April 2019.

President of the Council

_____
Barbara Traylor Smith

Attest:

_____
Wanda Winkelmann, City Clerk

RESOLUTION NO. ____-19

AMENDING AND RESTATING TRANSPORTATION IMPACT FEES ARISING OUT OF AND UNDER THE CITY OF GRAND JUNCTION'S ZONING AND DEVELOPMENT CODE AND CODE OF ORDINANCES

Recitals:

The Zoning and Development Code (GJMC 21.06.010) provides for imposition of fees and charges relating to traffic impacts from growth and development, and provides the amount of such fees and charges shall be established by the City Council.

City Council has determined that the existing fee schedule no longer reflects the share of costs that should be born by developers related to expanding capacity of the city's transportation system, and that Transportation Impact Fees shall be increased as set forth in this Resolution and all as more particularly shown in the *Transportation Impact Fees Implementation Schedule* attached hereto.

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

The Transportation Impact fees authorized by §21.06.010 of the Grand Junction Zoning and Development Code are as shown and described the attached Exhibit "A", entitled *Transportation Impact Fees Implementation Schedule*, which Exhibit is incorporated by this reference as if fully set forth. The fees established by this Resolution shall constitute the fees and charges applicable to development projects generating transportation impact in the City of Grand Junction under the adopted codes and ordinances, unless otherwise established by separate ordinance or resolution of the City Council.

The City shall collect the fees, in accordance with the dates and amounts shown on Exhibit A, and the fees shall escalate in the amounts and at the intervals shown.

Further, the fees for Single Family Residential, including residential uses intended for individual fee simple sale (eg. Townhomes, Duplexes, and Condominiums) shall be established at the time of submittal for a Planning Clearance. The fees for Multi-Family Residential uses shall be established at the time of complete application submittal and will be valid so long as a Building Permit is issued within two years from the date of submittal.

Any fees set by prior resolution in conflict with those adopted herein are hereby repealed and all other fees not in conflict or specifically modified herein shall remain in full force and effect.

The TCP reduction formula established by Resolution No. 15-13 for infill projects in the Redevelopment Area shall be applied to the Transportation Impact Fees established hereby.

PASSED AND ADOPTED this 3rd day of April 2019.

_____
Barbara Traylor Smith
President of the Council

ATTEST:

_____
Wanda Winkelmann
City Clerk

Exhibit A
Transportation Impact Fees
Implementation Schedule

			Jan 1 2020	July 1 2020	Jan 1 2021	Jul 1 2021	Jan 1 2022	July 1 2022
Land Use Type	Unit	Current Fees	16.7%	33%	50%	67%	83%	Proposed 100%
Single-Family Detached	Dwelling	$ 2,554	$ 3,256	$ 3,957	$ 4,659	$ 5,361	$ 6,062	$ 6,763
Multi-Family, Low-Rise (1-2 stories)	Dwelling	N/A	$ 2,565	$ 3,101	$ 3,637	$ 4,172	$ 4,708	$ 5,243
Multi-Family, Mid-Rise (3-10 stories)	Dwelling	N/A	$ 1,907	$ 2,305	$ 2,704	$ 3,102	$ 3,500	$ 3,898
Townhouse	Dwelling	N/A	$ 2,033	$ 2,457	$ 2,882	$ 3,306	$ 3,731	$ 4,155
Senior Adult Housing - Detached	Dwelling	N/A	$ 1,492	$ 1,804	$ 2,115	$ 2,427	$ 2,739	$ 3,050
Senior Adult Housing - Attached	Dwelling	N/A	$ 1,297	$ 1,567	$ 1,838	$ 2,109	$ 2,380	$ 2,650
Multi-Family (other)	Dwelling	$ 1,769	$ 2,236	$ 2,703	$ 3,170	$ 3,637	$ 4,104	$ 4,570
Mobile Home/RV Park	Pad	$ 1,284	$ 1,667	$ 2,050	$ 2,434	$ 2,817	$ 3,200	$ 3,583
Hotel/Motel	Room	$ 2,407	$ 2,703	$ 2,999	$ 3,295	$ 3,591	$ 3,887	$ 4,183
Shopping Center/Commercial	1,000 sf	$ 4,189	$ 4,864	$ 5,540	$ 6,215	$ 6,890	$ 7,566	$ 8,240
Auto Sales/Service	1,000 sf	$ 3,780	$ 4,693	$ 5,606	$ 6,520	$ 7,433	$ 8,346	$ 9,258
Bank, Drive-In	1,000 sf	$ 6,359	$ 8,360	$ 10,362	$ 12,363	$ 14,365	$ 16,366	$ 18,365
Convenience Store w/Gas Sales	1,000 sf	$ 9,143	$ 12,019	$ 14,895	$ 17,771	$ 20,647	$ 23,523	$ 26,395
Golf Course	Hole	$ 5,951	$ 7,101	$ 8,251	$ 9,401	$ 10,551	$ 11,701	$ 12,850
Movie Theater	1,000 sf	$ 10,574	$ 14,317	$ 18,060	$ 21,803	$ 25,546	$ 29,289	$ 33,028
Restaurant, Standard	1,000 sf	$ 5,159	$ 6,795	$ 8,432	$ 10,068	$ 11,704	$ 13,341	$ 14,975
Restaurant, Drive-Through	1,000 sf	$ 11,544	$ 15,155	$ 18,765	$ 22,376	$ 25,986	$ 29,597	$ 33,203
Office, General	1,000 sf	$ 3,141	$ 3,732	$ 4,323	$ 4,913	$ 5,504	$ 6,095	$ 6,685
Office, Medical	1,000 sf	$ 8,862	$ 11,663	$ 14,464	$ 17,265	$ 20,066	$ 22,867	$ 25,665
Animal Hospital/Vet Clinic	1,000 sf	N/A	$ 7,759	$ 9,379	$ 10,999	$ 12,619	$ 14,240	$ 15,858
Hospital	1,000 sf	$ 4,112	$ 4,744	$ 5,377	$ 6,009	$ 6,641	$ 7,273	$ 7,905
Nursing Home	1,000 sf	$ 1,149	$ 1,478	$ 1,806	$ 2,135	$ 2,463	$ 2,792	$ 3,120
Place of Worship	1,000 sf	$ 1,967	$ 2,093	$ 2,220	$ 2,346	$ 2,472	$ 2,599	$ 2,725
Day Care Center	1,000 sf	$ 4,086	$ 4,153	$ 4,219	$ 4,286	$ 4,352	$ 4,419	$ 4,485
Elementary/Secondary School	1,000 sf	$ 639	$ 814	$ 989	$ 1,164	$ 1,338	$ 1,513	$ 1,688
Public/Institutional	1,000 sf	N/A	$ 1,866	$ 2,255	$ 2,645	$ 3,034	$ 3,424	$ 3,813
Industrial	1,000 sf	$ 1,864	$ 1,900	$ 1,935	$ 1,971	$ 2,007	$ 2,042	$ 2,078
Warehouse	1,000 sf	$ 1,328	$ 1,315	$ 1,301	$ 1,288	$ 1,275	$ 1,261	$ 1,248
Mini-Warehouse	1,000 sf	$ 460	$ 563	$ 665	$ 768	$ 870	$ 973	$ 1,075

Beginning January 1, 2023, the fee collected at 100% of the study rate shall be increased annually by CDOT's inflation construction cost index

March 01, 2019

City of Grand Junction
Attn: City Council Members
250 N 5th Street
Grand Junction, CO 81501

RE: City of Grand Junction Proposed TCP Fee Increases

Members of the City Council,

Western Colorado Contractors Association (WCCA) appreciates the opportunity given through various meetings over the past few weeks to share information regarding the pending TCP fee increases.

Trent Prall and Greg Caton presented to WCCA and Homebuilders Association of Western Colorado (HBAWC) in efforts to answer questions and show any changes to the TCP fees. Although we appreciate their information and willingness to answer questions, there are still concerns amongst stakeholders regarding the pending increase and implementation.

As stated in our previous letter, WCCA is requesting the City of Grand Junction's leadership consider the following:

1. Base the new fees on actual current fee numbers compared to the current study
2. Comprehensive fees (including all development fees) per development should be considered for a reasonable increase.
3. For new industrial/commercial buildings or building additions exceeding 20,000 square feet the TCP fee per 1,000 square feet should be reduced by half and capped at 40,000 sq. ft.
4. Instead of a rapid increase, phase it in according to the following schedule and apply any additional increases after June 2021.

WCCA Proposed Fee Schedule

Type	**Current ****	**June 2020**	**June 2021**	**February 2022**	**June 2022**	**June 2023**
SFD – Unit	$2,500	$3,500	$4,500	Fee Review	$5,500	$6,763
MF – Unit	$1,750	$2,000	$2,250	Fee Review	$2,500	$2,500
Retail/1k SF	$4,000	$5,000	$6,000	Fee Review	$7,000	$8,240
Office/1k SF	$3,100	$4,000	$4,500	Fee Review	$5,000	$6,685
Industrial/1k SF	$2,000	No Change	No Change	No Change	No Change	No Change

5. Following two years of TCP fees increases, the fee structure should be reviewed by the City.

After the presentation on February 25 for the associations, members had continued concern regarding:

- The length of time of implementation to increase fees
- A plan for review after implementation to assess the effectiveness and need for additional increases.

Again, WCCA understands the importance the TCP fees play in maintaining the structural integrity of our streets, sidewalks and street lighting. We are aware that our community has seen substantial growth that is predicted to continue, and these fees haven't increased since 2002. However, the concerns being expressed are that the TCP Fee study does not represent the total fees a developer and ultimately our community incurs on a project. The proposed rapid increase will adversely affect our current and future growth projects by driving up costs. We are worried that such a rapid increase will negatively impact the development community and related organizations such as the Chamber of Commerce and the Downtown Development Association's ability to continue enticing new businesses to relocate to Grand Junction. Simultaneously we fear the rapid increase will discourage expansion of current business locations. Ultimately this would result in revenue being lost to outlying communities where development fees are not as high and consequently, halting activity and slowing economic growth in the community.

WCCA looks forward to continued collaborative solutions for Grand Junction's economic growth and appreciates the consideration of the above stated recommendations.

Sincerely,

Shawna Grieger, Executive Director
Western Colorado Contractors Association

HOUSING AND BUILDING
ASSOCIATION
of
WESTERN COLORADO

March 14, 2019

TO: Various; City of Grand Junction
City Council
Greg Caton, City Manager
Trent Prall, Public Works Director
250 N. 5th Street
Grand Junction, CO 81501

RE: TCP, TIP Increase

To whom it may concern,

The HBA of Western Colorado is amending our position in our previous letter dated February 28, 2019. It has come to light that there are additional fees that the city is also planning on discussing implementing as well as increasing. Although we still support a slow phased process, we are respectfully asking that any final decision regarding review and implementation of proposed TCP fee increase is tabled until June 3, 2019 when the workshop is scheduled to address all other proposed new/increased fees (ie: public safety, administration expansion, water, sewer, parks etc). All fees should be considered as a package as it will affect the overall affordability of housing and development.

Regards,

Kelly Mayes, President
Traci Weinbrecht, Executive Officer
Housing and Building Association of Western Colorado
(970) 245-0263 Office
(970) 589-7775 Kelly Maves' Cell

HOUSING AND BUILDING
ASSOCIATION
of
WESTERN COLORADO

February 28, 2019

TO: Various; City of Grand Junction
City Council
Greg Caton, City Manager
Trent Prall, Public Works Director
250 N. 5th Street
Grand Junction, CO 81501

RE: TCP, TIP Increase

To whom it may concern,

The HBA of Western Colorado is committed to the home building industry in Western Colorado. We believe that a growing community is dependent on the housing industry and vice versa. The HBA is concerned with the implementation timeline of any fee increases. Many developments or projects are started years in advance, and this will affect the feasibility of those projects that have been long in the works. Also, it should be noted that with housing this fee increase at this point will likely be absorbed primarily by the builder as appraisers will not simply increase the value of the home to cover any increase in fees. This in turn hits the pockets of the very companies/individuals who are spurring the vast majority of local growth.

Much the same as the Western Colorado Contractors Association and the Associated Members of Growth and Development have proposed we would like to see the implementation spread out over a period of time.

- ¼ of the full fee to be implemented January 2020
- An additional ¼ of the fee to be implemented January 2021
- An additional ¼ of the fee to be implemented January 2022
- An additional ¼ of the fee to be implemented January 2023

This timeline will allow the city to reassess fees when the Riverside Parkway is paid in full as well time to complete a new fee study every 5 years rather than 17 years.

We also ask for a very clear point in the development application process for the fees to be effective. If applied properly and communicated in an effective manner this increase could actually spur growth by incentivizing developers to get their projects off the ground.

We would like the city to consider leaving the same coverages or application of the TCP fee rather than increasing the fee on top of changing what it is applied to (ie: ROW, turn lanes)

569 S. Westgate Drive #3
Grand Junction, CO 81505

Also of concern in the study is the use of full road replacement cost ($2.7M per lane as seen in the table below) of all lanes rather than just the incremental cost of adding an additional lane for capacity. The developer should only be responsible for the additional capacity.

	2002 Study	2018 Update	2018/2002 Ratio
Weighted Average Cost per Lane-Mile	$710,861	$2,764,644	3.89
÷ Average Daily Capacity per Lane	7,108	7,827	1.10
Average Cost per Vehicle-Mile of Capacity (VMC)	$100	$353	3.53
x VMC/VMT Ratio	1.50	1.00	0.67
Cost per Vehicle-Mile of Travel (VMT)	$150	$353	2.35

Cost per VMT up by about the same rate as inflation

The HBA would also like to see a detailed list of any additional proposed new or increased fees that are being considered as this will also affect affordability of development and housing. (ie: fire fees, park fees, etc)

We appreciate the city's willingness for feedback and input from our association. An open dialog is welcome.

Regards,

Kelly Maves, President
Traci Weinbrecht, Executive Officer
Housing and Building Association of Western Colorado
(970) 245-0263 Office
(970) 589-7775 Kelly Maves' Cell

CITY OF
Grand Junction
COLORADO

URBAN TRAILS
COMMITTEE

March 12, 2019

RE: Proposed TCP fee increase

Dear Planning Commissioners and City Council:

The purpose of the Urban Trails Committee (UTC) is to plan and promote the City Council's goals for an interconnected network of sidewalks, paths and routes for active transportation and recreation throughout the Grand Junction urbanized area. The UTC acts in an advisory capacity to the Grand Junction City Council on matters pertaining to safe, convenient and efficient movement of pedestrians and bicyclists of all ages and abilities throughout the community.

The Active Transportation Corridor map, adopted as part of the Grand Junction Circulation Plan, shows the need for improved bicycle and pedestrian facilities along many of the collector and arterial streets of the City. UTC recognizes the importance of TCP fees, in conjunction with other funding sources, to enable the City to improve those corridors and provide multimodal facilities. The need for safe and efficient bicycle and pedestrian facilities along many of the farm-to-market roads, such as 26 Road, has been highlighted with recent proposed development outside of the City core area.

UTC has reviewed the proposed TCP fee schedule and, at the March 12, 2019 meeting, unanimously voted to support the fee increase to better meet the transportation needs of all users. Thank you for your consideration.

Sincerely,

Orin Zyvan
Chair, Urban Trails Committee

250 NORTH 5TH STREET, GRAND JUNCTION, CO 81501 P [970] 244 1554 F [970] 256 4031 www.gjcity.org

February 12, 2019

To: Various, City of Grand Junction

RE: TCP Increase

To Whom It May Concern:

The Associated Members for Growth and Development (AMGD) have met to discuss the proposed increase of Transportation Capacity Payment fees. Following are a list of items that should be addressed before decisions are made.

1. AMGD is concerned with missing information. There has been no clear answer of what is included in the total over $2.7 million that is the stated cost per lane mile of roadway, up from $700,000 in 2002. This is critical as it is the basis for the final recommended TCP Fee. $2.7 million seems very high for a lane mile of road; the increase of nearly 4 times as much from 2002 also seems higher than reasonable.
2. There has been a lack of transparency in the process. Public outreach / involvement has been limited. The lack of outreach and public involvement is not limited to this instance. The City is now limiting public involvement on many fronts.
3. How much does this increase affect the overall cost of construction in Grand Junction? The City should first perform comprehensive study of the fees in our area and analysis should be done on how much as a percentage of cost this fee impacts overall costs.
4. How does this fee and the comprehensive fees in our valley compare to other jurisdictions as a percentage of overall cost?
5. The City of Grand Junction needs to clearly communicate any change this has on the expectations of the builder and or developer.
6. How will credits will be implemented for construction of improvements required by the City?
7. How does the increase in fees and TCP itself relate to the metro / special taxing districts? Why is the City doing both?

When adopted, the fee needs to be on a graduated schedule for implementation. AMGD proposes the following schedule increase for TCP fees (please note this is limited to the scope of AMGD and only represents AMGD, this schedule is not representative of any of the other organizations that are members of AMGD): 1/4 of the full fee to be implemented January 2020, 1/4 to be implemented January 2021, 1/4 to be implemented July 2022, final 1/4 implemented January 2023 and to be evaluated for

increase or decrease annually thereafter by a factor tied to annual inflation for the Western Slope of Colorado.

In addition to the schedule for adoption, the implementation for adoption must also be considered. For Site Plan review (commercial / industrial) the TCP should be tied to the date of initial submittal - NOT planning clearance / building permit. For example, a property submitted for Site Plan review in November 2019 would still be on the current TCP schedule even if they did not go to planning clearance / building permit until June 2020. Residential can remain at planning clearance / building permit, but the disclosure of the fees must be included on the correspondence to all submitting for planning clearance / building permit at least six months in advance of fee increase.

AMGD looks forward to hearing your response on the above items.

Respectfully submitted,

Rebekah Scarrow
AGMD Facilitator
Email: rebekah.scarrow@gmail.com