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**CITY COUNCIL AGENDA
MONDAY, JULY 1, 2019
250 NORTH 5TH STREET
5:15 PM – PRE-MEETING – ADMINISTRATION CONFERENCE ROOM
6:00 PM – REGULAR MEETING – CITY HALL AUDITORIUM**

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

Call to Order, Pledge of Allegiance, Moment of Silence

Appointments

To the Urban Trails Committee

Certificates of Appointment

To the Grand Junction Downtown Development Authority/Business Improvement District

To the Parks and Recreation Advisory Board

Citizen Comments

Individuals may comment regarding items scheduled on the Consent Agenda and items not specifically scheduled on the agenda. This time may be used to address City Council about items that were discussed at a previous City Council Workshop.

City Manager Report

Council Reports

CONSENT AGENDA

The Consent Agenda includes items that are considered routine and will be approved by a single motion. Items on the Consent Agenda will not be discussed by City Council, unless an item is removed for individual consideration.

1. Approval of Minutes

- a. Minutes of the June 17, 2019 Regular Meeting

2. Set Public Hearings

All ordinances require two readings. The first reading is the introduction of an ordinance and generally not discussed by City Council. Those are listed in Section 2 of the agenda. The second reading of the ordinance is a Public Hearing where public comment is taken. Those are listed below.

- a. Legislative
 - i. Introduction of an Ordinance Organizing and Establishing the Grand Junction Dos Rios General Improvement District and Setting a Public Hearing for July 17, 2019
- b. Quasi-judicial
 - i. Introduction of an Ordinance to Vacate Unnamed Right-of-Way Situated Between 383 29 Road and 379 29 Road and Set a Public Hearing for July 17, 2019
 - ii. Introduction of an Ordinance Rezoning 0.44 acres of Property Located at 383 29 Road and 379 29 Road to C-1 (Light Commercial) and Set a Public Hearing for July 17, 2019

3. Resolutions

- a. A Resolution Authorizing the City Manager to Sign and Submit the Small Community Air Service Development Program Application
- b. A Resolution Waiving the Bond or Other Security For the Filing of a General Improvement District Organizing Petition

REGULAR AGENDA

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

4. Public Hearings

- a. Quasi-judicial

- i. An Ordinance Rezoning a Property from R-1 (Residential - 1 du/ac) to R-2 (Residential - 2 du/ac) Located at 2595 Music Lane

5. Non-Scheduled Citizens & Visitors

This is the opportunity for individuals to speak to City Council about items on tonight's agenda and time may be used to address City Council about items that were discussed at a previous City Council Workshop.

6. Other Business

7. Adjournment



Grand Junction City Council

Regular Session

Item #

Meeting Date: July 1, 2019

Presented By: Wanda Winkelmann, City Clerk

Department: City Clerk

Submitted By: Wanda Winkelmann

Information

SUBJECT:

To the Urban Trails Committee

RECOMMENDATION:

Appoint members to the Urban Trails Committee

EXECUTIVE SUMMARY:

There are three vacancies on the Urban Trail Committee.

BACKGROUND OR DETAILED INFORMATION:

Vacancies are due to terms expiring and resignations.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I move to (appoint/not appoint) the interview committee's recommendations to the Urban Trail Committee.

Attachments

None



Grand Junction City Council

Regular Session

Item #

Meeting Date: July 1, 2019

Presented By: Wanda Winkelmann, City Clerk

Department: City Clerk

Submitted By: Wanda Winkelmann

Information

SUBJECT:

To the Grand Junction Downtown Development Authority/Business Improvement District

RECOMMENDATION:

Present the new volunteers with their Certificates of Appointment.

EXECUTIVE SUMMARY:

There is one reappointed member and one new member to the Grand Junction Downtown Development Authority/Business Improvement District.

BACKGROUND OR DETAILED INFORMATION:

Dan Meyer was reappointed and Libby Olson was appointed by City Council at their June 17, 2019 Regular Meeting.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

N/A

Attachments

None



Grand Junction City Council

Regular Session

Item #

Meeting Date: July 1, 2019

Presented By: Wanda Winkelmann, City Clerk

Department: City Clerk

Submitted By: Wanda Winkelmann

Information

SUBJECT:

To the Parks and Recreation Advisory Board

RECOMMENDATION:

Present the new volunteers with their Certificates of Appointment.

EXECUTIVE SUMMARY:

There are three new members to the Parks and Recreation Advisory Board.

BACKGROUND OR DETAILED INFORMATION:

Abby Landmeier was reappointed and Beau Flores and Nick Allan were appointed by City Council at their June 17, 2019 Regular Meeting.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

N/A

Attachments

None

GRAND JUNCTION CITY COUNCIL

MINUTES OF THE REGULAR MEETING

June 17, 2019

The City Council of the City of Grand Junction convened into regular session on the 17th day of June, 2019 at 6:00 p.m. Those present were Councilmembers Chuck McDaniel, Phyllis Norris, Phillip Pe'a, Duke Wortmann, and Council President Rick Taggart. Councilmember Anna Stout was absent.

Also present were City Manager Greg Caton, City Attorney John Shaver, Deputy City Clerk Janet Harrell, and Deputy City Clerk Selestina Sandoval.

Council President Taggart called the meeting to order. Councilmember Wortmann led the Pledge of Allegiance which was followed by a moment of silence.

Presentations

2019 Home Run Alley Award

This award is reserved for the people behind the scenes that help baseball in Grand Junction, from Little League on up. Local groups, individuals and businesses are recognized annually by the Junior College (JUCO) World Series Committee.

Parks and Recreation Director Rob Schoeber introduced the JUCO Chairman Jamie Hamilton who presented the award to the Suplizio Field Grounds Crew, including Marc Mancuso, Bruce Hagen, and Bill Johnson.

Appointments

To the Grand Junction Downtown Development Authority/Business Improvement District

Councilmember Norris moved to reappoint Dan Meyer and appoint Libby Olson to the Grand Junction Downtown Development Authority/Business Improvement District for four-year terms ending June 2023. Councilmember Wortmann seconded the motion. Motion carried by unanimous voice vote.

To the Parks and Recreation Advisory Board

Councilmember Pe'a moved to reappoint Abby Landmeier and appoint Beau Flores and Nick Allan to the Parks and Recreation Advisory Board for three-year terms ending June

2022. Councilmember Norris seconded the motion. Motion carried by unanimous voice vote.

Citizen Comments

There were no public comments.

City Manager Report

City Manager Greg Caton spoke about the JUCO tournament and all the work put in by those recognized by the Home Run Alley Award.

Council Reports

Councilmember Norris attended the Riverside Park Grand Opening and thanked all the citizens who worked on it.

Council Wortmann concurred with Councilmember Norris' comments and said he is thrilled with that development.

Council President Taggart also attended the Riverside Park Grand Opening, Grand Junction Housing Authority's Ribbon Cutting for their new wing, and The Lodge Grand Opening.

Consent Agenda

Councilmember Norris moved to adopt the Consent Agenda items #1 - #3. Councilmember Wortmann seconded the motion. Motion carried by unanimous voice vote.

1. Approval of Minutes

- a. Summary of the June 3, 2019 Workshop
- b. Minutes of the June 5, 2019 Regular Meeting

2. Set Public Hearings

- a. Quasi-judicial
 - i. Introduction of an Ordinance Rezoning a Property from R-1 (Residential - 1 du/ac) to R-2 (Residential - 2 du/ac) Located at 2595 Music Lane and Set a Public Hearing for July 1, 2019

3. Resolutions

- a. A Resolution Authorizing the City Manager to Submit a Grant Request to the State Board of the Great Outdoors Colorado Trust Fund for Completion of a Parks and Open Space Master Plan
- b. A Resolution Issuing a Revocable Permit for Installation of a Food Processing Interceptor within the Public Alley Right-of-Way Located South of and Adjacent to the Property Located at 635 Pitkin Avenue
- c. A Resolution Renaming F ½ Road to Ridge Drive between North 12th Street to East Cliff Drive
- d. A Resolution Authorizing the City Manager to Sign and Submit Grant Requests to the Federal Aviation Administration (FAA) for Improvements to the Grand Junction Regional Airport

REGULAR AGENDA

Public Hearing - An Ordinance Amending the Grand Junction Municipal Code to Permit Off-Highway Vehicles

The Grand Junction Police Department has completed an analysis regarding the impact of Utility Type Vehicles (UTV's) on limited sections of roadways in the City of Grand Junction. This analysis was initiated due to a request by local business, Adrenaline Driven Adventure Company, who requested limited operation of UTV's on City roadways. The proposal would allow Adrenaline Driven Adventure Company to operate UTV's on a section of Horizon Drive, H Road, and 27 ¼ Road within the City of Grand Junction. The total distance of this request is approximately 3 miles of roadway.

The Grand Junction Police Department, as detailed in previous memorandums and discussions, has some concerns related to service delivery and their ability to respond to complaints involving UTV's.

Police Chief Doug Shoemaker presented this item.

Lewis Baker, owner of Adrenaline Driven Adventure Company addressed City Council and described his request.

Conversation ensued about the requirement of permits for use of UTV's on City roads (each unit owned by Adrenaline Adventures would be permitted to use designated

sections of City roads only), and how this pilot program would impact the general public and State requirements for these vehicles.

The public hearing was opened at 6:27 p.m.

Ed Kowalski and Richard Swingle expressed concerns about the UTV's on Horizon Drive.

Trisha Martinez, Director of Member Engagement with the Grand Junction Area Chamber of Commerce, Louis Buescher with Buescher Family Limited Partnership, Greg Clank, Dusty Haggins, Ben Buescher, and Shawn Armijo spoke in support of the ordinance.

The public hearing was closed at 6:41 p.m.

Mr. Baker addressed some questions that were asked during the public hearing.

Conversation ensued about accidents on Horizon Drive and the constraints of police personnel available to respond to them, this being a pilot program, and the possibility of the pilot term being shorter (18 months versus 3-years), UTV's becoming licensed in Colorado in the near future, the promotion of tourism as a result of this ordinance, how other requests such as this will be handled, traffic analysis findings of this area, and requiring escorts by Adrenaline Adventures for an introductory period.

Councilmember Wortmann moved to adopt Ordinance No. 4859, an ordinance allowing for the use of utility type vehicles (UTV's) on segments of Horizon Drive, H Road, and 27 ¼ Road in the City of Grand Junction to expire December 31, 2020 on final passage and ordered final publication in pamphlet form. Councilmember Pe'a seconded the motion. Motion carried by roll call vote with Councilmember Norris voting No.

Resolutions - A Resolution Authorizing the City Manager to Enter into a Contract to Sell a City owned Property Known as Lot 16 of the Riverfront at Dos Rios Filing One and Ratifying the Actions Taken Therewith

The City has successfully negotiated with Jennifer R. Taylor for the purchase of Lot 16 of Riverfront at Dos Rios Filing One. City Council recently approved the planned development known as the Riverfront at Dos Rios. Lot 16 is the area designated for Mixed Use/Outdoor Recreation.

Councilmember McDaniel recused himself and exited the auditorium at 7:02 p.m. City Attorney Shaver advised for the record that Councilmember McDaniel submitted a letter stating the purpose of recusing himself and it is on file with the City Clerk's Office.

City Attorney John Shaver and City Manager Greg Caton presented this item.

Councilmember Norris lauded Ms. Taylor for her vision and patience.

Applicant Jen Taylor was present to speak about her vision for the property and thanked City Council and staff for their support.

Council President Taggart called for citizen comments at 7:16 p.m.

There were none.

Conversation ensued about the progression of Ms. Taylor's business plan.

Councilmember Wortmann moved to adopt Resolution 34-19, a resolution authorizing the sale by the City of Grand Junction, Colorado, of certain real property and ratifying actions heretofore taken in connection therewith. Councilmember Norris seconded the motion.

For the record, the closing date of June 26, 2019 was clarified.

Motion carried by unanimous roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Adjournment

The meeting was adjourned at 7:20 p.m.

Selestina Sandoval
Deputy City Clerk



Grand Junction City Council

Regular Session

Item #2.a.i.

Meeting Date: July 1, 2019

Presented By: John Shaver, City Attorney

Department: City Attorney

Submitted By: John Shaver

Information

SUBJECT:

Introduction of an Ordinance Organizing and Establishing the Grand Junction Dos Rios General Improvement District and Setting a Public Hearing for July 17, 2019

RECOMMENDATION:

First reading for an ordinance organizing and creating a general improvement district (GID) for the Dos Rios development project.

City staff recommends the Council favorably consider the Ordinance on first reading and set a hearing for July 17, 2019.

EXECUTIVE SUMMARY:

Under Colorado law (C.R.S. 31-25-601 *et seq.*) the City may create a General Improvement District ("GID") which is a separate political subdivision with the power to tax, for the purpose(s) of acquiring, constructing, installing, operating and/or maintaining public improvements and providing service to the Dos Rios property. Passage of the Ordinance is the first step in the process to create the GID.

BACKGROUND OR DETAILED INFORMATION:

Under Colorado law (C.R.S. 31-25-601 *et seq.*) the City may create a General Improvement District ("GID") which is a separate political subdivision with the power to tax, for the purpose(s) of acquiring, constructing, installing, operating and/or maintaining public improvements and providing service to the Dos Rios property.

The GID will be a separate political subdivision with its own board of directors, powers,

and duties. City Council will serve as the *ex officio* board of directors.

A GID is initiated by an “eligible elector(s)” within the proposed district. For the proposed Dos Rios GID Ms. Jennifer Taylor is the petitioner.

The first reading of the Dos Rios GID ordinance is scheduled for July 1st.

FISCAL IMPACT:

If a GID issues a bond a TABOR election is required. If the Grand Junction Dos Rios GID is formed, the TABOR questions will be considered in November 2019. Operating revenues of a GID do not constitute revenues of the government which created them. GIDs are separate political subdivisions, a GID is subject to TABOR revenue limits unless a de-Brucing election is passed.

The GID is proposed to have tax authority of up to 50 mils.

SUGGESTED MOTION:

I move to introduce an ordinance organizing the Grand Junction Dos Rios General Improvement District and set a public hearing for July 17, 2019.

Attachments

1. ord gjdrgid 062719

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF GRAND JUNCTION, COLORADO
ESTABLISHING THE GRAND JUNCTION DOS RIOS GENERAL
IMPROVEMENT DISTRICT AND OTHER DETAILS RELATING THERETO**

WHEREAS, the City of Grand Junction (the "City") is a home-rule municipal corporation duly organized and existing under the laws of the State of Colorado and the City's Home Rule Charter; and

WHEREAS, the City has received a petition (the "Petition") to organize the Grand Junction Dos Rios General Improvement District (the "GID") within the City; and

WHEREAS, the Petition has been signed by Jennifer R. Taylor (the "Petitioner"), who is owner of one hundred percent (100%) of the taxable real property to be included in the GID, and contains a request, pursuant to Section 31-25-607(3.5), C.R.S., for a waiver of all requirements for an organizational bond, notice, publication and a hearing set forth in Sections 31-25-605, 606 and 607, C.R.S.; and

WHEREAS, the City Council of the City of Grand Junction ("Council") wishes to organize the GID and waive the notice, hearing, election and bond requirements because the Petition is signed by the owner of one hundred percent (100%) of the taxable real property to be included in the GID, pursuant to Section 31-25-607(4)(c), C.R.S.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF
THE CITY OF GRAND JUNCTION AS FOLLOWS:**

1. **Findings and Determinations.** The Council hereby finds and determines the following with respect to the Petition and proposed GID:

(a) The Petition is duly signed by the owners of one hundred percent (100%) of the taxable real property of the proposed GID, has been presented in conformity with Part 6, Article 25, Title 31, C.R.S., and contains a request for a waiver of all requirements for an organization bond, notice, publication and a hearing set forth in Sections 31-25-605, 606 and 607, C.R.S.

(b) The allegations of the Petition in all respects appear to be true.

(c) The creation of the GID and proposed improvements therein will confer a general benefit on the area of the GID.

(d) The organization of the GID will serve a public use and will promote the health, prosperity, security and general welfare of the inhabitants of and visitors to the City and the GID.

2. **Waiver of Notice, Hearing, Bond, and Election.** Pursuant to Section 31-25-607(3.5), C.R.S., the Council waives all requirements for notice, publication and a hearing, organizational bond, and the organization election set forth in Sections 31-25-606 and 607, C.R.S.; except that the Council will hold a public hearing on the question of adoption of this Ordinance pursuant to Section 51 of Article XI of the City's Home Rule Charter.

3. **Establishment of District.** In accordance with the provisions of Section 31-25-607(4)(c), C.R.S., the Council, having jurisdiction, power and authority under the law to adopt this Ordinance, hereby declares the GID organized and that it shall be known as the Grand Junction Dos Rios General Improvement District, by which, in all proceedings, it shall be known. The GID shall be a public or quasi-municipal subdivision of the State of Colorado and a body corporate with the powers set forth in Part 6, Article 25, Title 31, C.R.S. The ex officio Board of Directors of the GID shall be the Council. The GID may not, until authorized by the eligible voters thereof, incur any indebtedness or other financial obligations or liabilities.

4. **District Boundaries.** The GID is located entirely within the boundaries of the City and the legal description of the GID boundaries is set forth in Exhibit A hereto, and incorporated herein by this reference.

5. **District Improvements and Services.** A general description of the anticipated improvements to be acquired, constructed and installed within the GID and the services to be provided are as follows:

Improvements to be acquired, constructed, installed, operated and/or maintained may include, but are not limited to all utilities, gas, electric, water, storm sewer, sanitary sewer, drainage, all communications facilities such as cable, fiber, and broadband, roadways and alleyways, trails and sidewalks, environmental remediation, fill, street lights, landscaping, irrigation, public parking areas, signage, parks, and open space, together with land, easements and extensions of and improvements to said facilities within and without the boundaries of the District.

6. **Recording.** Within thirty (30) days after the effective date of this Ordinance, the City Clerk shall transmit for recording to the County Clerk and Recorder in Mesa County, Colorado, a copy of this Ordinance, including but not limited to, recording a certified copy of the Ordinance upon the public records of Mesa County, Colorado in accordance with the provisions of Section 31-25-608, C.R.S.

7. **Authorized Actions.** The City Manager, City Clerk, and City Attorney are authorized and directed to take all action necessary and appropriate to effectuate the provisions of this Ordinance.

8. **Ordinance Conclusive.** This Ordinance shall finally and conclusively establish the regular organization of the District against all persons unless an action attacking the validity of the organization is commenced in a court of competent jurisdiction within thirty (30) days after the adoption of this Ordinance. Thereafter, any such action shall be perpetually barred.

9. **Repealer Clause.** All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any ordinance or part of any ordinance heretofore repealed.

10. **Severability.** If any section, paragraph, clause or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall in no manner affect any remaining provision of this Ordinance.

INTRODUCED ON FIRST READING AND ORDERED PUBLISHED this 1st day of July, 2019.

ADOPTED ON SECOND READING AND ORDERED PUBLISHED this 17th day of July, 2019.

President of City Council

Attest:

City Clerk

EXHIBIT A

LEGAL DESCRIPTION WITH BOUNDARY MAP

A certain parcel of land lying in the Southeast Quarter (SE 1/4) of Section 15, the Northeast Quarter (NE 1/4) of Section 22 (Government Lot 1) and the West Half (W-1/2) of Section 23, all within Township; 1 South, Range 1 West of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

ALL of the lands lying East and North of the centerline (thalweg) of the Colorado River; West of the Westerly right of way for the Union Pacific Railroad Company; South of the South line of Lot 1, D & R G W Railroad Subdivision Filing One, as same is recorded in Plat Book 13, Page 363, Public Records of Mesa County, Colorado; West of the Northerly and Easterly lines of Lot 1, Jarvis Subdivision Filing One, as same is recorded with Reception Number 2790938, Public Records of Mesa County, Colorado; West of the Easterly right of way for that portion of the Riverside Parkway lying North of Lot 1 of said Jarvis Subdivision Filing One; East of the East right of way for Lawrence Avenue, as same is recorded by the plat of Joseph A. K. Crawford and Thomas B. Crawford Subdivision, as same is recorded in Plat Book 1, Page 23, Public Records of Mesa County, Colorado; South of the North right of way for Hale Avenue, said plat of Joseph A. K. Crawford and Thomas B. Crawford Subdivision; East of the West right of way for Park Avenue, per said plat of Joseph A. K. Crawford and Thomas B. Crawford Subdivision and South of the North line of Lot 17, Dos Rios Subdivision Filing One, as same is recorded with Reception Number 2880032, Public Records of Mesa County, Colorado.

LESS HOWEVER, the following described two (2) parcels of land:

1. Lot 12, Jarvis Subdivision Filing Three, as same is recorded with Reception Number 2834555, Public Records of Mesa County, Colorado
2. BEGINNING at the Northeast corner of Tract A, O'Boyles Sub-Division, as same is recorded in Plat Book 2, Page 43, Public Records of Mesa County, Colorado and assuming the South right of way for Hale Avenue bears S 89°56'43" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 89°56'43" E, along said South right of way, a distance of 255.20 feet; thence S 00°13'53" W, a distance of 339.98 feet; thence N 89°56'44" W, a distance of 50.00 feet; thence S 00°13'53" W, a distance of 158.02 feet; thence N 89°56'44" W, a distance of 200.00 feet; thence N 00°13'53" E, a distance of 158.02 feet; thence N 89°56'44" W, a distance of 5.20 feet; thence N 00°13'53" E, a distance of 339.98 feet, more or less, to the Point of Beginning.

CONTAINING 135.54 Acres, more or less, as described above.



Grand Junction City Council

Regular Session

Item #2.b.i.

Meeting Date: July 1, 2019

Presented By: Jace Hochwalt, Associate Planner

Department: Community Development

Submitted By: Jace Hochwalt, Associate Planner

Information

SUBJECT:

Introduction of an Ordinance to Vacate Unnamed Right-of-Way Situated Between 383 29 Road and 379 29 Road and Set a Public Hearing for July 17, 2019

RECOMMENDATION:

The Planning Commission heard this item at their June 25, 2019 meeting and recommended approval (6-0).

EXECUTIVE SUMMARY:

The Applicant, Sunshine of Delta, Inc., is requesting a vacation of a section of unimproved right-of-way between 383 29 Road and 379 29 Road. This right-of-way has a total area of 14,500 square feet (0.33 acres). The Applicant currently has two other projects under review, which include a simple subdivision (SSU-2019-131) and rezone request (RZN-2019-263). As part of the simple subdivision application, the Applicant is proposing to dedicate a 52-foot-wide right-of-way 70 feet south of the existing right-of-way that will serve to allow for better access to the neighboring properties to the west (2896 and 2896 ½ Florida Street).

BACKGROUND OR DETAILED INFORMATION:

Sitting between properties located at 383 29 Road and 379 29 Road is an existing 50-foot wide right-of-way, annexed into the City limits in 2008. This right-of-way is currently unimproved, and the parcel adjacent to the north (383 29 Road) is zoned C-1 (Light Commercial), while the parcel adjacent to the south (379 29 Road) is zoned R-12 (Residential – 12 units/acre). Because of the location of the existing right-of-way, if it were to be extended to the west, it would split the middle of the property situated at

2896 ½ Florida Street, which would not be conducive to accommodating future development of that parcel. Instead, the Applicant is proposing to vacate the existing right-of-way and dedicate a new 52-foot wide right-of-way as part of a separate simple subdivision process, which will be situated approximately 70 feet south. This will provide for better access to the properties to the west if/when they are ready to develop. An illustration of this is depicted in Attachment 1, Exhibit 1.2. There are no objections from review agencies including utility providers with the proposed right-of-way vacation.

The right-of-way that is proposed to be vacated is referred to in a quit claim deed (book 1146, page 343, reception number 1158634) dated April 24, 1978 from Thomas & Margaret Allen to Mesa County. In the quit claim deed, the property is described as “An easement over and across the following described tract to be used for public road purposes”. In 2008, this property was annexed into the City limits as part of the Sunshine-Moir Annexation. In that annexation Resolution, the area to be vacated was considered as “Unnamed portions of right-of-way along the southern border of 383 29 Road”. As such, given the use of this area for “public road purposes” and provided for in C.R.S. 43-2-301, a public road shall be vacated via ordinance.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting was held on February 28, 2019 at 6:30 pm at Lincoln Orchard Mesa Elementary, located at 2888 B ½ Road in Grand Junction. The Applicant provided an overview of the right-of-way vacation, simple subdivision, and rezone proposal for the property. There were a total of four people in attendance, including two citizens, the Applicant, and City planning staff. Attendees had initial concerns about what was proposed, and were informed that the purpose this project was to move the access south approximately 70 feet to accommodate better access to the parcels to the west. Following the explanation of the project, there were no additional issues expressed. 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

The criteria for review is set forth in Section 21.02.100 (c) of the Zoning and Development Code. The purpose of this section is to permit the vacation of surplus rights-of-way and/or easements.

(1) The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies of the City;

The request to vacate the existing right-of-way does not conflict with the Comprehensive Plan, Grand Valley Circulation Plan, or other adopted plans and policies of the City, as these plans do not directly address right-of-way vacations.

However, the vacation in general is consistent with Goal 1 / Policy C of the City's Comprehensive Plan that provides "The City will make land use and infrastructure decisions consistent with the goal of supporting and encouraging the development of centers". In addition, the vacation is consistent with Goal 11 / Policy A: "The City will plan for the locations and construct new public facilities to serve the public health, safety and welfare, and to meet the needs of existing and future growth". Therefore, staff has found this criterion has been met.

(2) No parcel shall be landlocked as a result of the vacation;

As a condition of approval, the Applicant will be required to dedicate a 52-foot right-of-way as part of the proposed simple subdivision (City File Number SSU-2019-131), which will allow access to the property to the west at 2896 ½ Florida Street. With this condition, no parcel shall be landlocked as a result of this vacation, therefore, staff has found this criterion has been met.

(3) Access to any parcel shall be not be restricted to the point where access is unreasonable, economically prohibitive, or reduces or devalues any property affected by the proposed vacation;

No comments were received from utility review agencies or adjacent property owners indicating that the requested vacation will unreasonably restrict access or reduce or devalue any property provided that a new right-of-way is conveyed to provide access to 2896 ½ Florida Street, as indicated in the proposed simple subdivision (SSU-2019-131). As such, staff finds this criterion has been met.

(4) There shall be no adverse impacts on the health, safety, and/or welfare of the general community, and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g., police/fire protection and utility services;

Staff, referral agencies, and adjacent property owners have not identified any adverse impacts on the health, safety and/or welfare of the community or adverse impacts to the quality of public facilities and services provided. Staff, therefore find this criterion has been met.

(5) The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter 21.06 GJMC; and

This vacation request does not impact the provision of adequate public facilities and services, specifically considering the right-of-way is not currently improved and no public facilities/utilities are located within it. Mesa County, utility providers, and adjacent property owners did not identify any impacts to public facilities or services during the staff review process. Therefore, Staff finds that this criterion has been met.

(6) The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.

Maintenance requirements for the City will not change as a result of the proposed vacation, as right-of-way will remain undeveloped. At some point in the future, development will be required to construct this portion of right of way and at that time the City would assume maintenance responsibilities for the public street. With the elimination of the existing right-of-way, the Applicant will better be able to develop the property as needed to avoid the impact to the anticipated building locations and lot development. This vacation will also serve as a general clean-up of the property by removing an excessive encumbrance from the property that will no longer be necessary or useful for its intended public purpose. This will likely benefit the Applicant's overall site development and will benefit the neighboring property to the west with improved public access. Therefore, Staff finds that this criterion has been met.

PLANNING COMMISSION RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Sunshine of Delta Right-of-Way Vacation, VAC-2019-107, directly between 383 29 Road and 379 29 Road, the following findings of fact have been made with the following condition of approval:

1. The request conforms with Section 21.02.100 (c) of the Zoning & Development Code.
2. The requested vacation does not conflict with the goals and policies of the Comprehensive Plan.

Condition 1. Prior to recording of an ordinance vacating the right-of-way, new right-of-way shall be dedicated to the City consistent with the application in City File Number SSU-2019-131.

Therefore, Planning Commission recommends conditional approval of the requested vacation.

FISCAL IMPACT:

There is no fiscal impact related to this request as the property owner will be required to dedicate new public right of way in replacement of this right of way vacation.

SUGGESTED MOTION:

I move to introduce an ordinance for the vacation of right-of-way situated between 383 29 Road and 379 29 Road and set a public hearing for July 17, 2019.

Attachments

1. Attachment 1 - Maps-Exhibits
2. Attachment 2 - Application Packet
3. Attachment 3 - ROW Vacation Orinance

Existing Conditions

Exhibit 1.1



Easement Vacation/ROW Dedication Proposal

Exhibit 1.2



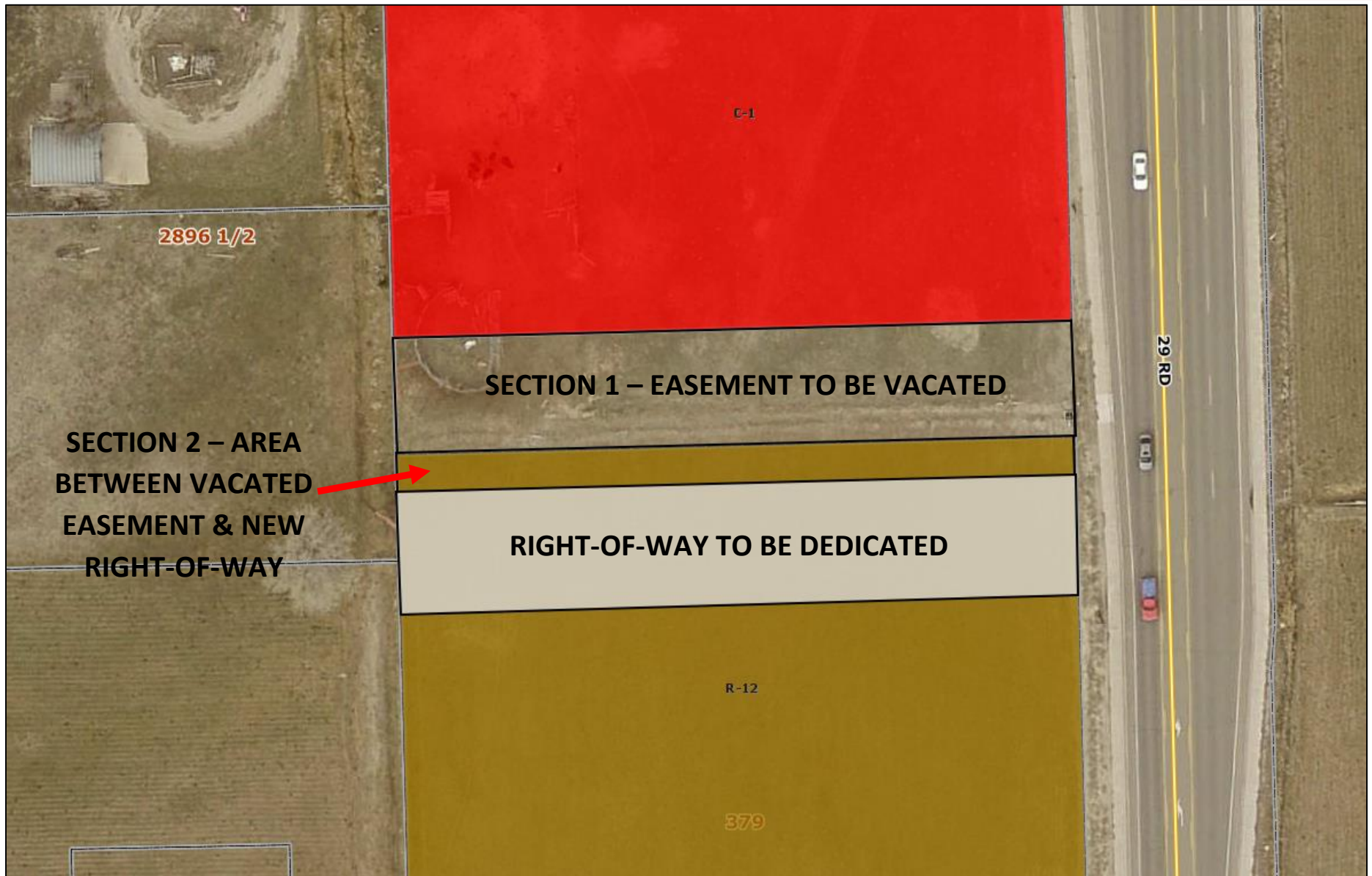
Rezone Proposal Area

Exhibit 1.3



Rezone Proposal Area (Close-In)

Exhibit 1.4



Proposal Result

Exhibit 1.5

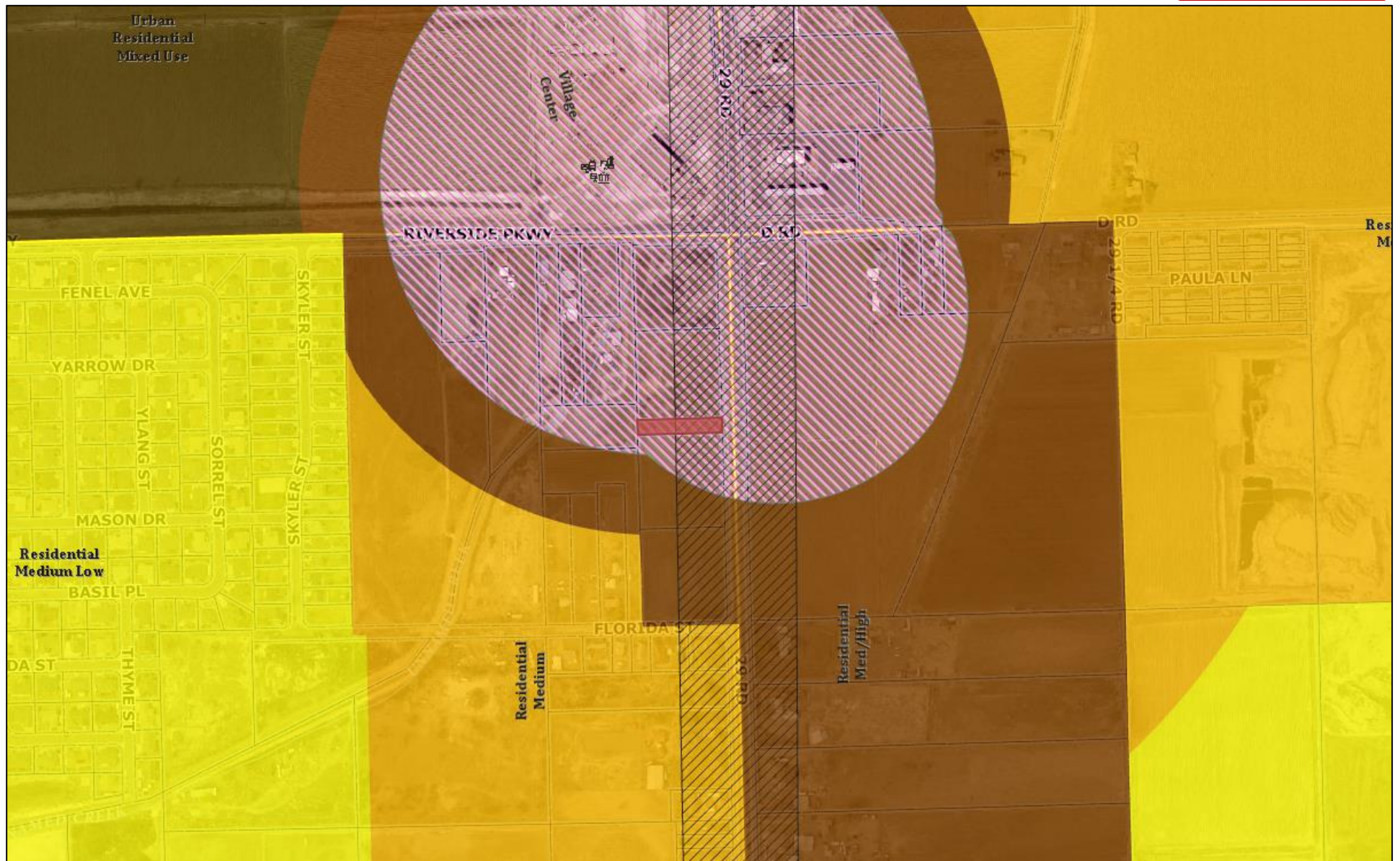


Vicinity Map

Exhibit 1.6

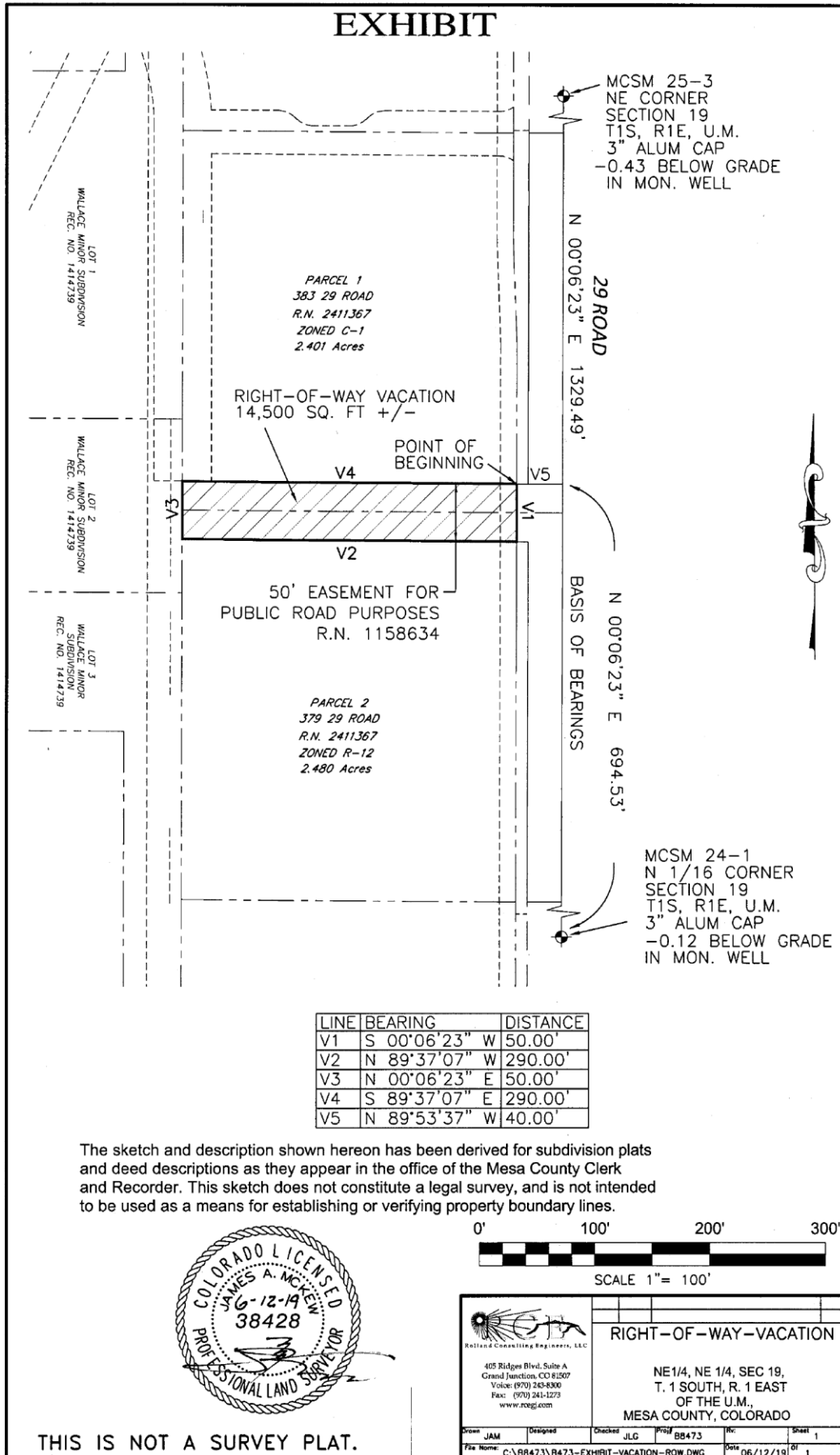


Exhibit 1.7



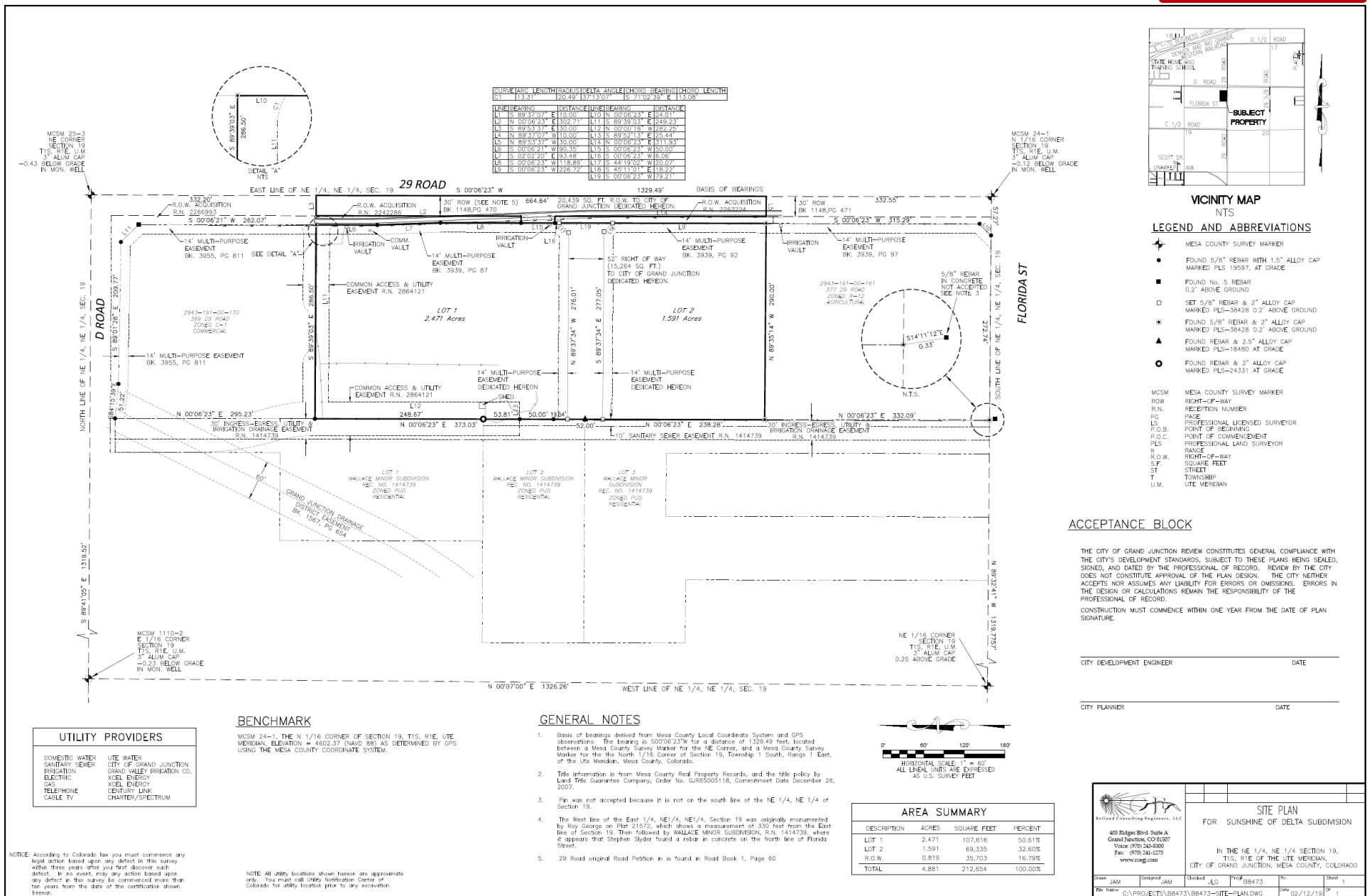
Easement Vacation Exhibit

Exhibit 1.8



THIS IS NOT A SURVEY PLAT.

Exhibit 1.9



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:

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:

Site Acreage:

Site Tax No(s):

Site Zoning:

Project Description:

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

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

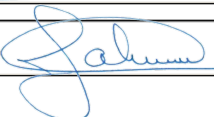
We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application 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



Date

Signature of Legal Property Owner



Date

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Sunshine of Delta, Inc ("Entity") is the owner of the following property:

(b) 379 and 383 29 Road, Grand Junction, CO 81501

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) representative 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:

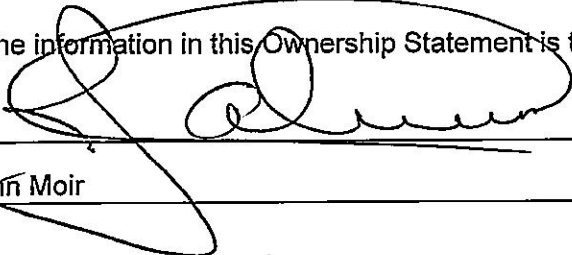
On behalf of Entity, I have reviewed the application for the (d) simple subdivison/lot line adjustment

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

(e)

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

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

Signature of Entity representative: 

Printed name of person signing: John Moir

State of Colorado)

County of Mesa) ss.

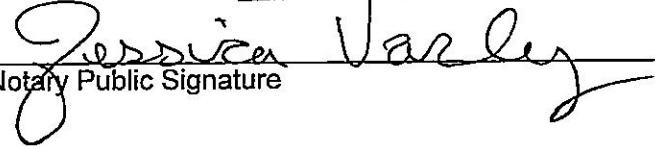
Subscribed and sworn to before me on this 19 day of February, 20 20

by John Moir

Witness my hand and seal.

My Notary Commission expires on 07-27-2020

JESSICA VARLEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19974023075
MY COMMISSION EXPIRES JUL 27, 2020


Notary Public Signature

111-2 PAGE DOCUMENT



STATE DOCUMENTARY FEE
Date: October 29, 2007
\$ 69.00

WARRANTY DEED

THIS DEED, Made on this day of October 29, 2007, between
FRED R. BERRY AND DOROTHY C. BERRY

of the said County of MESA and State of COLORADO, the Grantor(s), and
SUNSHINE OF DELTA, INC.

whose legal address is PO BOX 516 FRUITA, CO 81521
of the said County of MESA and State of COLORADO, the Grantee(s):

WITNESS, That the Grantor(s), for and in consideration of the sum of (\$690,000.00)
*** Six Hundred Ninety Thousand and 00/100 *** DOLLARS

the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these
presents does grant, bargain, sell, convey and confirm unto the Grantee(s), his heirs and assigns forever, all the
real property, together with improvements, if any, situate, lying and being in the said County of
MESA and State of Colorado, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

also known as street number 377, 379, & 383 29 ROAD GRAND JUNCTION CO 81501

TOGETHER with all and singular and hereditaments and appurtenances thereto belonging, or in anywise appertaining
and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right
title interest, claim and demand whatsoever of the Grantor(s), either in law or equity, of, in and to the above bargained
premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described with appurtenances, unto the Grantee(s),
his heirs and assigns forever. The Grantor(s), for himself, his heirs and personal representatives, does covenant, grant,
bargain, and agree to and with the Grantee(s), his heirs and assigns, that at the time of the enrolling and delivery
of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible
estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain,
sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other
grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever,
subject to general taxes for the year 2007 and those specific Exceptions described by reference to recorded documents as
reflected in the Title Documents accepted by Grantee(s) in accordance with Section 8a (Title Review) of the Contract to
Buy and Sell Real Estate relating to the above described 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 Section 8b (Matters not Shown by the Public Records) and
Section 8c (Survey Review) of the Contract to Buy and Sell Real Estate relating to the above described real property;
inclusion of the Property within any special tax district; and, the benefits and burdens of any recorded declaration and
party wall agreements, if any and other NONE
The Grantor(s) shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable
possession of the Grantee(s), his heirs and assigns, against all and every person or persons lawfully claiming the whole
or any part thereof. The singular number shall include the plural, and the plural the singular, and the use of any gender
shall be applicable to all genders.

IN WITNESS WHEREOF the Grantor(s) has executed this deed on the date set forth above.

By: Fred R. Berry
FRED R. BERRY

Dorothy C. Berry
DOROTHY C. BERRY

STATE OF COLORADO)
said County of MESA) ss.

The foregoing instrument was acknowledged before me on this day of October 29, 2007,
by FRED R. BERRY AND DOROTHY C. BERRY

My commission expires 12-5-09
Witness my hand and official seal.

Jessica Miller
Notary Public



My Commission Expires 12/05/2008
County of Mesa

Name and Address of Person Creating Newly Created Legal Description (38-35-106.5, C.R.S.)

Escrow# GJ65005118
Title# GJR65005118

When Recorded Return to: SUNSHINE OF DELTA, INC.

PO BOX 516 FRUITA, CO 81521

Form 84 08/29/04 WD1 WARRANTY DEED (Photographic)



(5583135)

EXHIBIT A

PARCEL 1:

BEGINNING AT A POINT 660 FEET SOUTH OF THE NORTHEAST CORNER OF THE E¼ NE¼ NE¼
OF 19, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN ON THE EAST
BOUNDARY OF SAID SECTION 19;
THENCE WEST 330 FEET;
THENCE NORTH 330 FEET;
THENCE EAST 330 FEET;
THENCE SOUTH ALONG THE EAST BOUNDARY OF SAID SECTION 19 TO THE POINT OF
BEGINNING;
EXCEPT ROAD AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 714 AT PAGE 521;
ALSO EXCEPT THE EAST 30 FEET THEREOF FOR PUBLIC ROAD RIGHT OF WAY, AS DESCRIBED
IN INSTRUMENT RECORDED MAY 9, 1978 IN BOOK 1148 AT PAGE 470; AND ALSO EXCEPTING
THEREFROM THAT PORTION THEREOF CONVEYED TO MESA COUNTY, A COLORADO POLITICAL
SUBDIVISION, BY INSTRUMENT RECORDED JULY 12, 2005 IN BOOK 3939 AT PAGE 85,
COUNTY OF MESA, STATE OF COLORADO.

PARCEL 2:

BEGINNING AT A POINT 990 FEET SOUTH OF THE NORTHEAST CORNER OF THE E¼ NE¼ NE¼
OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN ON THE EAST
BOUNDARY OF SAID SECTION 19;
THENCE WEST 330 FEET;
THENCE NORTH 330 FEET;
THENCE EAST 330 FEET;
THENCE SOUTH ALONG THE EAST BOUNDARY OF SAID SECTION 19 TO THE POINT OF
BEGINNING;
EXCEPT ROAD AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 714 AT PAGE 521;
ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO MESA COUNTY, A
COLORADO POLITICAL SUBDIVISION, BY INSTRUMENT RECORDED JULY 12, 2005 IN BOOK
3939 AT PAGE 90,
COUNTY OF MESA, STATE OF COLORADO.

PARCEL 3:

BEGINNING AT A POINT 1320 FEET SOUTH OF THE NORTHEAST CORNER OF THE E¼ NE¼ NE¼
OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN ON THE EAST
BOUNDARY OF SAID SECTION 19;
THENCE WEST 330 FEET;
THENCE NORTH 330 FEET;
THENCE EAST 330 FEET;
THENCE SOUTH ALONG THE EAST BOUNDARY OF SAID SECTION 19 TO THE POINT OF
BEGINNING;
EXCEPT ROAD AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 714 AT PAGE 521;
ALSO EXCEPT THE EAST 30 FEET THEREOF FOR PUBLIC ROAD RIGHT OF WAY, AS DESCRIBED
IN INSTRUMENT RECORDED MAY 9, 1978 IN BOOK 1148 AT PAGE 471;
ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO MESA COUNTY, A
COLORADO POLITICAL SUBDIVISION, BY INSTRUMENT RECORDED JULY 12, 2005 IN BOOK
3993 AT PAGE 95,
COUNTY OF MESA, STATE OF COLORADO.

State of Colorado
County of Mesa

Recorded at 9:02 o'clock A.M., APR 24 1978
Reception No. 1158634
Earl Sawyer Recorder.

BOOK 1146 PAGE 343

Thomas L. Allen and Margaret A. Allen,
husband and wife
whose address is Grand Junction
said County of Mesa, and State of
Colorado, for the consideration of ten dollars and
other valuable consideration Dollars, in hand paid,
hereby sell(s) and quit claim(s) to County of Mesa
whose address is

STATE DOCUMENTARY FEE
DATE APR 24 '78
E. Sawyer

County of Mesa, and State of Colorado, the following real
property, in the County of Mesa, and State of Colorado, to wit:

An easement over and across the following described tract to be
used for public road purposes, to-wit:

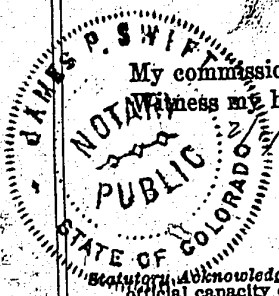
Beginning at a point 685 feet South of the Northeast corner of the
East one-quarter, Northeast one-quarter, Northeast one-quarter,
Section 19, Township 1 South, Range 1 East, Ute Meridian on the
East boundary of said Section, thence West 330 feet, thence North
along the West boundary of said East one-quarter, Northeast one-
quarter, Northeast one-quarter 50 feet, thence East 330 feet,
thence South 50 feet along the East boundary of said East one-
quarter, Northeast one-quarter, Northeast one-quarter to the Point
of Beginning.

with all its appurtenances

Signed this 24th day of April, 19 78.
Thomas L. Allen
Thomas L. Allen, as husband
Margaret A. Allen
Margaret A. Allen, as wife

STATE OF COLORADO,
said County of Mesa

The foregoing instrument was acknowledged before me this 24th
day of APRIL, 19 78, by ~~JAMES P. SWIFT~~ THOMAS L. &
MARGARET ALLEN



My commission expires
Witness my hand and official seal

James P. Swift
Notary Public.

Acknowledgment.—If by natural person or persons here insert name or names; if by person acting in representative or
official capacity or as attorney-in-fact, then insert name of person as executor, attorney-in-fact or other capacity or descrip-
tion; if by officer of corporation, then insert name of such officer or officers, as the president or other officers of such cor-
poration, naming it.

NEIGHBORHOOD MEETING FOR PROPOSED LOT LINE SIMPLE SUBDIVISION (LOT LINE ADJUSTMENT)

Hello Neighbors,

Per City of Grand Junction requirements, we the owners of the vacant land property known as 379 and 383 29 Road, Grand Junction, CO hereby invite you to attend a neighborhood meeting of ours.

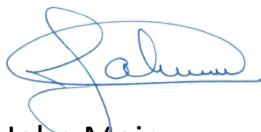
The subject property is about 4.15 acres and is currently zoned R12 (residential) and C1 (light commercial).

It is our intention is to move the existing unnamed east/west right of way (situated between 379 and 383 29 Road) south approximately 45 to 50 feet to line up better with the property to the west at 2895 1/2 Florida Street. The request will require an easement vacation as well as a simple subdivision.

The meeting will be a time for you to ask any and all questions you may have with regards to this endeavor of us the landowners, and City representatives, so you will know what's going on with the property in your neighborhood.

The meeting will take place on Thursday, February 28th, 2019 at 6:30pm at Lincoln Orchard Mesa Elementary School, in the Cafeteria at 2888 B 1/2 Rd, Grand Junction, CO.

Sincerely,



John Moir

(Sunshine of Delta, Inc)

Minutes from the Neighborhood Meeting for Proposed Right-of-Way Vacation and Lot Line Adjustment

Date: February 28, 2019

Time: 6:30 PM

Location: Lincoln Orchard Mesa Elementary

Minutes: Per City of Grand Junction requirements a meeting was held in order to discuss with the public the Proposed Right-of-Way Vacation and Lot Line Adjustment at 379 & 383, 29 Road. John Moir was present representing Sunshine of Delta and Jace Hochwalt was present representing the City of Grand Junction Planning Department. The meeting commenced promptly at 6:30 PM. Two neighbors attended the meeting and asked several questions regarding the purpose of the proposal. It was explained to them that it was a simple lot line adjustment with a vacationing of one right of way and the platting of a new right of way to the south. The neighbors were satisfied and left without signing in.

At 7:00 it was agreed to draw the meeting to a close.

John Moir

(Sunshine of Delta, Inc)

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: 1/29/2019
Project Name: Lot Line at 383 29 Road
Project Street Address: 383 29 Road, Grand Junction, CO 81501
Assessor's Tax Parcel Number: 2943-191-00-169
Project Owner Name: Sunshine of Delta, Inc
City or County project file #: _____
Name of Water Purveyor: Ute Water
Applicant Name/Phone Number: John Moir
Applicant E-mail: moir28@gmail.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 NA square feet.
 - b. All dwelling units will ☐, will not ☐ include an approved automatic sprinkler system.
Comments: No buildings on the property at this time
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:
No buildings on the property at this time
 - b. List each building that will be provided with an approved fire sprinkler system:
No buildings on the property at this time
3. List the minimum fire flow required for this project (based on Appendix B and C in the International Fire Code [IFC]):

Comments: No buildings on the property at this time

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 Code³ 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 Packet⁴). 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:

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:

[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:

Date: _____

Contact phone/E-mail of Water Supplier: _____

Note: Based on the facts and circumstances, the Fire Chief may require the applicant/developer to engage an engineer⁵ 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.

EXHIBIT

RIGHT-OF-WAY VACATION

A Right-of-Way Vacation within the Northeast 1/4, Northeast 1/4 of Section 19, Township 1 South, Range 1 East, of the Ute Meridian, being a portion Parcel 1 and Parcel 2 of Reception Number 2411367, Mesa County, State of Colorado;

COMMENCING from the North 1/16 Corner of Section 19, Township 1 South, Range 1 East, of the Ute Meridian, whence the Northeast Corner of Section 19 bears N 00°06'23" E, a distance of 1329.49 feet, with all bearings being relative thereto.

THENCE N 00°06'23" E a distance of 694.53 feet;

THENCE N 89°53'37" W a distance of 40.00 feet to a point on the westerly Right-of-Way of 29 Road, said point being the **POINT OF BEGINNING**;

THENCE S 00°06'23" W along said westerly Right-of-Way a distance of 50.00 feet;

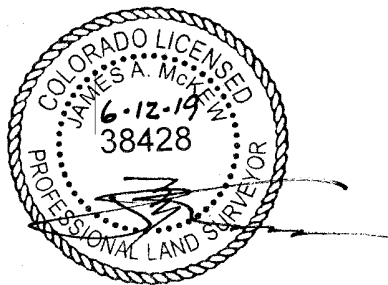
THENCE N 89°37'07" W leaving the aforementioned Right-of-Way a distance of 290.00 feet to a point on the westerly line of the aforementioned Parcel 2;

THENCE N 00°06'23" E a distance of 50.00 feet along said westerly line of Parcel 2 and the westerly line of Parcel 1;

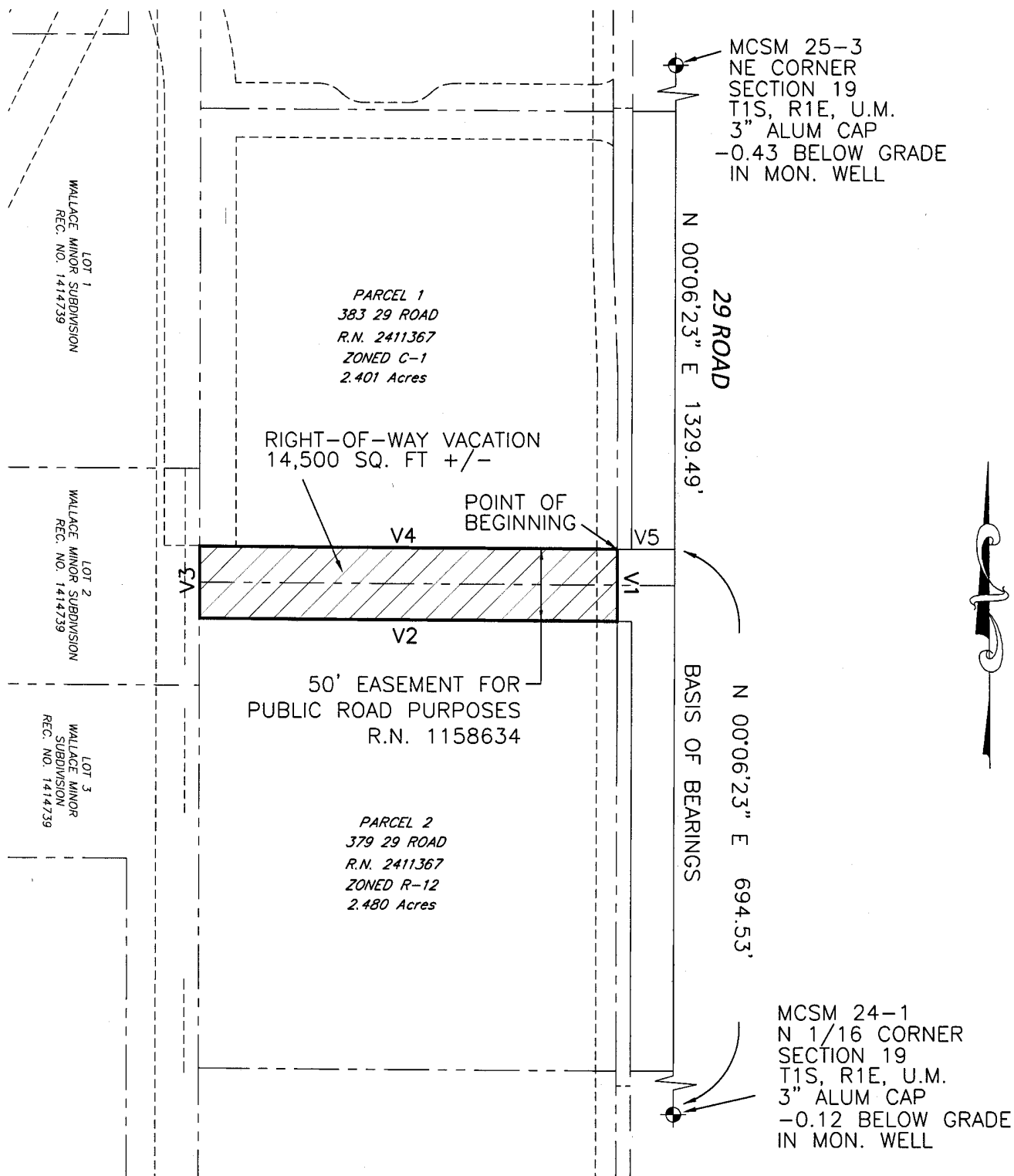
THENCE S 89°37'07" E leaving said westerly line of Parcel 1, a distance of 290.00 feet to a point on the westerly Right-of-Way of 29 Road, said point being the **POINT OF BEGINNING**;

CONTAINING 14,500 square feet, more or less.

This description was prepared by James A. McKew for Rolland Consulting Engineers, 405 Ridges Blvd., Grand Junction, Colorado.

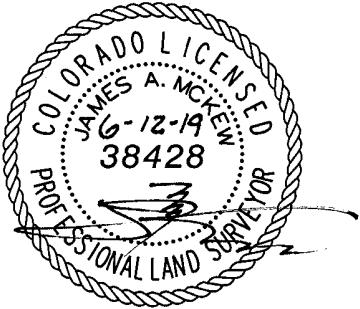
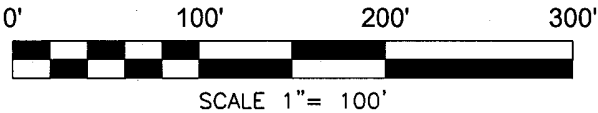


EXHIBIT



LINE	BEARING	DISTANCE
V1	S 00°06'23" W	50.00'
V2	N 89°37'07" W	290.00'
V3	N 00°06'23" E	50.00'
V4	S 89°37'07" E	290.00'
V5	N 89°53'37" W	40.00'

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.



THIS IS NOT A SURVEY PLAT.

		RIGHT-OF-WAY-VACATION	
405 Ridges Blvd, Suite A Grand Junction, CO 81507 Voice: (970) 243-8300 Fax: (970) 241-1273 www.rcegi.com		NE1/4, NE 1/4, SEC 19, T. 1 SOUTH, R. 1 EAST OF THE U.M., MESA COUNTY, COLORADO	
Drawn JAM	Designed	Checked JLG	Proj# BB473
File Name: C:\BB473\B473-EXHIBIT-VACATION-ROW.DWG		Date 06/12/19	Sheet 1 of 1

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE VACATING A PORTION OF UNNAMED 50-FOOT-WIDE RIGHT-OF-WAY

LOCATED BETWEEN 379 29 ROAD AND 383 29 ROAD

RECITALS:

A vacation of a publicly dedicated 50-foot-wide wide right-of-way has been requested by the Applicant, Sunshine of Delta, Inc. The applicant's request is to vacate the existing right-of-way and rededicate a new 52-foot-wide right-of-way 70 feet south of the existing right-of-way, in anticipation for better access to accommodate for future development of properties to the west.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, and upon recommendation of approval by the Planning Commission, the Grand Junction City Council finds that the request to vacate the 52-foot-wide right-of-way between 379 and 383 29 Road is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Grand Junction Municipal Code.

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

The following described portions of public right-of-way is hereby vacated subject to the listed conditions:

1. Applicant shall pay all recording/documentary fees for the Vacation Ordinance, any right-of-way/easement documents and/or dedication documents.
2. Prior to recording of an ordinance vacating the right-of-way, new right-of-way shall be dedicated to the City consistent with the application in City File Number SSU-2019-131.

RIGHT-OF-WAY VACATION

A Right-of-Way Vacation within the Northeast 1/4, Northeast 1/4 of Section 19, Township 1 South, Range 1 East, of the Ute Meridian, being a portion Parcel 1 and Parcel 2 of Reception Number 2411367, Mesa County, State of Colorado;

COMMENCING from the North 1/16 Corner of Section 19, Township 1 South, Range 1 East, of the Ute Meridian, whence the Northeast Corner of Section 19 bears N 00°06'23" E, a distance of 1329.49 feet, with all bearings being relative thereto.

THENCE N 00°06'23" E a distance of 694.53 feet;
THENCE N 89°53'37" W a distance of 40.00 feet to a point on the westerly Right-of-Way of 29 Road, said point being the POINT OF BEGINNING;
THENCE S 00°06'23" W along said westerly Right-of-Way a distance of 50.00 feet;
THENCE N 89°37'07" W leaving the aforementioned Right-of-Way a distance of 290.00 feet to a point on the westerly line of the aforementioned Parcel 2;
THENCE N 00°06'23" E a distance of 50.00 feet along said westerly line of Parcel 2 and the westerly line of Parcel 1;
THENCE S 89°37'07" E leaving said westerly line of Parcel 1, a distance of 290.00 feet to a point on the westerly Right-of-Way of 29 Road, said point being the POINT OF BEGINNING;

CONTAINING 14,500 square feet, more or less.

See Attached Exhibit.

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

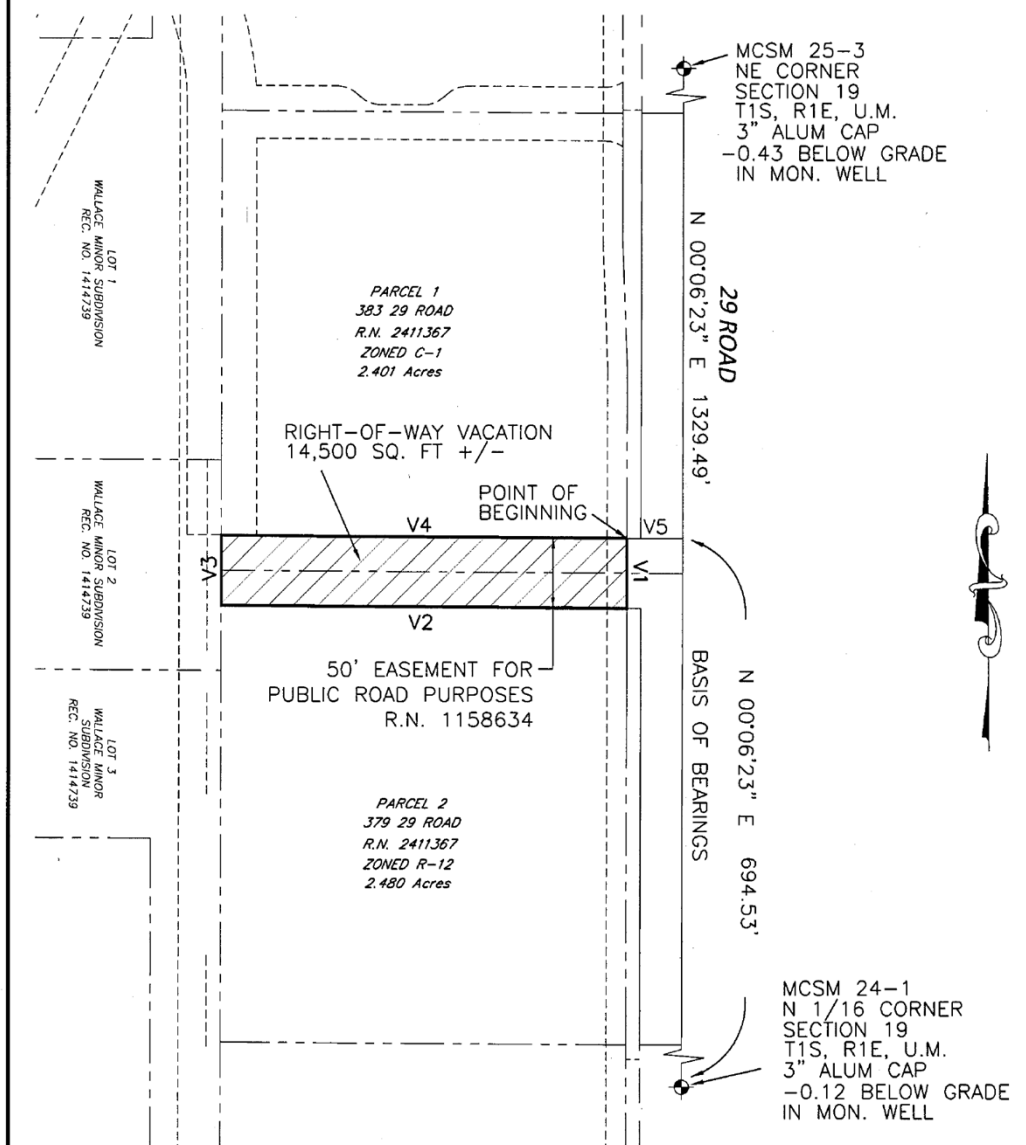
Adopted on second reading this _____ day of _____, 2019 and ordered published in pamphlet form.

ATTEST:

City Clerk

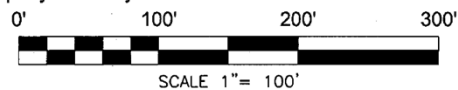
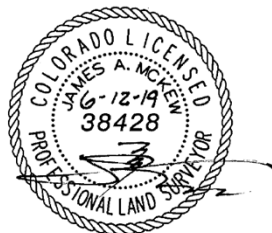
Mayor

EXHIBIT



LINE	BEARING	DISTANCE
V1	S 00°06'23" W	50.00'
V2	N 89°37'07" W	290.00'
V3	N 00°06'23" E	50.00'
V4	S 89°37'07" E	290.00'
V5	N 89°53'37" W	40.00'

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.



		RIGHT-OF-WAY-VACATION	
405 Ridges Blvd., Suite A Grand Junction, CO 81507 Voice: (970) 243-8300 Fax: (970) 241-1273 www.rolandeng.com		NE1/4, NE 1/4, SEC 19, T. 1 SOUTH, R. 1 EAST OF THE U.M., MESA COUNTY, COLORADO	
Drawn	JAM	Designed	Checked
File Name:	C:\B8473\B473-EXHIBIT-VACATION-ROW.DWG	Date	06/12/19
Sheet	1	Of	1

THIS IS NOT A SURVEY PLAT.



Grand Junction City Council

Regular Session

Item #2.b.ii.

Meeting Date: July 1, 2019

Presented By: Jace Hochwalt, Associate Planner

Department: Community Development

Submitted By: Jace Hochwalt, Associate Planner

Information

SUBJECT:

Introduction of an Ordinance Rezoning 0.44 acres of Property Located at 383 29 Road and 379 29 Road to C-1 (Light Commercial) and Set a Public Hearing for July 17, 2019

RECOMMENDATION:

The Planning Commission heard this item at their June 25, 2019 meeting and recommended approval (6-0).

EXECUTIVE SUMMARY:

The Applicant, Sunshine of Delta, Inc., is requesting the rezone 19,294 square feet (0.44 acres) to C-1 (Light Commercial), which is comprised of two sections as indicated in Attachment #1, Exhibit 1.4. Section 1, is an area totaling 0.33 acres, and is property currently reserved for public road purposes, but the Applicant is concurrently requesting the right-of-way to be vacated. Given that this area is currently reserved for public road purposes, it does not have a zoning designation, but will require one following the proposed vacation. Section 2, which is the remaining area, is a small strip of property 0.11 acres in size currently zoned R-12 (Residential – 12 units/acre) situated between the existing right-of-way that is proposed to be vacated and a proposed right-of-way to be dedicated in a simple subdivision.

BACKGROUND OR DETAILED INFORMATION:

Between properties located at 383 29 Road and 379 29 Road is an existing 50-foot wide unimproved right-of-way. The Applicant has requested the vacation of 0.33 acres of unimproved right-of-way (shown in Attachment 1, Exhibit 1.4, Section 1), and should this vacation be approved (File VAC-2019-107), this area will need to be zoned. The

Applicant is requesting this be zoned to C-1 (Light Commercial). The property abutting the right-of-way to the north (383 29 Road) is currently zoned C-1 (Light Commercial), while the property to the south (379 29 Road) is zoned R-12 (Residential – 12 units/acre).

In addition, the Applicant is proposing a simple subdivision (SSU-2019-131), which will include the dedication of a new 52-foot-wide right-of-way. With the new right-of-way dedication, the Applicant would like to rezone a small remnant strip of 0.11 acres (indicated in Attachment 1, Exhibit 1.4 as Section 2) north of the proposed ROW dedication from its existing R-12 zone district to C-1 (Light Commercial). These combined rezone requests will result in zoning the entirety of the northern property (383 29 Road) to C-1 (Light Commercial) as indicated in Attachment 1, Exhibit 1.5.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting was held on February 28, 2019 at 6:30 pm at Lincoln Orchard Mesa Elementary, located at 2888 B ½ Road in Grand Junction. The Applicant provided an overview of the right-of-way vacation, simple subdivision, and rezone proposal for the property. There were a total of four people in attendance, including two citizens, the Applicant, and City planning staff. Attendees had initial concerns about what was proposed, and were informed that the purpose this project was to move the access south approximately 70 feet to accommodate better access to the parcels to the west. Following the explanation of the project, there were no additional issues expressed.

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

For this rezone proposal, there are two sections being rezoned, as illustrated in Attachment 1, Exhibit 1.4. Section 1 is 0.33-acres, comprised of unimproved right-of-way that is proposed to be vacated. This right-of-way was annexed into the city without a zone district. Because property cannot exist in the city without a valid zone district, staff has found that the event (subject to approval of VAC-2019-107) to vacate the right of way will in fact invalidate the original premise of which this property was not assigned a zone district. Therefore, staff finds this criterion has been met for the 0.33

acres (Section 1).

Section 2 (subject to approval of SSU-2019-131) of the proposed rezone is a 0.11-acre area that is situated between the right-of-way to be vacated, and the new right-of-way that is to be dedicated. This section of property is currently zoned R-12 (Residential 12 units/acre). However, this section is approximately 20 feet in width and cannot be used to reasonably accommodate uses in the R-12 zone district (given that minimum front setbacks in the R-12 zone district are 20 feet).

With the Simple Subdivision proposal (SSU-2019-131), the original premise will be invalidated of an R-12 zone district, as this narrow strip of property when combined with the right-of-way vacation will result in a strip of land approximately 45 feet by 290 feet, which would result in a challenging if not prohibitively difficult property to develop in a manner conforming to the bulk standards assigned to this zone district. As such, 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

With the widening of both 29 Road and D Road/Riverside Parkway, the area is capable of handling more intense uses than in the past. Development projects in the immediate area has also spurred a change in the character of the area. This includes the Maverick convenience store and gas station situated at 2902 D Road, as well as the proposed Golden Gate Petroleum convenience store and gas station, to be situated at 399 29 Road which is currently under review.

The proposed C-1 (Light Commercial) zoning designation is in conformance with the Comprehensive Plan Future Land Use Map, which designates the area as Village Center Mixed Use. This rezone would accommodate for more commercial services by enlarging the area of commercially zoned land on the subject site. This rezone request will maintain consistency with the changing character of the area. As such, staff finds that the character and the condition of the area has/is changing and has found this criterion to have 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 the various uses allowed in the proposed C-1 zone district. Ute Water and City sanitary sewer are presently located within the 29 Road right-of-way on the east side of the site. The property can also be served by Xcel Energy for electric and natural gas services. Access to commercial facilities, retail, offices and restaurants, etc., can be accessed near the intersection of 29 Road and North Avenue,

approximately one-mile north of the subject site. Grand Junction Fire Station #4 is approximately 1.5 miles from the subject site. Staff has found there to be adequate public and community facilities available to serve the proposed C-1 zone district and its potential uses. 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 C-1 (Light Commercial) zone district comprises about 5% of the total acreage zoned within the City, while the R-12 (Residential - 12 units/acre) zone district comprises less than 1% of the total acreage zoned within the City. The portions of property in this proposal have a negligible impact on the availability of C-1 zoned property and as such, Staff is unable to make the determination that an inadequate supply of C-1 zoned property is present in this area. Therefore, Staff finds this criterion has not been met.

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

Because of the new alignment of right-of-way, this rezone request will resolve issues of unusable land due to zone district bulk standards as well as resolving an issue of a portion of property not having a zone district designation. Providing a zone district designation to these properties to enable reasonable development of the subject areas and to accommodate for more commercial services in the immediate area has been found by staff to be a benefit to the community and area. Therefore, staff finds that this criterion has been met.

This Rezone request is consistent with the Future Land Use Map designation of Village Center Mixed Use, which allows a variety of zoning designations, including C-1 (Light Commercial). 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.

PLANNING COMMISSION RECOMMENDATION AND FINDINGS OF FACT

After reviewing RZN-2019-263, a request to Rezone 0.44 acres to C-1 (Light Commercial), the following findings of fact have been made with the following conditions of approval:

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.

Condition 1. Prior to recording of an ordinance for the rezone, RZN-2019-263, the proposed simple subdivision for City File Number SSU-2019-131 shall be approved and recorded.

Condition 2. Prior to recording of an ordinance for the rezone, RZN-2019-263, the right-of-way vacation ordinance for City File Number VAC-2019-107 shall be recorded.

Therefore, Planning Commission recommends conditional approval of the request to Rezone the property referred to in file number RZN-2019-263 to a C-1 (Light Commercial) zone district.

FISCAL IMPACT:

This land use action does not have any direct fiscal impact. Subsequent actions such as future development and related construction may have direct fiscal impact.

SUGGESTED MOTION:

I move to introduce an ordinance rezoning 0.44 acres of land located at 383 29 Road and 379 Road to C-1 (Light Commercial) and set a public hearing for July 17, 2019.

Attachments

1. Attachment 1 - Maps-Exhibits
2. Attachment 2 - Application Packet
3. Attachment 3 - Zoning Ordinance

Existing Conditions

Exhibit 1.1



Easement Vacation/ROW Dedication Proposal

Exhibit 1.2



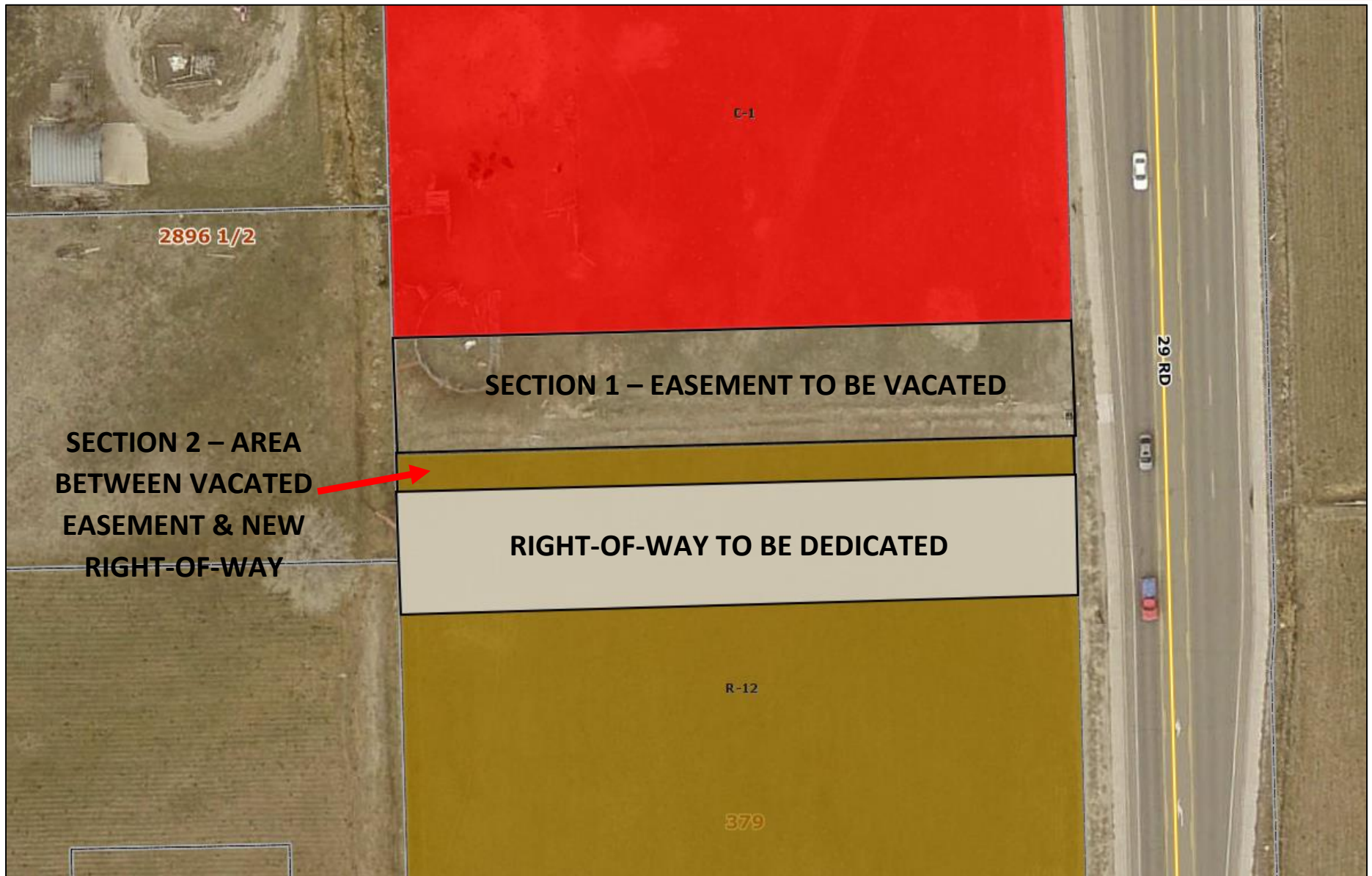
Rezone Proposal Area

Exhibit 1.3



Rezone Proposal Area (Close-In)

Exhibit 1.4



Proposal Result

Exhibit 1.5

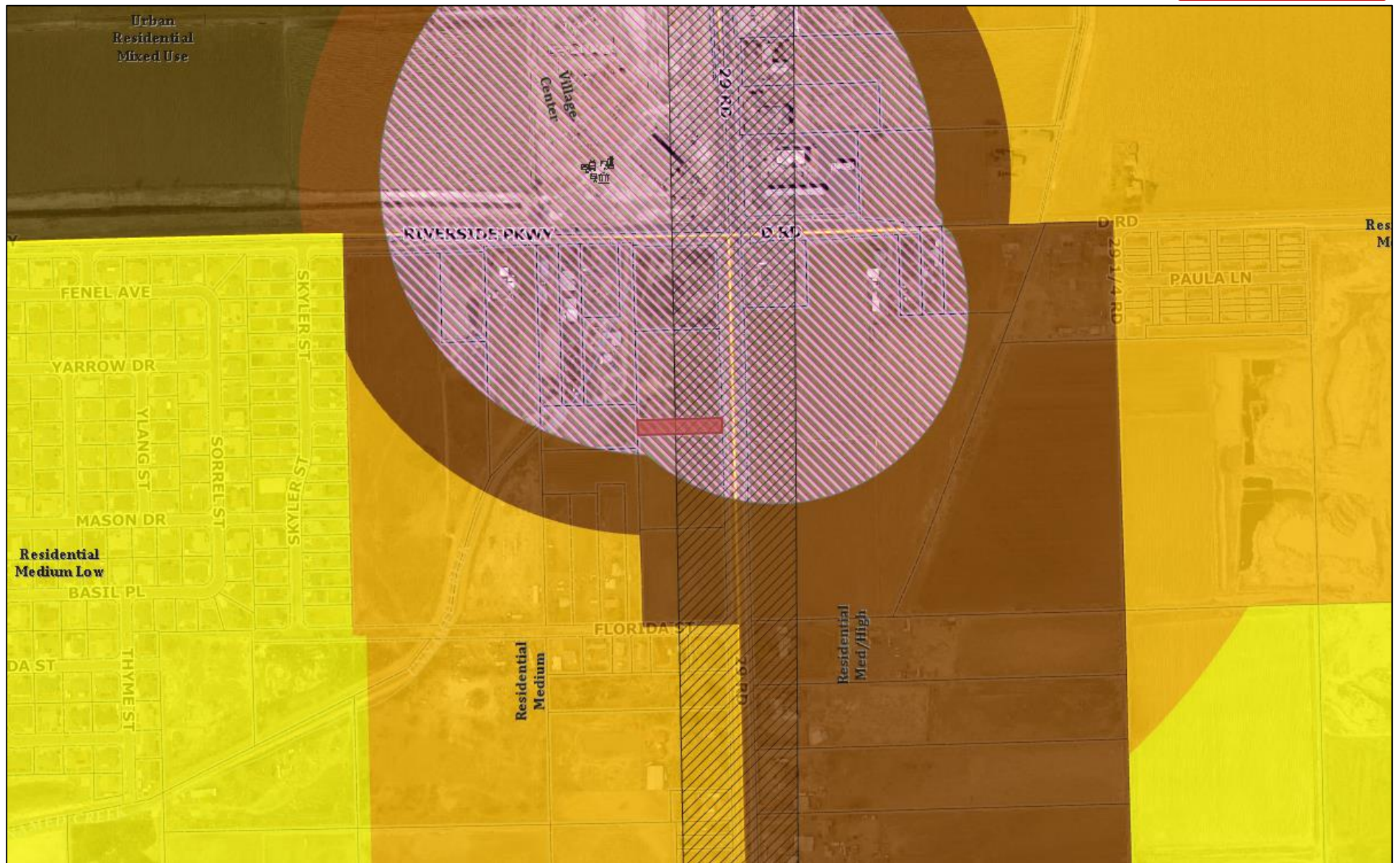


Vicinity Map

Exhibit 1.6



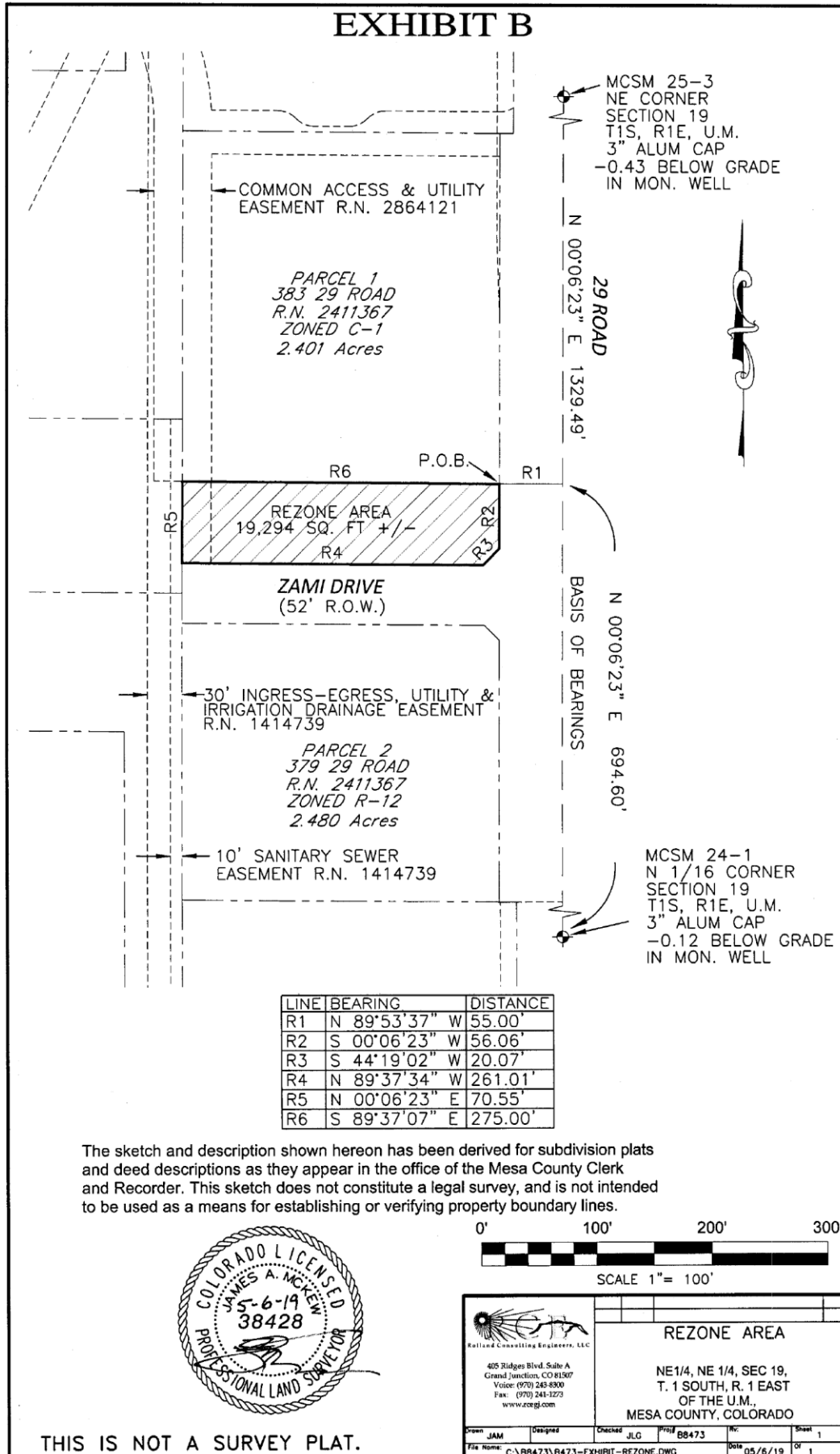
Exhibit 1.7



Rezone Area Exhibit

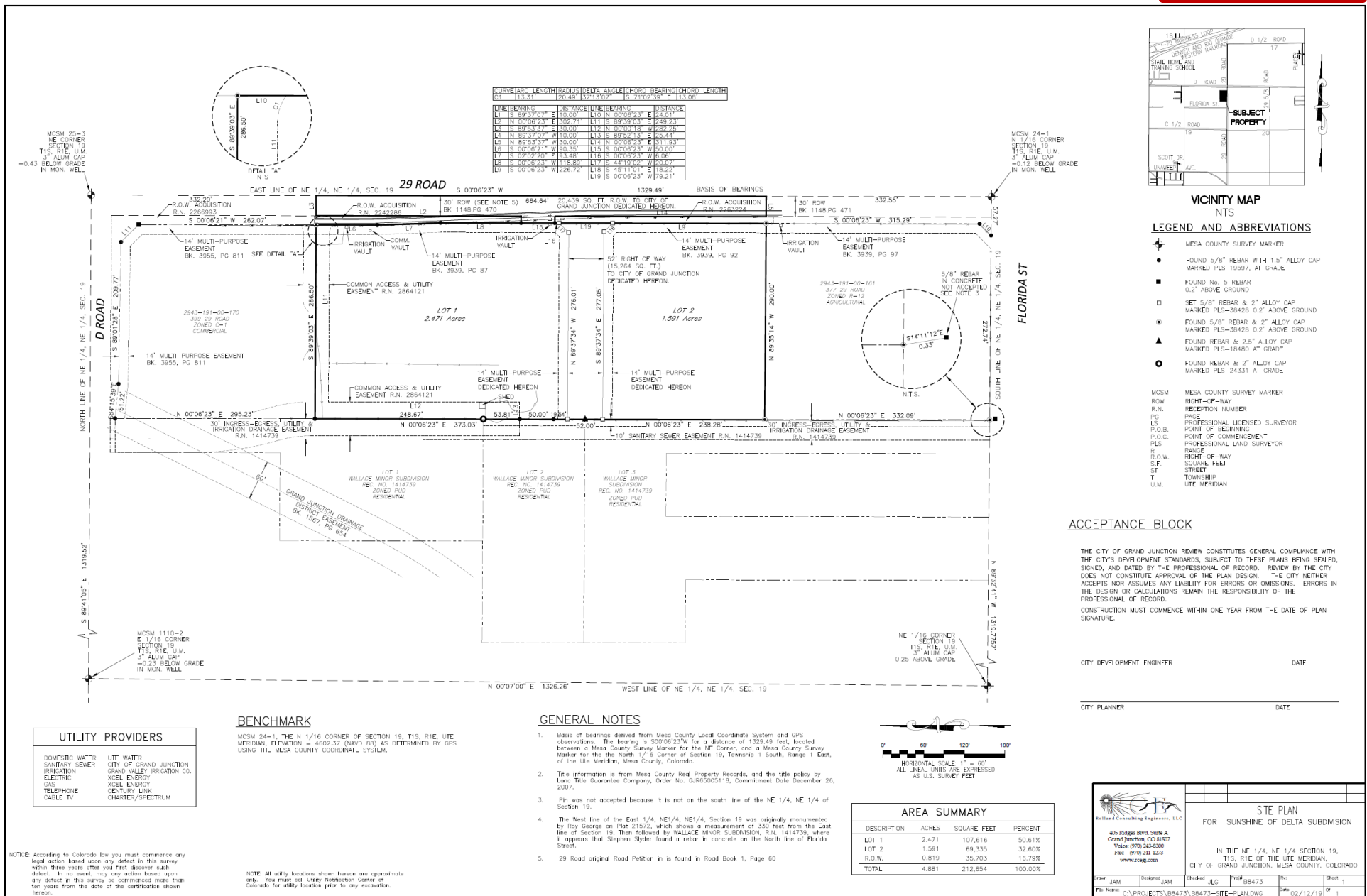
Exhibit 1.8

EXHIBIT B



THIS IS NOT A SURVEY PLAT.

Exhibit 1.9



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:

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:

Site Acreage:

Site Tax No(s):

Site Zoning:

Project Description:

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

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

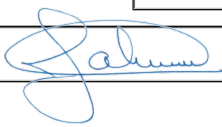
We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application 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



Date

Signature of Legal Property Owner



for Sunshine of Delta, Inc

Date

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Sunshine of Delta, Inc ("Entity") is the owner of the following property:

(b) 379 and 383 29 Road, Grand Junction, CO 81501

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) representative 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:

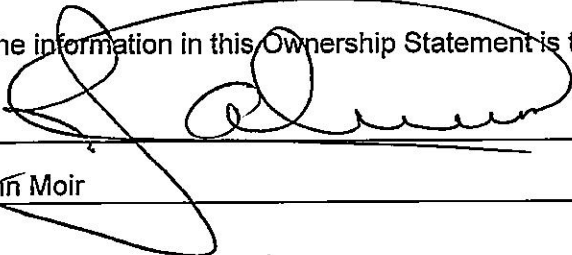
On behalf of Entity, I have reviewed the application for the (d) simple subdivison/lot line adjustment

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

(e)

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

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

Signature of Entity representative: 

Printed name of person signing: John Moir

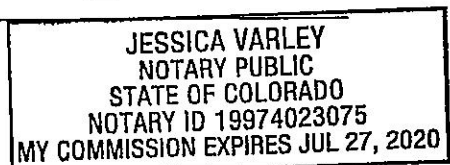
State of Colorado)

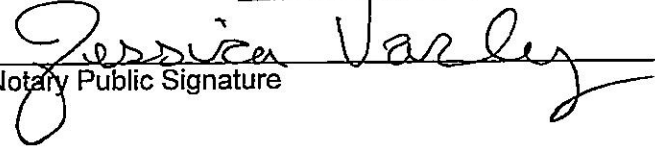
County of Mesa) ss.

Subscribed and sworn to before me on this 19 day of February, 20 20
by John Moir

Witness my hand and seal.

My Notary Commission expires on 07-27-2020




Notary Public Signature

May 1st, 2019
John Moir
Rep. for Sunshine of Delta, Inc

NARRATIVE TO ACCOMPANY THE APPLICATION FOR A RE-ZONE FOR A PART OF 383 29 ROAD, GRAND JUNCTION, CO

City of Grand Junction:

Sunshine of Delta, Inc. is requesting Re-Zone for part of parcel #2943-191-00-169, (383 29 Road, Grand Junction, CO).

In a separate application, the applicant is proposing to realign the current ROW between this parcel and parcel #2943-191-00-171, (379 29 Road), approximately 70' to the south. This proposal extends the boundary of (383 29 Road) approximately 44.5 feet to the south.

The proposal presented here is to rezone this additional area (within 383 29 Road parcel) to the C-1 zoning classification from the current R-12 zoning classification.

In support of this request, common sense should dictate that the re-alignment of a parcel should carry along with it the realignment of the underlying zoning. With regards to the City of Grand Junction's Code 21.02.140 (amendment and rezoning) it is also clear that with the proposed realignment of the right of way; "the character and/or condition of the area has changed such that the amendment is consistent with the Plan".

NEIGHBORHOOD MEETING FOR PROPOSED LOT LINE SIMPLE SUBDIVISION (LOT LINE ADJUSTMENT)

Hello Neighbors,

Per City of Grand Junction requirements, we the owners of the vacant land property known as 379 and 383 29 Road, Grand Junction, CO hereby invite you to attend a neighborhood meeting of ours.

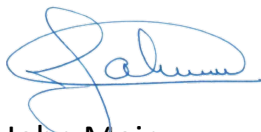
The subject property is about 4.15 acres and is currently zoned R12 (residential) and C1 (light commercial).

It is our intention is to move the existing unnamed east/west right of way (situated between 379 and 383 29 Road) south approximately 45 to 50 feet to line up better with the property to the west at 2895 1/2 Florida Street. The request will require an easement vacation as well as a simple subdivision.

The meeting will be a time for you to ask any and all questions you may have with regards to this endeavor of us the landowners, and City representatives, so you will know what's going on with the property in your neighborhood.

The meeting will take place on Thursday, February 28th, 2019 at 6:30pm at Lincoln Orchard Mesa Elementary School, in the Cafeteria at 2888 B 1/2 Rd, Grand Junction, CO.

Sincerely,

A handwritten signature in blue ink, appearing to read "John Moir", with a stylized flourish underneath.

John Moir

(Sunshine of Delta, Inc)

Minutes from the Neighborhood Meeting for Proposed Right-of-Way Vacation and Lot Line Adjustment

Date: February 28, 2019

Time: 6:30 PM

Location: Lincoln Orchard Mesa Elementary

Minutes: Per City of Grand Junction requirements a meeting was held in order to discuss with the public the Proposed Right-of-Way Vacation and Lot Line Adjustment at 379 & 383, 29 Road. John Moir was present representing Sunshine of Delta and Jace Hochwalt was present representing the City of Grand Junction Planning Department. The meeting commenced promptly at 6:30 PM. Two neighbors attended the meeting and asked several questions regarding the purpose of the proposal. It was explained to them that it was a simple lot line adjustment with a vacationing of one right of way and the platting of a new right of way to the south. The neighbors were satisfied and left without signing in.

At 7:00 it was agreed to draw the meeting to a close.

John Moir

(Sunshine of Delta, Inc)

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: 1/29/2019
Project Name: Lot Line at 383 29 Road
Project Street Address: 383 29 Road, Grand Junction, CO 81501
Assessor's Tax Parcel Number: 2943-191-00-169
Project Owner Name: Sunshine of Delta, Inc
City or County project file #: _____
Name of Water Purveyor: Ute Water

Applicant Name/Phone Number: John Moir
Applicant E-mail: moir28@gmail.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 NA square feet.
 - b. All dwelling units will ☐, will not ☐ include an approved automatic sprinkler system.
Comments: No buildings on the property at this time
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:
No buildings on the property at this time
 - b. List each building that will be provided with an approved fire sprinkler system:
No buildings on the property at this time
3. List the minimum fire flow required for this project (based on Appendix B and C in the International Fire Code [IFC]):

Comments: No buildings on the property at this time

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 Code³ 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 Packet⁴). 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:

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:

[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:

Date: _____

Contact phone/E-mail of Water Supplier: _____

Note: Based on the facts and circumstances, the Fire Chief may require the applicant/developer to engage an engineer⁵ 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.

EXHIBIT A

REZONE AREA

A Rezone area within the Northeast 1/4, Northeast 1/4 of Section 19, Township 1 South, Range 1 East, of the Ute Meridian, being a portion Parcel 1 of Reception Number 2411367, Mesa County, State of Colorado;

COMMENCING from the North 1/16 Corner of Section 19, Township 1 South, Range 1 East, of the Ute Meridian, whence the Northeast Corner of Section 19 bears N 00°06'23" E, a distance of 1329.49 feet, with all bearings being relative thereto.

THENCE N 00°06'23" E a distance of 694.60 feet

THENCE N 89°53'37"W a distance of 55.00 feet to the **POINT OF BEGINNING**;

THENCE S 00°06'23" W a distance of 56.06 feet;

THENCE S 44°19'02" W a distance of 20.07 feet;

THENCE N 89°37'34" W a distance of 261.01 feet to a point on the westerly line of said Parcel 1;

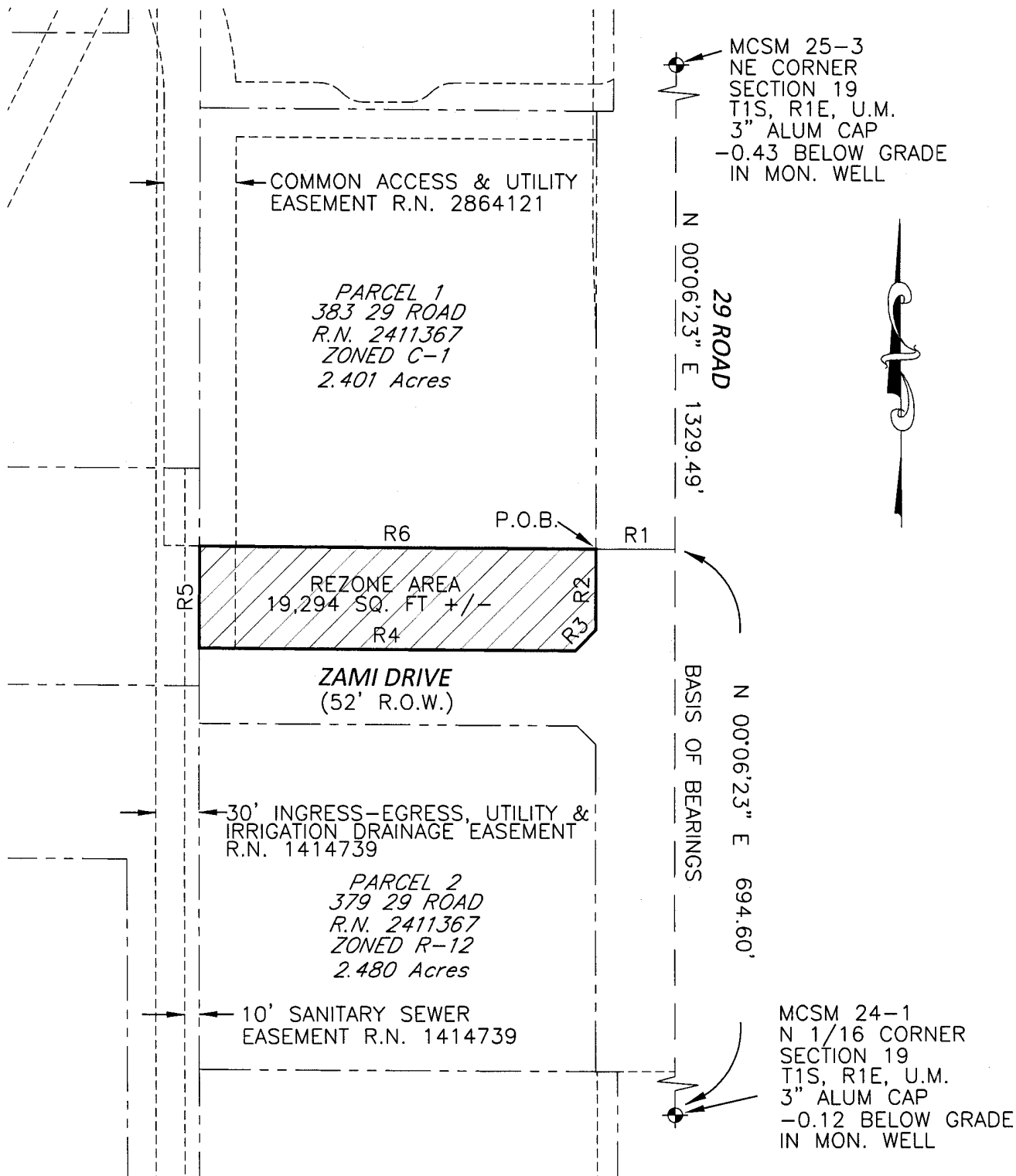
THENCE N 00°06'23" E along said westerly line, a distance of 70.55 feet;

THENCE S 89°37'07" E, leaving the aforementioned westerly line of Parcel 1, a distance of 275.00 feet to the **POINT OF BEGINNING**;

CONTAINING 19,294 square feet, more or less.

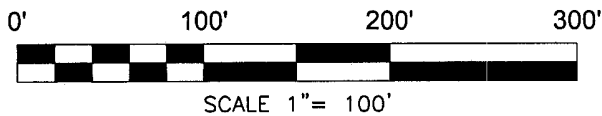
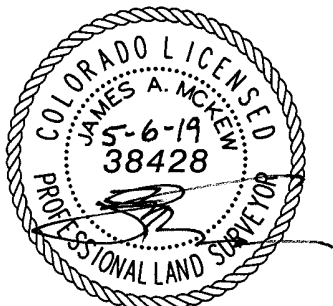
This description was prepared by James A. McKew for Rolland Consulting Engineers, 405 Ridges Blvd., Grand Junction, Colorado.

EXHIBIT B



LINE	BEARING	DISTANCE
R1	N 89°53'37" W	55.00'
R2	S 00°06'23" W	56.06'
R3	S 44°19'02" W	20.07'
R4	N 89°37'34" W	261.01'
R5	N 00°06'23" E	70.55'
R6	S 89°37'07" E	275.00'

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.



THIS IS NOT A SURVEY PLAT.

		REZONE AREA NE1/4, NE 1/4, SEC 19, T. 1 SOUTH, R. 1 EAST OF THE U.M., MESA COUNTY, COLORADO	
405 Ridges Blvd, Suite A Grand Junction, CO 81507 Voice: (970) 243-8300 Fax: (970) 241-1273 www.rolland.com	Drawn JAM Designed Checked JLG Proj# 88473 Rev. Date 05/6/19 Sheet 1 of 1	File Name: C:\88473\B473-EXHIBIT-REZONE.DWG	

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE REZONING THE SUNSHINE OF DELTA PROPERTY TO C-1
(LIGHT COMMERCIAL)**

LOCATED AT 383 AND 379 29 ROAD

Recitals:

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the Sunshine of Delta property to the C-1 (Light Commercial) zone district, finding that it conforms to and is consistent with the Future Land Use Map designation of Village Center Mixed Use 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 C-1 (Light Commercial) zone district is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning and Development Code.

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

The following property shall be zoned C-1 (Light Commercial) subject to the listed conditions:

1. Prior to recording of an ordinance for the rezone, RZN-2019-263, the right-of-way vacation ordinance for City File Number VAC-2019-107 shall be recorded.
2. Prior to recording of an ordinance for the rezone, RZN-2019-263, the proposed simple subdivision for City File Number SSU-2019-131 shall be approved and recorded.

A Rezone area within the Northeast 1/4, Northeast 1/4 of Section 19, Township 1 South, Range 1 East, of the Ute Meridian, being a portion Parcel 1 of Reception Number 2411367, Mesa County, State of Colorado;

COMMENCING from the North 1/16 Corner of Section 19, Township 1 South, Range 1 East, of the Ute Meridian, whence the Northeast Corner of Section 19 bears N 00°06'23" E, a distance of 1329.49 feet, with all bearings being relative thereto.

THENCE N 00°06'23" E a distance of 694.60 feet

THENCE N 89°53'37"W a distance of 55.00 feet to the **POINT OF BEGINNING**;

THENCE S 00°06'23" W a distance of 56.06 feet;

THENCE S 44°19'02" W a distance of 20.07 feet;

THENCE N 89°37'34" W a distance of 261.01 feet to a point on the westerly line of said Parcel 1;

THENCE N 00°06'23" E along said westerly line, a distance of 70.55 feet;

THENCE S 89°37'07" E, leaving the aforementioned westerly line of Parcel 1, a distance of 275.00 feet to the **POINT OF BEGINNING**;

CONTAINING 19,294 square feet, more or less.

See Exhibit B.

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

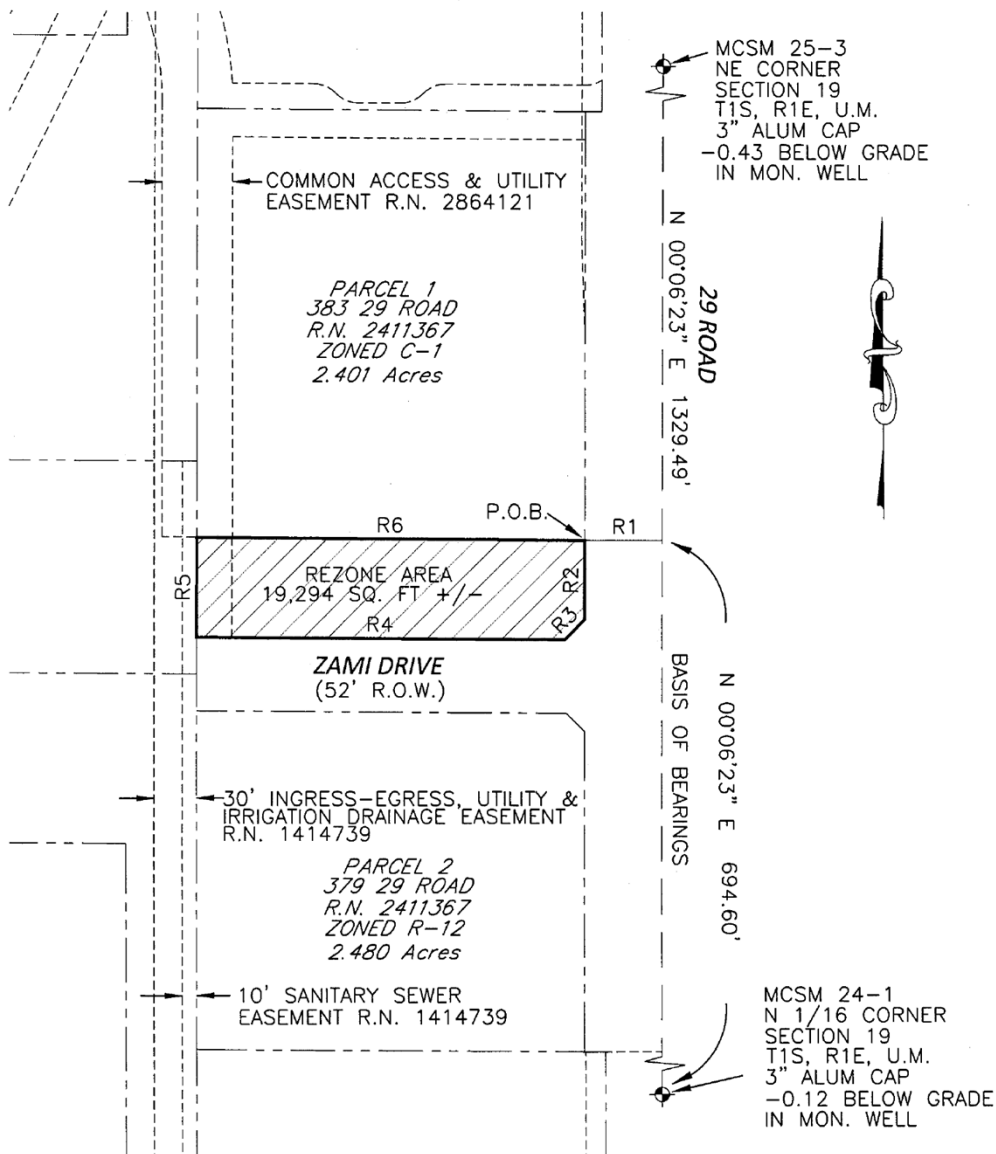
Adopted on second reading this _____ day of _____, 2019 and ordered published in pamphlet form.

ATTEST:

City Clerk

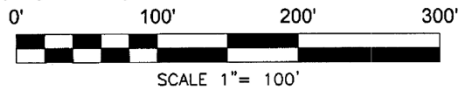
Mayor

EXHIBIT B



LINE	BEARING	DISTANCE
R1	N 89°53'37" W	55.00'
R2	S 00°06'23" W	56.06'
R3	S 44°19'02" W	20.07'
R4	N 89°37'34" W	261.01'
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R6	S 89°37'07" E	275.00'

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		REZONE AREA NE1/4, NE 1/4, SEC 19, T. 1 SOUTH, R. 1 EAST OF THE U.M., MESA COUNTY, COLORADO	
405 Ridges Blvd. Suite A Grand Junction, CO 81507 Voice: (970) 243-8900 Fax: (970) 241-3273 www.rcegi.com	Drawn: JAM Designed: JLG Checked: JLG Date: 05/6/19	Project: B8473 Sheet: 1 Of: 1	File Name: C:\B8473\B473-EXHIBIT-REZONE.DWG

THIS IS NOT A SURVEY PLAT.



Grand Junction City Council

Regular Session

Item #3.a.

Meeting Date: July 1, 2019

Presented By: Greg LeBlanc, Assistant to the City Manager

Department: City Manager's Office

Submitted By: Greg LeBlanc, Assistant to the City Manager

Information

SUBJECT:

A Resolution Authorizing the City Manager to Sign and Submit the Small Community Air Service Development Program Application

RECOMMENDATION:

Approve the resolution adopting the recommendations of the Grand Junction Regional Airport Authority and to authorize the City Manager to sign and submit any and all applications for the Small Community Air Service Development Program Application.

EXECUTIVE SUMMARY:

The Grand Junction Regional Airport Authority is seeking federal funding in the amount of \$950,000 under the Small Community Air Service Development Program to fund a minimum revenue guarantee and provide marketing support for service from Grand Junction to San Francisco International Airport on United Airlines. The proposed air service will enable Grand Junction to recapture some of the traffic leaked to other airports, put downward pressure on air fares and increase tourism to the region.

BACKGROUND OR DETAILED INFORMATION:

The Grand Junction Regional Airport Authority is seeking federal funding in the amount of \$950,000 under the Small Community Air Service Development Program to fund a minimum revenue guarantee and provide marketing support for service from Grand Junction to San Francisco International Airport on United Airlines. In addition to the amount requested from the Department, the Grand Junction Regional Air Alliance has pledged \$475,000 in cash that can be applied to the minimum revenue guarantee. The Air Alliance will also provide \$100,000 in cash for marketing and promotion of the

proposed service.

Based on Department of Transportation data, the Grand Junction-San Francisco Bay Area (to include SFO, SJC and OAK) market size was 18.8 passengers per day each way (PDEW) in 2018, and the average fare was \$205. Based on a leakage study using year-end second quarter 2018 data, nearly two-thirds of the San Francisco Bay Area traffic generated in Grand Junction's catchment area leaks to other airports in the region. The Grand Junction-San Francisco Bay Area true market size was 53.9 PDEW at an average fare of \$163 in the study period. In addition to serving the local Grand Junction-San Francisco Bay Area market, the proposed service would also enable connections on United and other carriers beyond San Francisco. On United alone, 43 markets could logically flow via San Francisco to destinations on the West Coast, Hawaii, Asia, Australia and New Zealand.

The proposed air service will enable Grand Junction to recapture some of the traffic leaked to other airports, put downward pressure on air fares and increase tourism to the region.

Grand Junction meets the Department's primary and secondary selection criteria for SCASDP funding:

- Air fares are higher than the national average air fares for all communities. Grand Junction's average domestic air fare was \$230 in 2018; the average domestic air fare for all communities in the U.S. was \$168 in the same period of time. Additional air service on a network carrier in Grand Junction will likely put downward pressure on Grand Junction's average fare.
- The community will provide a portion of the project cost from community-based organizations. The Grand Junction Regional Air Service Alliance has pledged cash funding for the revenue guarantee of \$475,000 an amount equating to 50% of the federal funding requested. The Air Alliance has also pledged \$100,000 in cash for marketing and promotion of the proposed service. The total \$575,000 in cash pledged equates to 60.5% of the federal funding requested.
- The community has established a public-private partnership. The Grand Junction Regional Air Service Alliance was formed in early 2017 and includes representatives from organizations such as local area Chambers of Commerce, regional economic development organizations and area businesses.
- The assistance will provide material benefits to a broad segment of the traveling public. The proposed service to San Francisco would benefit business, government and leisure travelers not only in the local Grand Junction-San Francisco market, but also benefit business and leisure travelers with connecting opportunities beyond San Francisco.
- The assistance would be used in a timely manner. Grand Junction Regional Airport has been actively engaged in a dialogue with United regarding San

Francisco service since September 2016, and United has provided a letter of support for this proposal. The best-case scenario for starting the new service is in June 2020, assuming the Department announces awards by October 2019.

- Innovation. While Grand Junction's proposal for a minimum revenue guarantee is not necessarily innovative, minimum revenue guarantees have proven to be the most effective tool for establishing and maintaining new air service in other communities.
- Community Participation. Many business and other organizations in the community are members of the Grand Junction Regional Air Service Alliance, and community matching funding for the proposed revenue guarantee equates to 50% of the requested SCASD funding.
- Location. Grand Junction Regional Airport is relatively isolated. The closest large hub airport is Denver International Airport, located 266 miles east of Grand Junction. Smaller airports closer to Grand Junction have either less air service than Grand Junction throughout most of the year and/or have higher fares.

If a grant is awarded and an airline begins service with a minimum revenue guarantee, the airport will pay the airline's invoice. The DOT will then reimburse the airport at a rate proportional to the community's matching funds. For example, if the airline requires a minimum revenue guarantee of \$30,000 in a given month, the DOT will pay \$20,000 toward the guarantee, and the community will pay the airport \$10,000 from its funds based on the ratio of federal funds to community funds.

FISCAL IMPACT:

No direct fiscal impact to the City resulting from this action.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution 39-19, a resolution authorizing the City Manager to sign and submit the Small Community Air Service Development Program Application.

Attachments

1. GJT SCASD Executive Summary - 6-13-2019
2. SCASD Proposal
3. RES-Airservice

Grand Junction Regional Airport Small Community Air Service Development Program Application Executive Summary

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Grand Junction Regional Airport
Grand Junction, Colorado

Small Community Air Service Development Program Proposal

Docket DOT-OST-2019-0071



Dun & Bradstreet DUNS Number: 156135394

Tax Identification Number: 846111114

Two-Digit Congressional Code: CO-03

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LETTER OF INTRODUCTION

July 12, 2019

Brooke Chapman
Associate Director
Small Community Air Service Development Program
U.S. Department of Transportation
1200 New Jersey Avenue, SE
Washington, DC 20590

Dear Ms. Chapman,

Grand Junction Regional Airport serves the residents and visitors of Grand Junction and the Western Slope of Colorado. The Airport is submitting the attached proposal for a Small Community Air Service Development Grant in the amount of \$950,000 for nonstop service to San Francisco International Airport on United Airlines.

Although Grand Junction's population is growing, airline capacity trended down over the ten-year period from 2009 through 2018 as Grand Junction's average domestic fare increased from \$158 to \$230. The loss of capacity and the significant increase in the average fare causes a high degree of leakage from Grand Junction. Grand Junction retains only 38.7% of the traffic generated in its catchment area; 45.7% of the traffic leaks to Denver, where airlines offer nonstop service to more than 200 destinations, and fares are much lower.

The Grand Junction Regional Air Service Alliance has partnered with Grand Junction Regional Airport and pledged funds totaling \$575,000 in cash to supplement the proposed federal funding. Grand Junction Regional Air Service Alliance has pledged \$475,000 for the revenue guarantee and another \$100,000 for marketing and promotion of the proposed San Francisco service.

The Airport meets frequently with targeted airlines to discuss additional air service. Our team met with United Airlines at their office in Chicago earlier this month. United reaffirmed its support for a grant and has provided a letter of support for this proposal.

In addition to developing air service and increasing airline capacity, Grand Junction Regional Airport actively partners with various organizations in the community and provides incentives to attract new businesses to the community and development land use options both on and off airport property. The airport and the community would like the Department to consider designating Grand Junction Regional Airport as an Air Service Development Zone and provide assistance from both the Department and other government agencies in our efforts to attract new businesses and to develop airport land use options.

We appreciate your consideration of our proposal.

Sincerely,

Angela Padalecki
Executive Director
Grand Junction Regional Airport

UNITED AIRLINES LETTER OF SUPPORT

EXECUTIVE SUMMARY

Grand Junction Regional Airport is seeking a federal grant in the amount of \$950,000 under the Small Community Air Service Development Program to fund a minimum revenue guarantee and provide marketing support for service from Grand Junction to San Francisco International Airport on United Airlines. In addition to the amount requested from the Department, the Grand Junction Regional Air Service Alliance has pledged \$475,000 in cash that can be applied to the minimum revenue guarantee. The Grand Junction Regional Air Service Alliance will also provide \$100,000 in cash for marketing and promotion of the proposed service.

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- The community has established a public-private partnership. The Grand Junction Regional Air Service Alliance was formed in early 2017. Grand Junction Economic Partnership (GJEP) and Grand Junction Area Chamber of Commerce are members of the Grand Junction Regional Air Service Alliance. The Grand Junction Air Service Alliance has ex officio representation from the Town of Palisade, City of Grand Junction, City of Fruita, Mesa County, Visit Grand Junction (tourism office), and Greater Grand Junction Sports Commission.

- The assistance will provide material benefits to a broad segment of the traveling public. The proposed service to San Francisco would benefit business, government and leisure travelers not only in the local Grand Junction-San Francisco market, but also benefit business and leisure travelers with connecting opportunities beyond San Francisco.
- The assistance would be used in a timely manner. Grand Junction Regional Airport has been actively engaged in a dialogue with United regarding San Francisco service since September 2016, and United has provided a letter of support for this proposal. The best-case scenario for starting the new service is in June 2020, assuming the Department announces awards by October 2019.
- Innovation. While Grand Junction's proposal for a minimum revenue guarantee isn't necessarily innovative, minimum revenue guarantees have proven to be the most effective tool for establishing and maintaining new air service in other communities.
- Community Participation. Community matching funding for the proposed revenue guarantee equates to 50% of the requested SCASD funding.
- Location. Grand Junction Regional Airport is relatively isolated. The closest large hub airport is Denver International Airport, located 266 miles east of Grand Junction. Smaller airports closer to Grand Junction have either less air service than Grand Junction throughout most of the year and/or have higher fares.

AIR SERVICE OVERVIEW

Catchment Area and Access to Alternate Airports

As illustrated in Exhibit 1, Grand Junction Regional Airport is the closest airport to all residents within a 30-minute drive of the airport. 140,799 residents live within a one-hour drive of Grand Junction Regional Airport, and 268,599 residents live within 120-minute drive of the airport.

Grand Junction Regional Airport is isolated. Located 266 miles from Grand Junction, the closest large hub airport is Denver International Airport. While Denver is located 266 miles from Grand Junction, 45.7% of the traffic generated in Grand Junction's catchment area leaks to Denver because fares are significantly lower at Denver, and Denver has significantly more air service than Grand Junction. Denver's average domestic one-way fare, at \$143, was 37.8% lower than Grand Junction's average one-way fare of \$230 in 2018.

Salt Lake City International Airport is the second-closest large hub airport to Grand Junction and is located 288 miles away. In 2018, Salt Lake City's average domestic fare of \$177 was 23.0% lower than Grand Junction's average domestic one-way fare. 2.8% of the traffic generated in Grand Junction's catchment area leaks to Salt Lake City.

Located 67 miles from Grand Junction, Montrose Regional Airport is the closest alternate airport, but air service at Montrose is even more limited than Grand Junction's air service throughout most of the year and had a higher average domestic fare than Grand Junction in 2018. Eagle County Regional

Airport is located 113 miles from Grand Junction and Aspen-Pitkin County Regional Airport is located 124 miles from Grand Junction; both of these airports also had higher average fares in 2018.

Exhibit 1. One, two and three hour drive times from Grand Junction Regional Airport and locations of other airports in the region.

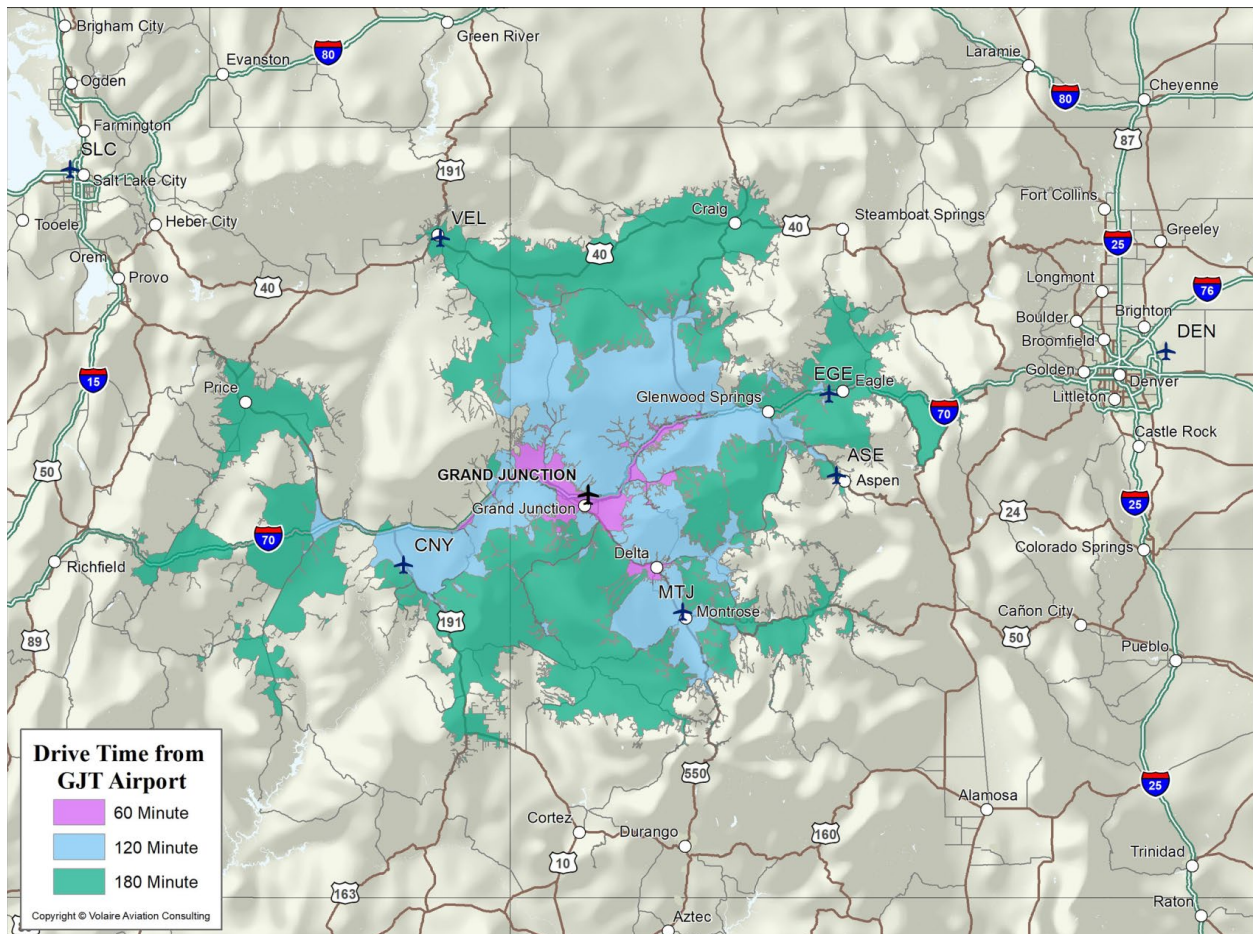


Exhibit 2 summarizes the number of airlines, the number of destinations served and the average number of seats per flight at each of the other airports in the region for both the ski season, extending from mid-December through March, and the off-peak season summer season. Because Grand Junction is located on the Western Slope of Colorado and is not located close to one of Colorado's major ski resort destinations, airlines serving Grand Junction do not increase capacity for ski season. In fact, capacity and traffic at Grand Junction tends to decline during the winter months. The airports serving Denver, Salt Lake City, Montrose, Eagle/Vail and Aspen have more capacity during ski season than their off-peak summer seasons. During the off-peak summer season, these airports have less air service than Grand Junction.

Exhibit 2. 2018/2019 ski season and 2019 off-peak season number of airlines, number of destinations and average seats/flight at Grand Junction and other airports in the region. (OAG data: June 1, 2019).

Airport Location	Road Miles from GJT	2018/2019 Ski Season (Dec-Mar)			2019 Off-Peak Season (Jul)		
		Airlines	Destinations	Seats/Flight	Airlines	Destinations	Seats/Flight
Grand Junction	N/A	4	6	64	4	8	70
Denver	266	25	208	128	23	203	131
Salt Lake City	288	9	106	119	9	99	119
Aspen	124	3	10	70	3	8	70
Eagle/Vail	113	3	15	127	2	2	102
Montrose	67	4	12	85	2	5	69

As shown in Exhibit 3, Grand Junction generated 556 domestic PDEW and 40 international PDEW for a total of 596 PDEW at an average domestic one-way fare of \$230, an average international one-way fare of \$426 and an average blended domestic and international one-way fare of \$243 in 2018. Denver International Airport, the closest alternate airport to Grand Junction, generated nearly 55,000 total PDEW at an average blended fare of \$169, while Salt Lake City International Airport generated more than 20,000 PDEW at an average blended fare of \$202. With 670 PDEW, Aspen generated 22.5% more traffic than Grand Junction at a much higher fare of \$327, while Eagle/Vail and Montrose generated less traffic than Grand Junction at much higher fares.

Exhibit 3. 2018 domestic and international passengers per day each way (PDEW) and average one-way fare at Grand Junction and other airports in the region (DOT DB1B data)

Airport Location	Domestic		International		Domestic+International	
	PDEW	Fare	PDEW	Fare	PDEW	Fare
Grand Junction	556	\$230	40	\$426	596	\$243
Denver	50,827	\$143	4,110	\$481	54,937	\$169
Salt Lake City	18,920	\$177	1,534	\$514	20,454	\$202
Aspen	670	\$297	62	\$653	732	\$327
Eagle/Vail	420	\$292	42	\$664	462	\$326
Montrose	331	\$261	16	\$532	347	\$274

Existing Air Service

In Summer 2019, Grand Junction has service on American to Dallas/Ft. Worth and Phoenix, on Delta to Salt Lake City, on United to Denver and Chicago (Chicago is operated Saturday-only), and on Allegiant to Las Vegas, Mesa/Phoenix and Los Angeles (all Allegiant service is operated twice a week). United's service to Chicago is seasonal and will be operated from June through October; Allegiant's service to Los Angeles is also seasonal and will be operated from June through August. American will operate 37.1% of the scheduled capacity, Delta will operate 16.2% of the scheduled capacity, United will operate 31.9% of the scheduled capacity, and Allegiant will operate 14.8% of the scheduled capacity in Summer 2019. Exhibit 4 illustrates the number of flights per day each way, seats per flight, seats per day each way and seat share by carrier and market based on published capacity for July 2019.

Exhibit 4. Grand Junction July 2019 departures per day, seats per departure, seats per day and percent of total capacity by airline and market.

Airline	Destination	Flights per Day Each Way	Seats per Flight	Seats per Day Each Way	Seat Share
American	Dallas/Ft. Worth	2 5/7	76	206	22.2%
	Phoenix	2	70	138	14.9%
	Total	4 5/7	73	344	37.1%
Delta	Salt Lake City	3	50	150	16.2%
	Total	3	50	150	16.2%
United	Denver	4 5/7	61	286	30.9%
	Chicago	1/7	76	10	1.1%
	Total	4 6/7	62	296	31.9%
Ex-Allegiant Total		12 3/7	63	789	85.2%
Allegiant	Mesa/Phoenix	2/7	177	46	4.9%
	Las Vegas	2/7	156	45	4.9%
	Los Angeles	2/7	177	46	4.9%
	Total	6/7	169	137	14.8%
All Carriers		13 2/7	70	926	100.0%

Air Service Development Efforts

Grand Junction Regional Airport has an active air service development program, and airport officials have met in-person with seven airlines on 15 occasions since July 2018. These meetings include four in-person points of contact with United. The number meetings with each airline is summarized in Exhibit 5.

Exhibit 5. Summary of Grand Junction Regional Airport airline meetings from July 2018 through June 2019.

Airline/Entity	Discussion/Meeting Forum and Number of Contacts				Total
	Headquarters Meeting	TakeOff Conference	Jumpstart Conference	Volaire Consulting Forum	
Alaska			1	1	2
Allegiant	1				1
American			1	1	2
Contour		1		1	2
Frontier			1		1
SkyWest (Delta)	1	1		1	3
United	2	1		1	4
Totals	4	3	3	5	15

Over the last ten years, Grand Junction has been successful in attracting United to operate seasonal weekend Grand Junction-Chicago service beginning in June 2019 and Allegiant to operate Grand Junction-Mesa/Phoenix service beginning in April 2019. Unfortunately, United discontinued Houston service in April 2016 after oil and gas prices declined, and energy industry business travel to and from the Western Slope of Colorado decreased. Grand Junction also lost Frontier service when Frontier discontinued its service to Denver in 2010.

Marketing and Promotion of Air Service

Grand Junction Regional Airport's Passenger Air Service Incentive Program is aimed at increasing travel and promoting competition among the airlines serving Grand Junction. Using \$100,000 in funding provided by the Grand Junction Regional Air Service Alliance, these incentives will be provided for the proposed service

- \$100,000 for advertising and promotion of the new service. The marketing/advertising plan will promote Grand Junction Regional Airport, United's brand and the new destination. The Grand Junction Regional Air Service Alliance and Grand Junction Regional Airport will coordinate with United the planning of advertising and any promotional events for the announcement, pre-launch, inaugural, and post-launch of the new service. For the proposed San Francisco route, the Grand Junction Regional Air Service Alliance is proposing to allocate the \$100,000 in marketing and promotion as follows.

Amount	Function	Timeline
\$70,000	Advertising and Saturation Campaign	Three months prior to inaugural flight
\$30,000	Maintenance Placement Campaign	Three months after inaugural flight

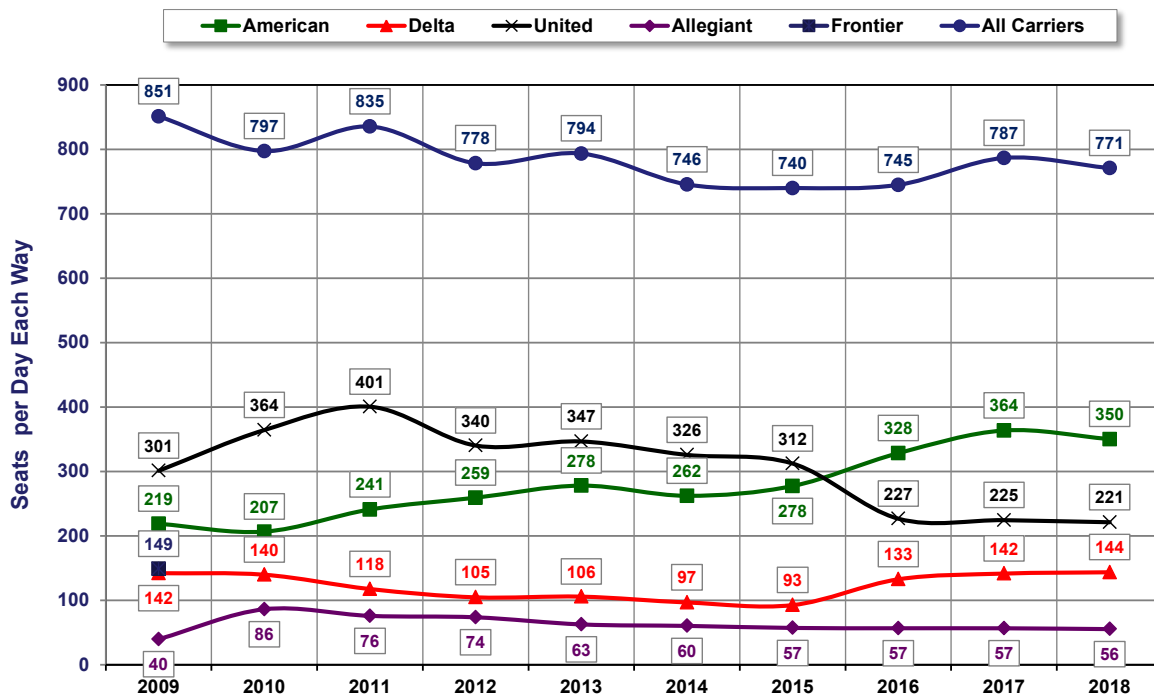
Amount	Function	Timeline
\$70,000	Advertising and Saturation Campaign	Year One (including pre-launch)
\$30,000	Maintenance Placement Campaign	Year Two

AIR SERVICE DEVELOPMENT NEEDS AND DEFICIENCIES

Capacity Trend

Like most small communities, airline capacity in Grand Junction has trended down over the last ten years. Exhibit 6 illustrates capacity at Grand Junction declined 9.4% from 851 total seats per day each way in 2009 to 771 total seats per day each way in 2018. Although capacity increased on American and Allegiant, capacity on Delta was flat, capacity on United was down 26.5% and Frontier exited Grand Junction. Extending published capacity through the end of 2019, capacity will increase to an average of 869 seats per day each way.

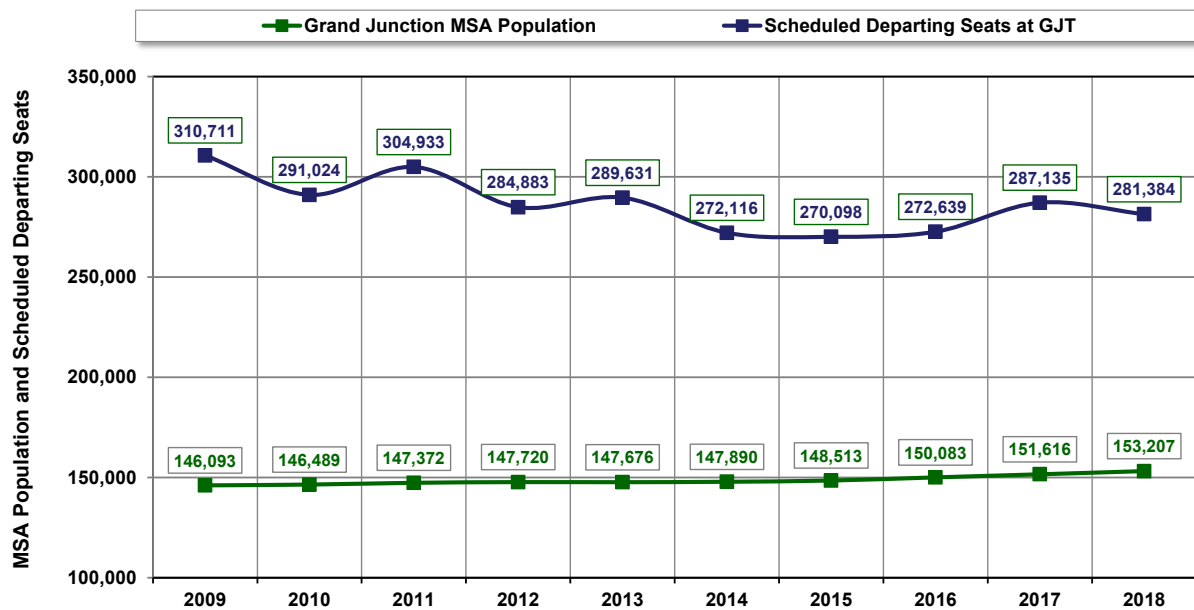
Exhibit 6. Grand Junction published seats per day each way by carrier 2009-2018. (OAG data as of May 26, 2019)



Population Trend Versus Capacity Trend

While scheduled airline capacity has trended down over the last ten years, Grand Junction's population has trended up. The additional demand for air service generated by the population growth over a period of time when capacity declined has likely contributed to the steep increase in Grand Junction's average fare and the high degree of leakage to other airports in the region, especially to Denver. Exhibit 7 illustrates the population of the Grand Junction Metropolitan Statistical Area increased 4.9% from 146,903 residents in 2009 to 153,207 residents in 2018. Over the same period of time, the number of departing seats scheduled by all airlines serving Grand Junction declined 9.4% from 310,711 seats (851 SDEW) in 2009 to 281,384 seats (771 SDEW) in 2018.

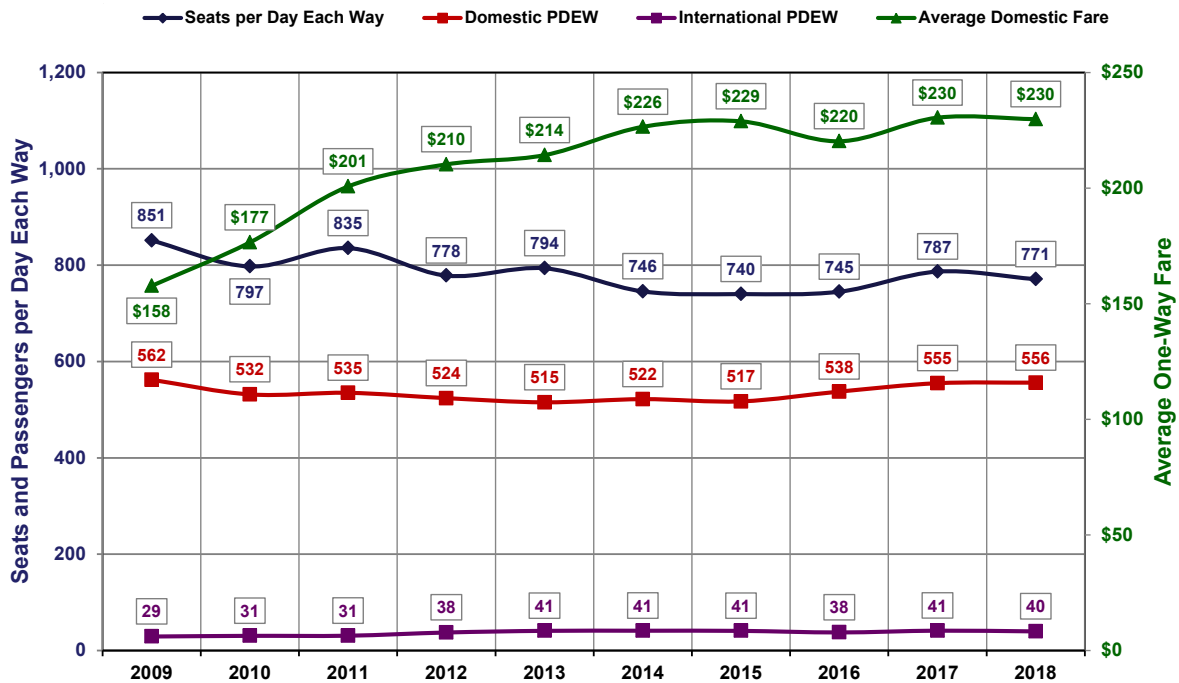
Exhibit 7. Grand Junction Metropolitan Statistical Area population and Grand Junction published departing seats 2009-2018. (U.S. Census Bureau data; OAG data as of May 26, 2019)



Traffic and Fare Trends

Exhibit 8 illustrates as capacity at Grand Junction trended down from 2009 through 2018, domestic traffic also trended down, albeit at a lower rate than the decline in capacity. Domestic capacity declined 1.1% from 562 PDEW in 2009 to 556 PDEW, but the average one-way domestic fare increased 47.5% from \$158 to \$230. International traffic accounted for 6.7% of Grand Junction's total traffic in 2018 and increased from 29 PDEW to 40 PDEW.

Exhibit 8. Grand Junction published seats per day each way 2009-2018 and Grand Junction domestic and international PDEW – 2009-2018. (OAG and DOT DB1B data).



Domestic Fare and Yield Trends Relative to Other U.S. Airports

Grand Junction's average domestic fare exceeds the average domestic fare for Lower 48 communities in the United States by \$62 each way, or by 36.4%. Exhibit 9 illustrates Grand Junction's average domestic fare in 2018 was \$230, and the average domestic fare for Lower 48 communities in the United States in the same period of time was just \$168. Furthermore, Grand Junction's average domestic fare has increased by \$72 each way or by 45.7% over the last ten years, while the average domestic fare for all communities increased just \$26, or 18.2% over the same period of time.

Grand Junction's domestic yield has also exceeded the average domestic yield for Lower 48 communities by a wide margin in each of the last ten years as illustrated in Exhibit 10. Although Grand Junction's domestic length of haul of 1,106 miles in 2018 was 3.5% shorter than the length of haul for all U.S. communities of 1,147 miles, Grand Junction's domestic yield of \$0.208 was 41.4% higher than the domestic yield of \$0.147 for all U.S. communities.

Exhibit 9. Average domestic one-way fares at Grand Junction and the average U.S. Airport 2009-2018 (U.S. DOT data).

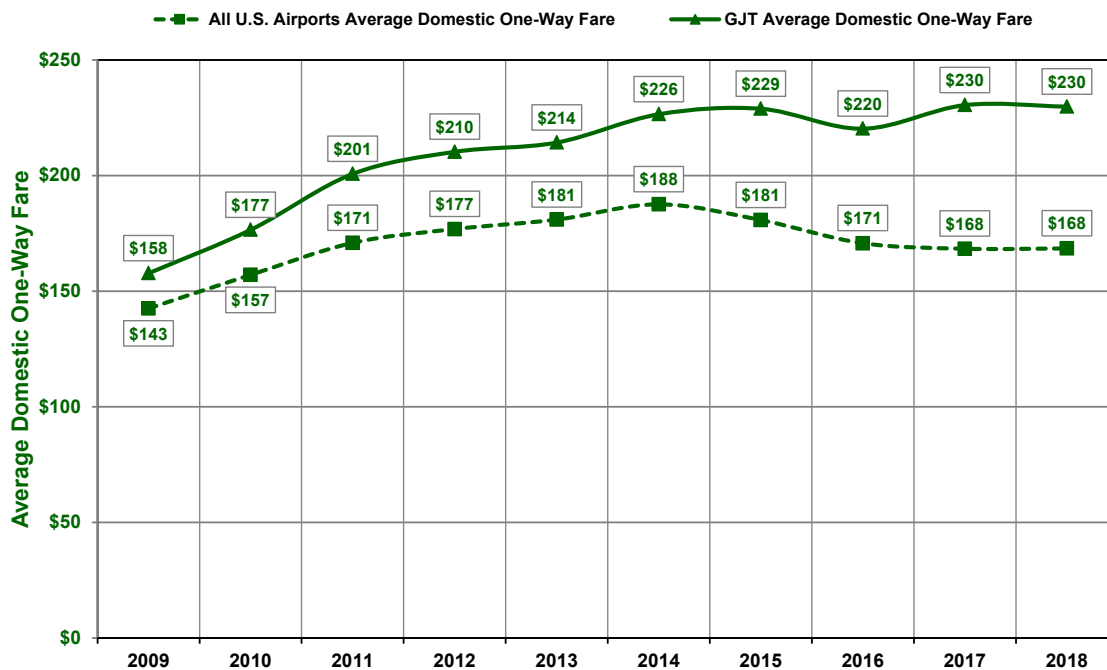
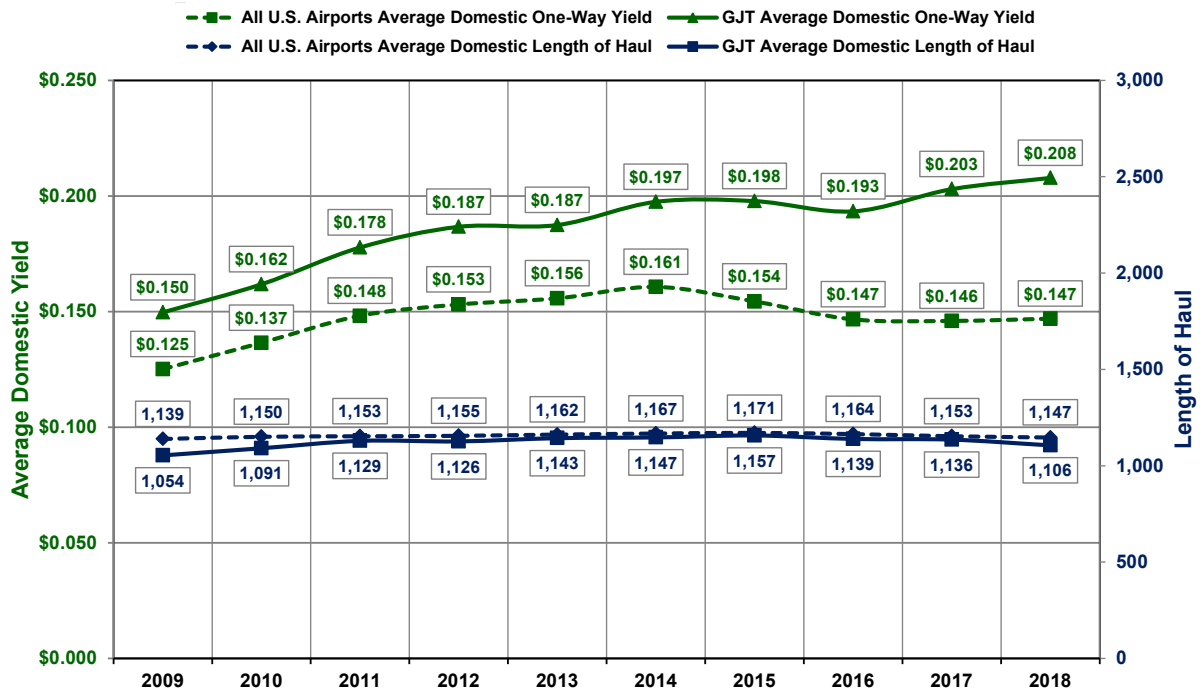


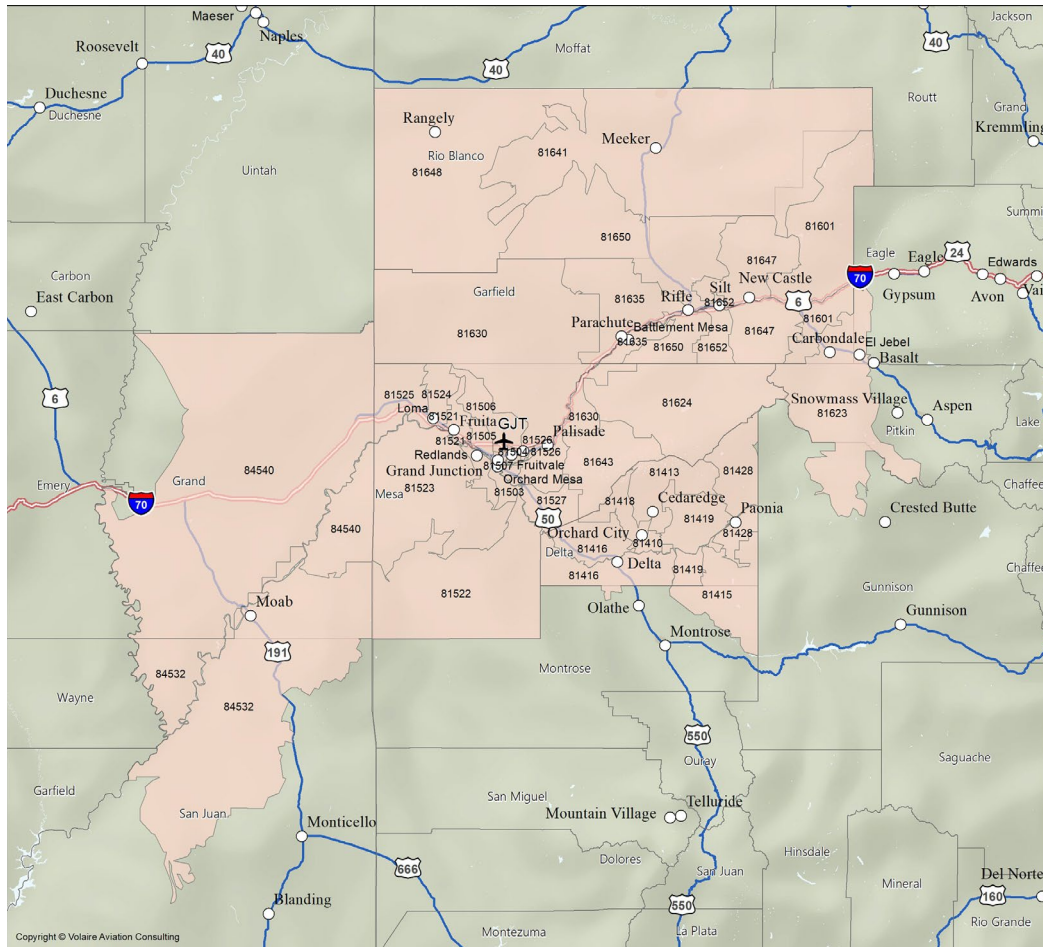
Exhibit 10. Grand Junction and average U.S. airport domestic yield and Grand Junction and U.S. airport length of haul: 2009-2018 (U.S. DOT data).



Leakage to Other Airports in the Region

Because the Grand Junction Regional Airport is isolated on the Western Slope of Colorado, the catchment area of the airport is relatively large, extending from beyond Moab, Utah to Glenwood Springs, Colorado. The catchment area includes 39 zip codes and includes a population of approximately 226,000 residents. The catchment area is illustrated in Exhibit 11.

Exhibit 11. Catchment area of Grand Junction Regional Airport.



A leakage study, using year-end second quarter 2018 data, determined Grand Junction's true market size is 1,505 PDEW, but Grand Junction Regional Airport retains only 38.7% of the traffic generated in its catchment area. Despite Grand Junction's isolation and the distance – 266 road miles – Denver International Airport captures 45.7% of the traffic. Denver captures such a large share of the traffic generated in Grand Junction's catchment area largely because Denver is a very competitive market with low fares and multiple carriers offering nonstop service in most of Grand Junction's largest domestic markets. The average fare paid when a resident of Grand Junction's catchment area leaked to Denver was \$158 each way compared to \$247 paid at Grand Junction.

Aspen/Pitkin County Airport captures 5.7% of the traffic, Eagle County Regional Airport captures 3.5% of the traffic, Montrose Regional Airport captures 3.1% of the traffic, and Salt Lake City International Airport captures 2.8% of the traffic. Collectively, the airports in Moab and Vernal capture less than 1.0% of the traffic. Exhibit 12 illustrates PDEW, airport share and the average one-way fare paid by residents of Grand Junction's catchment area at each airport in the region.

Exhibit 12. Grand Junction catchment area domestic and international passengers per day each way (PDEW), airport share and average one-way fare by airport. (Volaire Aviation Consulting year-end second quarter 2018 leakage study data).

Airport	PDEW	Airport Share	One-Way Fare
Denver International Airport	688.1	45.7%	\$158
Grand Junction Regional Airport	582.6	38.7%	\$247
Aspen-Pitken County Regional Airport	86.1	5.7%	\$308
Eagle County Regional Airport	53.4	3.5%	\$275
Montrose Regional Airport	46.7	3.1%	\$251
Salt Lake City International Airport	42.7	2.8%	\$170
Moab Canyonlands Field Airport	5.1	0.3%	\$124
Vernal Regional Airport	0.7	0.0%	\$102
All Airports	1,505.2	100.0%	\$208

STRATEGIC PLAN

Proposed New Route

Over the last ten years, both capacity and traffic at Grand Junction has declined, and Grand Junction's average domestic fare has exceeded the average fare for Lower 48 communities by a wide margin. The community's plan to help address these deficiencies is to offer a minimum revenue guarantee for service on United to San Francisco. The proposed new service would benefit a mix of business, military and leisure travelers by providing nonstop service to San Francisco and connecting service beyond San Francisco.

Self-Sufficiency of the Proposed New Route

Grand Junction Regional Airport believes the proposed Grand Junction-San Francisco route will become self-sufficient during the revenue guarantee period and continue to operate beyond the revenue guarantee period.

Goals and Objectives

Grand Junction has four goals and objectives for its Small Community Air Service Development Grant proposal for service to San Francisco.

- More competition and lower fares in the local Grand Junction-San Francisco market and the connecting markets beyond San Francisco.
- Recapture catchment area traffic leaked to other airports in the region, especially Denver.
- Nonstop access to and from the San Francisco Bay Area.
- Additional connecting service to markets served via San Francisco, particularly markets on the West Coast, Hawaii, Asia, Australia and New Zealand.

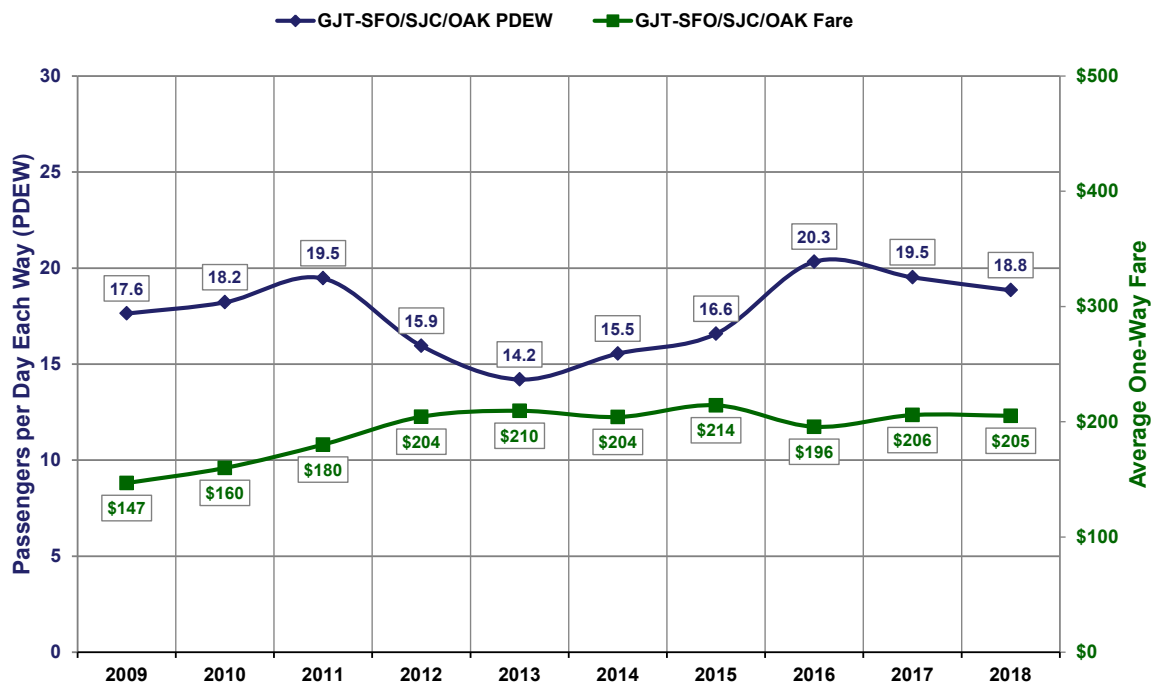
Target Airline Support

Grand Junction Regional Airport has been engaged in discussions with United Airlines regarding nonstop San Francisco service since a headquarters meeting with United in September 2016. United's interest in serving the market has increased within the last year, and United is supporting this proposal with a letter of support.

Grand Junction-San Francisco Traffic and Fare Trends

There is significant demand for nonstop Grand Junction-San Francisco service. Based on DOT data and as illustrated in Exhibit 13, the Grand Junction-San Francisco market generated 18.8 PDEW at an average fare of \$205 each way in 2018. Based on leakage study data, using year-end second quarter 2018 data, the true market size is 53.9 PDEW at an average fare of \$163. Of the true market size of 53.9 PDEW, Denver International Airport captures 26.4 PDEW, or 49.1% of the traffic at an average fare of \$118 each way. Year-round nonstop service would naturally stimulate demand, help retain traffic currently leaked to Denver, and likely put downward pressure on the local Grand Junction-San Francisco fare. According to the Grand Junction Visitors and Convention Bureau, the San Francisco Bay Area is a large source of tourists visiting the Grand Junction area.

Exhibit 13. Grand Junction-San Francisco PDEW and average one-way fare (2018 DOT DB1A data).



Grant Amendments/Alternate Strategies

If a grant is awarded for Grand Junction-San Francisco service, and the community is not successful in its effort to recruit United to San Francisco, Grand Junction Regional Airport would ask the Department to consider reallocation of the award funds for service to an alternate hub on a network carrier. Potential routes would include year-round service to Los Angeles or Chicago on United or American, or to Houston on United.

PROJECT IMPLEMENTATION, MONITORING AND FUNDING

Public/Private Partnerships

The Grand Junction Regional Airport Authority and the Grand Junction Regional Air Service Alliance have partnered to promote and advance the community's air service objectives.

Project Funding

Grand Junction Regional Airport is requesting Small Community Air Service funding of \$950,000 for its proposed minimum revenue guarantee and marketing support for service between Grand Junction and San Francisco on United. The Grand Junction Regional Air Service Alliance has pledged \$475,000 in cash to supplement the requested funding for a minimum revenue guarantee, and the Grand Junction Regional Air Service Alliance will contribute another \$100,000 in cash for marketing and promotion of the proposed route. The total cash pledged by the Grand Junction Regional Air Service Alliance – \$575,000 – equates to 60.5% of the requested grant amount. In addition to the marketing and promotion provided by the Grand Junction Regional Air Service Alliance, Grand Junction Regional Airport will wave landing fees for the proposed flight for a period of 12 months after service begins; these fees are estimated at \$41,574. The sources and uses of the project funding are illustrated in Exhibit 14.

Exhibit 14 Sources and uses of project funding.

<u>Funding Source</u>	<u>Cash Revenue Guarantee</u>	<u>Cash Marketing</u>	<u>In-Kind Waiver Landing Fee</u>	<u>Total Cash Project Funding</u>
Department of Transportation	\$950,000			\$950,000
Air Service Alliance	\$475,000	\$100,000		\$575,000
Grand Junction Regional Airport			\$41,574	\$41,574
Total	\$1,425,000	\$100,000	\$41,574	\$1,566,574

<u>Funding Source</u>	<u>Cash Revenue Guarantee</u>	<u>Cash Marketing</u>	<u>In-Kind Waiver Landing Fee</u>	<u>Total Project Funding</u>
Department of Transportation	\$950,000			\$950,000
Air Service Alliance	\$475,000	\$100,000		\$575,000
Grand Junction Regional Airport			\$41,574	\$41,574
Total	\$1,425,000	\$100,000	\$41,574	\$1,566,574

Implementation Timeline

The proposed implementation timeline for the project is illustrated in Exhibit 15. Grand Junction Regional Airport will begin discussions with United immediately after learning the Department will award a Small Community Air Service Development grant for the proposed Grand Junction-San Francisco service. The timing of the announcement, expected by October 2019, will provide sufficient time to meet with United to finalize the details of the revenue guarantee. Assuming discussions are successful, and United commits to Grand Junction-San Francisco service, the next major schedule change date, which would provide sufficient time for advance bookings, is likely a June 2020 schedule change date. Once the service begins, Grand Junction Regional Airport will remain in close communication with United to monitor the performance of the route.

Exhibit 15. Proposed project timeline.

Activity/Project Milestone	Potential Dates
SCASD Grant Award Announcement	September/October 2019
Execute Grant Agreement with DOT	November 2019
Negotiate Minimum Revenue Guarantee with Airline	October/November 2019
Announce Service	December 2019
Publish Schedule	December 2019
Market Route (Pre-Launch)	January-June 2020
Monitor Advance Bookings	January-June 2020
Adjust Marketing Plan Based on Advance Bookings	January-June 2020
Begin Service	June 2020
Market Route (Post-Launch)	June 2020 and Beyond
Operate Service with MRG	June 2020 - May 2022
Monitor Route Performance	June 2020 - May 2022 and Beyond
Submit Grant Status Reports to DOT	Quarterly 3Q 2020 - 2Q 2022

PROJECT MONITORING AND FINANCIAL CONTROL

Success Metrics

Four goals have been established to measure the success of the proposed project and are illustrated in Exhibit 16. The goals of the project are aimed at increased traffic and lower fares. These goals are objective and can be measured by comparing year-over-year market size changes and changes in fares on a quarterly basis as DOT traffic and revenue data is published. Another measure of success will be the load factor performance on the flights operated in the proposed market. High load factors

(defined as load factors in the upper 70s or greater) will constitute traffic metric success. The amount of subsidy required by United will also provide an indication of the route's financial success.

Exhibit 16. Project goals and success metrics.

Project Goals	Success Metric
• Nonstop access to San Francisco and additional connecting opportunities to supplement existing connections available via Chicago, Dallas/Ft. Worth, Denver, Phoenix and Salt Lake City.	• Inauguration of nonstop service to San Francisco.
• Stimulation of the Grand Junction-San Francisco markets size and the markets served by United via its hub in San Francisco.	• Grand Junction-San Francisco markets size growth and market size growth in markets that could connect beyond San Francisco.
• Lower fares in the San Francisco market and the markets connecting beyond San Francisco	• Quarterly year-over-year declines in fares for the local Grand Junction-San Francisco market and the largest markets beyond San Francisco.
• Recapture catchment area traffic leaked to other airports in the region	• Increased retention (and less leakage) of the traffic generated in Grand Junction's catchment area.

Previous SCASDP Funding

Grand Junction Regional Airport has not received SCASDP funding in the past.

Legal Sponsor

The Grand Junction Regional Airport Authority is the legal sponsor responsible for administering the program, and the Grand Junction Regional Airport Authority Board of Directors is the governing body.

Grand Junction Regional Airport Authority
2828 Walker Field Drive
Grand Junction, Colorado 81506
Angela Padalecki
Executive Director
970-244-9100 / apadalecki@gjairport.com

Financial Controls

As the sponsor, the Grand Junction Regional Airport Authority will be the responsible party for all fiscal matters and the Department's reporting requirements. The Grand Junction Regional Airport Authority is established as a public governing body. As a public entity, the Department can be assured that proper financial controls are in place to guarantee the Department's Grant will be used in accordance with any agreement. The Grand Junction Regional Airport Authority understands that the Grant is a reimbursable grant, meaning the Commission is responsible for program expenditures and will submit invoices to the Department for reimbursement, based on a percentage of the total grant request.

AIR SERVICE DEVELOPMENT ZONE DESIGNATION

Grand Junction Regional Airport is requesting designation as an Air Service Development Zone should the proposed Small Community Air Service Development Grant be awarded to the Airport. Grand Junction Regional Airport, the City of Grand Junction, Mesa County, the State of Colorado and business/economic development organizations in the community actively market the area surrounding the airport and land use options to businesses. Many local and state incentives are available to encourage development based on the community's goals and objectives to grow Grand Junction's economy. An Air Service Development Zone Designation will provide the community with another tool as part of its new business development efforts.

Local Tax Credits

Mesa County Business Personal Property Tax Waiver: Ability to apply for a waiver of a company's Mesa County portion of business personal property taxes. Opportunity to waive up to 100% of business personal property tax paid to Mesa County. The City of Grand Junction does not collect sales & use tax on manufacturing consumables.

State Incentives

Jump-Start Mesa County: New and expanding businesses in Mesa County may be eligible for relief from state income and sales & use taxes; county and municipal personal property taxes; and state income taxes for their employees for up to eight years as part of the "Rural Jump-Start Zone" program.

Enterprise Zone: A number of tax credits are available to companies that locate in Mesa County, a designated Colorado Enterprise Zone. The purpose of the Enterprise Zone program is to create jobs and promote investments within that area. In Mesa County the program is administered by The Business Incubator Center.

Colorado Aircraft Manufacturer Tax Credit: Aircraft manufacturers located in a Colorado Aviation Development Zone may qualify for a state income tax credit of \$1,200 per new employee. The Grand Junction Regional Airport is a designated aviation development zone.

Colorado Job Growth Incentive Tax Credit: The performance-based Job Growth Incentive Tax Credit provides a state income tax credit to businesses undertaking job creation projects that would not occur in Colorado without this program. Businesses need to create at least 20 new jobs in Colorado, with an average yearly wage of at least 100% of the county average wage rate based on where the business is located. A business located in an Enhanced Rural Enterprise Zone has to create at least five new

jobs in Colorado, with an average yearly wage of at least 100% of the county average wage. All new jobs must be maintained for at least one year after the positions are hired to qualify.

Strategic Fund Incentive: The Strategic Fund Incentive program supports and encourages new business development, business expansions and relocations that have generated new jobs throughout the state. A business may receive funding if it proposes to create new jobs in Colorado that are maintained for at least one year. A business must also meet these requirements:

- Strong level of local matching commitments (\$1:\$1 requested)
- Potential for economic “spinoff” benefits, such as attracting suppliers, generating tourism/travel activity, high prestige, or a large expansion initiative
- Capital investment, relative to the number of jobs
- Responds to a special local economic event, such as replacing recent lay-offs
- Inter-state competitive factors

Colorado FIRST / Existing Industry Customized Job Training: Colorado’s job training programs invests in its labor force and incentivizes business growth in Colorado by providing grants to companies that are locating or expanding in Colorado. By paying costs associated with job training, the programs increase transferable job skills that support both the company’s competitiveness and enhance worker’s resumes and long-term employment opportunities.

Hub Zone: The Historically Underutilized Business Zones (HUBZone) program helps small businesses in urban and rural communities gain preferential access to federal procurement opportunities and government contracts. Much of the commercial and industrial areas of Grand Junction are a HUB Zone.

Federal Incentives

Opportunity Zone: The Opportunity Zone program, which was established in the 2017 federal tax reform bill, allows investors to shelter capital-gains taxes for 10 years. Six “tracts” in Mesa County are currently approved for the program.

APPENDIX A: REQUIRED SUMMARY INFORMATION

APPLICATION UNDER SMALL COMMUNITY AIR SERVICE DEVELOPMENT PROGRAM DOCKET DOT-OST-2019-0071

SUMMARY INFORMATION

A. PROVIDE THE LEGAL SPONSOR AND ITS DUN AND BRADSTREET (D&B) DATA UNIVERSAL NUMBERING SYSTEM (DUNS) NUMBER, INCLUDING +4, EMPLOYEE IDENTIFICATION NUMBER (EIN) OR TAX ID.

Legal Sponsor Name: Grand Junction Regional Airport Authority

Name of Signatory Party for Legal Sponsor: Angela Padalecki; Executive Director

DUNS Number: 15613594

EIN/Tax ID: 84-6111114

B. LIST THE NAME OF THE COMMUNITY OR CONSORTIUM OF COMMUNITIES APPLYING:

Grand Junction, Colorado

C. PROVIDE THE FULL AIRPORT NAME AND 3-LETTER IATA AIRPORT CODE FOR THE APPLICANT(S) AIRPORT(S) (ONLY PROVIDE CODES FOR THE AIRPORT(S) THAT ARE ACTUALLY SEEKING SERVICE).

Grand Junction Regional Airport: GJT

THE AIRPORT SEEKING SERVICE IS NOT LARGER THAN A SMALL HUB AIRPORT:

☒ UNDER FAA HUB CLASSIFICATIONS EFFECTIVE ON THE DATE OF SERVICE OF THE ATTACHED ORDER

☒ AS OF CALENDAR YEAR 1997

DOES THE AIRPORT SEEKING SERVICE HOLD AN AIRPORT OPERATING CERTIFICATE ISSUED BY THE FEDERAL AVIATION ADMINISTRATION UNDER 14 CFR PART 139? (IF “NO”, PLEASE EXPLAIN WHETHER THE AIRPORT INTENDS TO APPLY FOR A CERTIFICATE OR WHETHER AN APPLICATION UNDER PART 139 IS PENDING.)

☒ Yes ☐ No (explain)

D. SHOW THE DRIVING DISTANCE FROM THE APPLICANT COMMUNITY TO THE NEAREST:

1. Large hub airport: Denver International Airport (DEN); 266 miles
2. Medium hub airport: Albuquerque International Airport (ABQ); 392 miles
3. Small hub airport: Colorado Springs Municipal Airport (COS); 322 miles
4. Airport with jet service: Grand Junction Regional Airport has jet service; Montrose Regional Airport ((MTJ) is the closest alternate airport with jet service (67 miles)

E. LIST THE 2-DIGIT CONGRESSIONAL DISTRICT CODE APPLICABLE TO THE SPONSORING ORGANIZATION, AND IF A CONSORTIUM, TO EACH PARTICIPATING COMMUNITY.

1. CO-03

F. APPLICANT INFORMATION: (CHECK ALL THAT APPLY)

- ☒ Not a Consortium ☐ Interstate Consortium ☐ Intrastate Consortium
- ☐ Community currently receives subsidized Essential Air Service, receives assistance under the Alternate Essential Air Service Pilot Program, or is a participant in, and has received a grant under, the Community Flexibility Pilot Program
- ☐ Community (or Consortium member) previously received a Small Community Air Service Development Program Grant

If previous recipient: Provide year of grant(s): _____; and, the text of the grant agreement section(s) setting forth the scope of the grant project: N/A

G. PUBLIC/PRIVATE PARTNERSHIPS: (LIST ORGANIZATION NAMES)

PUBLIC PRIVATE
Grand Junction Regional Air Service Alliance

Grand Junction Regional Airport

H. PROJECT PROPOSAL:

1a. GRANT GOALS: (CHECK ALL THAT APPLY)

- | | | |
|---|---|--|
| ☐ Launch New Carrier | ☒ Secure Additional Service | ☐ Upgrade Aircraft |
| ☐ First Service | ☒ New Route | ☐ Service Restoration |
| ☐ Regional Service | ☐ Surface Transportation | ☐ Professional Services |
| ☐ Other (explain) | | |

1b. GRANT GOALS: (SYNOPSIS)

Concisely describe the scope of the proposed grant project.

Grand Junction Regional Airport and the Grand Junction Regional Air Service Alliance are seeking nonstop service to San Francisco International Airport on United Airlines. San Francisco service would provide service not only in the local market, but would also serve as a connecting hub to other destinations on the West Coast, Hawaii, Asia and Australia.

2. FINANCIAL TOOLS TO BE USED: (CHECK ALL THAT APPLY)

- ☒ Marketing (including Advertising): promotion of the air service to the public
 - ☐ Start-up Cost Offset: offsetting expenses to assist an air service provider in setting up a new station and starting new service (for example, ticket counter reconfiguration)
 - ☒ Revenue Guarantee: an agreement with an air service provider setting forth a minimum guaranteed profit margin, a portion of which is eligible for reimbursement by the community
 - ☐ Recruitment of U.S. Air Carrier: air service development activities to recruit new air service, including expenses for airport marketers to meet with air service providers to make the case for new air service
 - ☒ Fee Waivers: waiver of airport fees, such as landing fees, to encourage new air service; counted as in-kind contributions only
 - ☐ Ground Handling Fee: reimbursement of expenses for passenger, cabin, and ramp (below wing) services provided by third party ground handlers
 - ☐ Travel Bank: travel pledges, or deposited monetary funds, from participating parties for the purchase of air travel on a U.S. air carrier, with defined procedures for the subsequent use of the pledges or the deposited funds; counted as in-kind contributions only
 - ☐ Other (explain below)
-

I. EXISTING LANDING AIDS AT LOCAL AIRPORT:

- ☒ Full ILS
 ☒ Outer/Middle Marker
 ☒ Published Instrument Approach
☒ Localizer
 ☐ Other (specify)

J. PROJECT COST: DO NOT ENTER TEXT IN SHADED AREA

REMINDER: LOCAL CASH CONTRIBUTIONS MAY NOT BE PROVIDED BY AN AIR CARRIER (SEE "TYPES OF CONTRIBUTIONS FOR REFERENCE").

Line	Description		Sub Total	Total Amount
1	Federal amount requested			\$950,000
2	State <u>cash</u> financial contribution			\$0
	Local cash financial contribution			
	3a	Airport <u>cash</u> funds		
	3b	Non-airport <u>cash</u> funds	\$575,000	
3	Total local <u>cash</u> funds (3a + 3b)			\$575,000
4	TOTAL CASH FUNDING (1+2+3)			\$1,525,000
	In-Kind contribution			
	5a	Airport <u>In-Kind</u> contribution**	\$41,574	
	5b	Other <u>In-Kind</u> contribution**	\$0	
5	TOTAL IN-KIND CONTRIBUTION (5a + 5b)			\$41,574
6	TOTAL PROJECT COST (4+5)			\$1,566,574

K. IN-KIND CONTRIBUTIONS

For funds in lines 5a (Airport In-Kind contribution) and 5b (Other In-Kind contribution), please describe the source(s) of fund(s) and the value (\$) of each.

Grand Junction Regional Airport will waive landing fees for a period of one year for the proposed service. The total landing fee incentive is estimated to be \$41,574 based on Grand Junction's landing fee of \$1.70 and the maximum landing weight of the CRJ-700 operated by United.

L. IS THIS APPLICATION SUBJECT TO REVIEW BY AN AFFECTED STATE UNDER EXECUTIVE ORDER 12372 PROCESS?

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on (date) _____.
- ☐ b. Program is subject to E.O. 12372, but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

M. IS THE LEAD APPLICANT OR ANY CO-APPLICANTS DELINQUENT ON ANY FEDERAL DEBT? (IF "YES", PROVIDE EXPLANATION)

- ☒ No ☐ Yes (explain)
-

APPENDIX B: LETTERS OF SUPPORT

Congress of the United States
House of Representatives
Washington, DC 20515-0603

May 20, 2019

The Honorable Elaine Chao
Secretary
U.S. Department of Transportation
1200 New Jersey Avenue, SE
Washington, D.C. 20590

Dear Secretary Chao:

As the representative for the 3rd Congressional District of Colorado, I am pleased to support the application submitted by the Grand Junction Regional Airport (GJRA) to the U.S Department of Transportation's Small Community Air Service Development Grant Program.

As the primary commercial service airport located between Denver and Salt Lake City, Grand Junction Regional Airport plays a vital role in supporting the economy of Western Colorado and Eastern Utah. Not only does it provide critical passenger and freight services for businesses in Colorado and Utah, it is often the first experience visitors have of the region. Like many small airports, the GJRA has struggled to gain nonstop access to serve the needs of the community and support local economic growth.

The GJRA seeks to recruit new service to a west coast transportation hub, such as San Francisco International Airport or the Los Angeles International Airport. This will provide additional seats for airline travel for anticipated increase in demand as the economy of the region continues to improve. Residents and visitors in the area will have the opportunity for additional nonstop, less-circuitous connecting travel options to and from the City of Grand Junction. Furthermore, this grant funding would be used as a minimum revenue guarantee to promote and support enhanced air service. This effort would enable GJRA to offer competitive pricing and offer additional travel options to and from the West Coast. This application represents a strong partnership between the GJRA, the City of Grand Junction, Mesa County, Colorado and local and regional businesses.

I recognize the significant budget challenges faced by the U.S. Department of Transportation and the importance of maximizing the impact of those limited resources. I encourage a comprehensive and fair review of the Grand Junction Regional Airport grant application by the U.S. Department of Transportation.

Sincerely,



Scott R. Tipton
Member of Congress

CITY OF GRAND JUNCTION, COLORADO
RESOLUTION NO. ____-19

A RESOLUTION AUTHORIZING THE CITY MANAGER TO SIGN AND SUBMIT AN
APPLICATION TO THE SMALL COMMUNITY AIR SERVICE DEVELOPMENT
PROGRAM

RECITALS.

The Grand Junction Regional Airport Authority is requesting federal funding in the amount of \$950,000.00 under the Small Community Air Service Development Program ("Development Program") to fund a minimum revenue guarantee and provide marketing support for United Airlines to provide service from Grand Junction Regional Airport to San Francisco International Airport.

The proposed air service will enable Grand Junction to recapture some of the passengers traveling through other airports, put downward pressure on air fares and increase tourism to the region. The City Council supports and encourages those goals and with this resolution expresses its full support the application to the Development Program.

In addition to the funds requested from the Development Program, the Grand Junction Regional Air Alliance has pledged \$475,000.00 in cash that can be applied to the minimum revenue guarantee. The Air Alliance will also provide \$100,000.00 in cash for marketing and promotion of the proposed service.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Grand Junction does hereby authorize the City Manager to submit an application to the Small Community Air Service Development Program in accordance with and pursuant to the recitals stated above for and in support of minimum revenue guarantee(s) to enhance air service to Grand Junction Regional Airport all as more particularly described in the staff report and supplemental information prepared by the Grand Junction Regional Airport Authority and the Grand Junction Regional Air Alliance.

Dated this 1st day of July 2019.

Rick Taggart
President of the Council

ATTEST:

Wanda Winkelmann
City Clerk



Grand Junction City Council

Regular Session

Item #3.b.

Meeting Date: July 1, 2019

Presented By: John Shaver, City Attorney

Department: City Attorney

Submitted By: John Shaver

Information

SUBJECT:

A Resolution Waiving the Bond or Other Security For the Filing of a General Improvement District Organizing Petition

RECOMMENDATION:

Staff recommends adoption of the resolution.

EXECUTIVE SUMMARY:

The purpose of this item is to waive the bond or other security for the petition for organization of the Grand Junction Dos Rios General Improvement District.

BACKGROUND OR DETAILED INFORMATION:

On June 26, 2019 Jennifer R. Taylor filed a petition ("Petition") to organize the Grand Junction Dos Rios General Improvement District. The Petition represents 100% of the taxable property in the District. The City Clerk has reviewed the Petition and found it to be sufficient; however, the Petition includes a request for the waiver of an organization bond. A copy of the City Clerk's finding is attached.

Because the Petition represents 100% of the taxable property, the cost of the election will be small and the likelihood that the district will not be organized is remote. The bond or other security is intended to pay all expenses connected with the proceedings in case the organization is not effected.

Based on the sufficiency of the Petition, the City Council agenda includes a first reading of an ordinance regarding the organization of the district. Unless and until that

ordinance is considered and approved the Petitioner's request to waive the bond is unsettled.

By and with this resolution and for the foregoing reasons, the City Council waives the requirement for a bond as called for in §31-25-605 C.R.S. Further matters of the organization/the hearing of the ordinance shall be determined by the City Council pursuant to §51 of Article VI of the City's Home Rule Charter and other applicable law.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I move to (adopt/deny) Resolution 40-19, a Resolution Waiving the Bond or Other Security For the Filing of a General Improvement District Organizing Petition.

Attachments

1. Statement of Petition Sufficiency
2. RES-GID Bond

STATEMENT OF PETITION SUFFICIENCY

GRAND JUNCTION DOS RIOS GENERAL IMPROVEMENT DISTRICT

I, Wanda Winkelmann, City Clerk for the City of Grand Junction, Colorado, do hereby state, certify and find that:

1. On June 26, 2019, petitioner Jennifer R. Taylor ("Petitioner") submitted the attached petition ("Petition") to the City Council of the City of Grand Junction, Colorado to initiate an ordinance organizing and establishing the Grand Junction Dos Rios General Improvement District; and
2. I had a telephone conversation with Carey Awe of Mesa County Elections. Mesa County Elections confirmed that Jennifer R. Taylor is an active registered voter of the City of Grand Junction, Mesa County, Colorado; and
3. Upon examination of the Petition, I have determined that one hundred percent (100%) of the owners of taxable real property have duly signed and presented the Petition, that the signature on the Petition is genuine and that all allegations of the Petition are true.
4. Therefore, I find that the Petition is sufficient to organize the Grand Junction Dos Rios General Improvement District and the question of the organization of the district and all matters as the governing body deems appropriate for which voter approval is required be submitted to the electors at a special election to be held on November 5, 2019.

The Petitioner has requested that a bond be waived and has not deposited cash or executed a bond at the time of the filing of the Petition. Being sufficient in all other respects and subject to final determination of the Petitioner's request by the governing body, the amount of bond, if any, is stayed to a time to be fixed by the governing body.

Signed this 27th day of June, 2019.



Wanda Winkelmann, City Clerk

TO: THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION,
COLORADO

JUN 26 2019 PM 2:43

PETITION

IN RE THE ORGANIZATION OF THE GRAND JUNCTION DOS RIOS GENERAL IMPROVEMENT DISTRICT

I, the undersigned, constituting one hundred percent (100%) of the owners of the taxable real property to be included in the general improvement district proposed herein, present this Petition for the Organization of a General Improvement District, pursuant to and in accordance with Part 6 of Article 25 of Title 31, Colorado Revised Statutes (C.R.S.) as amended, and in support of the Petition state as follows:

1. **Name of District.** The name of the District shall be the "Grand Junction Dos Rios General Improvement District" (the "District").

2. **Boundaries of the District.** The initial boundaries of the District will encompass approximately 135.54 acres which include that area to the thalweg of the Colorado River. The legal description of the District's initial boundaries is set forth in Exhibit A, attached hereto and incorporated herein, and a map of the boundaries of the District is attached hereto as Exhibit B and incorporated herein. It is anticipated that the boundaries of the District may change over time through inclusion of additional properties and the boundaries of the District at full build-out are anticipated to total approximately 150.00 acres.

3. **Improvements and Services to be Provided.** The main purpose of the District is to provide an alternate financing mechanism for the funding of certain improvements and funding of certain services benefitting the properties included within the boundaries of the District. The District shall be authorized to provide for all construction, operation and maintenance related for development to include infrastructure, utilities, and related facilities, together with land, easements and extensions of and improvements to said facilities within and without the boundaries of the District. The specific improvements the District intends to construct, operate and maintain are more particularly described on Exhibit C which is attached hereto.

4. **Governing Body.** Pursuant to Section 31-25-609, C.R.S., the City Council of the City of Grand Junction, Colorado shall serve, ex officio, as the Board of Directors of the District, (the "Board"). The Board shall have all powers set forth in Part 6 of

Article 25 of Title 31, C.R.S. The Board may adopt rules, regulations or bylaws for the conduct of its business.

5. **Estimated Costs, Financing Plan, Taxes.** The estimated cost of the proposed improvements described herein is \$10,400,000.00. The financing plan for the funding of the proposed improvements and services shall be to have the District, subject to voter approval as required by law, certify ad valorem property taxes on an annual basis not to exceed Fifty mills (the "Limited Mil Levy"), subject to adjustment as provided herein. Following voter approval, if and as approved in an election to be held within the District by use of the Municipal Election Code of 1965, as amended, or the Uniform Election Code of 1992, as amended and other applicable law, the Limited Mil Levy shall be levied against all taxable property within the boundaries of the District, as such boundaries may change from time to time and all of the revenues received from the Limited Mil Levy shall be collected, retained and spent without regard to any limitation set forth in Article X, Section 20 of the Colorado Constitution, Section 29-1-301 and Section 29-1-302 of the Colorado Revised Statutes, or any other law which purports to limit the District's revenues or expenditures, if and as approved in an election to be held within the District. The Limited Mil Levy shall be subject to adjustment if the laws of the State change with respect to the assessment of property for taxation purposes, the ratio for determining assessed valuation changes, or other similar changes occur. In any of these events, the Limited Mil Levy shall be automatically adjusted so that the tax liability of individual property owners neither increases nor decreases as a result of any such changes, thereby maintaining a constant level of tax receipts of the District and overall District-wide tax payments from property owners notwithstanding any such change. Subject to voter approval the District shall also be authorized to issue debt, not to exceed \$25,000,000.00 (the "Debt").

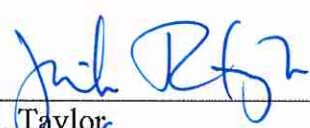
6. **Representatives of the District.** The names of three electors of the District who shall represent the Petitioner and who shall have the power to enter into binding agreements relating to the organization of the District are: Rick Taggart, Greg Caton, and Jennifer R. Taylor. ~~*[The Petitioner is not a natural person and, pursuant to Section 31-25-602(2)(b), C.R.S., hereby authorize the following persons as the persons designated to vote in any election for the Petitioner.]*~~ 

7. **Statement as to Owners of Taxable Real Property.** This Petition is signed by one hundred percent (100%) of the owners of taxable real property to be included in the District.

8. **Waiver.** Pursuant to Section 31-25-607(3.5), C.R.S., Petitioner hereby waives Petitioner's respective rights to a public hearing on the organization of the District, and any notices or publications required in connection therewith. Further, Petitioner requests waiver of the organizational bond pursuant to Section 31-25-605.

WHEREFORE, the undersigned Petitioner prays that the City Council of the City of Grand Junction, Colorado, adopt an ordinance organizing and establishing the Grand Junction Dos Rios General Improvement District in accordance with the provisions of Part 6 of Article 25 of Title 31, Colorado Revised Statutes. Further, the undersigned prays that the City Council of the City of Grand Junction, Colorado, as the ex officio Board of Directors of the District, adopt an ordinance calling for a mail ballot election to be conducted within the District authorizing the Limited Mil Levy, Debt, and the collection and expenditure of revenue therefrom, and including such other revenue limit and fiscal year spending limit and such other matters as may be essential to the District, to be conducted November 5, 2019, and the calling of such mail ballot election.

**100% OWNER OF TAXABLE
PROPERTY**



Jennifer R. Taylor

Date: 6/26, 2019

EXHIBIT A

Legal Description

A certain parcel of land lying in the Southeast Quarter (SE 1/4) of Section 15, the Northeast Quarter (NE 1/4) of Section 22 (Government Lot 1) and the West Half (W-1/2) of Section 23, all within Township; 1 South, Range 1 West of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

ALL of the lands lying East and North of the centerline (thalweg) of the Colorado River; West of the Westerly right of way for the Union Pacific Railroad Company; South of the South line of Lot 1, D & R G W Railroad Subdivision Filing One, as same is recorded in Plat Book 13, Page 363, Public Records of Mesa County, Colorado; West of the Northerly and Easterly lines of Lot 1, Jarvis Subdivision Filing One, as same is recorded with Reception Number 2790938, Public Records of Mesa County, Colorado; West of the Easterly right of way for that portion of the Riverside Parkway lying North of Lot 1 of said Jarvis Subdivision Filing One; East of the East right of way for Lawrence Avenue, as same is recorded by the plat of Joseph A. K. Crawford and Thomas B. Crawford Subdivision, as same is recorded in Plat Book 1, Page 23, Public Records of Mesa County, Colorado; South of the North right of way for Hale Avenue, said plat of Joseph A. K. Crawford and Thomas B. Crawford Subdivision; East of the West right of way for Park Avenue, per said plat of Joseph A. K. Crawford and Thomas B. Crawford Subdivision and South of the North line of Lot 17, Dos Rios Subdivision Filing One, as same is recorded with Reception Number 2880032, Public Records of Mesa County, Colorado.

LESS HOWEVER, the following described two (2) parcels of land:

1. Lot 12, Jarvis Subdivision Filing Three, as same is recorded with Reception Number 2834555, Public Records of Mesa County, Colorado
2. BEGINNING at the Northeast corner of Tract A, O'Boyles Sub-Division, as same is recorded in Plat Book 2, Page 43, Public Records of Mesa County, Colorado and assuming the South right of way for Hale Avenue bears S 89°56'43" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 89°56'43" E, along said South right of way, a distance of 255.20 feet; thence S 00°13'53" W, a distance of 339.98 feet; thence N 89°56'44" W, a distance of 50.00 feet; thence S 00°13'53" W, a distance of 158.02 feet; thence N 89°56'44" W, a distance of 200.00 feet; thence N 00°13'53" E, a distance of 158.02 feet; thence N 89°56'44" W, a distance of 5.20 feet; thence N 00°13'53" E, a distance of 339.98 feet, more or less, to the Point of Beginning.

CONTAINING 135.54 Acres, more or less, as described above.

Exhibit B



EXHIBIT C

Proposed Improvements

All utilities gas, electric, water, storm sewer, sanitary sewer, drainage, all communications facilities such as cable, fiber, and broadband, roadways and alleyways, trails and sidewalks, environmental remediation, fill, street lights, landscaping, irrigation, public parking areas, signage, parks, and open space, together with land, easements and extensions of and improvements to said facilities within and without the boundaries of the District.

CITY OF GRAND JUNCTION, COLORADO
RESOLUTION NO. ____-19

A RESOLUTION WAIVING THE BOND OR OTHER SECURITY FOR THE FILING OF A
GENERAL IMPROVEMENT DISTRICT ORGANIZING PETITION

RECITALS.

On June 26, 2019 Jennifer R. Taylor filed a petition ("Petition") to organize the Grand Junction Dos Rios General Improvement District. The Petition represents 100% of the taxable property in the District. The City Clerk has reviewed the Petition and found it to be sufficient; however, the Petition includes a request for the waiver of an organization bond. A copy of the City Clerk's finding is attached.

Because the Petition represents 100% of the taxable property, the cost of the election will be small and the likelihood that the district will not be organized is remote. The bond or other security is intended to pay all expenses connected with the proceedings in case the organization is not effected.

Based on the sufficiency of the Petition, the City Council agenda includes a first reading of an ordinance regarding the organization of the district. Unless and until that ordinance is considered and approved the Petitioner's request to waive the bond is unsettled.

By and with this resolution and for the foregoing reasons, the City Council waives the requirement for a bond as called for in §31-25-605 C.R.S. Further matters of the organization/the hearing of the ordinance shall be determined by the City Council pursuant to §51 of Article VI of the City's Home Rule Charter and other applicable law.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Grand Junction does hereby waive the bond or other security for the Petition for the organization of the Grand Junction Dos Rios General Improvement District

Dated this 1st day of July 2019.

Rick Taggart
President of the Council

ATTEST:

Wanda Winkelmann
City Clerk



Grand Junction City Council

Regular Session

Item #4.a.i.

Meeting Date: July 1, 2019

Presented By: Jace Hochwalt, Associate Planner

Department: Community Development

Submitted By: Jace Hochwalt, Associate Planner

Information

SUBJECT:

An Ordinance Rezoning a Property from R-1 (Residential - 1 du/ac) to R-2 (Residential - 2 du/ac) Located at 2595 Music Lane

RECOMMENDATION:

The Planning Commission heard this item at their May 28, 2019 meeting and recommended approval (4-0).

EXECUTIVE SUMMARY:

The Applicant, Trilogy Properties, LLC, is requesting a rezone of a 1.07-acre parcel of land located at 2595 Music Lane from R-1 (Residential - 1 du/acre) to R-2 (Residential - 2 du/acre). The Applicant is requesting a rezone in anticipation of subdividing the property into two parcels. The requested R-2 zone district is consistent with the Comprehensive Plan Future Land Use designation for the property of Residential Low (0.5 – 2.0 du/ac).

BACKGROUND OR DETAILED INFORMATION:

The subject property is a vacant site located at 2595 Music Lane that totals approximately 1.07 acres in size. The site is located just northwest of the Patterson Road and 26 Road intersection. The property is zoned R-1 (Residential – 1 du/acre), with a majority of the adjacent and nearby properties zoned R-1 and utilized for large lot single-family residential use. The property was annexed into the City in 2000, as part of the G Road South Enclave Annexation. When annexed, the property was zoned RSF-1 (comparable to the existing R-1 zone district of 1 dwelling unit per acre).

If a rezone is approved, the applicant intends to split the lot into two parcels, and construct a single family residence on each parcel. This application for a Rezone has been submitted concurrently with an application for a Simple Subdivision for the property (see plan case SPN-2019-176).

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting was held on Monday, March 25, 2018 at 5:30 pm at the Traders Coffee Shop, located at 2648 Patterson Road in Grand Junction. The Applicant's representative provided an overview of the Rezone request and Simple Subdivision proposal for the property located at 2595 Music Lane. There were a total of eight people in attendance, including four citizens, the Applicant, Representative, and City planning staff. Attendees had concerns including the number and types of homes built, and the future of the neighborhood if the rezone was approved.

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 applicant has stated that the proposed density and designed lot layout will help meet the housing demand for Grand Junction. The existing property was annexed and zoned in 2000. In 2010, the City of Grand Junction and Mesa County jointly adopted a Comprehensive Plan, replacing the Growth Plan and establishing new land use designations. The Comprehensive Plan includes a Future Land Use Map which identifies this property to be designated as Residential Low (0.5 – 2.0 du/ac), which is the same designation that was identified on the property when it was annexed and zoned in 2000. Both the Applicants proposed zoning of R-2, as well as the existing zoning of R-1 implements the Future Land Use Map designation of Residential Low (0.5 – 2.0 du/ac). The existing zoning of R-1 continues to be a valid zoning under the Comprehensive Plan, and staff has found no other subsequent events to have invalidated the original premise of the existing zoning.

Therefore, Staff finds this criterion has not 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 applicant has stated that the proposed rezone will help support the future housing needs of Grand Junction as the city continues to grow. The North Ridge Estates subdivision is a short distance east of the subject site and was platted in the late 1970's. This subdivision has an R-4 zoning designation. Additionally, there are two newer subdivisions zoned PD (Planned Development) a short distance to the west of the subject site: The Fall Valley Subdivision, which was platted in 1997 with a density of 2.9 units/acre; and the Beehive Estates Subdivision, platted in 2005 with a density of 4.2 units/acre. However, the immediate area of the subject site contains minimal vacant land (aside from the subject site itself) and is developed with single family residences situated on larger lots, most of which were constructed in or around the 1960's. The subject property is currently zoned R-1 (Residential, 1 du/acre), as well as all immediately adjacent properties.

Therefore, Staff finds 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 the residential land uses allowed in the proposed R-2 zone district. Ute Water and City sanitary sewer are presently located within the Music Lane right-of-way on the north side of the property. The property can also be served by Xcel Energy for electric and natural gas services. Access to commercial facilities, retail, offices and restaurants, etc., can be accessed off Patterson Road, less than half a mile south of the subject site. Grand Valley Transit (GVT) also provides bus service stops along Patterson Road and 1st Avenue. In addition, St. Mary's Hospital is located less than a mile southeast of the subject site, while Grand Junction Fire State #3 is less than a mile southwest of the subject site. Furthermore, the property is located within a mile of a number of schools including Pomona Elementary School, Tope Elementary School, and West Middle School. Staff has found there to be adequate public and community facilities available to serve the proposed R-2 zone district and its potential uses.

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 R-2 zoning district comprises the third largest amount of residential acreage within the city limits at over 1,371 acres. Of that acreage, it has been determined that approximately 10% of that acreage is vacant. Although there is a lack of developable residential land in the immediate area of the subject, there is ample

developable/underdeveloped land for low density residential use within a half mile of the subject site, primarily to the north.

Therefore, Staff finds this criterion has not been met.

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

Much of the immediate area of the subject site is developed and built-out, with all infrastructure and public and community facilities in place. A rezone to the R-2 zone district provides additional residential housing opportunities. Although in this case the rezone would only accommodate for one additional lot, it would make slightly more efficient use of the existing infrastructure.

Therefore, staff finds that this criterion has been met.

This Rezone request is consistent with the Future Land Use Map designation of Residential Low, which is implemented by residential development at densities between 0.5 du/Acre and 2 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.

PLANNING COMMISSION RECOMMENDATION AND FINDINGS OF FACT

After reviewing RZN-2019-175, a request to Rezone 1.07 acres from an R-1 (Residential - 1 du/acre) to R-2 (Residential - 2 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, Planning Commission recommends approval of the requested rezone to R-2 (Residential -2 du/acre).

FISCAL IMPACT:

This land use action does not have any direct fiscal impact. Subsequent actions such as future development and related construction may have direct fiscal impact depending on type of use.

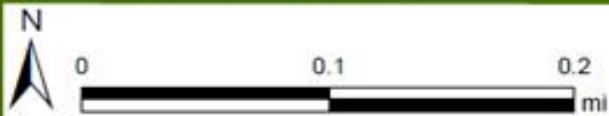
SUGGESTED MOTION:

I move to (adopt/deny) Ordinance No. 4860, an ordinance rezoning 1.07 acres of land located at 2595 Music Lane from R-1 (Residential - 1 du/acre) to R-2 (Residential - 2 du/acre) on final passage and order final publication in pamphlet form.

Attachments

1. Maps
2. Neighborhood Meeting Minutes
3. Zoning Ordinance

Site Location Map



Printed: 4/30/2019

1 inch = 376 feet

CITY OF
Grand Junction
COLORADO
GEOGRAPHIC INFORMATION SYSTEM

Current Zoning Map

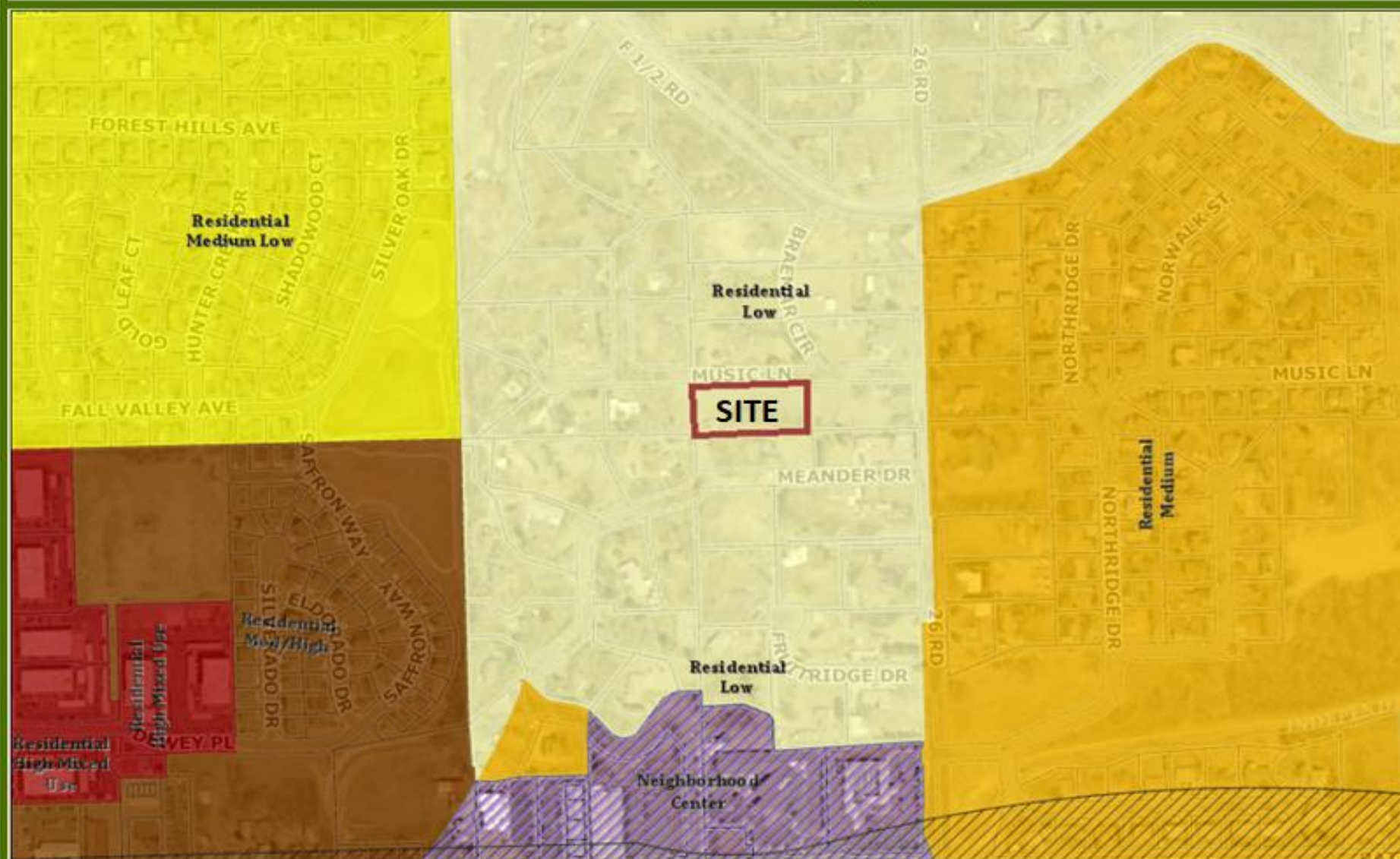


Printed: 4/30/2019

1 inch = 376 feet

CITY OF
Grand Junction
COLORADO
GEOGRAPHIC INFORMATION SYSTEM

Future Land Use Map



Printed: 4/30/2019

1 inch = 376 feet



Harmony Rezone Neighborhood Meeting Minutes

Meeting Held on 3-25-2019 At 5:30 pm

Location: Traders Coffee Shop

The Harmony Simple Subdivision neighborhood meeting was hosted at the Traders Coffee Shop Conference Room. The meeting was attended by 8 people. (Sign in sheet attached) Colorado Land Advisor hosted meeting for Trilogy Properties, LLC who is the developer and home builder. Andrew Gingerech, Associate Planner for the City of Grand Junction attended, as did 4 neighbors.

Colorado Land Advisor presented civil plans of Harmony Simple Subdivision development as well as exterior photos and floor plans from previous homes from the home builder. Bailie gave an overview of what we are proposing with this application and Andrew answered many questions about zoning and the City's process.

The following are some of the questions asked during the meeting:

Question: What type of houses will be built on the project?

Andrew Brock, the home builder, presented an example of previous houses be built and reiterated that the proposed homes will be similar to existing homes in the vicinity.

Question: What is the maximum height these homes can be bult?

35 ft.

Question: How many homes will the developer build on the parcels?

One per lot. So, two total in this simple subdivision.

Question: Do you think the developer will be setting a precedent for the surrounding houses? Possibly, but technically you could say the Future Land Use Map is setting the precedent.

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
HARMONY SIMPLE SUBDIVISION
NEIGHBORHOOD MEETING 3-25-2019
TRILOGY PROPERTIES LLC

NAME

ADDRESS

PHONE

Bailie Tomlinson 300 Main Street Suite 308 GJ CO 81501 970-433-4330

Donna Oelbritten 2598 Music Ln 970-255-8945

Pat Martin 1631-26 Rd 970-245-2974

Andrew Greening City of GJ 970-256-4026

BOB LEACHMAN 601 BRAEMER 2427936

AL CARRO 736 FLOWER ST 970-628-1615

Andrew Brock 636 26 Rd 970-210-8575

Stephen Meyer 2583 Music Ln 970 296-0967

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE REZONING HARMONY PROPERTY
FROM R-1 (RESIDENTIAL - 1 UNIT/ACRE) TO R-2 (RESIDENTIAL – 2 UNITS/ACRE)**

LOCATED AT 2595 MUSIC LANE

Recitals:

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the Harmony Property to the R-2 (Residential 2 units/acre) zone district, finding that it conforms to and is consistent with the Future Land Use Map designation of Residential Low of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the R-2 (Residential 2 units/acre) zone district is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning and Development Code.

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

The following property shall be zoned R-2 (Residential 2 units/acre):

LOT 2 SYMPHONY SUBDIVISION SEC 3 1S 1W - 1.10AC

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:

City Clerk

Mayor