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**CITY COUNCIL AGENDA
WEDNESDAY, DECEMBER 4, 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, Invocation

Mark Redd, Fruita Seminary Principal for the Church of Jesus Christ of Latter-day Saints

The invocation is offered for the use and benefit of the City Council. The invocation is intended to solemnize the occasion of the meeting, express confidence in the future, and encourage recognition of what is worthy of appreciation in our society. During the invocation you may choose to sit, stand, or leave the room.

Proclamations

Proclaiming December 7, 2019 as National Pearl Harbor Remembrance Day in the City of Grand Junction

Proclaiming December 18, 2019 as International Day of the Migrant in the City of Grand Junction

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 November 18, 2019 Special Session
- b. Summary of the November 18, 2019 Workshop
- c. Minutes of the November 20, 2019 Special Session
- d. Minutes of the November 20, 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. Quasi-judicial
 - i. Introduce an Ordinance to Amend the Phasing Schedule of the Previously Approved Planned Development to Allow 20 Residential Lots and Condominium Units on 1.88-Acres for the Casas de Luz Planned Development, Located at West Ridges Boulevard and School Ridge Road and Set a Public Hearing for December 18, 2019
 - ii. Introduce an Ordinance to Vacate Undeveloped Westcliff Drive Public Right-of-Way (0.18 ac) as Part of the Development of the Proposed Court on G Subdivision and Set a Public Hearing for December 18, 2019

3. Resolutions

- a. Resolutions Levying Taxes for the Year 2019 in the City of Grand Junction, Colorado and the Downtown Development Authority

- b. A Resolution Adopting Rates, Fees, and Charges for Water, Wastewater, and Solid Waste Effective January 1, 2020
- c. A Resolution for Allocation of Certain Property Tax and Sales Tax Revenues for the Grand Junction Downtown Development Authority and for Certification of Property Tax Distribution Percentages to the County Assessor
- d. A Resolution Amending the Intergovernmental Agreement Concerning the Grand Valley Regional Transportation Commission and Adopting Rules and Bylaws

4. Other Action Items

- a. Cancellation of the January 1, 2020 City Council Meeting

REGULAR AGENDA

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

5. Public Hearings

- a. Quasi-judicial
 - i. An Ordinance to 1) Amend the Comprehensive Plan Future Land Use Map from Residential Medium (4-8 du/ac) to Residential High Mixed Use and 2) Rezone from a R-5 (Residential-5 du/ac) to R-24 (Residential-24 du/ac) on a 3.58-Acre Property Located at 621 26 ½ Road
- b. Legislative
 - i. Ordinance to Amend Part of Chapter 3 Section 12 Subsection 020 of the City of Grand Junction Municipal Code of Ordinances Relating to Sales and Use Tax Definitions
 - ii. An Ordinance Appropriating Certain Sums of Money to Defray the Necessary Expenses and Liabilities of the City of Grand Junction, Colorado and the Downtown Development Authority for the Year Beginning January 1, 2020 and Ending December 31, 2020

6. 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.

7. Other Business

8. Adjournment



City of Grand Junction, State of Colorado

Proclamation

- Whereas,** December 7, 2019 marks the 78th Anniversary of the attack on Pearl Harbor; and
- Whereas,** on December 7, 1941, without warning and minutes before 8:00 a.m., aircraft of the Imperial Japanese Navy and Air Force attacked United States military installations at Pearl Harbor and elsewhere on the Island of Oahu, Hawaii; and
- Whereas,** the bulk of the attack at Pearl Harbor lasted for approximately five hours, during which 2,403 members of the United States Armed Forces were killed or mortally wounded, 1,247 members of the Armed Forces were wounded, and 57 civilians lost their lives; and
- Whereas,** President Franklin Delano Roosevelt declared the day of the attack on Pearl Harbor, "a date which will live in infamy," and Americans became united in remembrance of their fallen countrymen and committed to defending the United States against all aggressors; and
- Whereas,** the following day, on December 8, 1941, Congress declared war against Japan, and three days later against Germany, thus beginning America's involvement in a global conflict that would define the 20th Century; and
- Whereas,** more than 320,000 Americans sacrificed their lives to preserve the sacred freedoms of the United States, to cease forever the spread of Nazism through Europe and imperialism by Japan; and
- Whereas,** the Grand Junction Veteran's Health Care System along with the Veteran Service Organizations that partner with us serve 37,000 veterans residing on the Western Slope, and has had the privilege of caring for numerous Pearl Harbor survivors and is committed to honoring the sacrifice of all those who have served the United States to ensure each citizen's freedom.

NOW, THEREFORE, I, J. Merrick Taggart, by the power vested in me as Mayor of the City of Grand Junction, do hereby do hereby recognize, on behalf of the Grand Junction City Council and the citizens of Grand Junction, the 78th anniversary of the attack on Pearl Harbor and the lasting significance of

"National Pearl Harbor Remembrance Day"

in the City of Grand Junction, in memory of the victims and in honor of the survivors.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 4th day of December, 2019.

Mayor





City of Grand Junction, State of Colorado

Proclamation

- Whereas,** the City of Grand Junction is home to many immigrants from all over the world; and
- Whereas,** the City of Grand Junction honors the dignity of all city residents, regardless of nationality, and recognizes the importance of their many contributions to the social, religious, cultural, and economic life of the City; and
- Whereas,** the City of Grand Junction is concerned that immigration reform legislation be just, fair, and comprehensive; and
- Whereas,** the City of Grand Junction supports the Constitution of the United States and the Bill of Rights; and
- Whereas,** the United States, because of the Constitution is a beacon of hope for people all over the globe seeking a better life and peaceful future; and
- Whereas,** December 18th is recognized by the United Nations as the “International Day of the Migrant”, and is a day for our Country to look closely at our immigration policies and practices.

NOW, THEREFORE, I, J. Merrick Taggart, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim December 18, 2019 as

“International Day of the Migrant”

in the City of Grand Junction and encourage fair, just, and comprehensive immigration reform in order to provide principled solutions to our nation’s immigration situation.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 4th day of December, 2019.



Mayor

GRAND JUNCTION CITY COUNCIL

SPECIAL SESSION MINUTES

November 18, 2019

The City Council of the City of Grand Junction, Colorado met in Special Session on Monday, November 18, 2019 at 4:00 p.m. in the Administration Conference Room, 2nd Floor, City Hall, 250 North 5th Street. Those present were Councilmembers Kraig Andrews, Chuck McDaniel, Phyllis Norris, Phillip Pe'a, Anna Stout, Duke Wortmann, and Mayor Rick Taggart.

Staff present for the Executive Session were City Manager Greg Caton and City Attorney John Shaver.

Councilmember Wortmann moved to go into Executive Session:

To discuss personnel matters under Colorado Revised Statutes 24-6-402(4)(f)(i) of the Open Meetings Law relative to City Council employees specifically the City Manager and the City Attorney and will not be returning to open session.

Councilmember Norris seconded the motion. Motion carried unanimously.

The City Council convened into Executive Session at 4:02 p.m.

Councilmember Wortmann moved to adjourn. Councilmember Norris seconded. Motion carried unanimously.

The meeting adjourned at 6:03 p.m.

Wanda Winkelmann
City Clerk

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
November 18, 2019

Meeting Convened: 6:05 p.m. in the City Hall Auditorium

Meeting Adjourned: 8:28 p.m.

City Councilmembers present: Councilmembers Kraig Andrews, Chuck McDaniel, Phyllis Norris, Phil Pe'a, Anna Stout, Duke Wortmann, and Mayor Rick Taggart.

Staff present: City Manager Greg Caton, City Attorney John Shaver, Senior Assistant to the City Manager Greg LeBlanc, Public Works Director Trent Prall, Utilities Director Randi Kim, Community Development Director Tamra Allen, and City Clerk Wanda Winkelmann.

Mayor Taggart called the meeting to order.

Agenda Topic 1. Discussion Topics

a. Redevelopment Area Discussion

As part of the recent decision on transportation impact fees, Council requested review of the Redevelopment Area that currently provides for a significant reduction of transportation impact fees within the core area of the City.

Resolution 87-04 outlined areas and potential forms of City involvement in providing incentives for infill and redevelopment. In 2013, the City adopted Resolution 15-13 that amended the redevelopment boundary map and created a formula for reducing the required transportation impact fees within the area. The purpose was to encourage infill development as well as redevelopment of underutilized parcels within the designated boundaries as development in this met the following purpose(s):

- Make more efficient use of existing infrastructure including streets, water and sewer lines and other public facilities and services;
- Provide opportunities to reduce commuting distance and automobile dependency;
- May help to provide affordable housing within the City; and
- Reduces the demand for and impact from "end of the road" suburban sprawl.

For projects within the Redevelopment Area, the fee is calculated based on the following formula and is variable depending on the number of building floors (except for single-family units).

$$rTCP = (tTCP/n) \times .5$$

Whereby: rTCP = Reduced Transportation Capacity Payment
 tTCP = Total Transportation Capacity Payment
 n = number of floors

Councilmember Kraig Andrews provided a redevelopment map with expanded boundaries for consideration.

Discussion ensued about the amount of the fee, the boundaries of the Redevelopment Area, incentivizing infill, affordable housing, area median income (AMI), commercial growth, capping the number of floors for certain types of projects, and using the Comprehensive Plan to drive the boundary.

Support was expressed for staff to return on December 2 with options that consider the use of the property when applying a formula to fees.

b. Discussion regarding the request by GJ Maverick, LLC to Disconnect from the City and be Excluded from the Persigo 201 Service Area Boundary

Ms. Allen stated that the City has received a request by GJ Maverick, LLC to consider disconnection from the City and exclusion from the Persigo 201 Service Area Boundary of their 17.5-acre property located at 2428 H Road. The Owner says that due to the expense of extending sewer service to the Property and the approved zoning density of one dwelling unit per acre, development is not financially feasible.

The Owner timely filed his request for disconnection and the City Council could make findings to disconnect the Property. If the City does not de-annex the Owner could file a court action.

The City Council may schedule the Owner's requests for debate or decision by the City Council and/or consult with the Persigo Board regarding scheduling with that body.

The Council can consider several options, not limited to the following:

1. Schedule a hearing with the City Council for the disconnection of the GJ Maverick Property followed by a subsequent meeting with the Persigo Board to consider exclusion of the property from the Persigo 201 Service Area Boundary.

2. Schedule a meeting with the Persigo Board to consider exclusion of the property from the Persigo 201 Service Area Boundary followed by a subsequent hearing with the City Council for the disconnection of the GJ Maverick Property.

Support was expressed to honor the applicant's request. Staff will schedule the appropriate meetings to start this process.

c. 521 Drainage Authority Update

The 5-2-1 Drainage Authority (521) was created by an Intergovernmental Agreement on June 14, 2004, pursuant to CRS 29-1-204.2 by and between Mesa County, the Town of Palisade, the City of Grand Junction, the City of Fruita and the Grand Valley Drainage District to provide stormwater related services with and across their respective jurisdictions.

Since 2008, the 521 has provided stormwater management services related to stormwater quality and is responsible for National Pollutant Discharge Elimination System (NPDES) compliance in the areas it serves within Mesa County. The 521 holds the Municipal Separate Storm Sewer System (MS4) permit, complies with NPDES and other environmental regulations and informs the public about stormwater quality.

The original intent of the 521 was to impose a fee and evolve into a functional organization to manage stormwater quality and quantity concerns. Heretofore the 521 has not adopted a fee but instead has relied on general fund transfers from each of the partnering organizations. Earlier this year the 521 invested \$85,000 on a study to investigate the appropriate governance model and funding source. The study concluded that the 521, as opposed to GVDD, would be an appropriate governance model and a fee will be used to help fund stormwater quality/quantity concerns. There are over 3200 stormwater utilities across the United States and has been a solid funding source addressing drainage needs for many entities.

The 521 Board is hesitant on moving forward with a fee at this time and therefore is contemplating for 2020 the following options to address just stormwater quality:

- A. 521 Continues with scope limited to stormwater quality compliance and either 1) Hires own staff; 2) Contracts with Mesa County, or 3) Contracts with City (as has been done since 2010). Keeping the 521 in place leaves the option for a valley wide fee at some point in future.
- B. Dissolve 521 and each entity move forward independently in regards to stormwater compliance.
- C. Dissolve 521 and each entity "upload" their stormwater quality permit to Mesa County for stormwater compliance - similar to how the County handles building department permitting. Advantages are that it would be carried out by a dedicated, focused staff and not just an added duty to current employee(s).

The stormwater quality workload consists of public education and public outreach, stormwater construction permitting, post-construction monitoring/oversight and in the very near future development of plans to address the new Total Maximum Daily Loads (TMDLs) for a few of the Grand Valley's drainages. Option A2 or C means the 521 (or Mesa County) is intact to handle those requirements holistically for the Grand Valley while Option B would require each entity to meet those state mandated requirements on their own.

Mesa County's current proposal would serve as either Option A2 (521 stays intact and contracts directly with Mesa County) or Option C (521 dissolves and each entity contracts directly with Mesa County). The 521 board is looking for preference from each entity. The next 521 board meeting will be the week of December 2.

Support was expressed for the City to withdraw from the 521. This information will be conveyed at the next board meeting.

Agenda Topic 2. Next Workshop Topics

City Manager Caton noted that the discussion on the Redevelopment Area will continue at the December 2 Workshop.

3. Other Business

Mayor Taggart stated the ice arena is for sale. An Executive Session will be scheduled for November 20 at 4:45 p.m.

Adjournment

The Workshop adjourned at 8:28 p.m.

GRAND JUNCTION CITY COUNCIL

SPECIAL SESSION MINUTES

November 20, 2019

The City Council of the City of Grand Junction, Colorado met in Special Session on Wednesday, November 20, 2019 at 4:45 p.m. in the Administration Conference Room, 2nd Floor, City Hall, 250 North 5th Street. Those present were Councilmembers Kraig Andrews, Chuck McDaniel, Phyllis Norris, Phillip Pe'a, Anna Stout, Duke Wortmann, and Mayor Rick Taggart.

Staff present for the Executive Session were City Manager Greg Caton, City Attorney John Shaver, Parks and Recreation Director Ken Sherbenou, Sr. Assistant to the City Manager Greg LeBlanc, and Finance Director Jodi Romero.

Councilmember Norris moved to go into Executive Session:

TO DISCUSS MATTERS THAT MAY BE SUBJECT TO NEGOTIATIONS,
DEVELOPING STRATEGY FOR NEGOTIATIONS, AND/OR INSTRUCTING
NEGOTIATORS PURSUANT TO C.R.S. SECTIONS 24-6-402 (4)(e) AND 24-6-402
(4)(a) OF COLORADO'S OPEN MEETINGS LAW RELATIVE TO A POSSIBLE
PURCHASE OF REAL PROPERTY LOCATED ON 2515 RIVERSIDE PARKWAY,
GRAND JUNCTION, COLORADO

and will not be returning to open session.

Councilmember Stout seconded the motion. Motion carried unanimously.

The City Council convened into Executive Session at 4:47 p.m.

Councilmember Stout moved to adjourn. Councilmember Andrews seconded. Motion carried unanimously.

The meeting adjourned at 5:08 p.m.

Wanda Winkelmann
City Clerk

**GRAND JUNCTION CITY COUNCIL
MINUTES OF THE REGULAR MEETING**

November 20, 2019

Call to Order. Pledge of Allegiance. Moment of Silence

The City Council of the City of Grand Junction convened into regular session on the 20th day of November, 2019 at 6:00 p.m. Those present were Councilmembers Kraig Andrews, Chuck McDaniel, Phyllis Norris, Phillip Pe'a, Anna Stout, Duke Wortmann and Council President Rick Taggart.

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

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

Proclamations

Proclaiming November 30, 2019 as Small Business Saturday in the City of Grand Junction

Councilmember Wortmann read the proclamation. Grand Junction Downtown Development Authority Executive Director Brandon Stam accepted the proclamation.

Proclaiming December 10, 2019 as Grand Valley Gives Day in the City of Grand Junction

Councilmember Stout read the proclamation. Grand Valley Gives representative Christian Mueller accepted the proclamation.

Certificates of Appointment

To the Grand Junction Housing Authority

Councilmember McDaniel presented the Certificate of Appointment to the Grand Junction Housing Authority's new member William L. Johnson.

Citizen Comments

Ed Kowalski talked about public safety.

Bruce Lohmiller spoke about education classes, violence reports and work evaluations.

City Manager Report

City Manager Caton did not provide a report.

Council Reports

Councilmember Wortmann was pleased to attend the groundbreaking ceremony for RockyMounts at the Las Colonias Business Park.

Councilmember Andrews praised the remodeling improvements featured at Two Rivers Convention Center grand reopening and ribbon cutting.

CONSENT AGENDA

Councilmember McDaniel recused himself from voting on Consent Agenda item 4.b.

Councilmember Stout moved to adopt Consent Agenda items #1 - #4. Councilmember Andrews seconded the motion. Motion carried by unanimous voice vote.

1. Approval of Minutes

- a. Summary of the November 4, 2019 Workshop
- b. Minutes of the November 6, 2019 Regular Meeting

2. Set Public Hearings

- a. Legislative
 - i. Introduce an Ordinance to Amend Part of Chapter 3 Section 12 Subsection 020 of the City of Grand Junction Municipal Code of Ordinances Relating to Sales and Use Tax Definitions and Set a Public Hearing for December 4, 2019
- b. Quasi-judicial
 - i. Introduce an Ordinance to 1) Amend the Comprehensive Plan Future Land Use Map from Residential Medium (4-8 du/ac) to Residential High Mixed Use and 2) Rezone from a R-5 (Residential-5 du/ac) to R-24 (Residential-24 du/ac) on a 3.58-Acre Property Located at 621 26 ½ Road and Set a Public Hearing for December 4, 2019

3. Resolutions

- a. A Resolution Authorizing the City Manager to Submit a Grant Request to the Department of Local Affairs for the Persigo Wastewater Treatment Plant BioCNG Storage Project

- b. A Resolution Authorizing the City Manager to Submit a Grant Request to the Department of Local Affairs for the Development of the Riverfront at Dos Rios
- c. A Resolution Amending Article 8 of the Bylaws of the Grand Junction Urban Trails Committee to Adjust the Committee Meeting Day and Time
- d. A Resolution Authorizing the City Manager to Submit a Grant Request to the Department of Local Affairs for the Grand Junction Police Department Firing Range Facility Improvement Project

4. Other Action Items

- a. Tiara Rado Property Transfer
- b. A Lease with Colorado West Land Trust for the 16 Acre Corner Property at the Northeast Corner of Monument Road and South Camp Road, Described as Block E, Monument Valley Subdivision, and Block F, Monument Valley Subdivision

REGULAR AGENDA

Two Ordinances 1) Amending the Comprehensive Plan from Conservation/Mineral Extraction to Residential Low 0.5 to 2 Units per Acre; and 2) Rezoning from PD (Planned Development) to R-1 (Residential 1 Unit per Acre) for a 23.2-Acre Portion of a Property Located at 400 23 Road, More Particularly Described as a Site at the East End of Canyon Rim Drive

Applicant La Plata Communities requested multiple actions on a 23.16-acre portion of the parcel addressed 400 23 Road, more particularly described as a site at the east end of Canyon Rim Drive which is presently vacant. The proposed actions were: 1) amend the Comprehensive Plan from Conservation/Mineral Extraction to Residential Low .5 to 2 dwelling units per acre; and 2) rezone a portion of the property from PD (Planned Development without a Plan) to R-1 (Residential 1 dwelling unit per acre). The proposed changes are intended to allow for completion of residential development at the east end Canyon Rim Drive. The remainder of the property, along with other adjacent parcels are reserved and not a part of this request.

Community Development Director Tamra Allen reviewed the proposed requests.

Property owner Robert McGregor, applicant representative Doug Quimby and landscape designer Ted Ciavonne spoke on behalf of the project.

The public hearing opened at 7:10 p.m.

The following spoke against the item: Lois Kinsey, James Lummis, Mike Baker, Don Kendall, Merritt Kinsey, Kristin Lummis, Patrice Whistler, David Caldwell, Kurtis Comeau, Ted Textor,

Greg Gador and Ed Kowalski.

Seth Anderson thanked the property owner for allowing people to recreate on private property.

The public hearing closed at 7:40 p.m.

Council took a break at 7:43 p.m.

The meeting resumed at 7:48 p.m.

Discussion included differences between CSR and R-1 designations, how "clustering" allows for lot size modifications, when proposed subdivisions are reviewed for geo-technical issues and code adherence by staff, that the subdivision approval process is administrative unless appealed and proposed density.

Councilmember Andrews moved to adopt Ordinance No. 4888, an ordinance amending the Comprehensive Plan Future Land Use Map Designation to Residential Low for a 23.16-acre portion of a property located at 400 23 Road, more particularly described as a site at the east end of Canyon Rim Drive on final passage and ordered final publication in pamphlet form and Ordinance No. 4889, an ordinance rezoning to R-1 (Residential 1 unit per acre) a 23.16-acre portion of a property located at 400 23 Road, more particularly described as a site at the east end of Canyon Rim Drive on final passage and ordered final publication in pamphlet form. Councilmember Norris seconded the motion. Motion carried by unanimous roll call vote.

Council President Taggart left the meeting at 8:05 p.m.

An Ordinance Amending Various Sections of the Zoning and Development Code (Title 21), Greater Downtown Overlay (Title 24), 24 Road Corridor Design Standards (Title 25) and Transportation Engineering Design Standards (Title 29) to Clarify Administrative Procedures, Remove Inconsistencies and Modify Standards

Staff proposed amendments to various sections of the Zoning and Development Code (Title 21), the Greater Downtown Overlay (Title 24), the 24 Road Corridor Design Standards (Title 25), and the Transportation Engineering Design Standards (Title 29) to address: 1) organizational changes for the appeals process for ease of administration and location of text regarding garage setbacks in the Downtown; 2) modify Bulk Standards for the R-5 zone district rear yard setback, removing minimum lot size for multi-family development, and removing the required 15 foot first floor height in the B-2 zone district; 3) clarification of parking lot setbacks in the B-2 zone district and sign type in the 24 Road Corridor Design Standards; and 4) clarifying procedures and criteria related to variance criteria, fences requiring special permits and accessory dwelling units.

Associate Planner Senta Costello reviewed the proposed amendments.

The public hearing opened at 8:15 p.m.

There were no public comments.

The public hearing closed at 8:15 p.m.

Councilmember Pe'a moved adopt Ordinance No. 4890, an ordinance amending parts of the Zoning and Development Code, Greater Downtown Overlay, 24 Road Corridor Design Standards and Transportation Engineering Design Standards to Clarify Administrative Procedures, Remove Inconsistencies and Modify Bulk Standards on final passage and ordered final publication in pamphlet form. Councilmember Andrews seconded the motion. Motion carried by unanimous roll call vote.

Introducing the Appropriation Ordinance for the 2020 Budget, Presentation, and First Public Hearing. Set a Second Public Hearing for December 4, 2019.

The budget represents the allocation of resources to achieve the goals identified in the City of Grand Junction's Strategic Plan. The budget is developed over the course of several months and includes the projection of revenues as well as planned expenses.

The 2020 Recommended Budget has been discussed with City Council during four budget workshops (September 30th, October 14th, October 28th, and November 4th) with complete documents being provided to City Council and the public including capital projects, economic development funding, and non-profit funding as well as a complete line item budget detail by fund. In total the 2020 budget decreased from November 4th by \$1.3 million (increase \$1.2 million transportation expansion, decrease \$2 million water projects, and decrease \$500,000 grant removal) and the total recommended budget is now \$161 million. These changes do not impact the General Fund surplus (revenues over expenses) of \$181,576 or the projected ending General Fund Balance of \$26.9 million at 12/31/2020. The budget could still be changed based on public input and further City Council direction.

City Manager Caton reviewed the proposed 2020 City Budget.

The public hearing opened at 9:05 p.m.

There were no public comments.

The public hearing closed at 9:06 p.m.

Councilmember Stout moved to approve the proposed ordinance together with the documentation of the proposed revenue and expenses prepared in support of the budget and ordinance, all as if fully set forth, appropriating certain sums of money to defray the necessary expenses and liabilities of the City of Grand Junction, Colorado, including and pursuant to Article VII, Paragraph 57 of the City Charter, and to defray the necessary expenses and liabilities of the Downtown Development Authority for the year beginning January 1, 2020 and ending December 31, 2020 on first reading, set a public hearing for December 4, 2019 and order publication in pamphlet form. Councilmember Andrews seconded the motion. Motion carried by unanimous roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Adjournment

The meeting adjourned at 9:07 p.m.

Wanda Winkelmann, MMC
City Clerk



Grand Junction City Council

Regular Session

Item #2.a.i.

Meeting Date: December 4, 2019

Presented By: Scott D. Peterson, Senior Planner

Department: Community Development

Submitted By: Scott D. Peterson, Senior Planner

Information

SUBJECT:

Introduce an Ordinance to Amend the Phasing Schedule of the Previously Approved Planned Development to Allow 20 Residential Lots and Condominium Units on 1.88-Acres for the Casas de Luz Planned Development, Located at West Ridges Boulevard and School Ridge Road and Set a Public Hearing for December 18, 2019

RECOMMENDATION:

The Planning Commission will be reviewing this request at their December 10, 2019 meeting and will forward a recommendation to City Council for the December 18, 2019 City Council Meeting.

EXECUTIVE SUMMARY:

The Applicant, Dynamic Investments Inc., requests an extension to the phasing schedule for the Casas de Luz Outline Development Plan (ODP). The Applicant received City Council approval for the Planned Development and associated ODP residential subdivision on September 21, 2011. A revised phasing schedule was approved in 2015 that extended the deadline for the first phase to December 31, 2017. The Applicant met the phasing schedule set for the first phase by filing a subdivision plat in 2017, however the Applicant is now unable to meet the deadlines set by the approved phasing schedule for Phase 2 of the planned development and associated project. The Applicant is therefore requesting a revised phasing schedule for the PD and ODP that would provide for an additional 10-years to subdivide and develop the remaining 3 phases of the development.

BACKGROUND OR DETAILED INFORMATION:

The 1.88-acre Casas de Luz property is a Planned Development scheduled to be completed over a total of four phases. The property was originally a part of the Ridges Planned Development. The subject property was previously platted into ten individual lots and under the Ridges PD each lot was designated for a maximum of two dwelling units (termed “A” lots in the original Ridges PD plan). The total number of dwelling units proposed with the Casas de Luz development (20) is the same number as originally planned for the site under the Ridges PD but the Casas de Luz Outline Development Plan approved in 2011 by Ordinance 4482 consisted of reconfigured residential lots, common areas and condominium units (see attached Site Plan).

The original PD Ordinance that was adopted in 2011 for the project required platting of Phase 1 by December 31, 2014. However, due to the economic downturn during that period of time, the Applicant requested a new phasing schedule which was granted by City Council on February 5, 2015 by Ordinance No. 4654. The revised phasing schedule required platting of Phase 1 by December 31, 2017. In order to meet the Phase 1 platting deadline in 2017, the Applicant filed and recorded a Subdivision plat which eliminated the previously platted 10 properties and re-subdivided the property into one 1.88-acre lot, which met the requirements for platting of Phase 1 per conditions of the phasing schedule of the original approval.

The Applicant has provided in the justification for the requested extension that completing the project has thus far not been economically viable but the Applicant remains optimistic given current market indicators that it could be completed within the proposed extended phasing schedule, as provided below.

	Deadline from original approval in 2011 (Ordinance 4482)	Deadline from extension granted in 2015 (Ordinance 4654)	Proposed new deadlines:
Phase 1 (Plat)	December 31, 2014	December 31, 2017	December 31, 2017
Phase 1 (Construction)	December 31, 2014	December 31, 2017	December 31, 2022
Phase 2	December 31, 2017	December 31, 2019	December 31, 2024
Phase 3	December 31, 2019	December 31, 2020	December 31, 2026
Phase 4	December 31, 2021	December 31, 2021	December 31, 2027

The Applicant has expressed interest in completing the project consistent with the plan approvals pending modification of the phasing schedule. At the time of plan approval, the City Council determined that the public benefit was met by providing a needed housing type with innovative design and by utilizing the topography of the site. The plan continues to provide this same benefit as determined in the prior review and approval process. In addition, the site design incorporates elements of clustering units

to allow for more private open space within the development. The development also provides more effective use of infrastructure by eliminating public right-of-way and using three shared accesses to serve the proposed 20 dwelling units which will minimize the impact of additional driveways and curb cuts onto West Ridges Boulevard. The approved Casa de Luz ODP will continue to provide benefits for additional residential housing development opportunities within the Ridges consistent with previous findings.

The extension request to the phasing schedule is the only proposed amendment to the approved plan.

NOTIFICATION REQUIREMENTS

Neighborhood Meeting:

A Neighborhood Meeting regarding the proposed extension request was held on November 18, 2019 in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The Applicant and City staff were present, along with 12 area residents who attended the meeting. Concerns expressed at the meeting were, loss of views by residents immediately adjacent to the site, additional traffic on W. Ridges Boulevard and other development projects in the immediate area that have been abandoned by other developers.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the City's Zoning and Development Code. The subject property was posted with an application sign on November 27, 2019. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on November 27, 2019. The notice of the Planning Commission public hearing was published December 3, 2019 in the Grand Junction Daily Sentinel.

ANALYSIS

In accordance with the Zoning and Development Code, a development phasing schedule may be set for greater than one year, but not more than 10 years pursuant to Section 21.02.080(n)(2). The Applicant's request to allow the development to be completed within 10-years from the previous Phase 1 deadline of December 31, 2017 is consistent with the Code in regard to requisite timeframes for the overall project.

Section 21.02.150(b)(2)(x) of the Code provides that "An ODP shall "demonstrate an appropriate phasing or development schedule for the entire property or for each development pod/area to be developed.

Section 21.05.050(b) provides that the "purpose of an ODP is to demonstrate conformance with the Comprehensive Plan, compatibility of land use and coordination

of improvements within and among individually platted parcels, sections or phases of a development prior to the approval of an ODP.” Further, the Code provides the ODP “is recommended for larger, more diverse projects that are expected to be developed over a long period of time. Considering there have been no changes to the Comprehensive Plan that impact this site and/or area, Staff has found the ODP as previously approved continues to meet the provided purpose of the ODP.

STAFF RECOMMENDATION AND FINDINGS OF FACT

After reviewing the request to amend the Casas de Luz Planned Development phasing schedule, PLD-2010-259, located at West Ridges Boulevard and School Ridge Road, the following findings of fact have been made:

The requested phasing schedule is in compliance with Section 21.02.080 (n) (2) of the Zoning and Development Code.

The proposed phasing schedule is an appropriate phasing schedule for the property consistent with Section 21.02.150(b)(2)(x) of the Code; and

The ODP continues to be compliant with Section 21.05.050(b) of the Code.

Therefore, Staff recommends approval of the requested amended phasing schedule.

FISCAL IMPACT:

This action has no fiscal impact.

SUGGESTED MOTION:

I move to introduce an ordinance amending Ordinance No. 4482 & 4654 for the Casas de Luz Planned Development residential subdivision revising the proposed phasing schedule, located adjacent to West Ridges Boulevard and west of School Ridge Road and set a public hearing for December 18, 2019.

Attachments

1. Applicant Official Request Letter
2. Site Location & Zoning Maps
3. Neighborhood Meeting Sign-In Sheet
4. Neighborhood Meeting Minutes 11-18-19
5. Site Plan - Approved
6. City Council Staff Report - 9-21-11
7. Ordinance 4482 - 2011
8. Ordinance 4654 - Extension - 2015
9. Amended Ordinance

October 28, 2019

Scott Peterson
Senior Planner
City of Grand Junction
Grand Junction, CO

Dear Scott:

Dynamic Investments, Inc. hereby requests an extension of the approval and deadlines for development of the Casas de Luz project located in The Ridges, Grand Junction, Colorado. Initiation of development and construction activity remains challenging due to market conditions and economic feasibility.

Dynamic has remained active in the pursuit of this development. We have filed a plat to delete the previously platted duplex lots and create the basis to move the approved plan forward. We reviewed site and engineering plans with the Planning Department this summer to assure all elements of the project meet current criteria. We have revised and updated both exterior and interior elements of the housing units to meet current market preferences and demands. Dynamic remains committed to creating a quality housing development that will improve and enhance the neighborhood and community.

We request that the deadline for the completion of phased development of the project as follows:

Phase One	December 31, 2022
Phase Two	December 31, 2024
Phase Three	December 31, 2026
Phase Four	December 31, 2027

Please submit this request for the extension of the approval and development deadlines to the Planning Commission and City Council for review and approval if this request.

Should you have further questions or concerns or require additional information, please do not hesitate to contact me.

Respectfully,

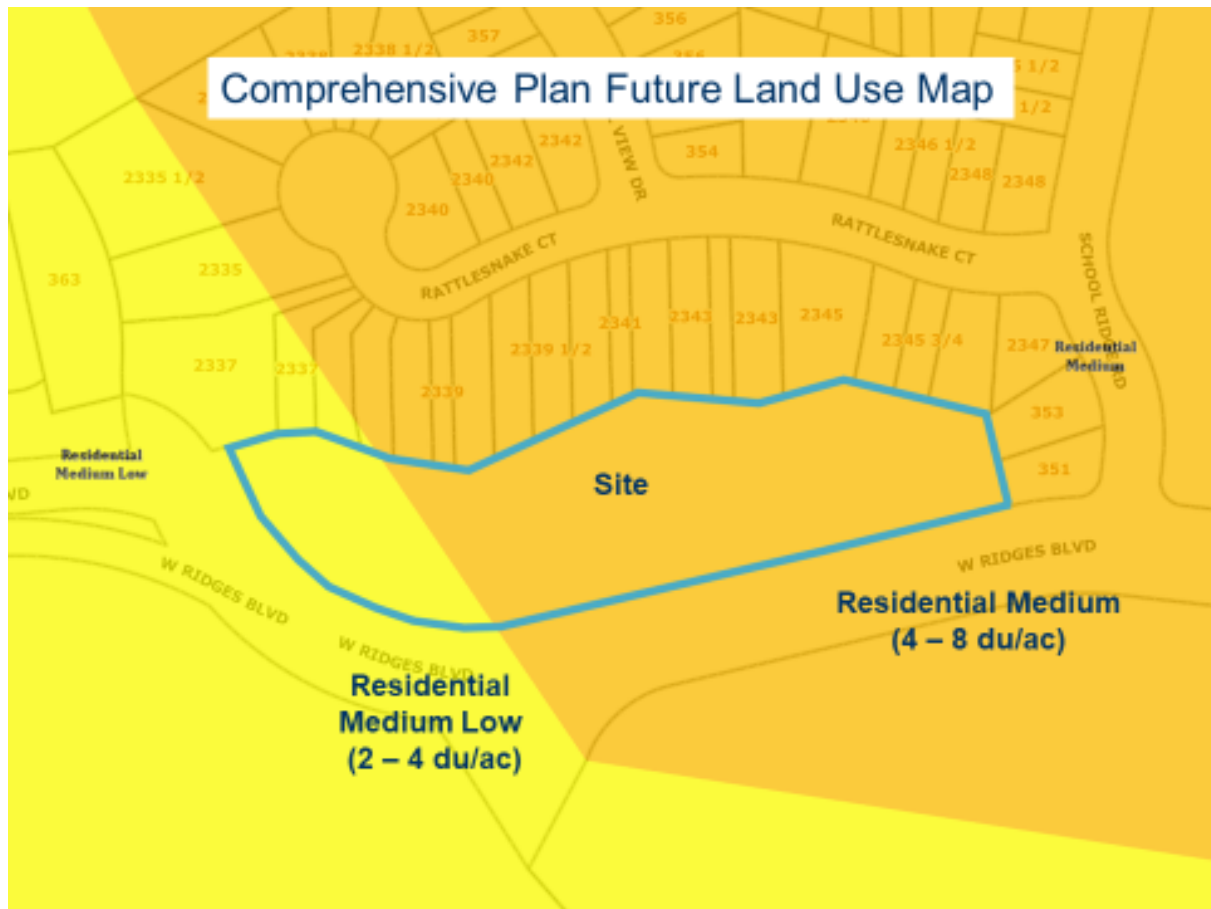
Mike Stubbs, President
Dynamic Investments, Inc.

mstubbsgj@charter.net
970-257-0532





Comprehensive Plan Future Land Use Map





Neighborhood meeting for
Casas de Luz

Sign in sheet

<u>Name</u>	<u>Address</u>	<u>Phone</u>	<u>Email</u>
SCOTT PETERSON	CITY PLANNING	244-1447	SCOTT@GSCITY.ORG
SANDRA WECKERLY	2310 W. RIDGES		
DAVID WECKERLY	2310 W. RIDGES		
Kelly Kennedy	2345 1/2 Rattlesnake Ct	970-977-0271	kelly121470@gmail.com
Lindsay Kennedy	2345 1/2 Rattlesnake Ct	970-977-0271	
Peggy Zagrebski	355 High Desert Rd	970-257-0171	peggy@zagbuilt.net
Nancy Drung	352 Ridge Circle	970-250-6608	nancydrung@juno.com
Carole Chouin	2342 Rattlesnake Ct B	256-4891	carole.chouin@juno.com
Chris Tutthill	2345 Rattlesnake		2212tutthill@gmail.com
Illegible	2337 A		

Recap of Neighborhood Meeting for Casas de Luz extension request:

A neighborhood meeting for the extension of the deadlines for development of the Casas de Luz project located in The Ridges was held on November 18 at 5:30 PM at Redlands Community Center. Mike Stubbs, representative of developer Dynamic Investments, Inc., conducted the meeting. Scott Peterson, Senior Planner attended and participated as City representative. Twelve neighbors attended the meeting.

Mr. Stubbs reviewed the purpose of the meeting and extension request, overall project design and planning efforts completed by Dynamic, and related ongoing efforts to pursue active development of the project.

Discussion of the project planning ensued whereby several concerns were expressed as related to loss of views by neighbors immediately adjacent to the site from the north, additional traffic on Ridges Boulevard, and a general concern regarding projects in the area that had been abandoned by other developers.

Mr. Stubbs and Mr. Peterson responded to neighbor concerns and questions directly. Mr. Stubbs reviewed the planning objectives utilized to consider the impact to neighbors and how the units were intentionally clustered and oriented to provide view corridors that are not required under the development code. Height limits under the approved bulk standards for the project are well within those allowed under the code as applied to the project. Separation of buildings greatly exceeds code setback requirements and provides view corridors that a different planning ethic would not allow.

Mr. Stubbs and Mr. Peterson responded to traffic concerns by pointing out that Ridges Boulevard was designed and constructed as a collector road and that there is more than sufficient capacity to accommodate this project. Mr. Peterson also pointed out that the prior platting of the parcel, as individual duplex lots, would have resulted in ten driveway entrances from the overall site. The design of Casas de Luz results in only three driveways accessing the site.

The only concerns directly related to the extension request were relative to previously abandoned projects the area, the current state of those sites and whether that would occur on this site. Mr. Stubbs responded that Dynamic has no intention of initiating development construction of phases unless it is certain it has the ability to complete the phase.

A neighbor comment at the close of the meeting seemed to encapsulate the evening's discussion: "Mike, I think we all agree this is a good project. We just wish it wasn't being built here."

UTILITY VENDORS

GAS XCEL ENERGY
ELECTRIC XCEL ENERGY
TELEPHONE CENTURY LINK
IRRIGATION CITY OF GRAND JUNCTION
SEWER CITY OF GRAND JUNCTION
WATER UTE WATER
CABLE OPTIMUM COMMUNICATIONS

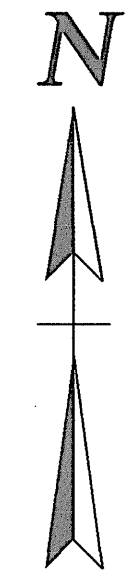
NOTE: UTILITY LOCATIONS ARE APPROXIMATE.
CALL FOR LOCATES PRIOR TO EXCAVATION.

ALL CONSTRUCTION & MATERIALS SHALL COMPLY WITH CITY OF GRAND JUNCTION
STANDARD CONTRACT DOCUMENTS FOR CAPITAL IMPROVEMENTS CONSTRUCTION.

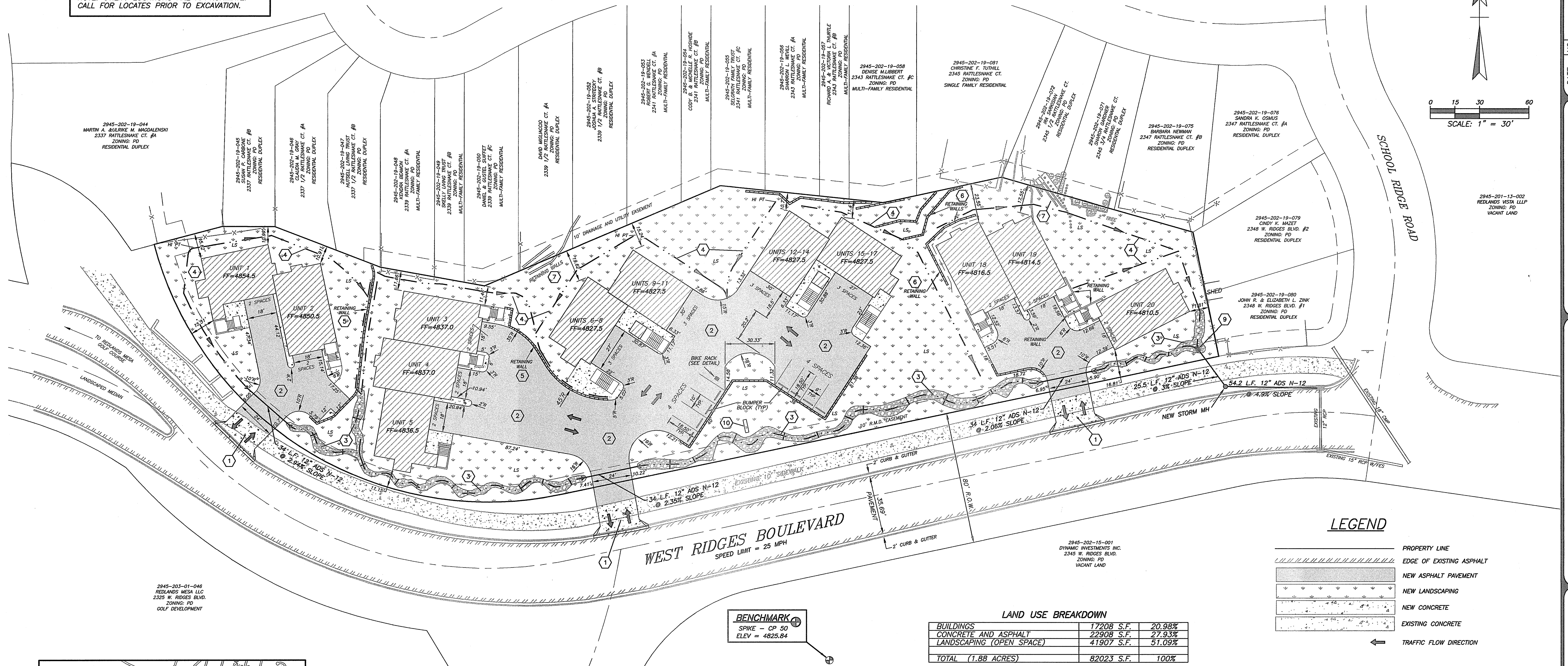
CONTRACTOR SHALL HAVE A SIGNED COPY OF PLANS AND A COPY OF THE CITY OF
GRAND JUNCTION STANDARD CONTRACT DOCUMENTS ON THE JOB SITE AT ALL TIMES.

CONSTRUCTION PERMIT NOTE

CONTRACTOR SHALL OBTAIN "WORK IN RIGHT-OF-WAY"
PERMIT FOR ALL CONSTRUCTION ACTIVITY OCCURRING
WITHIN WEST RIDGES BOULEVARD RIGHT-OF-WAY.



0 15 30 60
SCALE: 1" = 30'



LEGEND

	PROPERTY LINE
	EDGE OF EXISTING ASPHALT
	NEW ASPHALT PAVEMENT
	NEW LANDSCAPING
	NEW CONCRETE
	EXISTING CONCRETE
	TRAFFIC FLOW DIRECTION

LAND USE BREAKDOWN

BUILDINGS	17208 S.F.	20.98%
CONCRETE AND ASPHALT	22908 S.F.	27.93%
LANDSCAPING (OPEN SPACE)	41907 S.F.	51.09%
TOTAL (1.88 ACRES)	82023 S.F.	100%

BULK REQUIREMENTS

ZONE: PLANNED DEVELOPMENT
DENSITY: 10.6 DU/ACRE
SETBACKS: FRONT 11 FEET
REAR 10 FEET
SIDE 5 FEET
BUILDING HEIGHT LIMITATION
UNITS 1 & 2: ELEVATION 4888
UNITS 3 - 20: ELEVATION 4880

NOTE: REFER TO FINAL PLAN FOR
CASAS DE LUZ FOR MORE DETAILED
INFORMATION ON BULK STANDARDS.

LIST OF ABBREVIATIONS

ROW = RIGHT-OF-WAY
DU = DWELLING UNITS
FF = FINISHED FLOOR
CP = CONTROL POINT
SF = SQUARE FEET
LF = LINEAR FEET
LS = LANDSCAPE
MH = MANHOLE
TYP = TYPICAL
R = RADIUS

BENCH MARK:
CP AND SPIKE
N 51574.41
E 75959.97
ELEVATION=4825.84
NAVD 1988

GENERAL NOTES:

- MAIL DELIVERY WILL BE AS REQUIRED BY UNITED STATES POSTAL SERVICE.
- GARBAGE DISPOSAL SERVICE WILL CONSIST OF INDIVIDUAL TRASH CONTAINERS.
ON SITE TRASH DUMPSTERS ARE NOT PROPOSED.
- ADJACENT DRIVEWAY SPACING FOR WEST DRIVEWAY AND CENTER DRIVEWAY IS
225 FEET AS MEASURED FROM CLOSEST EDGE OF EACH DRIVEWAY.
- AN EMERGENCY VEHICLE TURNAROUND IS NOT PROVIDED ON THIS SITE.

REQUIRED PARKING SPACES PER CODE

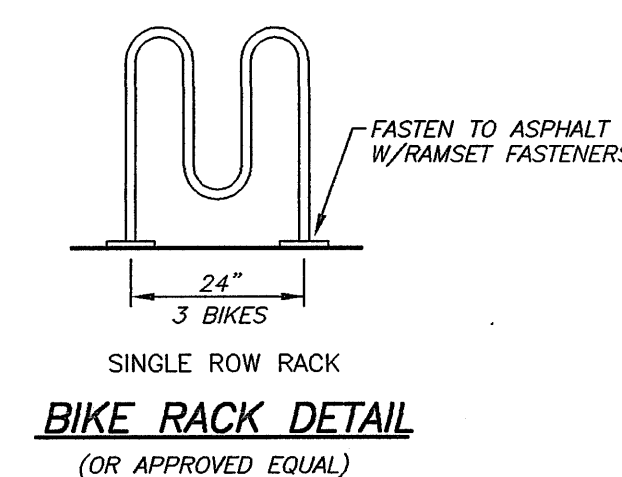
UNITS 1-5, 18-20 SINGLE FAMILY
8 SINGLE FAMILY UNITS
2 PARKING SPACES REQUIRED PER UNIT
8 UNITS x 2 SPACES/UNIT = 16 SPACES

UNITS 6-17 CORE CONDOMINIUMS
12 CONDOMINIUM UNITS, 2 BEDROOMS/UNIT
1.5 PARKING SPACES REQUIRED PER UNIT
12 UNITS x 1.5 SPACES/UNIT = 18 SPACES

TOTAL # PARKING SPACES REQUIRED = 34

PARKING PROVIDED
64 TOTAL SPACES*

*TOTAL INCLUDES GARAGE SPACES.

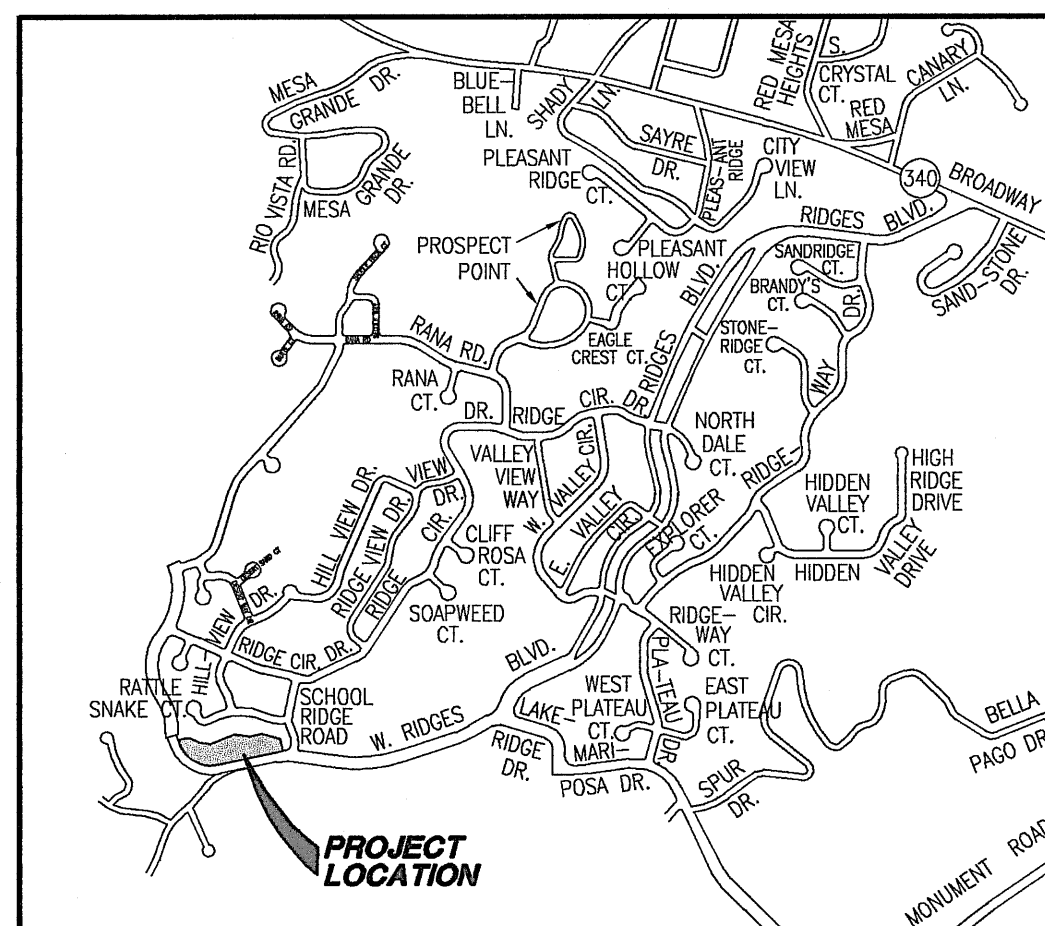


SINGLE ROW RACK
BIKE RACK DETAIL
(OR APPROVED EQUAL)

PLAN TAG NOTES:

- CONSTRUCT DRIVEWAY SECTION PER STANDARD CONCRETE DETAIL, PAGE C-07 OF
CITY STANDARD CONTRACT DOCUMENTS FOR CAPITAL IMPROVEMENTS CONSTRUCTION,
REVISED FEBRUARY 2009. REMOVE EXISTING CURB & GUTTER AND SIDEWALK AT
NEAREST JOINT; REPLACE AND MATCH EXISTING ELEVATIONS. REPLACE SIDEWALK
WITH COLORED CONCRETE TO MATCH EXISTING. ALL CONCRETE IN 24" DRIVEWAY
SECTIONS SHOWN SHALL BE 6" THICK, INCLUDING COLORED SIDEWALK.
- SHADE HATCHING REPRESENTS ALL AREAS TO RECEIVE ASPHALT PAVEMENT. REFER TO
SITE-SPECIFIC GEOTECHNICAL REPORT FOR PAVEMENT SECTION.
- PROPOSED ROCK-LINED DRAINAGE CHANNEL FOR WATER QUALITY CONTROL. REFER TO
GRADING PLAN (SHEET 5) FOR DETAIL.
- PROPOSED LANDSCAPE ROCK-LINED COLLECTION DITCH TO DIVERT WATER AROUND
STRUCTURES. SEE DETAIL ON GRADING PLAN SHEET 5.
- PROPOSED BOULDER LANDSCAPE RETAINING WALL WITH COLLECTION DITCHES. SEE
RETAINING WALL DETAIL ON SHEET 7.
- PROPOSED BOULDER LANDSCAPE RETAINING WALL WITH FRENCH DRAIN BETWEEN
WALL AND BUILDING. REFER TO SHEET 7 FOR DETAIL.
- EXISTING RETAINING WALLS INSTALLED BY NORTH ADJACENT PROPERTY OWNERS.
CONTACT THE ADJACENT PROPERTY OWNER IF RETAINING WALLS MUST BE REMOVED
TO PROPERLY GRADE THIS SITE.
- NOT USED ON THIS SHEET.
- SMALL AREA INLET PER CITY STANDARD CONTRACT DOCUMENTS FOR CAPITAL
IMPROVEMENTS CONSTRUCTION, STANDARD STORM DRAIN DETAIL, PAGE D-11.
- MONUMENT STYLE BUSINESS SIGN, APPROX. DIMENSIONS 4' TALL X 8' WIDE. A
SIGN PERMIT WILL BE OBTAINED AND COMPLIED WITH PRIOR TO INSTALLATION.

VICINITY MAP



CALL 811 BEFORE YOU DIG

NOTICE: FIELD VERIFY THE LOCATION OF ALL EXISTING
UTILITIES A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.

SITE LAYOUT PLAN

DYNAMIC INVESTMENTS, INC.
CASAS DE LUZ
GRAND JUNCTION, COLORADO

FILE NAME: siteplan2

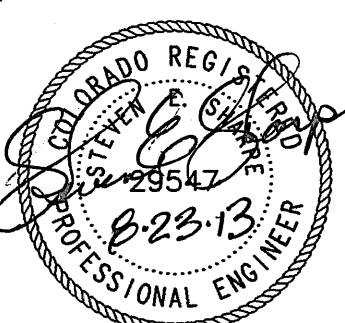
PROJECT NO.:

DATE: 4-19-2011

DRAWN: RLC

CHECKED: SES

SHARPER
Engineering Services, Inc.
1154 N. 4th STREET, GRAND JUNCTION, CO 81501
TELEPHONE (970) 255-0909 FAX (970) 242-5663





CITY COUNCIL AGENDA ITEM

Date: September 2, 2011
Author: Scott D. Peterson
Title/ Phone Ext: Senior
Planner/1447
Proposed Schedule: September 7,
2011 (First Reading)
2nd Reading
(if applicable): September 21, 2011
File # (if applicable): PLD-2010-
259

Subject: Amending the Ridges Planned Development for Casas de Luz Residential Development, Located adjacent to West Ridges Boulevard and West of School Ridge Road in the Ridges Subdivision

Action Requested/Recommendation: Hold a Public Hearing and Consider Final Passage and Final Publication for Proposed Ordinance(s) and adopt Resolution

Presenters Name & Title: Scott D. Peterson, Senior Planner

Executive Summary:

Request for approval for an amendment to the Planned Development zoning ordinance for the Ridges Planned Development ("Ridges PD") for a portion of the property, Lots 34A-40A, Block Twenty-five of The Ridges Filing No. 5 and Lots 41A-43A of the Replat of Lots 22A through 30A, Block Twenty Five The Ridges Filing No. Five, within the Ridges PD located adjacent to West Ridges Boulevard, across from the driving range for Redlands Mesa Golf Course. The applicant is also requesting approval for the vacation of a dedicated frontage road (right-of-way) and utility and drainage easements in conformance with the new plan.

Background, Analysis and Options:

The applicant, Dynamic Investments, Inc., requests to resubdivide the existing ten platted lots and create new residential lots, tracts and stacked condominium units. The total number of dwelling units (20) is the same number of allowed dwelling units that were originally planned for this site. Project may be completed over four phases. The applicant is also requesting the vacation of a dedicated frontage road and utility and/or drainage easements that are not needed with the proposed development.

How this item relates to the Comprehensive Plan Goals and Policies:

The proposed residential development request for Casas de Luz furthers **Goals 3, 5, and 8** of the Comprehensive Plan by:

- Facilitating ordered and balanced growth and spreading future growth throughout the community;

- Providing a broader mix of housing types (two-family and multi-family dwelling units) in the community to meet the needs of a variety of incomes, family types and life stages, and
- By creating attractive public spaces and enhancing the visual appeal of the community through quality development.

Board or Committee Recommendation:

The Planning Commission recommended approval of the requested Amended Planned Development Ordinance and Right-of-Way, Utility and Drainage Easement Vacations at their August 9, 2011 meeting.

Financial Impact/Budget:

N/A.

Legal issues:

N/A.

Other issues:

None.

Previously presented or discussed:

First Reading of the Ordinance(s) was September 7, 2011.

Attachments:

Site Location Map/Aerial Photo Map
 Comprehensive Plan/Blended Residential Map
 Existing City Zoning Map
 Site Layout Plan
 Bulk Standards document prepared by Applicant
 Letter from Sue Carbone, Adjacent Property Owner
 Letter from Rick Thurtle, Adjacent Property Owner
 Ordinance for Amended Planned Development
 Ordinance for Vacation of Right-of-Way (Frontage Road)
 Resolution for Utility and Drainage Easement Vacation

BACKGROUND INFORMATION				
Location:		West Ridges Boulevard and School Ridge Road		
Applicants:		Dynamic Investments, Inc., Owner		
Existing Land Use:		Vacant land		
Proposed Land Use:		One Single-Family Detached, Two-Family and Multi-Family dwellings		
Surrounding Land Use:	North	Single-Family Attached dwelling units		
	South	Vacant land and driving range for Redlands Mesa Golf Course		
	East	Single-Family Attached dwelling units		
	West	Redlands Mesa Real Estate Office		
Existing Zoning:		PD, Planned Development		
Proposed Zoning:		PD, Planned Development		
Surrounding Zoning:	North	PD, Planned Development		
	South	PD, Planned Development		
	East	PD, Planned Development		
	West	PD, Planned Development		
Future Land Use Designation:		Residential Medium (4 – 8 du/ac) and Residential Medium Low (2 – 4 du/ac)		
Zoning within density range?		X	Yes	No

1. Background:

The 1.88 acre “Casas de Luz Property” consisting of Lots 34A-40A, Block Twenty-Five of The Ridges Filing No. 5 and Lots 41A-43A of the Replat of Lots 22A through 30A, Block Twenty Five The Ridges Filing No. Five as part of the Ridges Planned Development. The property is presently platted into ten lots. Under the current Ridges PD each lot is designated for a maximum of two dwelling units (“A” lots) within the overall PD.

The Ridges was originally approved as a Planned Unit Development (PUD) by Mesa County in the late 1970’s. The original developer formed the Ridges Metropolitan District to provide services to the development since it was in unincorporated Mesa County. The PUD also provided open space (approximately 85 acres in Filings 1 through 6), numerous parks of varying sizes and a network of detached multi-use trails throughout the development. The approved PUD included a mix of land uses including

a variety of housing types – from apartments to detached single family units – offices and neighborhood commercial uses.

In 1992 the developed and undeveloped areas of the Ridges were annexed into the City limits. Upon annexation, an amended plan and zoning ordinance for the Ridges was adopted zoning the development Planned Development (PD). The plan allocated the remaining allowable dwelling units to the undeveloped parcels, including the multifamily parcels. Original platted parcels indicated the expected use, for example “A”, “B” or “C” lots. Multifamily sites were assigned specific densities.

The Casas de Luz Property was designated as “A” lots with a density of two family dwellings for each platted lot. However, it was specifically noted on the plat that the same area could be developed as a multifamily area. The area is limited to the maximum density of 20 dwelling units already determined for the ten “A” lots.

The applicant, Dynamic Investments, Inc., requests to resubdivide the existing ten platted lots and create new residential lots, tracts and stacked condominium units. The total number of dwelling units (20) is the same number of allowed dwelling units that were originally planned for this site. The new subdivision is proposed to be named Casas de Luz (meaning; “Houses of Light”) and may be completed over four phases. The proposed development shall be subject to the provisions of the Zoning and Development Code, except as deviated by the approved Casas de Luz Plan to be adopted as a part of the amended ordinance.

The applicant is also requesting the vacation of a dedicated frontage road and utility and/or drainage easements that are not needed with the proposed development. The existing frontage road provides access for seven of the existing ten lots. The frontage road provides a separate ingress/egress point for each lot without impacting traffic movements on West Ridges Boulevard. However, since the Casas de Luz development is modifying the existing lot configuration and proposing three access points to serve 20 dwelling units, this frontage road will no longer be necessary, except for the retaining of a 10’ multipurpose easement along the remaining right-of-way for utilities, including utilities presently in place.

The easements to be vacated appear on the Replat of Lots 22A through 30A, Block Twenty Five The Ridges Filing No. Five. The existing 10’ Drainage and Utility Easement on Lot 41A; a small portion of the 10’ Utility Easement on Lot 43A; and a portion of the 20’ Utility Easement on Lots 41A through 43A are to be vacated. The easements are not necessary for development and some interfere with the location of buildings within the proposed development. These existing easements do not contain any public utilities in the areas to be vacated.

Density

The Comprehensive Plan Future Land Use Map indicates this area of the Ridges to be Residential Medium (4–8 du/ac) and Residential Medium Low (2–4 du/ac). The Ridges

PD overall density is four dwelling units per acre which includes all lots, open space tracts, etc. The densities are consistent with the Comprehensive Plan. The above stated Ridges density is calculated as a gross density for the entire Ridges Plan, not site specific. The site specific density for this proposal would be 10.6 dwelling units an acre matching what was originally approved for this site. The proposed Casas de Luz development is a resubdivision of "A" lots within the Ridges development which allowed up to a maximum of two-family dwellings for each platted lot.

The applicant has not proposed a change to the density.

Access

Access for the Proposed Plan will be from West Ridges Boulevard in three different locations (see Site Layout Plan). Proposed internal access will be shared drives and parking areas (tracts), maintained by a homeowner's association.

Plan Layout

The Proposed Plan will have a mixture of two-family, multifamily, and/or single-family detached dwelling units. As proposed some of the multifamily dwellings will be stacked and will require approval of a condominium map. Generally, the building footprint for each dwelling unit in Filing One, Filing Two and Filing Four as designated on the Site Layout Plan will be a lot. The multifamily units are proposed as stacked dwelling units in Filing Three. If the units are to be created for separate ownership, a condominium map will be required with the building footprint generally being the exterior horizontal boundaries of the units. If the units are not created for separate ownership, then the building footprints shall generally be the boundaries of the lots. All areas outside of a building footprint shall be designated as "Tracts" for maintenance responsibility by a homeowner's association.

Landscaping

Landscaping shall be in conformance with the Zoning and Development Code for a multifamily residential development (see Ordinance for Landscaping Plan) with a total of 33 trees and 212 shrubs to be planted on 1.88 acres along with granite stone mulch and dryland grass seed mix in open space (tract) areas.

Phasing

The proposed Casas de Luz Plan shall be developed in four phases. The proposed phasing schedule is as follows (see Site Layout Plan):

The first phase shall be completed on or before December 31, 2014 with the recording of a plat with the Mesa County Clerk and Recorder consisting of all of the land in the Casa de Luz Property which includes all the lots in The Ridges Filing No. 5 abutting the frontage road to be vacated by eliminating the lot(s) or platting new lots in a manner

acceptable to the City's Public Works and Planning Director so that access to and from the newly platted parcels is accomplished in accordance with City standards.

The second phase shall be completed on or before December 31, 2017, with a written approval of a final plan and plat for that portion of the Casas de Luz Property.

The third phase shall be completed on or before December 31, 2019, with a written approval of a final plan and plat for that portion of the Casas de Luz Property.

The fourth phase shall be completed on or before December 31, 2021, with the written approval of a final plan and recording of a plat with the Mesa County Clerk and Recorder finalizing the Casas de Luz Plan.

Community Benefit

As this is an amendment to the original Planned Development ordinance for the Ridges, a community benefit is not required to be found by the decision-maker. However, the proposed amendment for the Casas de Luz Property does provide community benefit by providing a needed housing type with innovative design and by utilizing the topography of the site. The design incorporates elements of clustering units to allow for more private open space within the development. Also, the development provides more effective use of infrastructure by eliminating public right-of-way and using three shared accesses to serve the 20 dwelling units which significantly minimizes the impact onto West Ridges Boulevard.

Default Zoning

If the first phase for the Casas de Luz Plan is not completed as indicated in the approved amended ordinance and the amended Plan lapses, then the amended ordinance for the Casas de Luz Property shall have no force and effect and the previously amended Ordinance 2596 shall be in full force and effect as it applies to the Casas de Luz Property.

If the first phase is completed, but the entire Plan is not completed, then the Casas de Luz Development Plan proposes a default zone of R-8, which is in conformance with the Comprehensive Plan for this area. The dimensional standards for the R-8, (Residential– 8 du/ac) zone, as indicated in Section 21.03.040 (h) of the Zoning and Development Code, are as follows:

Density: According to the City's Code density is not to exceed 8 dwelling units per acre. However, as this is an amendment to the Ridges PD, the density has already been determined for this area and the default for density purposes shall remain 10.6 dwelling units per acre for the Casas de Luz Property.

Minimum lot area, width, and frontage: (See below for proposed deviations from standards for the Proposed Plan.)

Detached Single-Family	minimum 3000 square feet of area minimum 40 feet width
------------------------	---

Two Family Attached	minimum 20 feet frontage minimum 6,000 square feet of area minimum 60 feet width
Multifamily	minimum 20 feet frontage No minimums for area, width, or frontage

Setbacks:

Front Yard Setback (Principal/Accessory): 20/25 (see deviation below)

Side Yard Setback (Principal/Accessory): 5/3

Rear Yard Setback (Principal/Accessory): 10/5

Maximum building height: 40' (The default maximum building height for single family attached and detached, including two family dwellings shall be 25' in conformance with the previously amended Ordinance 2596 for the Ridges PD.)

Deviations

1. Minimum Lot Area, Width and Frontage:

As the proposed Plan is designed to have each of the combined dwelling units to be surrounded by open space (see the Site Layout Plan) with shared drives for access to the right-of-way, the minimum lot area, width and frontage are not applicable.

2. Building Setbacks:

The Proposed Plan applies the front and rear yard setbacks to the exterior boundary of the Casas de Luz Property rather than the individual lot lines. The front yard setbacks are proposed to be deviated further as follows:

Front Yard (see Site Layout Plan): 15' for Filing One; 11' for Filing Two; 16' for Filing Four

Standard setbacks to the exterior boundary of the Casas de Luz Property setbacks apply unless otherwise noted.

Staff finds the reduced setbacks to be reasonable as there is additional right-of-way along the Casas de Luz Property that is not likely be developed as roadway because of the detached trail that is a part of the Ridges plan for the Planned Development. The trail and additional green space will provide a similar appearance to the area as would the standard setbacks.

3. Maximum Building Height:

The Ridges PD has an overall density of 4 units per acre. By the PD ordinance, the maximum height for a multifamily dwelling is 40' and for single family attached and

detached, including two family dwelling units is 25'. The applicant is proposing to amend The Ridges PD as follows:

All measurements for maximum heights are at sea level.

Unit 1: 4888'
Unit 2: 4883'
Unit 3: 4871'
Unit 4: 4861'
Unit 5: 4870'
Units 6, 7 & Unit 8: 4868'
Units 9, 10 & Unit 11: 4868'
Units 12, 13, & Unit 14: 4868'
Units 15, 16 and Unit 17: 4868'
Unit 18: 4850'
Unit 19: 4848'
Unit 20: 4844'

(See Ordinance for building rendering exhibits for clarification of the building heights proposed by the applicant).

The Casa de Luz Property could be developed as a multifamily project without amending The Ridges PD. If all multifamily units were built, then the developer could build each up to 40' in height. With the Proposed Plan, all but two of the single family detached and attached dwellings are taller than originally allowed on an "A" lot in the Ridges PD, but the multifamily units are shorter than what would be allowed. As shown by the applicant in the exhibits, all of the building roofs will be lower than the roofs on the homes built on the nearest elevated landscape behind the development to the west. With the clustering of the buildings it opens more space between the buildings to reduce the overall obstruction of views. The applicant has taken into consideration the appropriate height for each building in the development.

It is the applicant's position and staff agrees that the development as proposed is reasonable considering the topography of the site, the immediately surrounding area, and the fact that all buildings are at least 5' below the allowed possible height of 40' for multifamily units.

4. Multipurpose Easement:

City standards also require a development to dedicate a 14' multipurpose easement along right-of-ways abutting a development and along right-of-ways within a development. As previously explained, the right-of-way for West Ridges Boulevard is greater than needed for the constructed roadway. The additional right-of-way is used for a detached trail and additional green space. Four feet of this additional right-of-way may be used for the area that would normally encompass the 14' multipurpose

easement, so only a 10' multipurpose easement is needed along the abutting West Ridges Boulevard.

2. Section 21.02.150 (b) and (e) of the Zoning and Development Code:

Pursuant to Section 21.02.150(e)(1)(iii), to amend the bulk, performance, and/or default standards of a planned development, the zoning ordinance must be amended through the rezone process. Based on the City's Code, the rezone process includes considering the rezone criteria and the criteria for approving an Outline Development Plan (ODP) by demonstrating conformance with the following:

- a. The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies.

The Proposed Plan complies with the Comprehensive Plan which designates this area as Residential Medium Low (2-4 du/ac) and Residential Medium (4-8 du/ac) with the Blended Residential map allowing up to 16 residential units per acre. The Proposed Plan specifically meets Goal 5 of the Comprehensive Plan in providing a broader mix of housing types and encourages sustainable growth with development of a property that is infill. This area of the Ridges has been platted for single-family attached units since the very early 1980s with no homes being built. The land has remained vacant. The proposed variety of housing types allows more options with less risk for a developer to build these homes.

The Proposed Plan is in conformance with the Grand Valley Circulation Plan ("GVCP"). West Ridges Boulevard is already constructed and designated as right-of-way as part of the GVCP. The Proposed Plan is a safer option for development regarding the GVCP as only three accesses will be allowed to West Ridges Boulevard rather than ten separate accesses.

The Redlands Area Plan was approved by City Council in June 2002 long after the Ridges PD. The Proposed Plan is in conformance with the Redlands Area Plan with only the proposed changes requested from the original Ridges PD which do not conflict with the Redlands Area Plan. The changes are designed in a manner to allow more variety of housing types (all originally considered and allowed in the Ridges) and more efficiently and effectively using the land area and utilizing the infrastructure more safely.

- b. The rezoning criteria provided in Section 21.02.140 of the Zoning and Development Code.

A rezone must only occur if one or more of the following criteria are found.

- (1) Subsequent events have invalidated the original premises and findings; and/or
- (2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or
- (3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or
- (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
- (5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

Criteria 3 and 5 are found. The public and community facilities are adequate to serve the scope of land use proposed and as previously explained the Ridges community and the Redlands area will derive benefits from the variety of housing and more efficient and effective use of the land and the infrastructure.

- c. The planned development requirements of Section 21.05 of the Zoning and Development Code.

The application has been developed in conformance with the purpose of Section 21.05 of the Zoning and Development Code by providing more effective use of infrastructure, a needed housing type and/or mix and improved landscaping. The existing Ridges PD previously provided open space, numerous parks of varying sizes and a network of detached multi-use trails throughout the development. Additional open space will come with this proposal.

- d. The applicable corridor guidelines and other overlay districts in Chapter Seven.

There are no overlay districts for these properties and the special regulations found in Section 21.07 of the Zoning and Development Code do not apply.

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

Adequate public facilities and services will be provided concurrent with the development as defined in the attached plans and phasing schedules. Ute Water and City sewer are both currently available within West Ridges Boulevard.

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

Access for the proposed subdivision will be from West Ridges Boulevard in three (3) different locations (see Site Layout Plan). Proposed internal access will be shared drives and parking areas (tracts), maintained by a homeowner's association.

- g. Appropriate screening and buffering of adjacent property and uses shall be provided.

Not applicable since all adjacent land uses are residential in character. The Casas de Luz Plan proposes that all land area located outside of the building footprints are to be platted as tract(s) of land that will be owned and maintained by a homeowner's association and be fully landscaped in accordance with the Zoning and Development Code.

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

The existing plat designates ten two-family dwelling lots ("A" lots). The applicant is proposing a total of 20 units matching the original approved density.

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

The Casas de Luz Plan proposes an R-8 default zone with deviations identified and explained previously in this report.

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

The applicant has submitted a development schedule consisting of four phases with final plat recording with the Mesa County Clerk and Recorder as identified and explained previously in this report.

- k. The property is at least twenty (20) acres in size.

The Ridges PD is over 20 acres in size. This property, a portion of the Ridges PD, is 1.88 acres.

3. Section 21.02.100 of the Zoning and Development Code:

The vacation of the right-of-way and utility easements shall conform to the following:

- a. The Comprehensive Plan, Grand Valley Circulation Plan, and other adopted plans and policies of the City.

Granting the request to conditionally vacate right-of-way and to vacate utility easements and a drainage easement does not conflict with the Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies of the City.

The right-of-way to be vacated is a frontage road that was dedicated to allow for additional roadway for someone exiting lots 34A through 40A of The Ridges Filing No. Five so as to better maneuver a vehicle safely into a position to more safely enter onto West Ridges Boulevard. With the redesign of the plan layout for the dwelling units and the reduced access points of the Proposed Plan, the additional roadway area will no longer be necessary.

The recommendation to vacate is conditioned because a plat must be recorded with the lots and or units platted in a manner that the frontage road is not needed for safety purposes. In addition, an easement is necessary to be retained for multipurpose use as utilities are located in the roadway and City standards requires a multipurpose easement.

The easements being vacated are not needed.

No parcel shall be landlocked as a result of the vacation.

No parcel will be landlocked as a result of these vacations.

- b. Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive or reduces or devalues any property affected by the proposed vacation.

As the right-of-way shall only be vacated with the recording of a new plat such that the right-of-way is not needed, then access will not be restricted.

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

There will be no adverse impacts to the general community and the quality of public facilities and services provided will not be reduced due to the vacation requests.

- d. The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter 21.06 of the Grand Junction Municipal Code.

The provision of adequate public facilities and services will not be inhibited for any property as required in Chapter 21.06 of the Zoning and Development Code. No adverse comments were received from the utility review agencies during the staff review process.

- e. The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.

Maintenance requirements for the City will be slightly reduced with less right-of-way to maintain. A multipurpose easement will be reserved and improved traffic circulation will be continued by the limiting of access points to three (3) onto West Ridges Boulevard.

FINDINGS OF FACT/CONCLUSIONS AND CONDITION OF APPROVAL

After reviewing the Casas de Luz application, PLD-2010-259 for an Amendment to the previously amended Planned Development zoning ordinance for the Ridges Planned Development, Conditional Vacation of Right-of-Way, and Vacation of portions of Utility Easements and a Drainage Easement, the Planning Commission makes the following findings of fact and conclusions with conditions for the right-of-way vacation:

1. The requested amendments to the amended Ridges Planned Development ordinance are consistent with the Comprehensive Plan.
2. The review criteria in Section 21.02.150 (b) of the Zoning and Development Code have all been met for amendment of the Planned Development ordinance.
3. The review criteria in Section 21.02.100 of the Zoning and Development Code have all been met for vacating the frontage road with the condition that a plat be recorded with the first phase of the Plan with the Mesa County Clerk and Recorder including all the lots in The Ridges Filing No. 5 abutting the frontage road being eliminated or platted in a manner acceptable to the City's Public Works and Planning Director so that access for the newly platted parcels be accomplished in accordance with City standards. In addition, a 10' multipurpose easement shall be retained and reserved as needed for existing utilities.
4. The review criteria in Section 21.02.100 of the Zoning and Development Code have all been met for the portions of the Utility Easements identified to be vacated and the Drainage Easement to be vacated.

Site Location Map

Figure 1



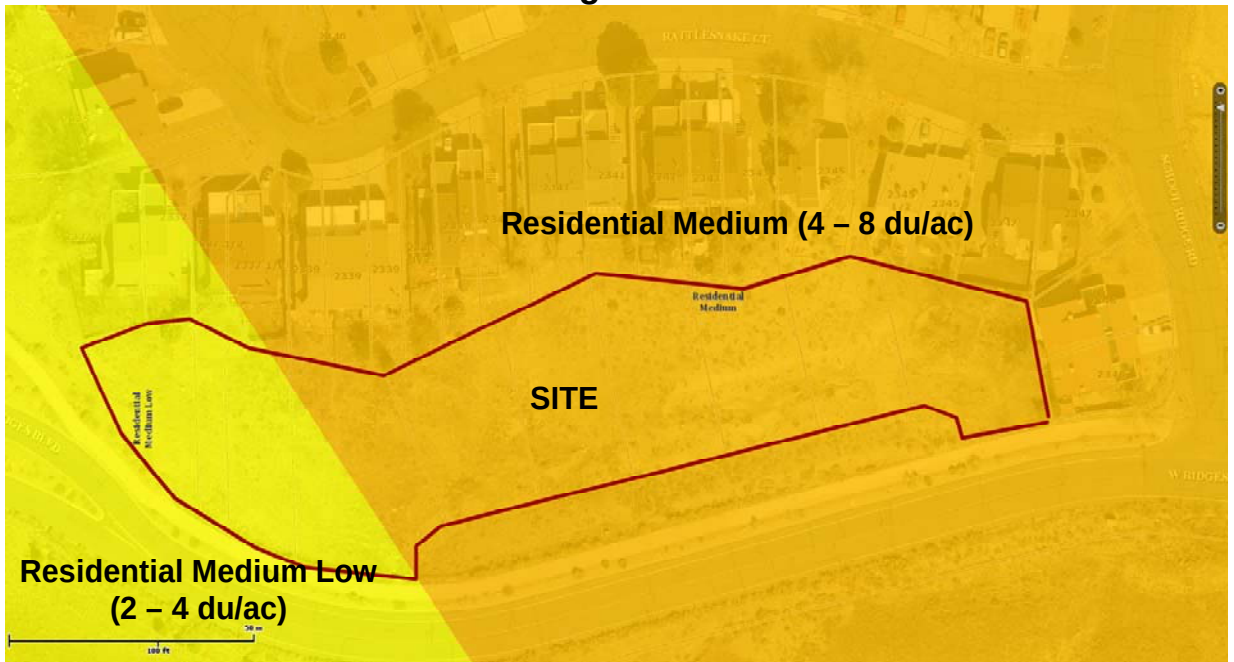
Aerial Photo Map

Figure 2



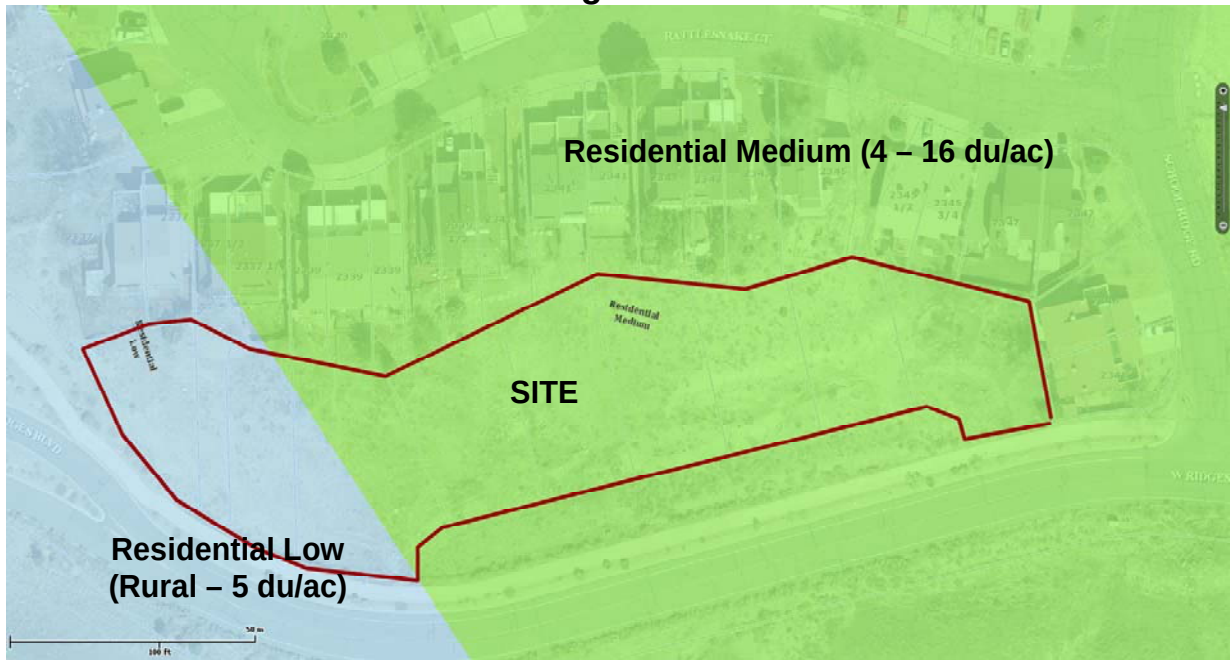
Comprehensive Plan

Figure 3



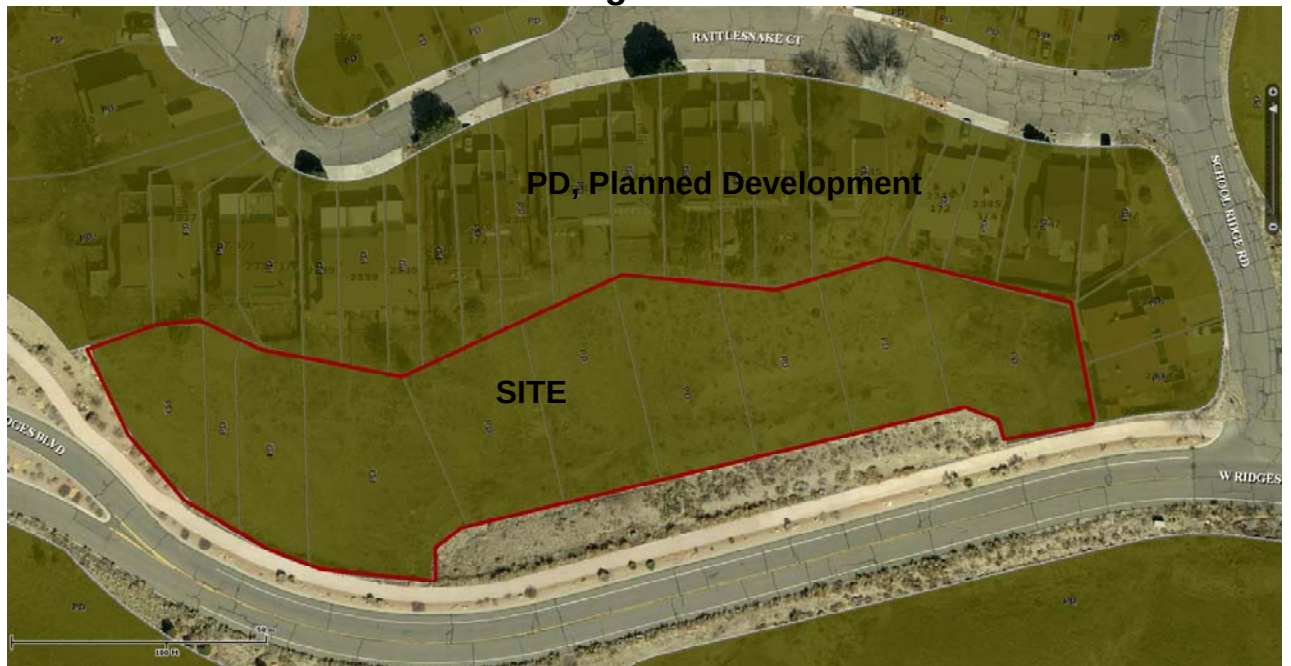
Blended Residential Map

Figure 4



Existing City Zoning

Figure 5



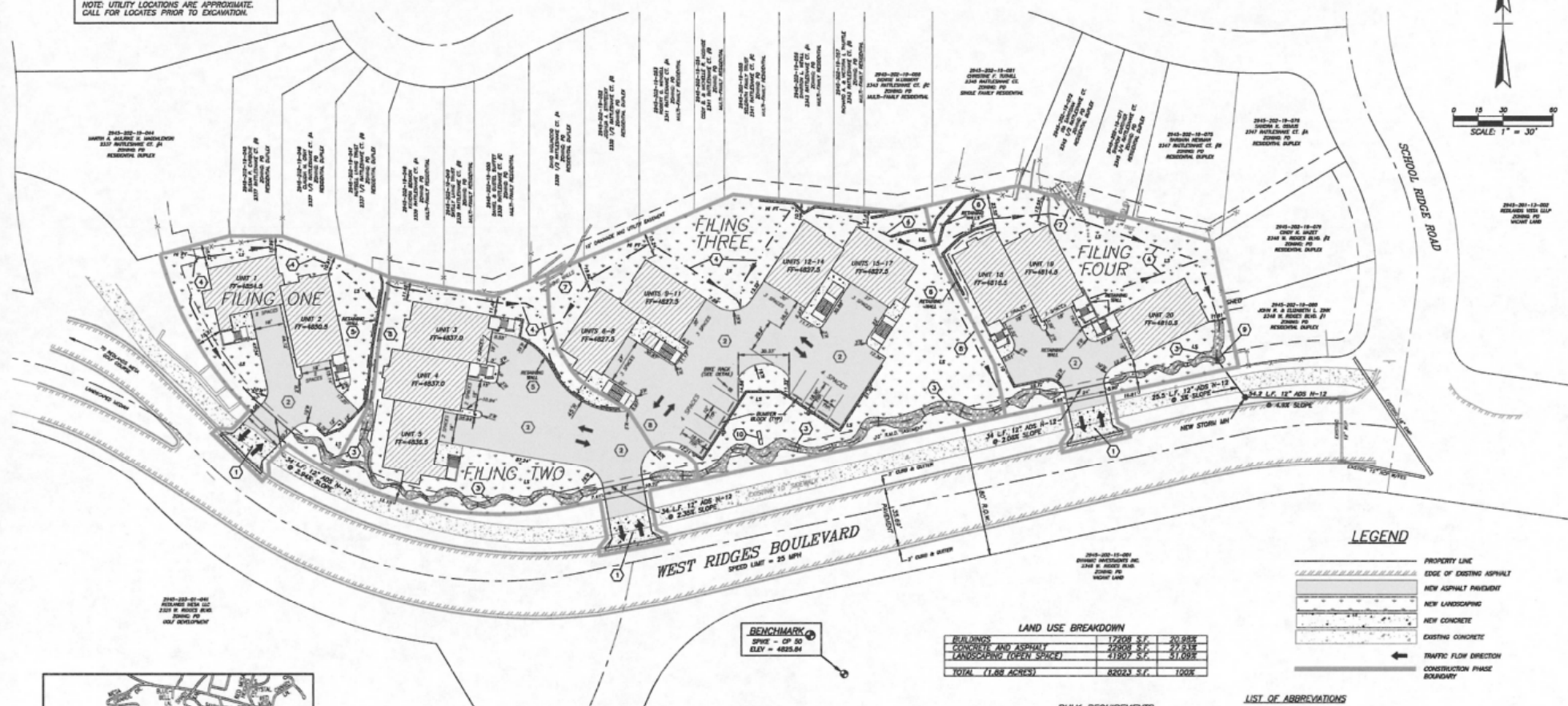
GAS	XCEL ENERGY
ELECTRIC	XCEL ENERGY
TELEPHONE	QWEST COMMUNICATIONS
IRRIGATION	RIDGES METROPOLITAN DISTRICT CITY
SEWER	OF GRAND JUNCTION
WATER	UTE WATER
CABLE	BRESNAN COMMUNICATIONS

NOTE: UTILITY LOCATIONS ARE APPROXIMATE.
CALL FOR LOCATES PRIOR TO EXCAVATION.

ALL CONSTRUCTION & MATERIALS SHALL COMPLY WITH CITY OF GRAND JUNCTION
STANDARD CONTRACT DOCUMENTS FOR CAPITAL IMPROVEMENTS CONSTRUCTION.

CONTRACTOR SHALL HAVE A SIGNED COPY OF PLANS AND A COPY OF THE CITY OF GRAND JUNCTION STANDARD CONTRACT DOCUMENTS ON THE JOB SITE AT ALL TIMES.

CONTRACTOR SHALL OBTAIN "WORK IN RIGHT-OF-WAY" PERMIT FOR ALL CONSTRUCTION ACTIVITY OCCURRING WITHIN WEST RIDGES BOULEVARD RIGHT-OF-WAY.



PROPERTY LINE
EDGE OF EXISTING ASPHALT
NEW ASPHALT PAVEMENT
NEW LANDSCAPING
NEW CONCRETE
EXISTING CONCRETE

← TRAFFIC FLOW DIRECTION
CONSTRUCTION PHASE

ZONE: PLANNED DEVELOPMENT
 DENSITY: 10.6 DU/ACRE
 SETBACKS: FRONT 11 FEET
 REAR 10 FEET
 SIDE 5 FEET
 BUILDING HEIGHT LIMITATION
 UNITS 1 & 2: ELEVATION 4000
 UNITS 3 - 20: ELEVATION 4000

ROW = RIGHT-OF-WAY
DU = DWELLING UNIT
FF = FINISHED FLOOR
CP = CONTROL POINT
SF = SQUARE FEET
LF = LINEAR FEET
LS = LANDSCAPE
MH = MANHOLE
TYP = TYPICAL
R = RADIAL

BENCH MARK:
CP AND SPIKE
N 31874.41
E 75959.97
ELEVATION=4825.84
NAVD 1988

APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.

_____ Date _____

INITIAL ACCEPTANCE

_____ Date _____

APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE

_____ Date _____

INITIAL ACCEPTANCE

_____ Date _____

1. CONSTRUCT DRAINAGE SYSTEM FOR STANDARD CONCRETE DETAIL, PAGE 6-47 OF THE CITY OF CHICAGO STANDARD DOCUMENTS FOR CAPITAL IMPROVEMENTS CONSTRUCTION, REVISION FEBRUARY 2008. REMOVE EXISTING CURB & GUTTER AND SETBACK AT 10' FROM EXISTING CURB TO NEW DETAIL. DETAIL TO BE 18" HIGH AND 24" WIDE. DETAIL TO BE COLORED CONCRETE WITH DETAIL EXISTING ALL CONCERNS IN 2" DETAIL. DETAIL TO BE 18" HIGH AND 24" WIDE. DETAIL TO BE COLORED CONCRETE.
2. SPACE HATCHING REPRESENTS ALL AREAS TO REMOVE ASPHALT PAVING. REFER TO SITE-SPECIFIC DETAILING REPORT FOR PAVEMENT SCHEDULE.
3. PROPOSED ROOF-LEVEL DRAINAGE CHANNEL FOR IMPROVED QUALITY CONTROL. REFER TO GRADING PLAN (SHEET 3) FOR DETAIL.
4. REMOVE EXISTING ASPHALT AND CONCRETE DETAIL FROM EXISTING ASPHALT AREAS. SEE DETAIL ON GRADING PLAN SHEET 5.
5. PROPOSED BOLLARD LENGTH RETAINING WALL WITH COLLECTION BOLLARDS. SEE RETAINING WALL LENGTH ON SHEET 7.
6. PROPOSED BOLLARD LENGTH RETAINING WALL WITH FRENCH DRAIN BETWEEN DETAIL AND DETAIL. SEE DETAIL ON GRADING PLAN SHEET 5.
7. EXISTING RETAINING WALLS INSTALLED BY NORTH AUSTIN PROPERTY OWNERS. CONTACT THE ADJACENT PROPERTY OWNER IF RETAINING WALLS MUST BE REMOVED OR RECONSTRUCTED.
8. APPROXIMATE LOCATION OF PROPOSED DEVELOPMENT PLAN BOUNDARY.
9. SMALL AREA MAINT FOR CITY STANDARD CONSTRUCTION DOCUMENTS FOR CAPITAL IMPROVEMENTS CONSTRUCTION, STANDARD FORM 000, SHEET 001, PAGE 0-11.
10. MOVEMENT SLIP BUSINESS SIGN APPROX. DIMENSIONS 6" TALL BY 8" WIDE, A. APPROXIMATE LOCATION OF SIGN.

1. MAIL DELIVERY WILL BE AS REQUIRED BY UNITED STATES POSTAL SERVICE.
2. GARBAGE DISPOSAL SERVICE WILL CONSIST OF INDIVIDUAL TRASH CONTAINERS ON SITE TRASH CHAMBERS ARE NOT PROPOSED.
3. ADJACENT DRIVEWAY SPACING FOR WEST DRIVEWAY AND CENTER DRIVEWAY IS 325 FEET AS MEASURED FROM CLOSEST EDGE OF EACH DRIVEWAY.
4. AN EMERGENCY VEHICLE TURNAROUND IS NOT PROVIDED ON THIS SITE.

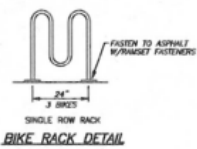
UNITS 1-5, 18-20 SINGLE FAMILY
8 SINGLE FAMILY UNITS
2 PARKING SPACES REQUIRED PER UNIT
 $8 \text{ UNITS} \times 2 \text{ SPACES/UNIT} = 16 \text{ SPACES}$

UNITS 6-17 CORE CONDOMINIUMS
12 CONDOMINIUM UNITS, 2 BEDROOMS/UNIT
1.5 PARKING SPACES REQUIRED PER UNIT
 $12 \text{ UNITS} \times 1.5 \text{ SPACES/UNIT} = 18 \text{ SPACES}$

TOTAL # PARKING SPACES REQUIRED = 34

*TOTAL INCLUDES GARAGE SPACES.

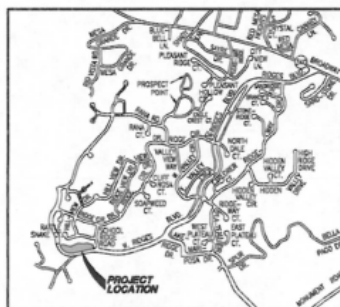
*TOTAL INCLUDES GARAGE SPACES.



**PRELIMINARY
NOT FOR
CONSTRUCTION**

CALL 811 BEFORE YOU DIG

NOTICE: FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION



Bulk Standards – Casas De Luz

Overview

Dynamic Investments, Inc. has submitted a request for a Planned Development Preliminary / Final review as well as Easement & Right-of-Way Vacation for ten duplex lots located in The Ridges Filing 5 Planned Development. The property of interest is 1.88 acres located north and west of the intersection of School Ridge Road and West Ridges Boulevard off of West Ridges Boulevard.

The existing plat designates ten duplex lots to be constructed accessing off of West Ridges Boulevard. The proposal under review is for the same number of units, twenty, to be constructed in townhome and condominium design. The proposed design incorporates elements of clustering the units to allow for more private open space within the development. Additionally, the proposal uses three shared accesses, minimizing the impact on West Ridges Boulevard.

Before the Neighborhood Meeting, building and landscape architects were consulted to produce a design intended to minimize impacts on geographical features as well as neighboring properties. The bulk standards under review herein incorporate these design standards.

A Neighborhood Meeting was held September 8, 2010 to inform the neighbors of the design of Casas de Luz. Though ideas and concerns were heard at the meeting and any feasible requests were incorporated, the design presented to the neighbors is the same design that was submitted for review by the City of Grand Junction and appears detailed in this report.

Public Benefit

The modification to the existing plat would be of public benefit. The visual appeal of the architecture of the buildings would benefit the public. The incorporation of using the existing land and landscaping the overall project would also carry visual appeal. Additionally, the infrastructure to the lots is currently in place and use of existing infrastructure benefits the public. Finally, the types of residences proposed are a benefit by giving the community a variety of housing.

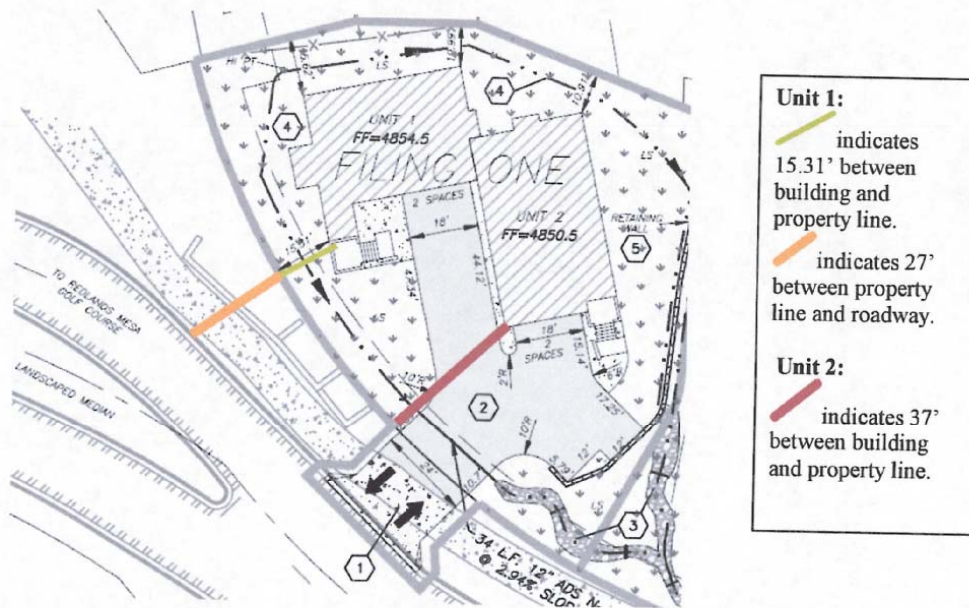
The main element that requires modification from existing requirements is that of the location of the property line. Because the property line is at the building footprint, rather than at the street or right of way, setbacks are non-existent between property line and the structure and therefore are obviously not met.

Setbacks

Setbacks generally dictate the location of a building in relation to the area surrounding that building. As the design for Casas de Luz is to have the specific building footprints

be the property line, there are no setbacks from the property line. However, the ideals of the setback, being distance from surrounding features, have been taken into account. It is understood that generally setbacks allow for parking, sight distance and streetscape for and in adjacent roadways and proximity to neighboring buildings. This section will detail how each of these factors have been accounted for in the placement of each building.

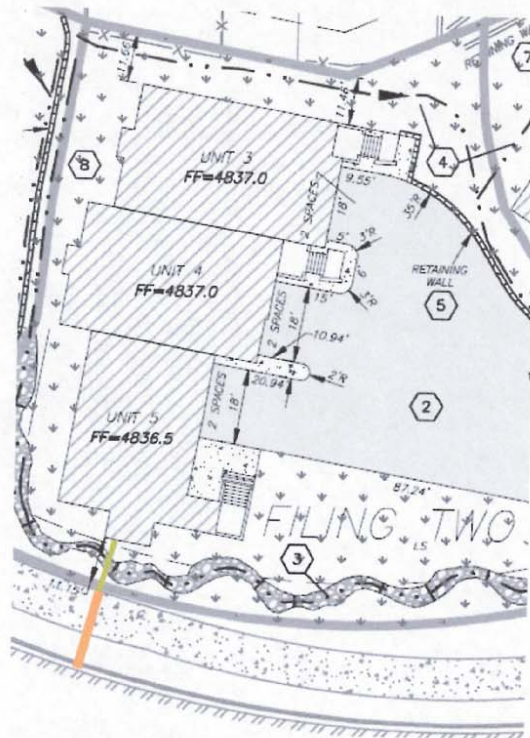
Filing One



All units in the proposed Casas de Luz are at least 10' from the rear and adjacent property lines. Each of these will be shown in the upcoming segments. In addition, the buildings within Casas de Luz are proposed with more than 20 feet of separation between structures.

The above excerpt from the Site Plan shows Units One and Two. As is colored on the above picture, there is a distance of 15.31 feet from Unit One to the property line. However, the Casas de Luz property line is 27' from the road, as indicated in orange. Therefore, the building is actually more than 43 feet from the roadway. Unit Two has more than 37 feet between the structure and the subdivision property line.

Filing Two



Unit 5:

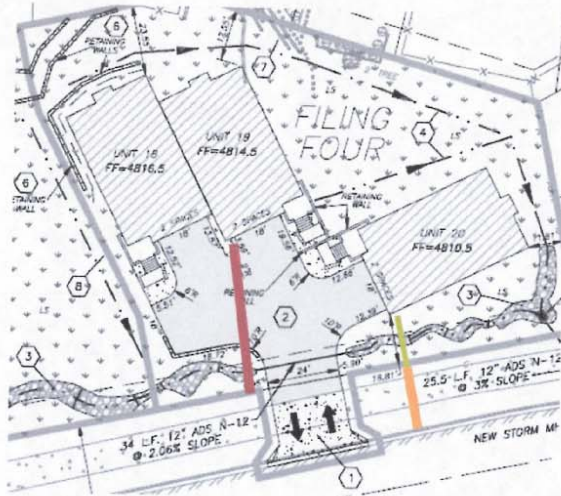
 indicates 11.1' between building and property line.

 indicates 20' between property line and roadway.

In Filing Two, buildings are set back from the rear property line by over 10 feet. In addition, there is more than 20' of separation between these buildings and those found in the surrounding Filings One and Three. The main area of interest is that of the proximity of Unit 5 to the street. As shown on the above excerpt from the Site Plan in green, there is 11.1 feet of separation between the building and the subdivision property line. As shown by the line in orange, there is an additional 20 feet of separation between the property line and the roadway. Thus, in total Unit 5 is more than 30 feet from the roadway.

Casas de Luz
Bulk Standards

Filing Four



Unit 19:

indicates 50' between building and property line.

Unit 20:

indicates 16.81' between building and property line.

indicates 23' between property line and roadway.

In Filing Four, all buildings are set at least 10 feet from adjacent property lines. Between structures, 20 feet of separation is also included in the design.

Units 18 and 19 are 50 and 55 feet from the property line, respectively. Unit 20 is 16.81 feet from the subdivision property line and an additional 23 feet from the roadway. Unit 20 is approximately 40 feet from the roadway.

As has been shown in this section, the design of the location of the buildings satisfies the intent of setbacks in proximity to adjacent elements. A sight distance analysis has also been performed to ensure the sight distance from each of the entrances is safe. None of the buildings hinder sight distance for traffic.

Height

The intent of the design of Casas de Luz is to create an aesthetically appealing architectural roof line. This means the heights of the buildings will vary. Several discussions have ensued in the planning portion for this design. Comparison will be made relating the height in two different measures. First, the measure of elevation in feet from sea level will be listed. Next, the height from finished grade to the top of the roof is given.

Unit 1 – 4887.8 – 27.8

Unit 2 – 4882.8 – 24.8

Unit 3 – 4870.3 – 25.8

Unit 4 – 4860.2 – 15.7
Unit 5 – 4869.8 – 25.3
Units 6, 7 & 8 – 4867.9 – 34.9
Units 9, 10 & 11 – 4867.9 – 34.9
Units 12, 13 & 14 – 4867.9 – 27.4
Units 15, 16 & 17 – 4867.9 – 27.4
Unit 18 – 4849.8 – 25.8
Unit 19 – 4847.8 – 23.8
Unit 20 – 4840.8 – 30.8

The Amended Final Plan for the Ridges does not include height limitations for structures such as those proposed with Casas de Luz, the previous prevailing document, the Protective Covenants for "The Ridges" PUD, does include such a discussion (Article 3, Section 5). The height limitation as determined by the Covenants is based on the adjacent ridge line. Buildings built on top of ridges or mesas, such as Units 1 and 2 in Casas de Luz, maximum building height shall not exceed 28 feet above natural ground. Buildings in lower elevations, such Units 3 through 20 in Casas de Luz, must not exceed 20 feet above the elevation of the closest adjacent ridge or mesa. As applied to Casas de Luz, the closest natural ridge line is at 4860 feet. The corresponding elevation line(s) are shown as a dashed line on the elevations also included with this document.

A current zoning designation that would accompany densities such as those originally platted for this property would be an R-8 zone designation. The associated height limitation for such a zoning designation would be 40 feet for any structure. The tallest building in Casas de Luz is less than 36 feet, which means Casas de Luz complies with this requirement.

Conclusion

The Casas de Luz proposal is for a modified layout to ten duplex lots in the Ridges subdivision. The intent of this proposal is for visual harmony with the surrounding area by implementing landscaping and architectural design principles. Because of these design principles, the plat will look slightly different than a standard subdivision plat. Therefore, modified bulk requirements are sought to incorporate the societal benefit that a community such as Casas de Luz will provide.



UNITS 1+2



UNITS 5+7



UNITS 18-20

Susan P. Carbone
2337 B Rattlesnake Ct.
Grand Junction, CO 81507
970-242-4379
July 7, 2011

Grand Junction Planning Commission
Grand Junction City Council
250 N. 5th Street
Grand Junction, CO 81501
attn: Scott Petersen

RECEIVED
JUL 21 2011
COMMUNITY DEVELOPMENT
DEPT.

Dear Planning Commission and City Council Members,

I urge you to reject the proposal for a new PD ordinance for the subdivision, Casas de Luz, from Dynamic Investments (Mike Stubbs and Mansel Zeck). Dynamic Investments is seeking a re-plat of land between Rattlesnake Ct. and West Ridges Blvd. I believe that this proposal is in no way advantageous to current homeowners and residents.

As native Chicagoans, my late husband and I purchased our town home at 2337 B Rattlesnake Ct. in the spring of 1987 and were delighted to have proximity both to town and to the recreational opportunities provided by the Ridges. Over the years, buildings have grown up around the cul-de-sac and many of the hiking trails are no longer accessible with the advent of the golf course. Ridges Blvd was also extended behind our town homes with greater noise from its traffic.

At the time of our town home purchase, we understood that the land adjacent to the home was platted as a duplex lot. Now, Dynamic Investments wants to have that land re-platted and has proposed a two story building that would extend across the entire width of my property and extending across the adjacent properties on either side of me. This proposed building would be 25 feet tall and be placed less than 10 feet from my back property line. I would not have considered making my home purchase had that plat existed in 1987.

"We want to create a feeling of spaciousness and views," declared Mr. Zeck in an article for The Daily Sentinel in August, 2010 but this comes at the price of Rattlesnake residents losing any semblance of spaciousness and obliterating any view. I also mourn the anticipated loss of my privacy. The impact to the passive solar capabilities of the condos already existing may be another casualty of this re-platting. I believe that proposal also violates the Adopted Bulk Standards of the Ridges Planned Development in the following areas:

1. Proposed building heights may exceed 25 feet from the highest grade lines.
2. The developer does not always meet the front yard setbacks of 20 feet from West Ridges Blvd.
3. The Ridges ACCO has stated that the proposed site plan is NOT consistent with the covenants which provide for no more than 2 units per lot.

Dynamic Investments addresses benefits of their proposed development to the golf course but not to current residents. They state the visual appeal as a benefit and that the types of residences proposed give a variety of housing to the area. These proposed buildings are not adequately buffered from our existing homes and adversely impact our properties. At a meeting with current residents in September,

2010, the developers were asked to consider leaving greater distances from our lot lines to their proposed buildings and to modify proposed heights of buildings. It appears that the developers have made no design changes to accommodate the concerns of current residents. The Ridges already has a large number of condos and town homes as provided by those recently build at Shadow Run and those proposed to be built at Redlands Vista Development (signage states that 56 sites are to be built).

The proposed re-platting of land is not in the best interest of the existing neighborhood. If the re-platting is approved, I fear it will compromise the quality of life enjoyed by Rattlesnake Ct. residents. Privacy will be compromised and crowding is not a healthy way of life. I do understand that the landowner and developer have a right to develop that land, but I believe they could do so under the current platting. Please allow current residents to maintain a quality environment in which to live.

Sincerely,


Sue Carbone

This is a formal request by the citizens of the Rattlesnake Ct. Concerned Citizens for denial of a request by Dynamic Investments for the proposed Casas De Luz planned development. The group feels this planned development is not in the best interest of all citizens in the area and cite the following reasons:

1. Dynamic Investments has not established how their proposed development, Casas de Luz, will benefit current Rattlesnake residents. In fact, it will adversely affect residents due to lack of adequate buffering from existing homes, lack of privacy, and may have a negative impact on our passive solar capabilities. Dynamic Investments acknowledges in page 1 of its Bulk Standards-Casas De Luz that the main element that requires modification from existing requirements is that of the location of the property line. Because the property line is at the building footprint, rather than at the street or right-of-way, set-backs are non-existent between property line and the structure and therefore obviously are not met.
2. Dynamic Investments proposal violates the Adopted Bulk Standards of the Ridges Planned development with building heights that may exceed 25 feet from the highest grade lines, not meeting the front yard setbacks of 20 feet from West Ridges Blvd, and that the site plan is not consistent with the covenants which allow for no more than 2 units per lot.
3. An additional concern is impeding traffic on West Ridges Blvd. Ingress and egress into this area could lead to traffic safety issues for those entering and exiting Redlands Mesa Golf Course and the surrounding homes in the area.
4. Concerns about whether the proposed development is adequately funded to carry through to completion (as has happened to the development on the southeast corner of Ridges Blvd and School Ridge). In addition to the Shadow Run Subdivision near Shadow Lake this would be the third development in the area and the first two have not been completed. The timetable of possible completion of the Casas De Luz project requested by Dynamic Investments is December 31, 2021. That is simply too long for residents in the area to be living in a construction zone.
5. Existing and future property values. The recent economic downturn in Mesa County has caused a decline in real estate values in the area. Will a long running construction project hamper future real estate values from stabilizing or increasing in the future? A more than 10 year window to complete the project is not acceptable to nearby residents.
6. Concerns about stability of the land and run off. Citizens are concerned it the development will cause building shift in the soil under their homes.

RICK THURTLÉ
2343 B RATTLESNAKE CT.
GRAND JUNCTION CO 81507

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE AMENDING THE AMENDED PLANNED DEVELOPMENT ZONING ORDINANCE FOR THE RIDGES PD FOR LOTS 34A-40A, BLOCK TWENTY-FIVE OF THE RIDGES FILING NO. 5 AND LOTS 41A-43A OF THE REPLAT OF LOTS 22A THROUGH 30A, BLOCK TWENTY FIVE THE RIDGES FILING NO. FIVE WITHIN THE RIDGES PD "CASAS DE LUZ PROPERTY" WITH A DEFAULT R-8 (RESIDENTIAL – 8 DU/AC) ZONE DISTRICT FOR THE DEVELOPMENT OF 20 DWELLING UNITS

LOCATED ADJACENT TO WEST RIDGES BOULEVARD AND WEST OF SCHOOL RIDGE ROAD

Recitals:

The land zoned Planned Development under Ordinance 2596 "Zoning Certain Lands Annexed to the City Known as the Ridges Majority Annexation" in 1992 has not fully developed and/or built out. There are remaining parcels within the approved Ridges plan that are still vacant. A proposal for several of the platted "A" lots located adjacent to West Ridges Boulevard and west of School Ridge Road, specifically, Lots 41A, 42A and 43A, Block 25, Replat of Lots 22A through 30A, Block 25, The Ridges Filing No. 5 and Lots 34A through 40A, Block 25, The Ridges Filing No. 5, referred to as "Casas de Luz Property or Casas de Luz" has been presented to the Planning Commission to recommend to City Council an amendment to the Amended Planned Development Ordinance and to establish the underlying zone for these properties that total 1.88 acres.

The Grand Junction Planning Commission, at its August 9, 2011 public hearing, recommended approval of the amended Planned Development zoning ordinance for a maximum of 20 dwelling units for Casas de Luz Property with a default R-8, (Residential – 8 du/ac) zoning district, including some deviations.

This Planned Development zoning ordinance establishes the standards, default zone (R-8), and amends the original Planned Development zoning ordinance for the above mentioned properties.

In public hearings, the Planning Commission and City Council reviewed the request for the proposed amended Planned Development approval and determined that the Amended Plan satisfied the criteria of the Code and is consistent with the purpose and intent of the Comprehensive Plan. Furthermore, it was determined that the proposed Plan has achieved "long-term community benefits" by proposing effective infrastructure design and in-fill project. While the entire Ridges Planned Development provided long-term community benefits with the original PUD, the Casas de Luz project further provides a needed housing type, with innovative design and by utilizing the topography of the site. The proposed design incorporates elements of clustering units to allow for

more private open space within the development. Also, the development uses three (3) shared accesses to access the 20 dwelling units, minimizing the impact onto West Ridges Boulevard (attached Exhibit A).

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE CURRENT PLANNED DEVELOPMENT ZONE IS AMENDED AND LAND AREA FOR THE AREA DESCRIBED BELOW WITH THE FOLLOWING STANDARDS, DEFAULT ZONE AND DEVIATIONS:

- A. Lots 41A, 42A and 43A, Block 25, Replat of Lots 22A through 30A, Block 25, The Ridges Filing No. 5 and Lots 34A through 40A, Block 25, The Ridges Filing No. 5 and associated vacated Right-of-Way.

Said parcels contain 1.88 +/- acres more or less.

- B. This Ordinance is further conditioned:

- 1. Density

- The density shall remain the same at 10.6 dwelling units per acre.

- 2. Access

- Access for the Plan will be from West Ridges Boulevard in three different locations (see Site Layout Plan). Internal access will be shared drives and parking areas (tracts), maintained by a homeowner's association.

- 3. Plan Layout

- The Plan shall have a mixture of two-family, multifamily, and/or single-family detached dwelling units. The multifamily dwellings will be stacked and will require approval of a condominium map. Generally, the building footprint for each dwelling unit in Filing One, Filing Two and Filing Four as designated on the Site Layout Plan will be a lot. The multifamily units are proposed as stacked dwelling units in Filing Three. If the units are to be created for separate ownership, a condominium map will be required with the building footprint generally being the exterior horizontal boundaries of the units. If the units are not created for separate ownership, then the building footprints shall generally be the boundaries of the lots. All areas outside of a building footprint shall be designated as "Tracts" for maintenance responsibility by a homeowner's association.

4. Landscaping

Landscaping shall be in conformance with the Zoning and Development Code (Code) for a multifamily residential development (see Landscaping Plan) with a total of 33 trees and 212 shrubs to be planted on 1.88 acres along with granite stone mulch and dryland grass seed mix in open space (tract) areas.

5. Phasing

The Casas de Luz Plan shall be developed in four phases. The phasing schedule is as follows (see Site Layout Plan):

The first phase shall be completed on or before December 31, 2014 with the recording of a plat with the Mesa County Clerk and Recorder consisting of all of the land in the Casa de Luz Property which includes all the lots in The Ridges Filing No. 5 abutting the frontage road to be vacated by eliminating the lot(s) or platting new lots in a manner acceptable to the City's Public Works and Planning Director so that access to and from the newly platted parcels is accomplished in accordance with City standards.

The second phase shall be completed on or before December 31, 2017, with a written approval of a final plan and plat for that portion of the Casas de Luz Property.

The third phase shall be completed on or before December 31, 2019, with a written approval of a final plan and plat for that portion of the Casas de Luz Property.

The fourth phase shall be completed on or before December 31, 2021, with the written approval of a final plan and recording of a plat with the Mesa County Clerk and Recorder finalizing the Casas de Luz Plan.

6. Community Benefit

The design incorporates elements of clustering units to allow for more private open space within the development. Also, the development provides more effective use of infrastructure by eliminating public right-of-way and using three shared accesses to serve the 20 dwelling units which significantly minimizes the impact onto West Ridges Boulevard.

7. Default Zoning

If the first phase for the Casas de Luz Plan is not completed in accordance with the approved scheduling phases and the amended Plan lapses, then the amended ordinance for the Casas de Luz Property shall have no force and effect and the previously amended Ordinance 2596 shall be in full force and effect as it applies to the Casas de Luz Property.

If the first phase is completed, then the Casas de Luz Property shall have a default zone of R-8, which is in conformance with the Comprehensive Plan for this area. The dimensional standards for the R-8, (Residential–8 du/ac) zone, as indicated in Section 21.03.040 (h) of the Zoning and Development Code, are as follows:

Density: The density shall remain 10.6 dwelling units per acre for the Casas de Luz Property.

Minimum lot area, width, and frontage: (See below for deviations from standards for the Proposed Plan.)

Detached Single-Family	minimum 3000 square feet of area minimum 40 feet width minimum 20 feet frontage
Two Family Attached	minimum 6,000 square feet of area minimum 60 feet width minimum 20 feet frontage
Multifamily	No minimums for area, width, or frontage

Setbacks:

Front Yard Setback (Principal/Accessory): 20/25 (see deviation below)

Side Yard Setback (Principal/Accessory): 5/3

Rear Yard Setback (Principal/Accessory): 10/5

Maximum building height: 40' (The default maximum building height for single family attached and detached, including two family dwellings shall be 25' in conformance with the previously amended Ordinance 2596 for the Ridges PD.)

Deviations

1. Minimum Lot Area, Width and Frontage:

The Plan is designed to have each of the combined dwelling units to be surrounded by open space (see the Site Layout Plan) with shared drives for access to the right-of-way, the minimum lot area, width and frontage are not applicable.

2. Building Setbacks:

The Plan applies the front and rear yard setbacks to the exterior boundary of the Casas de Luz Property rather than the individual lot lines. The front yard setbacks are proposed to be deviated further as follows:

Front Yard (see Site Layout Plan): 15' for Filing One; 11' for Filing Two; 16' for Filing Four

Standard setbacks to the exterior boundary of the Casas de Luz Property setbacks apply unless otherwise noted.

Standard setbacks to the exterior boundary of the Casa de Luz Property setbacks apply unless otherwise noted.

3. Maximum Building Height:

All measurements for maximum heights are at sea level.

Unit 1: 4888'
Unit 2: 4883'
Unit 3: 4871'
Unit 4: 4861'
Unit 5: 4870'
Units 6, 7 & Unit 8: 4868'
Units 9, 10 & Unit 11: 4868'
Units 12, 13, & Unit 14: 4868'
Units 15, 16 and Unit 17: 4868'
Unit 18: 4850'
Unit 19: 4848'
Unit 20: 4844'

(See attached building rendering exhibits for clarification of the building heights and reference to each unit).

4. Multipurpose Easement:

A 10' multipurpose easement is allowed along the abutting West Ridges Boulevard.

INTRODUCED on first reading on this ____ day of _____, 2011 and ordered published in pamphlet form.

PASSED AND ADOPTED on second reading this _____ day of _____ 2011 and ordered published in pamphlet form.

ATTEST:

President of the Council

Stephanie Tuin
City Clerk

UTILITY VENDORS

GAS: XCEL ENERGY
ELECTRIC: XCEL ENERGY
TELEPHONE: QWEST COMMUNICATIONS
IRRIGATION: RIDGES METROPOLITAN DISTRICT
SEWER: CITY OF GRAND JUNCTION
WATER: UTE WATER
CABLE: BRESNAY COMMUNICATIONS

NOTE: UTILITY LOCATIONS ARE APPROXIMATE. CALL FOR LOCATES PRIOR TO EXCAVATION.

ALL CONSTRUCTION & MATERIALS SHALL COMPLY WITH CITY OF GRAND JUNCTION STANDARD CONTRACT DOCUMENTS FOR CAPITAL IMPROVEMENTS CONSTRUCTION.

CONTRACTOR SHALL HAVE A SIGNED COPY OF PLANS AND A COPY OF THE CITY OF GRAND JUNCTION STANDARD CONTRACT DOCUMENTS ON THE JOB SITE AT ALL TIMES.

CONSTRUCTION PERMIT NOTE

CONTRACTOR SHALL OBTAIN "WORK IN RIGHT-OF-WAY" PERMIT FOR ALL CONSTRUCTION ACTIVITY OCCURRING WITHIN WEST RIDGES BOULEVARD RIGHT-OF-WAY.

N

SCALE: 1" = 30'

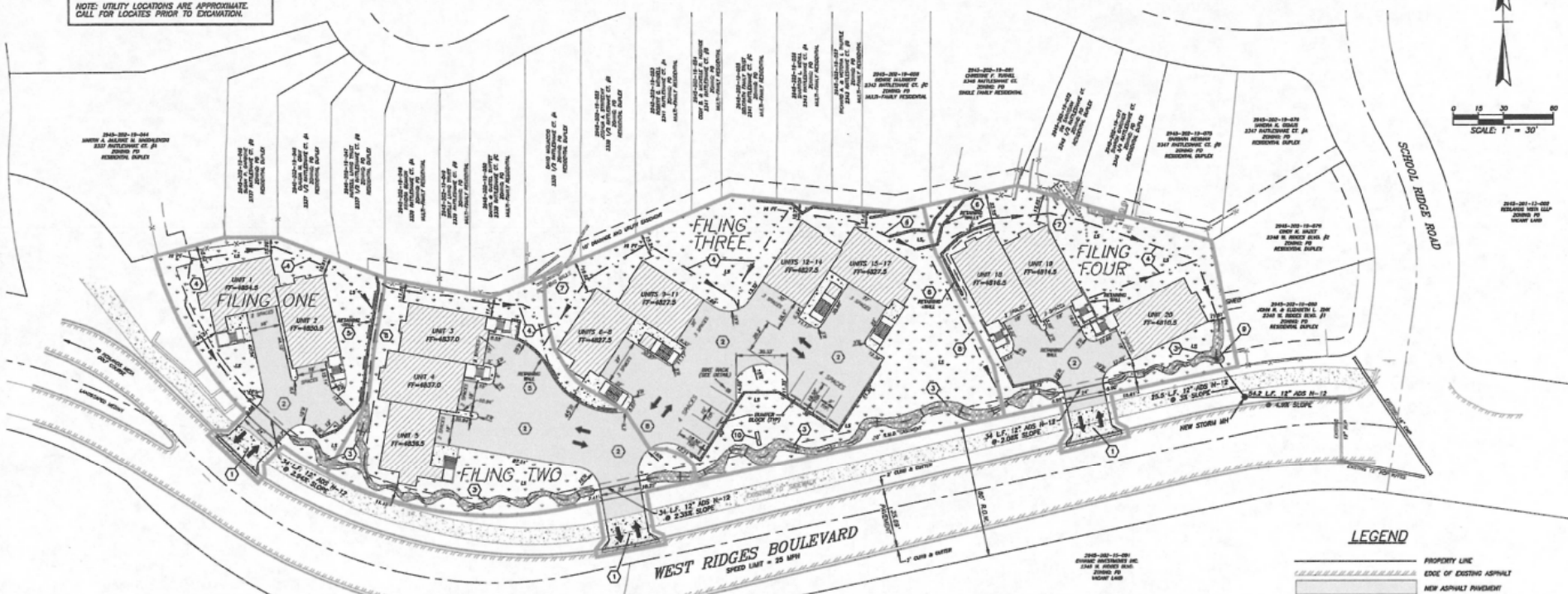
SITE LAYOUT PLAN
EXHIBIT A

DYNAMIC INVESTMENTS, INC.
CASAS DE LUZ
GRAND JUNCTION, COLORADO

SHARPER
Engineering Services, Inc.
1154 N. 4th STREET, GRAND JUNCTION, CO 81501
TELEPHONE: (970) 255-0000 FAX: (970) 242-5883

CHICAGO REGISTERED
TRAVERSE E. JAMES
20047

SHEET 2 OF 9



LEGEND

PROPERTY LINE
EDGE OF EXISTING ASPHALT
NEW ASPHALT PAVEMENT
NEW LANDSCAPING
NEW CONCRETE
EXISTING CONCRETE
TRAFFIC FLOW DIRECTION
CONSTRUCTION PHASE BOUNDARY

LAND USE BREAKDOWN

BUILDINGS	17,000 S.F.	20,000
CONCRETE AND ASPHALT	21,000 S.F.	21,000
LANDSCAPE (OPEN SPACE)	11,000 S.F.	11,000
TOTAL (1.08 ACRES)	85,000 S.F.	100%

BULK REQUIREMENTS

PLANNED DEVELOPMENT	1.00
RESIDENTIAL	1.00
COMMERCIAL	1.00
INDUSTRIAL	1.00
OFFICE	1.00
RETAIL	1.00
RESTAURANT	1.00
TRAVEL	1.00
RECREATION	1.00
UTILITIES	1.00
OTHER	1.00

NOTE: REFER TO FINAL PLAN FOR CHANGES TO BULK REQUIREMENTS.

LIST OF ABBREVIATIONS

ROW = RIGHT-OF-WAY
SU = DWELLING UNITS
PF = FINISHED FLOOR
CP = CONTROL POINT
SF = SQUARE FEET
LF = LINEAR FEET
LS = LANDSCAPE
MV = MANHOLE
TYP = TYPICAL
R = RADIUS

BENCH MARK
CP AND SPIKE
N 31874.41
E 76659.17
ELEVATION=6225.84
NAVD 1988

CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT

APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.

DATE

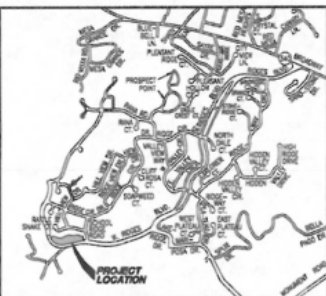
DATE

CITY OF GRAND JUNCTION DEVELOPMENT ENGINEER

APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.

DATE

DATE



VICINITY MAP

CALL 811 BEFORE YOU DIG

NOTICE: FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.

PLAN TAG NOTES:

- CONSTRUCT DRIVEWAY SECTION PER STANDARD CONCRETE DETAIL, PAGE C-57 OF CITY STANDARD CONTRACT DOCUMENTS FOR CAPITAL IMPROVEMENTS CONSTRUCTION, REVISED FEBRUARY 2008. REMOVE EXISTING CURB & GUTTER AND RECONSTRUCT AT EXISTING ELEVATION. REPLACE EXISTING 24" DRAINAGE MANHOLE WITH 36" DRAINAGE MANHOLE. ALL CONCRETE IN 24" DRIVEWAY SECTION SHALL BE 4" THICK, INCLUDING COLORED FINISHES.
- SHOCK AVOIDING REINFORCEMENTS ALL AREAS TO RECONSTRUCT ASPHALT PAVEMENT. REFER TO SITE-SPECIFIC GEOTECHNICAL REPORT FOR PAVEMENT SECTION.
- PROPOSED ROCK-LINED DRAINAGE CHANNEL FOR WATER QUALITY CONTROL. REFER TO DRAINAGE PLAN (SHEET 10) FOR DETAIL.
- PROPOSED LANDSCAPE ROCK-LINED COLLECTION DITCH TO DIVERT WATER AROUND STRUCTURES. SEE DETAIL ON DRAINAGE PLAN SHEET 1.
- PROPOSED BOULDER LANDSCAPE RETAINING WALL WITH COLLECTION DITCHES. SEE RETAINING WALL DETAIL ON SHEET 7.
- PROPOSED BOULDER LANDSCAPE RETAINING WALL WITH FRENCH DRAIN BETWEEN WALL AND BUILDING. REFER TO SHEET 7 FOR DETAIL.
- EXISTING RETAINING WALLS ADJACENT TO NORTH ADJACENT PROPERTY OWNERS. CONTACT THE ADJACENT PROPERTY OWNER IF RETAINING WALLS MUST BE REMOVED TO PROPERLY GRADE THIS SITE.
- APPROXIMATE LOCATION OF PROPOSED DEVELOPMENT FILING BOUNDARY.
- SHALL ALSO MEET PER CITY STANDARD CONTRACT DOCUMENTS FOR CAPITAL IMPROVEMENTS CONSTRUCTION, STANDARD STORM DRAIN DETAIL, PAGE D-11.
- MONUMENT STYLE BUSINESS SIGN, APPROX. DIMENSIONS 4" TALL X 8" WIDE. A SIGN PERMIT WILL BE OBTAINED AND COMPLIED WITH PRIOR TO INSTALLATION.

GENERAL NOTES:

- MAIL DELIVERY WILL BE AS REQUIRED BY UNITED STATES POSTAL SERVICE.
- GARBAGE DISPOSAL SPACE WILL CONSIST OF INDIVIDUAL TRASH CONTAINERS ON SITE. TRASH CONTAINERS ARE NOT PROVIDED.
- ADJACENT DRIVEWAY SPACING FOR WEST DRIVEWAY AND CENTER DRIVEWAY IS 200 FEET AS MEASURED FROM CLOSEST EDGE OF EACH DRIVEWAY.
- AN EMERGENCY VEHICLE TURNAROUND IS NOT PROVIDED ON THIS SITE.

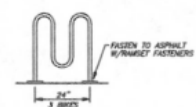
REQUIRED PARKING SPACES PER CODE

UNITS 1-5, 16-20 SINGLE FAMILY
2 SINGLE FAMILY UNITS
2 PARKING SPACES REQUIRED PER UNIT
8 UNITS X 2 SPACES/UNIT = 16 SPACES
UNITS 6-17 CORE CONDOMINIUMS
12 CONDOMINIUM UNITS, 2 BEDROOMS/UNIT
1.5 PARKING SPACES REQUIRED PER UNIT
12 UNITS X 1.5 SPACES/UNIT = 18 SPACES
TOTAL # PARKING SPACES REQUIRED = 34

PARKING PROVIDED:
64 TOTAL SPACES*

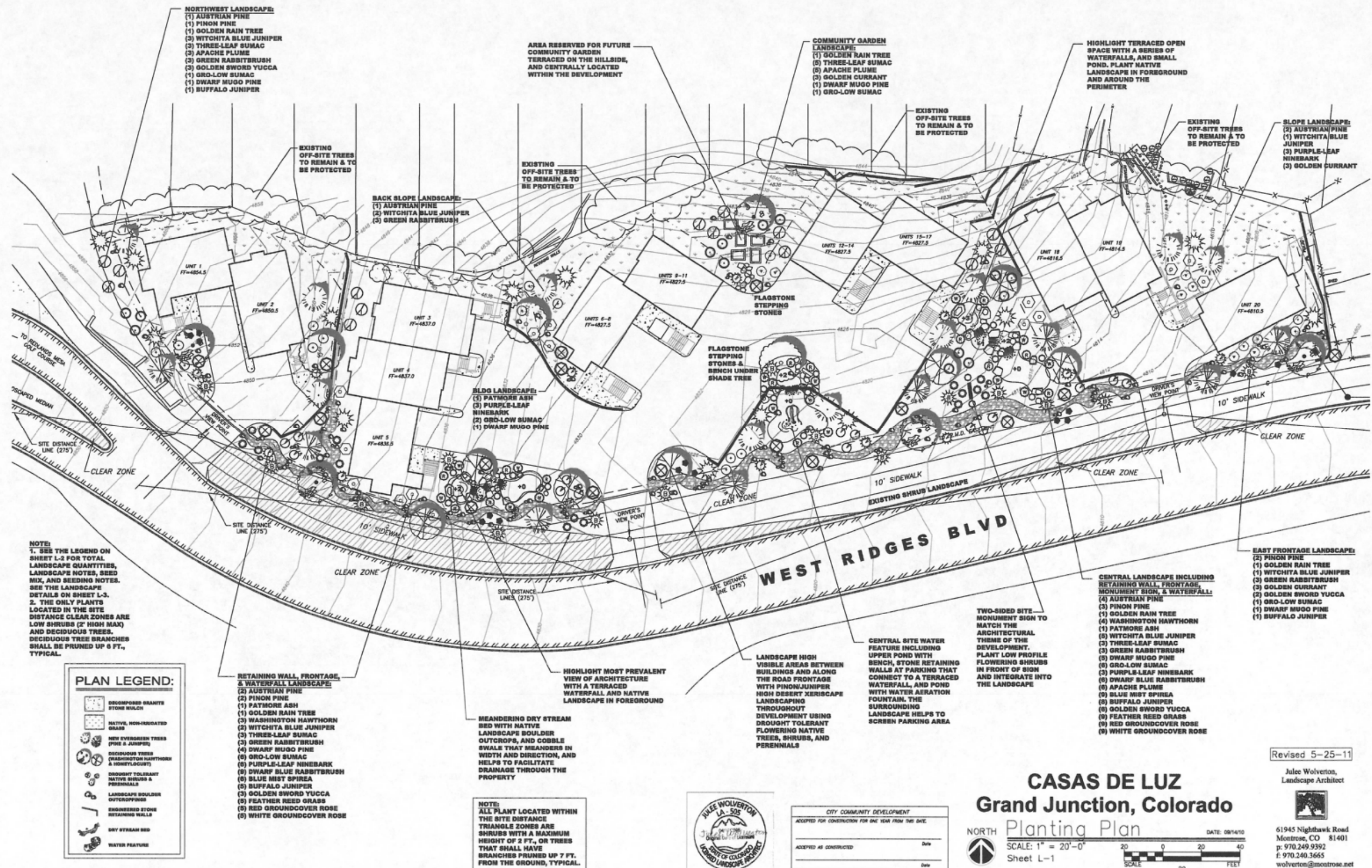
*TOTAL INCLUDES GARBAGE SPACES.

PRELIMINARY
NOT FOR
CONSTRUCTION



BIKE RACK DETAIL

(OR APPROVED EQUAL)



PLANT LEGEND: TREES = 33 TOTAL

SYM.	BOTANICAL NAME:	COMMON NAME:	SIZE:	QUANTITY:	REMARKS:
	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	2" CAL.	7 TOTAL	25' TALL, 20' SPREAD, WHITE SPRING FLOWERS
	FRAXINUS PENNSYLVANICA 'PATMORE'	PATMORE ASH	2" CAL.	3 TOTAL	40' TALL, 30' SPREAD, YELLOW FALL COLOR
	KOELRUTERIA PANICULATA	GOLDEN RAIN TREE	2" CAL.	5 TOTAL	30' TALL, 25' SPREAD, ATTRACTIVE FALL PODS
	PINUS EDULIS	PINON PINE	6 FT. B&B	8 TOTAL	20' TALL, 10' SPREAD, GREEN EVERGREEN
	PINUS NIGRA	AUSTRIAN PINE	6 FT. B&B	10 TOTAL	40' TALL, 12' SPREAD, GREEN EVERGREEN

PLANT LEGEND: SHRUBS = 212 TOTAL

SYM.	BOTANICAL NAME:	COMMON NAME:	SIZE:	QUANTITY:	REMARKS:
	CALAMAGROSTIS 'KARL FOERSTER'	FEATHER REED GRASS	5 GALLON	14 TOTAL	4' TALL, 2' SPREAD, ORNAMENTAL GRASS
	CARYOPTERIS 'DARK KNIGHT'	BLUE MIST SPIREA	5 GALLON	15 TOTAL	3' TALL, 4' SPREAD, BLUE FLOWERS
	CHRYSOTHAMNUS NAUSEOSUS 'GRAVEOLENS'	GREEN RABBITBRUSH	5 GALLON	15 TOTAL	4' TALL, 4' SPREAD, YELLOW FLOWERS
	CHRYSOTHAMNUS NAUSEOSE 'NANA'	DWARF BLUE RABBITBRUSH	5 GALLON	15 TOTAL	2' TALL, 2' SPREAD, YELLOW FLOWERS
	FALLUGIA PARADOXA	APACHE PLUME	5 GALLON	14 TOTAL	3' TALL, 4' SPREAD, SILVER FOLIAGE
	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GALLON	15 TOTAL	1' TALL, 6' SPREAD, GREEN EVERGREEN
	JUNIPERUS 'WITCHITA BLUE'	WITCHITA BLUE JUNIPER	5 GALLON	14 TOTAL	15' TALL, 8' SPREAD, UPRIGHT SILVER/BLUE EVERGREEN
	PHYSOCARPUS 'DIABLO'	PURPLE LEAF NINEBARK	5 GALLON	15 TOTAL	6' TALL, 6' SPREAD, PURPLE FOLIAGE
	PINUS MUGO 'BLOWMOUND'	DWARF MUGO PINE	5 GALLON	13 TOTAL	3' TALL, 4' SPREAD, EVERGREEN
	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	5 GALLON	17 TOTAL	3' TALL, 6' SPREAD, ORANGE FALL COLOR
	RHUS TRILOBATA	THREE-LEAF SUMAC	5 GALLON	14 TOTAL	5' TALL, 6' SPREAD, ORANGE FALL COLOR
	RIBES AUREUM	GOLDEN CURRANT	5 GALLON	9 TOTAL	5' TALL, 5' SPREAD, YELLOW FLOWERS
	ROSA 'FIRE MEIDILAND'	RED GROUNDCOVER ROSE	5 GALLON	14 TOTAL	3' TALL, 4 SPREAD, RED SUMMER FLOWERS
	ROSA 'WHITE MEIDILAND'	WHITE GROUNDCOVER ROSE	5 GALLON	14 TOTAL	2' TALL, 4' SPREAD, WHITE FLOWERS
	YUCCA FILAMENTOSA 'GOLDEN SWORD'	GOLDEN SWORD YUCCA	5 GALLON	14 TOTAL	3' TALL, 3' SPREAD, GOLDEN VARIEGATED SWORD LEAVES

LEGEND: STONE MULCH, NATIVE GRASS, EDGER, BOULDERS, ETC...

SYM.	DESCRIPTION:	QUANTITY:	REMARKS:
	SHREDDED CEDAR BARK MULCH	1,000 SF	PLACE 2' FT. DIA. AROUND TREES, 1 FT. DIA. AROUND SHRUBS TO MAINTAIN MOISTURE, AND THROUGHOUT DESIGNATED SHRUB BEDS AT 3" DEEP OVER LANDSCAPE FABRIC
	1/2" BROWN/BEIGE DECOMPOSED GRANITE STONE MULCH	25,000 SF	PLACE 3" DEEP (NO LANDSCAPE FABRIC) IN DESIGNATED LANDSCAPE AREAS
	DRYLAND GRASS SEED MIX	15,000 SF	SEE THE SEED MIX AND SEEDING NOTES THIS PAGE
	STEEL EDGER	45 LF	1/8" X 4" X 10 FT. COMMERCIAL GRADE STEEL EDGER. INSTALL WITH PROPER OVERLAPS AND STAKES PER MFG RECOMMENDATIONS
	LANDSCAPE BOULDERS: 99 AT DRY STREAM BED, 75 AT WATER FEATURES, 45 OTHER	(125) 2'X2'X3' (85) 3'X3'X4'	BURY 1/3 DEPTH, 2 SIZES, OWNER FURNISHED AND CONTRACTOR INSTALLED SEE THE DETAIL, SHEET L-3
	DRY STREAM BED = 6"-12" COBBLE	2,500 SF	MEANDER IN WIDTH AND DIRECTION. INSTALL PER THE DETAIL, SHEET L-3
	STONE RETAINING WALL - SEE THE CIVIL DWGS	SEE CIVIL	SEE THE CIVIL DRAWINGS
	DESIGN/BUILD RECIRCULATING WATERFALL, STREAM, POND BY CONTRACTOR	3 TOTAL	DESIGN / BUILD BY CONTRACTOR. COORDINATE WITH OWNER.

LANDSCAPE NOTES:

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. DO NOT PLANT ANY TREES OR SHRUBS DIRECTLY OVER BURIED UTILITY LINES, OR ANY TREES UNDER OVERHEAD UTILITY LINES. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC... WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.

2. VERIFY ALL PLANT QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING BID. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

3. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTED AREAS AND GRASS UNTIL FINAL ACCEPTANCE INCLUDING IRRIGATION SYSTEM, WATERING OF PLANTS, SPRAYING, PRUNING, MULCHING, FERTILIZING, ETC...)

4. MEASURE OFF THE PLANS TO ACCURATELY LAYOUT ALL FEATURES AND PLANT LOCATIONS INCLUDING DRY STREAM BED, BERMS, SITE FEATURES, AND PLANTING AREAS.

5. INSTALL A NEW AUTOMATIC PRESSURIZED UNDERGROUND IRRIGATION SYSTEM FOR THE NEW LANDSCAPE. PROVIDE LOW VOLUME BUBBLER IRRIGATION TO ALL TREES AND SHRUBS. THE PERIMETER SEEDED CONSTRUCTION GRADED AREAS SHALL BE TEMPORARILY IRRIGATED ONLY UNTIL ESTABLISHED. CONTRACTOR TO USE IRRIGATION DITCH WATER, PUMP, AND AUTOMATIC CONTROLLER. COORDINATE WITH OWNER.

6. AMEND TOPSOIL AS NEEDED. ALL NATIVE GRASS SEED AREAS SHALL HAVE A MINIMUM DEPTH OF 4 INCHES OF TOPSOIL, AND PLANTING BED AREAS SHALL HAVE A MINIMUM OF 6 INCHES OF TOPSOIL. ALL PARKING LOT ISLANDS SHALL HAVE A MINIMUM DEPTH OF 8" OF TOPSOIL. TOPSOIL SHALL BE FREE OF DEBRIS LARGER THAN 1" SIZE WITH A SALT READING OF NOT MORE THAN 3 MMHOS/CM.

7. WHEN INSTALLING PLANT MATERIAL, PLANT MIX SHALL BE COMPRISED OF 1 PART SOIL CONDITIONER (DECOMPOSED BARK MULCH OR "MESA MAGIC" SOIL CONDITIONER) TO 2 PARTS TOPSOIL. OVER EXCAVATE THE PLANTING HOLES TWO TIMES THE DIAMETER OF THE ROOTBALL. FILL WITH PLANT MIX.

8. PLANT MATERIAL WAS CHOSEN FOR ITS SPECIFIC VARIETY, HEIGHT, AND COLOR. ANY PLANT MATERIAL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

9. STONE MULCH LANDSCAPE SHRUB AREAS SHALL BE INSTALLED WITH A MINIMUM OF THREE INCHES OF SPECIFIED STONE MULCH.

10. SEED AREAS SHALL BE SEEDED AS SPECIFIED IN THE SEEDING NOTES AND SPECIFICATIONS. PRIOR TO SEEDING ROTOTILL 3 CY/1,000 SF OF SOIL CONDITIONER INTO THE TOP FOUR INCHES OF TOPSOIL AND FINE GRADE (COMPOSTED SAWDUST, COMPOSTED 1/2" WOOD CHIPS, LEAF MATERIAL AND/OR MEATMOSS OR EQUAL. NO MANURES OF ANY TYPE SHALL BE USED). THERE SHALL BE NO CLODS GREATER THAN 2".

11. SHREDDED CEDAR BARK MULCH SHALL BE PLACED AROUND THE DRIPLINE OF EACH PLANT 3" DEEP TO MAINTAIN MOISTURE, 2 FT. DIAMETER AROUND TREES, AND 1 FT. DIAMETER AROUND SHRUBS. HOWEVER, KEEP MULCH 6" AWAY FROM TREE TRUNKS AND 2" AWAY FROM SHRUB STEMS.

12. WHEN PLANTING TREES, SHRUBS, OR PERENNIALS: THOROUGHLY SOAK PLANTING HOLE WHILE BACKFILLING. PRUNE DEAD OR DAMAGED BRANCHES IMMEDIATELY AFTER PLANTING.

13. BURY LANDSCAPE BOULDERS TO 1/3 DEPTH TO LOOK INTEGRAL IN THE LANDSCAPE. GROUP BOULDERS AS SHOWN ON THE PLANS.

14. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION. PLANTING SHALL BE DONE IN CONFORMANCE WITH THE ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO (A.L.C.C.) SPECIFICATIONS. PLANT MATERIAL AND IRRIGATION SYSTEM TO BE GUARANTEED BY CONTRACTOR FOR ONE YEAR FROM FINAL ACCEPTANCE. ANY DEAD OR DYING PLANT SHALL BE REPLACED AT NO COST TO OWNER DURING GUARANTEE PERIOD.

15. LANDSCAPE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR ANY MEANS, METHODS, OR APPROPRIATENESS OF CONSTRUCTION PROCEDURES BY ANY CONTRACTOR.

NATIVE GRASS SEED MIX:

DESCRIPTION: Dryland Grasses for Western Colorado		QUANTITY: rate lbs PLS/acre
Perennial Rye (Tetraploid)	Lolium perenne	6 lb
'Paloma' Indian Ricegrass	Achnatherum hymenoides	7 lb
Sandberg bluegrass	Poa sandbergii	5 lb
Nodding Brome	Bromus anomalus	7 lb
Blue Grama	Bouteloua gracilis	3 lb
Sand Dropseed	Sporobolus cryptandrus	2 lb
TOTAL		30 lbs PLS per acre (6 lbs PLS/1,000 SF)

** Rates shown are to be used when seed is drilled. If seed is broadcast seeding rates should be doubled.

SEEDING NOTES:

1. THE PERIMETER OF THE SITE SHALL BE DRILL SEEDED WITH NATIVE GRASS SEED TO REVEGETATE AND STABILIZE DISTURBED CONSTRUCTION AND BARE AREAS. THIS PERIMETER AREA WILL NOT BE IRRIGATED. THESE AREAS SHALL BE SEEDED ONLY IN LATE FALL OR EALY SPRING TO TAKE ADVANTAGE OF NATURAL SEASONAL MOISTURE.

2. SEED AFTER ALL FINAL GRADING, BOULDER PLACEMENT, AND PLANTING OF ALL PLANT MATERIAL IS COMPLETE.

3. SOIL PREP: GRADE TOPSOIL TO A REASONABLE EVEN, SMOOTH, LOOSE SEED BED. ROTOTILL 3 CY/1,000 SF OF SOIL CONDITIONER INTO TOP 4"-6" OF TOPSOIL AND FINE GRADE.

4. SEED SHALL BE UNIFORMLY APPLIED OVER THE ENTIRE DISTURBED AREA ALL AREAS TO BE SEEDED THAT ARE 3:1 SLOPE OR FLATTER SHALL BE DRILL SEEDED. OPERATE EQUIPMENT PERPENDICULAR TO THE SLOPE. DRILL SEED 1 INCH DEEP IN ROWS SPACED NO MORE THAN 7 INCHES APART. ON SLOPES STEEPER THAN 3:1, SEED SHALL BE APPLIED BY MEANS OF A MECHANICAL BROADCASTER AT DOUBLE THE RATE REQUIRED FOR DRILL SEEDING. ALL SEED SOWN BY MECHANICAL BROADCASTERS SHALL BE RAKED OR DRAGGED INTO THE SOIL TO A DEPTH OF 1/2". CARE SHOULD BE TAKEN TO INSURE UNIFORM COVERAGE OF SEED.

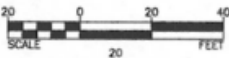
5. SEED SHALL BE MULCHED AND CRIMPED WITH STRAW MULCH WITHIN 24 HOURS OF SEEDING. NATIVE GRASS STRAW SHALL BE APPLIED AT THE RATE OF TWO TONS PER ACRE (APPROX. 1 BALE PER 500 SF). IT SHALL BE CRIMPED IN WITH A CRIMPER OR OTHER APPROVED METHOD TO A MINIMUM DEPTH OF 3". DO NOT MULCH DURING WINDY CONDITIONS. ANY AREAS DISTURBED BY MULCHING OPERATIONS SHALL BE RESEEDD AT CONTRACTOR'S EXPENSE.

6. PROTECT ALL SEEDED AREAS FROM DAMAGE UNTIL NATIVE GRASS IS ESTABLISHED.

CASAS DE LUZ RESIDENTIAL DEVELOPMENT CITY OF GRAND JUNCTION LANDSCAPE REQUIREMENTS: 82,022 SF (1.88 ACRES) IMPROVED AREA
82,022 / 2500 = 33 TREES 82,022 / 300 = 273 SHRUBS MINUS 68 SHRUBS FROM 25% SHRUB TO NATIVE GRASS ALLOWANCE CONVERSION=205 REQUIRED SHRUBS
NATIVE GRASS MIN. ALLOWANCE PER CODE = 3,400 SF NATIVE GRASS PROVIDED ON SITE = 18,000 SF
33 2" CALIPER TREES REQUIRED 33 TREES PROVIDED
205 5-GALLON SHRUBS REQUIRED 212 SHRUB PROVIDED

CASAS DE LUZ
Grand Junction, Colorado

Planting Legend & Notes
SCALE: 1" = 20'-0"
Sheet L-2



Revised 5-25-11

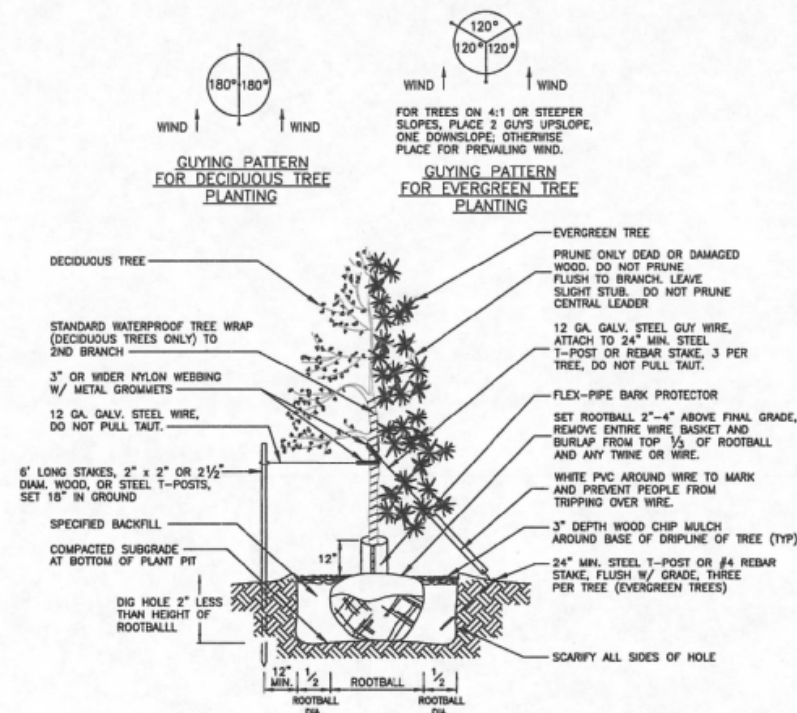
Julce Wolverton,
Landscape Architect



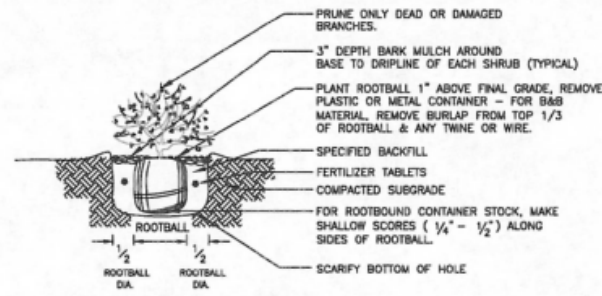
61945 Nighthawk Road
Montrose, CO 81401
p: 970.249.9392
f: 970.240.3665
wolverton@montrose.net



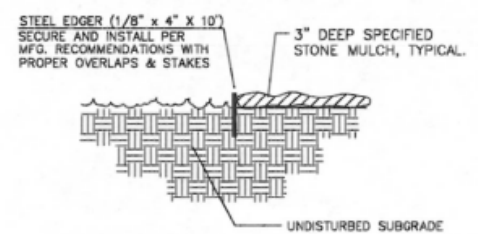
CITY COMMUNITY DEVELOPMENT
ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE:
DATE: _____
ACCEPTED AS CONSTRUCTED:
DATE: _____



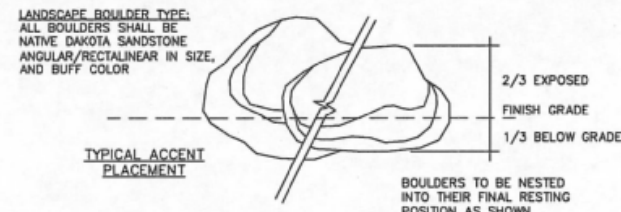
A
L-3
TREE PLANTING SECTION
NOT TO SCALE



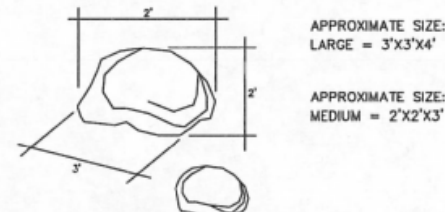
C
L-3
SHRUB PLANTING SECTION



D
L-3
STEEL EDGER / STONE MULCH
NOT TO SCALE

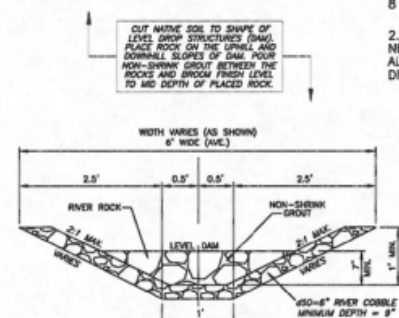


1. PLACEMENT OF LANDSCAPE BOULDERS REFERS TO BOULDERS PLACED IN THE GROUND WITH ONE THIRD (1/3) OF ITS MASS NESTED BELOW GRADE AND TWO THIRDS (2/3) OF ITS MASS ABOVE FINISHED GRADE.
2. CARE SHALL BE TAKEN DURING PLACEMENT AND HANDLING TO AVOID UNNATURAL SCARRING OF THE EXPOSED SURFACE.

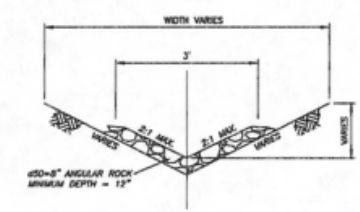


B
L-3
LANDSCAPE BOULDER
NOT TO SCALE

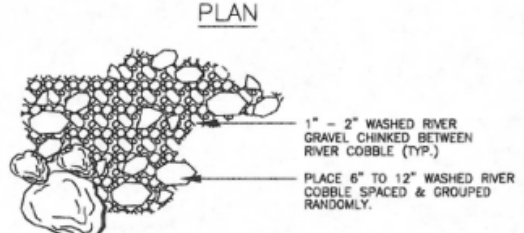
- NOTE:
1. WIDTH OF DRY STREAM BED SHALL VARY FROM APPROX. 2.5 FT. WIDE MIN. TO 8 FT. WIDE MAX. (6 FT WIDE AVERAGE)
 2. LANDSCAPE BOULDERS SHALL BE NESTED IN GROUPS IN A RANDOM FASHION ALONG THE EDGES AND THROUGHOUT THE DRY STREAMBED AS SHOWN ON THE DWGS.
 3. APPLY A PRE-EMERGENT HERBICIDE THROUGHOUT STREAMBED AREA BEFORE PLACEMENT OF COBBLE
 4. INSTALL DRY STREAM BED TO LOOK AS NATURAL AS POSSIBLE WITH VARYING ROCK SIZES AND GROUPINGS OF BOULDERS, AND VARYING WIDTH. LANDSCAPE ARCHITECT MUST APPROVE LAYOUT.



COLLECTION DITCH SECTION A-A



SWALE SECTION B-B



E
L-3
DRY STREAM BED
NOT TO SCALE



CITY COMMUNITY DEVELOPMENT	
ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE:	
Accepted as Constructed	Date
Accepted as Constructed	Date

CASAS DE LUZ
Grand Junction, Colorado

North Landscape Details
SCALE: Not to Scale
Sheet L-3

DATE: 08/14/10
SCALE: 20 FEET

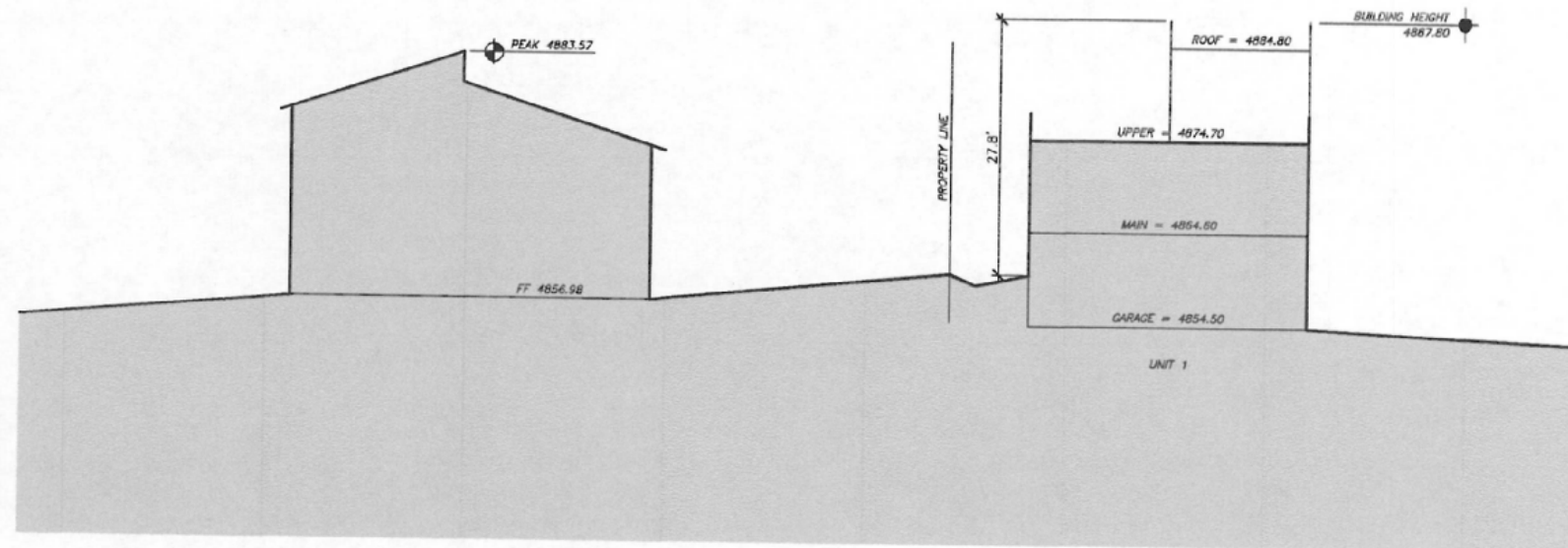
Revised 5-25-11

Julie Wolverton,
Landscape Architect



61945 Nighthawk Road
Montrose, CO 81401
p: 970.249.9392
f: 970.240.3665
wolverton@montrose.net

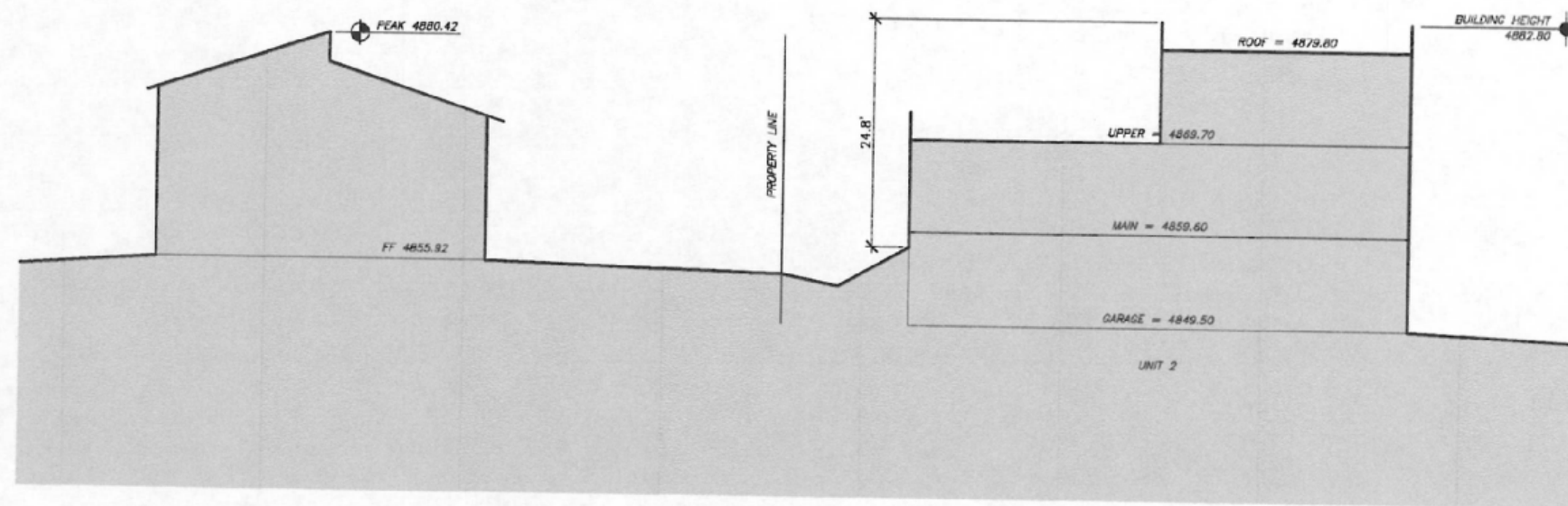




CASAS de LUZ
SCALE: 1" = 20'

SITE SECTION 1

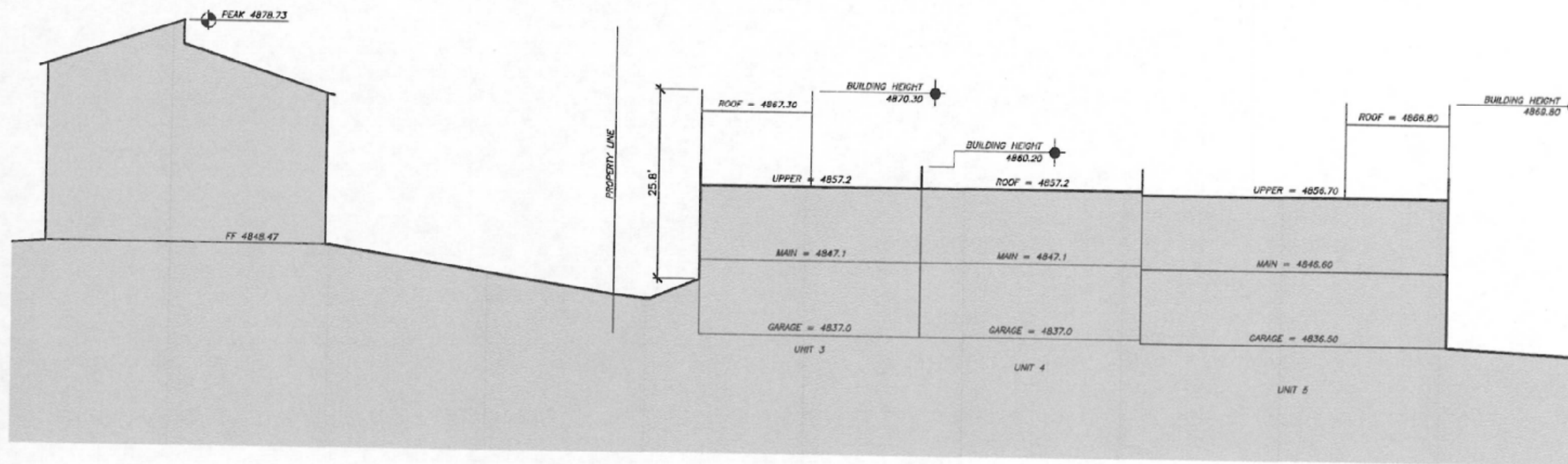
CHAMBERLIN ARCHITECTS



CASAS de LUZ
SCALE: 1" = 20'

SITE SECTION 2

CHAMBERLIN ARCHITECTS

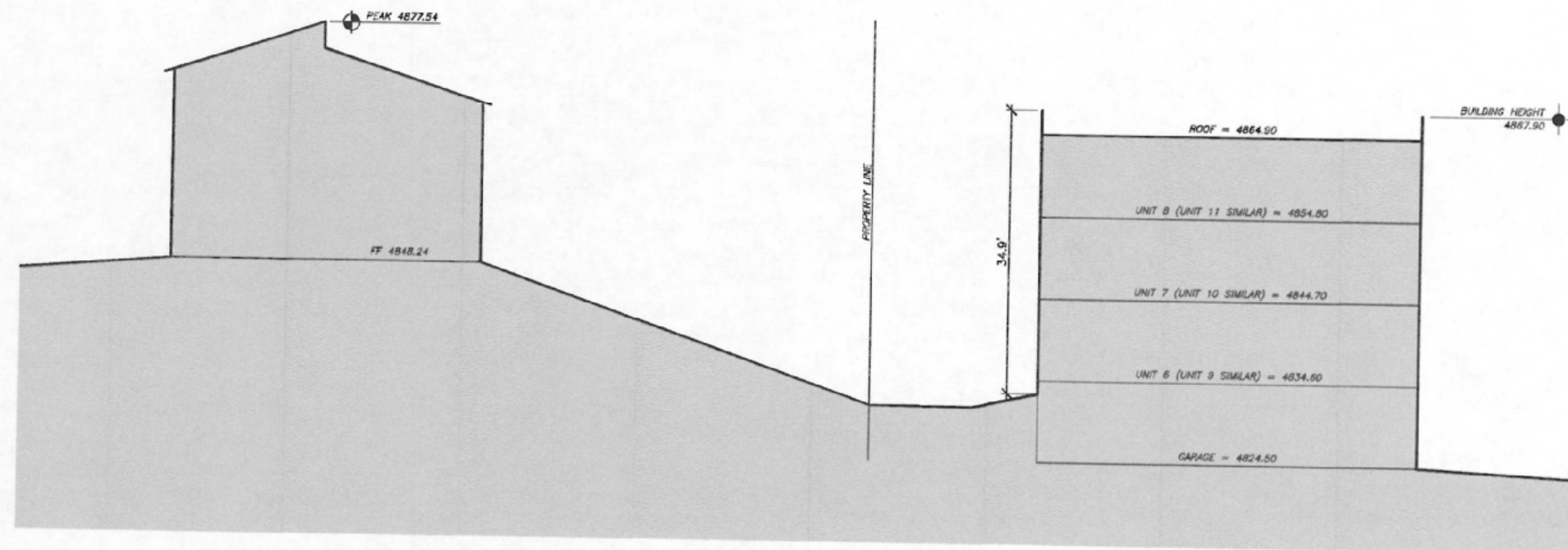


CASAS de LUZ

SCALE: 1" = 20'

SITE SECTION 3

CHAMBERLIN ARCHITECTS



CASAS de LUZ
SCALE: 1" = 20'

SITE SECTION 4

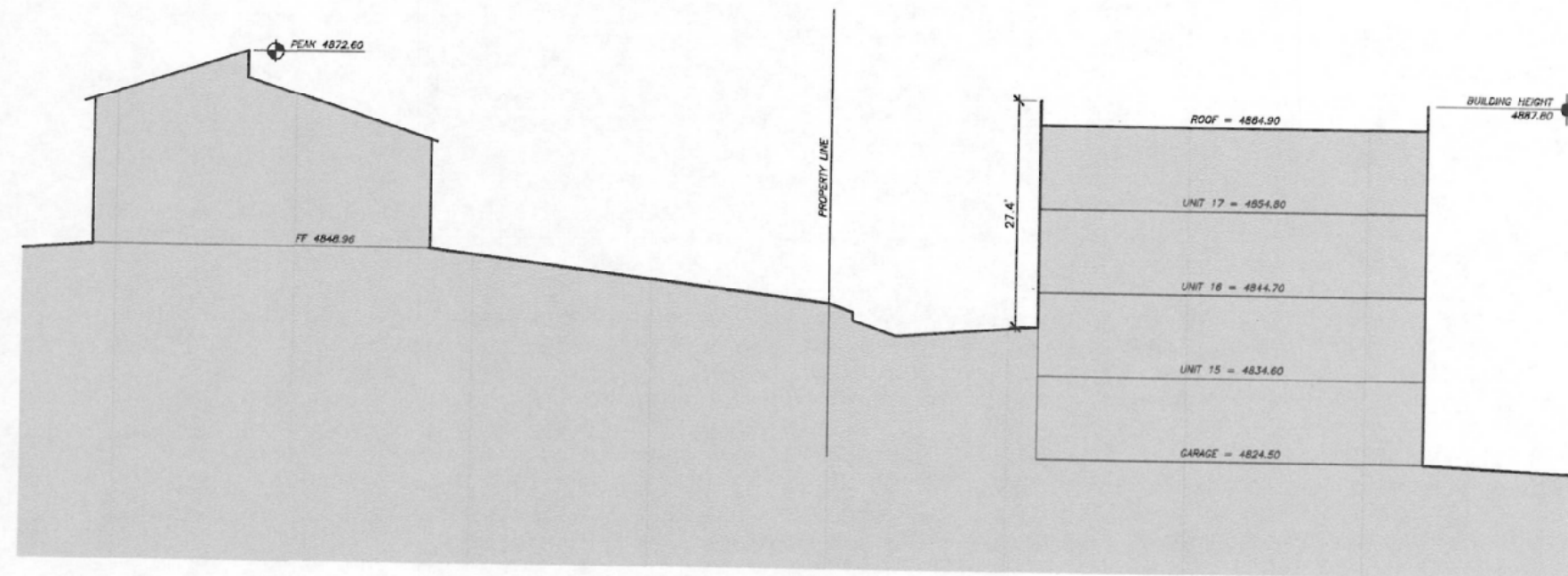
CHAMBERLIN ARCHITECTS



CASAS de LUZ
SCALE: 1" = 20'

SITE SECTION 5

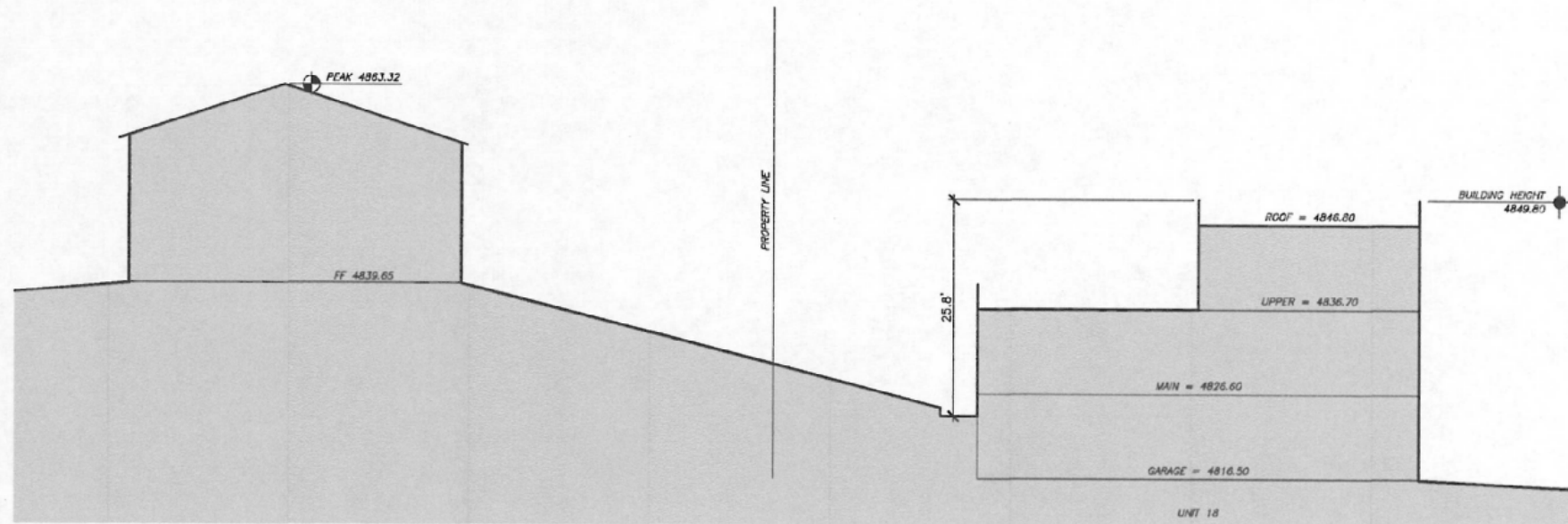
CHAMBERLIN ARCHITECTS



CASAS de LUZ
SCALE: 1" = 20'

SITE SECTION 6

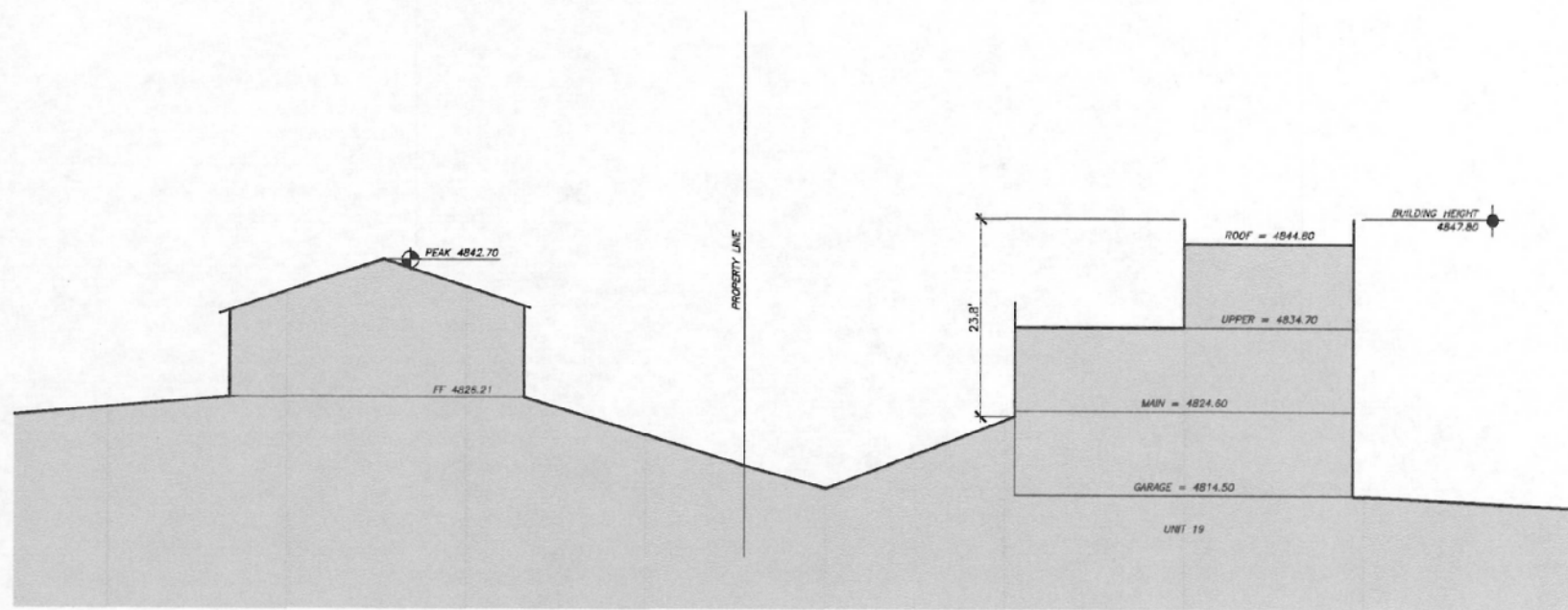
CHAMBERLIN ARCHITECTS



CASAS de LUZ
SCALE: 1" = 20'

SITE SECTION 7

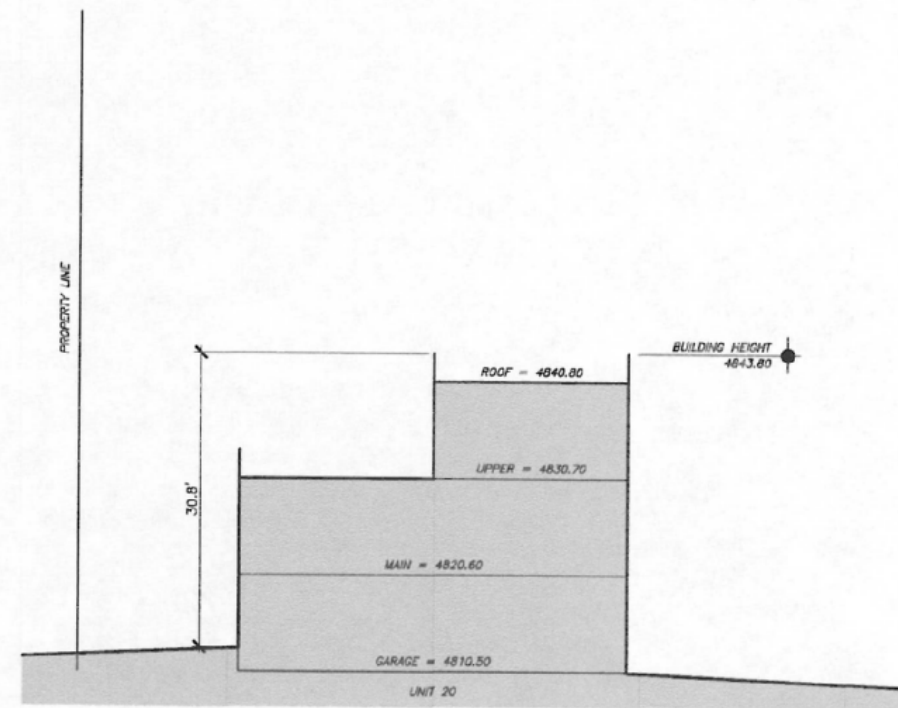
CHAMBERLIN ARCHITECTS



CASAS de LUZ
SCALE: 1" = 20'

SITE SECTION 8

CHAMBERLIN ARCHITECTS



CASAS de LUZ
SCALE: 1" = 20'

SITE SECTION 9

CHAMBERLIN ARCHITECTS

CITY OF GRAND JUNCTION

ORDINANCE NO.

**AN ORDINANCE VACATING RIGHT-OF-WAY (FRONTAGE ROAD)
ABUTTING LOTS 34A THROUGH 40A, INCLUSIVE, BLOCK TWENTY-FIVE OF THE
RIDGES, FILING NO. FIVE**

**LOCATED ADJACENT TO WEST RIDGES BOULEVARD AND WEST OF SCHOOL
RIDGE ROAD**

RECITALS:

A vacation of the dedicated right-of-way has been requested by the adjoining property owner.

The City Council finds that the request is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Title 21.02.100 of the Grand Junction Municipal Code with the condition that a plat be recorded with the first phase of the Plan with the Mesa County Clerk and Recorder including all the lots in abutting the frontage road being eliminated or platted in a manner acceptable to the City's Public Works and Planning Director so that access for the newly platted parcels be accomplished in accordance with City standards. In addition, a 10' multipurpose easement shall be retained and reserved as needed for existing utilities.

The Planning Commission, having heard and considered the request, found the criteria of the Code to have been met, and recommends that the vacation be approved with conditions.

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

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

1. Applicants shall pay all recording/documentary fees for the Vacation Ordinance, any easement documents and dedication documents.
2. Contingent upon the approval and recording of a plat with the first phase of the amended plan approved by City Council in Ordinance _____ with the Mesa County Clerk and Recorder including all the lots in The Ridges Filing No. 5 abutting the frontage road being eliminated or platted in a manner acceptable to the City's Public Works and Planning Director so that access for the newly platted parcels be accomplished in accordance with City standards. In addition, a 10' multi-purpose easement shall be retained and reserved as needed for existing utilities.

The following right-of-way is shown on "Exhibit A" as part of this vacation of description.

Dedicated right-of-way to be vacated:

A certain parcel of land lying in the Northwest Quarter (NW 1/4) of Section 20, Township 1 South, Range 1 West of the Ute Principal Meridian, Mesa County, Colorado, being more particularly described as follows:

ALL of that certain parcel of land entitled Frontage Road, lying South of and abutting Lots 34A through 40A, inclusive, Block Twenty-Five of the Ridges, Filing No. Five, as same is recorded in Plat Book 12, Pages 316 through 320, Public Records of Mesa County, Colorado, LESS HOWEVER a 10.0 foot Multipurpose Easement retained and reserved for the City of Grand Junction in the same area as the 10.0 foot wide Ridges Metro District Easement.

CONTAINING 10,984 Square Feet or 0.252 Acres, more or less, as described.
Drawing depicting the above is attached hereto as Exhibit A.

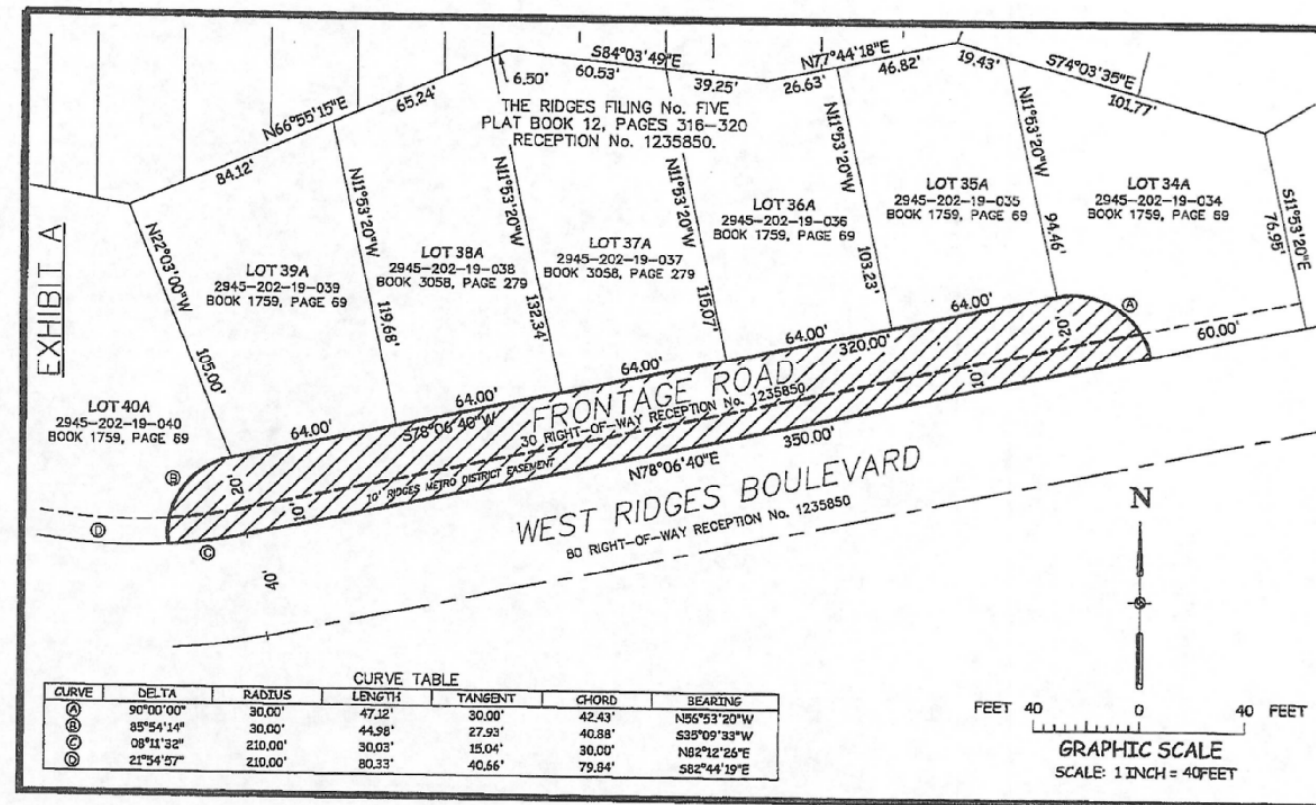
INTRODUCED on first reading on this _____ day of _____, 2011 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading this _____ day of _____, 2011 and ordered published in pamphlet form.

ATTEST:

President of City Council

City Clerk



CITY OF GRAND JUNCTION

RESOLUTION NO. _____

**A RESOLUTION VACATING A 10' AND 20' DRAINAGE AND UTILITY EASEMENT
FOR LOTS 41A, 42A AND 43A OF THE REPLAT OF LOTS 22A THROUGH 30A,
BLOCK TWENTY FIVE THE RIDGES FILING NO. FIVE**

**PROPERTY LOCATED ADJACENT TO WEST RIDGES BOULEVARD AND
WEST OF SCHOOL RIDGE ROAD**

RECITALS:

The applicant proposes to vacate a 10' Drainage and Utility Easement and 20' Utility Easement located within the proposed Casas de Luz property including Lots 41A, 42A and 43A of the replat of Lots 22A through 30A, Block Twenty Five The Ridges Filing No. Five located adjacent to West Ridges Boulevard and west of School Ridge Road.

The City Council finds that the request is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Zoning and Development Code.

The Planning Commission, having heard and considered the request, found the criteria of the Code to have been met, and recommends that the vacation be approved.

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

The following described Drainage Easement and Utility Easements are hereby vacated subject to the listed conditions:

1. Applicants shall pay all recording/documentary fees for the Vacation Resolution.

The following easement vacation is shown on "Exhibit A" as part of this vacation of description.

A certain parcel of land lying in the Northwest Quarter (NW 1/4) of Section 20, Township 1 South, Range 1 West of the Ute Principal Meridian, Mesa County, Colorado, being more particularly described as follows:

The East 10.0 feet of Lot 41A, Block Twenty-Five of the Ridges, Filing No. Five, depicted as a 10.0 foot Drainage and Utility Easement, as same is recorded in Plat Book 12, Pages 316 through 320, Public Records of Mesa County, Colorado, LESS HOWEVER, the Southerly 10.0 feet of said Lot 41A

-TOGETHER WITH-

The Northerly 10.0 feet of that certain 20.0 foot wide Utility Easement within Lots 41A through 43A, inclusive, of said Block Twenty-Five of the Ridges, Filing No. Five.

-TOGETHER WITH-

ALL of that certain 10.0 foot wide Utility Easement lying within and adjoining the North line of Lot 43A, of said Block Twenty-Five of the Ridges, Filing No. Five, LESS HOWEVER, the Westerly 10.0 feet thereof.

CONTAINING 2,327 Square Feet or 0.053 Acres, more or less, as described.
Drawing depicting the above is attached hereto as Exhibit A.

ADOPTED this _____ day of _____ , 2011.

ATTEST:

President of City Council

City Clerk

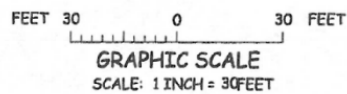
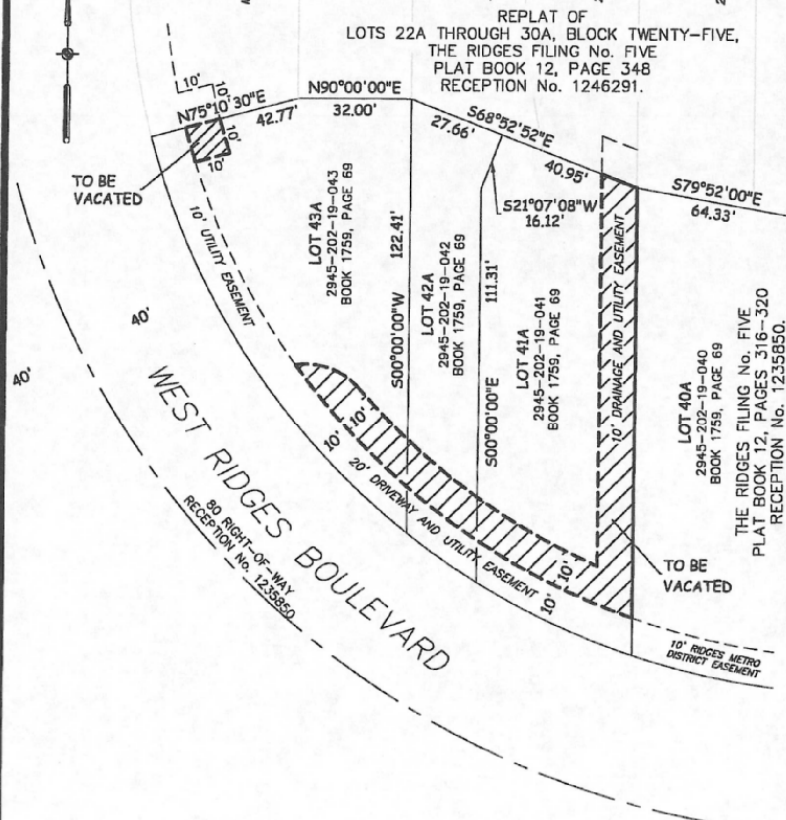
2945-202-19-045
SUSAN CARBONE
2337 RATTLESNAKE CT. #B

2945-202-19-046
CLAUDIA GRAY
2337 1/2 RATTLESNAKE CT. #A

2945-202-19-047
HUTSELL LIVING TRUST
2337 1/2 RATTLESNAKE CT. #B

2945-202-19-04B
KENDRA BEAMON
2339 RATTLESNAKE CT. #A

REPLAT OF
LOTS 22A THROUGH 30A, BLOCK FIFTY-FIVE,
THE RIDGES FILING No. FIVE
PLAT BOOK 12, PAGE 348
RECEPTION No. 1246291.



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4482

AN ORDINANCE AMENDING THE AMENDED PLANNED DEVELOPMENT ZONING ORDINANCE FOR THE RIDGES PD FOR LOTS 34A-40A, BLOCK TWENTY-FIVE OF THE RIDGES FILING NO. FIVE AND LOTS 41A-43A OF THE REPLAT OF LOTS 22A THROUGH 30A, BLOCK TWENTY FIVE THE RIDGES FILING NO. FIVE WITHIN THE RIDGES PD "CASAS DE LUZ PROPERTY" WITH A DEFAULT R-8 (RESIDENTIAL – 8 DU/AC) ZONE DISTRICT FOR THE DEVELOPMENT OF 20 DWELLING UNITS

LOCATED ADJACENT TO WEST RIDGES BOULEVARD AND WEST OF SCHOOL RIDGE ROAD

Recitals:

The land zoned Planned Development under Ordinance 2596 "Zoning Certain Lands Annexed to the City Known as the Ridges Majority Annexation" in 1992 has not fully developed and/or built out. There are remaining parcels within the approved Ridges plan that are still vacant. A proposal for several of the platted "A" lots located adjacent to West Ridges Boulevard and west of School Ridge Road, specifically, Lots 41A, 42A and 43A, Block 25, Replat of Lots 22A through 30A, Block 25, The Ridges Filing No. 5 and Lots 34A through 40A, Block 25, The Ridges Filing No. 5, referred to as "Casas de Luz Property or Casas de Luz" has been presented to the Planning Commission to recommend to City Council an amendment to the Amended Planned Development Ordinance and to establish the underlying zone for these properties that total 1.88 acres.

The Grand Junction Planning Commission, at its August 9, 2011 public hearing, recommended approval of the amended Planned Development zoning ordinance for a maximum of 20 dwelling units for Casas de Luz Property with a default R-8, (Residential – 8 du/ac) zoning district, including some deviations.

This Planned Development zoning ordinance establishes the standards, default zone (R-8), and amends the original Planned Development zoning ordinance for the above mentioned properties.

In public hearings, the Planning Commission and City Council reviewed the request for the proposed amended Planned Development approval and determined that the Amended Plan satisfied the criteria of the Code and is consistent with the purpose and intent of the Comprehensive Plan. Furthermore, it was determined that the proposed Plan has achieved "long-term community benefits" by proposing effective infrastructure design and in-fill project. While the entire Ridges Planned Development provided long-term community benefits with the original PUD, the Casas de Luz project further provides a needed housing type, with innovative design and by utilizing the

topography of the site. The proposed design incorporates elements of clustering units to allow for more private open space within the development. Also, the development uses three (3) shared accesses to access the 20 dwelling units, minimizing the impact onto West Ridges Boulevard (attached Exhibit A).

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE CURRENT PLANNED DEVELOPMENT ZONE IS AMENDED AND LAND AREA FOR THE AREA DESCRIBED BELOW WITH THE FOLLOWING STANDARDS, DEFAULT ZONE AND DEVIATIONS:

- A. Lots 41A, 42A and 43A, Block 25, Replat of Lots 22A through 30A, Block 25, The Ridges Filing No. 5 and Lots 34A through 40A, Block 25, The Ridges Filing No. 5 and associated vacated Right-of-Way.

Said parcels contain 1.88 +/- acres more or less.

- B. This Ordinance is further conditioned:

1. Density

The density shall remain the same at 10.6 dwelling units per acre.

2. Access

Access for the Plan will be from West Ridges Boulevard in three different locations (see Site Layout Plan). Internal access will be shared drives and parking areas (tracts), maintained by a homeowner's association.

3. Plan Layout

The Plan shall have a mixture of two-family, multifamily, and/or single-family detached dwelling units. The multifamily dwellings will be stacked and will require approval of a condominium map. Generally, the building footprint for each dwelling unit in Filing One, Filing Two and Filing Four as designated on the Site Layout Plan will be a lot. The multifamily units are proposed as stacked dwelling units in Filing Three. If the units are to be created for separate ownership, a condominium map will be required with the building footprint generally being the exterior horizontal boundaries of the units. If the units are not created for separate ownership, then the building footprints shall generally be the boundaries of the lots. All areas outside of a building footprint shall be designated as "Tracts" for maintenance responsibility by a homeowner's association.

4. Landscaping

Landscaping shall be in conformance with the Zoning and Development Code (Code) for a multifamily residential development (see Landscaping Plan) with a total of 33 trees and 212 shrubs to be planted on 1.88 acres along with granite stone mulch and dryland grass seed mix in open space (tract) areas.

5. Phasing

The Casas de Luz Plan shall be developed in four phases. The phasing schedule is as follows (see Site Layout Plan):

The first phase shall be completed on or before December 31, 2014 with the recording of a plat with the Mesa County Clerk and Recorder consisting of all of the land in the Casa de Luz Property which includes all the lots in The Ridges Filing No. 5 abutting the frontage road to be vacated by eliminating the lot(s) or platting new lots in a manner acceptable to the City's Public Works and Planning Director so that access to and from the newly platted parcels is accomplished in accordance with City standards.

The second phase shall be completed on or before December 31, 2017, with a written approval of a final plan and plat for that portion of the Casas de Luz Property.

The third phase shall be completed on or before December 31, 2019, with a written approval of a final plan and plat for that portion of the Casas de Luz Property.

The fourth phase shall be completed on or before December 31, 2021, with the written approval of a final plan and recording of a plat with the Mesa County Clerk and Recorder finalizing the Casas de Luz Plan.

6. Community Benefit

The design incorporates elements of clustering units to allow for more private open space within the development. Also, the development provides more effective use of infrastructure by eliminating public right-of-way and using three shared accesses to serve the 20 dwelling units which significantly minimizes the impact onto West Ridges Boulevard.

7. Default Zoning

If the first phase for the Casas de Luz Plan is not completed in accordance with the approved scheduling phases and the amended Plan lapses, then the amended ordinance for the Casas de Luz Property shall have no force and effect and the previously amended Ordinance 2596 shall be in full force and effect as it applies to the Casas de Luz Property.

If the first phase is completed, then the Casas de Luz Property shall have a default zone of R-8, which is in conformance with the Comprehensive Plan for this area. The dimensional standards for the R-8, (Residential–8 du/ac) zone, as indicated in Section 21.03.040 (h) of the Zoning and Development Code, are as follows:

Density: The density shall remain 10.6 dwelling units per acre for the Casas de Luz Property.

Minimum lot area, width, and frontage: (See below for deviations from standards for the Proposed Plan.)

Detached Single-Family minimum 3000 square feet of area
minimum 40 feet width
minimum 20 feet frontage

Two Family Attached minimum 6,000 square feet of area
minimum 60 feet width
minimum 20 feet frontage

Multifamily No minimums for area, width, or frontage

Setbacks:

Front Yard Setback (Principal/Accessory): 20/25 (see deviation below)

Side Yard Setback (Principal/Accessory): 5/3

Rear Yard Setback (Principal/Accessory): 10/5

Maximum building height: 40' (The default maximum building height for single family attached and detached, including two family dwellings shall be 25' in conformance with the previously amended Ordinance 2596 for the Ridges PD.)

Deviations

1. Minimum Lot Area, Width and Frontage:

The Plan is designed to have each of the combined dwelling units to be surrounded by open space (see the Site Layout Plan) with shared drives for access to the right-of-way, the minimum lot area, width and frontage are not applicable.

2. Building Setbacks:

The Plan applies the front and rear yard setbacks to the exterior boundary of the Casas de Luz Property rather than the individual lot lines. The front yard setbacks are proposed to be deviated further as follows:

Front Yard (see Site Layout Plan): 15' for Filing One; 11' for Filing Two; 16' for Filing Four

Standard setbacks to the exterior boundary of the Casas de Luz Property setbacks apply unless otherwise noted.

Standard setbacks to the exterior boundary of the Casa de Luz Property setbacks apply unless otherwise noted.

3. Maximum Building Height:

All measurements for maximum heights are at sea level.

Unit 1: 4888'

Unit 2: 4883'

Unit 3: 4871'

Unit 4: 4861'

Unit 5: 4870'

Units 6, 7 & Unit 8: 4868'

Units 9, 10 & Unit 11: 4868'

Units 12, 13, & Unit 14: 4868'

Units 15, 16 and Unit 17: 4868'

Unit 18: 4850'

Unit 19: 4848'

Unit 20: 4844'

(See attached building rendering exhibits for clarification of the building heights and reference to each unit).

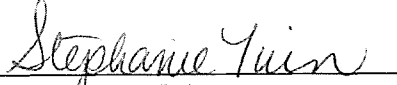
4. Multipurpose Easement:

A 10' multipurpose easement is allowed along the abutting West Ridges Boulevard.

INTRODUCED on first reading on this 7th day of September, 2011 and ordered published in pamphlet form.

PASSED AND ADOPTED on second reading this 21st day of September, 2011 and ordered published in pamphlet form.

ATTEST:


Stephanie Tuin
City Clerk


President of the Council

GAS	XCEL ENERGY
ELECTRIC	XCEL ENERGY
TELEPHONE	QWEST COMMUNICATIONS
IRRIGATION	RIDGES METROPOLITAN DISTRICT
SEWER	CITY OF GRAND JUNCTION
WATER	USE WATER
CABLE	BREXMAN COMMUNICATIONS

ALL CONSTRUCTION & MATERIALS SHALL COMPLY WITH CITY OF GRAND JUNCTION
STANDARD CONTRACT DOCUMENTS FOR CAPITAL IMPROVEMENTS CONSTRUCTION.

CONTRACTOR SHALL HAVE A SIGNED COPY OF PLANS AND A COPY OF THE CITY OF GRAND JUNCTION STANDARD CONTRACT DOCUMENTS ON THE JOB SITE AT ALL TIMES.

CONTRACTOR SHALL OBTAIN "WORK IN RIGHT-OF-WAY" PERMIT FOR ALL CONSTRUCTION ACTIVITY OCCURRING WITHIN WEST RIDGES BOULEVARD RIGHT-OF-WAY.

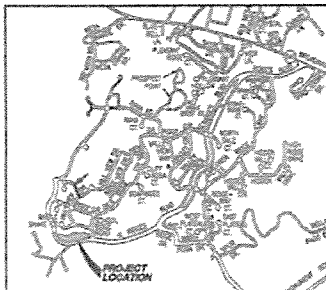


DYNAMIC INVESTMENTS, INC.
CASAS DE LUZ
GRAND JUNCTION, COLORADO

SHARPER
Engineering Services, Inc.



SHEET
2

VICINITY MAP

CALL 811 BEFORE YOU DIG

NOTICE: FIELD VERIFY THE LOCATION OF ALL EXISTING
SEWER & WATER OF 48 HOURS PRIOR TO CONSTRUCTION

PLAN TAG NOTES

- [illegible]

GENERAL NOTES:

1. MAIL DELIVERY WILL BE AS REQUIRED BY UNITED STATES POSTAL SERVICE.
2. WASTEWATER DISPOSAL SERVICE WILL CONSIST OF INDIVIDUAL TRASH CONTAINERS ON SITE TRASH CONTAINERS ARE NOT PROVIDED.
3. ADJACENT DRIVEWAY SPACING FOR WEST DRIVEWAY AND CENTER DRIVEWAY IS 200 FEET AS MEASURED FROM CLOSEST EDGE OF EACH DRIVEWAY.
4. AN EMERGENCY VEHICLE APPROACHWAY IS NOT PROVIDED ON THIS SITE.

REQUIRED PARKING SPACES PER CODE

UNITS 1-4 10-20 SINGLE FAMILY
6 SINGLE FAMILY UNITS
2 PARKING SPACES REQUIRED PER UNIT
6 UNITS x 2 SPACES/UNIT = 12 SPACES

UNITS 5-17 COBE CONDOS/RES
12 CONDOMINIUM UNITS, 2 BEDROOMS/UNIT
1.3 PARKING SPACES REQUIRED PER UNIT
12 UNITS x 1.5 SPACES/UNIT = 18 SPACES

TOTAL # PARKING SPACES REQUIRED = 30

TOTAL # PARKING SPACES REQUIRED = 3

LAND USE BREAKDOWN

ALL TREES	17,200 S.F.	20.0%
CONIFES AND DECIDUOUS	27,000 S.F.	27.5%
LANDSCAPING (TOTAL SPACE)	41,000 S.F.	51.0%
TOTAL (1.00 ACRES)	85,200 S.F.	100%

BULK REQUIREMENTS

DATE PLACED IN SERVICE	
APPROX. 100 HOURS	
STANDARD POINT	11 FUEL
	10 FUEL
	5 FUEL
BELLCO MOTOR LUBRICATION	
450 S. I. & S. 11th St. 4500	

NOTE: REFER TO FINAL PLAN FOR
CASAS DE LUZ FOR MORE DETAILS
INFORMATION ON BLEN STANDARDS

PARKING PROVIDED
64 TOTAL SPACES*

*TOTAL INCLUDES LARGE SPACES

PRELIMINARY
NOT FOR
CONSTRUCTION



BIKE RACK DETAIL

FOR ATTACHED SHEET

LEGEND

PROPERTY LINE
 EDGE OF EXISTING ASPHALT
 NEW ASPHALT PAVING
 NEW LANDSCAPING
 NEW CONCRETE
 EXISTING CONCRETE

FUTURE FLOW DIRECTION
 CONSTRUCTION PHASE

LIST OF ABBREVIATIONS

NOW = RIGHT-OF-WAY
 SU = DWELLING UNITS
 FT = FINISHED FLOOR
 CP = CONTROL POINT
 SF = SQUARE FEET
 LF = LINEAR FEET
 LS = LANDSCAPE
 MH = MANHOLE
 TYP = TYPICAL
 R = RADII

BENCH MARK
CP AND SPIKE
N 31874.41
E 70858.97
ELEVATION=4025.8
NOV 1969

CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT

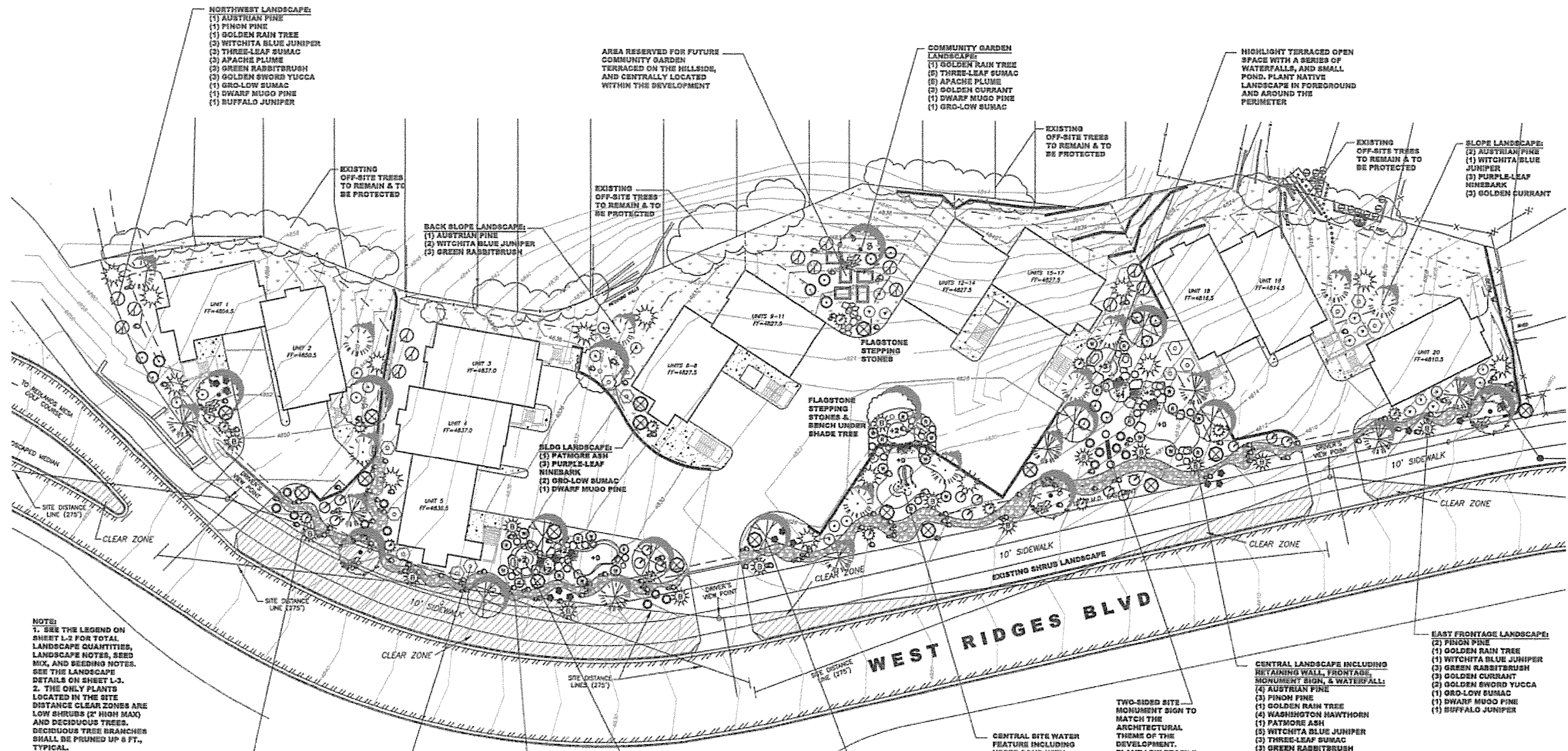
APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM ISS DATE

INTRODUCTION

CITY OF GRAND JUNCTION DEVELOPMENT ENGINEER

APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE

NAME ADDRESS



- NORTHWEST LANDSCAPE:**
(1) AUSTRIAN PINE
(1) PINON PINE
(1) GOLDEN RAIN TREE
(3) WITCHITA BLUE JUNIPER
(3) THREE-LEAF SUMAC
(2) APACHE PLUME
(2) GREEN RABBITBRUSH
(3) GOLDEN SWORD YUCCA
(1) GROUND-LOW SUMAC
(1) DWARF MUÑO PINE
(1) BUFFALO JUNIPER

AREA RESERVED FOR FUTURE COMMUNITY GARDEN TERRACED ON THE HILLSIDE, AND CENTRALLY LOCATED WITHIN THE DEVELOPMENT

- COMMUNITY GARDEN LANDSCAPE:**
(1) GOLDEN RAIN TREE
(5) THREE-LEAF SUMAC
(5) APACHE PLUME
(3) GOLDEN CURRANT
(1) DWARF MUÑO PINE
(1) GROUND-LOW SUMAC

HIGHLIGHT TERRACED OPEN SPACE WITH A SERIES OF WATERFALLS, AND SMALL POND. PLANT NATIVE LANDSCAPE IN FOREGROUND AND AROUND THE PERIMETER

- SLOPE LANDSCAPE:**
(2) AUSTRIAN PINE
(1) WITCHITA BLUE JUNIPER
(3) PURPLE-LEAF NINEBARK
(3) GOLDEN CURRANT

- BACK SLOPE LANDSCAPE:**
(1) AUSTRIAN PINE
(2) WITCHITA BLUE JUNIPER
(3) GREEN RABBITBRUSH

- FLAGSTONE LANDSCAPE:**
(5) PATMORE ASH
(3) PURPLE-LEAF NINEBARK
(2) GROUND-LOW SUMAC
(1) DWARF MUÑO PINE

- CENTRAL LANDSCAPE INCLUDING RETAINING WALL, FRONTAGE MONUMENT SIGN, & WATERFALL:**
(4) AUSTRIAN PINE
(3) PINON PINE
(1) GOLDEN RAIN TREE
(4) WASHINGTON HAWTHORN
(1) PATMORE ASH
(5) WITCHITA BLUE JUNIPER
(3) THREE-LEAF SUMAC
(1) GREEN RABBITBRUSH
(5) DWARF MUÑO PINE
(5) GROUND-LOW SUMAC
(3) PURPLE-LEAF NINEBARK
(5) DWARF BLUE RABBITBRUSH
(5) APACHE PLUME
(5) BLUE MIST SPIREA
(5) BUFFALO JUNIPER
(5) GOLDEN SWORD YUCCA
(5) FEATHER REED GRASS
(5) RED GROUNDCOVER ROSE
(5) WHITE GROUNDCOVER ROSE

- EAST FRONTAGE LANDSCAPE:**
(2) PINON PINE
(1) GOLDEN RAIN TREE
(1) WITCHITA BLUE JUNIPER
(3) GREEN RABBITBRUSH
(3) GOLDEN CURRANT
(3) GOLDEN SWORD YUCCA
(1) GROUND-LOW SUMAC
(1) DWARF MUÑO PINE
(1) BUFFALO JUNIPER

PLAN LEGEND:

- GROUPED GRANITE STONE MOUNTAIN
- NATIVE, NON-INDICATED GRASS
- NEW EVERGREEN TREES (PINE & JUNIPER)
- DECIDUOUS TREES (WASHINGTON HAWTHORN & SORBOLOUS)
- GROUND COVER/LOW NATIVE SHRUBS & PERENNIALS
- LANDSCAPE BOULDER OUTCROPPING
- ENGINEERED STONE RETAINING WALL
- DRY STREAM BED
- WATER FEATURE

- RETAINING WALL, FRONTAGE & WATERFALL LANDSCAPE:**
(2) AUSTRIAN PINE
(2) PINON PINE
(1) PATMORE ASH
(1) GOLDEN RAIN TREE
(3) WASHINGTON HAWTHORN
(3) WITCHITA BLUE JUNIPER
(3) THREE-LEAF SUMAC
(3) GREEN RABBITBRUSH
(4) DWARF MUÑO PINE
(5) GROUND-LOW SUMAC
(5) PURPLE-LEAF NINEBARK
(5) DWARF BLUE RABBITBRUSH
(5) APACHE PLUME
(5) BLUE MIST SPIREA
(5) BUFFALO JUNIPER
(5) GOLDEN SWORD YUCCA
(5) FEATHER REED GRASS
(5) RED GROUNDCOVER ROSE
(5) WHITE GROUNDCOVER ROSE

MEANDERING DRY STREAM BED WITH NATIVE LANDSCAPE BOULDER OUTCROPPING, AND COBBLE SWALE THAT MEANDERS IN WIDTH AND DIRECTION, AND HELPS TO FACILITATE DRAINAGE THROUGH THE PROPERTY

NOTE:
ALL PLANT LOCATED WITHIN THE SITE DISTANCE CLEAR ZONES ARE SHRUBS WITH A MAXIMUM HEIGHT OF 2 FT., OR TREES THAT SHALL HAVE BRANCHES PRUNED UP 7 FT. FROM THE GROUND, TYPICAL.

HIGHLIGHT MOST PREVALENT VIEW OF ARCHITECTURE WITH A TERRACED WATERFALL AND NATIVE LANDSCAPE IN FOREGROUND

LANDSCAPE HIGH VISIBLE AREAS BETWEEN BUILDINGS AND ALONG THE ROAD FRONTAGE WITH PINON/JUNIPER HIGH DESERT XERISCAPE LANDSCAPING THROUGHOUT DEVELOPMENT USING DROUGHT TOLERANT FLOWERING NATIVE TREES, SHRUBS, AND PERENNIALS

CENTRAL SITE WATER FEATURE INCLUDING UPPER POND WITH BENCH, STONE RETAINING WALLS AT PARKING THAT CONNECT TO A TERRACED WATERFALL, AND POND WITH WATER AERATION FOUNTAIN. THE SURROUNDING LANDSCAPE HELPS TO SCREEN PARKING AREA

TWO-SIDED SITE MONUMENT SIGN TO MATCH THE ARCHITECTURAL THEME OF THE DEVELOPMENT. PLANT LOW PROFILE FLOWERING SHRUBS IN FRONT OF SIGN AND INTEGRATE INTO THE LANDSCAPE



CITY COMMUNITY DEVELOPMENT
ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE:
DATE: _____
ACCEPTED AS CONSTRUCTED: _____ DATE: _____

CASAS DE LUZ
Grand Junction, Colorado
Planting Plan
Scale: 1" = 20'-0"
Sheet L-1

Revised 5-25-11
Julie Wolverton,
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PLANT LEGEND: TREES = 33 TOTAL

SYM.	BOTANICAL NAME:	COMMON NAME:	SIZE:	QUANTITY:	REMARKS:
	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	2" CAL.	7 TOTAL	26" TALL, 20" SPREAD, WHITE SPRING FLOWERS
	FRAXINUS PENNSYLVANICA 'PATMORE'	PATMORE ASH	2" CAL.	3 TOTAL	40" TALL, 30" SPREAD, YELLOW FALL COLOR
	KOELRUTERIA PANICULATA	GOLDEN RAIN TREE	2" CAL.	5 TOTAL	35" TALL, 25" SPREAD, ATTRACTIVE FALL PODS
	PINUS EDULIS	PINON PINE	8 FT. S&B	8 TOTAL	20" TALL, 10" SPREAD, GREEN EVERGREEN
	PINUS NIGRA	AUSTRIAN PINE	8 FT. S&B	10 TOTAL	40" TALL, 12" SPREAD, GREEN EVERGREEN

PLANT LEGEND: SHRUBS = 212 TOTAL

SYM.	BOTANICAL NAME:	COMMON NAME:	SIZE:	QUANTITY:	REMARKS:
	CALAMAGROSTIS 'KARL FOERSTER'	FEATHER REED GRASS	5 GALLON	14 TOTAL	4' TALL, 2' SPREAD, ORNAMENTAL GRASS
	CARYOPTERIS 'DARK KNIGHT'	BLUE MIST SPIREA	5 GALLON	15 TOTAL	3' TALL, 4' SPREAD, BLUE FLOWERS
	CHRYSOETHAMNUS NAUSEOSUS 'GRAVEOLENS'	GREEN RABBITBRUSH	5 GALLON	15 TOTAL	4' TALL, 4' SPREAD, YELLOW FLOWERS
	CHRYSOETHAMNUS NAUSEOSUS 'NANA'	DWARF BLUE RABBITBRUSH	5 GALLON	15 TOTAL	2' TALL, 2' SPREAD, YELLOW FLOWERS
	FALLUGIA PARADOXA	APACHE PLUME	5 GALLON	14 TOTAL	3' TALL, 4' SPREAD, SILVER FOLIAGE
	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GALLON	15 TOTAL	4' TALL, 6' SPREAD, GREEN EVERGREEN
	JUNIPERUS 'WITCHITA BLUE'	WITCHITA BLUE JUNIPER	5 GALLON	14 TOTAL	15" TALL, 6" SPREAD, UPRIGHT SILVER/BLUE EVERGREEN
	PHYSCARPUS 'DIABLO'	PURPLE LEAF NINEBARK	5 GALLON	15 TOTAL	6' TALL, 8' SPREAD, PURPLE FOLIAGE
	PINUS MUGO 'SLOWMOUND'	DWARF MUGO PINE	5 GALLON	13 TOTAL	3' TALL, 4' SPREAD, EVERGREEN
	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	5 GALLON	17 TOTAL	3' TALL, 6' SPREAD, ORANGE FALL COLOR
	RHUS TRILOBATA	THREE-LEAF SUMAC	5 GALLON	14 TOTAL	5' TALL, 6' SPREAD, ORANGE FALL COLOR
	RIBES AUREUM	GOLDEN CURRANT	5 GALLON	8 TOTAL	5' TALL, 5' SPREAD, YELLOW FLOWERS
	ROSA 'FIRE MEADOWLAND'	RED GROUNDCOVER ROSE	5 GALLON	14 TOTAL	3' TALL, 4' SPREAD, RED SUMMER FLOWERS
	ROSA 'WHITE MEADOWLAND'	WHITE GROUNDCOVER ROSE	5 GALLON	14 TOTAL	2' TALL, 4' SPREAD, WHITE FLOWERS
	YUCCA FILAMENTOSA 'GOLDEN SWORD'	GOLDEN SWORD YUCCA	5 GALLON	14 TOTAL	3' TALL, 3' SPREAD, GOLDEN VARIEGATED SWORD LEAVES

LEGEND: STONE MULCH, NATIVE GRASS, EDGER, BOULDERS, ETC...

SYM.	DESCRIPTION:	QUANTITY:	REMARKS:
	SHREDDED CEDAR BARK MULCH	1,600 SF	PLACE 2" FT. DIA. AROUND TREES, 1 FT. DIA. AROUND SHRUBS TO MAINTAIN MOISTURE, AND THROUGHOUT DESIGNATED SHRUB BEDS AT 3" DEEP OVER LANDSCAPE FABRIC
	1 1/2" BROWN/BEIGE DECOMPOSED GRANITE STONE MULCH	25,000 SF	PLACE 3" DEEP (NO LANDSCAPE FABRIC) IN DESIGNATED LANDSCAPE AREAS
	DRYLAND GRASS SEED MIX	18,500 SF	SEE THE SEED MIX AND SEEDING NOTES THIS PAGE
	STEEL EDGER	45 LF	1/8" X 4" X 10 FT. COMMERCIAL GRADE STEEL EDGER. INSTALL WITH PROPER OVERLAPS AND STAKES PER MFG RECOMMENDATIONS
	LANDSCAPE BOULDERS: 90 AT DRY STREAM BED, 75 AT WATER FEATURES, 45 OTHER	(125) 2'X2'X3' (85) 3'X3'X4'	BURY 1/3 DEPTH, 2 SIZES, OWNER FURNISHED AND CONTRACTOR INSTALLED SEE THE DETAIL, SHEET L-3
	DRY STREAM BED • 6"-12" COBBLE	2,500 SF	MEANDER IN WIDTH AND DIRECTION. INSTALL PER THE DETAIL, SHEET L-3
	STONE RETAINING WALL - SEE THE CIVIL DWGS	SEE CIVIL	SEE THE CIVIL DRAWINGS
	DESIGN/BUILD RECIRCULATING WATERFALL, STREAM, POND BY CONTRACTOR	3 TOTAL	DESIGN / BUILD BY CONTRACTOR. COORDINATE WITH OWNER.

LANDSCAPE NOTES:

- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. DO NOT PLANT ANY TREES OR SHRUBS DIRECTLY OVER BURIED UTILITY LINES, OR ANY TREES UNDER OVERHEAD UTILITY LINES. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC... WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
- VERIFY ALL PLANT QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING BID. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTED AREAS AND GRASS UNTIL FINAL ACCEPTANCE INCLUDING IRRIGATION SYSTEM, WATERING OF PLANTS, SPRAYING, PRUNING, MULCHING, FERTILIZING, ETC...)
- MEASURE OFF THE PLANS TO ACCURATELY LAYOUT ALL FEATURES AND PLANT LOCATIONS INCLUDING DRY STREAM BED, BERMS, SITE FEATURES, AND PLANTING AREAS.
- INSTALL A NEW AUTOMATIC PRESSURIZED UNDERGROUND IRRIGATION SYSTEM FOR THE NEW LANDSCAPE. PROVIDE LOW VOLUME BUBBLER IRRIGATION TO ALL TREES AND SHRUBS. THE PERIMETER SEEDED CONSTRUCTION GRADED AREAS SHALL BE TEMPORARILY IRRIGATED ONLY UNTIL ESTABLISHED. CONTRACTOR TO USE IRRIGATION DITCH WATER, PUMP, AND AUTOMATIC CONTROLLER. COORDINATE WITH OWNER.
- AMEND TOPSOIL AS NEEDED. ALL NATIVE GRASS SEED AREAS SHALL HAVE A MINIMUM DEPTH OF 4 INCHES OF TOPSOIL, AND PLANTING BED AREAS SHALL HAVE A MINIMUM OF 6 INCHES OF TOPSOIL. ALL PARKING LOT ISLANDS SHALL HAVE A MINIMUM DEPTH OF 6" OF TOPSOIL. TOPSOIL SHALL BE FREE OF DEBRIS LARGER THAN 1" SIZE WITH A SALT READING OF NOT MORE THAN 3 MMHOS/CM.
- WHEN INSTALLING PLANT MATERIAL, PLANT MIX SHALL BE COMPRISED OF 1 PART SOIL CONDITIONER (DECOMPOSED BARK MULCH OR "MESA MAGIC" SOIL CONDITIONER) TO 2 PARTS TOPSOIL. OVER EXCAVATE THE PLANTING HOLES TWO TIMES THE DIAMETER OF THE ROOTBALL. FILL WITH PLANT MIX.
- PLANT MATERIAL WAS CHOSEN FOR ITS SPECIFIC VARIETY, HEIGHT, AND COLOR. ANY PLANT MATERIAL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- STONE MULCH LANDSCAPE SHRUB AREAS SHALL BE INSTALLED WITH A MINIMUM OF THREE INCHES OF SPECIFIED STONE MULCH.
- SEED AREAS SHALL BE SEEDED AS SPECIFIED IN THE SEEDING NOTES AND SPECIFICATIONS. PRIOR TO SEEDING ROTOTILL 3 CY/1,000 SF OF SOIL CONDITIONER INTO THE TOP FOUR INCHES OF TOPSOIL AND FINE GRADE (COMPOSTED SAND/UST, COMPOSTED 1/2" WOOD CHIPS, LEAF MATERIAL AND/OR MANURE OR EQUAL. NO MANURES OF ANY TYPE SHALL BE USED). THERE SHALL BE NO CLODS GREATER THAN 2".
- SHREDDED CEDAR BARK MULCH SHALL BE PLACED AROUND THE DRIPLINE OF EACH PLANT 3" DEEP TO MAINTAIN MOISTURE, 2 FT. DIAMETER AROUND TREES, AND 1 FT. DIAMETER AROUND SHRUBS. HOWEVER, KEEP MULCH 6" AWAY FROM TREE TRUNKS AND 2" AWAY FROM SHRUB STEMS.

- WHEN PLANTING TREES, SHRUBS, OR PERENNIALS: THOROUGHLY SOAK PLANTING HOLE WHILE BACKFILLING. PRUNE DEAD OR DAMAGED BRANCHES IMMEDIATELY AFTER PLANTING.
- BURY LANDSCAPE BOULDERS TO 1/3 DEPTH TO LOOK INTEGRAL IN THE LANDSCAPE. GROUP BOULDERS AS SHOWN ON THE PLANS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION. PLANTING SHALL BE DONE IN CONFORMANCE WITH THE ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO (A.L.C.C.) SPECIFICATIONS. PLANT MATERIAL AND IRRIGATION SYSTEM TO BE GUARANTEED BY CONTRACTOR FOR ONE YEAR FROM FINAL ACCEPTANCE. ANY DEAD OR DYING PLANT SHALL BE REPLACED AT NO COST TO OWNER DURING GUARANTEE PERIOD.
- LANDSCAPE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR ANY MEANS, METHODS, OR APPROPRIATENESS OF CONSTRUCTION PROCEDURES BY ANY CONTRACTOR.

NATIVE GRASS SEED MIX:

DESCRIPTION: Dryland Grasses for Western Colorado		QUANTITY: rate lbs PLS/acre
Perennial Rye (Tetraploid)	Lolium perenne	6 lb
'Paloma' Indian Ricegrass	Achnatherum hymenoides	7 lb
Sandberg bluegrass	Poa sandbergii	5 lb
Nodding Brome	Bromus anomalus	7 lb
Blue Grama	Bouteloua gracilis	3 lb
Sand Dropseed	Sporobolus cryptandrus	2 lb
TOTAL		30 lbs PLS per acre (6 lbs PLS/1,000 SF)

** Rates shown are to be used when seed is drilled. If seed is broadcast seeding rates should be doubled.

SEEDING NOTES:

- THE PERIMETER OF THE SITE SHALL BE DRILL SEEDED WITH NATIVE GRASS SEED TO REVEGETATE AND STABILIZE DISTURBED CONSTRUCTION AND BARE AREAS. THIS PERIMETER AREA WILL NOT BE IRRIGATED. THESE AREAS SHALL BE SEEDED ONLY IN LATE FALL OR EARLY SPRING TO TAKE ADVANTAGE OF NATURAL SEASONAL MOISTURE.
- SEED AFTER ALL FINAL GRADING, BOULDER PLACEMENT, AND PLANTING OF ALL PLANT MATERIAL IS COMPLETE.
- SOIL PREP: GRADE TOPSOIL TO A REASONABLE EVEN, SMOOTH, LOOSE SEED BED. ROTOTILL 3 CY/1,000 SF OF SOIL CONDITIONER INTO TOP 4"-6" OF TOPSOIL AND FINE GRADE.
- SEED SHALL BE UNIFORMLY APPLIED OVER THE ENTIRE DISTURBED AREA. ALL AREAS TO BE SEEDED THAT ARE 3:1 SLOPE OR FLATTER SHALL BE DRILL SEEDED. OPERATE EQUIPMENT PERPENDICULAR TO THE SLOPE. DRILL SEED 1 INCH DEEP IN ROWS SPACED NO MORE THAN 7 INCHES APART. ON SLOPES STEEPER THAN 3:1, SEED SHALL BE APPLIED BY MEANS OF A MECHANICAL BROADCASTER AT DOUBLE THE RATE REQUIRED FOR DRILL SEEDED. ALL SEED SOWN BY MECHANICAL BROADCASTERS SHALL BE RAKED OR DRAGGED INTO THE SOIL TO A DEPTH OF 1/2" CARE SHOULD BE TAKEN TO INSURE UNIFORM COVERAGE OF SEED.
- SEED SHALL BE MULCHED AND CRIMPED WITH STRAW MULCH WITHIN 24 HOURS OF SEEDING. NATIVE GRASS STRAW SHALL BE APPLIED AT THE RATE OF TWO TONS PER ACRE (APPROX. 1 BALE PER 500 SF). IT SHALL BE CRIMPED IN WITH A CRIMPER OR OTHER APPROVED METHOD TO A MINIMUM DEPTH OF 3". DO NOT MULCH DURING WINDY CONDITIONS. ANY AREAS DISTURBED BY MULCHING OPERATIONS SHALL BE RESEDED AT CONTRACTOR'S EXPENSE.
- PROTECT ALL SEEDED AREAS FROM DAMAGE UNTIL NATIVE GRASS IS ESTABLISHED.

CASAS DE LUZ RESIDENTIAL DEVELOPMENT
CITY OF GRAND JUNCTION LANDSCAPE REQUIREMENTS:
82,022 SF (1.88 ACRES) IMPROVED AREA

82,022 / 2500 = 33 TREES
82,022 / 300 = 273 SHRUBS
MINUS 68 SHRUBS FROM 25% SHRUB TO NATIVE GRASS
ALLOWANCE CONVERSION=205 REQUIRED SHRUBS

NATIVE GRASS MIN. ALLOWANCE PER CODE = 3,400 SF
NATIVE GRASS PROVIDED ON SITE = 18,000 SF

33 2" CALIPER TREES REQUIRED
33 TREES PROVIDED

205 5-GALLON SHRUBS REQUIRED
212 SHRUB PROVIDED

Revised 5-25-11

Julie Wolverton,
Landscape Architect



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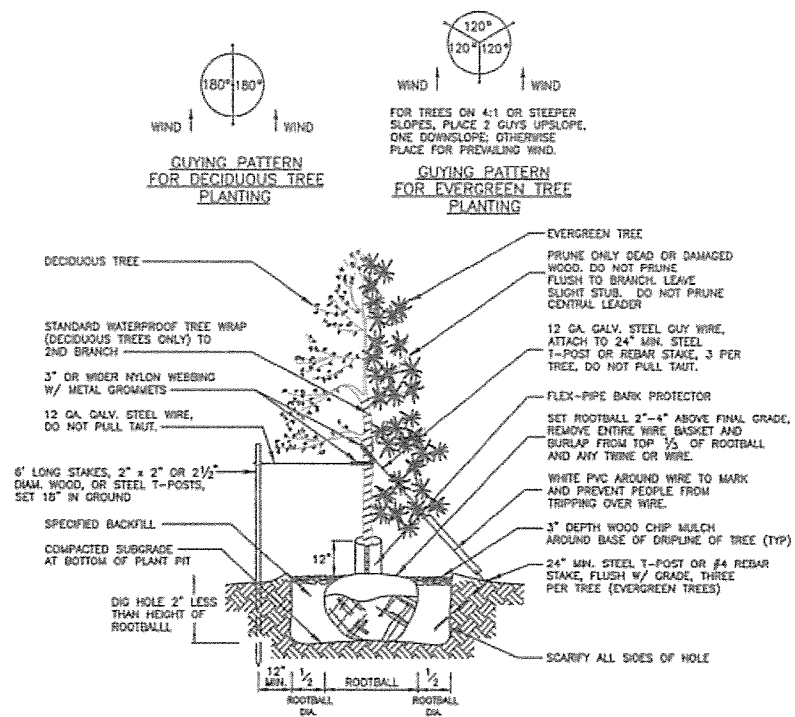
CASAS DE LUZ
Grand Junction, Colorado

Planting Legend & Notes

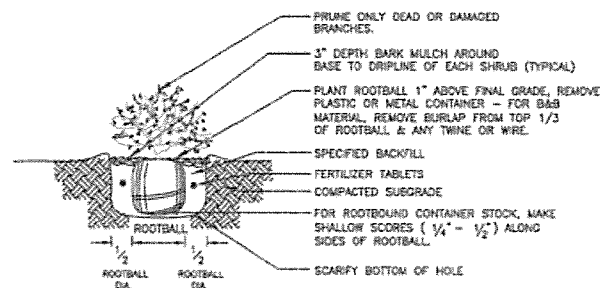
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Sheet L-2



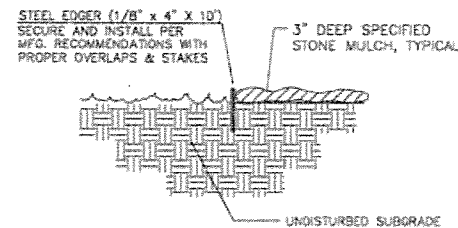
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ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE	
ACCEPTED AS CONTRACTED	Date _____
	Date _____



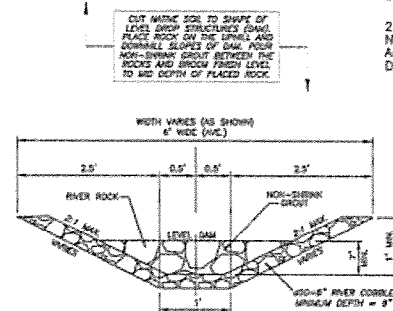
A TREE PLANTING SECTION
L-3 NOT TO SCALE



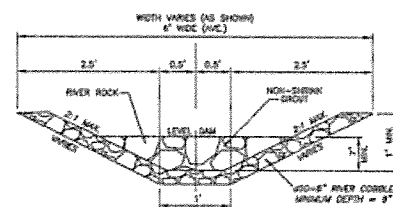
C SHRUB PLANTING SECTION
L-3



D STEEL EDGER / STONE MULCH
L-3 NOT TO SCALE

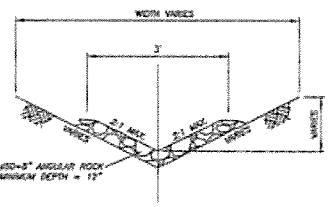


B LANDSCAPE BOULDER
L-3 NOT TO SCALE

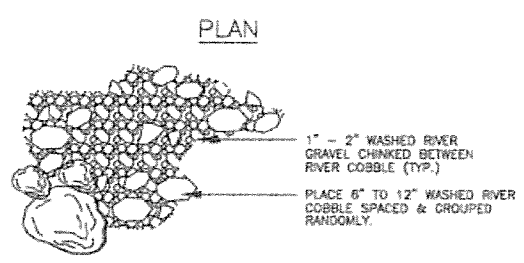


- NOTE:
1. WIDTH OF DRY STREAM BED SHALL VARY FROM APPROX. 2.5 FT. WIDE MIN. TO 8 FT. WIDE MAX. (6 FT WIDE AVERAGE)
 2. LANDSCAPE BOULDERS SHALL BE NESTED IN GROUPS IN A RANDOM FASHION ALONG THE EDGES AND THROUGHOUT THE DRY STREAMBED AS SHOWN ON THE DWGS.
 3. APPLY A PRE-EMERGENT HERBICIDE THROUGHOUT STREAMBED AREA BEFORE PLACEMENT OF COBBLE
 4. INSTALL DRY STREAM BED TO LOOK AS NATURAL AS POSSIBLE WITH VARYING ROCK SIZES AND GROUPINGS OF BOULDERS, AND VARYING WIDTH. LANDSCAPE ARCHITECT MUST APPROVE LAYOUT.

E DRY STREAM BED
L-3 NOT TO SCALE



F SWALE SECTION B-B
N/T/S



CITY COMMUNITY DEVELOPMENT	
ADOPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.	Date
ADOPTED AS CONSTRUCTED	Date

CASAS DE LUZ Grand Junction, Colorado

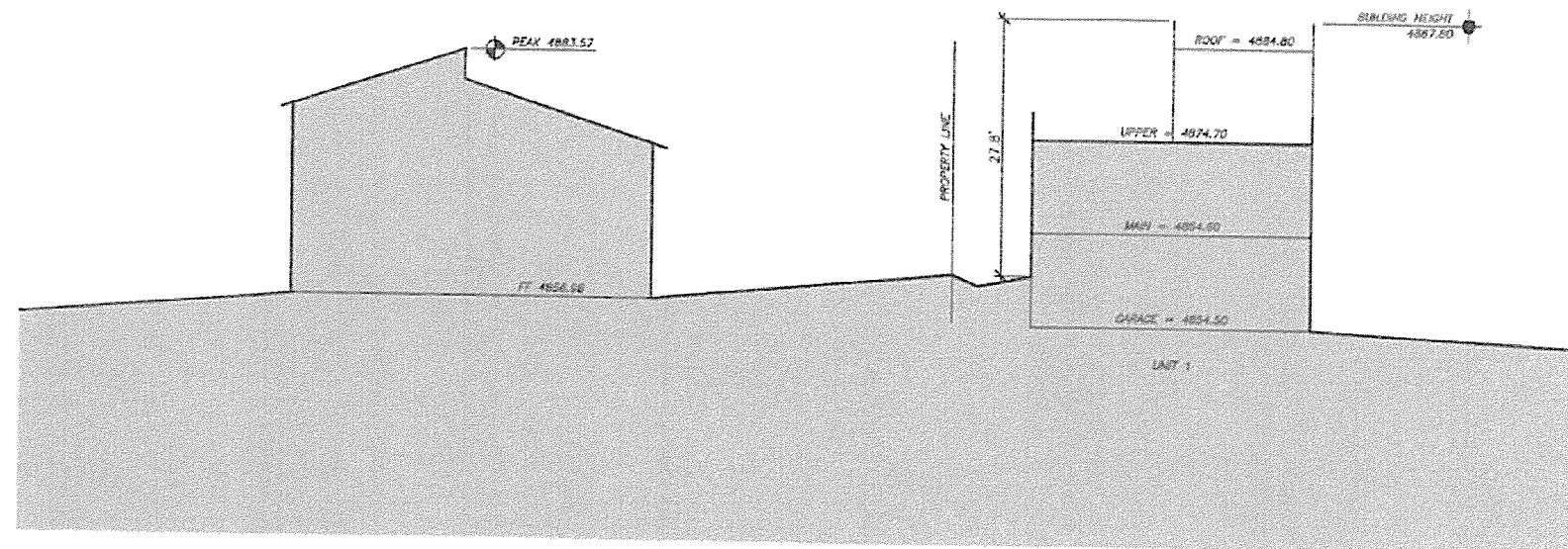
Landscape Details
NORTH
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Sheet L-3
DATE: 08/14/16
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20 FEET

Revised 5-25-11

Julie Wolvertson,
Landscape Architect



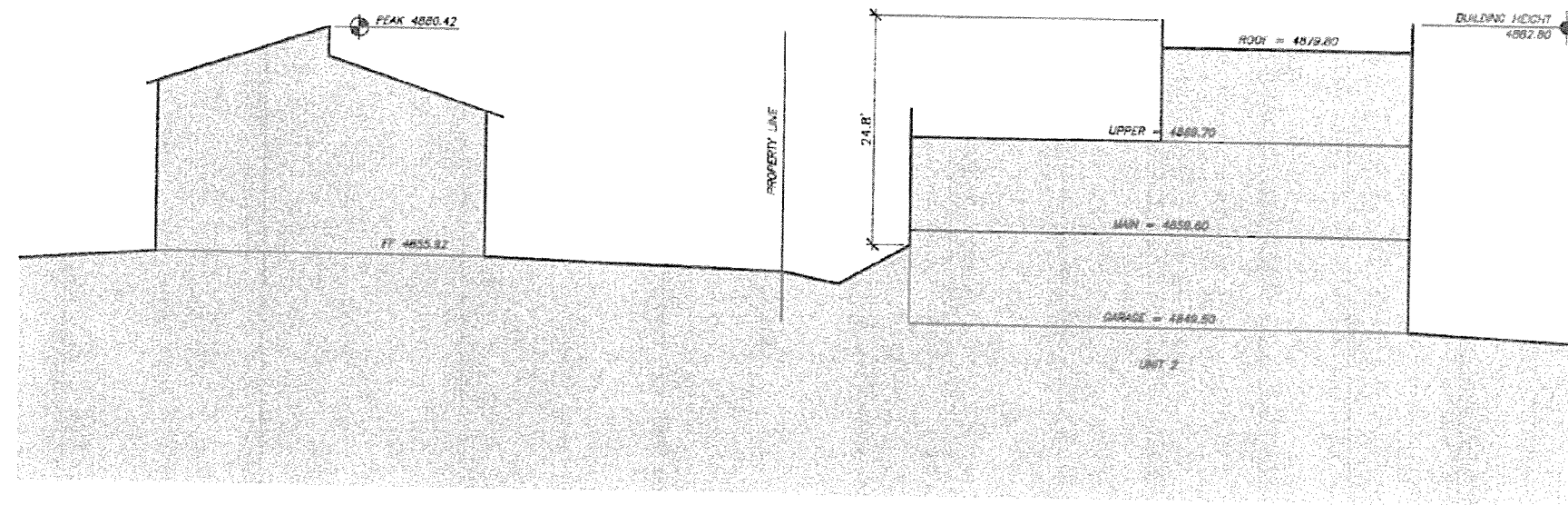
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wolvertson@montrose.net



CASAS de LUZ
SCALE: 1" = 20'

SITE SECTION 1

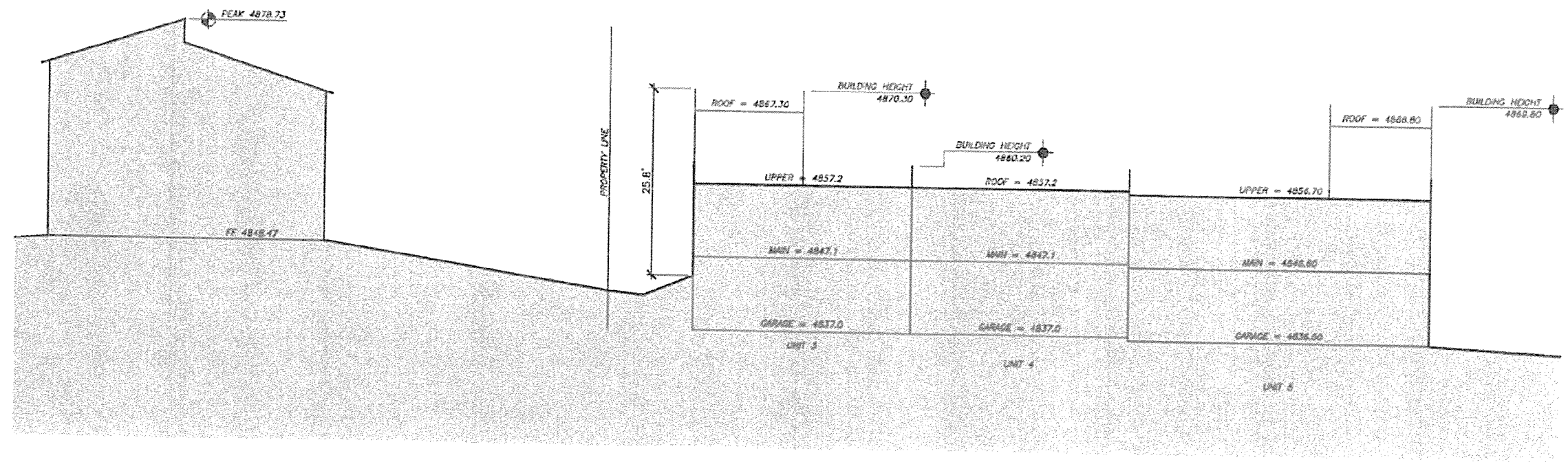
CHAMBERLIN ARCHITECTS



CASAS de LUZ
SCALE: 1" = 20'

SITE SECTION 2

CHAMBERLIN ARCHITECTS

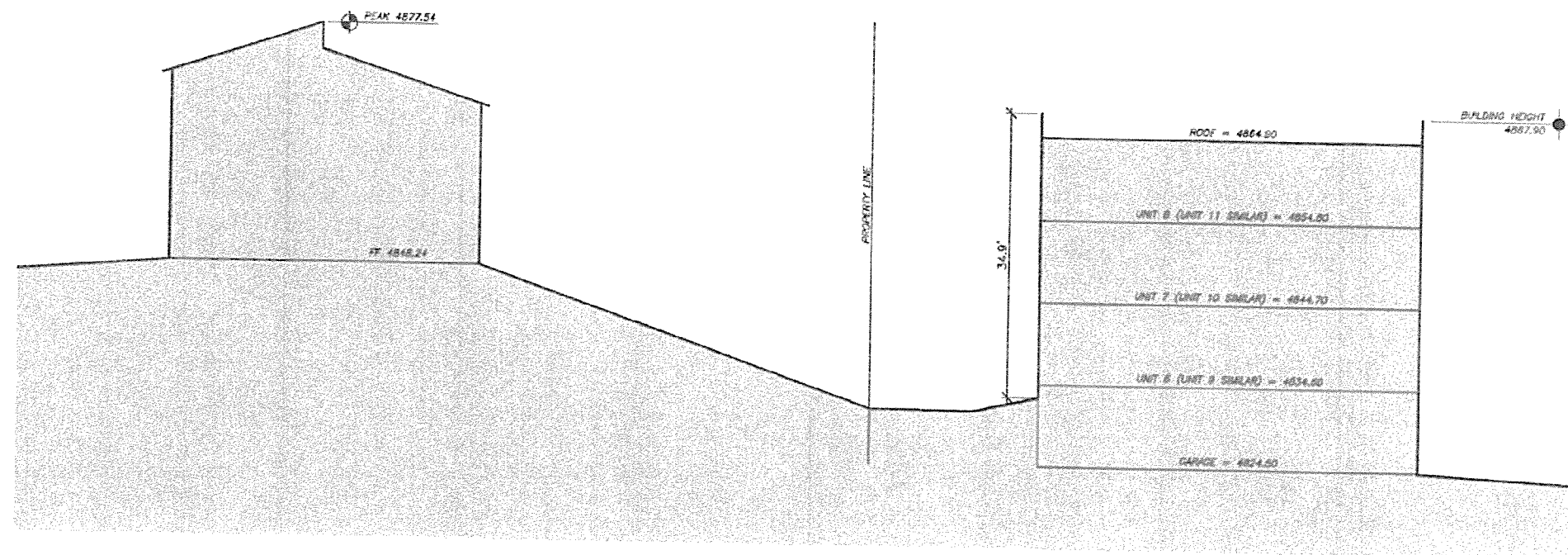


CASAS de LUZ

SCALE: 1" = 20'

SITE SECTION 3

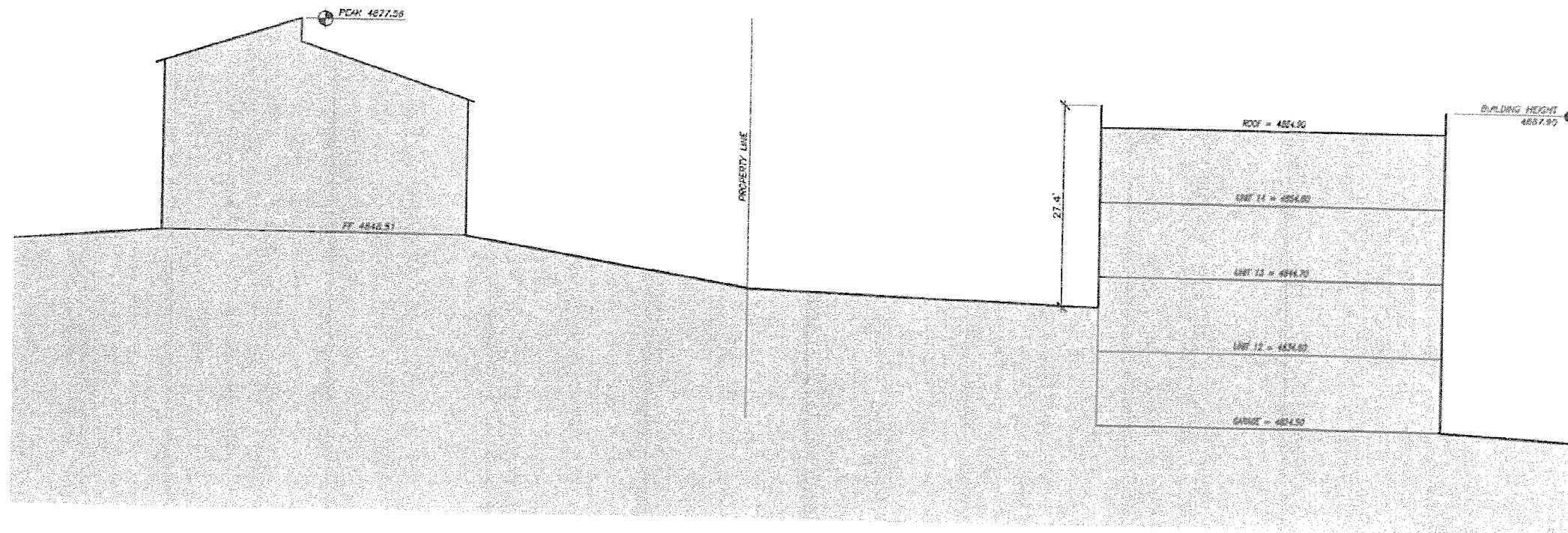
CHAMBERLIN ARCHITECTS



CASAS de LUZ
SCALE: 1" = 20'

SITE SECTION 4

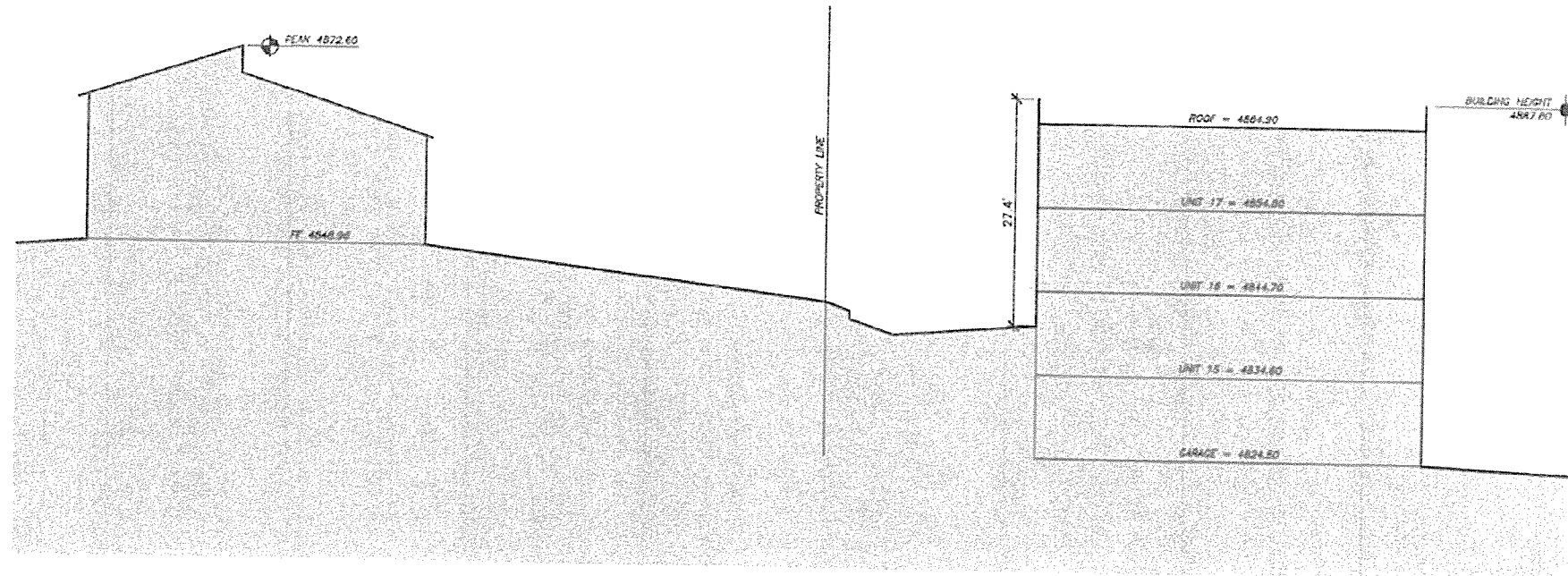
CHAMBERLIN ARCHITECTS



CASAS de LUZ
SCALE: 1" = 20'

SITE SECTION 5

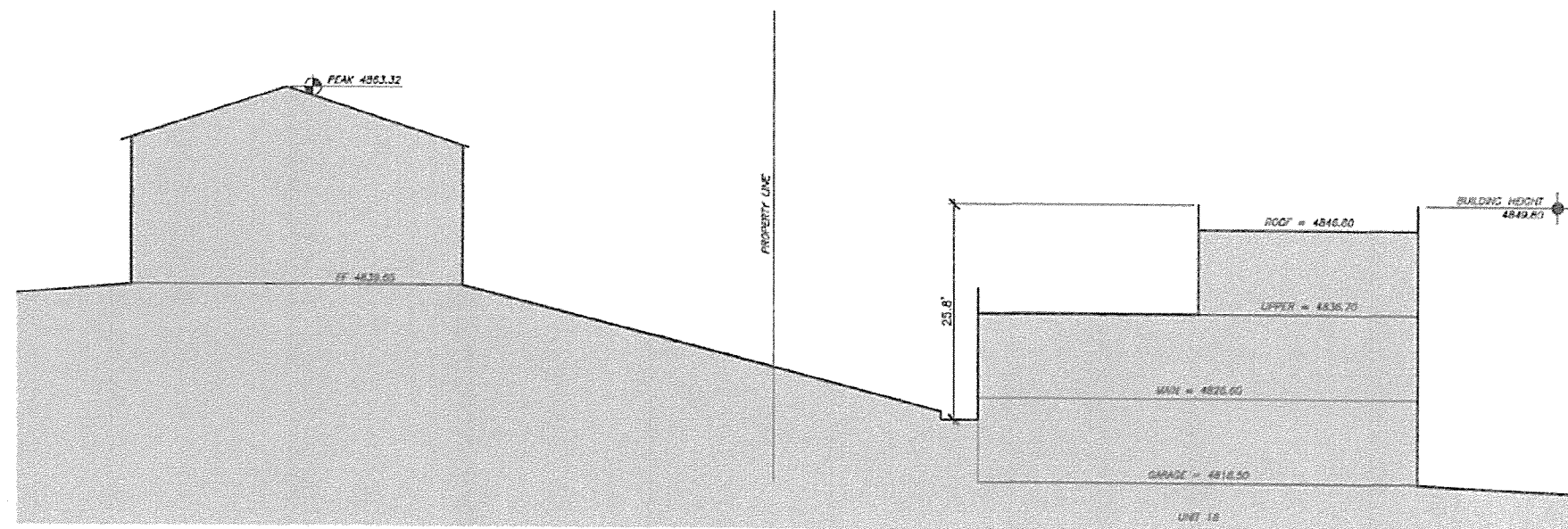
CHAMBERLIN ARCHITECTS



CASAS de LUZ
SCALE: 1" = 20'

SITE SECTION 6

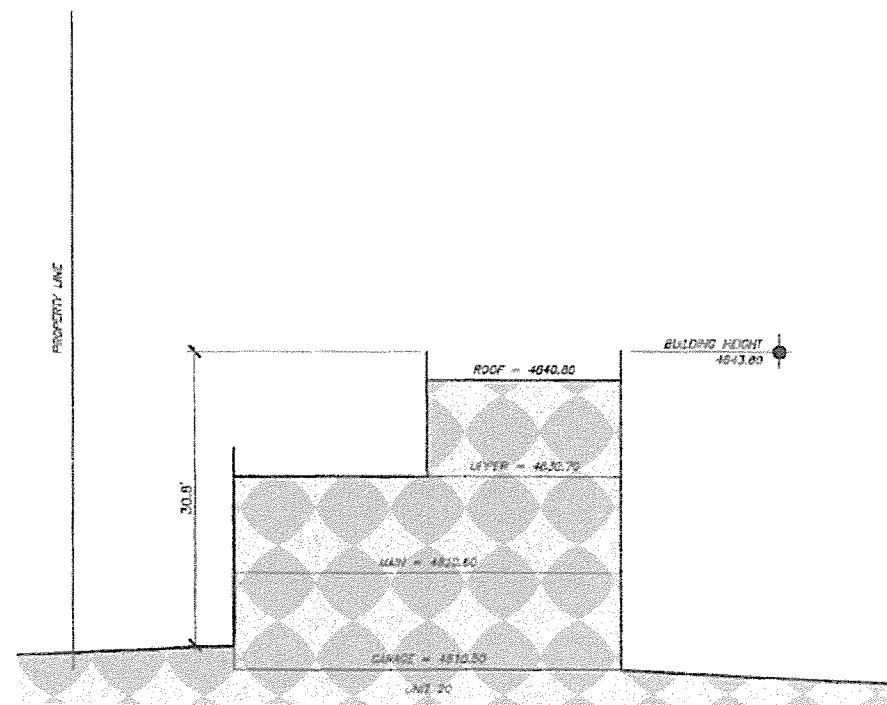
CHAMBERLIN ARCHITECTS



CASAS de LUZ
SCALE: 1" = 20'

SITE SECTION 7

CHAMBERLIN ARCHITECTS



CASAS de LUZ
SCALE: 1" = 20'

SITE SECTION 9

CHAMBERLIN ARCHITECTS

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4654

**AN ORDINANCE AMENDING ORDINANCE NO. 4482 FOR THE CASAS DE LUZ
PLANNED DEVELOPMENT RESIDENTIAL SUBDIVISION REVISING THE
PROPOSED PHASING SCHEDULE**

**LOCATED ADJACENT TO WEST RIDGES BOULEVARD AND
WEST OF SCHOOL RIDGE ROAD**

Recitals:

The applicant, Dynamic Investments Inc., wishes to revise the proposed phasing schedule for the Casas de Luz Planned Development residential subdivision in order to develop (20) dwelling units on 1.88 +/- acres. The Casas de Luz residential development plan consists of proposed new residential lots, common areas and stacked condominium units on property zoned PD (Planned Development).

The purpose of this Ordinance is to extend the phasing schedule for the Casas de Luz Planned Development provided in Ordinance No. 4482, without modifying any other aspects of Ordinance No. 4482 or of the residential development plan.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the extended phasing schedule for the Casas de Luz Planned Development.

The City Council finds that the review criteria for the planned development that were established at the time Ordinance No. 4482 was adopted are still applicable and are still met and that the establishment thereof is not affected by the extension of the phasing schedule.

The City Council finds that extending the phasing schedule is reasonable in light of the economic downturn and is in the best interests of the community.

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

The development phasing schedule established by Ordinance No. 4482 is amended as follows:

Phase 1 plat must be recorded by December 31, 2017 (extended by three years, from December 31, 2014)

Phase 2 plat must be recorded by December 31, 2019 (extended by two years, from December 31, 2017)

Phase 3 plat must be recorded by December 31, 2020 (extended by one year, from December 31, 2019)

Phase 4 plat shall be recorded by December 31, 2021 (unchanged).

All other aspects of Ordinance No. 4482 shall remain in effect.

Introduced on first reading this 21st day of January, 2015 and ordered published in pamphlet form.

Adopted on second reading this 4th day of February, 2015 and ordered published in pamphlet form.

ATTEST:



City Clerk



Mayor



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4654 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 21st day of January, 2015 and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 4th day of February, 2015, at which Ordinance No. 4654 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 6th day of February, 2015.


Stephanie Tuin, MMC
City Clerk

Published: January 23, 2015
Published: February 6, 2015
Effective: March 8, 2015



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE AMENDING ORDINANCE NO. 4482 & 4654 FOR THE CASAS DE
LUZ PLANNED DEVELOPMENT RESIDENTIAL SUBDIVISION REVISING THE
PROPOSED PHASING SCHEDULE**

**LOCATED ADJACENT TO WEST RIDGES BOULEVARD AND
WEST OF SCHOOL RIDGE ROAD**

Recitals

The applicant, Dynamic Investments Inc., wishes to revise the proposed phasing schedule for the Casas de Luz Planned Development residential subdivision in order to develop (20) dwelling units on 1.88-acres. The Casas de Luz residential development plan consists of proposed residential lots, common areas and stacked condominium units on property zoned PD (Planned Development).

The purpose of this Ordinance is to extend the phasing schedule for the Casas de Luz Planned Development provided in Ordinance No. 4482, without modifying any other aspects of Ordinance No. 4482 or of the residential development plan.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended approval of the extended phasing schedule for the Casas de Luz Planned Development.

The City Council finds that the review criteria for the planned development that were established at the time of Ordinance No. 4482 was adopted are still applicable and are still met and that the establishment thereof is not affected by the extension of the phasing schedule.

The City Council finds that extending the phasing schedule is reasonable in light of the current market conditions and economic feasibility of the project and is in the best interests of the community.

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

The development phasing schedule established by Ordinance No. 4482 & 4654 is amended as follows:

- Phase 1 (construction) plat must be recorded by December 31, 2022
- Phase 2 plat must be recorded by December 31, 2024
- Phase 3 plat must be recorded by December 31, 2026
- Phase 4 plat must be recorded by December 31, 2027

All other aspects of Ordinance No. 4482 shall remain in effect.

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

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

ATTEST:

President of the Council

City Clerk



Grand Junction City Council

Regular Session

Item #2.a.ii.

Meeting Date: December 4, 2019

Presented By: Senta Costello, Planner

Department: Community Development

Submitted By: Senta Costello, Associate Planner

Information

SUBJECT:

Introduce an Ordinance to Vacate Undeveloped Westcliff Drive Public Right-of-Way (0.18 ac) as Part of the Development of the Proposed Court on G Subdivision and Set a Public Hearing for December 18, 2019

RECOMMENDATION:

Staff recommends conditional approval of the requested vacation.

EXECUTIVE SUMMARY:

The Applicant, Anatum LLC, is requesting the vacation of the Westcliff Drive, public Right-of-Way located south of G Road, just east of 27 Road.

The Applicant is currently in the process of a Preliminary/Final Subdivision Plan Review to develop a residential subdivision and is proposing to create 17 single-family attached dwelling units and lots on a total of 3.02 acres in an existing R-5 (Residential – 5 du/ac) zone district. During the review process for the new subdivision proposal, it was determined that the Westcliff Drive right-of-way may be vacated with the design of the new subdivision redirecting the roadway in the new subdivision. New rights-of-way will be granted to the City to accommodate the location of the necessary infrastructure for the new subdivision. The right-of-way requested for vacation contains service utility lines for the existing house. These service lines will be removed by the Applicant as part of the construction of the project.

BACKGROUND OR DETAILED INFORMATION:

The subject property of 3.02 acres is located on the south side of G Road, just east of 27 Road. The property currently has a single family house and associated outbuildings; however, the Applicant is currently in the review process for a Preliminary/Final Subdivision Plan to develop 17 single-family attached dwelling units/lots on the property. Based on the Applicant's plan for development, the current right-of-way location interferes with the desired placement of the new rights-of-way, residential units and lot lines. Therefore, the Applicant is requesting the vacation of the right-of-way located on the property and to dedicate new ROW to accommodate proposed infrastructure as shown on the draft subdivision plat to avoid the anticipated building locations and lot lines. In addition, the Applicant is also acting to clean-up encumbrances on the property by removing excess easements from the property that are no longer necessary.

The Applicant is proposing as part of their subdivision platting a new road layout. The ROW to be vacated was conveyed by separate document in 1963 Reception No. 846965. This area of right-of-way contains no existing utility infrastructure or improvements.

The right-of-way requested for vacation contains service utility lines for the existing house. These service lines will be removed by the Applicant as part of the construction of the project. New easements and rights-of-way, as necessary, for the new subdivision would be dedicated as necessary on the plat or by separate instrument.

NOTIFICATION REQUIREMENTS

Neighborhood Meeting:

A Neighborhood Meeting is not required for an easement or right-of-way vacation and no utility companies voiced opposition to the proposed vacation requests as part of the Preliminary/Final Subdivision Plan or vacation applications (City file # SUB-2019-220, VAC-2019-646).

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the Zoning and Development Code. The subject property was posted with an application sign on November 18, 2019. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on November 27, 2019. The notice of this public hearing was published December 3, 2019 in the Grand Junction Daily Sentinel.

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 existing public right-of-way does not conflict with the Comprehensive Plan, Grand Valley Circulation Plan or other adopted plans and policies of the City. Vacation of this right-of-way will have no impact on public facilities or services provided to the general public since new rights-of-way are required to be granted to the City as part of the proposed development.

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

Goal 1 / Policy C: The City will make land use and infrastructure decisions consistent with the goal of supporting and encouraging the development of centers.

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;

This request is to vacate existing public right-of-way which is used to access three parcels of land. The Court on G Road Subdivision plat reconfigures these lots, as well as three others, into 17 new lots and dedicates new public rights-of-way. Recordation of a plat granting appropriate rights-of-way is a condition of approval to ensure access is retained a necessary. As such, no parcels will be landlocked as a result of the proposed vacation requests. 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;

This request is to vacate existing public right-of-way which is used to access three parcels of land. The proposed subdivision plat reconfigures these lots, as well as three others, into 17 new lots and dedicates new public rights-of-way. Recordation of a plat granting appropriate rights-of-way is a condition of approval to ensure access is retained a necessary. 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; New/re-routed rights-of-way will be dedicated and constructed as identified on the subdivision plat as necessary. No comments concerning the proposed vacation were received from the utility review agencies or the adjacent property owners indicating issue or adverse impacts related to this request or the quality of services provided to the property.

Staff therefore finds this criterion has been met.

(5) The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter 21.06 GJMC; and New/re-routed rights-of-way will be dedicated and constructed as identified on the subdivision plat as necessary. Neither staff nor utility providers have identified that this request will inhibit the provision of adequate public facilities and services.

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 substantially change as a result of the proposed vacations as the Westcliff Drive right-of-way is not an improved City street. The right-of-way currently functions more as a gravel shared driveway. With the vacation, the Applicant can develop the property as needed to avoid the impact to the anticipated building locations and lot development, will also serve as a general clean-up of the property by removing under-improved right-of-way from the property that is no longer necessary, which will benefit the Applicant's overall site development and create a public right-of-way that is constructed to current infrastructure standards. As such, Staff finds that this criterion has been met.

STAFF RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Court on G Road Subdivision Vacation of Rights-of-Way, VAC-2019-646, located at 2711 G Road, the following findings of fact have been made with the recommended 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 Westcliff Drive right-of-way, a plat shall be recorded, granting appropriate rights-of-way to facilitate access and services to the affected lands.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I move to introduce an ordinance to vacate the Westcliff Drive Right-Of-Way located at 2711 G Road and set a public hearing for December 18, 2019.

Attachments

1. Draft Vacation Ordinance
2. Site Location & Aerial Photo Maps
3. Development Application
4. Proposed Subdivision The Court

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE VACATING WESTCLIFF DRIVE RIGHT-OF-WAY

LOCATED AT 2711 G ROAD

Recitals:

A vacation of the Westcliff Drive right-of-way has been requested by the developer, Anatum LLC – Ray Rickard in anticipation of further subdividing and developing the abutting property to the east for future residential development for the proposed Court on G Road Subdivision. The applicant is proposing a reconfiguration of five (5) parcels and dedication of right-of-way with the development of the new subdivision. right-of-way contains existing service utility infrastructure which will be removed with the construction of the new development.

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 certain rights-of-way conveyed at Reception No. 846965 Mesa County Clerk and Records Records, 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 DEDICATED 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 Westcliff Drive right-of-way, a plat shall be recorded, granting appropriate rights-of-way to facilitate access and services to the affected lands.

That twenty-five-foot-wide right-of-way for Westcliff Drive as described in Reception 946965 located in the Northwest Quarter of the Northwest Quarter (NW¼ NW¼) Section 1, Township 1 South, Range 1 West, of the Ute Meridian in Mesa County, Colorado and being more particularly described as follows:

Commencing at the Northwest corner of said NW¼ NW¼ said Section 1, whence the Northeast corner of said NW¼ NW¼ said Section 1 bears South 89°59'43" East, a distance of 1320.80 feet for a basis of bearings, with all bearings contained herein relative thereto; thence South 89°59'43" East, a distance of 355.78 feet; thence South 00°03'23" West, a distance of 40.00 feet to a point on the South right-of-way line of G

Road as described in Reception Number 2356364 at the Northeast corner of said Westcliff Drive right-of-way, the POINT OF BEGINNING; thence South 00°03'23" West, a distance of 322.13 feet; thence South 89°57'07" West, a distance of 25.00 feet; thence North 00°03'23" East, a distance of 322.19 feet; thence South 89°54'33" East, a distance of 25.00 feet to the POINT OF BEGINNING.

Said parcel containing an area of 0.18 Acres, as herein described.

See Exhibit A.

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.

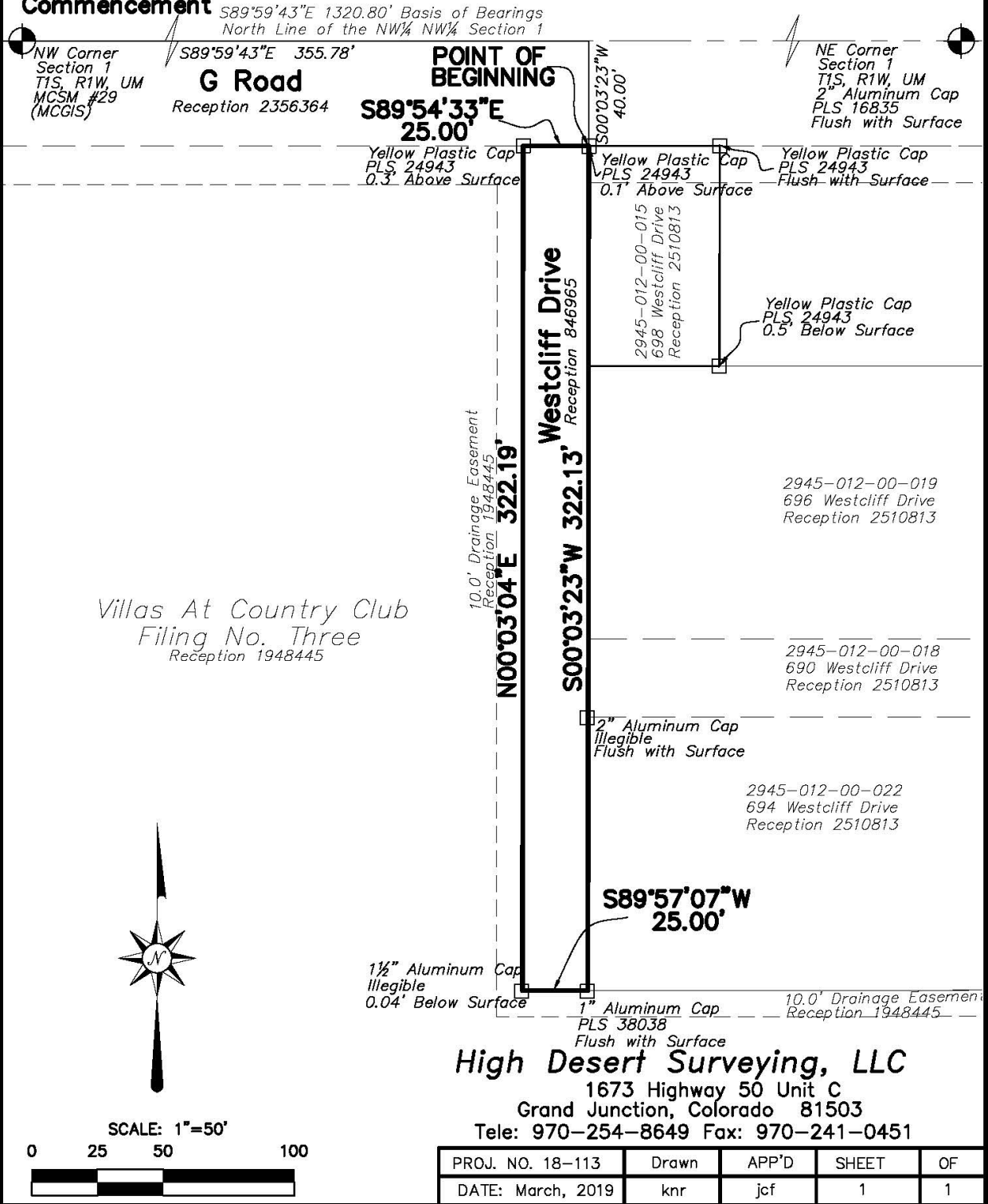
ATTEST:

City Clerk

Mayor

Point of
Commencement

EXHIBIT A



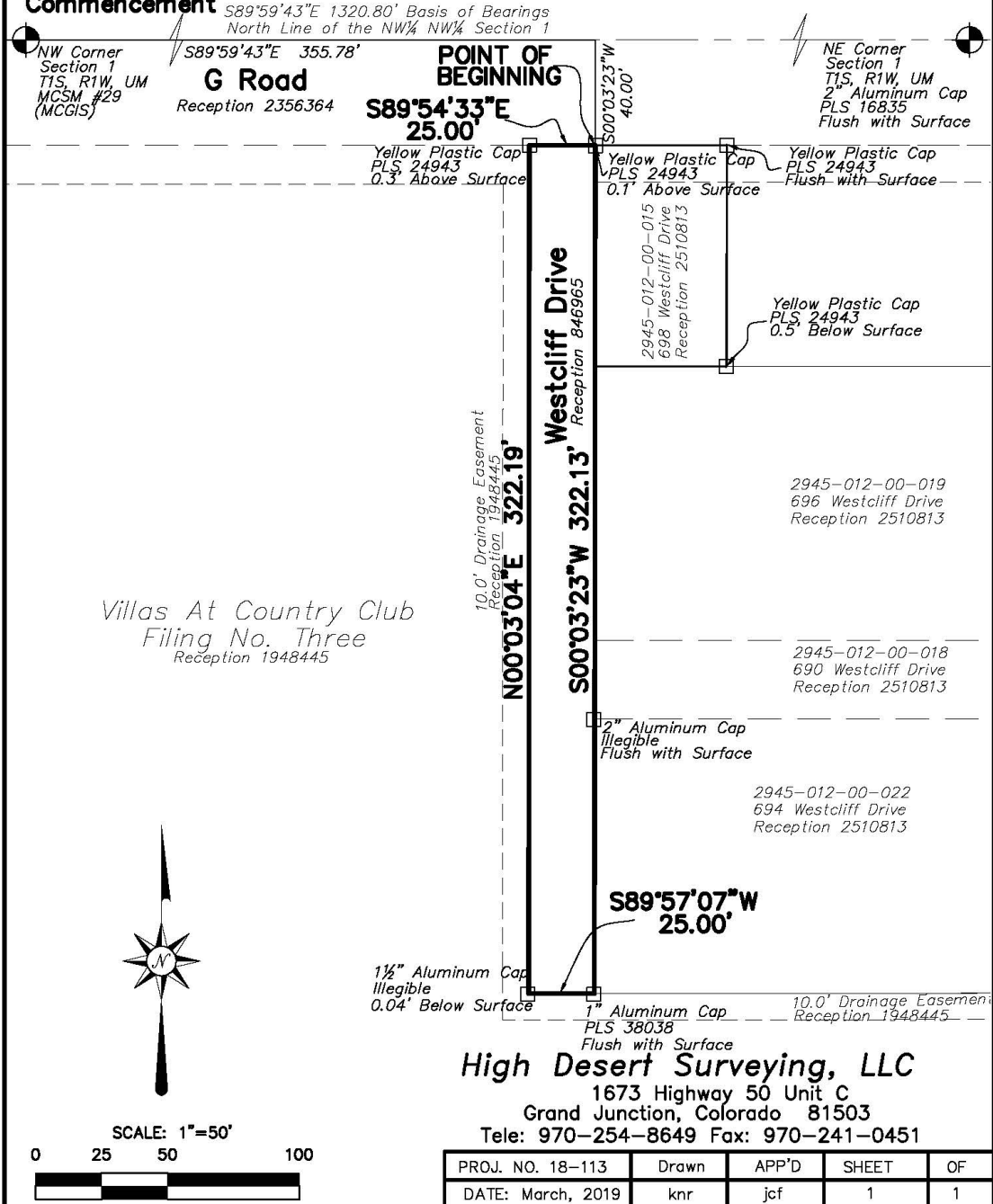


Westcliff Drive to be Vacated



Point of
Commencement

EXHIBIT A



Development Application

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

Petition For: Subdivision Plat/Plan - Major Preliminary/Final

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

Existing Land Use Designation

Existing Zoning

Proposed Land Use Designation

Proposed Zoning

Property Information

Site Location: 2711 G Road; 690, 694, 696, 698 Westcliff Dr CO 81505

Site Acreage: 0.286 acres

Site Tax No(s): 2945-012-00-019; 2945-012-00-015; 2945-012-00-018; 2945-012-00-022;

Site Zoning: R-8

Project Description: Subdivide the 5 existing lots into 17 single family attached lots

Property Owner Information

Name: Marian Jacobson Living Trust

Street Address: 726 Golfmore Drive

City/State/Zip: GJ CO 81506

Business Phone #: 241-4000

E-Mail: ray@gjproperties.com

Fax #: n/a

Contact Person: Ray Rickard

Contact Phone #: 241-4000

Applicant Information

Name: Anatum LLC

Street Address: 2415 Red Ranch Dr

City/State/Zip: GJ CO 81505

Business Phone #: 241-4000

E-Mail: ray@gjproperties.com

Fax #: n/a

Contact Person: Ray Rickard

Contact Phone #: 241-4000

Representative Information

Name: Ciavonne, Roberts & Assoc.

Street Address: 222 Nth 7th Street

City/State/Zip: G.J. CO 81501

Business Phone #: 241-0745

E-Mail: ted@ciavonne.com

Fax #: n/a

Contact Person: Ted Ciavonne

Contact Phone #: 241-0745

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

Signature of Legal Property Owner

Date

Date

1/31/19

30/Aw 19

Final Subdivision for The Court
2711 G Road, Grand Junction, CO 81505
April 11, 2019, Revised 11/11/19
General Project Rep

Project Overview

We are submitting a Final Plan for an infill project approximately 3.3 acres in size, with the address of 2711 G Road. The project is composed of five existing parcels, which is being subdivided into 17 multi-family lots with associated Tracts and ROW. Originally this project was seeking a rezone to R8, however with the City Code change allowing 5.5 DU/ Acre in an R5 zone, the decision was made to stay with R5.

A. Project Description

Location and Site Features

- The 'primary' address is 2711 G Road, although four of the existing parcels are addressed from Westcliff Dr. The property has a home and out buildings that will be removed, but is primarily vacant land with rolling terrain. There is a 25' ROW associated with Westcliff Drive that will need to be vacated.
- Surrounding land use is predominantly established subdivisions: The Villas to the south and west; Vintage 70 to the north; and Horizon Park to the east. All three are zoned PD. There is C1 to the south which has solar panels on it.
- Topography for the project varies approximately 10 feet, sloping mostly to the southeast.
- There is an irrigation ditch that runs through the property which will be piped.

B. Public Benefit:

- The Subdivision of these properties is consistent with the Persigo Agreement and the Future Land Use Plan;
- Development of vacant, in-fill properties is beneficial to the use of existing utilities and infrastructure;
- The development of these properties will reduce an existing curb cut onto G Road.

C. Neighborhood Meeting

Two Neighborhood Meetings were held on October 9 and November 8, 2018. The second meeting was a courtesy meeting. The Neighborhood Meeting sign-in sheets and notes were included with the Rezone Submittal, although the Rezone from R5 to R8 was ultimately abandoned.

D. Project Compliance, Compatibility, and Impact

1. Adopted Plans and/or Policies

The Persigo Agreement
The Future Land Use Plan
City Subdivision Submittal Requirements

2. Surrounding Land Use

The land surrounding the subject parcels is residential uses.

3. Site Access and Traffic

Site access will be from G Road. Part or all of the Westcliff ROW will need to be vacated. There is no outlet to this project.

4 & 5. Availability of Utilities and Unusual Demands

Sanitary Sewer: there is an 8" sewer along the south edge of the project.

Storm Sewer: there is existing 8" and 12" storm drain along the south edge of the project.

Water: there is existing 8" water in G Road.

6. Effects on Public Facilities

There are no special or unusual demands on public facilities.

7. Site Soils

No unusual or unexpected soil issues are present at the proposed site.

8. Site Geology and Geologic Hazards

Nothing unusual was encountered.

9. Hours of Operation

NA

10. Number of Employees

NA

11. Signage Plans

NA

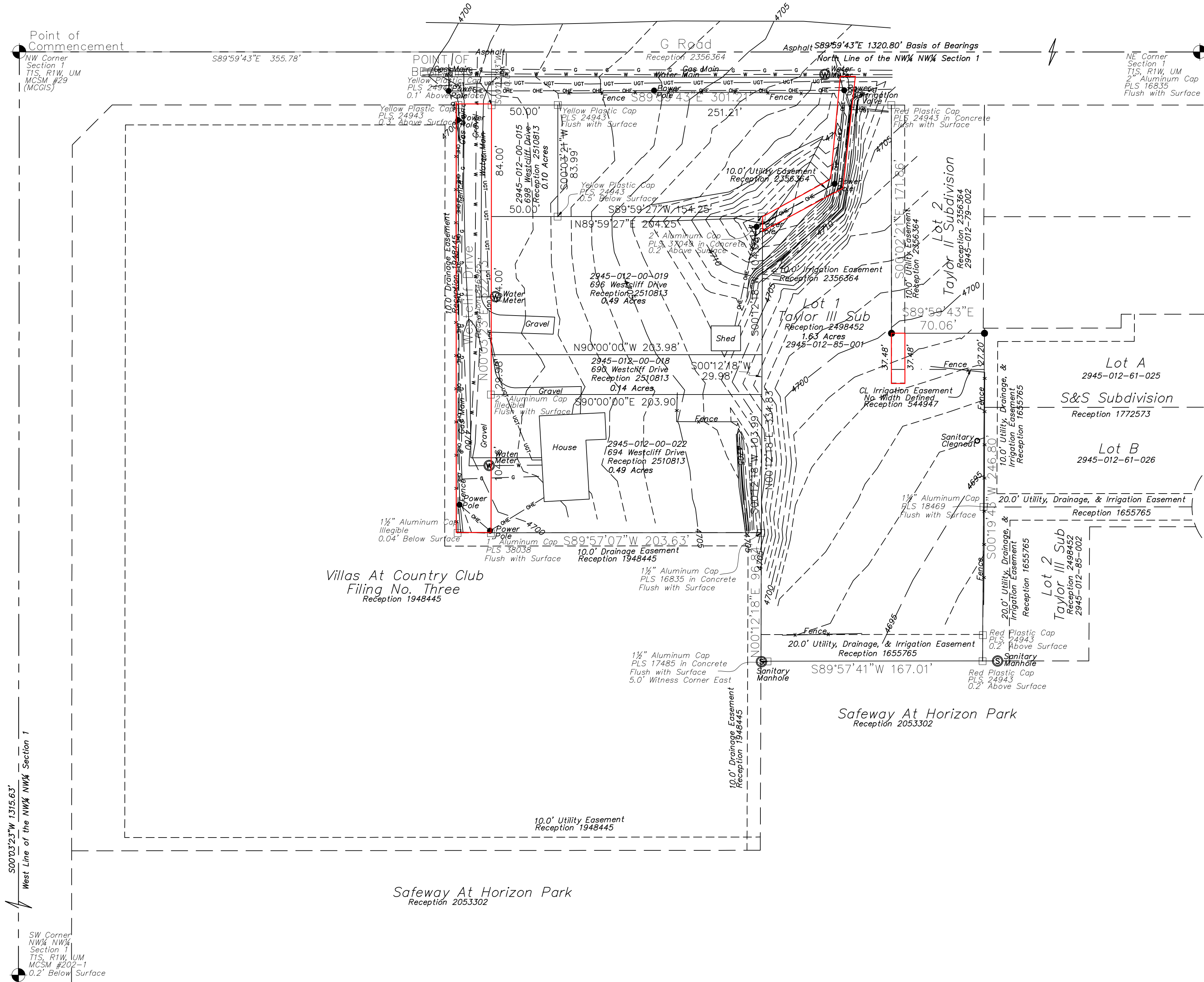
12. Irrigation

Available.

E. Development Schedule and Phasing

Winter 2019 / spring 2020

IMPROVEMENT SURVEY
OF THOSE PARCELS LOCATED IN
NW1/4 NW1/4 SECTION 1, T1S, R1W, UTE MERIDIAN
GRAND JUNCTION, MESA COUNTY, COLORADO



GENERAL NOTES

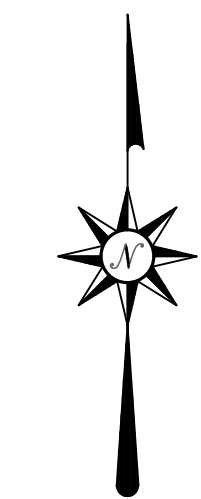
Easement and Title Information provided by Land Title Guarantee Company for Old Republic National Title Insurance Company, Order No. GJR6536568, dated July 17, 2018.

Basis of bearings is the North line of the NW¼ NW¼ of Section 1 which bears South 89°59'43" East, a distance of 1320.80 feet, established by observation of the MCGPS control network, which is based on the NAD 83 datum for Horizontal and NAVD 88 datum for Vertical Information. Both monuments on this line are Aliquot Survey Markers, as shown on the face of this plat.

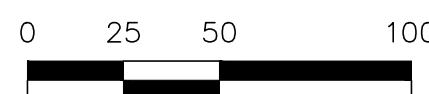
All lineal units shown hereon in U.S. Survey feet.

LEGEND

- ALIQUOT SURVEY MARKER, AS NOTED
- FOUND REBAR, AS NOTED
- SET 2" ALUMINUM CAP ON 24" No. 5 REBAR, PLS 24953



SCALE: 1"=50'



NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

DESCRIPTION BY SURVEY

That property located in the Northwest Quarter of the Northwest Quarter (NW¼ NW¼) Section 1, Township 1 South, Range 1 West, of the Ute Meridian in Mesa County, Colorado and being more particularly described by survey as follows:

Commencing at the Northwest corner of said NW¼ NW¼ said Section 1, whence the Northeast corner of said NW¼ NW¼ said Section 1 bears South 89°59'43" East, a distance of 1320.80 feet for a basis of bearings, with all bearings contained herein relative thereto; thence South 89°59'43" East, a distance of 355.78 feet; thence South 00°03'23" West, a distance of 40.00 feet to a point on the South right-of-way line of G Road as described in Reception Number 2356364 the POINT OF BEGINNING; thence South 89°59'43" East, a distance of 301.21 feet, along said South right-of-way line of G Road to the Northwest corner of Lot 2, Taylor II Subdivision, as shown on plat at Reception Number 2356364; thence South 00°02'21" East, a distance of 171.86 feet, along the West line of said Lot 2, Taylor II Subdivision; thence South 89°59'43" East, a distance of 70.06 feet, to a point on the West line of Lot A, S&S Subdivision, as shown on plat recorded at Reception 1772573, Mesa County records; thence South 00°19'43" West, a distance of 246.80 feet, along the West line of said S&S Subdivision and Lot 2, Taylor III Subdivision, as shown on plat recorded at Reception Number 2498452 (also being the East line of Lot 1, Taylor III Subdivision); thence South 89°57'41" West, a distance of 167.01 feet, along the South line of said Lot 1, Taylor III Subdivision (also being the North line of Safeway At Horizon Park, as shown on plat recorded at Reception 2053302) to a point on the East line of The Villas At Country Club, as shown on plat recorded at Reception 1948445, Mesa County records; thence North 00°12'18" East, a distance of 96.84 feet, along said East line said The Villas At Country Club to the Easterly Northeast corner of said The Villas At Country Club; thence South 89°57'07" West, a distance of 203.63 feet, along the Most Southerly North line of said The Villas At Country Club to a point at the Southeast corner of Westcliff Drive, as described at Reception 846965, Mesa County records; thence North 00°03'23" East, a distance of 322.13 feet, along said Easterly right-of-way line of said Westcliff Drive to the POINT OF BEGINNING.

Said parcel containing an area of 2.84 Acres, as herein described.

DESCRIPTION BY DEED

Those parcels located in the Northwest Quarter of the Northwest Quarter (NW¼ NW¼) Section 1, Township 1 South, Range 1 West, of the Ute Meridian in Mesa County, Colorado and being more particularly described by deed recorded at Reception 2510813* as follows:

Parcel 1
Beginning at the Northwest Corner of the E3/4 of the NW1/4 of the NW1/4 of Section 1, Township 1 South, Range 1 West of the Ute Meridian;
thence East 75 feet;
thence South 124 feet;
thence West 75 feet;
thence North 124 feet to the Point of Beginning.
EXCEPT the West 25 feet for road right-of-way as granted to the County of Mesa by instrument recorded August 22, 1963 in Book 853 at Page 452.
County of Mesa, State of Colorado aka 698 Westcliff Drive (Parcel 2945-012-00-015)*

Parcel 2
Beginning at a point 228 feet South of the Northwest Corner of the E3/4 of the NW1/4 of the NW1/4 of Section 1,
Township 1 South, Range 1 West of the Ute Meridian;
thence East 229 feet;
thence South 30 feet;
thence West 229 feet;
thence North 30 feet to the point of beginning.
EXCEPT the West 25 feet for road right-of-way as granted to the County of Mesa by instrument recorded August 22, 1963 in Book 853 at Page 452.
County of Mesa, State of Colorado aka 690 Westcliff Drive (Parcel 2945-012-00-018)*

Parcel 3
Beginning at a point 124 feet South of the Northwest Corner of the E3/4 of the NW1/4 of the NW1/4 of Section 1,
Township 1 South, Range 1 West of the Ute Meridian;
thence East 229 feet;
thence South 104 feet;
thence West 229 feet;
thence North 104 feet to the Point of Beginning.
EXCEPT the West 25 feet for road right-of-way as granted to the County of Mesa by instrument recorded August 22, 1963 in Book 853 at Page 452.
County of Mesa, State of Colorado A aka 694 Westcliff Drive (Parcel 2945-012-00-019)*

Beginning 330 feet East and 258 feet South of the Northwest corner of Section 1, Township 1 South, Range 1 West of the Ute Meridian;
thence South 104 feet;
thence East 229 feet;
thence North 104 feet;
Thence West to the Point of Beginning.
EXCEPT road as described in Quit Claim Deed recorded in Book 853 on Page 452,
Mesa County, Colorado. aka 694 Westcliff Drive, Grand Junction CO 81506 (Parcel 2945-012-00-022)*

(Parcel 2945-012-85-001 described separately by plat)

Lot 1, Taylor III Subdivision as shown on plat recorded at Reception 2498452, Mesa County records

LAND SURVEY DEPOSITS

MESA COUNTY SURVEYOR'S OFFICE

BOOK _____ PAGE _____

DATE _____

DEPOSIT NO. _____

Prepared for:
ANATUM, LLC

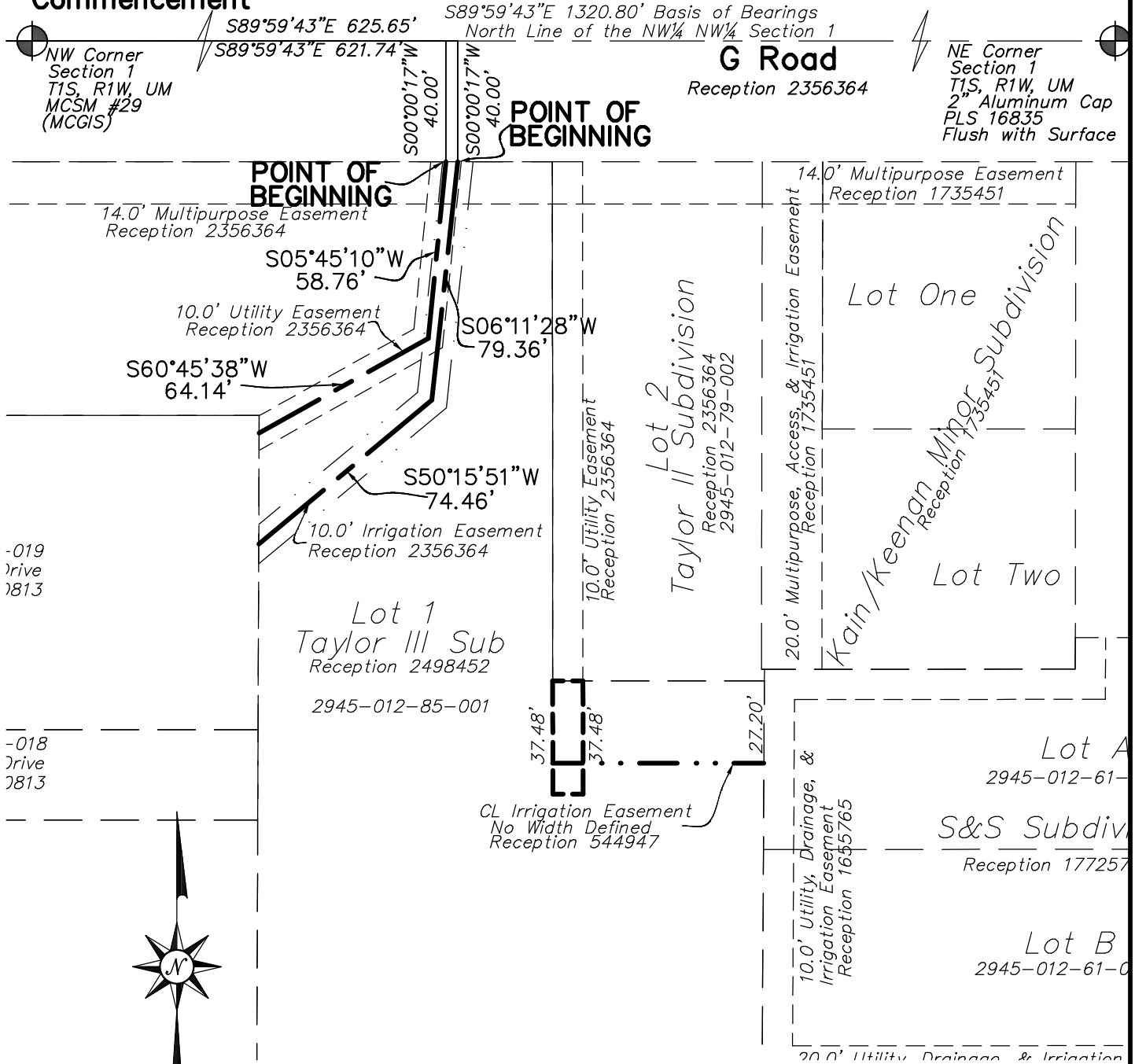
	IMPROVEMENT SURVEY			
	NW¼ NW¼ SECTION 1			
	T1S, R1W, UTE MERIDIAN			
	GRAND JUNCTION, MESA COUNTY, COLORADO			
High Desert Surveying, LLC				
1673 Highway 50 Unit C				
Grand Junction, Colorado 81503				
Telephone: 970-254-8649 Fax 970-241-0451				
PROJ. NO. 18-113	SURVEYED/DRAWN	CHK'D	SHEET	OF
DATE: December, 2018	be	knr	jcf	1

SURVEYOR'S CERTIFICATION

I hereby certify that this plat represents a field survey completed under my direct supervision during December, 2018, and that both conforms to the standards of practice, statutes, and laws of the State of Colorado. This survey is not a guaranty or warranty, either express or implied.

EXHIBIT A

Point of Commencement



High Desert Surveying, LLC

1673 Highway 50 Unit C
Grand Junction, Colorado 81503

Tele: 970-254-8649 Fax: 970-241-0451

PROJ. NO. 18-113	Drawn	APP'D	SHEET	OF
DATE: March, 2019	knr	jcf	1	1

Point of
Commencement

EXHIBIT A

S89°59'43"E 1320.80' Basis of Bearings
North Line of the NW¼ NW¼ Section 1

NW Corner
Section 1
T1S, R1W, UM
MCSM #29
(MCGIS)

S89°59'43"E 355.78'

G Road

Reception 2356364

**POINT OF
BEGINNING**

S89°54'33"E
25.00'

Yellow Plastic Cap
PLS 24943
0.3' Above Surface

S00°03'23"W
40.00'

NE Corner
Section 1
T1S, R1W, UM
2" Aluminum Cap
PLS 16835
Flush with Surface

Yellow Plastic Cap
PLS 24943
Flush with Surface

2945-012-00-015
698 Westcliff Drive
Reception 2510813

Yellow Plastic Cap
PLS 24943
0.5' Below Surface

Westcliff Drive
Reception 846965

10.0' Drainage Easement
Reception 1948445
N00°03'04"E 322.19'

S00°03'23"W 322.13'

2945-012-00-019
696 Westcliff Drive
Reception 2510813

2945-012-00-018
690 Westcliff Drive
Reception 2510813

2" Aluminum Cap
Illegible
Flush with Surface

2945-012-00-022
694 Westcliff Drive
Reception 2510813

S89°57'07"W
25.00'

1½" Aluminum Cap
Illegible
0.04' Below Surface

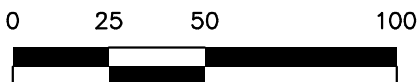
1" Aluminum Cap
PLS 38038
Flush with Surface

10.0' Drainage Easement
Reception 1948445

Villas At Country Club
Filing No. Three
Reception 1948445



SCALE: 1"=50'



High Desert Surveying, LLC

1673 Highway 50 Unit C
Grand Junction, Colorado 81503

Tele: 970-254-8649 Fax: 970-241-0451

PROJ. NO. 18-113	Drawn	APP'D	SHEET	OF
DATE: March, 2019	knr	jcf	1	1

Anatum LLC
P.O. BOX 139
Grand Junction, Colorado 81501
(970) 243-4444

PLANS FOR
CONSTRUCTION OF

Court on G Road

OCTOBER 14, 2019

GEOTECHNICAL ENGINEER:
Huddleston-Berry
Engineering & Testing
640 White Avenue
Grand Junction, Colorado 81501
(970) 255-8005

LANDSCAPE ARCHITECT:
Ciavonne, Roberts &
Associates, Inc.
222 N. 7th Street
Grand Junction, Colorado 81501
(970) 241-0745



PROJECT
LOCATION

VICINITY MAP
NTS

NO.	TITLE
C 01	COVER SHEET
C 02	GENERAL CONSTRUCTION NOTES & LEGEND SHEET
C 03	DEMOLITION PLAN
C 04	SITE PLAN
C 05	UTILITY COMPOSITE PLAN
C 06	SANITARY SEWER LINE A 0+00 TO 3+00
C 07	SANITARY SEWER LINE A 2+50 TO 5+00
C 08	SANITARY SEWER LINE B
C 09	STORM SEWER LINE A (0+00 TO 1+00) AND LINE B
C 10	STORM SEWER LINE A 1+00 TO 4+50
C 11	STORM SEWER LINE C 0+00 TO 3+00
C 12	STORM SEWER LINE C 2+75 TO 6+25
C 13	STORM SEWER LINE D
C 14	CENTERCLIFF DRIVE PLAN & PROFILE
C 15	EDGECLIFF COURT PLAN & PROFILE
C 16	BASE COURT PLAN & PROFILE
C 17	GRADING & DRAINAGE PLAN
C 18	DETENTION POND GRADING PLAN & DETAILS
C 19	WALL A PLAN & PROFILE
C 20	WALL B 0+00 TO 2+25 PLAN & PROFILE
C 21	WALL B 2+25 TO 5+00 PLAN & PROFILE
C 22	WALL C 0+00 TO 1+00 PLAN & PROFILE
C 23	IRRIGATION LINE PLAN & PROFILE



ACCEPTANCE BLOCK
THE CITY OF GRAND JUNCTION REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE CITY'S DEVELOPMENT STANDARDS, SUBJECT TO THESE PLANS BEING SEALED, SIGNED, AND DATED BY THE PROFESSIONAL OF RECORD. REVIEW BY THE CITY DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL OF RECORD.
CONSTRUCTION MUST COMMENCE WITHIN ONE YEAR FROM THE DATE OF PLAN SIGNATURE.

CITY DEVELOPMENT ENGINEER DATE

811

Know what's below.
Call before you dig.

SCALE VERIFICATION

BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

REVISIONS

NO.	DESCRIPTION	DATE	BY
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5	REVISED PER REVIEW COMMENTS DATED 10/10/19	10/14/19	MRH

A • C • G

AUSTIN CIVIL GROUP, INC.

Land Planning • Civil Engineering • Development Services

123 North 7th Street, Suite 300 • Grand Junction, Colorado 81501

(970) 242-7540

Court on G Road

COVER SHEET

2711 G ROAD

prepared for
Anatum LLC

DRAWN BY:
MRH

DESIGNED BY:
MRH

CHECKED BY:

APPROVED BY:
MRA

JOB NUMBER:
1329.0002

DATE:
09-18-19

SCALE:
NTS

SHEET NO:
C 01

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GENERAL CONSTRUCTION NOTES

1. Contractor shall contact Mark Barslund, City of Grand Junction development inspector, and 5-2-1- Drainage Authority representative, at (970)201-1362, a minimum of 72 hours in advance, for a pre-construction meeting prior to beginning work.
2. Locations of existing utilities shown on these plans are approximate only. Contractor is to contact affected utility for specific locations before digging.

3. The Contractor shall notify the engineer if unanticipated conditions area encountered during completion of the work which require modifications to the contract drawings. The engineer can be reached at 970-242-7540.

4. Contractor shall give 48-hour notice to all authorized inspectors, superintendents, or person in charge of public and private utilities affected by his operations prior commencement of work. Contractor shall assure himself that all construction permits are current.

5. Contractor shall confine his construction operations to the right-of-way, easements, and lots, as shown on plans and plat. Any damage to private facilities outside these limits shall be repaired by the Contractor at no expense to the Owner.

6. All road construction, related work, materials, performance and quality of work provided shall conform to the requirements of the City of Grand Junction Standard Specifications and Drawings and the applicable sections of the most current edition of the Division of Highways, State of Colorado Standard Specifications for Road and Bridge Construction, Colorado Standard Plans, Division of Highways M & S Standards.

7. Contractor shall familiarize himself with the geotechnical testing requirements of the City of Grand Junction. The results of the required types of tests and numbers of passing tests shall be furnished to the Engineer for verification before final acceptance by the Owner will be granted. All failing tests shall be brought to the immediate attention of the Engineer and retests shall be performed until passing results are obtained. All utility lines, including service lines falling shall be tested.

8. Only materials on which a proctor test can be performed and accurate nuclear density tests can be run are approved for utility trench back fill unless otherwise approved by the Engineer.

9. All utility installations are to be performed in accordance with the City of Grand Junction Standard Specifications for the Construction of Underground Utilities and Standard Details.

10. In the event of a discrepancy between the construction notes contained herein and the notes and details in the City of Grand Junction Standard Contract Documents for Capital Improvements Construction manual, the City's manual shall control.

11. All work within the City of Grand Junction Right-of-Way shall required a "Work in the Right-of-Way" Permit. All construction work shall be in accordance with the latest edition of the City of Grand Junction Standard Specifications.

12. All finished grades around the building perimeter shall slope a minimum of 2% away from the building for a minimum of 10-ft.

13. All roof drains that discharge to the finished ground surface shall be provided with splash blocks that extend beyond the building foundation excavation zone.

14. The Contractor shall be required to comply with the requirements and recommendations of Huddleston-Berry Geotech report titled Geotechnical and Geologic Hazards Investigation, Five G Road Properties: 2711 G Rd. & 690, 694, 696, 698 Westcliff Dr., Grand Junction, Colorado, Project#01866-0001 dated December 6, 2018, unless otherwise noted.

15. All fill, building, concrete or asphalt pavement areas shall be stripped of a minimum 6-inches of topsoil.

16. Contractor shall provide stamped shop drawings for retaining walls for approval by the engineer

PAVING CONSTRUCTION NOTES

1. All road widths and radii are to flow line unless noted otherwise. Any "spot" design elevations are to flow line of curb and gutter unless otherwise noted.

2. Prior to pavement placement, the pavement prism should be stripped of all unsuitable materials. It is recommended that the subgrade soils be scarified to a depth of 12-inches, moisture conditioned, and recompacted to a minimum of 95% of the standard Proctor maximum dry density, within ±2% of optimum moisture as determined by AASHTO T-99.

3. Contractor to protect existing utilities and appurtenances. Manholes, drainage inlets, utility lines, etc., damaged, covered, or filled with dirt or debris by the Contractor shall be cleaned and repaired at no expense to the Owner.

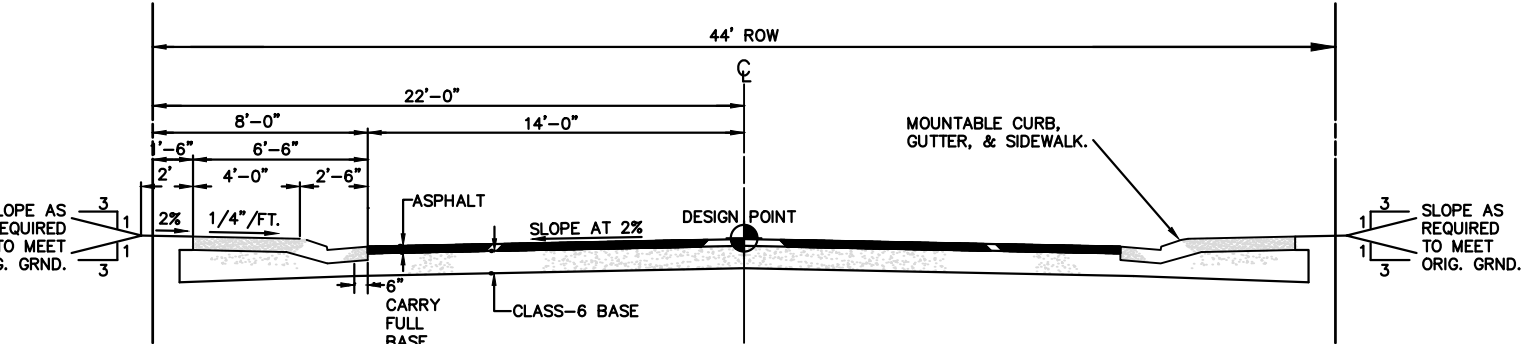
4. All concrete to include a minimum of 6" Class VI ABC, unless otherwise noted.

5. Where proposed pavement is to match existing pavement, existing pavement is to be squared cut, full base thickness is to be brought to match line and existing surface is to be tack-coated before proposed surface is placed. Provide tee patch connection per city requirements.

6. All handicap ramps, sidewalks and curb and gutter are to be constructed where indicated on the plans and in accordance The City of Grand Junction requirements..

7. Curb, gutter, and drainage pans are to have expansion joints at each change in horizontal alignment of curb and gutter, but in no case at a greater distance apart than 100 feet. Locate dummy grooved joints between expansion joints at intervals not exceeding 10 feet. Where length of pour precludes 10 foot intervals, the end sections may be less than 10 feet but not less than 5 feet.

8. PAVEMENT SECTION: "Hot-Mix Asphalt" 3-inch HMA over 6-inch CDOT Class 6, over 13" Class 3 subbase, over 12-inch scarified & recompacted subgrade. Rigid Pavement" 6-inch Portland Cement Concrete w/ 6x6x1.4x1.4 WWF over 6-inch CDOT Class 6 over 12-inch scarified & recompacted subgrade.



URBAN RESIDENTIAL STREET

WATER LINE CONSTRUCTION

1. All water line construction shall be constructed in accordance with the Ute Water District Standards and Specifications.
2. Contractor shall notify the Ute Water Conservancy 48 hours prior to the beginning of construction.
3. All trenches shall be compacted to 95% within 2% of optimum moisture content, as determined by AASHTO T-99. Contractor shall be required to perform all necessary compaction tests through a certified soils lab.
4. Minimum cover required over top of new waterlines is 4'-6".
5. All water mains to be DR-18 PVC, conforming to AWWA C-900.
6. Ductile Iron fittings to conform to AWWA C-153.
7. Fire Hydrants shall conform to AWWA C-502, Mueller Super Centurion or Kennedy Guardian.
8. All materials labor and equipment required for testing and disinfection of water lines shall be furnished by Contractor. Disinfection of water lines shall conform to AWWA C-651-86 or latest revision thereof. No separate pay.
9. All pipe bends/angle points, both horizontal and vertical, as called for on the plans are to be thrust blocked per Ute Water Conservancy District details and Technical Specifications.
10. Only materials on which a proctor test can be performed and accurate nuclear density tests can be run are approved for water line trench backfill unless otherwise approved by the Engineer.
11. All Ute Water Mains are to be bedded per City of Grand Junction Standards.

STORM SEWER CONSTRUCTION NOTES

1. All storm sewer line construction shall be in accordance with the City of Grand Junction Standards and Specifications.
2. All Reinforced Concrete storm sewer pipe shall conform to ASTM Standard Specifications, C-76, Class III unless otherwise noted.
3. All polyvinyl chloride (PVC) pipe and fittings shall conform to ASTM Standard Specifications, D3034 and F679, SDR-35 unless otherwise noted.
4. All High Density Polyethylene (HDPE) pipe and fittings shall be smooth bore and shall conform to the following:
12 inch to 36 inch shall meet ASSHTO M294
42 inch to 48 inch shall meet ASSHTO MP6
All HDPE pipe up to 30" shall be backfilled to springline with Class-6.

FUGITIVE DUST CONTROL PLAN

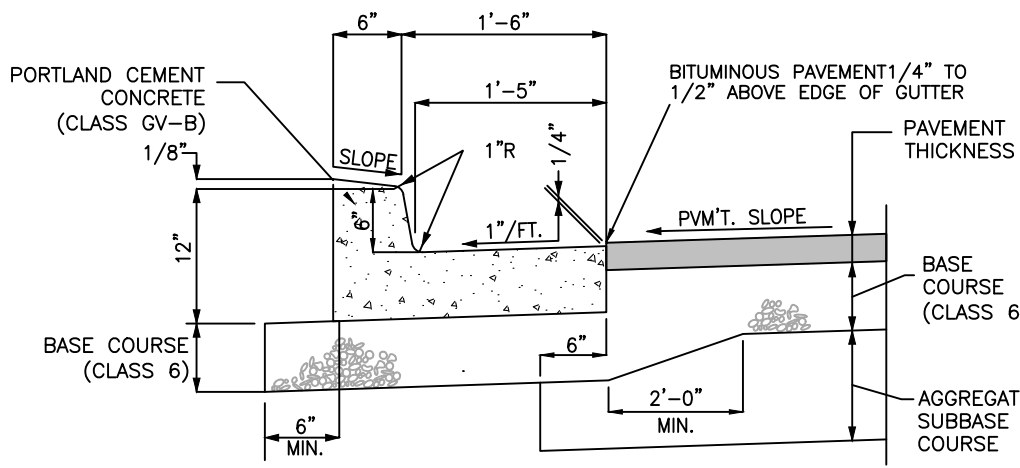
1. Before stripping of the site preparation for overlot grading, the surface is to be pre-wet to control dust.
2. Any stockpiles of stripping materials are to be periodically sprayed with water or a crusting agent to stabilize potentially wind blown material.
3. Haul road both into and around the site are to be sprayed as needed to suppress dust.
4. The Storm Water Management Plan and permit shall be obtained and kept onsite before starting any construction work. Gravel pads are to be constructed at the entrances to the site to help in removing mud from the wheels of haulage trucks before they enter onto City streets.
5. Trucks hauling import fill are to be tarped to aid in the control of airborne dust.

SANITARY SEWER CONSTRUCTION NOTES

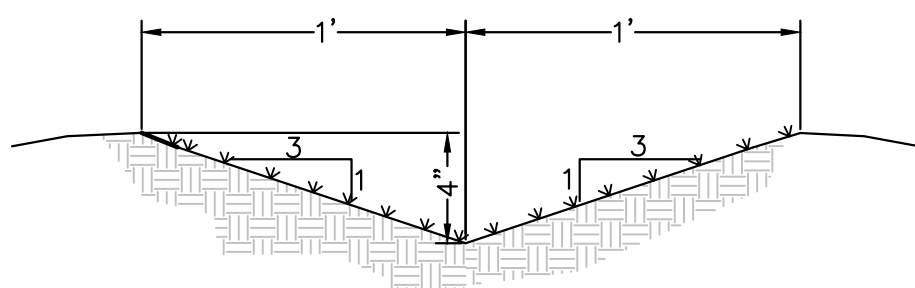
1. All materials and workmanship shall comply to the Standards and Specifications of the City of Grand Junction. The City of Grand Junction reserves the right to accept or reject any materials and or workmanship that does not conform.
2. The Contractor shall have one signed copy of plans and a copy of the City of Grand Junction Standards and Specifications at the job site at all times.
3. All sewer lines must be tested and approved PRIOR to street construction. Contractor is required to notify the Owner's representative PRIOR to testing. The Owner's representative must be present to witness testing of water and sewer lines or the City will not approve the installation.
4. All sanitary sewer pipe shall be PVC SDR-35 (ASTM 3034) unless otherwise specified.
5. All sewer lines to be laid to grade utilizing a "pipe laser".
6. All connections to the new sewer lines shall be accomplished with full body wyes or tees. Tapping saddles will not be allowed, except as noted.
7. All trenches shall be compacted to 95% within 2% of optimum moisture content, as determined AASHTO T-99.
8. A minimum of 10 ft. of separation shall be maintained at all times between the waterline and sewer line except at specified crossings.
9. The contractor is responsible for all required sewer line testing to be completed in accordance with the City of Grand Junction Standards and Specifications. Final testing to be accomplished only after all other infrastructure has been installed. This includes waterlines, gas lines, electric lines, etc. Testing will be performed after all compaction of street subgrade and prior to street paving. Final lamping will also be accomplished after paving is completed to insure that the line is clean. These tests will be the basis for issuing the initial acceptance of the seer line extension.

10. Manholes shall be constructed as shown on the City of Grand Junction Standard Sanitary Sewer Detail sheets SS-02 of SS-03 as appropriate.
11. Water stop gaskets and clamp assemblies are to be furnished and installed at all connections to manholes. No separate pay.
12. Metal grade rings are NOT to be used on tip of manhole rings to adjust to finish pavement elevations. All adjustments to finish grade on new manholes shall be made using concrete grade rings and grout as shown on the standard details.
13. Where sanitary sewers cross under a water line with less than 18 inches of vertical separation, and in all cases where the sanitary sewer crosses over the waterline at any depth, provide total concrete encasement of pipe for a length of 10 feet to either side of the waterline.
14. Only materials on which a proctor test can be performed and accurate nuclear density tests can be run are approved for sewer line trench backfill unless otherwise approved by the Engineer.
15. To inhibit the movement of ground water through sewer bedding and haunching material, clay cutoff wall of native material are to be constructed approximately 10 feet upstream from each manhole and shown on sanitary sewer plan and profiles.
16. Notify the City of Grand Junction 48 hours prior to the construction of the sanitary sewer facilities.
17. The contractor shall obtain a City of Grand Junction Street Cut Permit for all work within existing City right-of-way prior to construction.

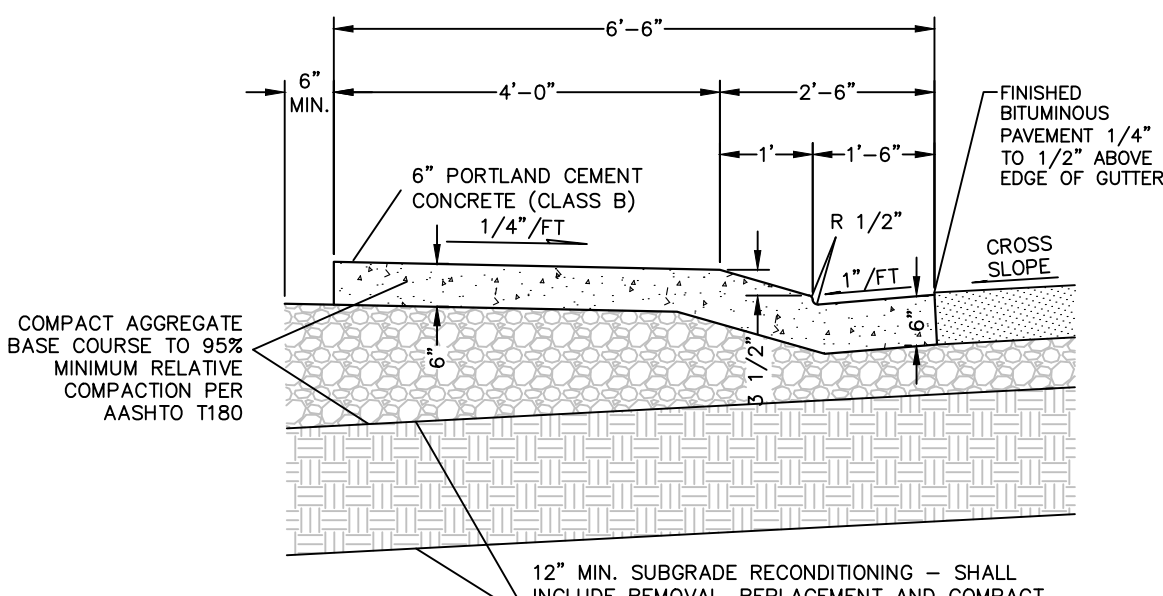
TYPICAL CONCRETE SECTIONS



A STANDARD 2' CURB AND GUTTER
NOT TO SCALE



B TYPICAL SWALE
NOT TO SCALE



C MONOLITHIC DRIVE OVER CURB & GUTTER
NOT TO SCALE

LEGEND

---	PROPERTY LINE	■	PROPOSED INLINE DRAIN
---	ADJACENT PROPERTY LINE	— 8" —	EXISTING 8" WATER MAIN
---	EXISTING EASEMENT	— 2" —	PROPOSED 2" DOMESTIC SERVICE
---	PROPOSED EASEMENT	— 4" —	PROPOSED 4" FIRE LINE
	EXISTING BUILDING	○	EXISTING FIRE HYDRANT
	PROPOSED BUILDING	○	PROPOSED FIRE HYDRANT
	EXISTING CURB/GUTTER	○	EXISTING WATER METER
	PROPOSED CURB/GUTTER	○	PROPOSED WATER METER
	PROPOSED SPILL CURB/GUTTER	○	PROPOSED METER/BACKFLOW VAULT
	PROPOSED TRANSITION CURB/GUTTER	○	PROPOSED IRRIGATION MANHOLE
	EXISTING RETAINING WALL	○	PROPOSED FENCE
---	EXISTING 1-FT CONTOUR	○	EXISTING FENCE
---	EXISTING 5-FT CONTOUR	○	PROPOSED TRAFFIC FLOW
---	PROPOSED 1-FT CONTOUR	○	GRADE BREAK
---	PROPOSED 5-FT CONTOUR	○	ROOF DRAIN (RD)
---	EXISTING ASPHALT	○	STREET LIGHT POLE
---	PROPOSED ASPHALT	○	FIRE DEPARTMENT CONNETION
---	PROPOSED HEAVY DUTY ASPHALT	○	PARKING LOT LIGHT
---	EXISTING CONCRETE	○	PROPOSED BUILDING LIGHT
---	PROPOSED CONCRETE	○	POWER POLE
---	PROPOSED HEAVY DUTY CONCRETE	○	FLOWLINE
---	EXISTING SANITARY SEWER	○	EOP
---	PROPOSED SANITARY SEWER	○	TOC
---	EXISTING SANITARY SEWER MANHOLE	○	TOW
---	PROPOSED SANITARY SEWER MANHOLE	○	BOW
---	PROPOSED SANITARY SEWER CLEANOUT	○	TBW
---	EXISTING STORM SEWER	○	TC
---	PROPOSED STORM SEWER	○	BOC
---	EXISTING STORM SEWER INLET	○	LS
---	PROPOSED STORM SEWER INLET	○	MPE
---	EXISTING STORM SEWER MANHOLE	○	LS
---	PROPOSED STORM SEWER MANHOLE	○	MPE
---	PROPOSED ELECTRIC, GAS, TEL & CABLE	○	LS

UTILITIES AND AGENCIES

CITY OF GRAND JUNCTION SANITARY SEWER	MARK BARSLUND	201-1362
UTE WATER	JIM DAUGHERTY	242-7491
GRAND VALLEY WATER USERS	MARK HARRIS	242-5065
CITY OF GRAND JUNCTION PUBLIC WORKS	MARK BARSLUND	201-1362
XCEL ENERGY - GAS & ELECTRIC	BRENDA BOES	244-2681
CENTURY LINK	CHRIS JOHNSON	244-4323
CHARTER	JOHN VALDEZ	245-8750
5-2-1 DRAINAGE AUTHORITY REPRESENTATIVE	MARK BARSLUND	201-1362

ACCEPTANCE BLOCK

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CITY DEVELOPMENT ENGINEER

DATE

Know what's below.
Call before you dig.



SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

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AUSTIN CIVIL GROUP, INC.

Land Planning • Civil Engineering • Development Services

123 North 7th Street, Suite 300 • Grand Junction, Colorado 81501
(970) 242-7540

Court on G Road

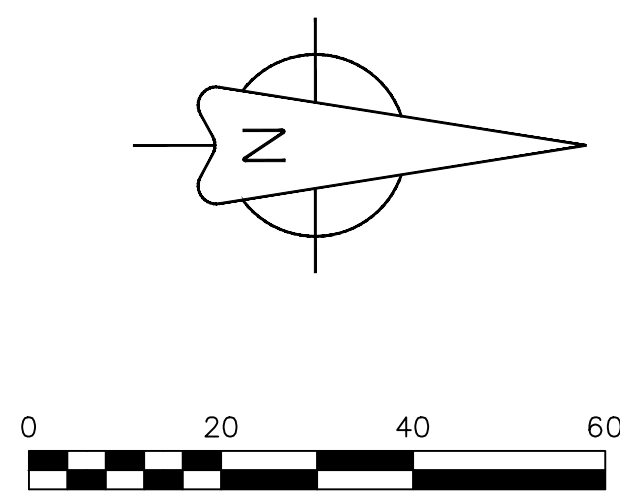
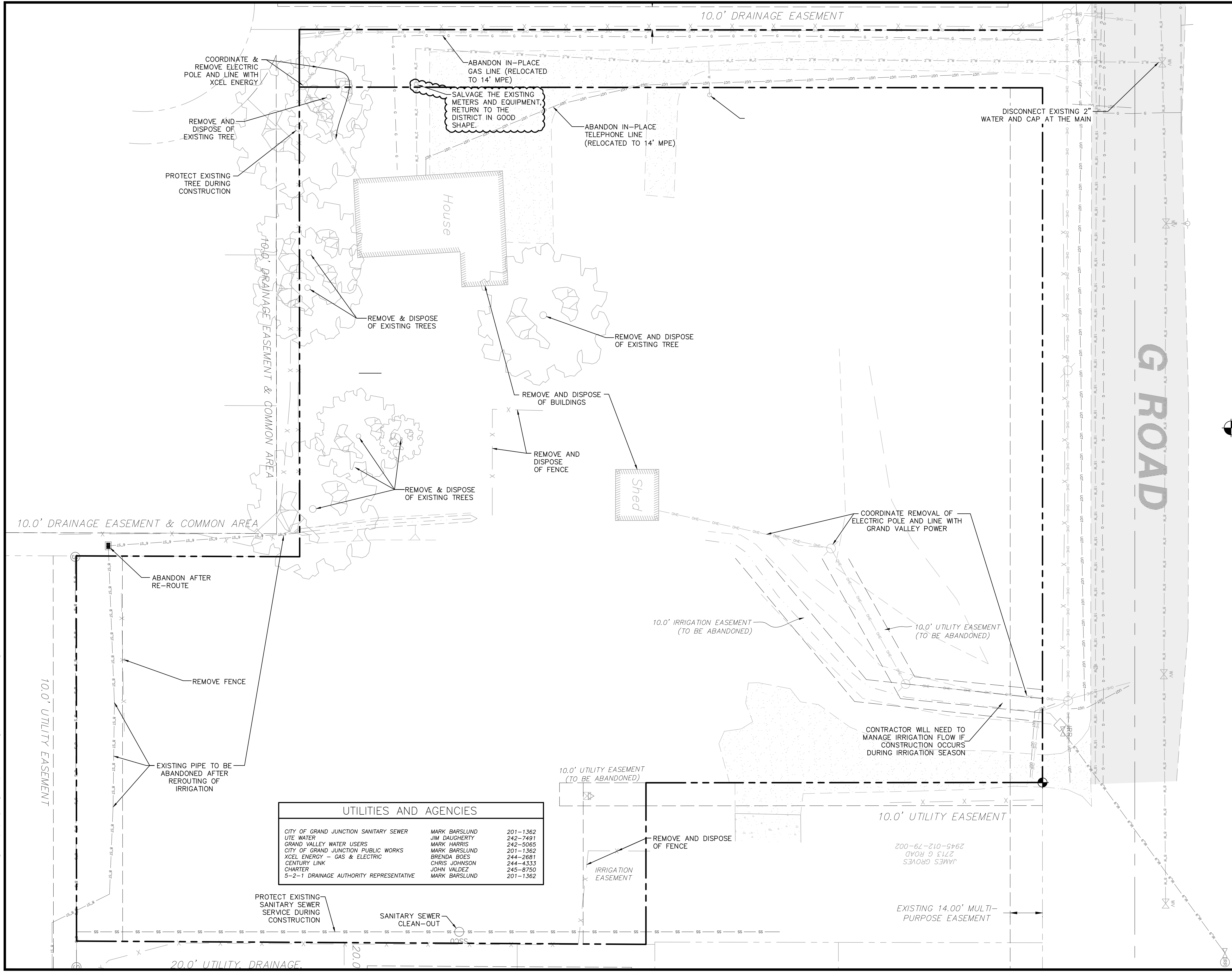
GENERAL CONSTRUCTION NOTES & LEGEND SHEET

2711 G ROAD

prepared for
Anatum LLC

DRAWN BY: MRH	DESIGNED BY: MRH	CHECKED BY: MRH	APPROVED BY: MRA
JOB NUMBER: 1329.0002	DATE: 09-18-19	SCALE: NTS	SHEET NO: C 02

m:\PROJECTS\1329.0002 - 2711 g road property\DWG\C3\production.dwg|PROD SITE-The Court.dwg, DEMO, 10/18/2019 12:30:07 PM



BENCHMARK
RED PLASTIC CAP
PLS 24943 IN CONCRETE
FLUSH WITH SURFACE

N:49963.02
E:95375.04
ELEVATION:4708.37 (NAVD88)

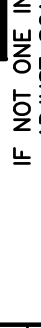


ACCEPTANCE BLOCK

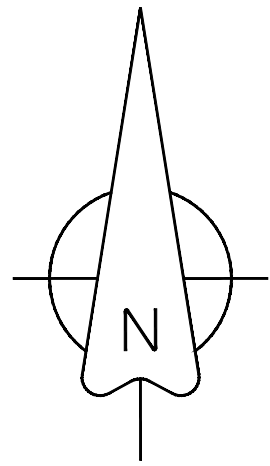
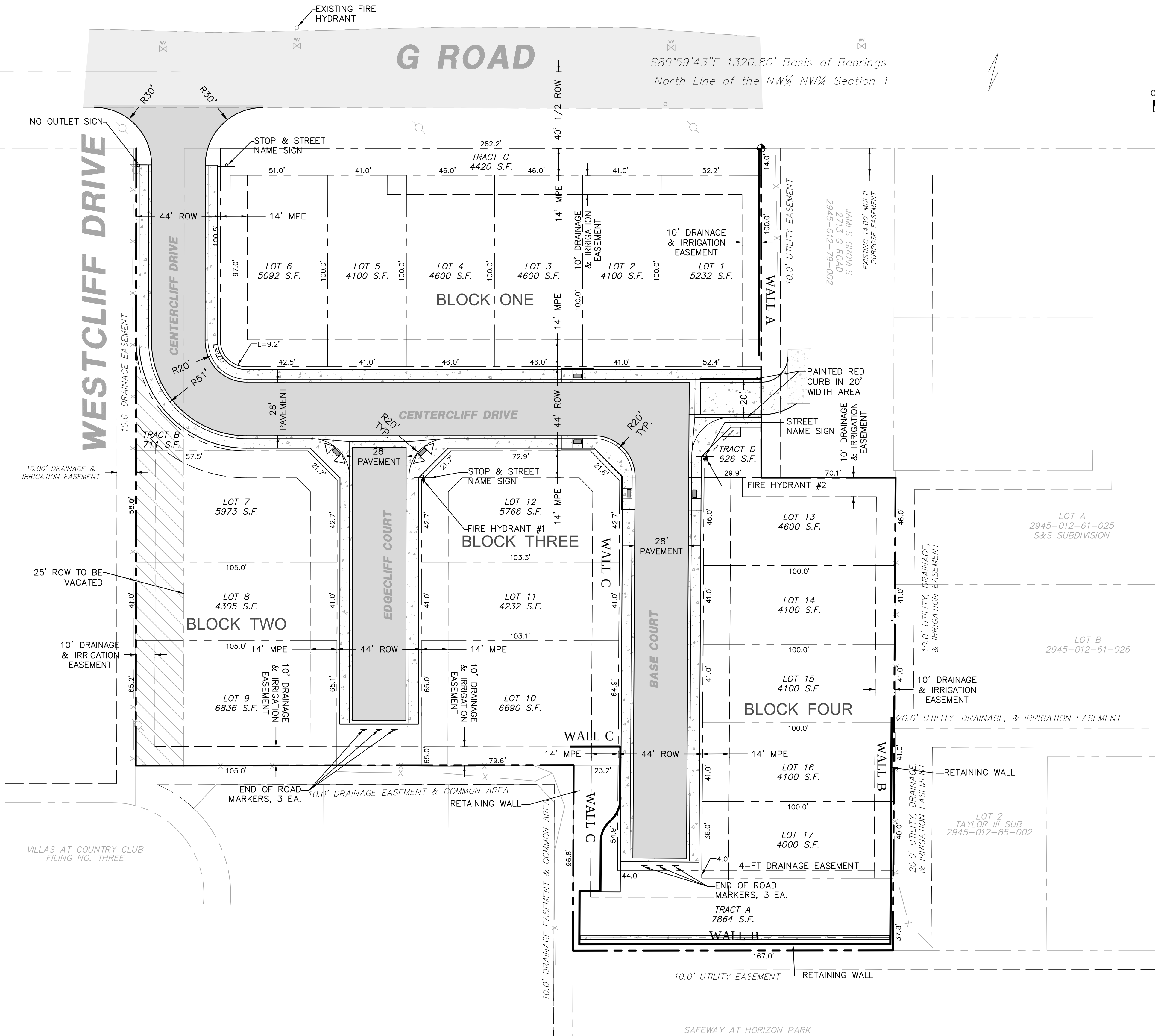
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A ■ C ■ G AUSTIN CIVIL GROUP, INC. Land Planning ■ Civil Engineering ■ Development Services 123 North 7th Street, Suite 300 ■ Grand Junction, Colorado 81501 (970) 242-7540					
DRAWN BY: MRH		Court on G Road			
DESIGNED BY: MRH		DEMOLITION PLAN			
CHECKED BY:		2711 G ROAD			
APPROVED BY: MRA		Anatum LLC			
JOB NUMBER:		1329.0002			
DATE:		09-18-19			
SCALE:		1"=20'			
SHEET NO.:		C 03			

m:\PROJECTS\1329.0002 - 2711 g road property\DWG\C3\production.dwg\PROD SITE-The Court.dwg, C-4 SITE, 10/18/2019 12:30:13 PM



GENERAL NOTES:

1. OBTAIN WORK IN RIGHT OF WAY PERMITS FROM THE CITY OF GRAND JUNCTION BEFORE DOING ANY WORK ALONG G ROAD.
2. THIS DEVELOPMENT WAS DESIGNED ASSUMING MULTI-FAMILY TYPE DEVELOPMENT. ENGINEERED LOT SPECIFIC GRADING & DRAINAGE PLANS APPROVED BY THE CITY OF GRAND JUNCTION WILL BE REQUIRED FOR ALL LOTS.
3. THE DEVELOPMENT ASSUMES 3-PLEX TYPE DEVELOPMENT ON ALL LOTS EXCEPT FOR LOTS 16 & 17. LOTS 16 & 17 ARE ASSUMED TO BE DUPLEX TYPE DEVELOPMENT.
4. CONTACT MARK BARSLUND AT (970) 201-1362 FOR A PRE-CONSTRUCTION MEETING PRIOR TO ANY WORK ON THE SITE.

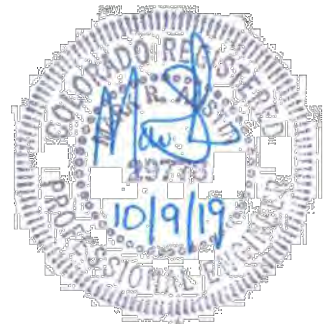
LEGEND	
--- PROPERTY LINE	PROPOSED INLINE DRAIN
--- ADJACENT PROPERTY LINE	EXISTING 8" WATER MAIN
--- EXISTING EASEMENT	PROPOSED 2" DOMESTIC SERVICE
--- PROPOSED EASEMENT	PROPOSED 4" FIRE LINE
--- PROPOSED BUILDING	EXISTING FIRE HYDRANT
--- EXISTING CURB/GUTTER	PROPOSED FIRE HYDRANT
--- PROPOSED CURB/GUTTER	EXISTING WATER METER
--- PROPOSED SPILL CURB/GUTTER	PROPOSED WATER METER
--- PROPOSED TRANSITION CURB/GUTTER	PROPOSED METER/BACKFLOW VAULT
--- EXISTING RETAINING WALL	PROPOSED IRRIGATION MANHOLE
--- EXISTING 1'-FT CONTOUR	PROPOSED FENCE
--- EXISTING 5'-FT CONTOUR	EXISTING FENCE
--- PROPOSED 1'-FT CONTOUR	PROPOSED TRAFFIC FLOW
--- PROPOSED 5'-FT CONTOUR	GRADE BREAK
EXISTING ASPHALT	ROOF DRAIN (RD)
PROPOSED ASPHALT	STREET LIGHT POLE
PROPOSED HEAVY DUTY ASPHALT	FIRE DEPARTMENT CONNECTION
EXISTING CONCRETE	PARKING LOT LIGHT
PROPOSED CONCRETE	PROPOSED BUILDING LIGHT
PROPOSED HEAVY DUTY CONCRETE	POWER POLE
EXISTING SANITARY SEWER	FL
PROPOSED SANITARY SEWER	FLOWLINE
EXISTING SANITARY SEWER MANHOLE	EOP
PROPOSED SANITARY SEWER MANHOLE	TOC
PROPOSED SANITARY SEWER CLEANOUT	TOW
EXISTING STORM SEWER	BOW
PROPOSED STORM SEWER	TBW
EXISTING STORM SEWER INLET	TC
PROPOSED STORM SEWER INLET	TOP OF CURB
EXISTING STORM SEWER MANHOLE	BOC
PROPOSED STORM SEWER MANHOLE	BACK OF CURB
PROPOSED ELECTRIC, GAS, TEL & CABLE	LS
	LANDSCAPE AREA
	MPE
	MULTI-PURPOSE EASEMENT
	UTILITY PEDESTALS (TEL & ELEC)
	TRANSFORMER

LAND USE SUMMARY			
	ACRES	PERCENT	OWNERSHIP/USE
LOTS (17)	1.88	56.6%	PRIVATE
TRACT A	0.19	5.7%	HOA
TRACT B	0.02	0.6%	HOA
TRACT C	0.10	3.0%	HOA
TRACT D	0.01	0.3%	HOA
RIGHT-OF-WAY	0.82	24.7%	CITY OF GJ
G ROAD ROW AREA	0.30	9.1%	CITY OF GJ
TOTAL	3.32	100%	
TOTAL LOTS: 17	AVG. DENSITY :	5.12UNITS / ACRE	

UTILITIES AND AGENCIES		
CITY OF GRAND JUNCTION SANITARY SEWER	MARK BARSLUND	201-1362
UTE WATER	JIM DAUGHERTY	242-7491
GRAND VALLEY WATER USERS	MARK HARRIS	242-5065
CITY OF GRAND JUNCTION PUBLIC WORKS	MARK BARSLUND	201-1362
XCEL ENERGY - GAS & ELECTRIC	BRENDA BOES	244-2681
CENTURY LINK	CHRIS JOHNSON	244-4333
CHARTER	JOHN VALDEZ	245-8750
5-2-1 DRAINAGE AUTHORITY REPRESENTATIVE	MARK BARSLUND	201-1362

BENCHMARK
RED PLASTIC CAP
PLS 24943 IN CONCRETE
FLUSH WITH SURFACE

N:49963.02
E:95375.04
ELEVATION:4708.37 (NAVD88)



ACCEPTANCE BLOCK
THE CITY OF GRAND JUNCTION REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE CITY'S DEVELOPMENT STANDARDS, SUBJECT TO THESE PLANS BEING SEALED, SIGNED, AND DATED BY THE PROFESSIONAL OF RECORD. REVIEW BY THE CITY DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL OF RECORD.
CONSTRUCTION MUST COMMENCE WITHIN ONE YEAR FROM THE DATE OF PLAN SIGNATURE.

CITY DEVELOPMENT ENGINEER _____ DATE _____
CITY PLANNER _____ DATE _____

Know what's below.
Call before you dig.

SCALE VERIFICATION
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REVISIONS		DESCRIPTION	DATE	BY
1	REVISED PER REVIEW COMMENTS DATED 6/6/19	6/10/19	MRH	
2	REVISED PER REVIEW COMMENTS DATED 8/16/19	8/19/19	MRH	
3	REVISED PER REVIEW COMMENTS DATED 9/13/19	9/17/19	MRH	
4	REVISED PER REVIEW COMMENTS DATED 10/7/19	10/8/19	MRH	
5	REVISED PER REVIEW COMMENTS DATED 10/10/19	10/14/19	MRH	

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AUSTIN CIVIL GROUP, INC.

Land Planning • Civil Engineering • Development Services

123 North 7th Street, Suite 300 • Grand Junction, Colorado 81501

(970) 242-7540

Court on G Road

description

SITE PLAN

2711 G ROAD

prepared for

Anatum LLC

DRAWN BY:	MRH
DESIGNED BY:	MRH
CHECKED BY:	MRH
APPROVED BY:	MRA

JOB NUMBER:

1329.0002

DATE:

09-18-19

SCALE:

1"=30'

SHEET NO.:

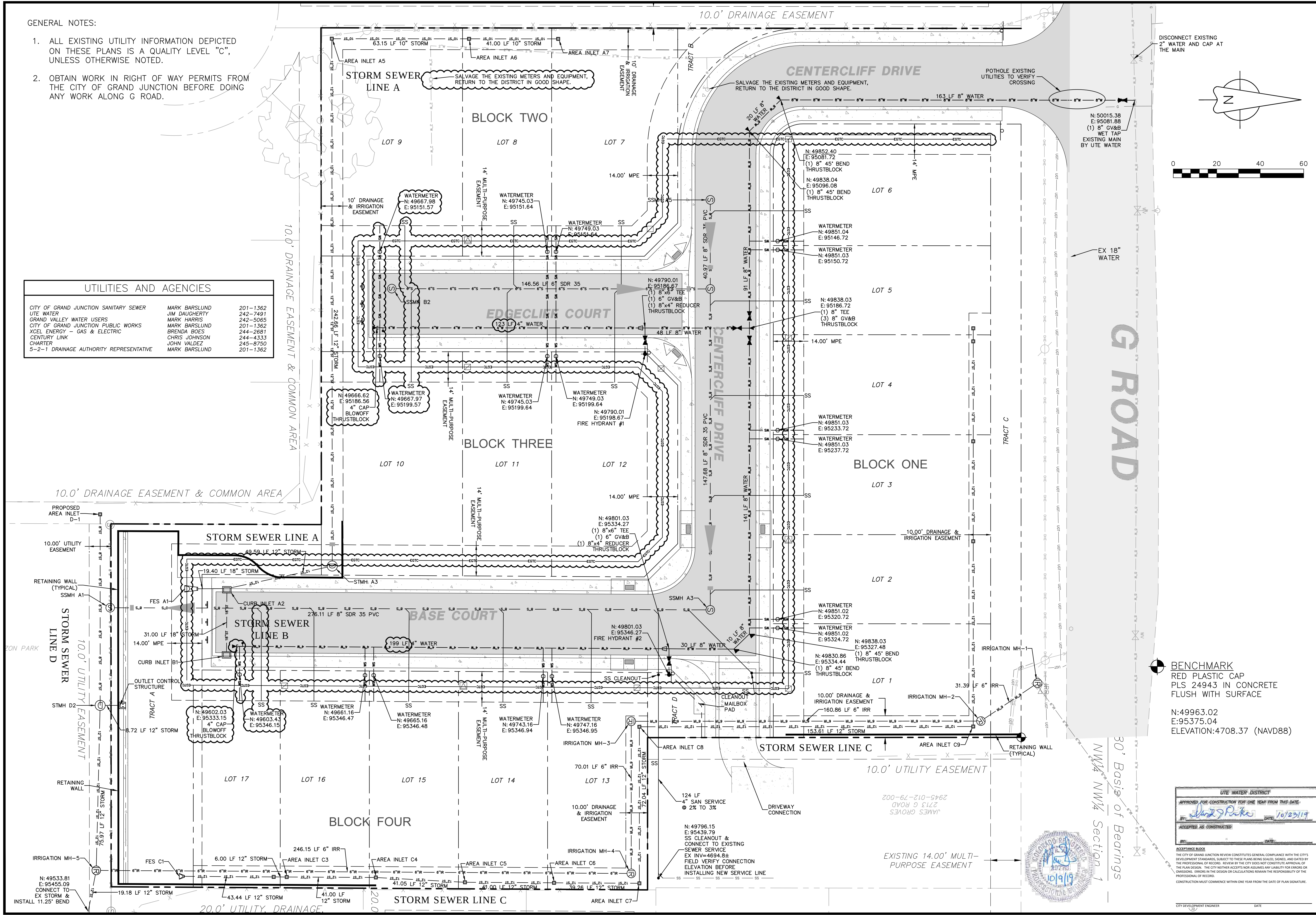
C 04

GENERAL NOTES:

1. ALL EXISTING UTILITY INFORMATION DEPICTED ON THESE PLANS IS A QUALITY LEVEL "C", UNLESS OTHERWISE NOTED.
2. OBTAIN WORK IN RIGHT OF WAY PERMITS FROM THE CITY OF GRAND JUNCTION BEFORE DOING ANY WORK ALONG G ROAD.

UTILITIES AND AGENCIES

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UTE WATER	JIM DAUGHERTY	242-7491
GRAND VALLEY WATER USERS	MARK HARRIS	242-5065
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CHARTER	JOHN VALDEZ	245-8750
5-2-1 DRAINAGE AUTHORITY REPRESENTATIVE	MARK BARSLUND	201-1362



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5	REVISED PER REVIEW COMMENTS DATED 10/10/19	REVISED PER REVIEW COMMENTS DATED 10/10/19	10/14/19	MRH

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Court on G Road

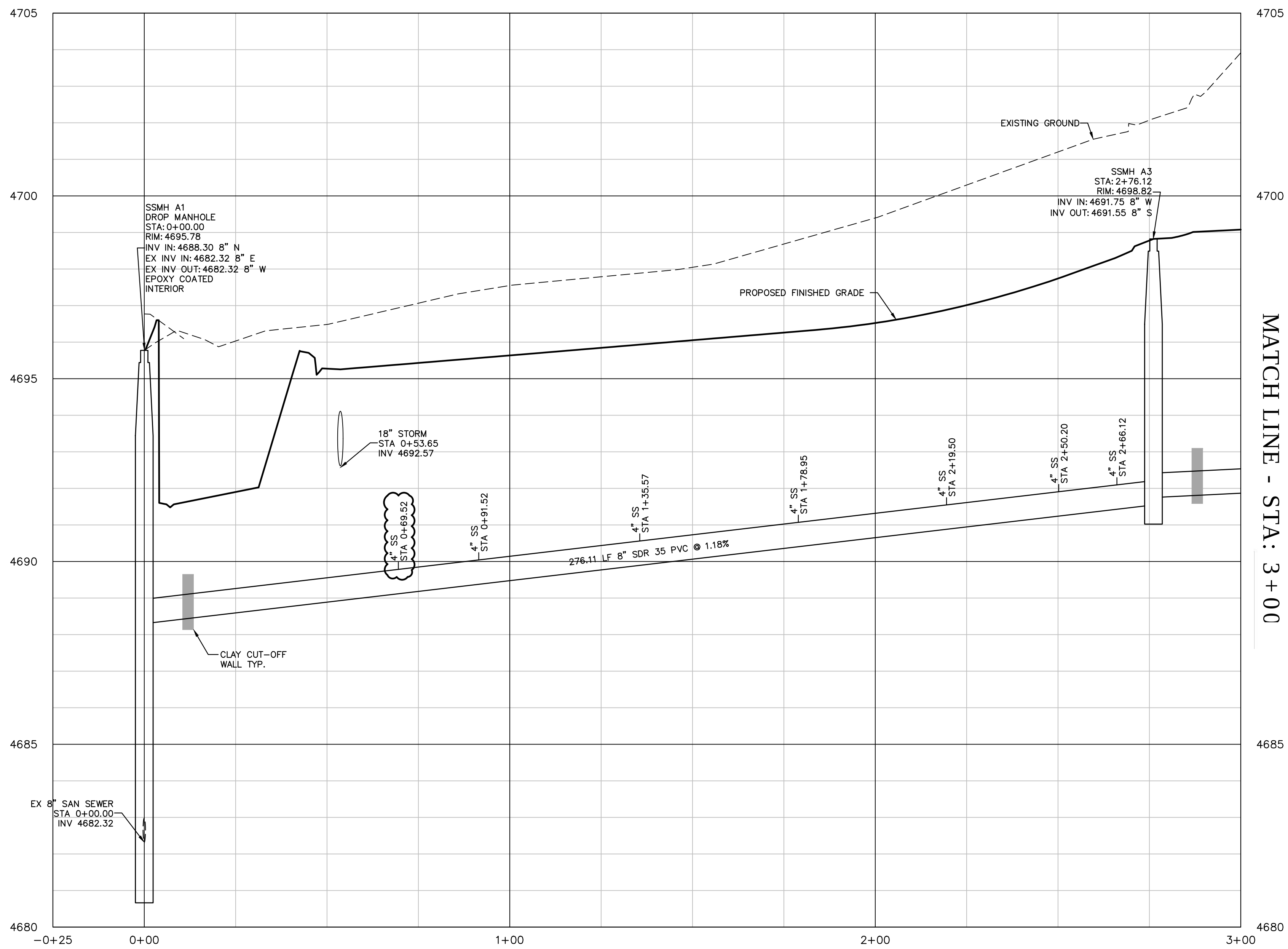
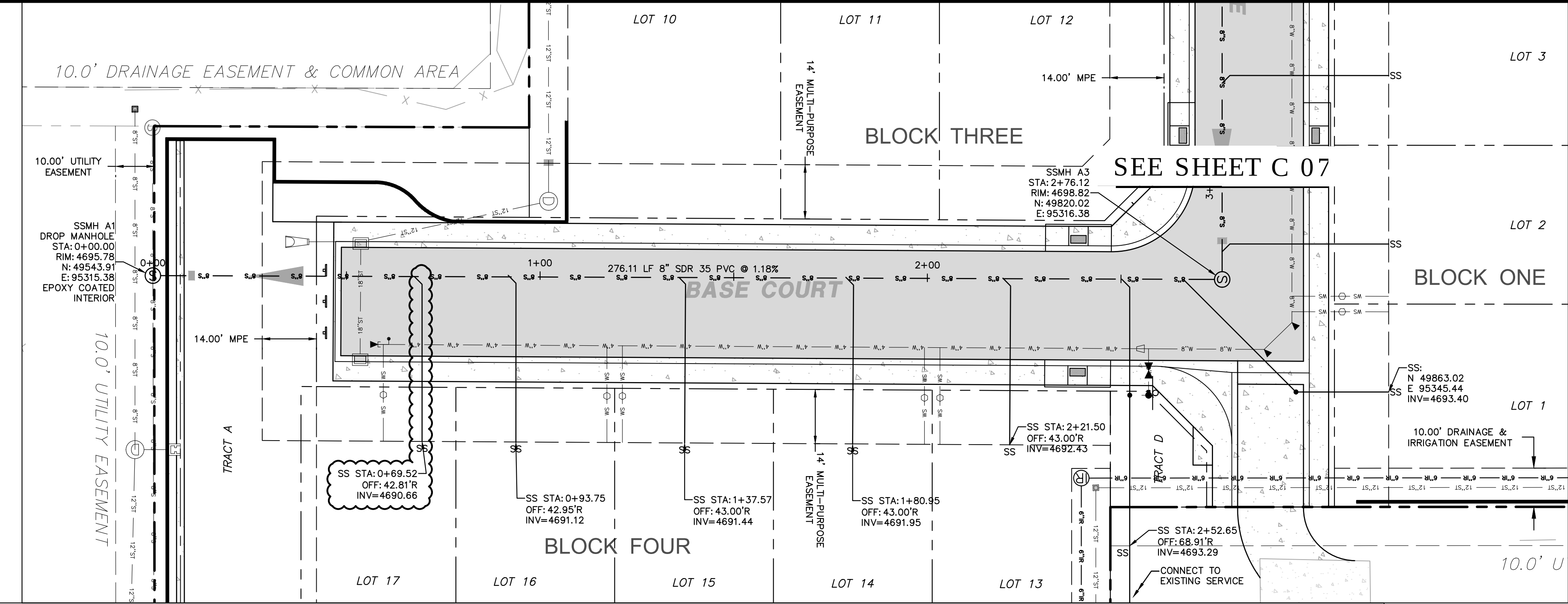
UTILITY COMPOSITE PLAN

2711 G ROAD

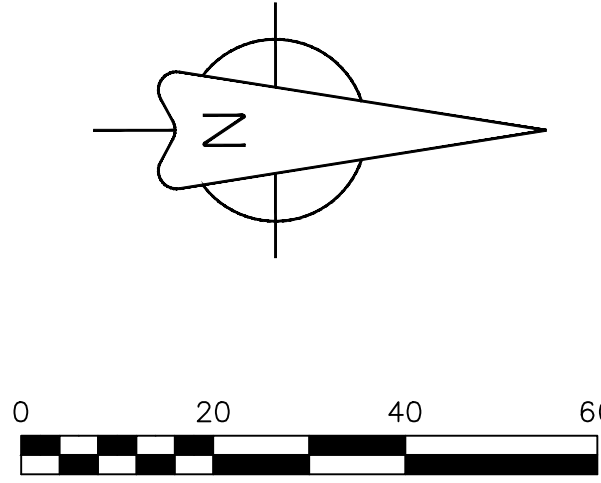
prepared for
Anatum LLC

DRAWN BY: MRH	DESIGNED BY: MRH	CHECKED BY:	APPROVED BY: MRA
JOB NUMBER: 1329.0002			
DATE: 09-18-19			
SCALE: 1"=20'			
SHEET NO: C 05			

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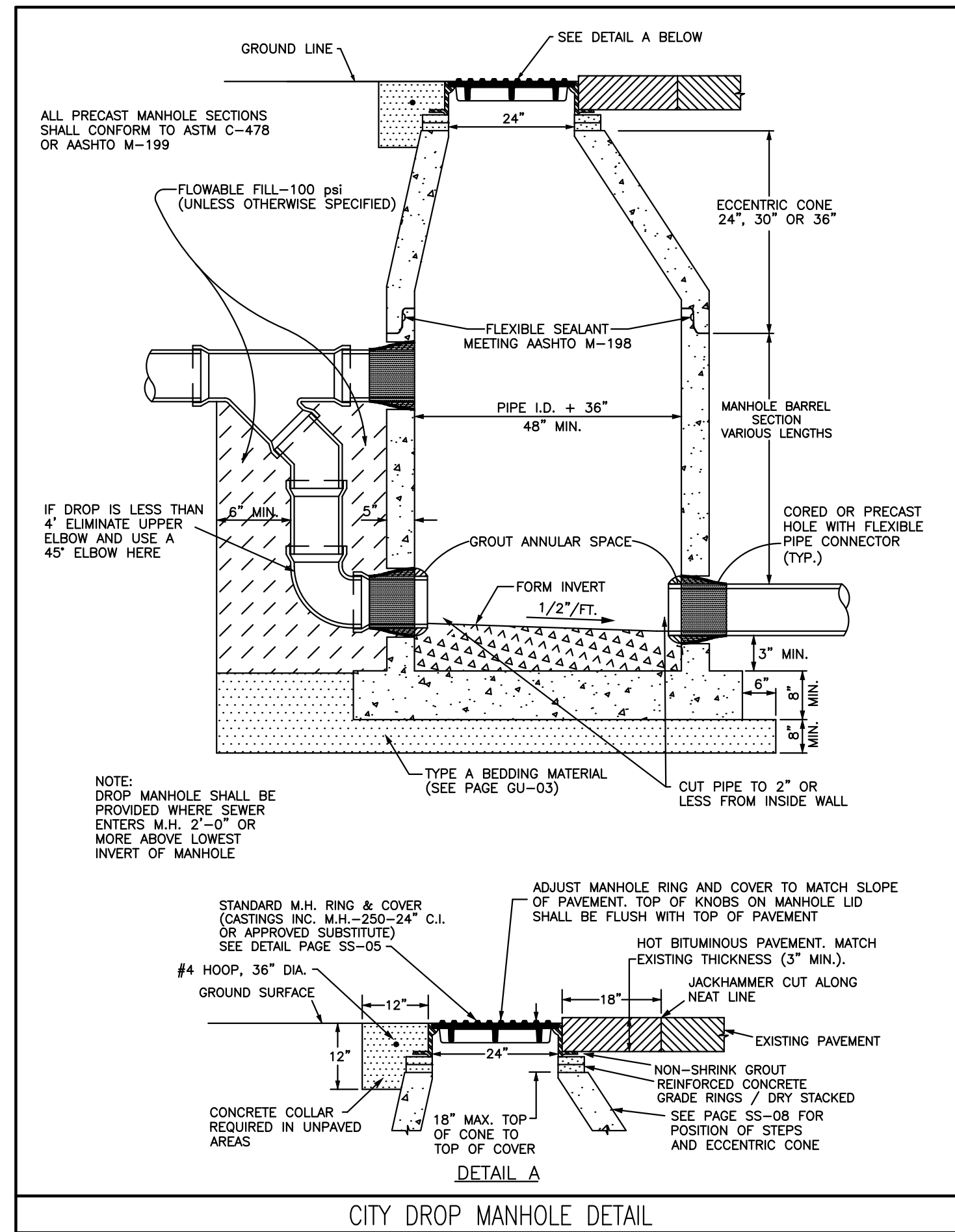


MATCH LINE - STA: 3+00



NOTES:

1. ALL SANITARY SEWER SERVICE LINES SHALL BE 4" PVC @ 2% FROM THE MAIN UNLESS OTHERWISE NOTED.



BENCHMARK
RED PLASTIC CAP
PLS 24943 IN CONCRETE
FLUSH WITH SURFACE

N:49963.02
E:95375.04
ELEVATION:4708.37 (NAVD88)



ACCEPTANCE BLOCK
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CITY DEVELOPMENT ENGINEER DATE

REVISIONS		BY		DATE	
NO.	DESCRIPTION	BY	DATE	NO.	DESCRIPTION
1	REVISED PER REVIEW COMMENTS DATED 6/6/19	MRH	6/10/19	1	REVISED PER REVIEW COMMENTS DATED 6/6/19
2	REVISED PER REVIEW COMMENTS DATED 8/16/19	MRH	8/19/19	2	REVISED PER REVIEW COMMENTS DATED 8/16/19
3	REVISED PER REVIEW COMMENTS DATED 9/13/19	MRH	9/17/19	3	REVISED PER REVIEW COMMENTS DATED 9/13/19
4	REVISED PER REVIEW COMMENTS DATED 10/7/19	MRH	10/8/19	4	REVISED PER REVIEW COMMENTS DATED 10/7/19
5	REVISED PER REVIEW COMMENTS DATED 10/10/19	MRH	10/14/19	5	REVISED PER REVIEW COMMENTS DATED 10/10/19

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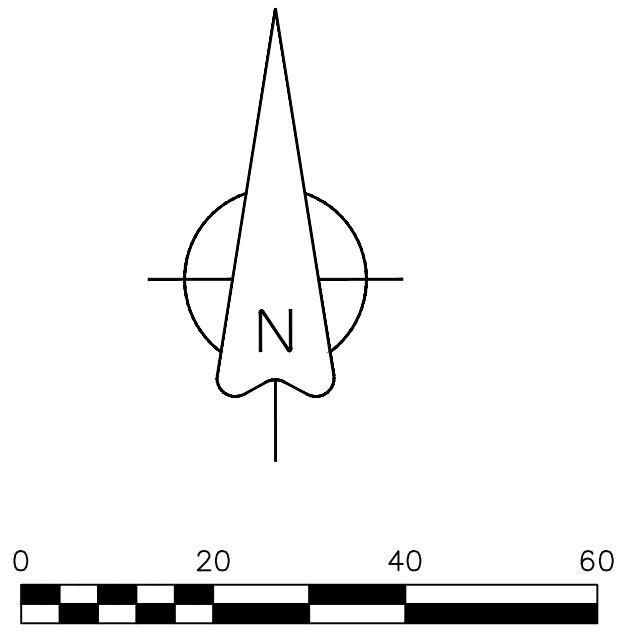
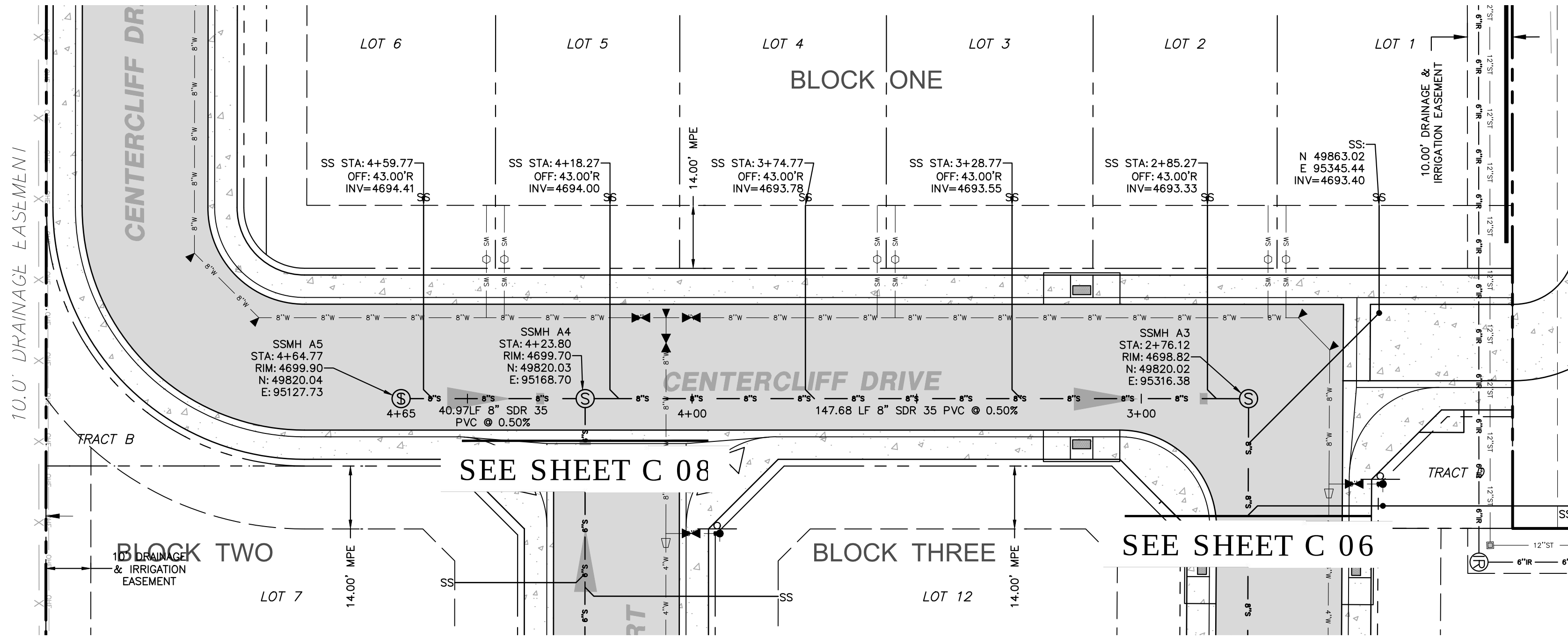
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(970) 242-7540

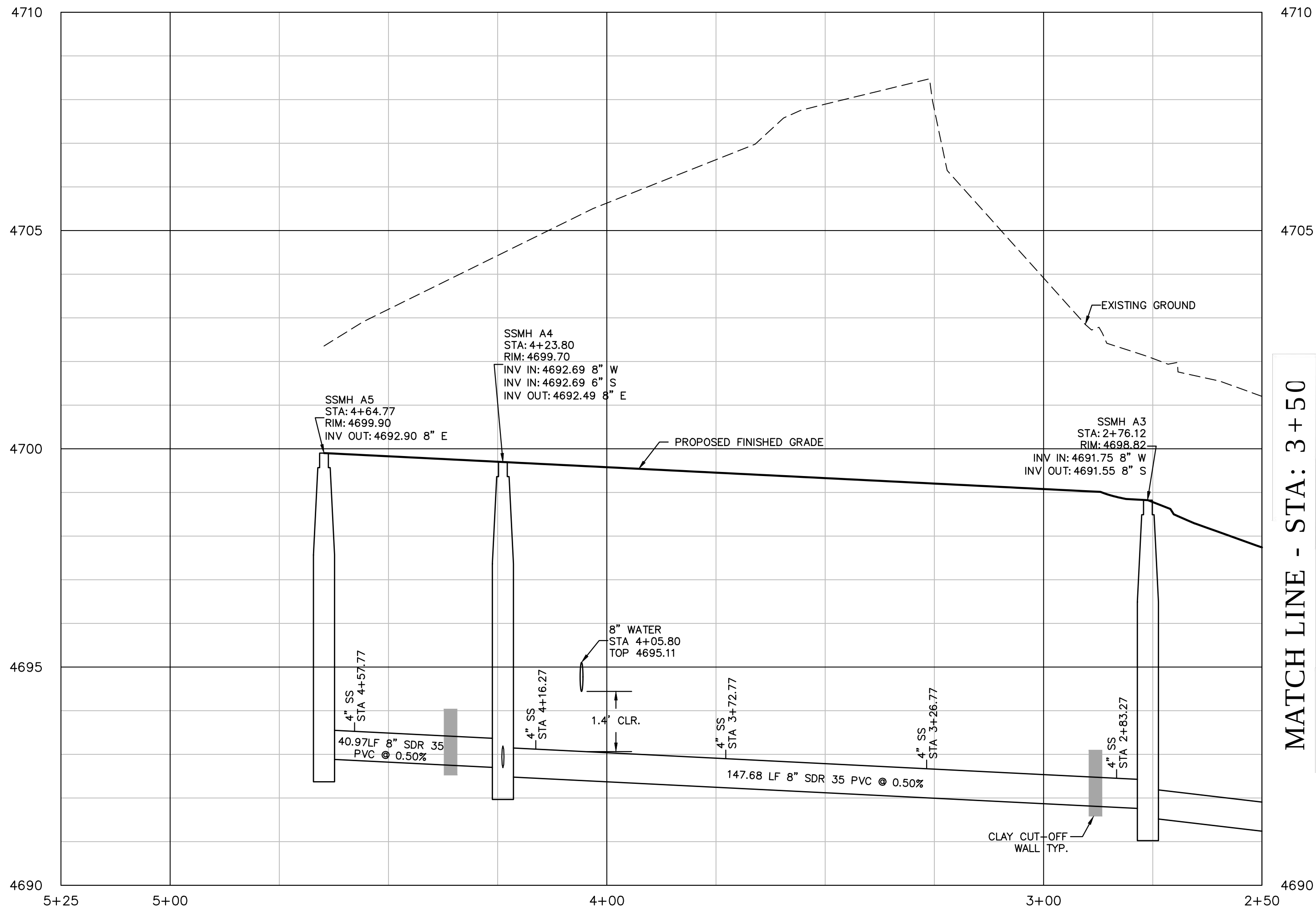
Court on G Road		SANITARY SEWER LINE A 0+00 TO 3+00		2711 G ROAD	
DRAWN BY: MRH		DESIGNED BY: MRH		CHECKED BY: MRA	
JOB NUMBER: 1329.0002		DATE: 09-18-19		SCALE: 1"=20'	
SHEET NO: C 06		APPROVED BY: MRA		PREPARED FOR: Anatum LLC	

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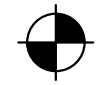


NOTES:

1. ALL SANITARY SEWER SERVICE LINES SHALL BE 4" PVC @ 2% FROM THE MAIN UNLESS OTHERWISE NOTED.



MATCH LINE - STA: 3 + 50



BENCHMARK
RED PLASTIC CAP
PLS 24943 IN CONCRETE
FLUSH WITH SURFACE

N:49963.02
E:95375.04
ELEVATION:4708.37 (NAVD88)



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REVISIONS		NO. 1		BY		DATE		DESCRIPTION		1		2		3		4		5	
1		REVISED PER REVIEW COMMENTS DATED 6/6/19		6/10/19		MRH		REVISED PER REVIEW COMMENTS DATED 6/6/19		2		REVISED PER REVIEW COMMENTS DATED 8/16/19		8/19/19		MRH		REVISED PER REVIEW COMMENTS DATED 10/7/19	
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3		REVISED PER REVIEW COMMENTS DATED 9/13/19		9/17/19		MRH		REVISED PER REVIEW COMMENTS DATED 9/13/19		4		REVISED PER REVIEW COMMENTS DATED 10/7/19		10/8/19		MRH		REVISED PER REVIEW COMMENTS DATED 10/10/19	
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5		REVISED PER REVIEW COMMENTS DATED 10/10/19		10/14/19		MRH		REVISED PER REVIEW COMMENTS DATED 10/10/19		6		REVISED PER REVIEW COMMENTS DATED 10/10/19		10/14/19		MRH		REVISED PER REVIEW COMMENTS DATED 10/10/19	

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Court on G Road

Sanitary Sewer Line A 2+50 to 5+00

2711 G Road

Anatum LLC

1329.0002

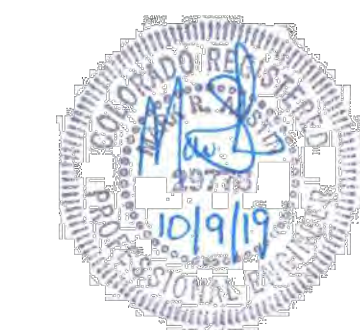
09-18-19

1"=20'

C 07



1. ALL SANITARY SEWER SERVICE LINES SHALL BE 4" PVC @ 2% FROM THE MAIN UNLESS OTHERWISE NOTED.

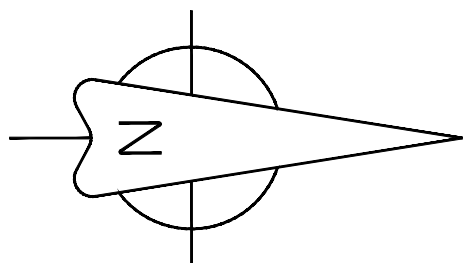


ACCEPTANCE BLOCK

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CITY DEVELOPMENT ENGINEER DATE



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GG
CC
AA

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(970) 242-7540

e 500 • Grand Junction, Colorado 81501
(970) 242-7540

(970) 242-7540

Court on G Road

tion

SANITARY SEWER LINE B

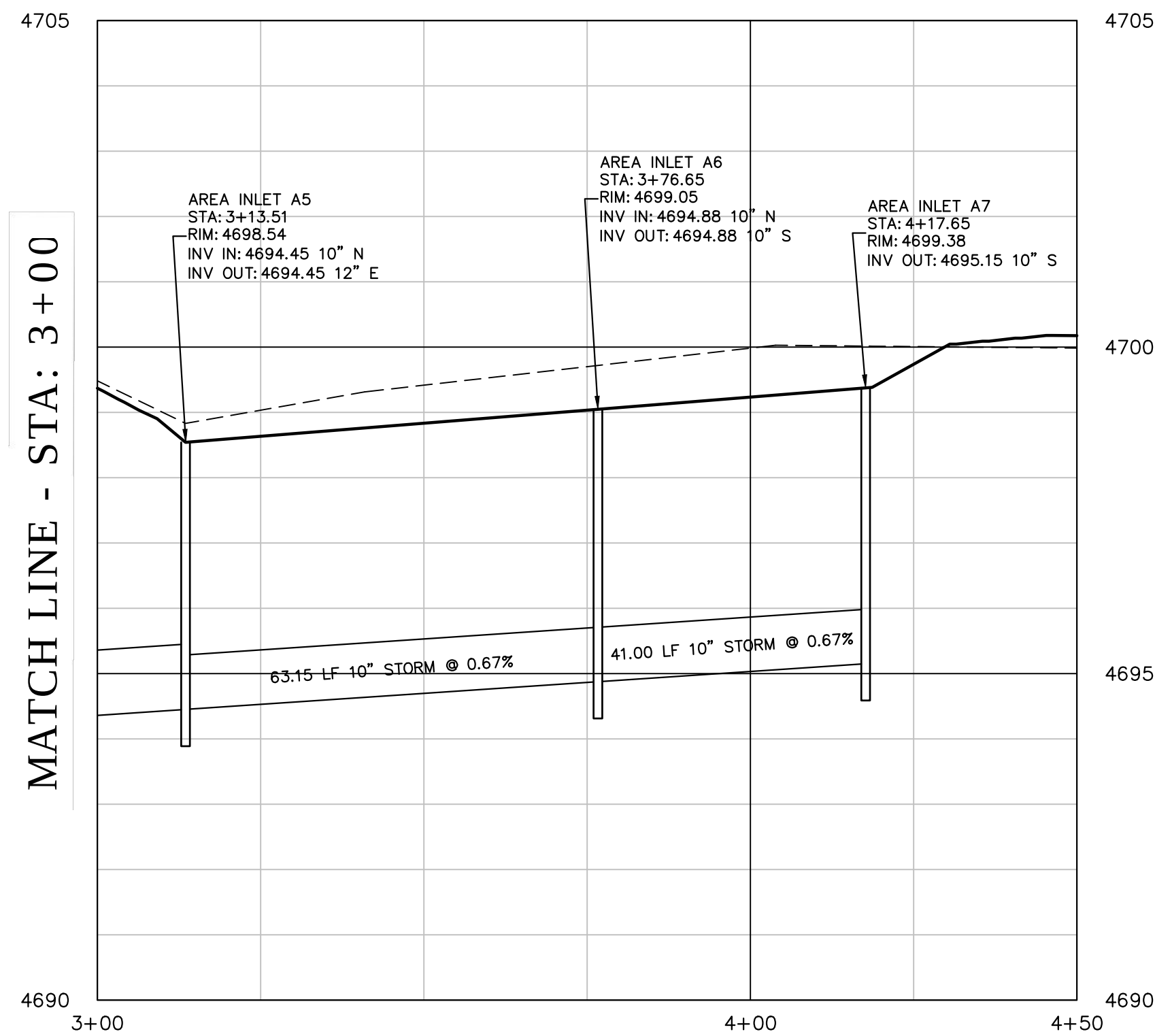
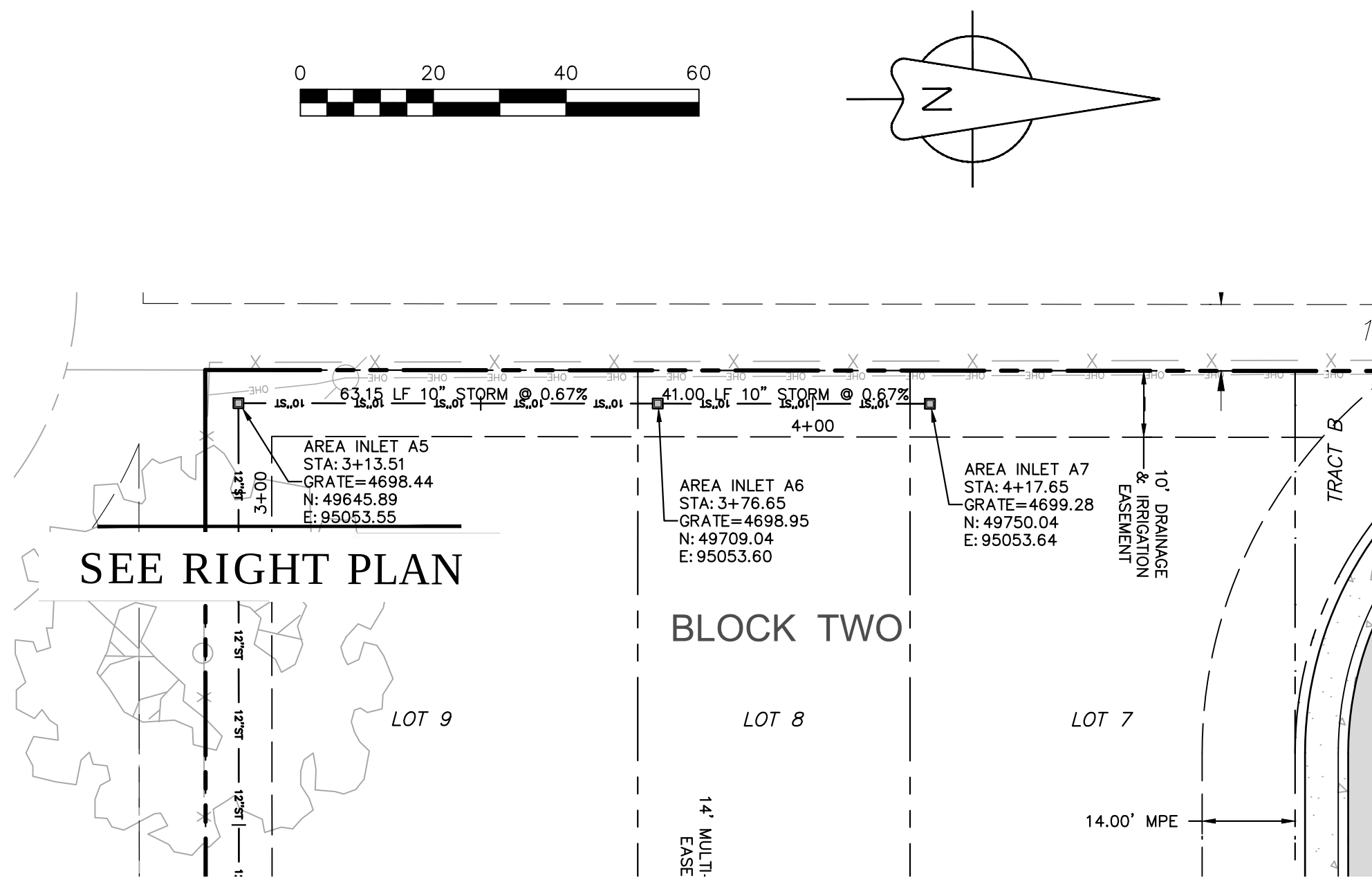
2711 G ROAD

prep

Anatum LLC

DRAWN BY: MRH	DESIGNED BY: MRH	CHECKED BY:	APPROVED BY: MRA
JOB NUMBER: 1329.0002			
DATE: 09-18-19			
SCALE: 1"=20'			
SHEET NO: C 08			

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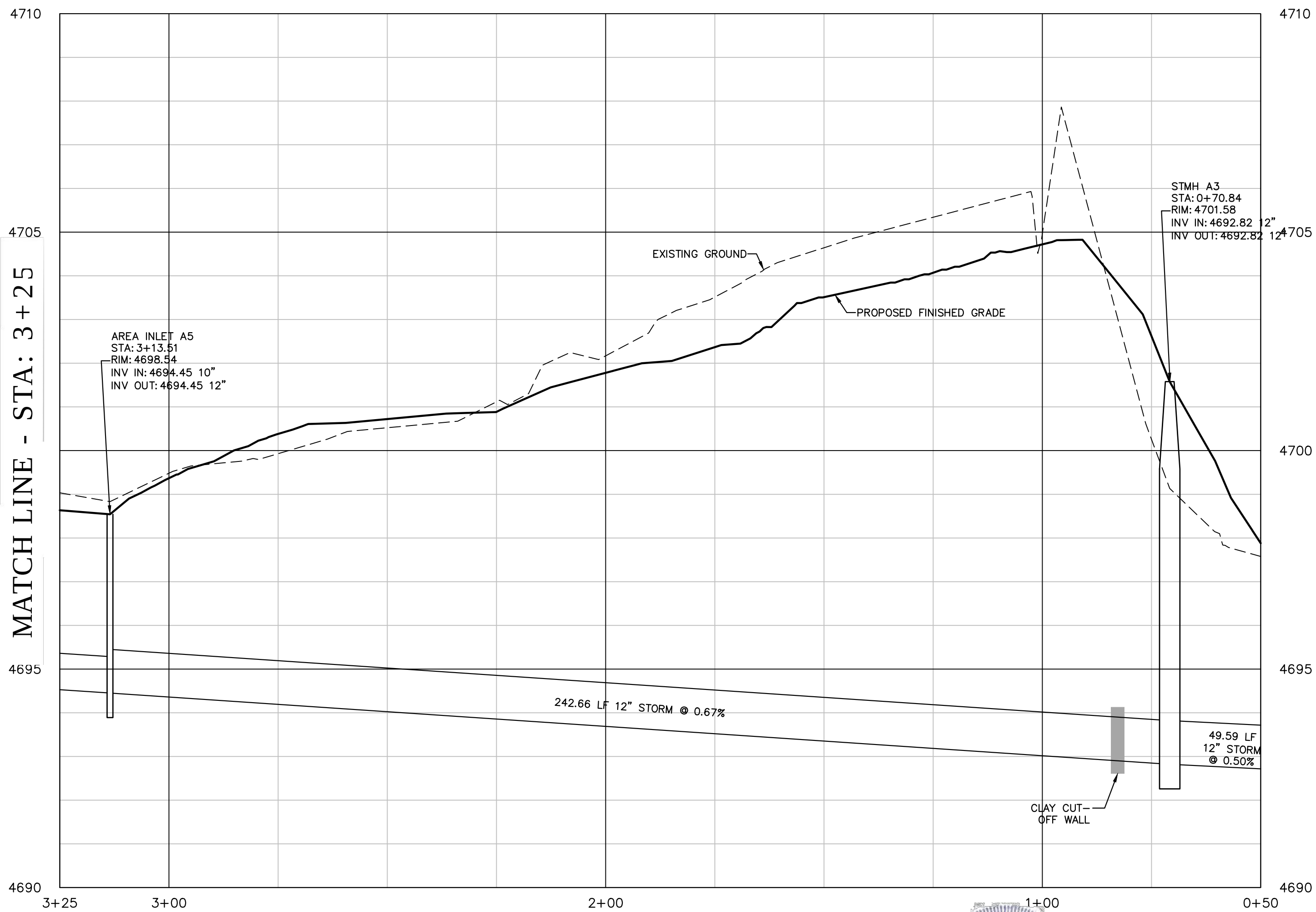
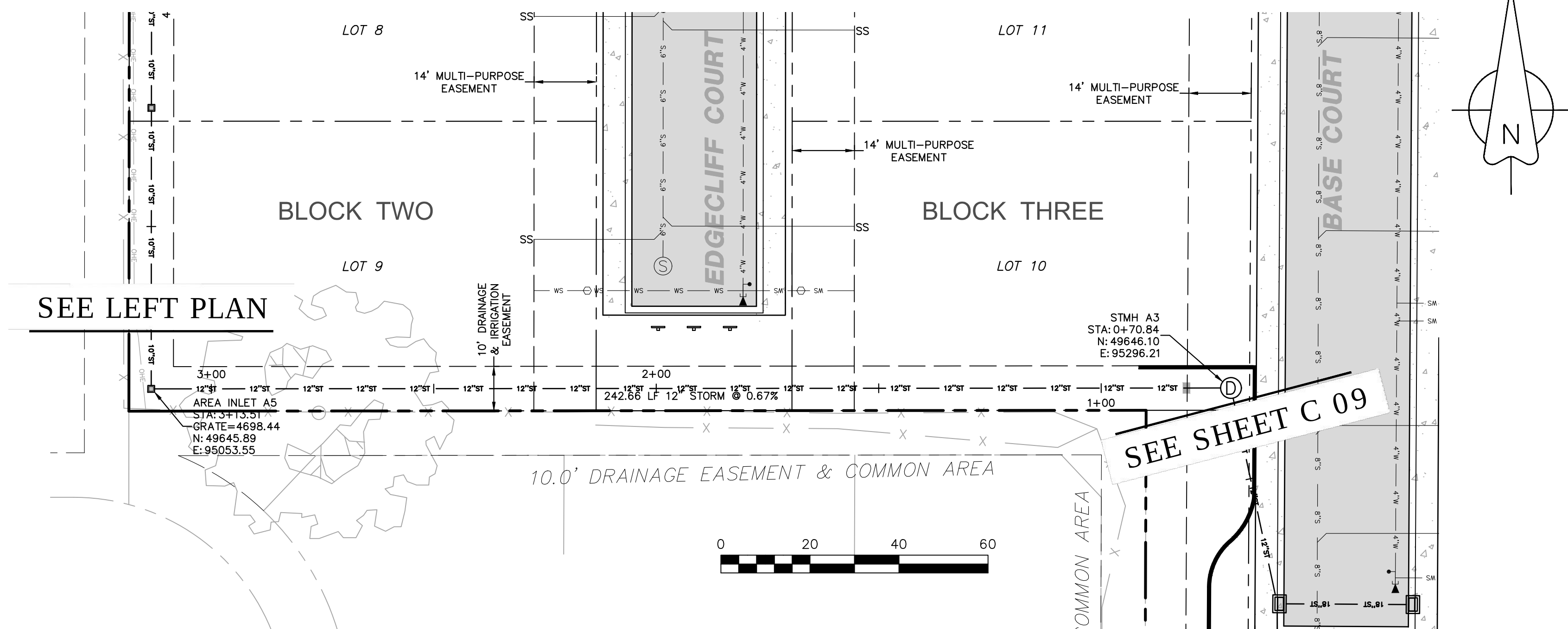


STORM SEWER LINE A (3)
HORIZONTAL: 1"=20', VERTICAL: 1"=2'

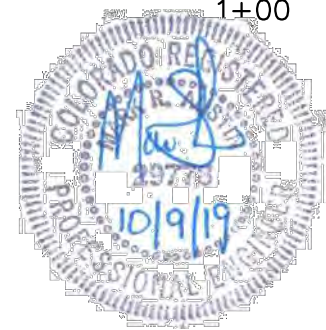


BENCHMARK
RED PLASTIC CAP
PLS 24943 IN CONCRETE
FLUSH WITH SURFACE

N:49963.02
E:95375.04
ELEVATION:4708.37 (NAVD88)



STORM SEWER LINE A (2)
HORIZONTAL: 1"=20', VERTICAL: 1"=2'



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(970) 242-7540

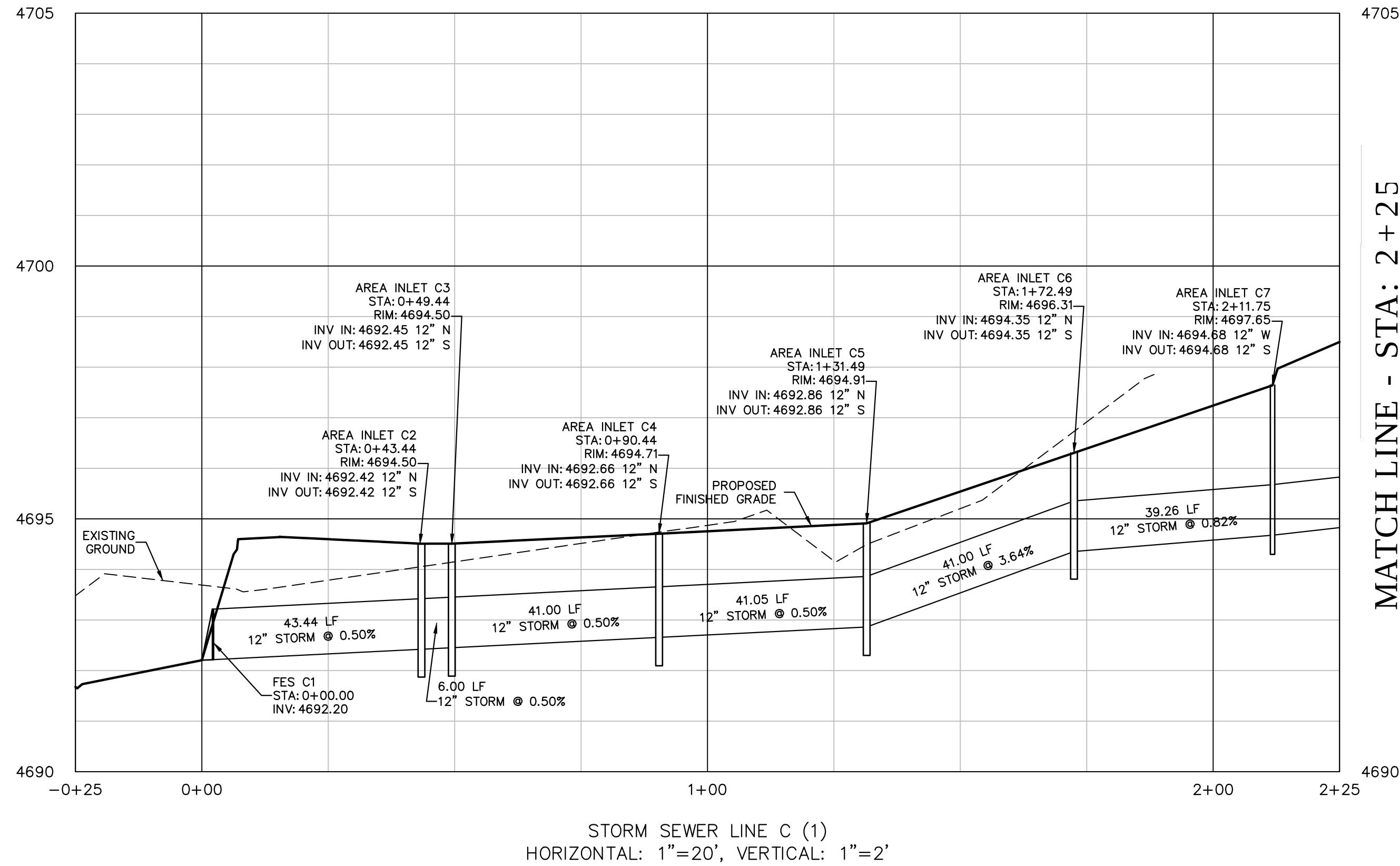
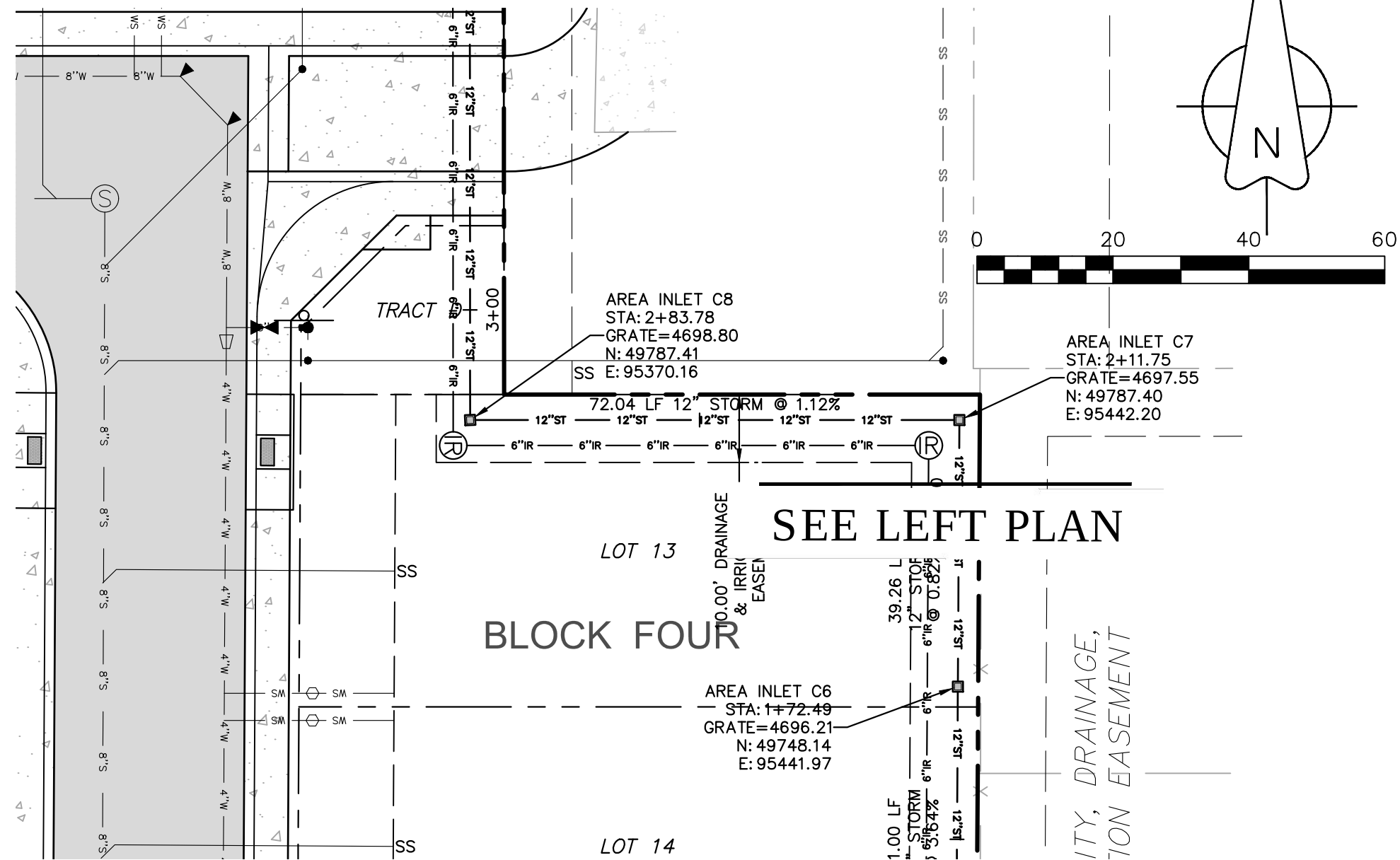
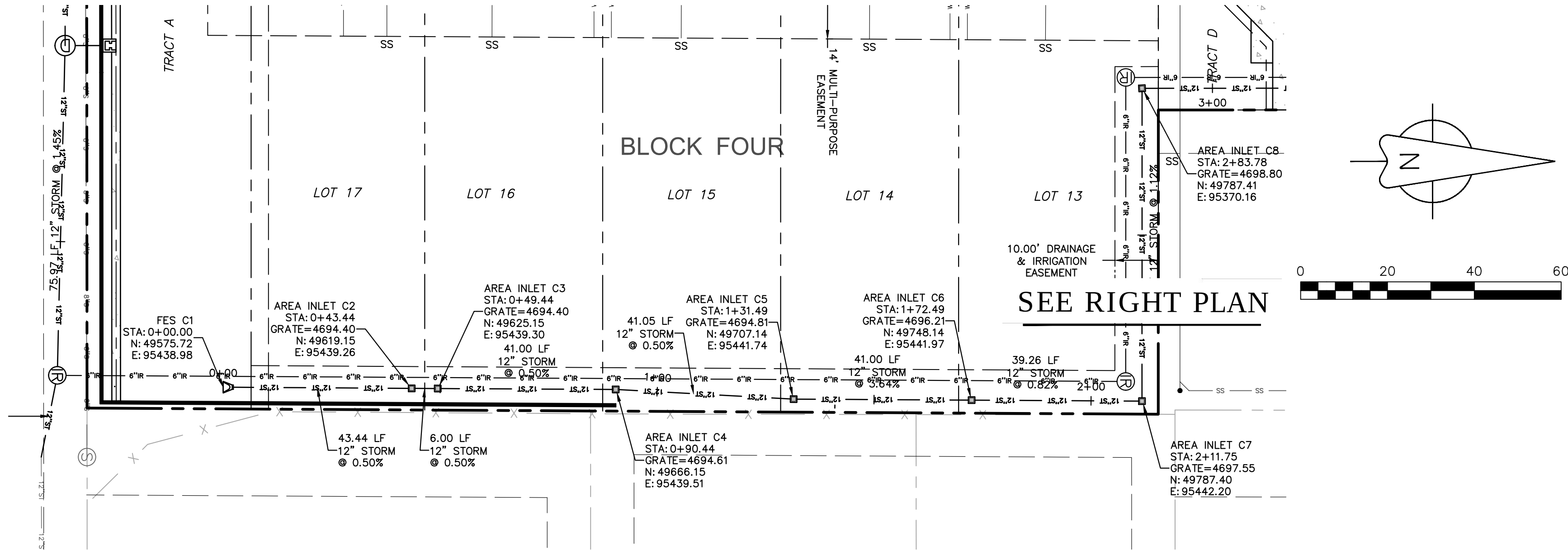
Court on G Road
STORM SEWER LINE A 1+00 TO 4+50
2711 G ROAD
Anatum LLC

DRAWN BY: MRA
DESIGNED BY: MRA
CHECKED BY: MRA
APPROVED BY: MRA
JOB NUMBER: 1329.0002
DATE: 09-18-19
SCALE: 1"=20'
SHEET NO: C 10

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5	REVISED PER REVIEW COMMENTS DATED 10/10/19	REVISED PER REVIEW COMMENTS DATED 10/10/19	10/14/19	MRH

Know what's below.
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811
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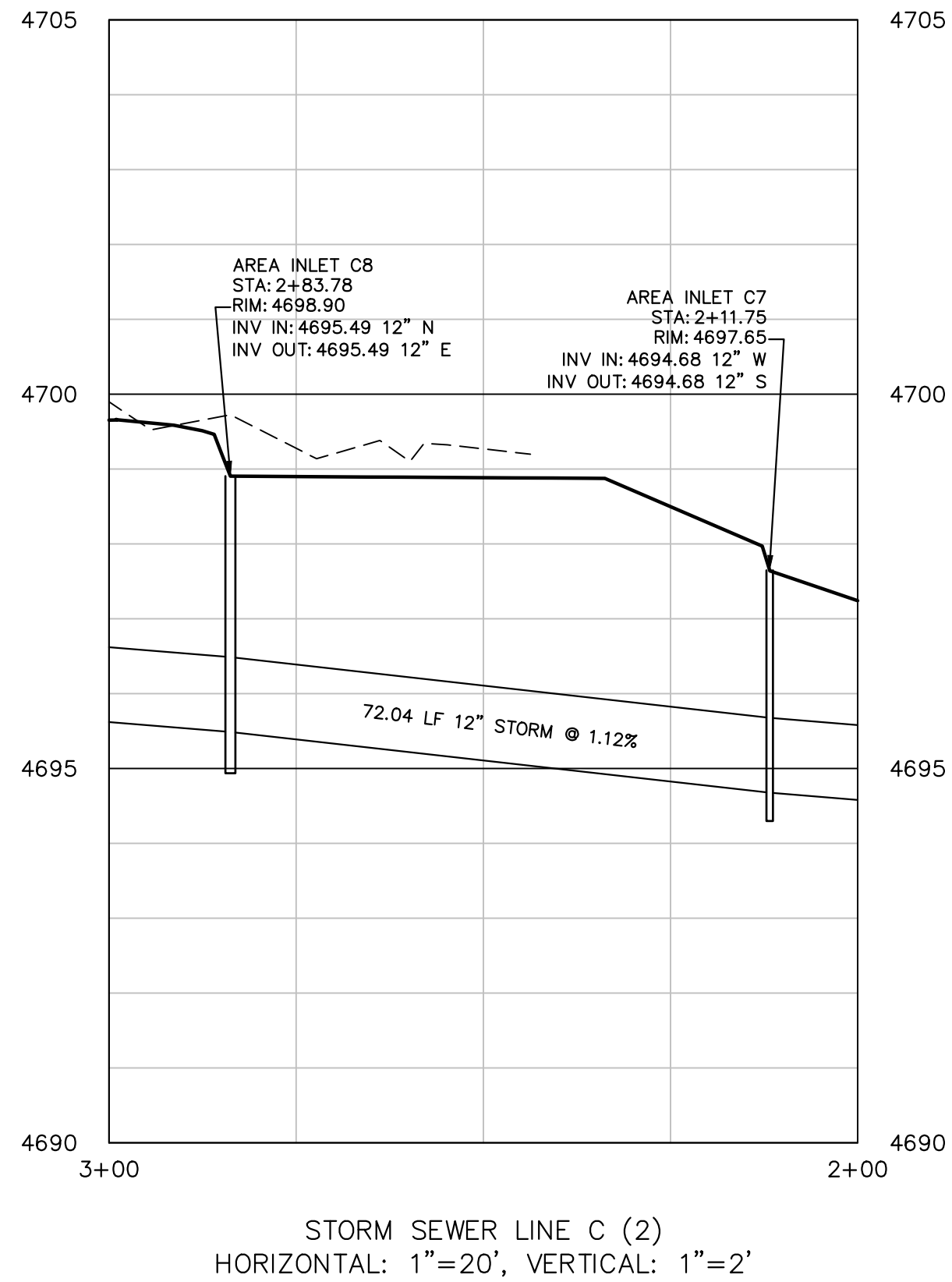
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MATCH LINE - STA: 2 + 25

BENCHMARK
RED PLASTIC CAP
PLS 24943 IN CONCRETE
FLUSH WITH SURFACE

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E:95375.04
ELEVATION:4708.37 (NAVD88)



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5-2-1 DRAINAGE AUTHORITY REPRESENTATIVE	MARK BARSLUND	201-1362

ACCEPTANCE BLOCK
THE CITY OF GRAND JUNCTION REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE CITY'S DEVELOPMENT STANDARDS, SUBJECT TO THESE PLANS BEING SEALED, SIGNED, AND DATED BY THE PROFESSIONAL OF RECORD. REVIEW BY THE CITY DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL OF RECORD.
CONSTRUCTION MUST COMMENCE WITHIN ONE YEAR FROM THE DATE OF PLAN SIGNATURE.

CITY DEVELOPMENT ENGINEER DATE

REVISIONS		NO. 1	
DESCRIPTION	DATE	BY	DATE
1 REVISED PER REVIEW COMMENTS DATED 6/6/19	6/10/19	MRH	6/10/19
2 REVISED PER REVIEW COMMENTS DATED 8/16/19	8/19/19	MRH	8/19/19
3 REVISED PER REVIEW COMMENTS DATED 9/13/19	9/17/19	MRH	9/17/19
4 REVISED PER REVIEW COMMENTS DATED 10/7/19	10/8/19	MRH	10/8/19
5 REVISED PER REVIEW COMMENTS DATED 10/10/19	10/14/19	MRH	10/14/19

Know what's below. Call before you dig.	
811	
SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY	

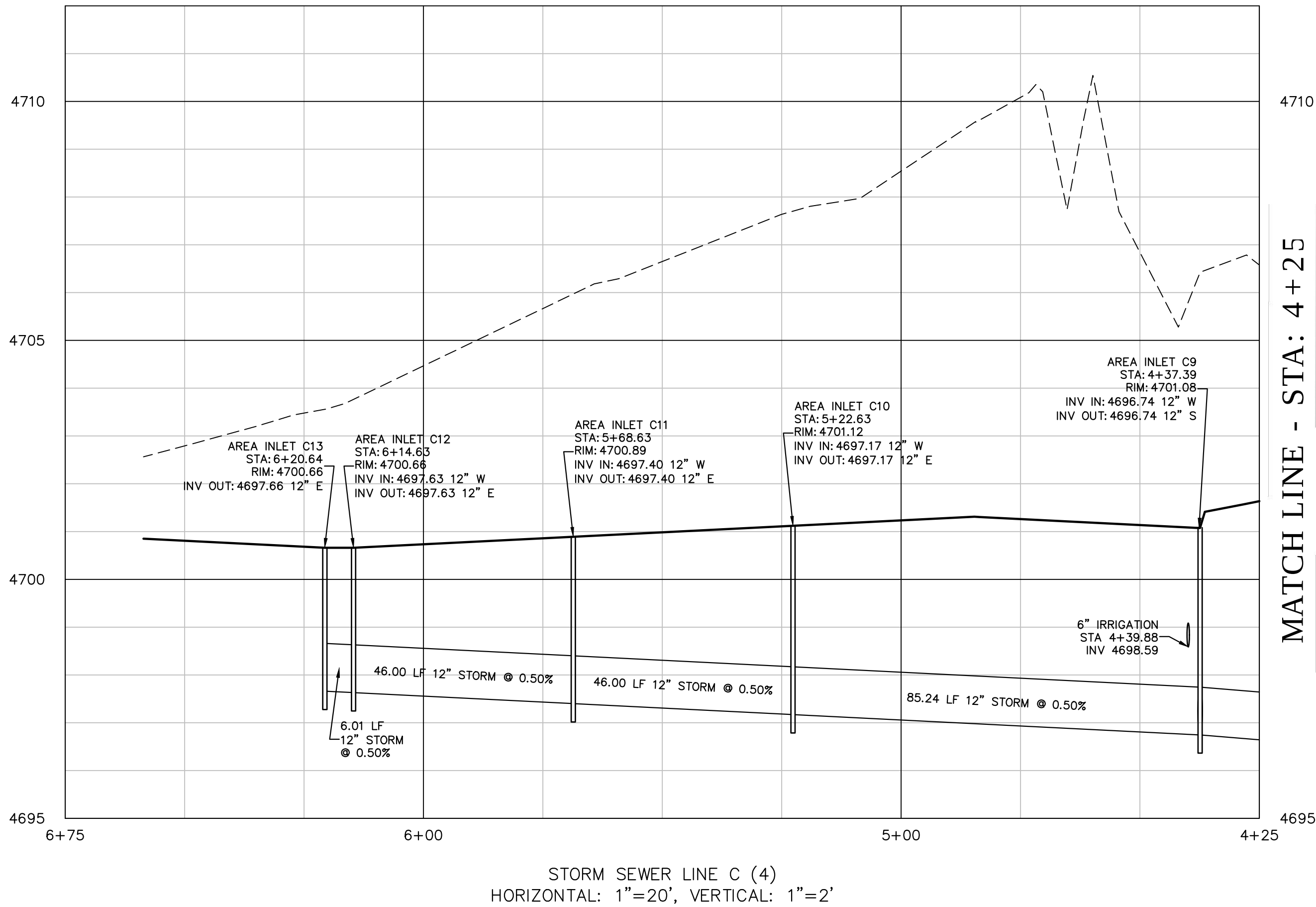
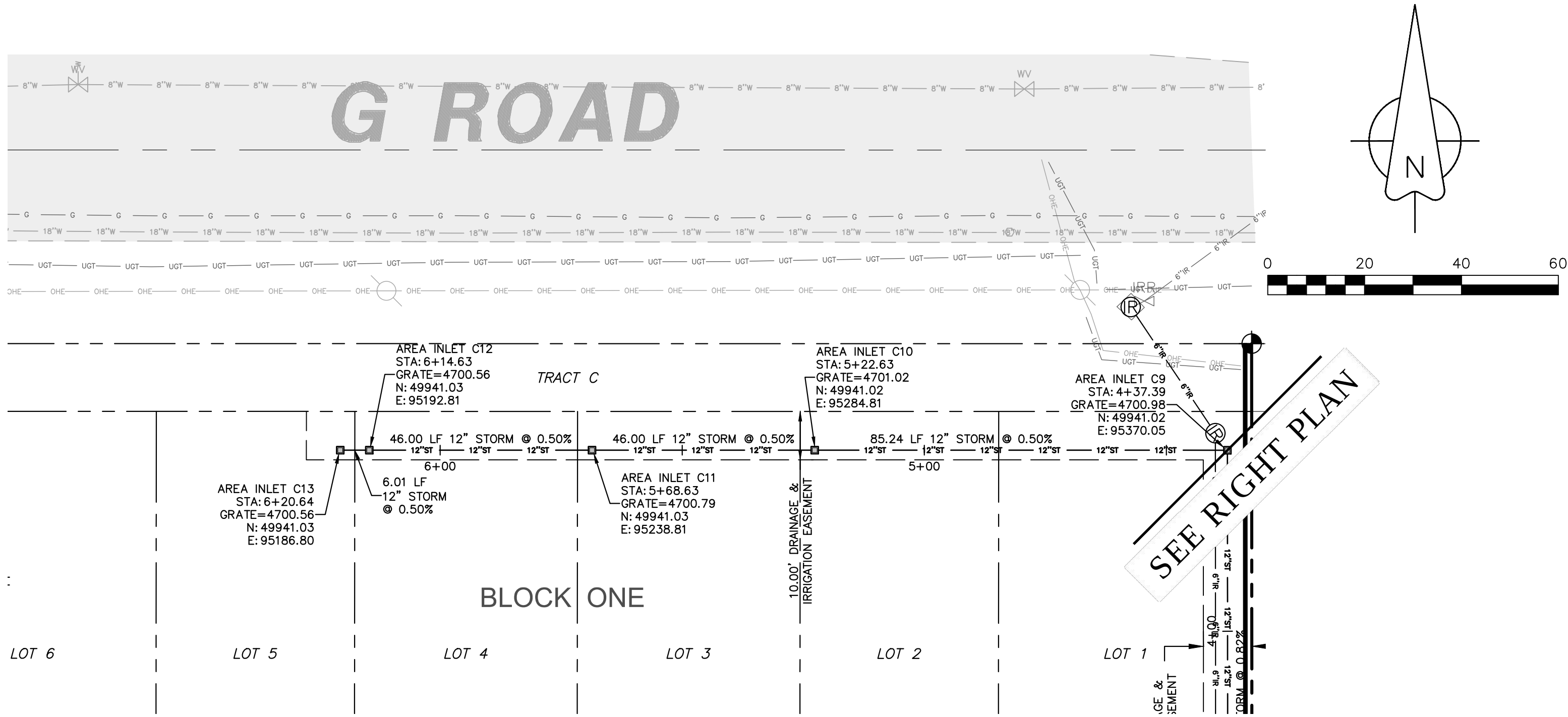
A • C • G	
AUSTIN CIVIL GROUP, INC.	
Land Planning • Civil Engineering • Development Services	
123 North 7th Street, Suite 300 • Grand Junction, Colorado 81501	
(970) 242-7540	

Court on G Road	
STORM SEWER LINE C	
0+00 TO 3+00	
2711 G ROAD	
Anatum LLC	

DRAWN BY:	MRH
DESIGNED BY:	MRH
CHECKED BY:	MRH
APPROVED BY:	MRA

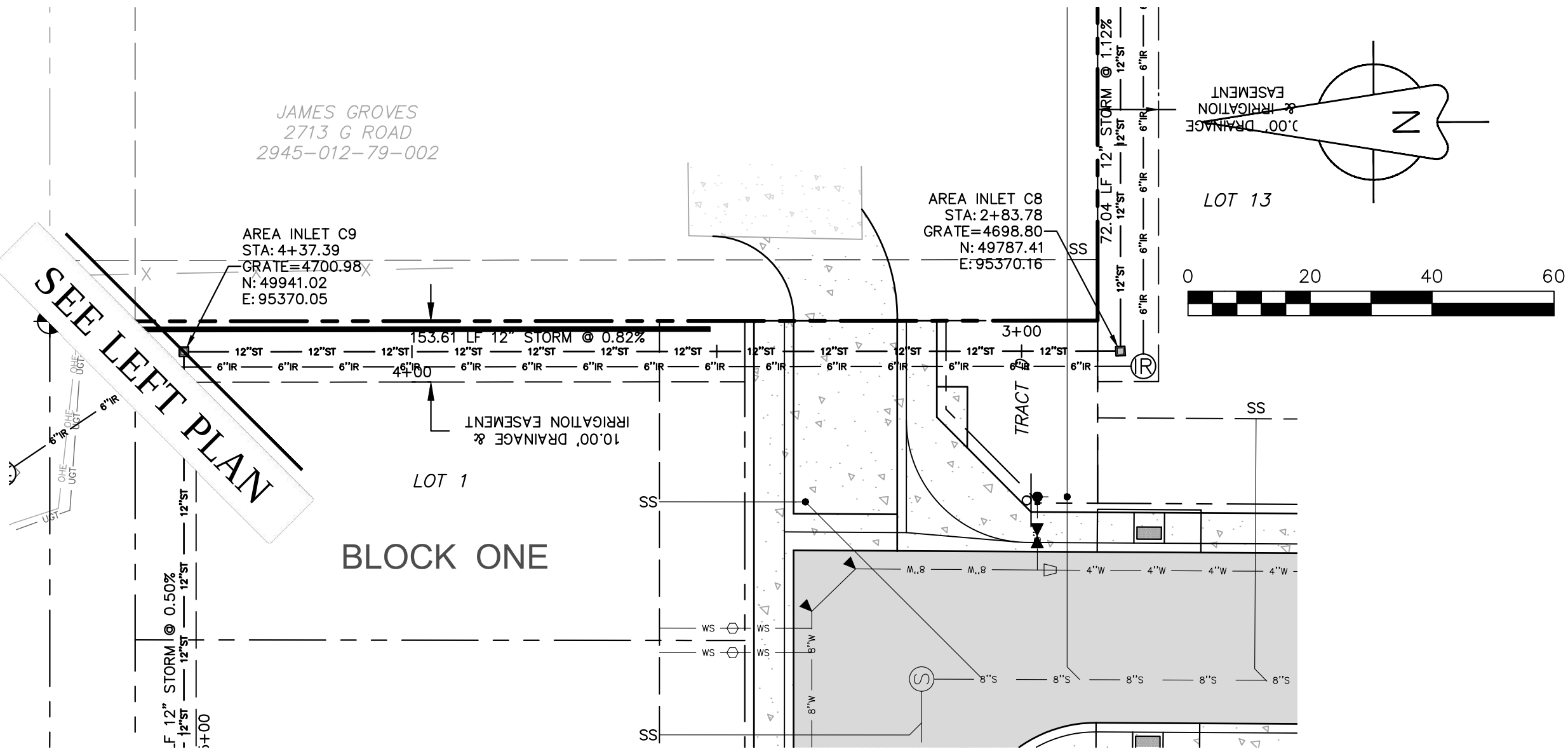
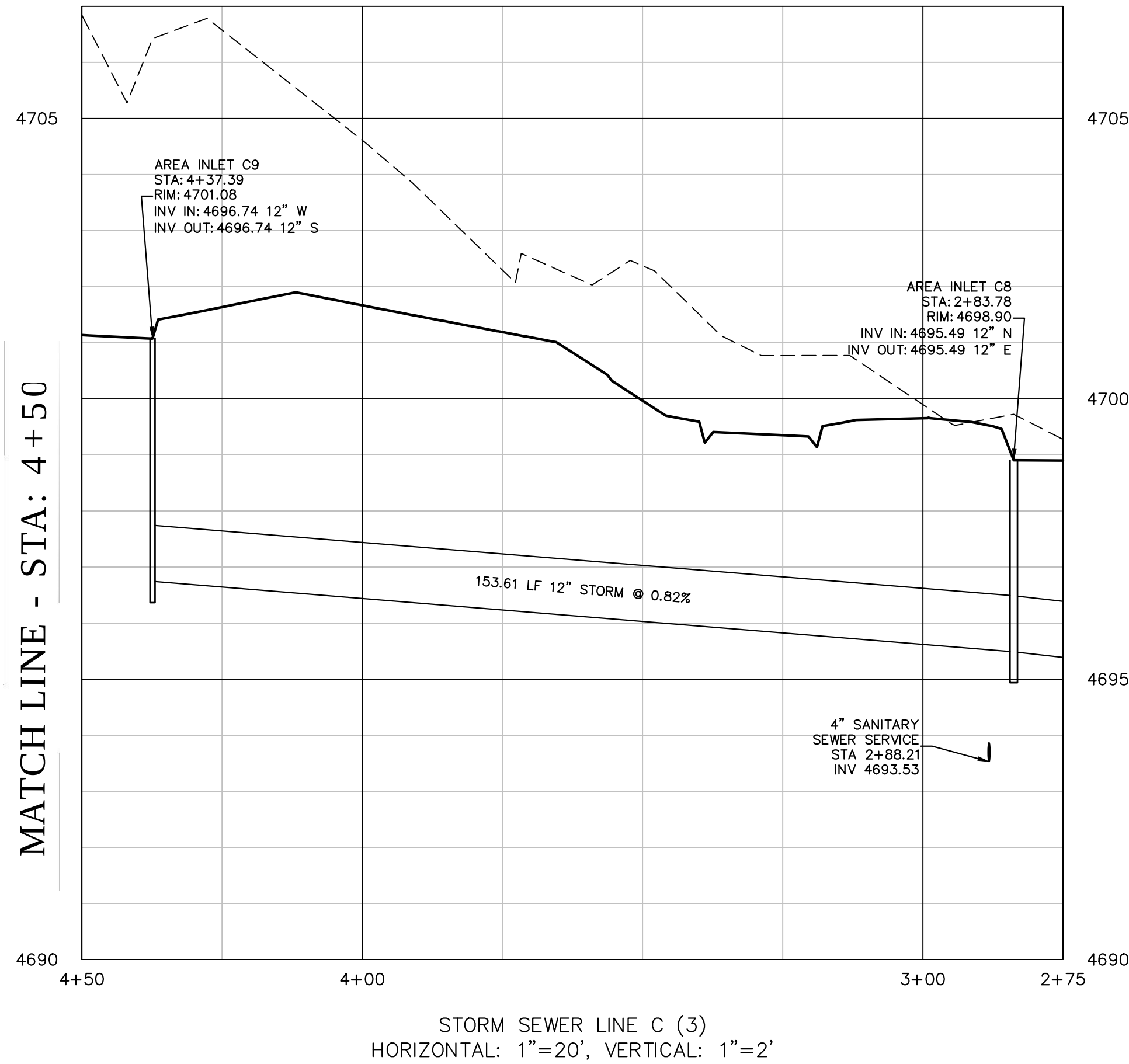
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DATE:	09-18-19
SCALE:	1"=20'
SHEET NO.:	C 11

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BENCHMARK
RED PLASTIC CAP
PLS 24943 IN CONCRETE
FLUSH WITH SURFACE

N:49963.02
E:95375.04
ELEVATION:4708.37 (NAVD88)



UTILITIES AND AGENCIES		
CITY OF GRAND JUNCTION SANITARY SEWER	MARK BARSLUND	201-1362
UTE WATER	JIM DAUGHERTY	242-7491
GRAND VALLEY WATER USERS	MARK HARRIS	242-5065
CITY OF GRAND JUNCTION PUBLIC WORKS	MARK BARSLUND	201-1362
XCEL ENERGY - GAS & ELECTRIC	BRENDA BOES	244-2681
CENTURY LINK	CHRIS JOHNSON	244-4333
CHARTER	JOHN VALDEZ	245-8750
5-2-1 DRAINAGE AUTHORITY REPRESENTATIVE	MARK BARSLUND	201-1362

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IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY	

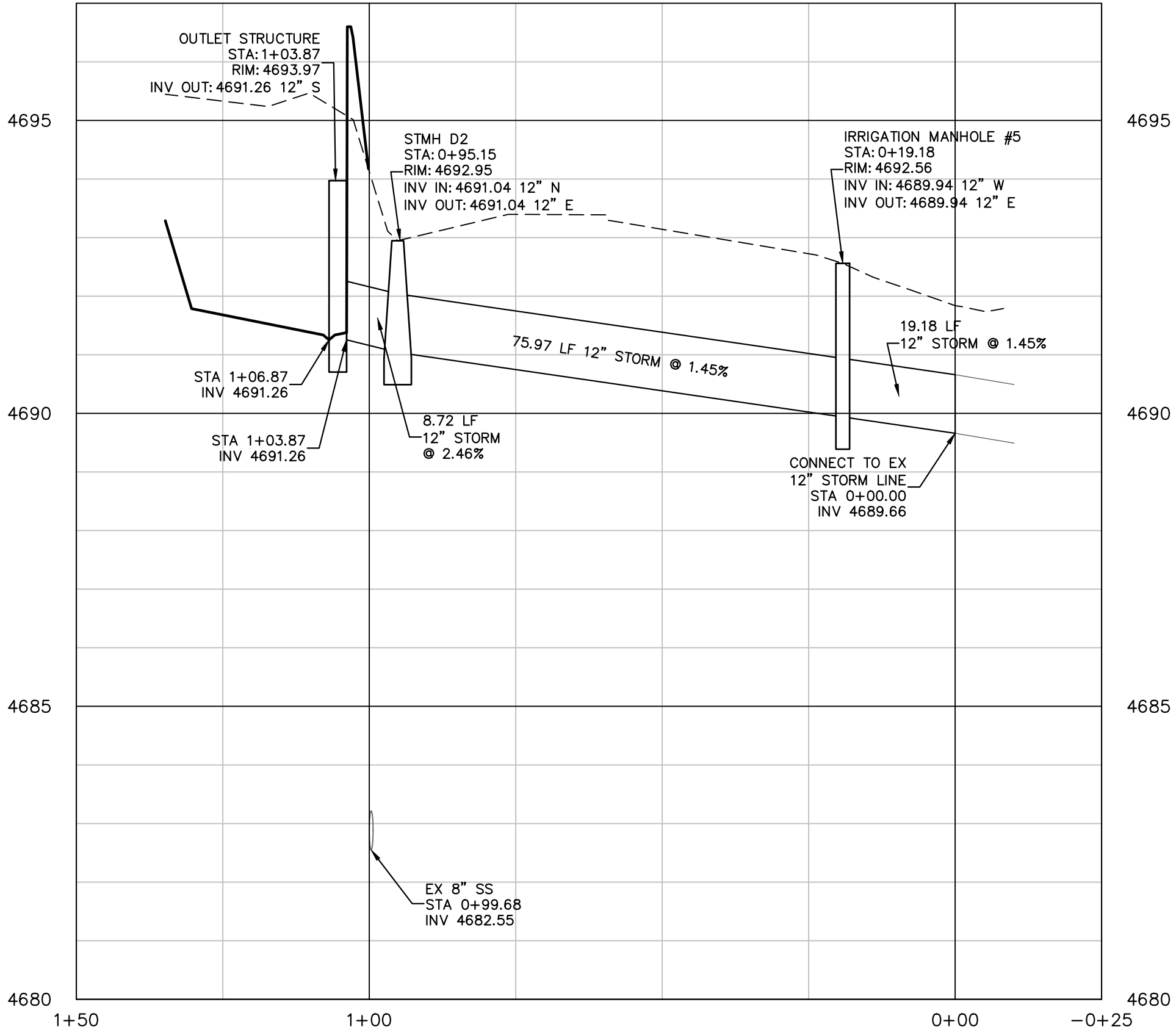
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AUSTIN CIVIL GROUP, INC.	
Land Planning • Civil Engineering • Development Services	
123 North 7th Street, Suite 300 • Grand Junction, Colorado 81501	
(970) 242-7540	

Court on G Road	
STORM SEWER LINE C	
2+75 TO 6+25	
2711 G ROAD	
prepared for	
Anatum LLC	

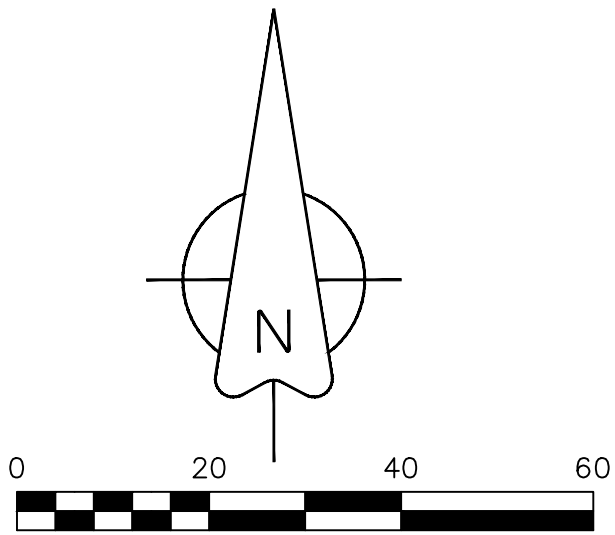
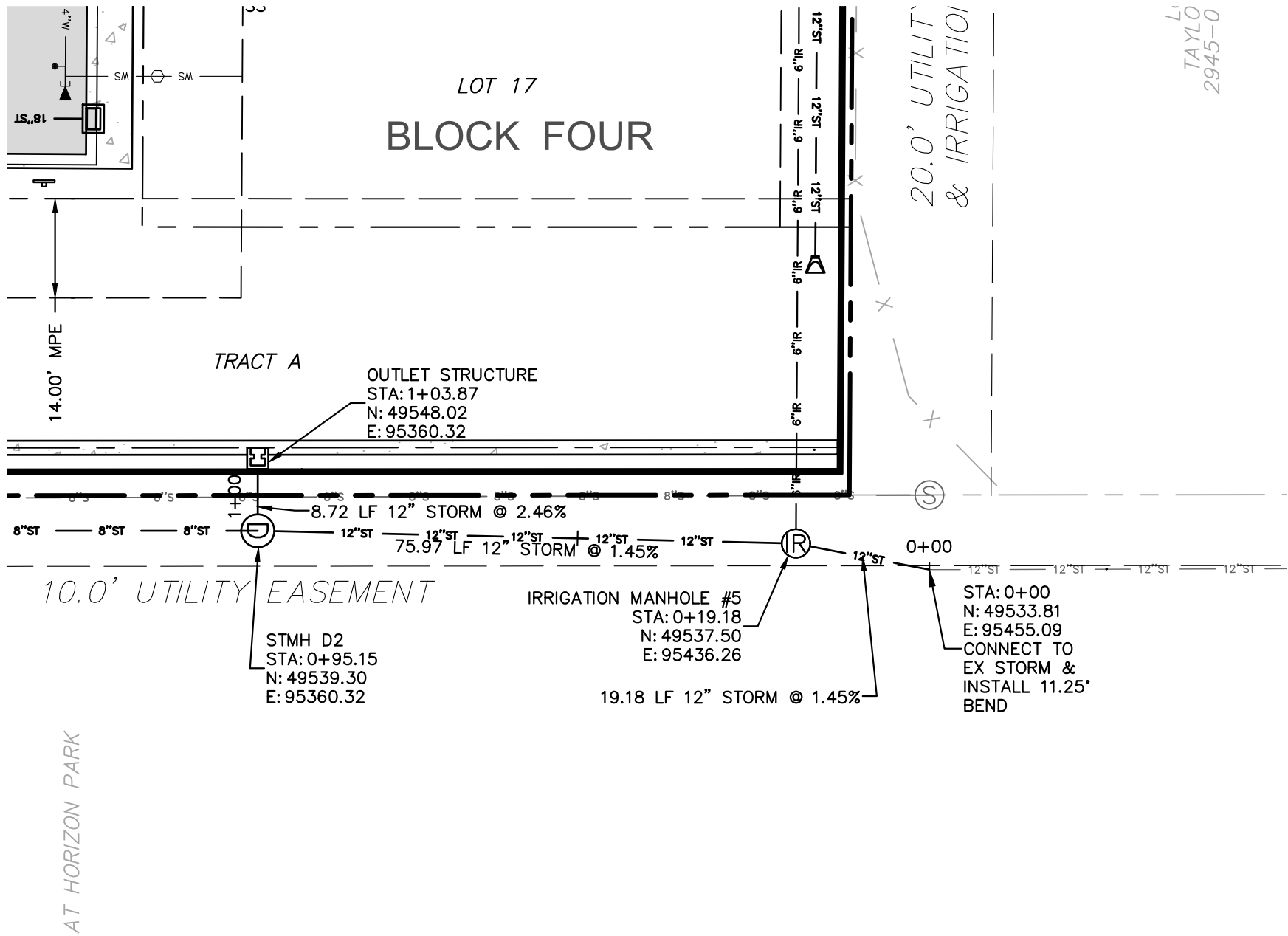
DRAWN BY:	MRH
DESIGNED BY:	MRH
CHECKED BY:	MRH
APPROVED BY:	MRH

JOB NUMBER:	
1329.0002	
DATE:	
09-18-19	
SCALE:	
1"=20'	
SHEET NO:	
C 12	

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STORM SEWER LINE B (1)
HORIZONTAL: 1"=20', VERTICAL: 1"=2'



 **BENCHMARK**
RED PLASTIC CAP
PLS 24943 IN CONCRETE
FLUSH WITH SURFACE

N:49963.02
E:95375.04
ELEVATION:4708.37 (NAVD88)

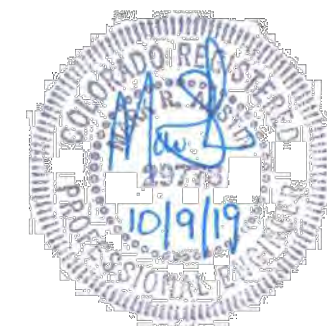
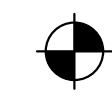
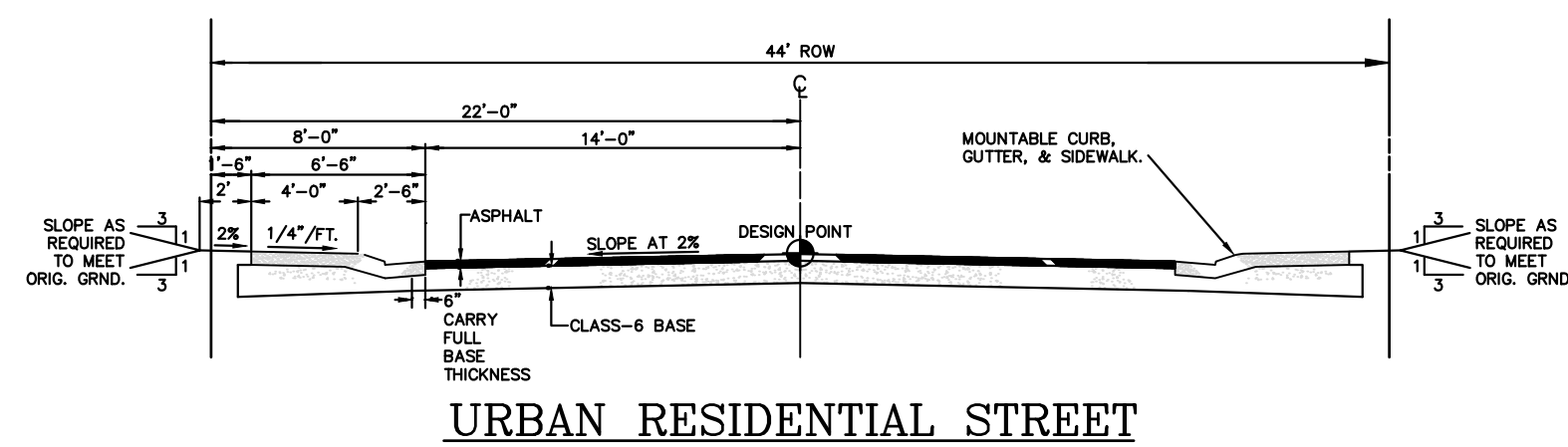
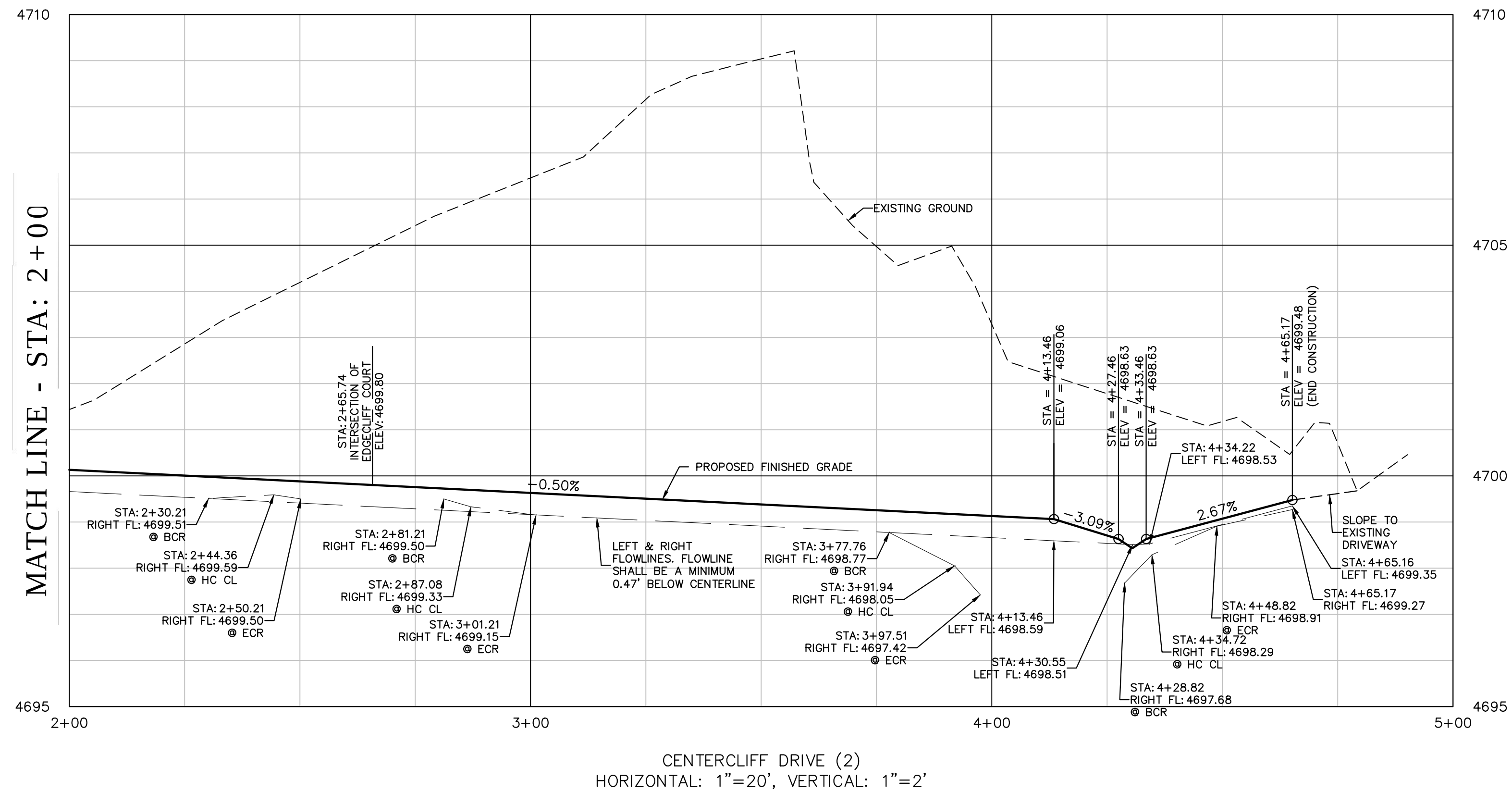
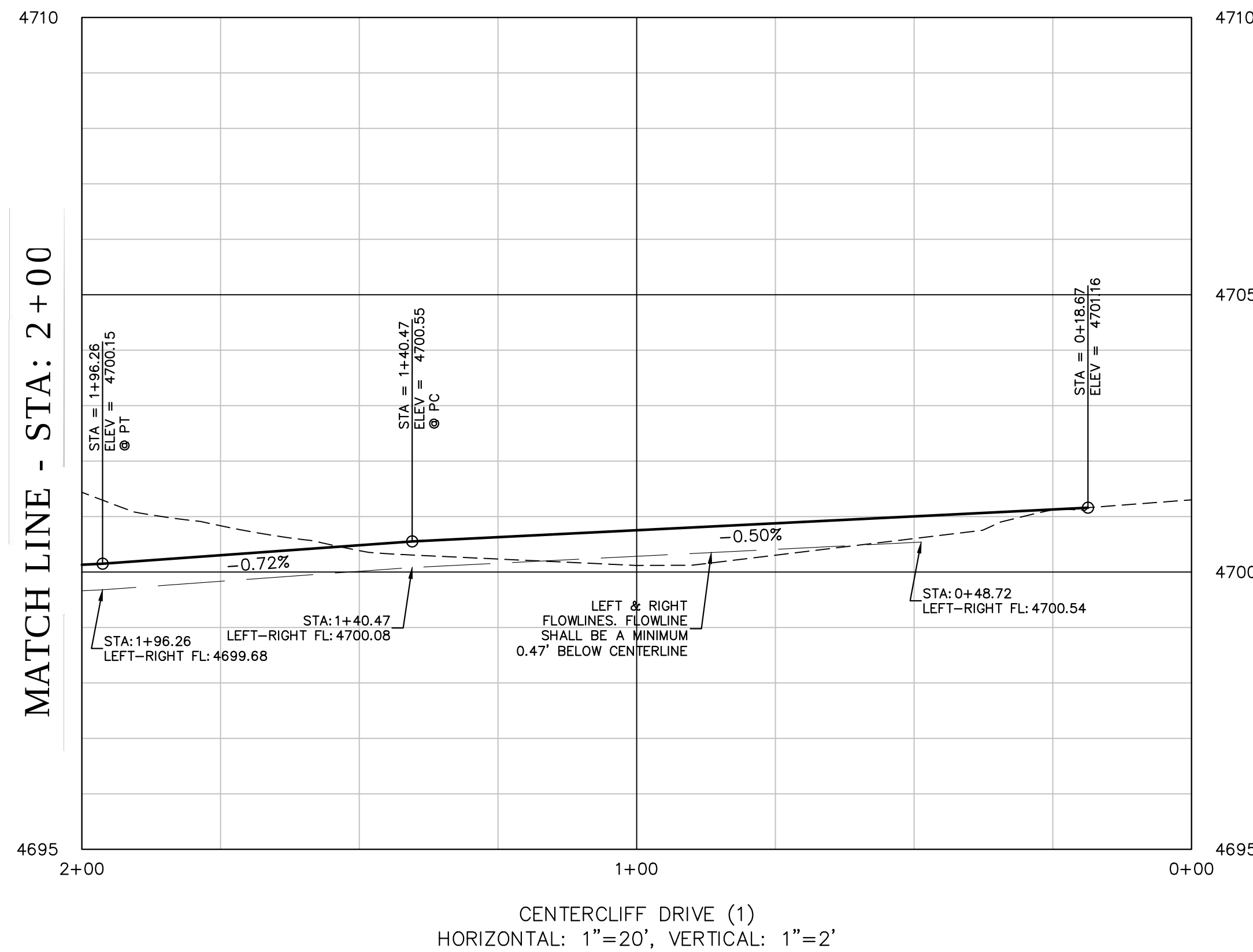
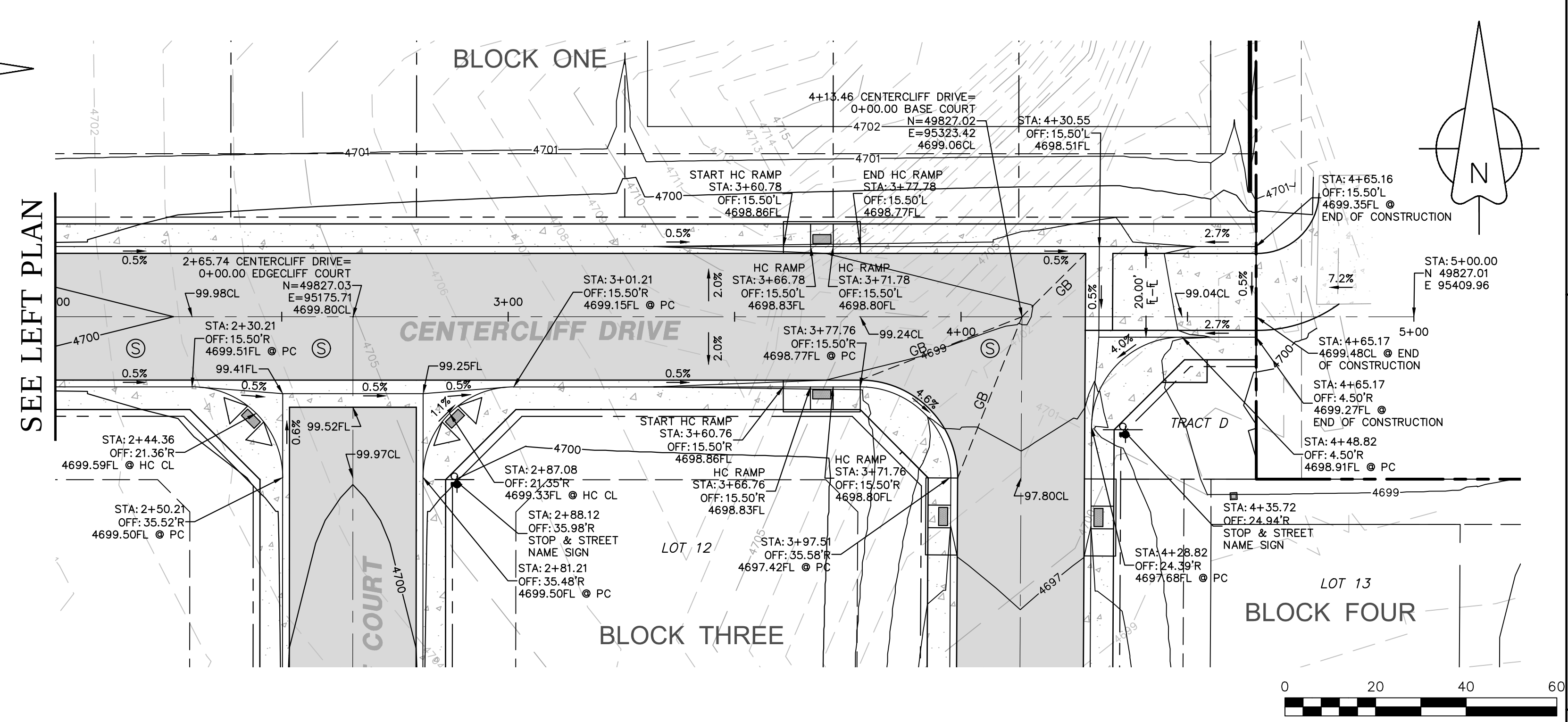
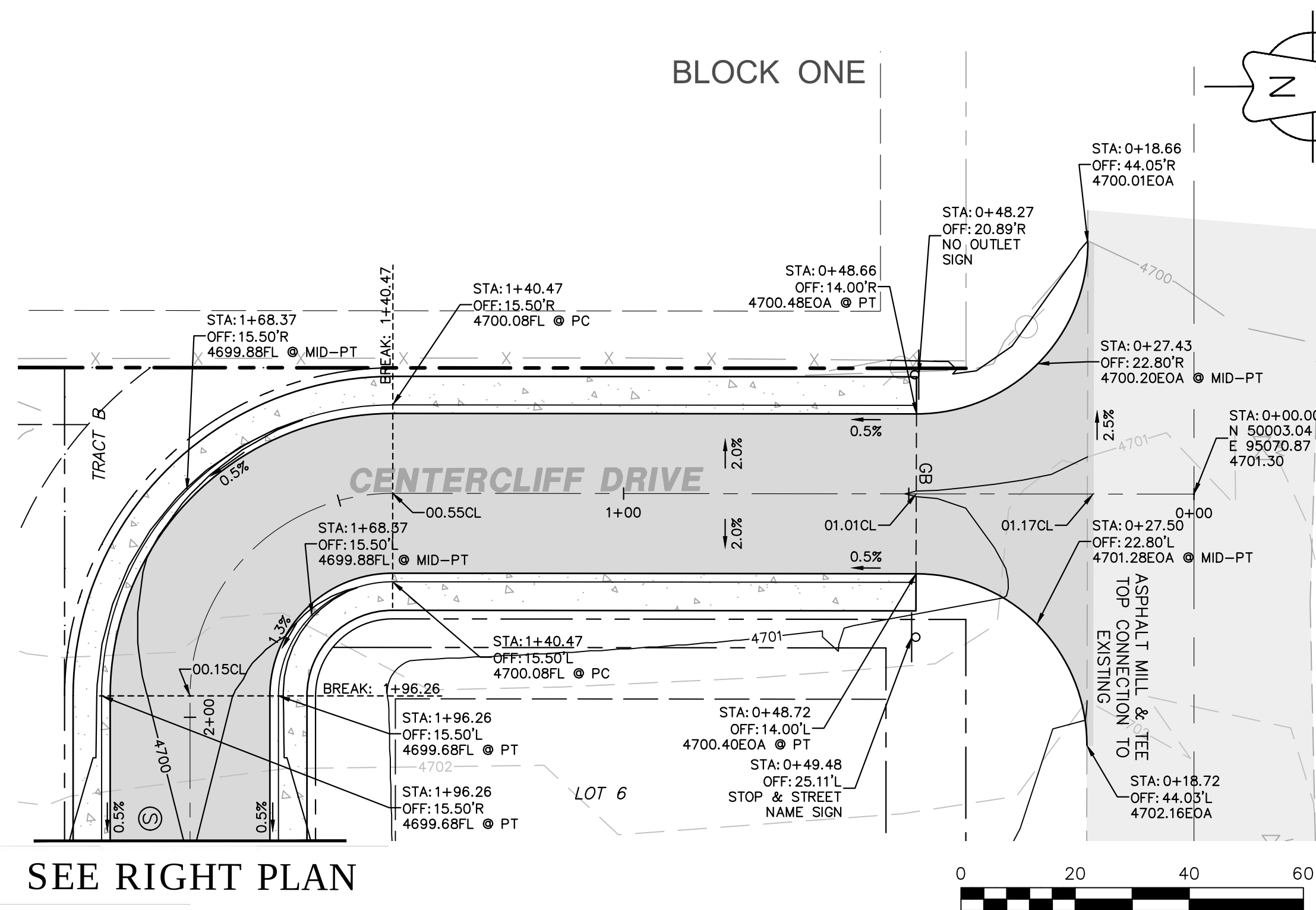


UTILITIES AND AGENCIES		
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5-2-1 DRAINAGE AUTHORITY REPRESENTATIVE	MARK BARS Lund	201-1362

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CITY DEVELOPMENT ENGINEER _____ DATE _____

A • C • G		AUSTIN CIVIL GROUP, INC.		Land Planning • Civil Engineering • Development Services		123 North 7th Street, Suite 300 • Grand Junction, Colorado 81501		(970) 242-7540	
Court on G Road		STORM SEWER LINE D		2711 G ROAD		prepared for		Anatum LLC	
DRAWN BY: MRH		DESIGNED BY: MRH		CHECKED BY:		APPROVED BY: MRA			
JOB NUMBER: 1329.0002		DATE: 09-18-19		SCALE: 1"=20'		SHEET NO: C 13			



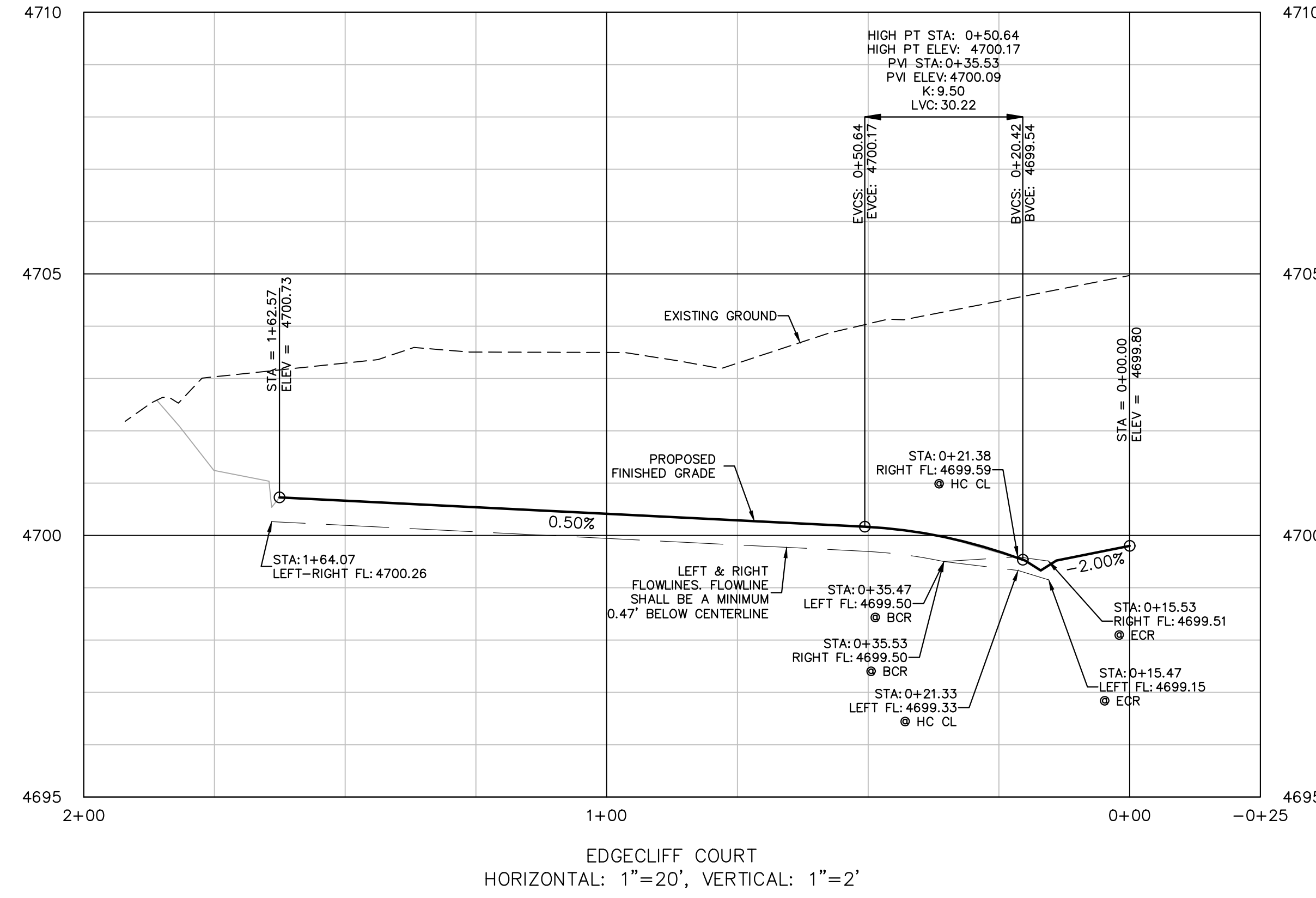
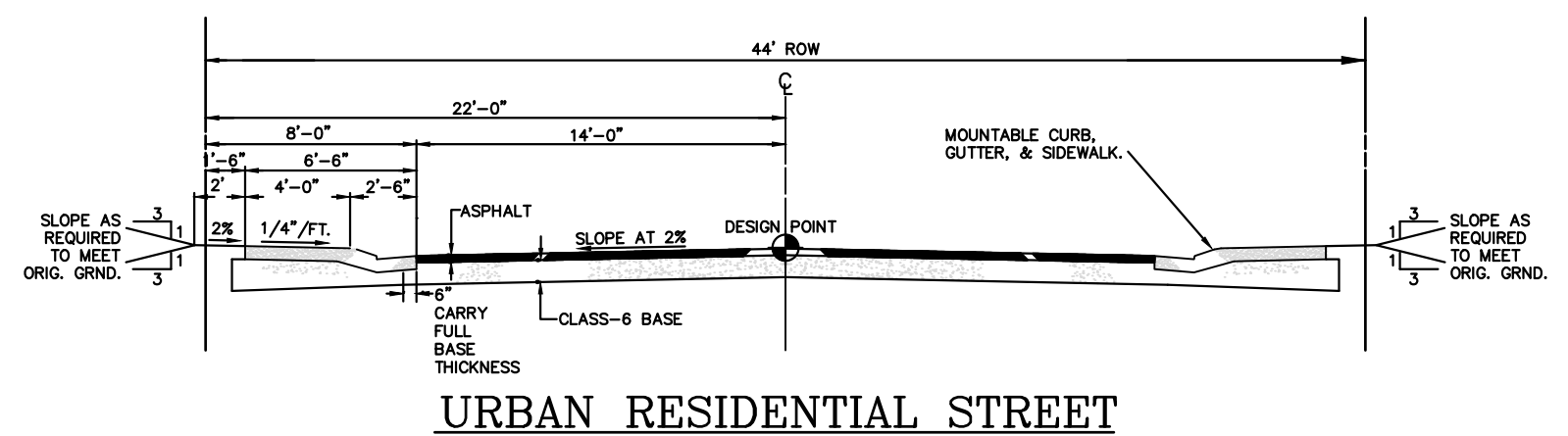
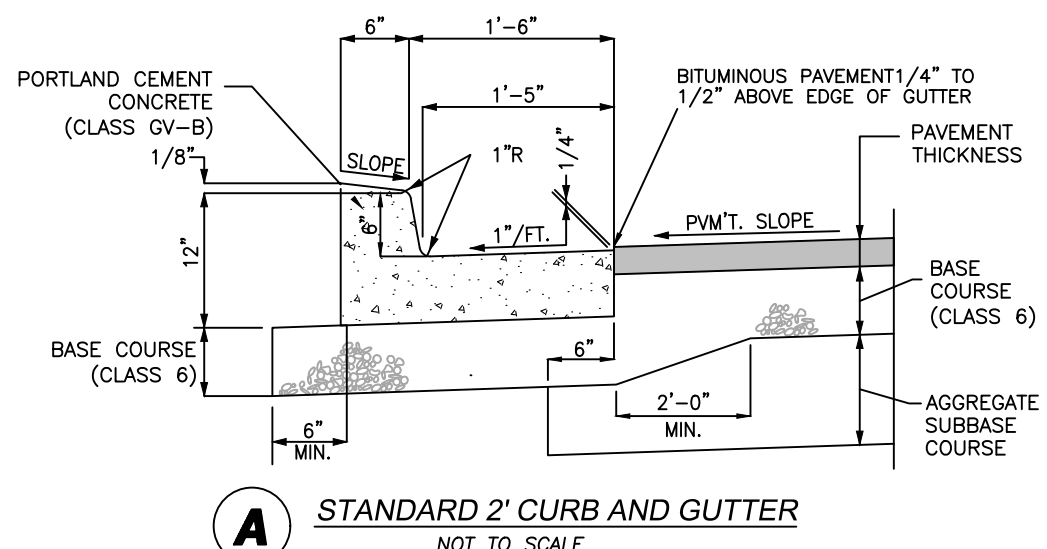
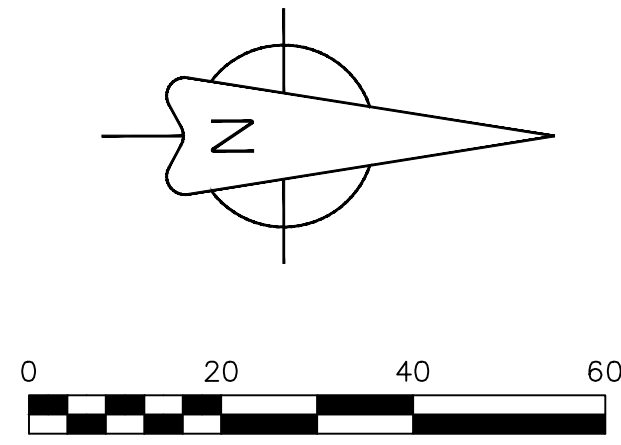
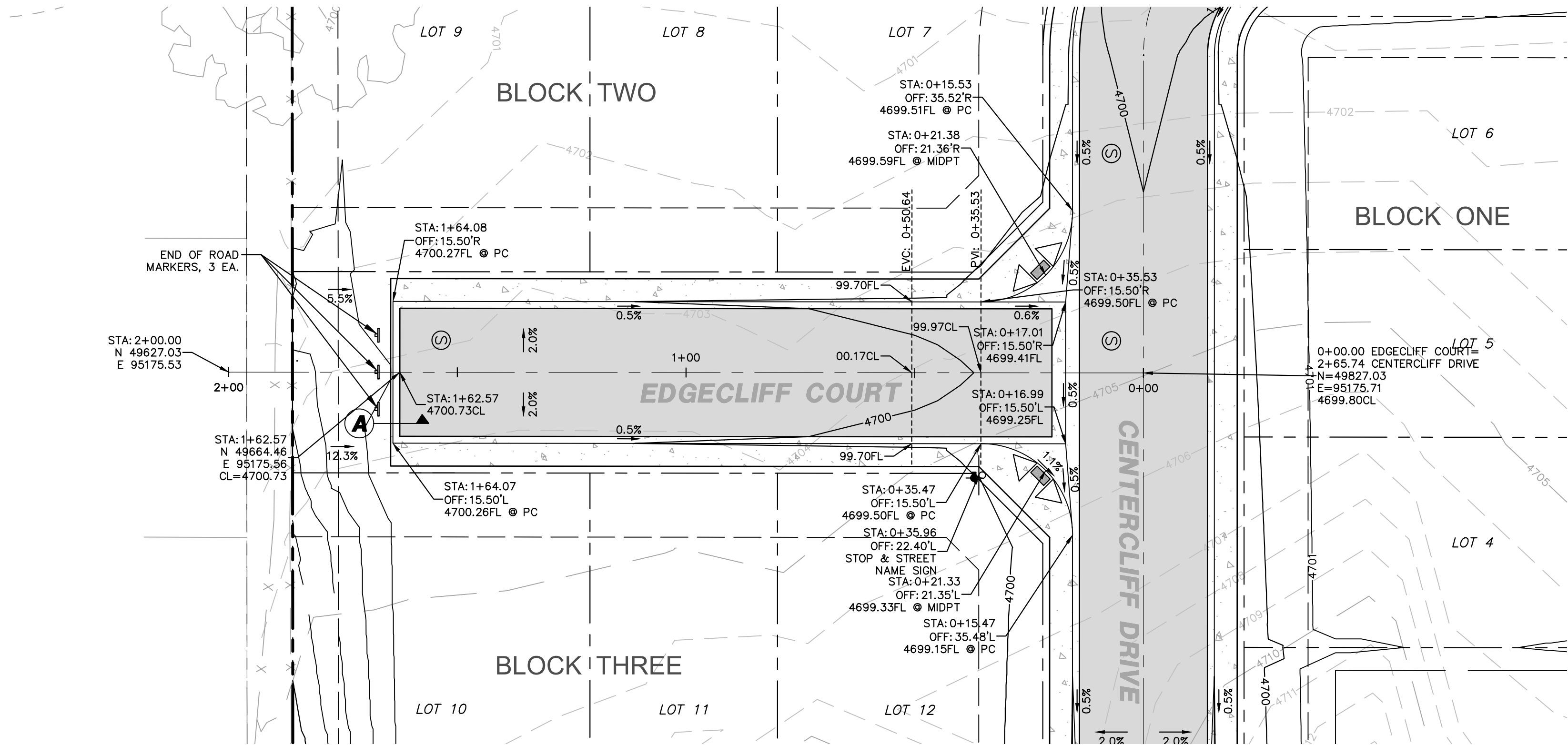
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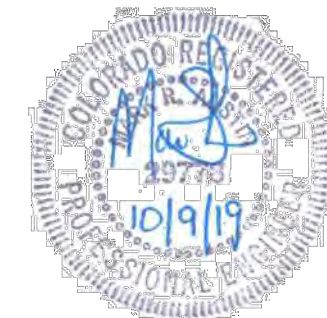
COURT ON G ROAD STATIONED CENTERCLIFF DRIVE PLAN & PROFILE 2711 G ROAD PREPARED FOR Anatum LLC		A • C • G AUSTIN CIVIL GROUP, INC. Land Planning • Civil Engineering • Development Services 122 North 7th Street, Suite 300 • Grand Junction, Colorado 81501 (970) 242-7540		811 Know what's below. Call before you dig.	
DRAWN BY: MRH	DESIGNED BY: MRH	CHECKED BY: MRH	APPROVED BY: MRA	SCALE: 1"=20' DATE: 09-18-19 JOB NUMBER: 1329.0002 SHEET NO: C 14	
REVISIONS				SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY	
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4	REVISED PER REVIEW COMMENTS DATED	10/7/19	10/8/19MRH		
5	REVISED PER REVIEW COMMENTS DATED	10/10/19	10/14/19MRH		

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BENCHMARK
RED PLASTIC CAP
PLS 24943 IN CONCRETE
FLUSH WITH SURFACE

N:49963.02
E:95375.04
ELEVATION:4708.37 (NAVD88)



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AUSTIN CIVIL GROUP, INC.

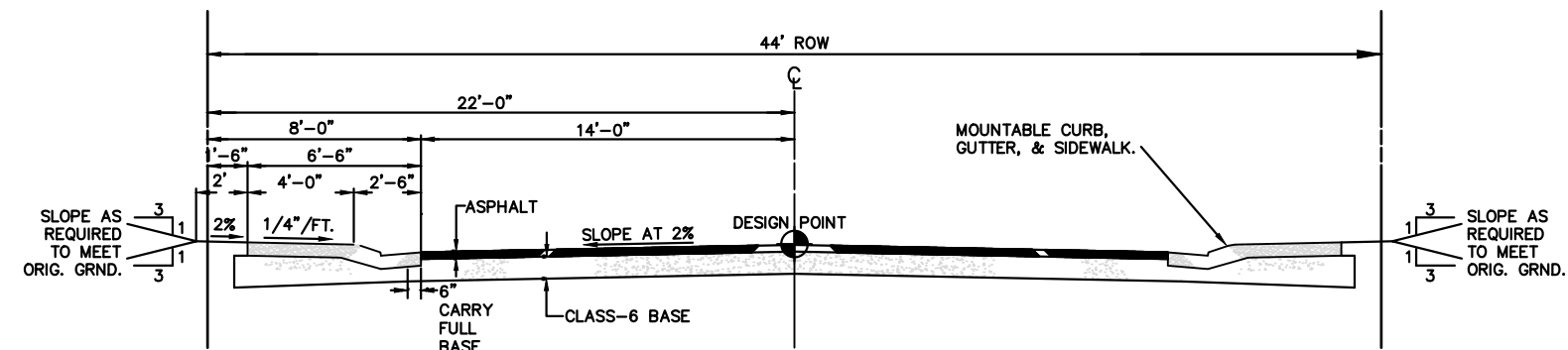
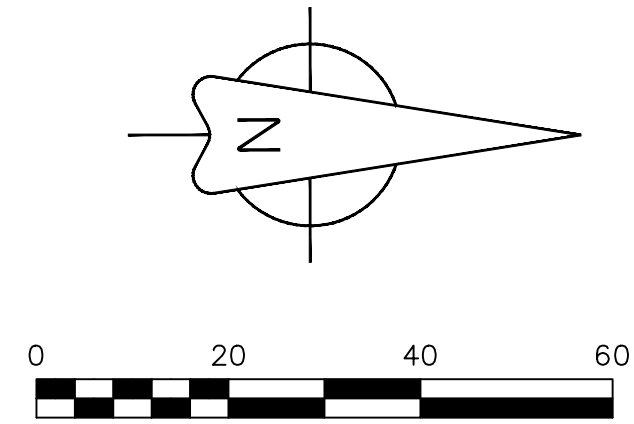
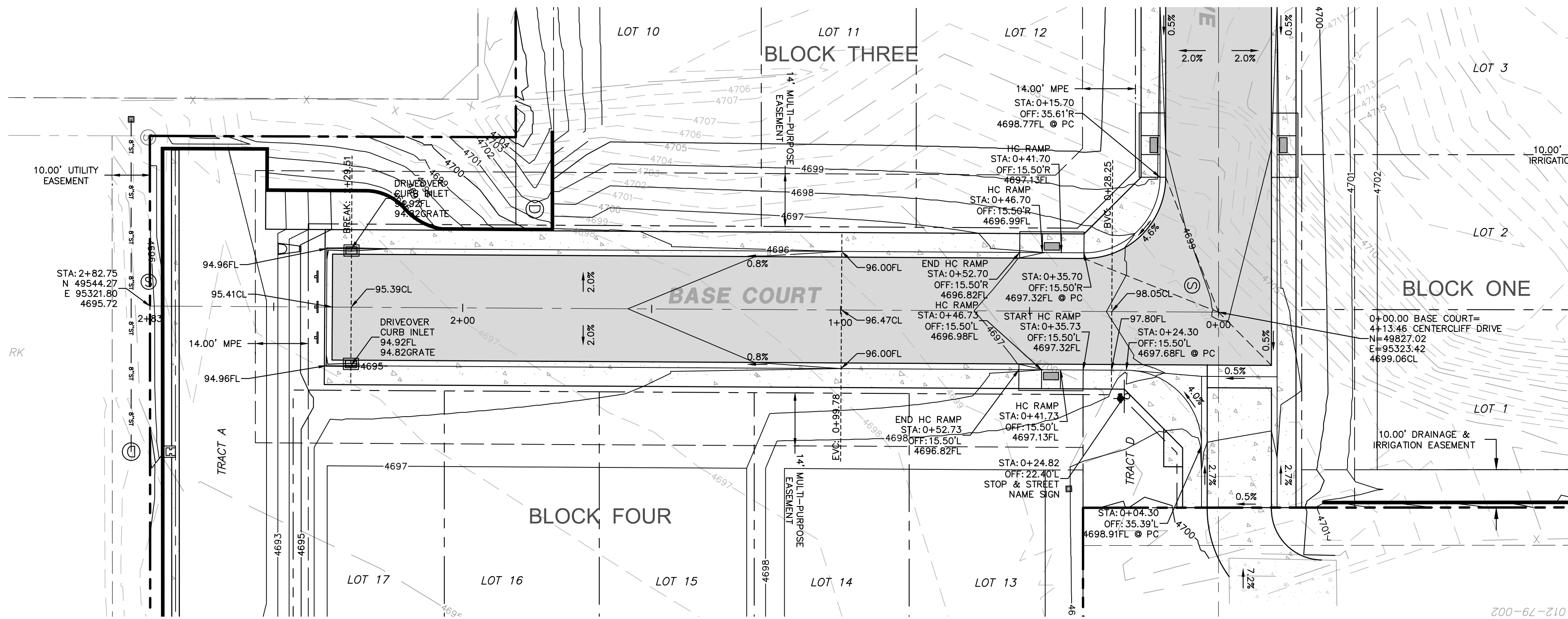
Land Planning • Civil Engineering • Development Services

123 North 7th Street, Suite 300 • Grand Junction, Colorado 81501

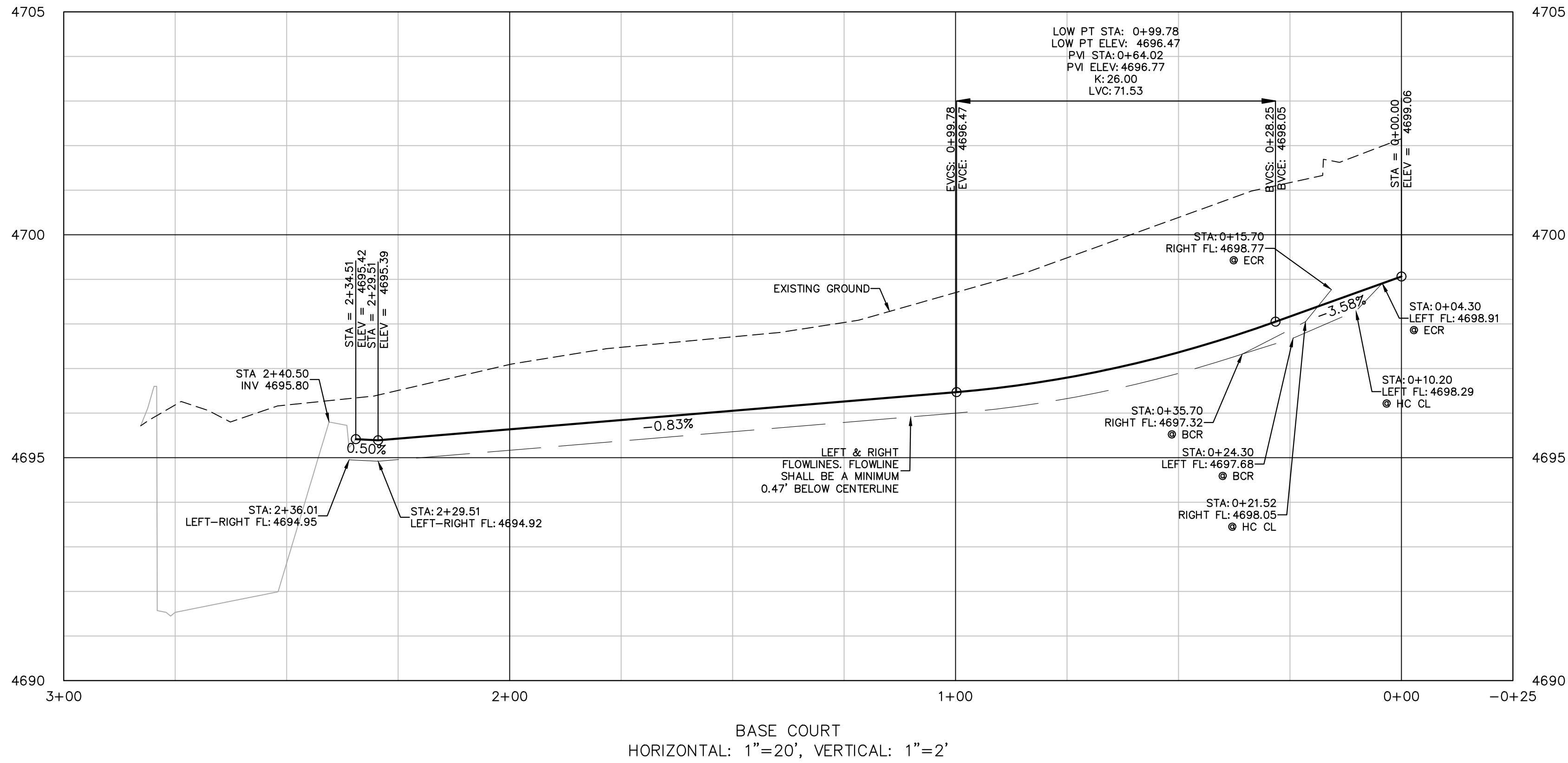
(970) 242-7540

Court on G Road		EDGECLIFF COURT PLAN & PROFILE	
2711 G ROAD		prepared for	
Anatum LLC		JOB NUMBER	
1329.0002		DATE	
09-18-19		SCALE:	
1"=20'		SHEET NO:	
C 15		DRAWN BY:	
MRH		DESIGNED BY:	
MRH		CHECKED BY:	
MRA		APPROVED BY:	

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URBAN RESIDENTIAL STREET



BENCHMARK
RED PLASTIC CAP
PLS 24943 IN CONCRETE
FLUSH WITH SURFACE

N:49963.02
E:95375.04
ELEVATION:4708.37 (NAVD88)

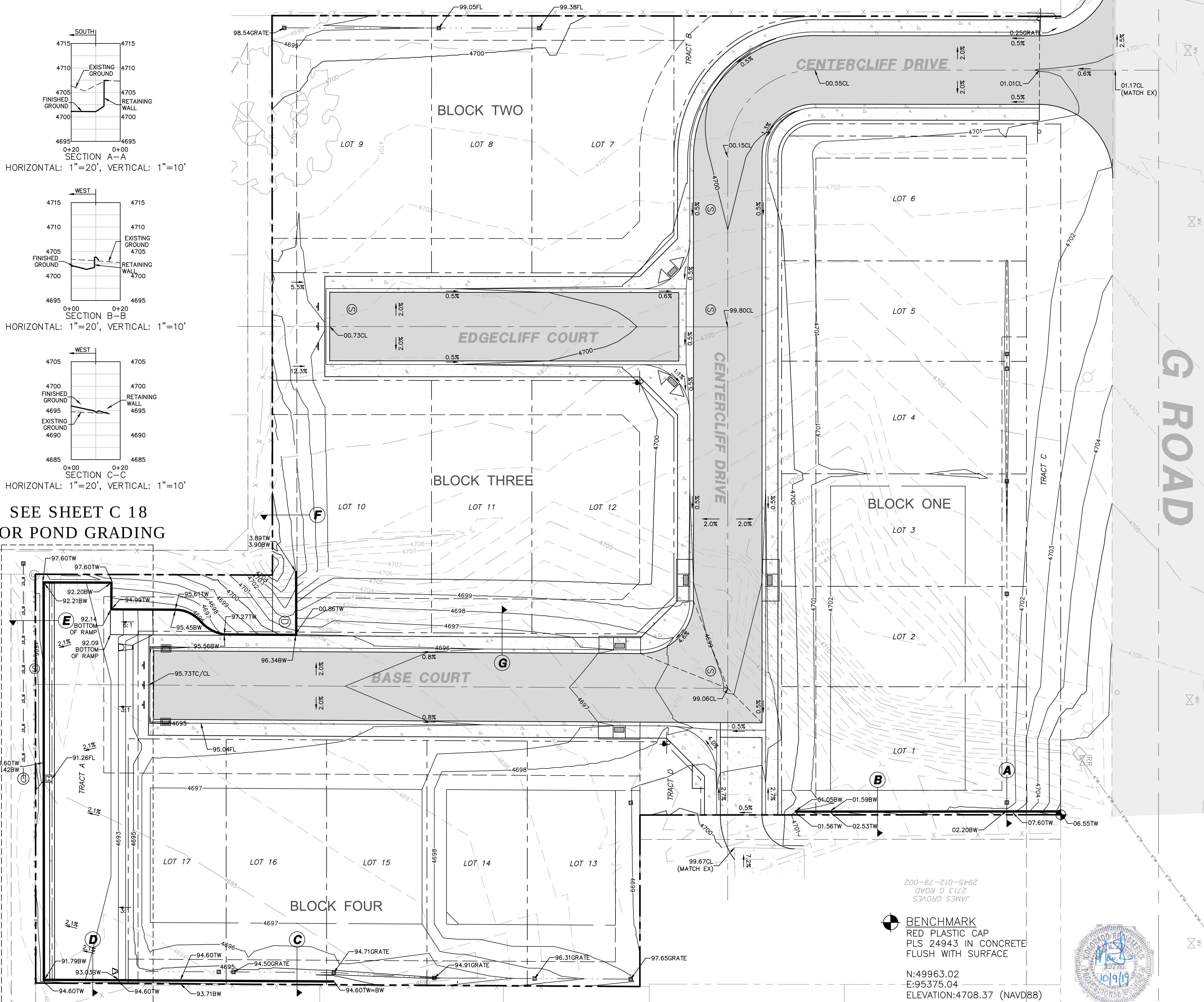


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5	REVISED PER REVIEW COMMENTS DATED 10/10/19	10/14/19MRH	
A • C • G AUSTIN CIVIL GROUP, INC. Land Planning • Civil Engineering • Development Services 123 North 7th Street, Suite 300 • Grand Junction, Colorado 81501 (970) 242-7540			
Court on G Road		BASE COURT PLAN & PROFILE	
2711 G ROAD		Anatum LLC	
DRAWN BY: MRH	DESIGNED BY: MRH	CHECKED BY:	APPROVED BY: MRA
JOB NUMBER: 1329.0002		DATE: 09-18-19	
SCALE: 1"=20'		SHEET NO: C 16	

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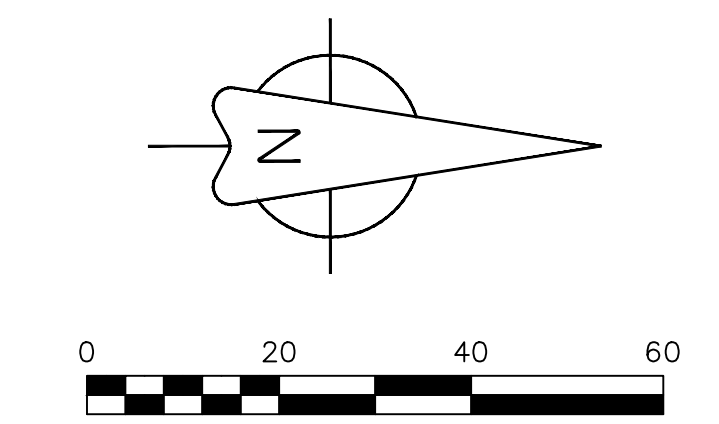


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HORIZONTAL: 1"=20', VERTICAL: 1"=10'

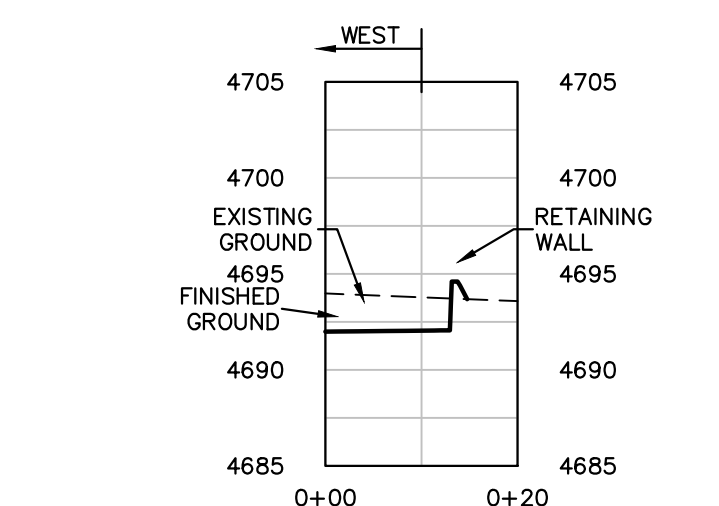
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SEE SHEET C 18
FOR POND GRADING

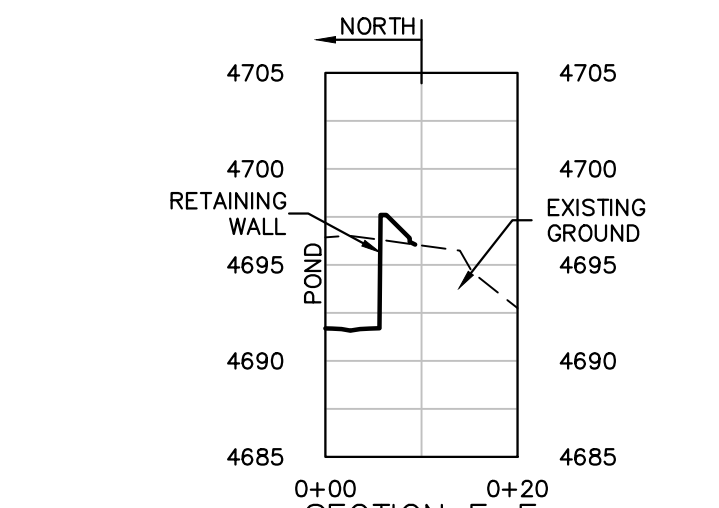


GENERAL NOTES

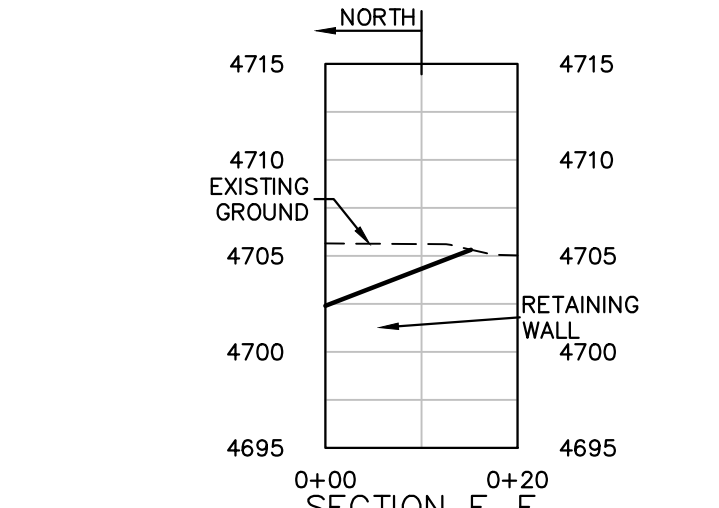
- THIS DEVELOPMENT WAS DESIGNED ASSUMING 3-PLEX UNITS ON ALL LOTS EXCEPT LOTS 16 AND 17. LOTS 16 AND 17 ARE DESIGNED FOR DUPLEX TYPE DEVELOPMENT.
- ENGINEERED LOT SPECIFIC GRADING AND DRAINAGE PLANS, APPROVED BY THE CITY OF GRAND JUNCTION, WILL BE REQUIRED FOR ALL LOTS WITHIN THE DEVELOPMENT.
- PROVIDE SHOP DRAWING FOR RETAINING WALL PRODUCT & PROFILES FOR APPROVAL BY THE ENGINEER.



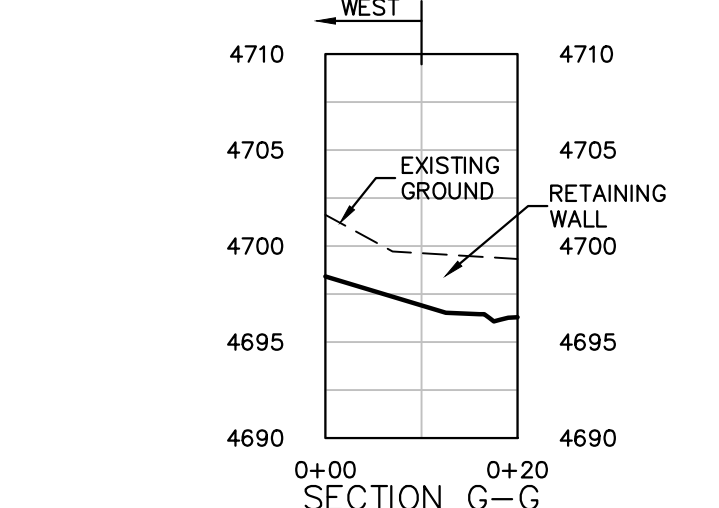
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HORIZONTAL: 1"=20', VERTICAL: 1"=10'



HORIZONTAL: 1"=20', VERTICAL: 1"=10'



HORIZONTAL: 1"=20', VERTICAL: 1"=10'

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AUSTIN CIVIL GROUP, INC.

Land Planning · Civil Engineering · Development Services

123 North 7th Street, Suite 300 · Grand Junction, Colorado 81501

(970) 242-7540

JOB NUMBER		DATE	
1329.0002		09-18-19	
DRAWN BY:	MRH	DESIGNED BY:	MRH
CHECKED BY:	MRH	APPROVED BY:	MRA

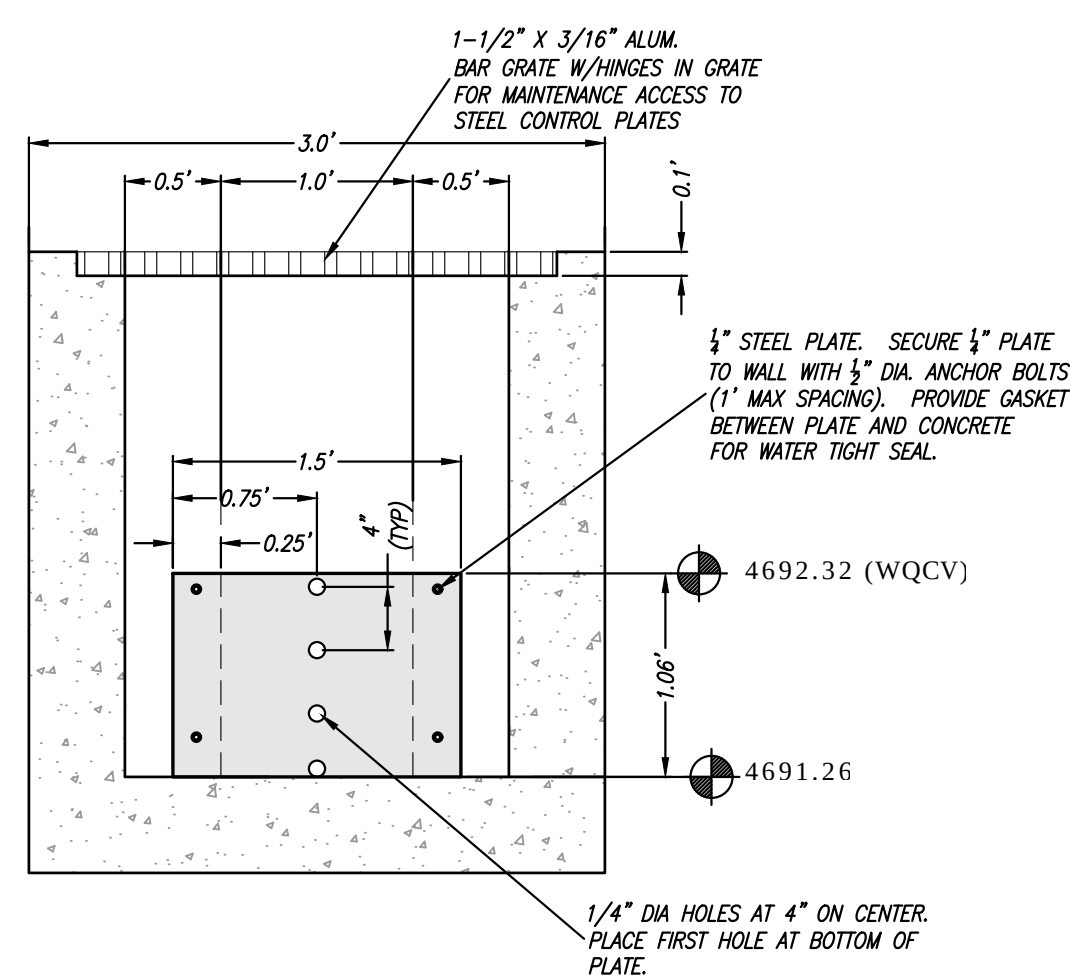
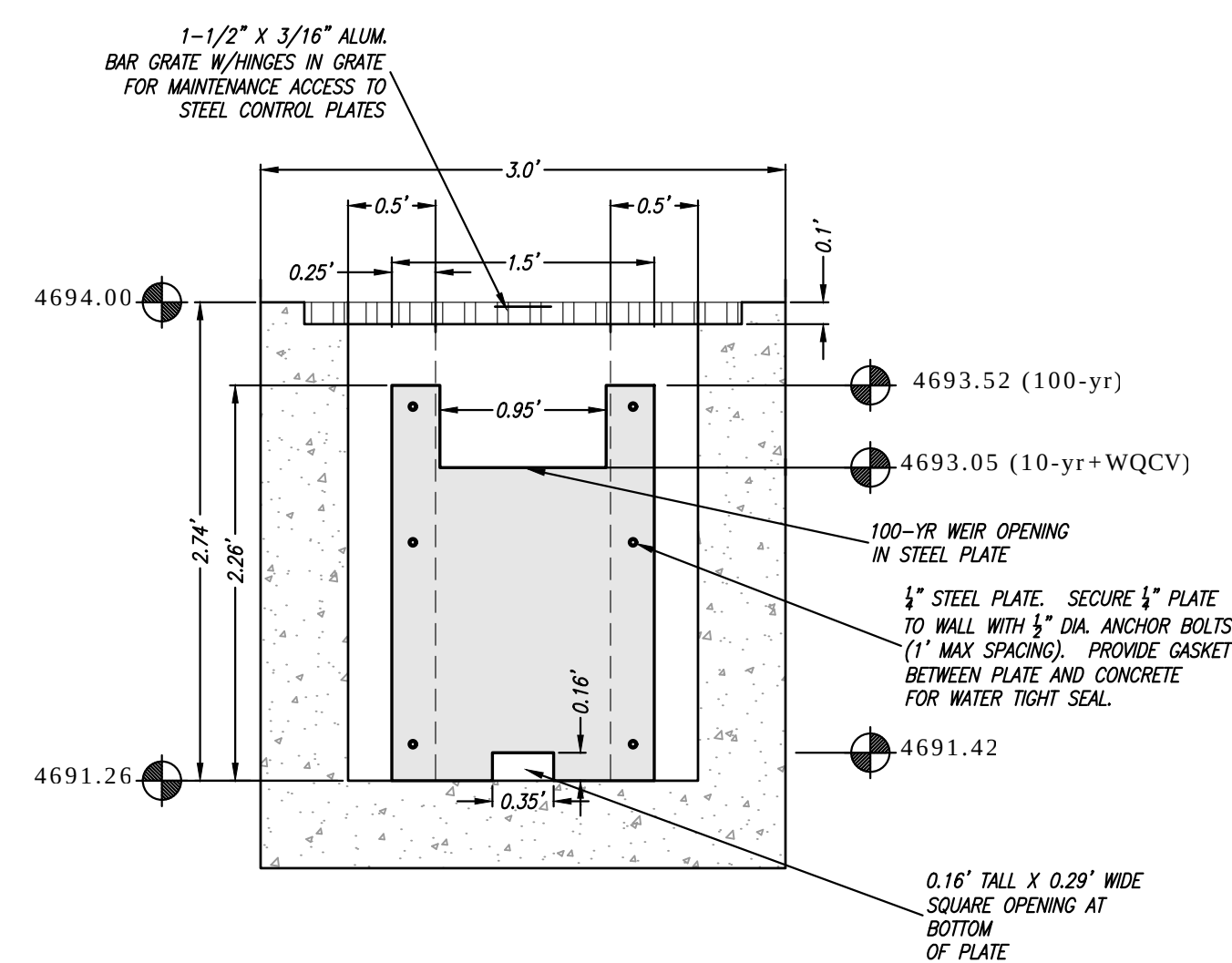
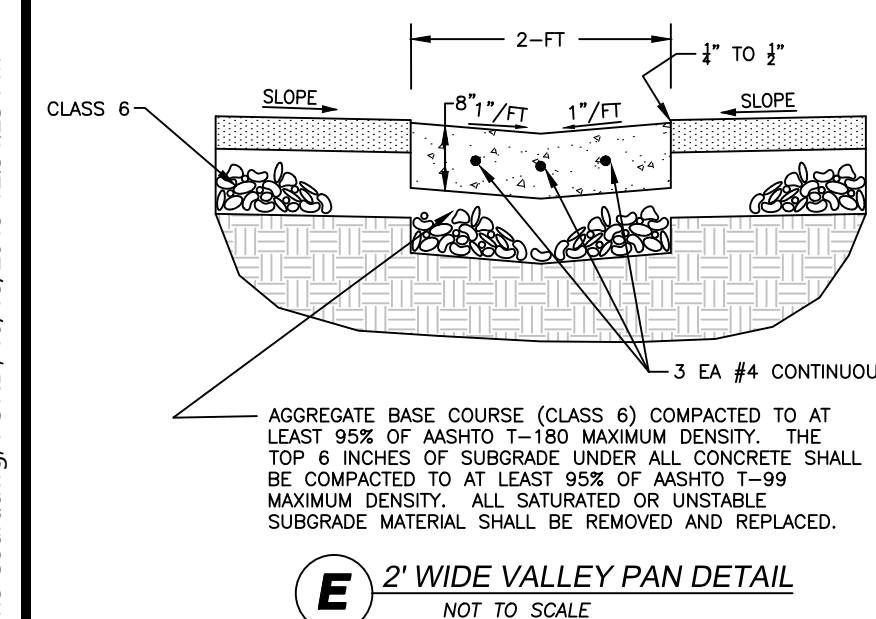
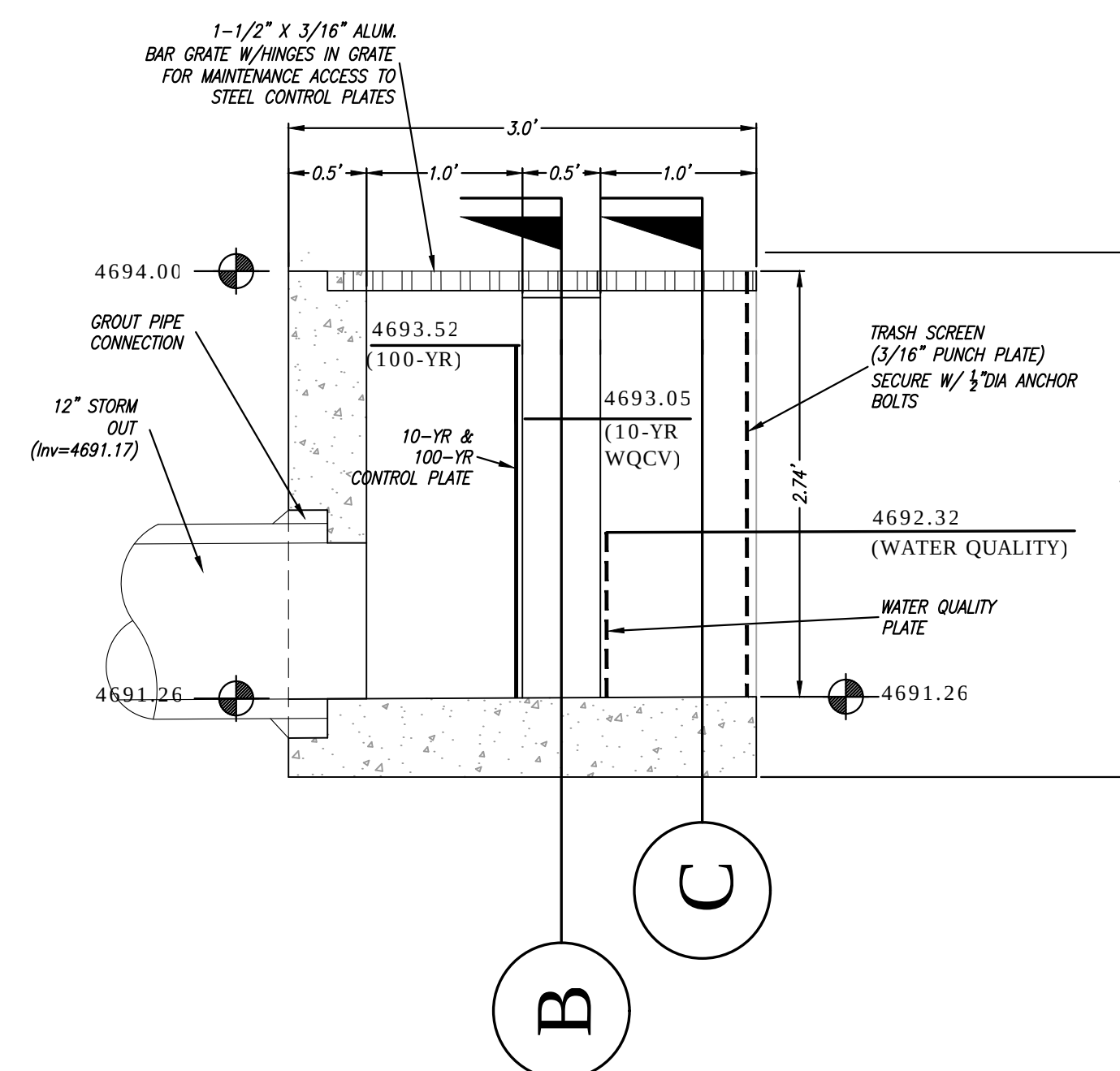
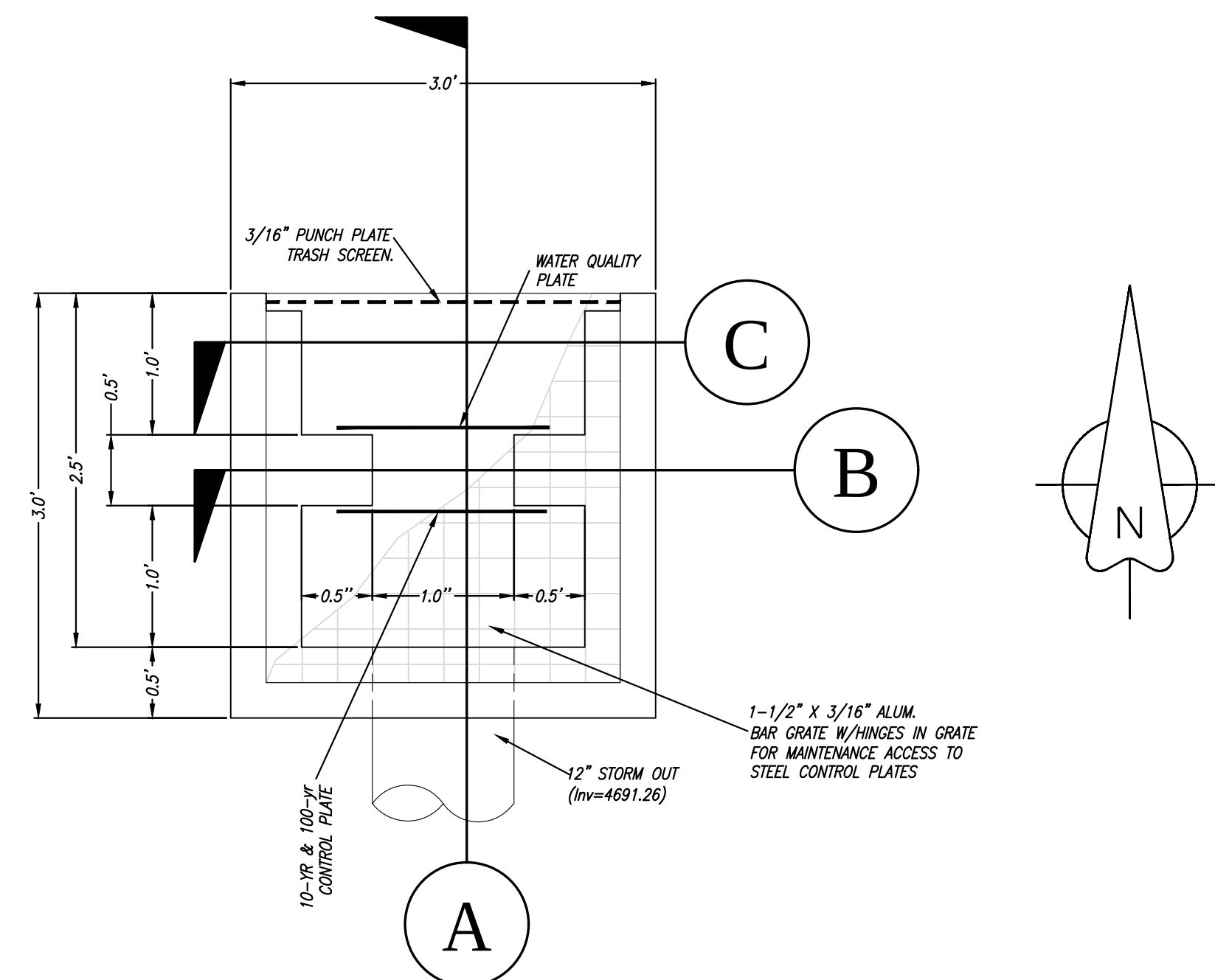
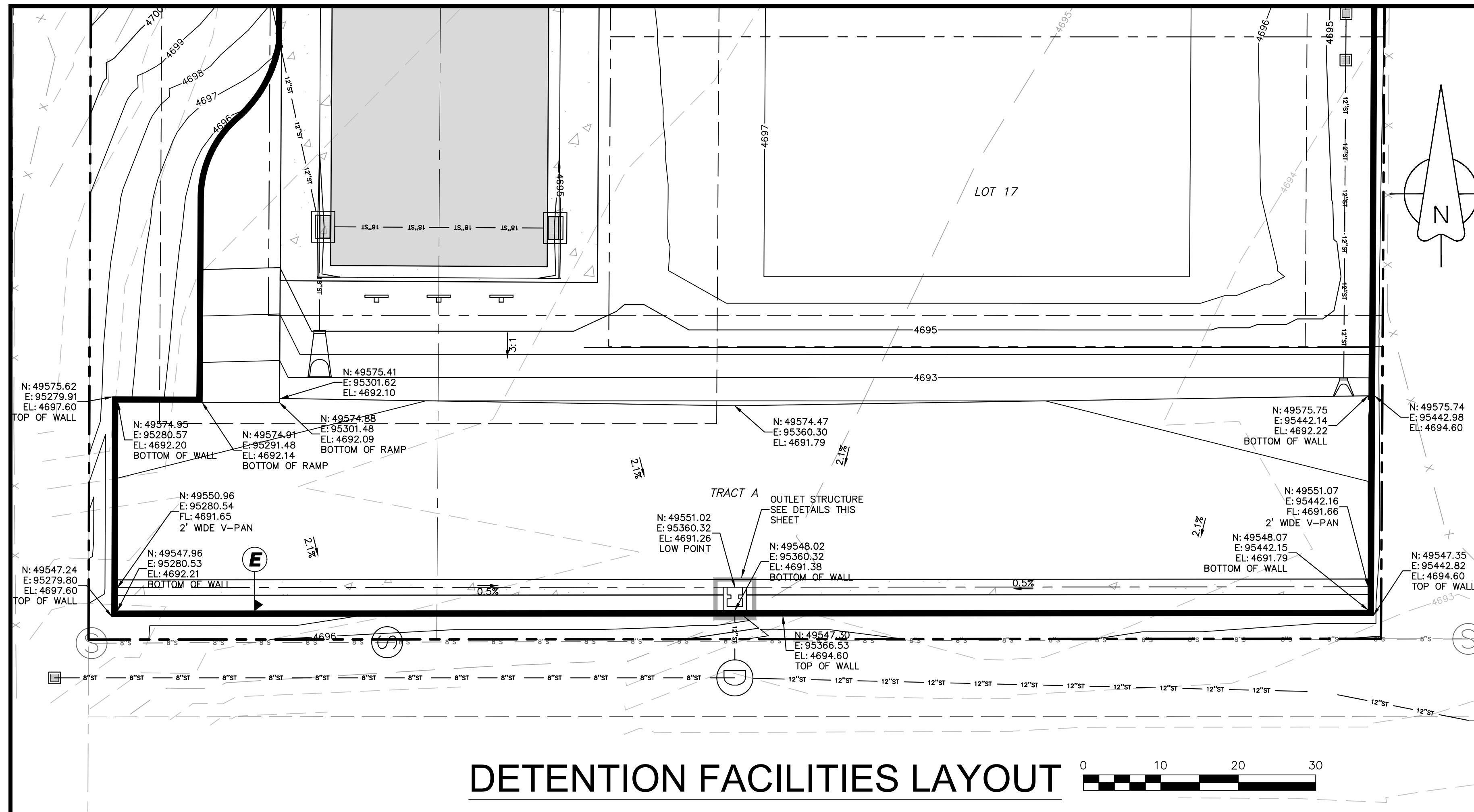
Court on G Road

GRADING & DRAINAGE PLAN

2711 G ROAD

prepared for
Anatum LLC

C 17



 BENCHMARK
RED PLASTIC CAP
PLS 24943 IN CONCRETE
FLUSH WITH SURFACE

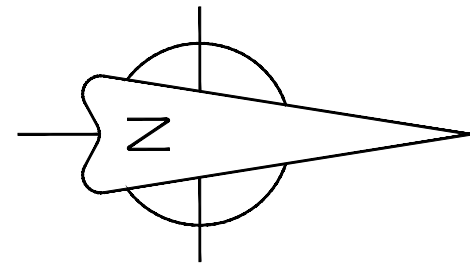
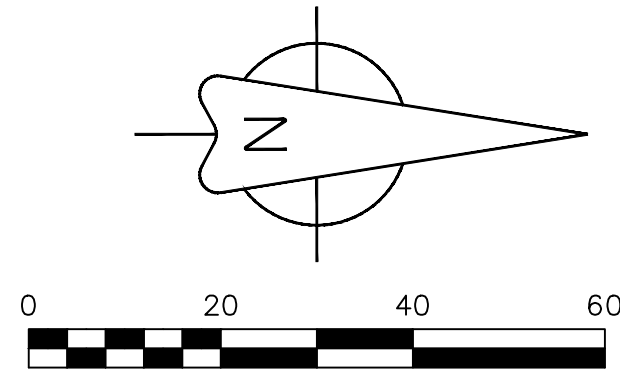
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ACCEPTANCE BLOCK

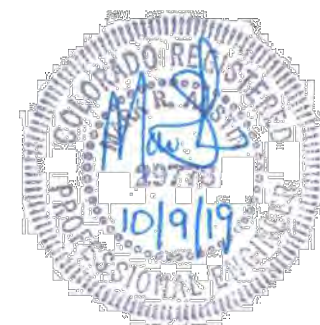
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CITY DEVELOPMENT ENGINEER	DATE
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CITY DEVELOPMENT ENGINEER _____ DATE _____

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5	REVISED PER REVIEW COMMENTS DATED 10/10/19	10/14/19	MRH

SCALE VERIFICATION
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ADJUST SCALES ACCORDINGLY

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AUSTIN CIVIL GROUP, INC.

and Planning ■ Civil Engineering ■ Development Services
123 North 7th Street, Suite 300 ■ Grand Junction, Colorado 81501
(970) 242-7540

Court on G Road

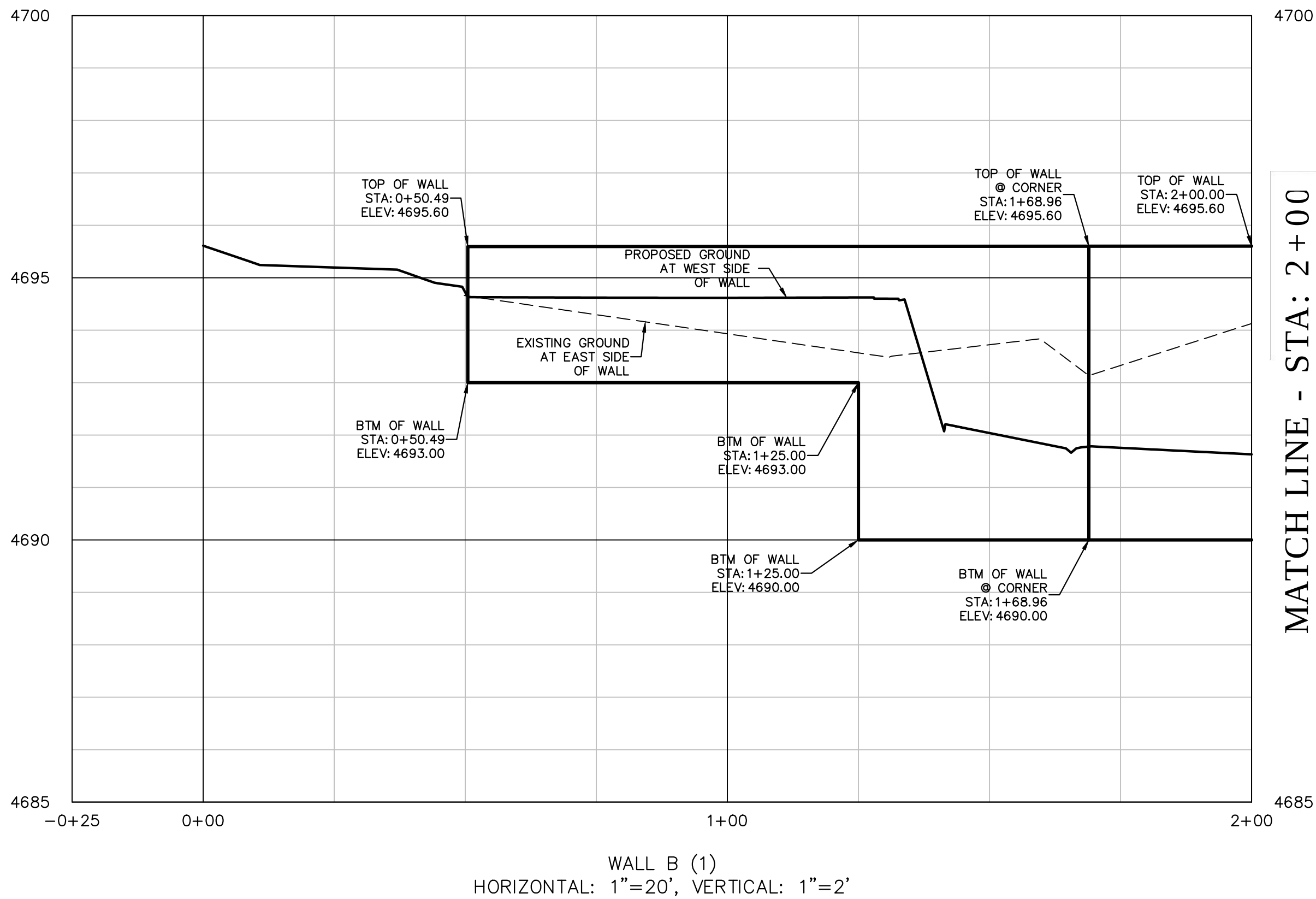
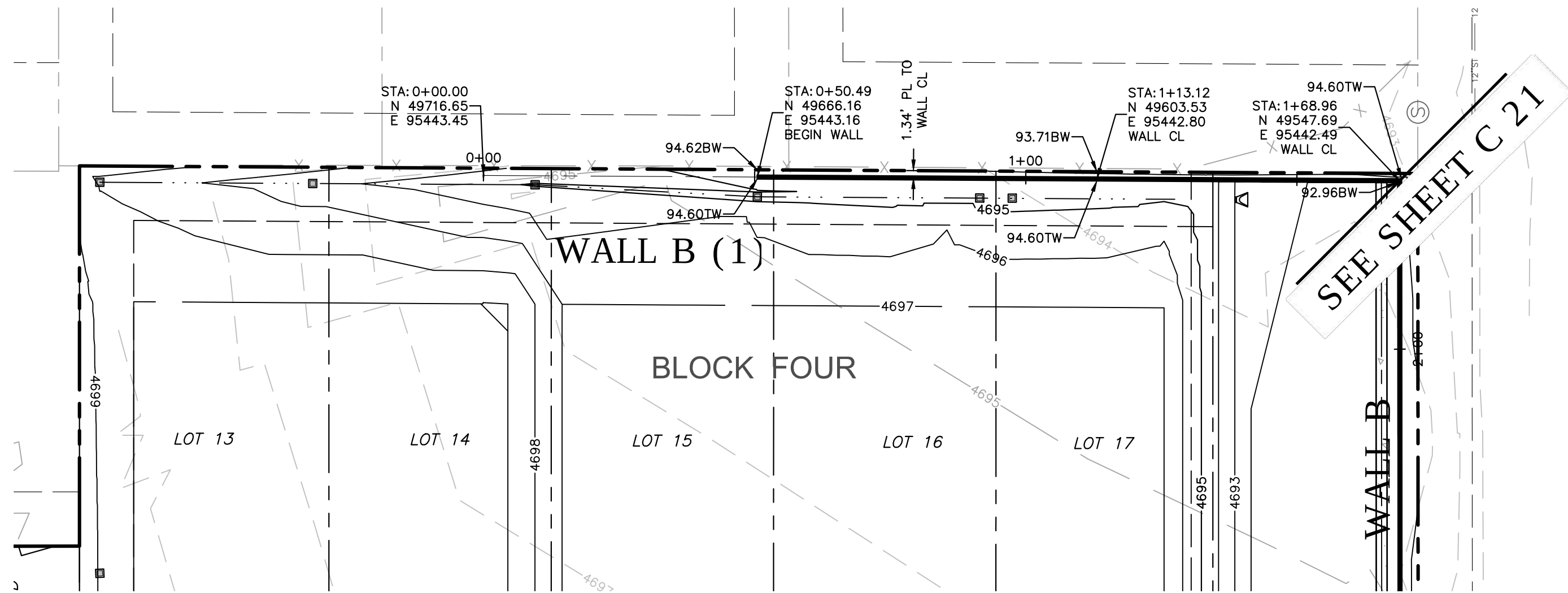
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2711 G ROAD

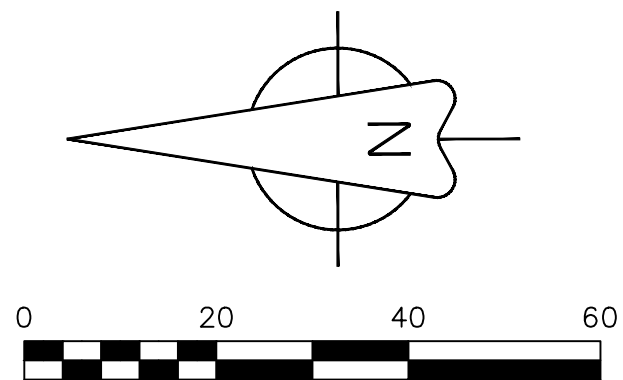
Anatum LLC

DRAWN BY: MRH	DESIGNED BY: MRH	CHECKED BY:	APPROVED BY: MRA
JOB NUMBER: 1329.0002			
DATE: 09-18-19			
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SHEET NO: C 19			

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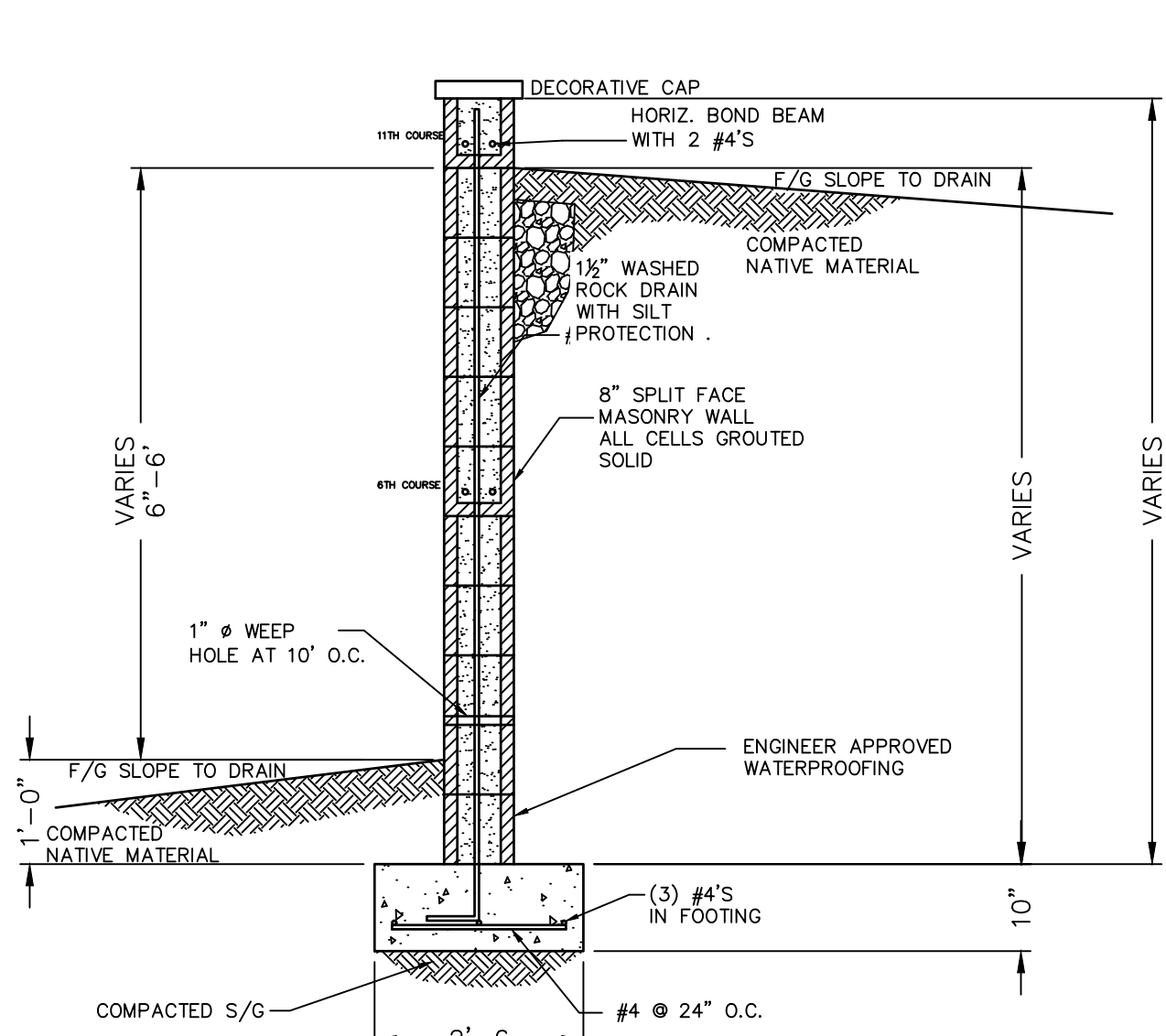


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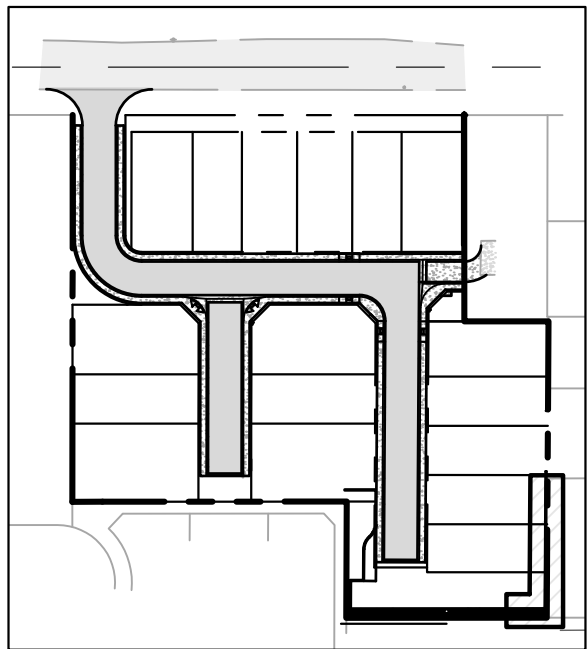


GENERAL NOTES

1. PROVIDE SHOP DRAWING FOR RETAINING WALL PRODUCT & PROFILES FOR APPROVAL BY THE ENGINEER.



RETAINING WALL DETAIL
NOT TO SCALE



MAP KEY



BENCHMARK
RED PLASTIC CAP
PLS 24943 IN CONCRETE
FLUSH WITH SURFACE

N:49963.02
E:95375.04
ELEVATION:4708.37 (NAVD88)



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DATE

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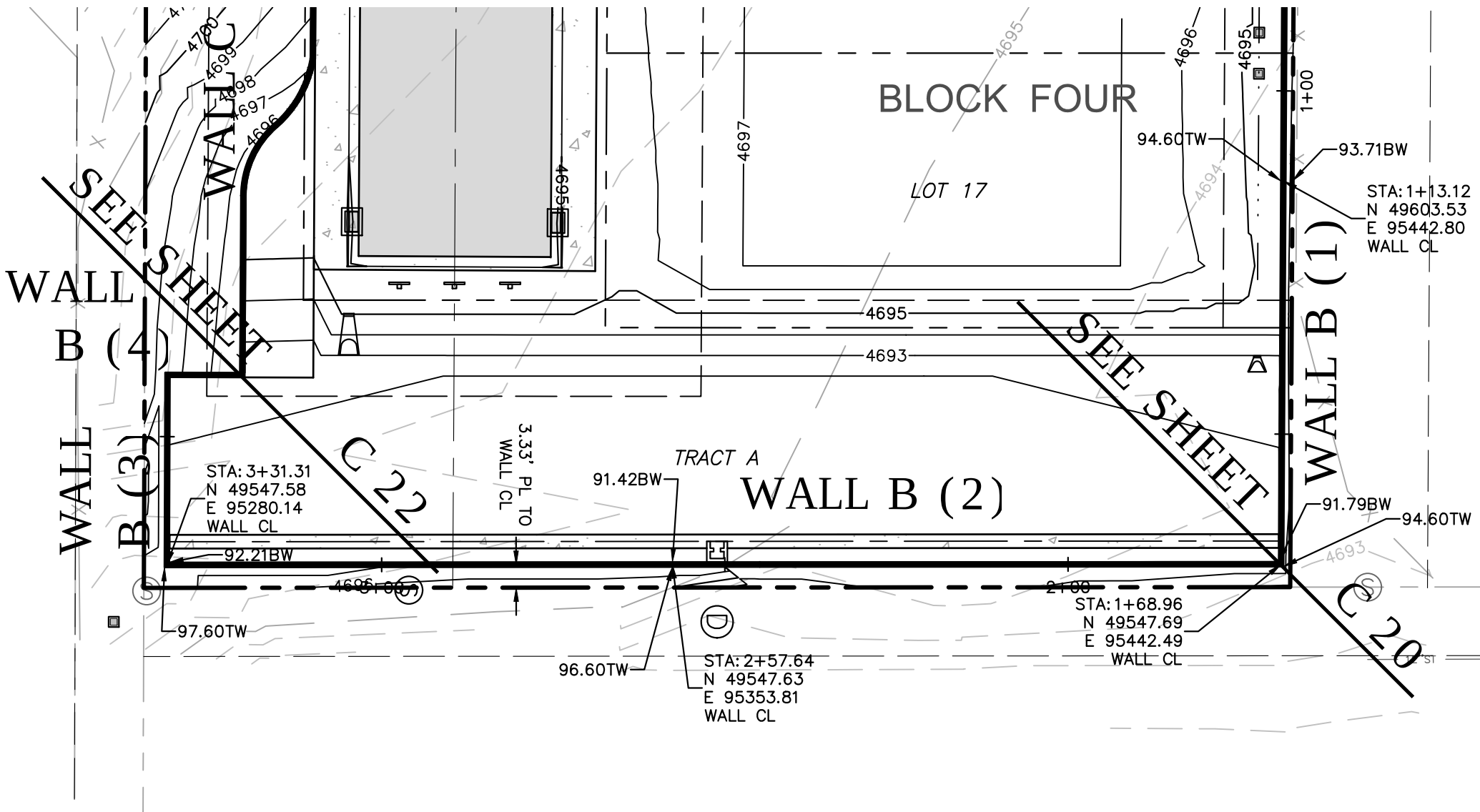
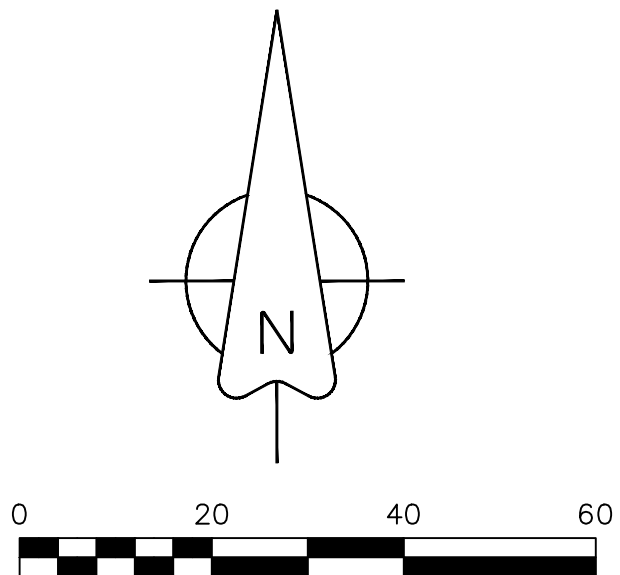
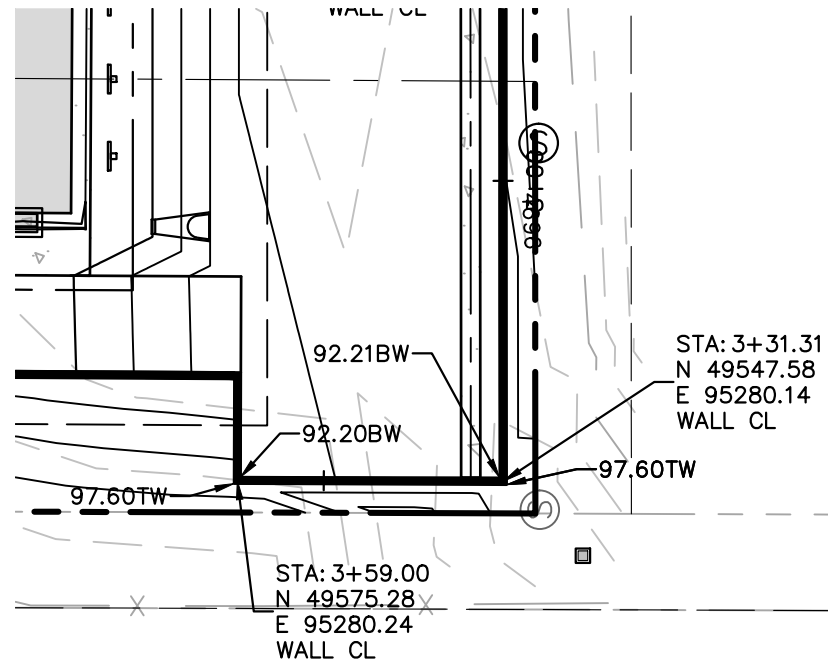
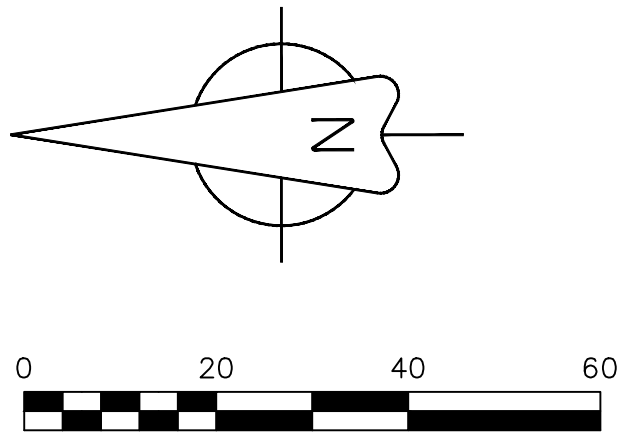
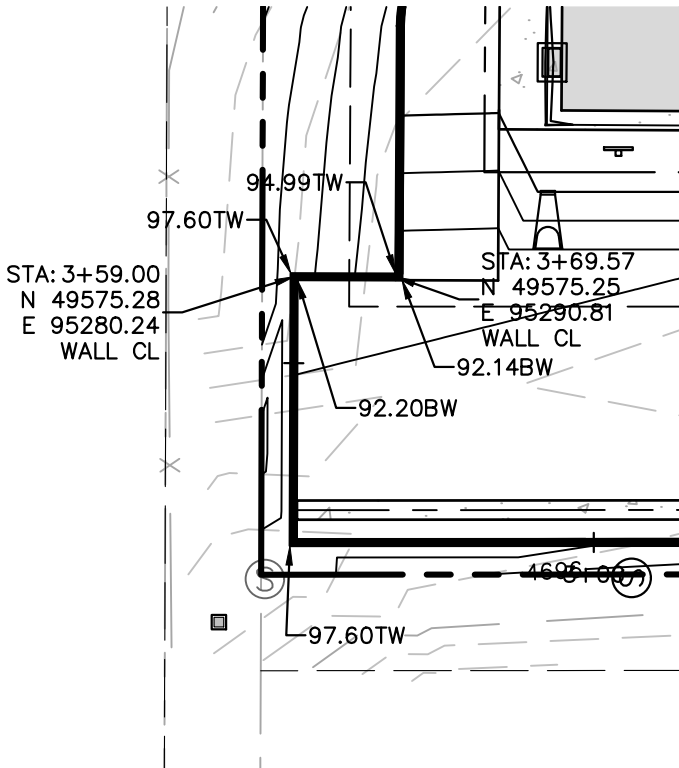
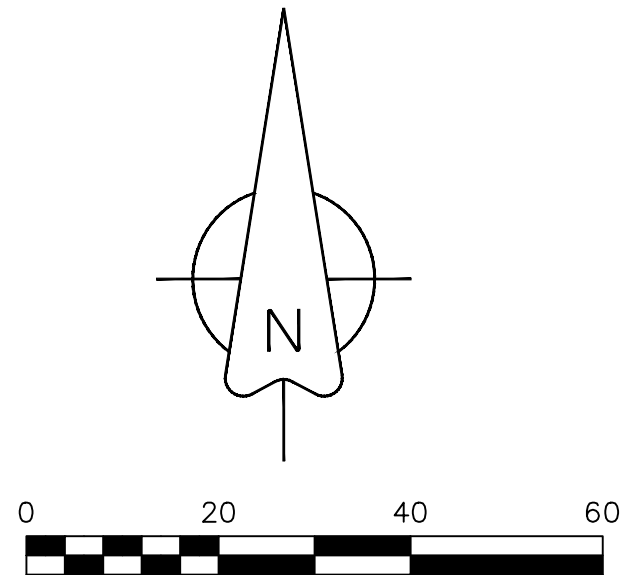
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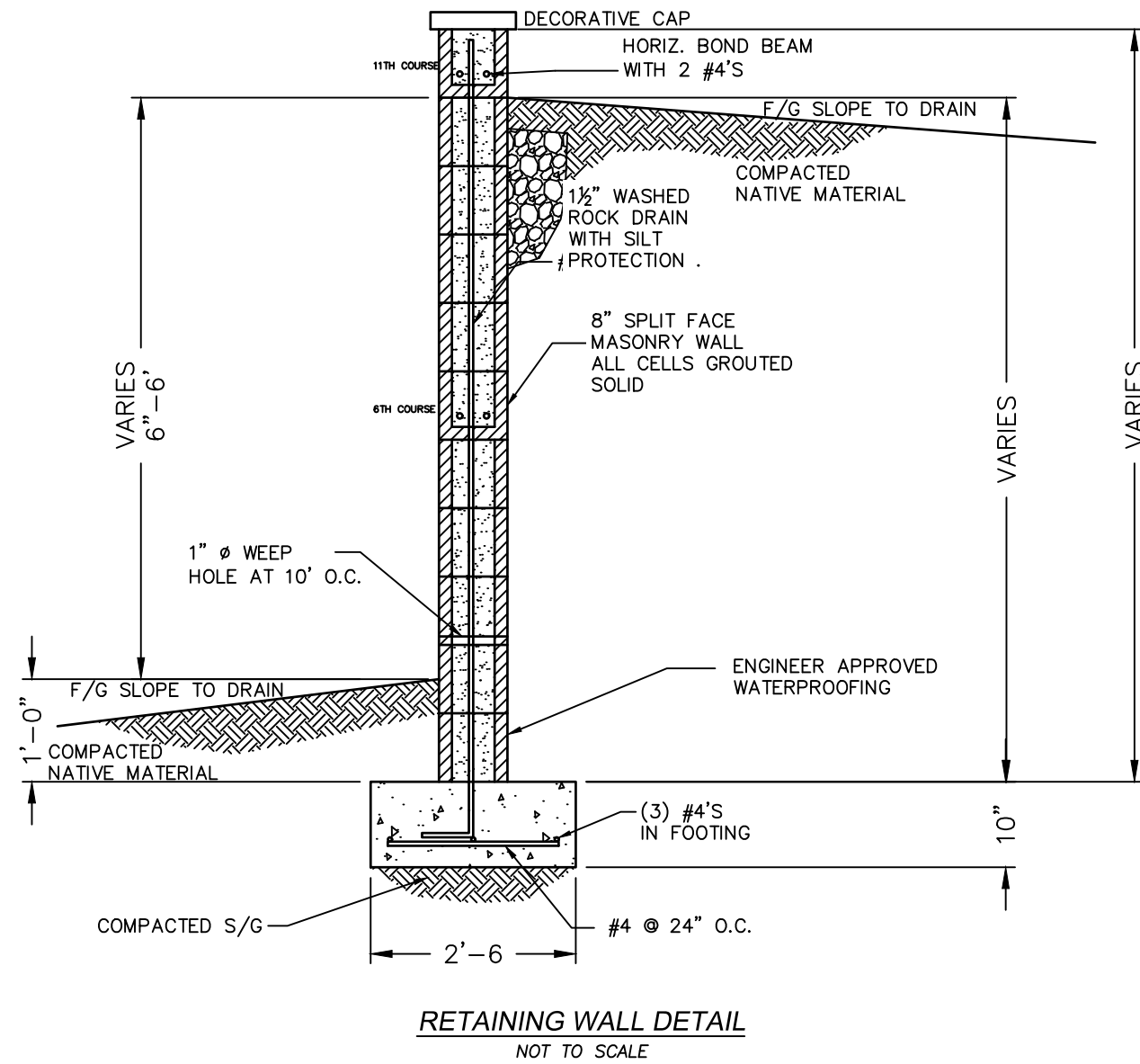
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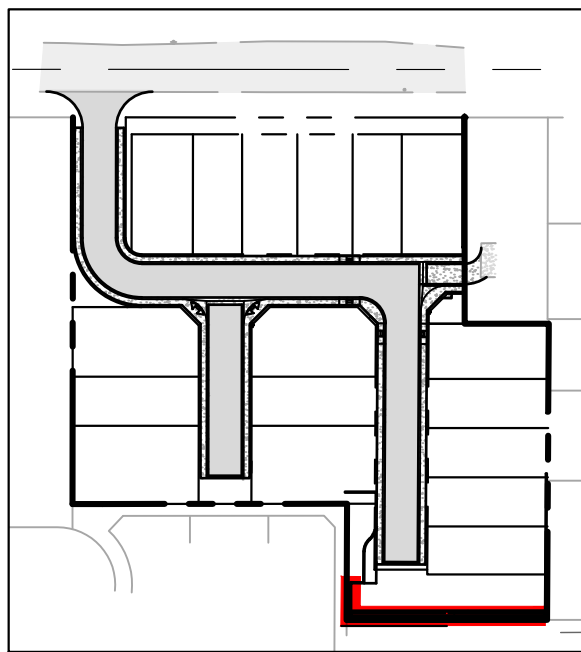


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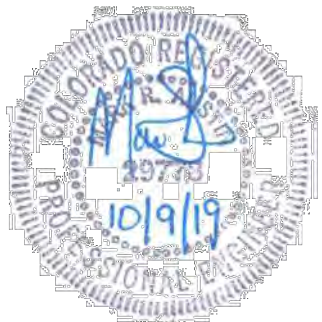
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NOT TO SCALE



MAP KEY

BENCHMARK
RED PLASTIC CAP
PLS 24943 IN CONCRETE
FLUSH WITH SURFACE

N:49963.02
E:95375.04
ELEVATION:4708.37 (NAVD88)



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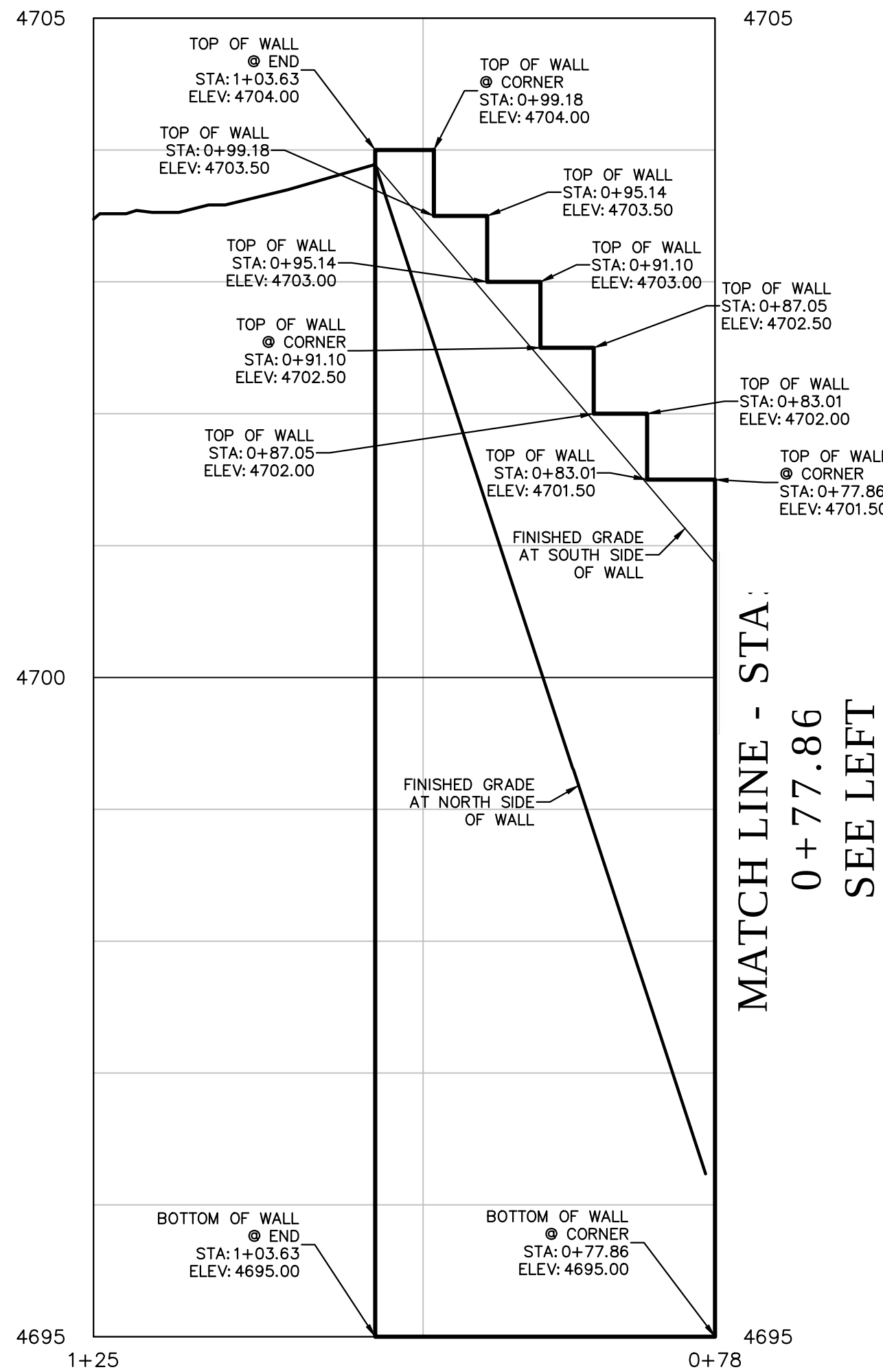
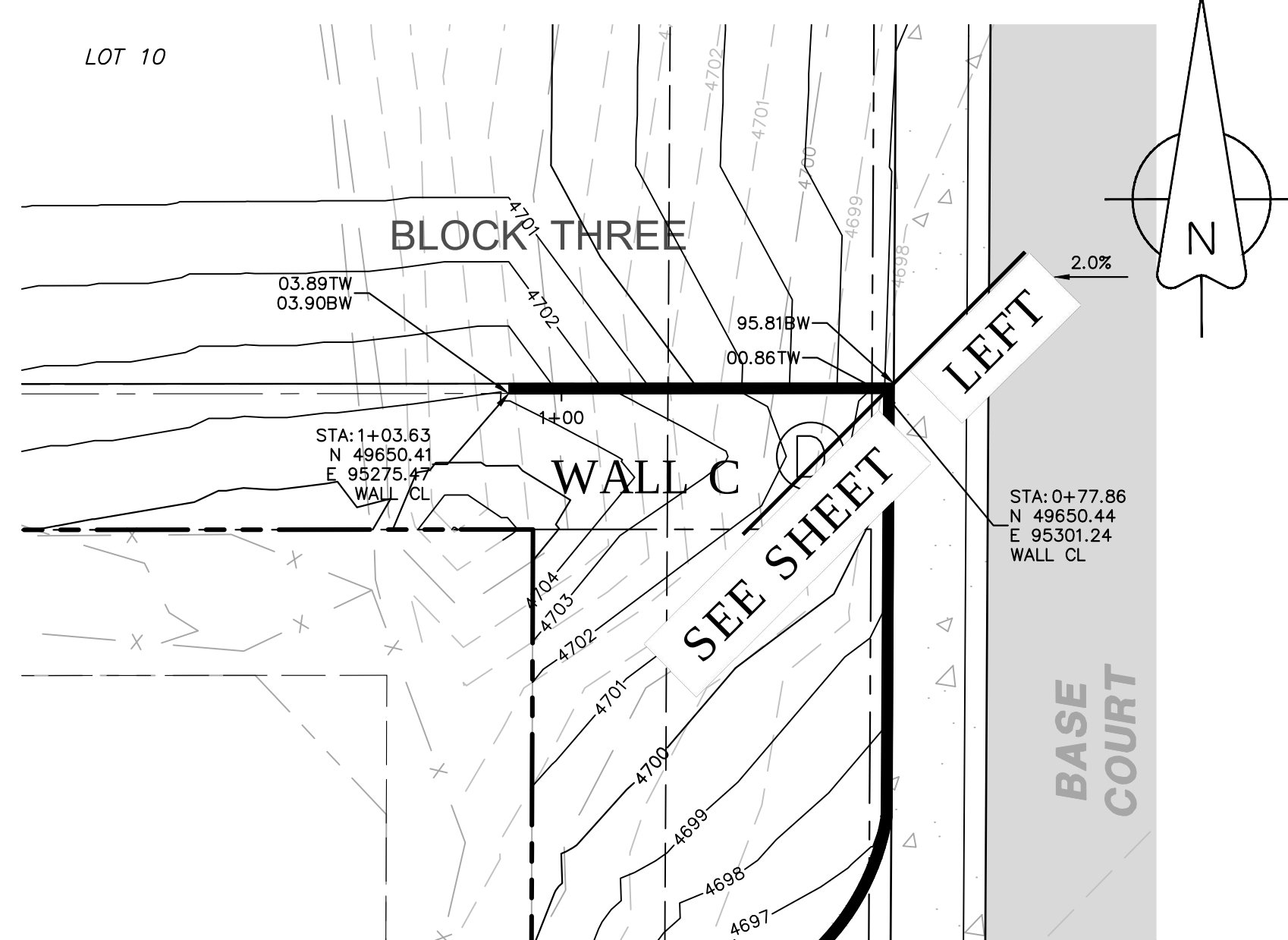
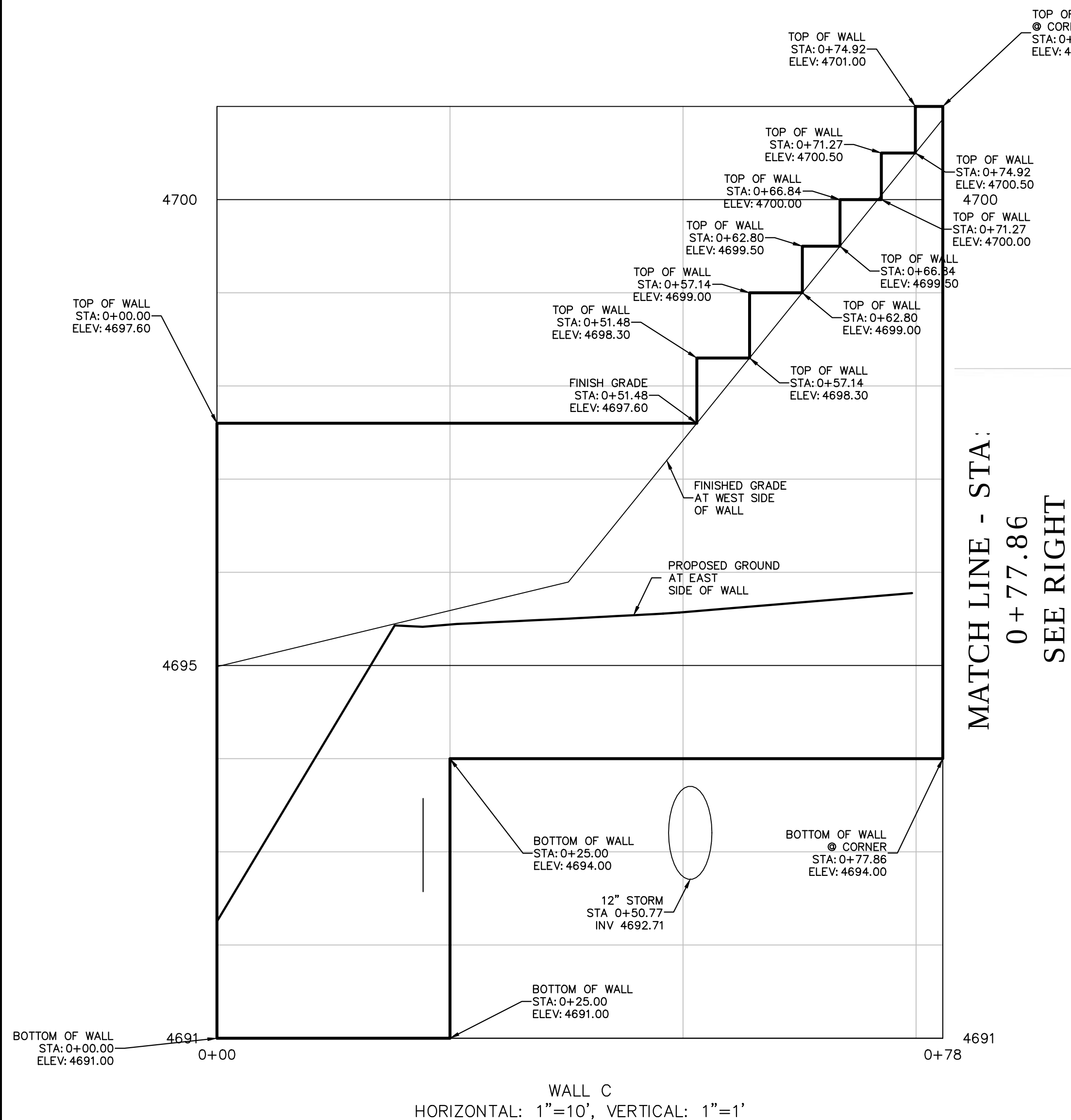
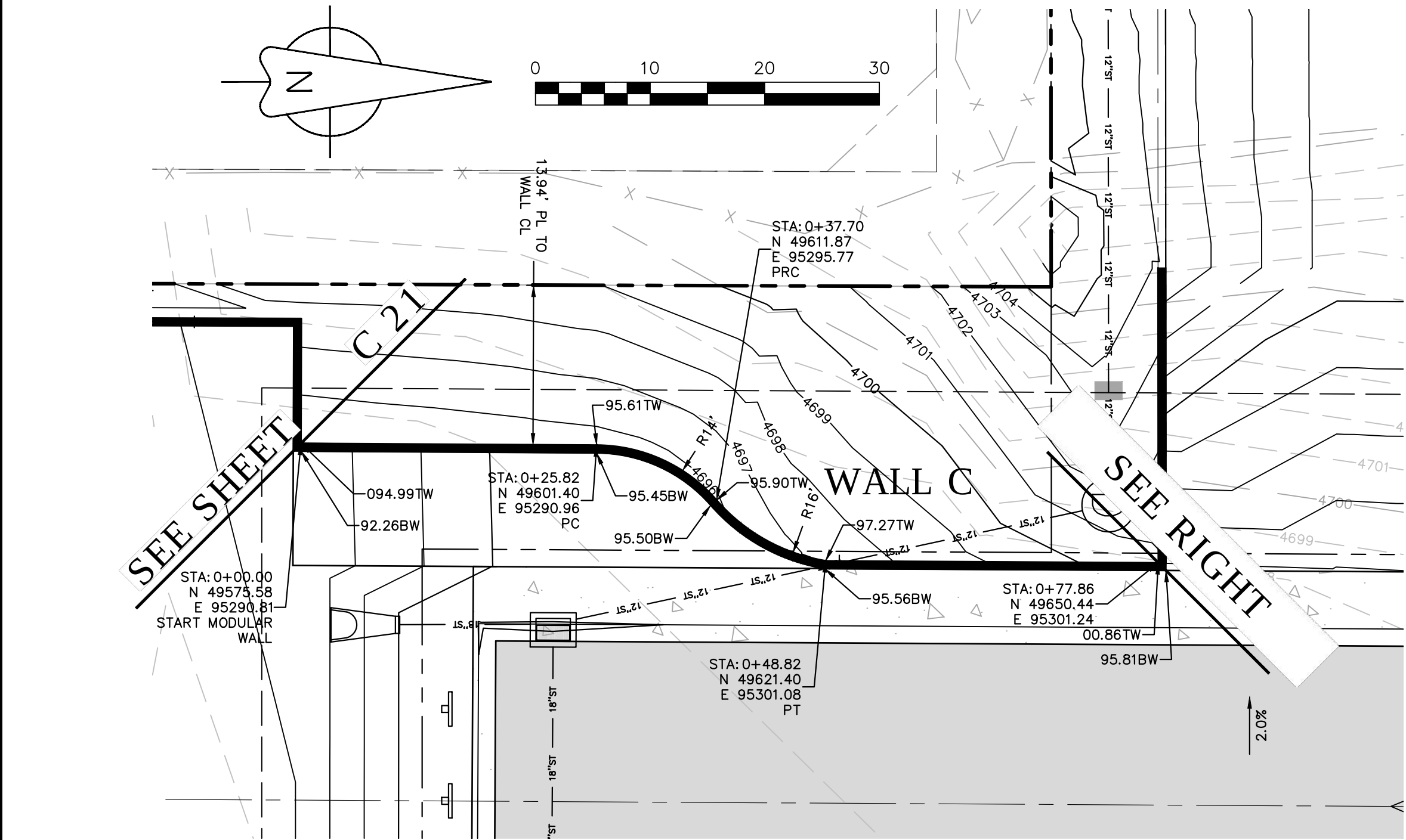
(970) 242-7540

Court on G Road
WALL B 2+25 TO 5+00
PLAN & PROFILE
2711 G ROAD

prepared for
Anatum LLC

DRAWN BY: MRH	DESIGNED BY: MRH	CHECKED BY: MRA	APPROVED BY: MRA
JOB NUMBER: 1329.0002			
DATE: 09-18-19			
SCALE: 1"=20'			
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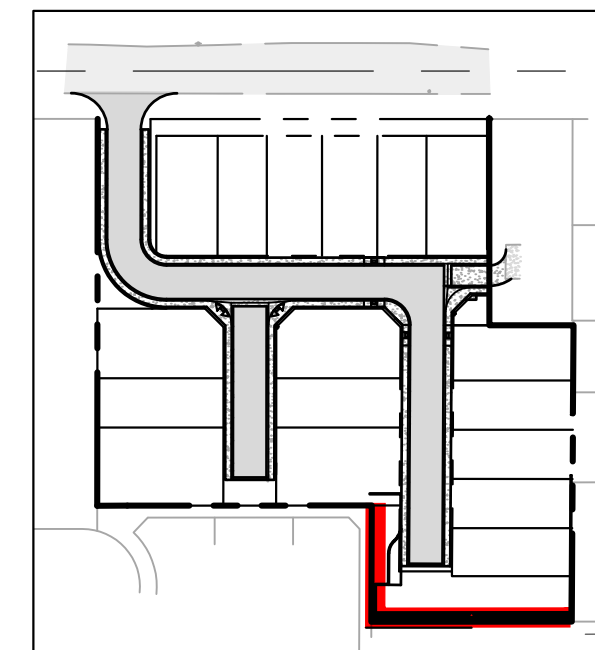
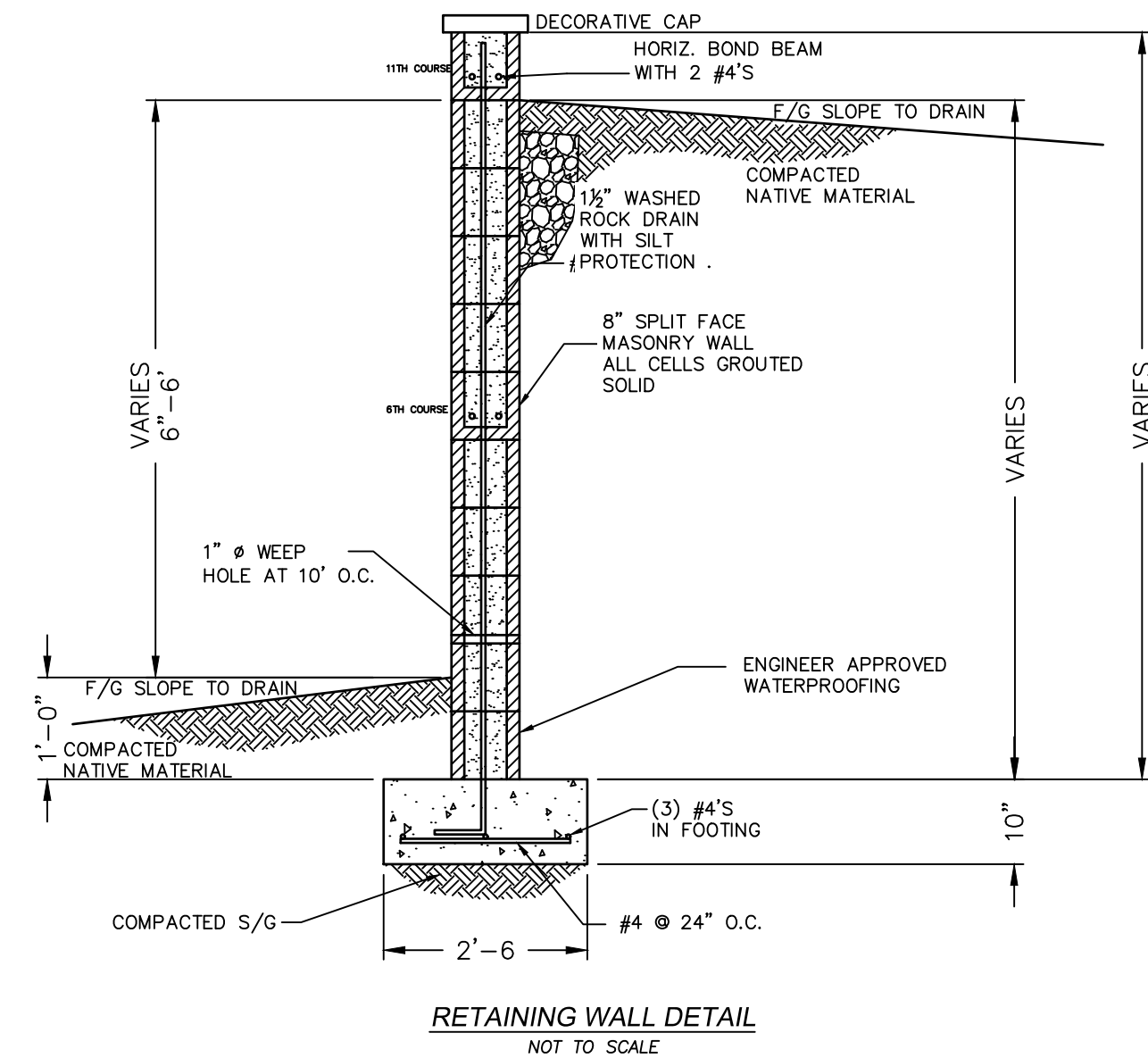
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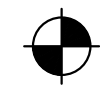
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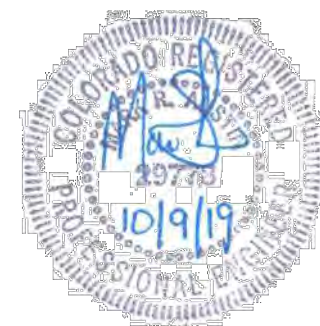


MAP KEY



BENCHMARK
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PLS 24943 IN CONCRETE
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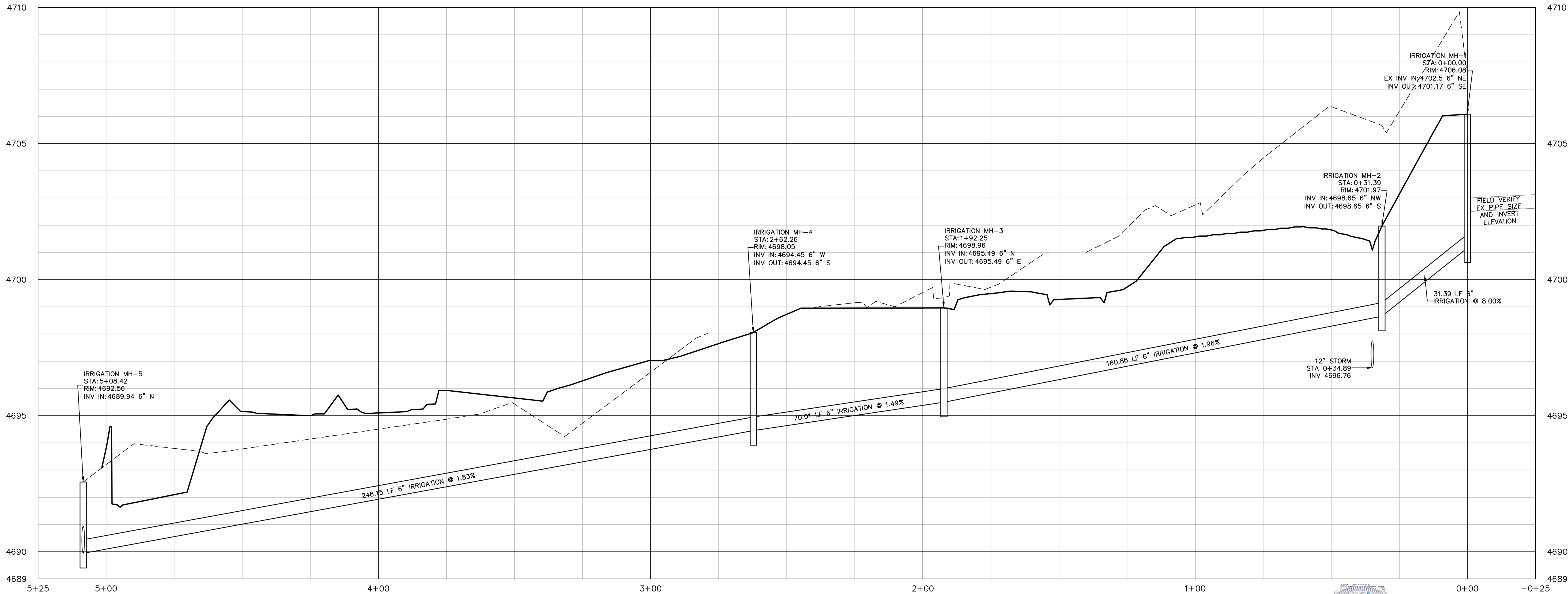
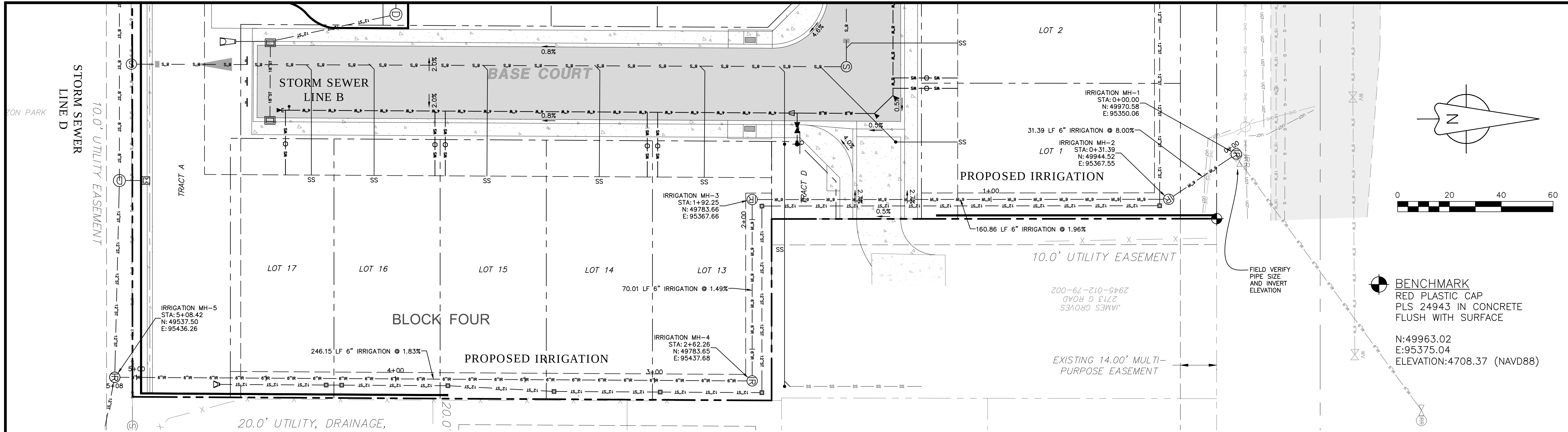
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Court on G Road		WALL C 0+00 TO 1+00		PLAN & PROFILE		2711 G ROAD		Anatum LLC	
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HORIZONTAL: 1"=20', VERTICAL: 1"=2'



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Grand Junction City Council

Regular Session

Item #3.a.

Meeting Date: December 4, 2019

Presented By: Jodi Romero, Finance Director

Department: Finance

Submitted By: Jodi Romero

Information

SUBJECT:

Resolutions Levying Taxes for the Year 2019 in the City of Grand Junction, Colorado and the Downtown Development Authority

RECOMMENDATION:

Staff recommends adopting the resolutions certifying the 2019 mill levies.

EXECUTIVE SUMMARY:

The resolutions set the mill levies for both the City of Grand Junction and the Downtown Development Authority (DDA). The mill levy is applied to the assessed valuations to determine the property tax revenue. There is no change to the mill levy for either the City or DDA.

BACKGROUND OR DETAILED INFORMATION:

The adoption of the Tax Levy Resolutions will generate property tax revenue for the City and the DDA. The amount of property tax generated is calculated by taking the adopted mill levy multiplied by the assessed valuation of property located within the taxing area. The 2019 mill levy will be assessed and collected in 2020. The 2020 tax revenue is based on the mill levy on properties valued for the period between January 1, 2017 to June 30, 2018. There is no change to the mill levy for either the City or DDA.

FISCAL IMPACT:

The revenue generated by the City's 8 mills is estimated to be \$8.6 million. The revenue generated by the Downtown Development Authority's 5 mills is estimated to be

\$251,000. Both estimates are based on the preliminary certifications provided by Mesa County Assessor on August 21, 2019.

SUGGESTED MOTION:

I move to adopt Resolution No. 79-19, a resolution levying taxes for the year 2019 in the City of Grand Junction, Colorado and Resolution No. 80-19, a resolution levying taxes for the year 2019 in the Downtown Development Authority.

Attachments

1. City GJ Levy Resolutionn
2. GJ Tax Levy Certification
3. DDA Levy Resolution
4. DDA Tax Levy Certification

RESOLUTION NO. _____

**A RESOLUTION LEVYING TAXES FOR THE YEAR 2019 IN THE
CITY OF GRAND JUNCTION, COLORADO**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION,
COLORADO:**

That there shall be and hereby is levied upon all taxable property within the limits of the **City of Grand Junction**, Colorado, for the year 2019 according to the assessed valuation of said property, a tax of eight **(8.000)** mills on the dollar (\$1.00) upon the total assessment of taxable property within the City of Grand Junction, Colorado for the purpose of paying the expenses of the municipal government of said City for the fiscal year ending December 31, 2020.

ADOPTED AND APPROVED THIS ____ day of _____, 2019.

TAX LEVY CERTIFICATION

TO COUNTY COMMISSIONERS AND ASSESSOR

STATE OF COLORADO
COUNTY OF MESA
CITY OF GRAND JUNCTION

To the Commissioners of Mesa County, Colorado:

This is to certify that the tax levy to be assessed by you upon all property within the limits of the **City of Grand Junction** for the year 2019, as determined and fixed by the City Council by Resolution duly passed on the _____ day of _____, 2019, is eight **(8.000)** mills, the revenue yield of said levy to be used for the purpose of paying the expenses of the municipal government, and you are authorized and directed to extend said levy upon your tax list.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City of Grand Junction, Colorado, this _____ day of _____, 2019.

City Clerk, City of Grand Junction

C: County Assessor

RESOLUTION NO. _____

**A RESOLUTION LEVYING TAXES FOR THE YEAR 2019 IN THE
DOWNTOWN DEVELOPMENT AUTHORITY**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION,
COLORADO:**

That there shall be and hereby is levied upon all taxable property within the Grand Junction, Colorado, **Downtown Development Authority** limits, for the year 2019 according to the assessed valuation of said property, a tax of five **(5.000)** mills on the dollar (\$1.00) upon the total assessment of taxable property within the City of Grand Junction, Colorado, Downtown Development Authority, for the purpose of paying the expenses of said Authority for the fiscal year ending December 31, 2020.

ADOPTED AND APPROVED THIS ____ day of _____, 2019.

President of the Council

ATTEST:

City Clerk

TAX LEVY CERTIFICATION

TO COUNTY COMMISSIONERS AND ASSESSOR

STATE OF COLORADO
COUNTY OF MESA
CITY OF GRAND JUNCTION

To the Commissioners of Mesa County, Colorado:

This is to certify that the tax levy to be assessed by you upon all property within the Grand Junction, Colorado, **Downtown Development Authority** limits, for the year 2019, as determined and fixed by the City Council by Resolution duly passed on the _____ day of _____, 2019, is five **(5.000)** mills, the revenue yield of said levy to be used for the purpose of paying the expenses of the Grand Junction, Colorado, Downtown Development Authority, and you are authorized and directed to extend said levy upon your tax list.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City of Grand Junction, Colorado, this _____ day of _____, 2019.

City Clerk, City of Grand Junction

C: County Assessor



Grand Junction City Council

Regular Session

Item #3.b.

Meeting Date: December 4, 2019

Presented By: Jodi Romero, Finance Director

Department: Finance

Submitted By: Jodi Romero

Information

SUBJECT:

A Resolution Adopting Rates, Fees, and Charges for Water, Wastewater, and Solid Waste Effective January 1, 2020

RECOMMENDATION:

Staff recommends the adoption of the resolution setting utility rates and fees for Water, Wastewater, and Solid Waste.

EXECUTIVE SUMMARY:

Recommended changes to rates, fees, and charges were discussed in the Council Budget Workshops as well as the Joint Sewer Board Meeting. Rate changes for Water, Wastewater, and Solid Waste are in accordance with the financial plan and rate studies conducted and approved. Water rates are increasing, for example \$0.40 per month for the minimum water usage up to 3,000 gallons per month. Wastewater monthly service charge is increasing \$0.22 per month and there is a 3% increase in the plant investment fee and a 2% increase to sewer trunk line extension fees. Changes to administrative fees reflect the cost of service and are consistent with other area utility providers. Solid Waste rates are increasing, for example \$1.25 per month for a 96-gallon container. The City's rates for Water, Wastewater, and Solid Waste services remain the lowest in the area.

BACKGROUND OR DETAILED INFORMATION:

The City operates the water, sewer, and solid waste utilities as stand-alone enterprise accounts. Rates and fees in enterprise operations are planned for and set to generate sufficient revenue to cover the cost of operations, maintenance, and capital while

maintaining minimum reserves.

Rates are reviewed every year by City Council for adoption in the final budget ordinance. Rates for these services are very competitive as compared to other similar utilities in the state and are among the lowest in the Grand Junction area.

Rates are developed based on a 10-year financial forecast model that includes expenses in the operational budget, as well as anticipated capital needs over the 10-year period. The forecast model is interactive and is adjusted as more accurate information becomes available throughout the year. Rates are set and adjusted in the model and can be smoothed out over several years to minimize annual increases. Small increases each year are preferred to large step increases.

Each of the three enterprise operations has been financially stable for many years. There has been very little change in operation expense over the years other than adjustments for inflation and pass-through costs such as power, gas, fuel, and material. Rates were adjusted recently in water to reflect an increased effort to replace aging water lines.

FISCAL IMPACT:

The recommended rates and fees are incorporated in the revenues of the 2020 recommended budget, as discussed during the Council workshops, and for the wastewater fees during the Joint Persigo Board meeting.

SUGGESTED MOTION:

I move to adopt Resolution No. 81-19, a resolution adopting rates, fees and charges for water, wastewater and solid waste utilities.

Attachments

1. Rates and Fees Resolution Final

RESOLUTION NO. ____-19
**A RESOLUTION ADOPTING RATES, FEES, AND CHARGES FOR WATER,
WASTEWATER AND SOLID WASTE UTILITIES**

Recitals:

The City of Grand Junction establishes rates, fees, and charges for Water, Wastewater and Solid Waste services, and by this resolution, the City Council establishes these rates, fees, and charges to implement decisions made in the long-term financial plans for the Utilities.

Now, therefore, be it resolved that:

Effective January 1, 2020 rates for Water, Wastewater and Solid Waste utility services change according to the following schedule:

Water Rates			
City Water System Monthly Service Charge	2019	2020 Proposed	Change
0 - 3,000 Gallons	\$ 20.14	\$ 20.54	\$ 0.40
3,000 – 10,000 Gallons (per 1,000)	\$ 2.92	\$ 3.12	\$ 0.20
10,000 - 20,000 Gallons (per 1,000)	\$ 3.45	\$ 3.69	\$ 0.24
> 20,000 Gallons (per 1,000)	\$ 4.03	\$ 4.31	\$ 0.28
Ridges Irrigation System			
Single Family	\$ 17.56	\$ 18.96	\$ 1.68
Multiple Family (per unit)	\$ 12.57	\$ 13.57	\$ 1.00
Bulk Water (Fill Stations)			
Per 1,000 Gallons	\$ 7.00	\$ 7.50	\$ 0.50

Water Fees			
City and Kannah Creek Water Systems	2019	2020 Proposed	Change
Administrative Fees			
Disconnect Fee	\$ 30.00	\$ 40.00	\$ 10.00
Availability Fee (Monthly)	\$	\$ 14.10	\$ 14.10
Final Payoff Cancellation Fee	\$	\$ 50.00	\$ 50.00

Wastewater Rates			
201 Sewer System	2019	2020 Proposed	Change
Monthly Service Charge (per EQU)	\$ 22.40	\$ 22.62	\$ 0.22

Wastewater Fees			
Description	2019	2020 Proposed	Change
Plant Investment Fee	\$ 4,776.00	\$ 4,919.00	\$ 143.00
Trunk Line Extension Fee			
<u>Developer</u>			
1 unit/acre	\$ 1,280.00	\$ 1,306.00	\$ 26.00
>1-3 units/acre	\$ 1,153.00	\$ 1,176.00	\$ 23.00
>3 units/acre	\$ 854.00	\$ 871.00	\$ 17.00
<u>Builder</u>			
1 unit/acre	\$ 2987.00	\$ 3,047.00	\$ 60.00
>1-3 units/acre	\$ 2,560.00	\$ 2,610.00	\$ 50.00
>3 units/acre	\$ 1,706.00	\$ 1,740.00	\$ 34.00

Solid Waste Rates			
Automated Monthly Container Prices	2019	2020 Proposed	Change
1-64 Gallon Container	\$ 13.00	\$ 13.00	\$ 0.00
1-96 Gallon Container	\$ 17.00	\$ 17.50	\$ 0.50
2-64 Gallon Container	\$ 20.25	\$ 21.50	\$ 0.75
1-64, 1-96 Gallon Container	\$ 23.75	\$ 25.00	\$ 1.25
2-96 Gallon Container	\$ 27.50	\$ 29.00	\$ 1.50
Commercial Monthly Dumpster Prices			
1-2 Cubic Yard - Pick-Up 1 Time Per Week	\$ 70.46	\$ 72.57	\$ 2.11
1-4 Cubic Yard - Pick-Up 1 Time Per Week	\$ 114.12	\$ 117.54	\$ 3.42
1-6 Cubic Yard - Pick-Up 1 Time Per Week	\$ 154.40	\$ 159.03	\$ 4.63
1-8 Cubic Yard - Pick-Up 1 Time Per Week	\$ 194.19	\$ 200.02	\$ 5.83

PASSED and ADOPTED this _____ day of _____, 2019.

President of the Council

Attest:

City Clerk



Grand Junction City Council

Regular Session

Item #3.c.

Meeting Date: December 4, 2019

Presented By: Jodi Romero, Finance Director

Department: Finance

Submitted By: Jodi Romero

Information

SUBJECT:

A Resolution for Allocation of Certain Property Tax and Sales Tax Revenues for the Grand Junction Downtown Development Authority and for Certification of Property Tax Distribution Percentages to the County Assessor

RECOMMENDATION:

Staff recommends approval of the resolutions allocating certain property tax and sales tax revenues for the Downtown Development Authority and the certification of property tax distribution to the County Assessor.

EXECUTIVE SUMMARY:

The Downton Development Authority was formally established in 1981 and is funded in part through tax increment funding (TIF) revenues. Through State statute, the DDA receives these revenues from all the taxing jurisdictions within the DDA boundary. This Resolution affirms the commitment of 100% of the City property taxes attributable to the increment in property assessments. This resolution also confirms the commitment of 100% of the City sales tax revenues within the DDA district attributable to the increment of sales tax growth.

BACKGROUND OR DETAILED INFORMATION:

The DDA was formally established in 1981 and operated under the provisions of the original statute enabling legislation for its first thirty years. Ad valorem real property tax revenues attributable to the growth in the taxable assessed basis of property within the DDA boundary (the "increment") are the primary source of capital funds for DDA projects. Tax revenues derived from the increment are held in a special revenue fund

used exclusively for debt service for DDA undertakings. The City of Grand Junction further established sales tax increment districts in the DDA and have paid revenues to the DDA attributable to the increment in sales tax growth.

In 2008 the Colorado legislature modified 31-25-807, C.R.S., to allow the extension of Downtown Development Authorities for an additional twenty-year term, subject to new provisions regarding the increment. During the twenty-year extension the DDA shall receive 50% of the property tax revenues attributable to the increment in property assessments as measured from a new base year of 1991, unless a taxing entity agrees to allocate a greater percentage.

The DDA receives property tax revenues attributable to the increment from several other local taxing authorities in addition to the City; Mesa County (General Fund and Human Services levies), School District 51, Mesa County Public Library District, Colorado River Water District, Grand Valley Drainage District, and the Mosquito Control District.

During the process extending the authorization of the DDA, School District 51 agreed to allocate 100% of the increment revenues to the DDA during the extension period (Board of Education Resolution 10/11: 90). The remainder of taxing entities have not allocated any additional revenues beyond the base 50% mandated by state law, including most recently, the Mesa County Public Library District Board which voted in June 2012 to allow only the base 50% allocation.

Additionally, 31-25-807, C.R.S., requires that the governing body (the City of Grand Junction) annually certify and itemize to the County Assessor the property tax distribution percentages from each of the taxing entities that contribute to the special revenue fund. The proposed Property Tax TIF Resolution directs the City Manager to provide such certification to the County Assessor. The Sales Tax TIF Resolution confirms the commitment of 100% of the DDA district sales taxes attributable to the increment of sales tax growth.

FISCAL IMPACT:

Under the provisions of 31-25-807, C.R.S., local taxing entities, including the City of Grand Junction, are not required to provide any additional TIF allocation beyond the statutory requirement of 50%. In agreeing to a 100% allocation of property tax increment and sales tax increment revenues, the City is foregoing an estimated \$177,000 in property tax revenues and a total of \$337,000 in sales tax revenues for 2020.

SUGGESTED MOTION:

I move to adopt Resolution No. 82-19, a resolution for allocation of certain property tax

revenues for the Grand Junction Downtown Development Authority and for certification of property tax distribution percentages to the County Assessor and Resolution No. 83-19, a resolution for allocation of certain sales tax revenues for the Grand Junction Downtown Development Authority.

Attachments

1. DDA Property Tax TIF Resolution
2. DDA Sales Tax Resolution

RESOLUTION NO. ____-19

**A RESOLUTION FOR ALLOCATION OF CERTAIN PROPERTY TAX REVENUES
FOR THE GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY AND
FOR CERTIFICATION OF PROPERTY TAX DISTRIBUTION PERCENTAGES TO
THE COUNTY ASSESSOR**

Recitals:

WHEREAS, the Grand Junction Downtown Development Authority (“DDA”) was established and exists to enhance the built environment of the public spaces, buildings, and property by the expenditure of money to prevent and remedy slum and blight within the boundaries of the DDA; and,

WHEREAS, the DDA strives to create a more pleasing urban environment and expand the opportunities for residents and visitors to experience a quality urban landscape, streets, buildings and design in public places; and,

WHEREAS, in 2008 the Colorado Legislature changed section 31-25-807, C.R.S., providing that fifty percent (50%) of the property taxes levied, or such greater amount as may be set forth in an agreement negotiated by the municipality and the respective public bodies, shall be paid into the special fund of the municipality (which portion of the taxes is also and may for the purpose of this resolution be known as and referred to as the “increment” of the “TIF”); and,

WHEREAS, section 31-25-807, C.R.S., further requires that the governing body annually certify to the county assessor an itemized list of the property tax distribution percentages attributable to the special fund of the municipality from the mill levies of each public body; and,

WHEREAS, the City of Grand Junction has committed to allocate one hundred percent (100%) of the ad valorem property tax increment to the DDA debt service fund; and,

WHEREAS, the purpose of the allocation shall be for the continued construction of capital improvement projects as provided by state law in the City of Grand Junction’s downtown area; and,

WHEREAS, such allocation is in the best interests of the community of the City of Grand Junction;

NOW, THEREFORE, BE IT RESOLVED BY THE GRAND JUNCTION CITY COUNCIL:

1. The City of Grand Junction agrees that one hundred percent (100%) of the ad valorem property taxes attributable to the increment of assessed values of properties

located within the DDA boundaries and subject to the City of Grand Junction mill levy for the benefit and use of the DDA for the 2020 budget period. Funds shall be approved for expenditure in accordance with City financial policies but shall not constitute funds of the City for any purpose, including but not limited to the application of Article X, Section 20 of the Colorado Constitution.

2. The City Manager is hereby authorized and directed to certify to the county assessor the property tax distribution percentages attributable to the special fund of the municipality from the mill levies of each participating public body.

PASSED and ADOPTED this ____ day of _____, 2019.

President of the Council

Attest:

City Clerk

RESOLUTION NO. ____-19

**A RESOLUTION FOR ALLOCATION OF CERTAIN SALES TAX REVENUES FOR
THE GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY**

Recitals:

WHEREAS, the Grand Junction Downtown Development Authority (“DDA”) was established and exists to enhance the built environment of the public spaces, buildings, and property by the expenditure of money to prevent and remedy slum and blight within the boundaries of the DDA; and,

WHEREAS, the DDA strives to create a more pleasing urban environment and expand the opportunities for residents and visitors to experience a quality urban landscape, streets, buildings and design in public places; and,

WHEREAS, the City of Grand Junction has committed to allocate one hundred percent (100%) of the sales tax increment to the DDA debt service fund; and,

WHEREAS, the purpose of the allocation shall be for the continued construction of capital improvement projects as provided by state law in the City of Grand Junction’s downtown area; and,

WHEREAS, such allocation is in the best interests of the community of the City of Grand Junction;

NOW, THEREFORE, BE IT RESOLVED BY THE GRAND JUNCTION CITY COUNCIL:

1. The City of Grand Junction agrees that one hundred percent (100%) of the sales taxes attributable to the increment of sales tax growth within sales tax districts located within the DDA boundaries for the benefit and use of the DDA for the 2020 budget period. Funds shall be approved for expenditure in accordance with City financial policies but shall not constitute funds of the City for any purpose, including but not limited to the application of Article X, Section 20 of the Colorado Constitution.

PASSED and ADOPTED this ____ day of _____, 2019.

President of the Council

Attest:

City Clerk



Grand Junction City Council

Regular Session

Item #3.d.

Meeting Date: December 4, 2019

Presented By: Trent Prall, Public Works Director

Department: Public Works - Streets

Submitted By: Trent Prall

Information

SUBJECT:

A Resolution Amending the Intergovernmental Agreement Concerning the Grand Valley Regional Transportation Commission and Adopting Rules and Bylaws

RECOMMENDATION:

Staff recommends adoption of the resolution.

EXECUTIVE SUMMARY:

The purpose of this item is to amend the bylaws of the Grand Valley Regional Transportation Committee (GVRTC).

BACKGROUND OR DETAILED INFORMATION:

In order to comply with Federal Transit Administration (FTA) requirements, the GVRTC bylaws need to be updated. Proposed changes include:

- Clarifying definitions, budget process, duties and responsibilities of officers.
- Moving text and splitting document into articles to improve organization and flow of document.
- Added: G. GVRTC has the authority to adopt policies and procedures for the administration of the GVRTC and related matters (based on FTA triennial review finding).
- Allow representatives to participate remotely in GVRTC meetings and clarify calling of special meetings.
- Added Article 8 - Miscellaneous which talks about notices, third-party beneficiaries, amendments, assignment, severability, government immunity, governing law, waiver of

breach, dispute resolution, execution, and statutory amendments.

The updated bylaws need to be approved by December 31, 2019 for the upcoming triennial review.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I move to adopt Resolution No. 84-19, a resolution approving the First Amendment of the Intergovernmental Agreement and Bylaws for the Grand Valley Regional Transportation Committee.

Attachments

1. Summary of Changes to GVRTC Bylaws
2. GVRTC Bylaws FINAL
3. GVTRC Bylaws Redline
4. RES-GVRTCBylaws2019



Mesa County Regional Transportation Planning Office

GVRTC By-laws Update

- The GVRTC Bylaws were last updated in 2002 and are in need of an update in order to comply with FTA requirements. The Final Report for the 2017 FTA Triennial Review noted a deficiency in the GVRTC Bylaws B. A draft of proposed changes was sent to and accepted by FTA as part of the review but the changes were never adopted.
- The GVRTC/RTPO are now under contract with Ireland Stapleton for legal services. Task order one was for a review of the bylaws to comply with the finding from the Triennial Review. Additionally, the by-laws were to be updated to improve document consistency and clarity.
- During the revisions, Ireland Stapleton proposed several questions/ areas of discussion:
 - GVRTC is an intergovernmental agreement between members. Ireland Stapleton is not recommending changing this at this time, but would like to discuss advantages and disadvantages to this type of structure. They have sent a sample chart outlining organizational structural options (Exhibit 1). If there is a desire to change the structure or look at the options, this is something that would be done in 2020
 - The board should consider whether a Member or a representative may be removed by the rest of the Members or representatives, at least for cause. If the answer is yes, please consider what constitutes cause.
 - With four voting members, is there interest in having tie-breaking options? Currently the vote fails.
 - Currently, each member's board has to approve updates to the by-laws. Do we want to continue this practice or allow GVRTC representatives to approve updates?
- Changes include:
 - Clarifying definitions, budget process, duties and responsibilities of officers
 - Moving text and splitting document into articles to improve organization and flow of document
 - Added: G. GVRTC has the authority to adopt policies and procedures for the administration of the GVRTC and related matters. (based on FTA triennial review finding)
 - Allow representatives to participate remotely in GVRTC meetings and clarify calling of special meetings.
 - Added Article 8- Miscellaneous which talks about notices, third-party beneficiaries, amendments, assignment, severability, government immunity, governing law, waiver of breach, dispute resolution, execution, and statutory amendments.
- Next steps:
 - The GVRTC would recommend adoption of the updated by-laws by the respective boards at November GVRTC meeting
 - Updated by-laws need to be approved by December 31, 2019 as needed for upcoming triennial review.

**First Amended Intergovernmental Agreement
Concerning the
Grand Valley Regional Transportation Committee
And Adopting Rules and Bylaws**

THIS FIRST AMENDED INTERGOVERNMENTAL AGREEMENT (this "Agreement") amends that certain Intergovernmental Agreement Creating the Grand Valley Regional Transportation Committee and Adopting Rules and Bylaws dated December 17, 2002 (the "2002 Agreement") that created the GRAND VALLEY REGIONAL TRANSPORTATION COMMITTEE (hereinafter referred to as "GVRTC") and adopted bylaws and process rules. This Agreement is agreed to, made and entered into effective this 16th day of December, 2019, by and between THE COUNTY OF MESA, COLORADO, (hereinafter referred to as "County"), THE CITY OF GRAND JUNCTION, COLORADO, (hereinafter referred to as "Grand Junction"), THE CITY OF FRUITA, COLORADO (hereinafter referred to as "Fruita"), and the TOWN OF PALISADE, COLORADO, (hereinafter referred to as "Palisade"). Each of the County, Grand Junction, Fruita and Palisade are referred to herein as a "Party" and collectively as the "Parties".

RECITALS.

- A. The Federal Transit Act (49 USC 5301 *et seq.*), and federal laws dealing with federal aid for highways (23 USC §§134 and 135) require the County and Grand Junction, as members of the Grand Junction/Mesa County MPO, also known as the Grand Valley Metropolitan Planning Organization, to develop and implement transportation plans within their respective jurisdictions.
- B. The boundaries of the Grand Valley Metropolitan Planning Organization "MPO" include the areas between Fruita, Grand Junction and Palisade and include Whitewater. The boundaries have been determined and will be updated, as required, by the United States decennial Census of Population and Housing.
- C. The Parties conclude that, notwithstanding federally mandated Census tracts and boundaries, and federally directed definitions, the part of the Grand Valley from Palisade to Fruita, including the lands in each municipality (for this Agreement hereinafter referred to as the "Grand Valley"), actually operates and should be treated as one inter-related and integrated whole, at least for transit and transportation planning purposes.
- D. Regardless of the boundary of the federally defined Grand Junction Urbanized

Area, each Party recognizes that its transportation policy and improvement decisions affect the other Parties, and that each Party has a stake in the administration, policies and activities of the MPO.

- E. Both because of federal mandates, and because of the desire to consider the needs and desires of the residents of the Grand Valley, the Parties recognize the need to involve property owners and residents of Mesa County in transportation planning and the priority-setting of which projects should be built and in what sequence, and similar transportation and transit questions.
- F. The Parties agree that it is in their best interests to work together to continue past efforts to meaningfully involve each party and its citizens in transportation planning and management processes.
- G. Currently each Party has been interested in, and has funded at least in part, the management and operations of the Grand Valley's transit system. That transit system, known as Grand Valley Transit ("GVT"), is owned and directed by Mesa County, and operated through a contract between Mesa County and a contractor.
- H. Mesa County desires, and the Parties are willing, "to agree upon the overarching issues and policies that should be addressed by the GVRTC.
- I. The Parties desire that the structure provided for in this Agreement will continue to provide a regional decision-making structure that can implement the federal and state mandated (and as authorized by the GVTRC) planning, coordination, operating and funding "missions," while recognizing that each Party must retain its fiscal decision making and each must continue to comply with its individual constitutional and statutory requirements.
- J. One of the purposes of this Agreement is to create one body and process to meet federal and state requirements and to speak with one "regional voice" regarding the matters arising out of or under this Agreement. The Parties do so with full appreciation that "regional" means different things for different purposes. For MPO purposes, "regional" means the Grand Valley, as defined herein. For state law relating to transportation planning "regional" means all of Mesa County. The Parties hereto desire to delegate to the GVRTC the responsibility for the planning of the Mesa County TPR in coordination with the Mesa County Regional Transportation Planning Office ("RTPO").

- K. The Parties acknowledge that federal law requires that the MPO and other planning efforts require the consideration, if not direct participation, of other entities and businesses involved in the federally mandated “multi-modal” view of modern transportation planning and funding. Examples of other entities whose interests must be considered are railroads, freight carriers, airport, private bus companies, pedestrians and bicyclists.
- L. State law (§ 43-1-1101, *et seq.*, C.R.S.) requires that all regions of the state adopt short- and long-term transportation plans. Mesa County is one of such regions (hereinafter termed the Transportation Planning Region (“TPR”) as further defined in § 43-1-1102(8), C.R.S. and 2 CCR 601-22:1.41). The local government planning for Mesa County's TPR is being performed by the MPO and the local staff of the RTPO.

AGREEMENT

NOW, THEREFORE, in consideration of their mutual promises contained herein, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, THE PARTIES AGREE as follows:

ARTICLE 1 ORGANIZATION, DEFINITIONS, PURPOSE, AND OBJECTIVES

1.1. INITIAL MATTERS

- A. The Recitals set forth above are incorporated into the Agreement by reference.
- B. The previously established “Grand Valley Regional Transportation Committee” (“GVRTC”) is authorized by §29-1-203, C.R.S. This Agreement is intended to be a contract between governments as described therein.

1.2. THE PURPOSE OF THE GVRTC IS:

- A. To ensure that the TPR represents the Parties' priorities, issues and concerns regarding regional transportation, planning and transit issues, and that such matters are communicated in a unified manner to third parties including, without limitation, the Colorado Department of Transportation (“CDOT”), the Federal Highway Administration (“FHWA”) the Federal Transit Administration (“FTA”), other federal agencies, Mesa County's federal and state legislative delegations and other entities.

- B. To assist the CDOT, the “FHWA” and the “FTA” in prioritizing requests for funding in Mesa County, the Grand Valley, and the local CDOT Region.
- C. To promote active involvement by each Party in the planning, development and implementation of the long-range plan for the TPR.
- D. To promote on-going consultation among the Parties in regional transportation and transit planning from a regional perspective.
- E. To establish a mechanism for the administration of GVT.
- F. To establish a decision-making mechanism for the MPO, in light of the purposes of this Agreement, consistent with federal transportation planning requirements. [23 USC §§134 and 135].
- G. To present a clear regional voice to the public on transportation planning and transit issues. [23 USC §§ 134 and 135; 23 CFR 450.200 and 23 CFR 450.300].
- H. To define the relationship between the GVRTC and the staff of the County that has been doing the work of the MPO including the state required planning for this transportation planning region pursuant to § 43-1-1102, C.R.S. (termed the TPR plan); public transit support and planning [49 USC 5301 *et seq.*] and transportation planning for the Grand Valley. Such staff is termed the RTPO staff.

1.3. THE OBJECTIVES OF THE GVRTC ARE TO:

- A. Consider those differences while continuing the cooperative and comprehensive coordination of transportation planning activities and transportation projects consistent with the different needs, resources and populations of each Party.
- B. Use the forum established by the creation of the GVRTC to achieve maximum benefits from available resources, to reduce duplication of effort and to obtain better overall coordination of transportation planning and management.
- C. Create one decision-making clearinghouse for TPR regional transportation “plans” or “planning”, the MPO plans and GVT issues and policies.

- D. Grant sufficient authority to the GVRTC so that the other objectives can be met, without unlawfully usurping the decisions and functions of each individual Party.
- E. Facilitate active communication between and among the Parties and their citizens, and other “stakeholders,” regarding transportation, planning and transit issues and policies.
- F. Provide needed policies for the administration of GVT, in accordance with the Regional Transportation Plan.
- G. Collaborate with Parties to secure local funding for regional transportation projects.
- H. Collaborate with Parties to study and initiate regional transportation funding mechanisms.
- I. Through open information sharing, provide regional coordination and funding of transportation projects.

ARTICLE 2

PROCEDURES AND AUTHORITY

2.1. THE PROCEDURES FOR THE GVRTC ARE AS FOLLOWS:

- A. The GVRTC is to act as a regional transportation planning committee that sets and recommends transportation policy for regional initiatives, regional priorities and regional projects, as contemplated by 23 USC§§ 134 and 135.
- B. The GVRTC will seek the advice and technical support of the respective staffs of the Parties, which staffs together are called the Technical Advisory Committee (“TAC”), for technical analysis in decisions as stated in Article 6.
- C. The GVRTC shall adopt:
 - 1. Annual Unified Planning Work Program (“UPWP”) and any amendments. [23 CFR 450.308(b)]
 - 2. Annual Transportation Improvement Program. [23 CFR 450.326]

3. The twenty (20) year long-range transportation plans, as required by federal and state law. [23 USC§§ 134 and 135; 43-1-1101 *et seq.* C.R.S.].
- D. The Parties agree to recommend the integration of the work, plans and decisions that are approved by the GVRTC in accordance with this Agreement into the master plans, growth plans, and similar planning efforts of each Party. For example, and without limitation, the 20-year planning that is contemplated by various federal laws and regulations will be the planning efforts (typically evidenced by a master or growth plan) of each Party. Such efforts are intended to make sure that the planning done by the GVRTC is integrated into and with other planning processes in the Grand Valley for each Party.

2.2. THE GVRTC HAS THE AUTHORITY TO:

- A. Recommend to RTPO staff such day-to-day and other administrative decisions and plans that would not usurp the policy and fiscal decisions reserved to the Parties.
- B. Develop and communicate with federal, state and other interested parties regarding the adopted plans and policies of the Parties, such as are listed in 2.1 (C) and (D), above.
- C. Act as the administrative agency and recommending authority for:
 1. Non-policy decisions and work relating to the MPO, TPR, and GVT.
 2. Contracts with CDOT to execute the Consolidated Planning Grant which grant funds the planning functions of the MPO.
 3. The Regional Planning Contracts that fund the execution of the UPWP. [23 CFR 450.200, *et seq.* and 23 CFR Section 450.300 *et seq.*]
- D. Act as the policy-making authority for the GVT including having recommendation authority over budget, operations and administration of the GVT to the Mesa County Board of Commissioners.
- E. Recommend levels of local match for administration, capital projects and operations of the GVT to the Parties.

- F. Recommend to the Parties levels of match for CDOT Consolidated Planning Grant contracts and transit grants.
- G. Adopt policies and procedures for the operation and administration of the GVRTC.

ARTICLE 3 MEMBERS

3.1. MEMBERSHIP AND RELATED RULES:

Each Party to this Agreement is a Party of the GVRTC. The Parties may allow other entities, persons and stakeholders to participate in all or a portion of the activities and functions of the GVRTC, but to add a voting Party, this Agreement must be amended in writing by a majority of the parties.

3.2. MEMBERSHIP RULES:

- A. The GVRTC may impose such conditions upon each new Party as it deems necessary to preserve the structure and integrity of the GVRTC, including, but not limited to, requiring financial support for its continued operation.
- B. A Party may withdraw from the GVRTC (and thereby terminate this Agreement with regard to such Party) upon the giving of not less than sixty (60) days written notice to the Chair of the GVRTC. No such withdrawal shall serve to excuse the payment of any sums or performance of any obligations agreed to be paid prior to the withdrawal.
- C. Each Party shall designate a representative ("Representative") and collectively, the Representatives shall form the Board of Representatives (the "Board"). Each Party may also designate an Alternate Representative to act in place of the Representative when the Representative is not available and such person shall be referred to as the Representative, as applicable, for purposes of this Agreement. Each Party shall determine, pursuant to each Party's own rules and requirements, the qualifications and designations of such Party's Representative and shall provide written notice to the other Parties of who will serve in that role, as well as the role of any Alternative Representative.

ARTICLE 4 OFFICERS

4.1. APPOINTMENT, TERM AND REMOVAL

- A. The officers of the GVRTC shall be selected by the Representatives and must be Representatives themselves. The officers shall consist of a Chair and a Vice Chair and must be natural persons eighteen (18) years of age or older. The Chair and Vice Chair shall not be Representatives of the same Party.
- B. Each officer will serve a term of one (1) year, with the term to run from June 1 through May 31; provided, however, each officer shall continue to serve until elections for new officers are held. Nominations and election of officers will be held during the first meeting held in June. The majority vote of the Representatives present at the time of the vote will determine the officers.
- C. Vacancies in any office may be filled by a majority vote of the Representatives at any regular or special meeting of the GVRTC.

4.2. DUTIES AND AUTHORITY OF OFFICERS

- A. Chair. The Chair shall have general charge and control of all of the business and affairs of the GVRTC and shall perform all duties incident to the office of Chair. He or she shall preside at all meetings of the Representatives and any other meetings held by the GVRTC. Except as otherwise directed by a majority of the Representatives, the Chair will execute all legal instruments of the GVRTC and will represent the GVRTC at any meeting, event, or other activity at which a GVRTC representative is permitted, requested, or required to be in attendance. The Chair will perform such additional duties and have such additional authority as directed by a majority of the Representatives from time to time.
- B. Vice-Chair. Except as otherwise directed by a majority of the Representatives, the Vice-Chair will perform the duties and have the authority of the Chair in the Chair's absence or inability or refusal to perform his/her duties. The Vice-Chair will perform such additional duties and have such additional authority as directed by the Chair or a majority of the Representatives from time to time so long as such duties are not inconsistent with the duties and authority of the Chair. The Vice-Chair will serve as the Chairperson at any Board meeting where the Chair is absent, or is unable or refuses to serve as the Chairperson.

C. Additional Terms.

1. The Chair, Vice-Chair, the Director of the RTPO and/or Alternative Representative will represent the GVRTC on the Statewide Transportation Advisory Committee , which advises CDOT and the Transportation Commission on the needs of the transportation system in Colorado and reviews and comments on all Regional Transportation Plans and the Statewide Transportation Plan. [2 CCR 601-22]
2. The Chair, the Director of the RTPO and/or their designee will advise CDOT on the needs of the transportation system in Colorado.
3. The Chair, or in the Chair's absence, the Vice Chair, may designate another to act in his/her stead if the Vice Chair is also not available.
4. The Director of the RTPO, and his/her staff, shall be responsible for drafting minutes of each Board meeting and maintaining such minutes, as well as for providing notice of meetings as further described herein, but shall not be considered officers for the purposes of this Agreement.

ARTICLE 5 MEETINGS AND VOTING

5.1. Meetings

1. The Representatives from each Party of the GVRTC shall meet at least bi-monthly, at a time and place established at the previous meeting of the GVRTC, or at a time and place determined by the Chair, with reasonable notice to all Representatives and to the public. Public notices for the GVRTC shall be given by the Director of the RTPO on the RTPO website. Representatives may participate in any regular meeting in-person, telephonically or by any other media by which each Representative can hear and be heard by the other Representatives and the audience.
2. Special meetings of the Board may be called by the Chair. Thereupon it will be the duty of the Director to cause notice of such meeting to be given to each Representative not less than 72 hours before the date and time fixed for such meeting. Notice may be delivered in person, by facsimile or by electronic mail at the direction of Director of the RTPO or the Chair. Work/study sessions will constitute a special meeting. Special meetings of the Board will be held at the time and place fixed by the Chair.

- Representatives may participate in any special meeting in-person, telephonically or by any other media by which each Representative can hear and be heard by the other Representatives and the audience.
3. Whenever any notice is required to be given to any Representative under the provisions of law or this Agreement, a waiver thereof in writing by such Representative, whether before or after the time stated therein, will be equivalent to the giving of such notice. Attendance of a Representative at any meeting of the Board will constitute a waiver by such Representative of notice of such meeting, except when such Representative attends such meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully convened.
 4. All meetings will be open to the public and shall be posted by the GVRTC in conformity with the Colorado Open Meetings Law, § 24-6-401, *et seq.* C.R.S.
 5. The GVRTC may vote to go into executive session for any purpose authorized and consistent with the Colorado Open Meetings Law. §24-6-401, *et seq.*, C.R.S.
 6. At any meeting of the Parties, Representatives from more than one-half the number of Parties shall constitute a quorum, whether participating in-person, telephonically or by any other media by which each Representative can hear and be heard by the other Representatives and the audience. A Representative who abstains from a vote will still be counted for purposes of determining if a quorum is present.

5.2 VOTING

- A. Final actions or decisions of the Representatives may be taken or made only at regular or special meetings of the Representatives, called upon notice as required herein, at which a quorum is present. Except as otherwise provided in this Agreement, final actions or decisions of the Parties shall be made by the affirmative vote of a majority of the Representatives at a properly-noticed regular or special meeting at which a quorum is present.
- B. Appeals.
 1. Notwithstanding the foregoing, any Party can veto any GVRTC decision or

- action by a majority vote of the Party's governing board if such vote is within thirty (30) business days of the GVRTC decision or action.
2. If a veto occurs, the Representative shall notify the Chair and Director of the RTPO within one (1) business day of the veto, and shall thereafter forthwith consult in good faith with the other Representatives and Parties, to obtain a reasonable remedy or resolution.
 3. Any matter subject to a veto shall not have any force or effect, and the Parties shall vote on any remedy or resolution reached with respect to the veto pursuant to Section B.2 herein. Such vote shall be subject to the veto provisions set forth in Section A herein.
 4. Any other objections to items of consideration by the GVRTC will be handled through the procedures established by the Representatives from time- to-time.

ARTICLE 6 COMMITTEES AND STAFFING

6.1. TECHNICAL ADVISORY COMMITTEE

- A. A TAC comprised of the staff of the Parties, and other experts and persons with expertise, is established. The TAC shall provide technical recommendations and policy advice to the GVRTC. [2 CCR 601-22].
- B. The Parties shall determine from time-to-time, by either formal or informal means, who shall serve and participate as a member of the TAC. Normally, the members of the TAC would include staff from counties, municipalities, state and federal agencies and/or from any public and private entities involved in transportation or transit.
- C. The TAC shall be responsible for reviewing and recommending for approval by the GVRTC the following:
 1. Unified Planning Work Program and amendments. [23 CFR 450.314].
 2. Transportation Improvement Programs and amendments consisting of projects utilizing federal and state funds and reflective of the jurisdiction they

represent.

3. Long range regional transportation and transit plans.
 4. Policies and programs as may be directed by the GVRTC.
 5. Any CDOT requests for ranking of regional transportation projects.
- D. The TAC shall conduct its business within the guidelines established by GVRTC from time-to-time. The TAC shall make its recommendations to the GVRTC, based on a majority of the TAC members attending the TAC meeting.
- E. Meeting locations of the TAC will be determined by the TAC members. Notice thereof shall be given by the Director of the RTPPO and shall be posted at the RTPPO offices. The TAC shall conduct meetings at least quarterly. The Director of the RTPPO, or his or her designee, shall serve as Chair of the TAC.

6.2. SUB-COMMITTEES

- A. The GVRTC may establish working sub-committees as is necessary and shall provide for the appointment of the membership of said committees. These appointments shall be in accordance with state and/or federal requirements.

6.3. STAFFING AND SUPPORT

- A. The administration and coordination of the needs of the GVRTC shall be provided by the RTPPO staff.
- B. To provide for the operation of the GVRTC activities, the Director of the RTPPO shall act as staff support of the GVRTC. The Director of the RTPPO shall appoint and assign titles and duties to the RTPPO staff for the completion of GVRTC activities.
- C. The Director of the RTPPO will be appointed and supervised by the Mesa County Administrator, or his or her designee.
- D. Mesa County will enter into contracts with CDOT for planning and transit funding and with a transit operator for operations of GVT.

- E. Mesa County shall act as the budget authority for the GVRTC and the RTPO.
- F. The Director of the RTPO shall be the custodian of records for the GVRTC.
- G. Examples of administrative activities of the RTPO are:
 - 1. Maintain and distribute the GVRTC meeting minutes.
 - 2. Make necessary meeting arrangements.
 - 3. Compile information for GVRTC consideration.
 - 4. Prepare applications and contracts for “pass-through” federal and/or state grants.
 - 5. Prepare billings under federal and state grants.
 - 6. Conduct audits as indicated by federal and state laws and regulations.
 - 7. Maintain financial records adequate to sustain such audits.
 - 8. Provide administrative support for the GVRTC in its role as an MPO, TPR and as the contract transit service administrator.
 - 9. Participation in the State Transportation Advisory Committee, as directed by GVRTC.
 - 10. Coordinate information exchange between the Parties and their staff, CDOT, FHWA, FTA, State and federal legislators.
 - 11. Other administrative duties as directed by the GVRTC.
 - 12. Prepare a recommended budget through the Unified Planning Work Program, for review by the GVRTC. The budget year shall follow timelines required by federal and state contracts.
 - 13. Oversee updates of the Regional Transportation Plan and Transportation Demand Model and other transportation studies.

ARTICLE 7 BUDGET AND FINANCE

7.1. GVRTC AND RTPO BUDGET

- A. Each year the RTPO shall recommend to the Mesa County Board of Commissioners (“BOCC”), a budget for the operation of the RTPO. The GVRTC

shall determine a local match for transit grant funds through an intergovernmental agreement which will be approved through the annual budget process of each Party.

7.2. ADMINSTRATIVE COSTS

- B. The GVRTC shall recommend to its Parties joint funding for the administrative and operation costs of the RTPO, after appropriate federal and state grants are spent.

7.3. NO INDEPENDENT POWERS

- A. The GVRTC is not empowered to contract for, or accept grants, funds, gifts or services from any federal, state, local public or private source or in connection with any program or purpose of which the GVRTC exists.
- B. For contracts and purchases made by the RTPO -, the RTPO shall work through the Mesa County Purchasing Department, as approved by the BOCC.
- C. GVRTC shall have no power to either borrow any money or pledge any assets.
- D. Mesa County shall provide the GVRTC with the financial, auditing and other services including an annual audit of GVRTC's financial- transactions and expenditures, or as otherwise required by law.
- E. Project costs not deemed by the GVRTC to be administrative in nature shall be paid by the Party benefiting from the project.
- F. The benefiting Parties shall pay any local match required by a state or federal grant. The GVRTC shall decide which Parties benefit by agreement between the GVRTC and the benefiting Parties.
- G. Mesa County shall be the financial, human resources, purchasing, and budgetary authority for the GVRTC.

ARTICLE 8 MISCELLANEOUS

8.1. REPEAL OF PRIOR AGREEMENTS AND RESOLUTIONS.

This Agreement supersedes, revokes and replaces all resolutions and agreements by and between any of the Parties that relate to the GVRTC, except that any annual Intergovernmental Agreements concerning GVRTC funding, which IGAs shall remain in full force and effect.

8.2. NOTICES. Except for notice of a special meeting delivered in person, by facsimile or by electronic mail in accordance with this Agreement, any notice, demand or request required by or relating to this Agreement shall be in writing and shall be given by personal delivery, by facsimile, or sent by registered or certified mail, postage prepaid, to each Party at the address set forth on the signature page(s) attached hereto, unless a Party has provided another address to the GVRTC.

8.3. THIRD PARTY BENEFICIARIES. Nothing in this Agreement shall be deemed to create any third-party benefits or beneficiaries, or create a right or cause of action for the enforcement of its terms, in any entity or person not a Party to this Agreement.

8.4. AMENDMENTS. This Agreement may be amended either by a written document approved by formal consent of the governing bodies of all of the Parties at the time of the amendment or in accordance with Section 5.2 above. Course of conduct, no matter how long, shall not constitute an amendment to this Agreement.

8.5. NO ASSIGNMENT. This Agreement may not be assigned by any Party.

8.6. SEVERABILITY. In the event that any of the terms, covenants or conditions of this Agreement, or their application, shall be held invalid by any court having competent jurisdiction, the remainder of this Agreement shall not be affected thereby and shall remain in full force and effect.

8.7. GOVERNMENTAL IMMUNITY. This Agreement is not intended, and shall not be construed, as a waiver of the limitations on damages or any of the privileges, immunities, or defenses provided to, or enjoyed by, the Parties, and their past and present directors, officers, council members, employees and volunteers, under federal or state constitutional, statutory or common law, including but not limited to the Colorado Governmental Immunity Act, § 24-10-101, C.R.S., *et seq.*

8.8. GOVERNING LAW, JURISDICTION AND VENUE. Colorado law governs this Agreement. Jurisdiction and venue shall lie in the District Court for the county in which all of the disputing Parties are located. If one or more of the disputing Parties are located in different counties, the Parties agree that jurisdiction and venue shall lie in the District

Court for Mesa County. Under no circumstances may a civil action be removed to a federal court.

8.9. WAIVER OF BREACH. A Party's waiver of another Party's breach of any term or provision of this Agreement will not operate or be construed as a waiver of any subsequent breach by any Party.

8.10. DISPUTE RESOLUTION. Any dispute or claim arising under or relating to this Agreement shall be submitted first to the Representatives for possible resolution. If the Representatives are unable to resolve the dispute or claim, or if one or more of the Parties to the dispute or claim is not satisfied with the proposed resolution, the dispute or claim shall be submitted to mediation. The Parties to the dispute or claim shall share equally the cost of the mediation, provided that each Party shall pay its own attorneys' fees, costs and expenses incurred in preparing for and participating in the mediation. If the Parties are unable to resolve their dispute or claim through mediation, any Party to the dispute or claim may bring a civil action. Each Party waives its right to a jury trial.

8.11. EXECUTION. This Agreement may be executed in several counterparts, and by facsimile or electronic pdf, each of which will be an original, and all of which together will constitute one in the same instrument.

8.12. STATUTORY AMENDMENTS. All statutory references in this Agreement shall include any subsequent statutory amendments or reenactments.

8.13 TABOR. The parties understand and acknowledge that the Parties are subject to Article X, Section 20 of the Colorado Constitution ("TABOR"). The Parties do not intend to violate the terms and requirements of TABOR by the execution of this Agreement. It is understood and agreed that this Agreement does not create a multi-fiscal year direct or indirect debt or obligation within the meaning of TABOR and, therefore, notwithstanding anything in this Agreement to the contrary, all payment obligations of the Parties are expressly dependent and conditioned upon the continuing availability of funds beyond the term of the Parties' current fiscal period ending upon the next succeeding December 31. Financial obligations of Parties payable after the current fiscal year are contingent upon funds for that purpose being appropriated, budgeted, and otherwise made available in accordance with the rules, regulations, and resolutions of the Parties, and other applicable law. Upon the failure to appropriate such funds, this Agreement shall be terminated.

IN WITNESS WHEREOF, this Agreement has been executed the day and year first above written.

The County of Mesa, Colorado
By:

The City of Fruita, Colorado
By:

Rose Pugliese, Chair, Mesa County Board of
County Commissioners

Joel Kincaid, Mayor
Fruita City Council

Attest:

Attest:

The City of Grand Junction, Colorado
By:

The Town of Palisade, Colorado
By:

J. Merrick Taggart, Mayor
Grand Junction City Council

Roger Granat, Mayor
Palisade Board of Trustees

Attest:

Attest:

**First Amended Intergovernmental Agreement
~~Creating~~Concerning the
Grand Valley Regional Transportation Committee
And Adopting Rules and Bylaws**

THIS FIRST AMENDED INTERGOVERNMENTAL AGREEMENT ~~creating~~(this "Agreement") amends that certain Intergovernmental Agreement Creating the Grand Valley Regional Transportation Committee and Adopting Rules and Bylaws dated December 17, 2002 (the "2002 Agreement") that created the GRAND VALLEY REGIONAL TRANSPORTATION COMMITTEE (hereinafter referred to as "GVRTC") and ~~adopting~~adopted bylaws and process rules. This Agreement is agreed to, made and entered into effective this —16th day of —December, 2019, by and between THE COUNTY OF MESA, COLORADO, (hereinafter referred to as "County"), THE CITY OF GRAND JUNCTION, COLORADO, (hereinafter referred to as "Grand Junction"), THE CITY OF FRUITA, COLORADO (hereinafter referred to as "Fruita"), and the TOWN OF PALISADE, COLORADO, (hereinafter referred to as "Palisade"). Each of the County, Grand Junction, Fruita and Palisade are referred to herein as a "Party" and collectively as the "Parties".

RECITALS.

A. A.—The Federal Transit Act (49 USC 5301 *et seq.*), and federal laws dealing with federal aid for highways (23 USC §§134 and 135) require the County and Grand Junction, as members of the Grand Junction/Mesa County MPO, also known as the Grand Valley Metropolitan Planning Organization, to develop and implement transportation plans within their respective ~~jurisdiction~~jurisdictions.

B.—~~As a result~~The boundaries of the ~~2000 Census, the lands within Palisade and areas between Palisade and Grand Junction are now defined as part of the "urban" area that makes up the federally designated "Grand Junction/Mesa County~~Grand Valley Metropolitan Planning Organization" ("MPO").

B. C.—~~As a result of the 2000 Census, the lands within and nearby to~~ include the areas between Fruita are defined as an, Grand Junction and Palisade and include Whitewater. The boundaries have been determined and will be updated, as required, by the United States decennial Census of Population and Housing.
"urban cluster."

D.—

The ~~parties~~Parties conclude that, notwithstanding federally mandated Census tracts and boundaries, and federally directed definitions, the part of the Grand Valley

from Palisade to Fruita, including the lands in each municipality (for this Agreement

C. hereinafter referred to as the "Grand Valley";), actually operates and should be treated as one inter-related and integrated whole, at least for transit and transportation planning purposes.

D. E. — Regardless of the boundary of the federally defined Grand Junction Urbanized Area, each ~~party~~Party recognizes that its transportation policy and improvement decisions affect the other ~~parties~~Parties, and that each ~~party~~Party has a stake in the administration, policies and activities of the MPO.

F. —

E. Both because of federal mandates, and because ~~it is of~~ the ~~correct thing~~desire to ~~do~~consider the ~~parties~~needs and desires of the residents of the Grand Valley, the Parties recognize the need to involve property owners and residents of Mesa County in transportation planning and the priority-setting of which projects should be built and in what sequence, and similar transportation and transit questions.

F. G. — The ~~parties~~Parties agree that it is in their best interests to work together to continue past efforts to meaningfully involve each ~~entity~~party and ~~their~~its citizens in transportation planning and management processes.

G. H. — Currently each ~~party~~Party has been interested in, and has funded at least in part, the management and operations of the Grand Valley's transit system. That transit system, known as Grand Valley Transit ("GVT";), is owned and directed by Mesa County, and operated through a contract between Mesa County and a contractor.

H. I. — Mesa County desires, and the ~~parties~~Parties are willing, "to include agree upon the policy aspects, and other "big picture" overarching issues to and policies that should be addressed by the four parties hereto, otherwise as part of the work of the GVRTC leaving unchanged the current transit arrangement, including Mesa County's relationship with its contractor/operator.

I. J. — The ~~parties~~Parties desire that the ~~new~~ structure provided for in this Agreement will continue to provide a regional decision-making structure that can implement the federal and state mandated (and ~~encouraged~~as authorized by the GVRTC) planning, coordination, operating and funding "missions;" while recognizing that each ~~party~~Party must retain its fiscal decision making and each must continue to comply with its individual constitutional and statutory requirements.

J. K. — One of the purposes of this Agreement is to create one body and process to meet federal and state requirements and to speak with one "regional voice" regarding the matters ~~dealt with in~~ arising out of or under this Agreement. The ~~parties~~Parties do so with full appreciation that "regional" means different things for different purposes. For MPO

purposes, "regional" means the Grand Valley, as defined herein. For state law relating to transportation planning "regional" means all of Mesa County. The Parties hereto desire to delegate to the GVRTC the responsibility for the planning of the Mesa County TPR in coordination with the Mesa County Regional Transportation Planning Office ("RTPO").

~~K. L.~~—The ~~parties~~Parties acknowledge that federal law requires that the MPO and other planning efforts require the consideration, if not direct participation, of other entities and businesses involved in the federally mandated "multi-modal" view of modern transportation planning and funding. Examples of other entities whose interests must be considered are railroads, freight carriers, airport, private bus companies, pedestrians and bicyclists.

~~M.~~—~~The parties agree to name the new forum or group that is being created by this Agreement the "Grand Valley Regional Transportation Committee" ("GVRTC").~~

~~N.~~—~~The parties agree to integrate the work, plans and decisions of the GVRTC into the master plans, growth plans, and similar planning efforts of each party. For example, the 20 year planning that is contemplated by various federal laws and regulations will be the planning efforts (typically evidenced by a master or growth plan) of each party. Such efforts are intended to make sure that the planning done by the GVRTC is integrated into and with other planning processes in the Grand Valley for each party.~~

~~L. O.~~—State law (§ 43-1-1101, et seq., C.R.S.) requires that all regions of the state adopt short- and long-term transportation plans. § 43-1-1101, et seq., C.R.S. Mesa County is one of such regions (hereinafter termed the Transportation Planning Region ("TPR")) as further defined in § 43-1-1102(8), C.R.S. and 2 CCR 601-22:1.41). The local government planning for Mesa County's TPR ~~has been~~is being performed by the MPO and the local staff of ~~Mesa County's Transportation Planning Office~~the RTPO.

~~P.~~—~~This Agreement is authorized by §29-1-203, C.R.S.~~

AGREEMENT

NOW, THEREFORE, in consideration of their mutual promises contained herein, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, THE PARTIES AGREE as follows:

ARTICLE 1

ORGANIZATION, DEFINITIONS, PURPOSE, AND OBJECTIVES

1.1. INITIAL MATTERS

A. The Recitals set forth above are incorporated into the Agreement by reference.

B. The previously established "Grand Valley Regional Transportation Committee" ("GVRTC") is authorized by §29-1-203, C.R.S. This Agreement is intended to be a contract between governments as described therein.

1.2. THE PURPOSE OF THE GVRTC IS:

~~A. —~~ To ~~insure~~ensure that the TPR represents the ~~parties'~~Parties' priorities, issues and concerns ~~with one voice to other, regarding regional transportation, planning and transit issues, and that such matters are communicated in a unified manner to third parties including—, without limitation, the Colorado Department of Transportation ("CDOT"). [§§ 43-1-1102, CRS and 2 CCR 604-2].~~

~~A. B. To assist the CDOT, the~~ the Federal Highway Administration (~~"FHWA" and~~) the Federal Transit Administration (~~"FTA")("FTA")~~, other federal agencies, Mesa County's federal and state legislative delegations and other entities.

B. To assist the CDOT, the "FHWA" and the "FTA" in prioritizing the many requests for funding in Mesa County, the Grand Valley, and the local CDOT Region.

~~C. C.~~ To promote active involvement by each ~~party~~Party in the planning, development and implementation of the long-range plan for the TPR.

~~D. D.~~ To promote on-going consultation among the ~~parties~~Parties in regional transportation and transit planning from a regional perspective.

~~E. E.~~ To establish a mechanism for the administration of GVT.

~~F. F.~~ To establish a decision-making mechanism for the MPO, in light of the purposes of this Agreement, consistent with federal transportation planning requirements. [23 USC §§134 and 135].
~~135].~~

~~G. —~~

G. To present a clear regional voice to the public on transportation planning and transit issues. [23 USC §§ 134 and 135; 23 CFR 450.~~300~~200 and 23 CFR 450.~~200~~300].

~~H. H.~~ To define the relationship between the GVRTC and the staff of the County that has been doing the work of: the MPO; including the state required planning for this transportation planning region pursuant to § 43-1-1102, C.R.S. (termed the TPR plan); public transit support and planning [49 USC 5301 *et seq.*] and transportation planning for the Grand Valley ~~ever since the MPO was first formed in the 1980s.~~ Such staff is termed the ~~"Regional Transportation Planning Office"~~RTPO staff.

~~2.~~ **1.3. THE OBJECTIVES OF THE GVRTC ARE TO:**

~~A. A.~~ ~~Consistent with the different needs, resources and populations of each, consider the~~ Consider those differences ~~of each party~~ while continuing the cooperative and comprehensive coordination of ~~their respective~~ transportation planning activities and transportation projects consistent with the different needs, resources and populations of each Party.

~~B. B.~~ Use the forum established by the creation of the GVRTC to achieve maximum benefits from available resources, to reduce duplication of effort and to obtain better overall coordination of transportation planning and management.

~~C.~~ Create one decision-making clearinghouse for TPR regional transportation

~~C. "plans" or "planning",~~ the MPO plans and GVT issues and policies.

~~D. D.~~ Grant sufficient authority to the GVRTC so that the other objectives can be met, without unlawfully usurping the decisions and functions of each individual Party.
~~party.~~

~~E.~~ ~~Speak "with one voice" regarding regional transportation, planning and transit issues to CDOT, federal agencies (including the FTA and the FHWA), Mesa County's federal and state legislative delegations and other interested parties.~~

~~F.~~

~~E.~~ Facilitate active communication between and among the ~~parties~~ Parties and their citizens, and other ~~"stakeholders,"~~ regarding transportation, planning and transit issues and policies.

~~F. G.~~ Provide needed policies for the administration of ~~the~~ GVT, in accordance with the ~~transit element of the~~ Regional Transportation Plan.

~~G. H.~~ ~~Coordinate~~ Collaborate with Parties to secure local funding ~~efforts~~ for regional transportation projects.

~~H. I.~~ ~~Coordinate the~~ Collaborate with Parties to study and ~~initiation of~~ initiate regional transportation funding mechanisms.

- ~~J.~~
- I. Through open information sharing, provide regional coordination and funding of transportation projects.

~~3.~~ **ARTICLE 2**
PROCEDURES AND AUTHORITY

2.1. THE PROCEDURES ~~AND BYLAWS~~ FOR THE GVRTC ARE AS FOLLOWS:

~~A. A.~~ The GVRTC is to act as a regional transportation planning committee that sets and recommends transportation policy for regional initiatives, -regional -priorities and regional -projects,- as contemplated by 23 USC§§ 134 and 135.

~~B. B.~~ The GVRTC will seek the advice and technical support of the respective staffs of the ~~parties~~Parties, which staffs together are called the Technical Advisory Committee (~~("TAC");~~"TAC"), for technical analysis in ~~all~~ decisions. ~~Until separate rules or bylaws are adopted for the TAC, the TAC shall continue to operate on the informal basis that has been the case for many years.~~ as stated in Article 6.

~~C. C.~~ The GVRTC shall adopt:

1. 1. Annual Unified Planning Work Program (~~("UPWP")~~) and any amendments.
[23 CFR 450.~~310~~308(b)]

2. Annual Transportation Improvement Program (~~("TIP")~~), [23 CFR
450.~~324~~326]

3. 3. The twenty (20) year long--range transportation plans, as required by federal and state law. [23 USC§§ 134 and 135; 43-1-1101 *et seq.* C.R.S.].

~~D. 4.~~ The Parties agree to recommend the integration of the work, plans and decisions that are approved by the GVRTC in accordance with this Agreement into the master plans, growth plans, and similar planning efforts of each Party. For example, and without limitation, the 20-year planning that is contemplated by various federal laws and regulations will be the planning efforts (typically

evidenced by a master or growth plan) of each Party. Such efforts are intended to make sure that the planning done by the GVRTC is integrated into and with other planning processes in the Grand Valley for each Party.

2.2. THE GVRTC HAS THE AUTHORITY TO:

A. A.—Recommend to RTPO staff such day-to-day and other administrative decisions and plans ~~of the RTPO staff~~ that would not usurp the policy and fiscal decisions reserved to the ~~parties~~Parties.

B. B.—Develop and communicate with federal, state and other interested parties regarding the adopted plans and policies of the ~~parties~~Parties, such as are listed in 2.1 (C) and (D), above.

C. C.—Act as the administrative ~~head~~agency and recommending authority for:

1.—Non-policy decisions and work relating to the MPO, TPR,
and

1. GVT.

2.—~~The annual contracts~~

2. Contracts with CDOT to execute the Consolidated Planning
~~Grant (CPG).~~

3.—Grant which grant funds the planning functions of the MPO.

3. The Regional Planning ~~contracts (RPC)~~Contracts that fund the execution of the UPWP. [23 CFR 450.200, *et seq.* and 23 CFR Section 450.300 *et seq.*]

D. D.—Act as the policy-making authority for the GVT including having recommendation authority over budget, operations and administration of the GVT to the Mesa County Board of Commissioners.

E. E.—Recommend levels of local match for administration, capital projects and operations of the GVT to the ~~Members. "Members" shall hereinafter mean "the parties hereto."~~Parties.

F.—

Recommend to the ~~Members~~Parties levels of match for CDOT Consolidated Planning

F. ~~Grant contracts to the Members~~and transit grants.

G. ~~5. Adopt policies and procedures for the operation and administration of the GVRTC.~~

ARTICLE 3 **MEMBERS**

3.1. MEMBERSHIP AND RELATED RULES:

Each ~~party~~Party to this Agreement is a ~~Member~~Party of the GVRTC. The ~~Members~~Parties may allow other entities, persons and stakeholders to ~~fully~~ participate in all or a portion of the activities and functions of the GVRTC, but to add a voting ~~Member~~Party, this Agreement must be amended. ~~The GVRTC shall act in writing by a majority vote of its Members.~~the parties.

6. 3.2. MEMBERSHIP RULES:

A. ~~A. The GVRTC may impose such conditions upon each new Member~~Party as it deems necessary to preserve the structure and integrity of the GVRTC, including, but not limited to, requiring financial support for its continued operation.

B. ~~B. A Member~~Party may withdraw from the GVRTC (and thereby terminate this Agreement with regard to such MemberParty) upon the giving of not less than sixty (60) days written notice to the Chair of the GVRTC. No such withdrawal shall serve to excuse the payment of any sums or performance of any obligations agreed to be paid prior to the withdrawal.

C. ~~Each Member~~Party shall act through its designated designate a representative, a designated alternate who ("Representative") and collectively, the Representatives shall form the Board of Representatives (the "Board"). Each Party may also designate an Alternate Representative to act in the absence of the representative or in the absenceplace of both the representative and Representative when the alternate, another designee. Each MemberRepresentative is not available

and such person shall be referred to as the Representative, as applicable, for purposes of this Agreement. Each Party shall determine, pursuant to each Member's Party's own rules and requirements, the qualifications and designations of such Member's representative, alternate and designee.

~~D. Representation by Others:~~

~~1. The GVRTC may approve state, federal Party's Representative and other public or private members upon a unanimous vote of the GVRTC. Such memberships may be granted for one or more issues, subjects or other particular purposes. The GVRTC may terminate any such membership at any time without cause being stated.~~

~~2. Other public or private entities involved in transportation or transit may participate in meetings as determined by the majority vote of the members of the GVRTC. A majority of the Members of the GVRTC may terminate such participation at any time without cause being stated.~~

~~C. 3. The Chair of the GVRTC or the TAC or other officer may require that any person who desires to participate as a Member or other member must~~ shall provide written evidence of authority from the Member notice to the other Parties of who will serve in that role, as well as the role of any Alternative Representative.

~~E. Officers, Meetings:~~

~~1. **ARTICLE 4**~~
OFFICERS

4.1. APPOINTMENT, TERM AND REMOVAL

~~A. The officers of the GVRTC shall be selected by the Representatives and must be Representatives themselves. The officers shall consist of a Chair and a Vice Chair who shall not be representatives and must be natural persons eighteen (18) years of age or older. The Chair and Vice Chair shall not be Representatives of the same Member Party.~~

~~B. 2. Each officer will serve a term of one (1) year, with the term to run from June 1 through May 31; provided, however, each officer shall continue to serve until elections for new officers are held.~~ Nominations and election of officers will be held during the first meeting held in June. The majority vote of the

~~Members~~Representatives present at the time of the vote will determine the officers.

C. ~~3.~~—Vacancies in any office may be filled by a majority vote of the ~~Members~~Representatives at any regular or special meeting of the GVRTC.

4.—2. DUTIES AND AUTHORITY OF OFFICERS

A. Chair. ~~The duties—~~Chair shall have general charge and control of all of the officers—
~~shall be as follows:—~~business and affairs of the GVRTC and shall perform all duties
incident to the office of Chair. He or she shall preside at all meetings of the
Representatives and any other meetings held by the GVRTC. Except as
otherwise directed by a majority of the Representatives, the Chair will execute all
legal instruments of the GVRTC and will represent the GVRTC at any meeting,
event, or other activity at which a GVRTC representative is permitted, requested,
or required to be in attendance. The Chair will perform such additional duties
and have such additional authority as directed by a majority of the
Representatives from time to time.

a. ~~—~~The Chair shall preside at all meetings of the GVRTC.

b. ~~—~~The Vice Chair shall serve in the absence of the Chair, and, in
addition, shall assist the Chair and perform such other duties as
may be assigned by the GVRTC, or Chair.

B. ~~c.~~—~~The Chair~~Vice-Chair. Except as otherwise directed by a majority of the
Representatives, the Vice-Chair will perform the duties and have the authority of
the Chair in the Chair's absence or inability or refusal to perform his/her duties.
The Vice-Chair will perform such additional duties and have such additional
authority as directed by the Chair or a majority of the Representatives from time
to time so long as such duties are not inconsistent with the duties and authority
of the Chair. The Vice-Chair will serve as the Chairperson at any Board meeting
where the Chair is absent, or is unable or refuses to serve as the Chairperson.

C. Additional Terms.

1. The Chair, Vice-Chair, the Director of the RTPO and/or Alternative
Representative will represent the GVRTC on the StateStatewide
Transportation
Advisory Committee to review, which advises CDOT and the Transportation
Commission on the needs of the transportation system in Colorado and

reviews and comments on all Regional and State transportation plans, amendments, and updates to the State Transportation Plans and the Statewide Transportation Plan. -[2 CCR 604-601-22]

2]

2. d.—The Chair, the Director of the RTPO and/or their designee will advise CDOT on the needs of the transportation system in Colorado.

3. e.—The Chair, or in the Chair's absence, the Vice Chair, may designate another to act in his/her stead if the Vice Chair is also not available.

4. 5.—The Director of the RTPO, and his/her staff, shall act as the secretary and treasurer be responsible for the GVRTC. The secretary and treasurer drafting minutes of each Board meeting and maintaining such minutes, as well as for providing notice of meetings as further described herein, but shall not be considered "officers" for the purposes of this Agreement.

F. —ARTICLE 5 MEETINGS AND VOTING

5.1. Meetings and Voting.

1. 1.—The Representatives from each Party of the GVRTC shall meet at least bi-monthly, at a time and place established at the previous meeting of the GVRTC, or at a time and place determined by an officer the Chair, with reasonable notice to all Members Representatives and to the public. Public notices for the GVRTC shall be given by the Director at of the RTPO offices on the RTPO website. Representatives may participate in any regular meeting in-person, telephonically or by any other media by which each Representative can hear and be heard by the other Representatives and the audience.

2.—An officer may call meetings at other times and locations as may be needed.

2. 3.—Special meetings of the Board may be called by the Chair. Thereupon it will be the duty of the Director to cause notice of such meeting to be given to each Representative not less than 72 hours before the date and time fixed for such meeting. Notice may be delivered in person, by facsimile or by electronic mail at the direction of Director of the RTPO or the Chair. Work/study sessions will constitute a special meeting. Special meetings of

the Board will be held at the time and place fixed by the Chair. Representatives may participate in any special meeting in-person, telephonically or by any other media by which each Representative can hear and be heard by the other Representatives and the audience.

3. Whenever any notice is required to be given to any Representative under the provisions of law or this Agreement, a waiver thereof in writing by such Representative, whether before or after the time stated therein, will be equivalent to the giving of such notice. Attendance of a Representative at any meeting of the Board will constitute a waiver by such Representative of notice of such meeting, except when such Representative attends such meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully convened.

4. All meetings will be open to the public and each Member shall be posted by the GVRTC in conformity with the Colorado Open Meetings Law, § 24-6-401 and § 24-72-101, et seq., C.R.S.

4.—The GVRTC may vote to go into executive session for any purpose authorized and consistent with the Colorado Open Meetings Law. §24-6-401, et seq., C.R.S.

6-401, et seq., C.R.S.

5.—All votes must be performed in person by the Representative, Alternate or designee of a Member.

6.—Three or more Members shall constitute a quorum. G.—

6. At any meeting of the Parties, Representatives from more than one-half the number of Parties shall constitute a quorum, whether participating in-person, telephonically or by any other media by which each Representative can hear and be heard by the other Representatives and the audience. A Representative who abstains from a vote will still be counted for purposes of determining if a quorum is present.

5.2 VOTING

A. Final actions or decisions of the Representatives may be taken or made only at regular or special meetings of the Representatives, called upon notice as required herein, at which a quorum is present. Except as otherwise provided in this

Agreement, final actions or decisions of the Parties shall be made by the affirmative vote of a majority of the Representatives at a properly-noticed regular or special meeting at which a quorum is present.

B. Appeals.

~~1. Any Member~~

1. Notwithstanding the foregoing, any Party can veto any GVRTC decision or action by a majority vote of the ~~Member's~~Party's governing board if such vote is within thirty (30) business days of the GVRTC decision or action.

~~2. If a veto occurs, the Member~~Representative shall ~~notify the Chair and RTPO Director of the RTPO within two (2) business days (in case the veto occurs on a Friday) twenty four (24) hours~~one (1) business day of the veto, and shall thereafter forthwith consult in good faith with the other ~~Members~~Representatives and Parties, to obtain a reasonable remedy or

2. resolution.

~~3. The issue will not be resolved, and the decision or action shall be held in abeyance, until all Members have reached agreement, at which point the Members shall vote again to decide the issue or to take action.~~

~~4.~~

3. Any matter subject to a veto shall not have any force or effect, and the Parties shall vote on any remedy or resolution reached with respect to the veto pursuant to Section B.2 herein. Such vote shall be subject to the veto provisions set forth in Section A herein.

4. Any other objections to items of consideration by the GVRTC will be handled through the procedures established by the ~~Members~~Representatives from time- to-time.

H. ARTICLE 6
COMMITTEES AND STAFFING

6.1. TECHNICAL ADVISORY COMMITTEE.

~~1. A Technical Advisory Committee (~~A TAC~~)~~ comprised of the staff of the

~~Members~~ Parties, and other experts and persons with expertise, is established.

 The TAC shall provide technical recommendations and policy advice to the GVRTC.
[2 CCR ~~604-2601-22~~].

~~2-B.~~ The ~~Members~~Parties shall determine from time-to-time, by either formal or informal means, who shall serve and participate as a member of the TAC. Normally, the members of the TAC would include staff from counties, municipalities, state and federal agencies and/or from any public and private entities involved in transportation or transit.

~~3-C.~~ The TAC shall be responsible for reviewing and recommending for approval by the GVRTC the following:

~~a.~~—Unified Planning Work Program and amendments. [23 CFR

~~1.~~ 450.314].

~~b.~~—

~~2.~~ Transportation Improvement Programs and amendments consisting of projects utilizing federal and state funds and reflective of the jurisdiction they represent.

~~c.~~—

~~3.~~ Long range regional transportation and transit plans.

~~d.~~—

~~4.~~ Policies and programs as may be directed by the GVRTC. ~~e.~~—

Any CDOT requests for ranking of regional transportation

~~5.~~ projects.

~~4-D.~~ The TAC shall conduct its business within the guidelines established by GVRTC from time-to-time. The TAC shall make its recommendations to the GVRTC, based on a majority of the TAC members attending the TAC meeting.

~~5-E.~~ Meeting locations of the TAC will be determined by the TAC members.

 Notice thereof shall be given by the Director of the
RTPO and shall be posted at the
 RTPO offices.

~~6.~~ The TAC shall conduct meetings at least quarterly.

~~7.~~ The Director of the RTPO, or his or her designee, shall serve as Chair of the TAC.

~~I.~~ **6.2. SUB-COMMITTEES.**

~~1A.~~ The GVRTC may establish working sub-committees as is necessary and shall provide for the appointment of the membership of said committees. These appointments shall be in accordance with state and/or federal requirements.

~~J.~~ **6.3. STAFFING AND SUPPORT.**

~~A. 1.~~ The administration and coordination of the needs of the GVRTC shall be provided by the RTPO staff.

~~B. 2.~~ To provide for the operation of the GVRTC activities, the ~~RTPO~~ Director of the RTPO shall act as staff support of the GVRTC. The Director of the RTPO shall appoint and assign titles and duties to the RTPO staff for the completion of GVRTC activities.

~~3.~~ The ~~RTPO~~ Director of the RTPO will be appointed and supervised by the Mesa

~~C.~~ County Administrator, or his or her designee.

~~D. 4.~~ Mesa County will enter into contracts with CDOT for planning and transit funding and with a transit operator for operations of GVT.

~~5.~~ Mesa County shall act as the budget authority for the GVRTC and the

~~E.~~ RTPO.

~~F. 6.~~ The Director of the RTPO shall be the custodian of records for the GVRTC.

~~K.~~ ~~Budget, Finance and Administrative Services.~~

~~1.~~ Each year the GVRTC shall recommend to the Mesa County Board of Commissioners ("BOCC"), a budget for the operation of the GVRTC.

~~2. Administrative costs related to the GVRTC and RTPPO operations and costs for activities shown below shall be clearly separate from costs for technical studies or activities which benefit particular Members.~~

~~3. The GVRTC shall recommend to its Members joint funding for the administrative costs of the GVRTC, after appropriate federal and state grants are spent.~~

G. 4. Examples of administrative activities of the RTPPO are:

1. a. Maintain and distribute the GVRTC meeting minutes. ~~b.~~

2. Make necessary meeting arrangements.

3. c. Compile information for GVRTC consideration.

4. d. Prepare applications and contracts for "pass-through" federal and/or state grants.

5. e. Prepare billings under federal and state grants.

6. f. Conduct audits as indicated by federal and state laws and regulations.

7. g. Maintain financial records adequate to sustain such audits.

~~h.~~ Provide administrative support for the GVRTC in its role as an

8. MPO, TPR and as the contract transit service administrator.

9. i. Participation in the State Transportation Advisory Committee, as directed by GVRTC.

~~J.~~ Coordinate information exchange between the ~~Members~~Parties and their

10. staff, CDOT, FHWA, FTA, State and federal legislators. ~~k.~~

11. Other administrative duties as ~~needed~~directed by the GVRTC.

12. l. Prepare a recommended budget through the Unified Planning Work Program, for review by the GVRTC. The budget year shall follow timelines required by federal and state contracts.

13.5. ~~Oversee updates of the Regional Transportation Plan and Transportation~~

Demand Model and other transportation studies.

ARTICLE 7 **BUDGET AND FINANCE**

7.1. GVRTC AND RTPO BUDGET

A. Each year the RTPO shall recommend to the Mesa County Board of Commissioners ("BOCC"), a budget for the operation of the RTPO. The GVRTC shall determine a local match for transit grant funds through an intergovernmental agreement which will be approved through the annual budget process of each Party.

7.2. ADMINSTRATIVE COSTS

B. The GVRTC shall recommend to its Parties joint funding for the administrative and operation costs of the RTPO, after appropriate federal and state grants are spent.

7.3. NO INDEPENDENT POWERS.

aA. The GVRTC is not empowered to contract for, or accept grants, funds, gifts or services from any federal, state, local public or private source or in connection with any program or purpose of which the GVRTC exists.
~~purpose of which the GVRTC exists.~~

b

B. For contracts and purchases ~~other than described above,~~made by the RTPO -, the ~~GVRTC~~RTPO shall work through the Mesa County Purchasing Department, as approved by the BOCC.

c

C. GVRTC shall have no power to ~~neither~~either borrow any money ~~nor~~
or pledge any assets.

d

e.

D. Mesa County shall provide the GVRTC with the financial, auditing and other services ~~required by law~~ including an annual audit of GVRTC's financial-

transactions and expenditures, or as otherwise required by law.

~~7.E.~~ Project costs not deemed by the GVRTC to be administrative in nature shall be paid by the ~~Member~~Party benefiting from the project.

~~8.F.~~ The benefiting ~~Members~~Parties shall pay any local match required by a state or federal grant. The GVRTC shall decide which ~~Members~~Parties benefit by agreement between the GVRTC and the benefiting ~~Members~~Parties.

~~9.G.~~ Mesa County shall be the financial, human resources, purchasing, and budgetary authority for the GVRTC.

~~L.~~ **ARTICLE 8** **MISCELLANEOUS**

8.1. REPEAL OF PRIOR AGREEMENTS AND RESOLUTIONS.

~~1. — All other~~ This Agreement supersedes, revokes and replaces all resolutions and agreements ~~adopted by Grand Junction and Mesa County and between any of the Parties that relate to the GVRTC, except that any annual Intergovernmental Agreements concerning GVRTC funding, which are IGAs shall remain in conflict herewith full force and effect.~~

8.2. NOTICES. Except for notice of a special meeting delivered in person, by facsimile or by electronic mail in accordance with this Agreement, any notice, demand or request required by or relating to this Agreement shall be in writing and shall be given by personal delivery, by facsimile, or sent by registered or certified mail, postage prepaid, to each Party at the address set forth on the signature page(s) attached hereto, unless a Party has provided another address to the GVRTC.

8.3. THIRD PARTY BENEFICIARIES. Nothing in this Agreement shall be deemed to create any third-party benefits or beneficiaries, or create a right or cause of action for the enforcement of its terms, in any entity or person not a Party to this Agreement.

8.4. AMENDMENTS. This Agreement may be amended either by a written document approved by formal consent of the governing bodies of all of the Parties at the time of the amendment or in accordance with Section 5.2 above. Course of conduct, no matter how long, shall not constitute an amendment to this Agreement.

8.5. NO ASSIGNMENT. This Agreement may not be assigned by any Party.

8.6. SEVERABILITY. In the event that any of the terms, covenants or conditions of this Agreement, or their application, shall be held invalid by any court having competent jurisdiction, the remainder of this Agreement shall not be affected thereby and shall remain in full force and effect.

8.7. GOVERNMENTAL IMMUNITY. This Agreement is not intended, and shall not be construed, as a waiver of the limitations on damages or any of the privileges, immunities, or defenses provided to, or enjoyed by, the Parties, and their past and present directors, officers, council members, employees and volunteers, under federal or state constitutional, statutory or common law, including but not limited to the ~~Memorandum of Agreement between the City of Grand Junction and Mesa County signed on July 2, 1984, are hereby repealed~~ Colorado Governmental Immunity Act, § 24-10-101, C.R.S., *et seq.*

8.8. GOVERNING LAW, JURISDICTION AND VENUE. Colorado law governs this Agreement. Jurisdiction and venue shall lie in the District Court for the county in which all of the disputing Parties are located. If one or more of the disputing Parties are located in different counties, the Parties agree that jurisdiction and venue shall lie in the District Court for Mesa County. Under no circumstances may a civil action be removed to a federal court.

8.9. WAIVER OF BREACH. A Party's waiver of another Party's breach of any term or provision of this Agreement will not operate or be construed as a waiver of any subsequent breach by any Party.

8.10. DISPUTE RESOLUTION. Any dispute or claim arising under or relating to this Agreement shall be submitted first to the Representatives for possible resolution. If the Representatives are unable to resolve the dispute or claim, or if one or more of the Parties to the dispute or claim is not satisfied with the proposed resolution, the dispute or claim shall be submitted to mediation. The Parties to the dispute or claim shall share equally the cost of the mediation, provided that each Party shall pay its own attorneys' fees, costs and expenses incurred in preparing for and participating in the mediation. If the Parties are unable to resolve their dispute or claim through mediation, any Party to the dispute or claim may bring a civil action. Each Party waives its right to a jury trial.

8.11. EXECUTION. This Agreement may be executed in several counterparts, and by facsimile or electronic pdf, each of which will be an original, and all of which together will constitute one in the same instrument.

8.12. STATUTORY AMENDMENTS. All statutory references in this Agreement shall include any subsequent statutory amendments or reenactments.

8.13 TABOR. The parties understand and acknowledge that the Parties are subject to Article X, Section 20 of the Colorado Constitution ("TABOR"). The Parties do not intend to violate the terms and requirements of TABOR by the execution of this Agreement. It is understood and agreed that this Agreement does not create a multi-fiscal year direct or indirect debt or obligation within the meaning of TABOR and, therefore, notwithstanding anything in this Agreement to the contrary, all payment obligations of the Parties are expressly dependent and conditioned upon the continuing availability of funds beyond the term of the Parties' current fiscal period ending upon the next succeeding December 31. Financial obligations of Parties payable after the current fiscal year are contingent upon funds for that purpose being appropriated, budgeted, and otherwise made available in accordance with the rules, regulations, and resolutions of the Parties, and other applicable law. Upon the failure to appropriate such funds, this Agreement shall be terminated.

IN WITNESS WHEREOF, this Agreement has been executed the day and year first above written.

-

Grand Junction City Council

The County of Mesa, Colorado

By:

Attest:

Rose Pugliese, Chair, Mesa County Board of
County Commissioners

Attest:

The City of Grand Junction, Colorado

By:

J. Merrick Taggart, Mayor

The City of Fruita, Colorado

By:

Joel Kincaid, Mayor

Fruita City Council

Attest:

The Town of Palisade, Colorado

By:

Roger Granat, Mayor

Palisade Board of Trustees

Attest:

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

A RESOLUTION APPROVING THE FIRST AMENDMENT OF THE
INTERGOVERNMENTAL AGREEMENT AND BYLAWS FOR THE GRAND VALLEY
REGIONAL TRANSPORTATION COMMITTEE

RECITALS.

Mesa County, the cities of Grand Junction and Fruita, and the Town of Palisade, are and have been members of the Grand Junction/Mesa County MPO, also known as the Grand Valley Metropolitan Planning Organization since 2002. The MPO develops and implements transportation plans within their respective jurisdictions. The MPO and the Grand Valley Regional Transportation Committee (GVRTC or Committee) have functioned pursuant to a 2002 Intergovernmental Agreement (2002 IGA) as one inter-related and integrated whole for transit and transportation planning purposes.

For a number of reasons, the 2002 IGA and bylaws for the GVRTC need to be updated. Reasons for the update include changes to law as well as changes to the operational practices of the Committee. The County, Grand Junction, Fruita and Palisade agree that it is in their best interests to continue to work together in transportation planning and management processes and accordingly seek to amend the 2002 IGA and bylaws to continue that work.

With the consultation and review of staff and legal counsel for the GVRTC, Grand Junction, Fruita and the County the 2002 IGA and bylaws are proposed to be amended as shown in the attachment to this resolution (2019 IGA – *First Amended Intergovernmental Agreement*)

The *First Amended Intergovernmental Agreement* includes:

Clarifications to definitions, budget process, duties and responsibilities of officers;

The movement of text and improved organization, form and flow of the document;

Articulation of the authority to GVRTC to adopt policies and procedures for the administration of the GVRTC and related matters;

Procedures to allow representatives to participate remotely in GVRTC meetings and clarification of how special meetings are called; and

Amendments to provisions regarding notices, third-party beneficiaries, amendments, assignment, severability, government immunity, governing law, waiver of breach, dispute resolution, execution, and legal amendments.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Grand Junction does hereby authorize the Mayor to sign and approve the *First Amended Intergovernmental Agreement Concerning the Grand Valley Regional Transportation Committee and Adopting Rules and Bylaws* as more particularly provided in the document attached hereto and incorporated by reference as if fully set forth.

Dated this 4th day of December 2019.

Rick Taggart
President of the Council

ATTEST:

Wanda Winkelmann
City Clerk



Grand Junction City Council

Regular Session

Item #4.a.

Meeting Date: December 4, 2019

Presented By: Wanda Winkelmann, City Clerk

Department: City Clerk

Submitted By: Wanda Winkelmann

Information

SUBJECT:

Cancellation of the January 1, 2020 City Council Meeting

RECOMMENDATION:

Staff recommends adoption of the motion to cancel the January 1, 2020 meeting.

EXECUTIVE SUMMARY:

The purpose of this item is to cancel the January 1, 2020 City Council meeting.

BACKGROUND OR DETAILED INFORMATION:

Each year, at its first meeting in January, City Council adopts a schedule of the upcoming year's regular meetings. This is required by State statute.

Because it falls on a holiday, the January 1, 2020 City Council meeting is being cancelled and a formal action is required. The resolution setting the 2020 schedule will be brought forward on January 15, 2020.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I move to cancel the January 1, 2020 Regular City Council meeting.

Attachments

None



Grand Junction City Council

Regular Session

Item #5.a.i.

Meeting Date: December 4, 2019

Presented By: Senta Costello, Planner

Department: Community Development

Submitted By: Senta Costello, Associate Planner

Information

SUBJECT:

An Ordinance to 1) Amend the Comprehensive Plan Future Land Use Map from Residential Medium (4-8 du/ac) to Residential High Mixed Use and 2) Rezone from a R-5 (Residential-5 du/ac) to R-24 (Residential-24 du/ac) on a 3.58-Acre Property Located at 621 26 ½ Road

RECOMMENDATION:

Planning Commission recommended approval of the request with a 6-1 vote at its November 12, 2019 hearing.

EXECUTIVE SUMMARY:

The Applicant, REE Development LLC, is requesting two actions on a 3.58-acre property located at 621 26 ½ Road. The proposed requests are to 1) amend the Comprehensive Plan Future Land Use Map from Residential Medium 4-8 dwelling units per acre to Residential High Mixed Use and 2) rezone the property from R-5 (Residential-5 du/ac) to R-24 (Residential-24 du/ac). The request is in anticipation of a future multi-family development on the property.

BACKGROUND OR DETAILED INFORMATION:

The property has been historically used as a single family house, associated outbuildings and open pasture since the early 1900's. The house was originally built in 1910 with several remodels since that time, the surrounding area has grown and developed with a variety of uses including a small shopping center, St. Mary's Hospital, medical and dental offices, schools, single family and multi-family housing and assisted living homes.

The Applicant is requesting a Comprehensive Plan Amendment from Residential Medium which is also the designation of the property to the west to Residential High Mixed Use, which is the designation of the property to the north and a rezone to a R-24 (Residential 24 du/ac) which would allow for development similar in density to that of the adjacent property to the north.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting that was held on September 18, 2019 consistent with the requirements of Section 21.02.080 (e). Five citizens attended the meeting. Access and traffic were the primary concerns expressed by those in attendance. as summarized in the neighborhood meeting summary comments.

Public Notice was completed consistent to the provisions in Section 21.02.080 (g) Mailed notice of the Public Hearing, in the form of notification cards, was sent to surrounding property owners within 500 feet and all registered homeowners associations within 1,000 feet. The subject property was posted on September 26, 2019 and notice of the public hearing was published November 5, 2019 in the Grand Junction Daily Sentinel.

IV. ANALYSIS

Comprehensive Plan Amendment

Pursuant to Section 21.02.130(c)(1) the City may amend the Comprehensive Plan, neighborhood plans, corridor plans, and area plans if the proposed change is consistent with the vision (intent), goals and policies of the Comprehensive Plan and meets at least one of the following review criteria.

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

The residential area north of Patterson Road has traditionally been single family in nature, with the exception of Mesa View, The Glen @ Horizon Drive located off of Glen Court and Westwood Condominiums, existing developments constructed in the early to mid '80's with densities of 24.2 du/ac, 9.5 du/ac and 12.4 du/ac respectively. When the Future Land Use map and associated designations were created in 2009, the designations largely mirrored the existing development densities that at that time were between 2 and 4 du/acre. Since then, Cappella Care Center located at 628 26 ½ Road has also developed with a density of 8.2 du/ac and more recently Juniper Ridge Charter School has been built to the west which is an additional higher intensity use in the neighborhood. Neither of these developments was anticipated at the time the Future Land Use Map designations were established.

The permitted development of these projects as well as the general compatibility of this density of project in the area is an indicator that the plan allowing only densities ranging

from 4 to 8, should be revisited as this area has evolved and the foundational premise that this area should be designated only for density with 4 to 8 dwelling units per acre is no longer valid as the area has supported successful development with significantly great densities and intensities. These developments were infill projects which capitalized on use of existing infrastructure and amenities that existed in the area such as St. Mary's Hospital, schools, shopping, medical/dental offices, restaurants etc. that developed along the Patterson Road, N 7th Street and Horizon Drive corridors. Higher density/intensity development on infill properties maximizes the use of existing infrastructure which implements guiding principles, goals and policies of the Comprehensive Plan. Staff therefore finds this criterion to have been met.

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

The area, over time, has grown and developed with a variety of uses including a small shopping center, St. Mary's Hospital, medical and dental offices, schools, single family and multi-family housing and assisted living homes, many having a higher density and/or intensity than the designation and use of the subject property. Based on the increased demand for density and intensity in this established corridor as demonstrated through a number of recent projects, Staff has found that the character and condition of the area has changed and thus finds this criterion has been met.

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

The subject property is surrounded by urban development and is located along a Minor Arterial (26 ½ Road) and is less than a quarter of a mile from a Principal Arterial (Patterson Road). Consequently, public and community facilities exist in the area that are adequate to serve the type and scope of land uses that could be developed on this property if designated for Residential High Mixed Use. The existing utility services include City of Grand Junction Water, Persigo 201 sewer service and Xcel Energy electricity and natural gas, and cable network links. Public safety, fire, EMS and police services can adequately serve this area of the City. Based on the provision and concurrency of public utilities and community facilities to serve the Comprehensive Plan amendment request, staff finds that this criterion has been met.

(iv) 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 Applicant is requesting a Residential High Mixed Use Future Land Use designation in concert with a R-24 zone district in order to develop a multi-family complex. The Residential High Mixed Use Future Land Use designation comprises 0.4% of the overall properties within the City limits, with no vacant land/under-developed land with this designation within a mile of the subject property. This area of the community has the amenities and infrastructure to support higher density/intensity development, but does not have lands designated for higher densities/intensities. Based on this low percentage, staff finds that there is an inadequate supply of lands with this designation and that this criterion has been met.

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

The community has seen a limited amount of housing types beyond single family homes since 2011. The City has only permitted 157 Multi-family housing units in the past 3 years versus 1,395 single-family homes. The City's Comprehensive Plan as well as a 2016 housing study indicated the need for additional multi-family housing units in or near downtown. This amendment and rezone will provide the opportunity to develop a different housing type, giving residents a greater diversity of housing options. Staff, therefore, finds that this criterion has been met.

The proposed change is consistent with the following vision (intent), goals and policies of the Comprehensive Plan:

Guiding Principle 2: Sustainable Growth Patterns – Encourage infill and redevelopment.

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

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

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

Policy A. In making land use and development decisions, the City and County will balance the needs of the community.

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

Rezone

Pursuant to the rezoning criteria provided in GJMC 21.02.140, 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
Should the Comprehensive Plan amendment be approved, the R-5 zone district will no longer be consistent with the future land use designation of Residential High Mixed Use and therefore would invalidate the R-5 zoning. Other zone districts that may be considered would include....

R-16 (Residential 16 du/ac) and

R-O (Residential Office).

B-1 (Neighborhood Business)

Should the Comprehensive Plan amendment not be approved, the R-5 zone district would remain a valid zone district for the property. Other valid zone districts would include:

R-4 (Residential 4 du/ac),
R-8 (Residential 8 du/ac),
R-12 (Residential 12 du/ac),
R-16 (Residential 16 du/ac) and
R-O (Residential Office).

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

The area over time has grown and developed with a variety of uses including a small shopping center, St. Mary's Hospital, medical and dental offices, schools, single family and multi-family housing and assisted living homes, many having a higher density and/or intensity than the designation and use of the subject property. Based on the increased demand for density in this established corridor as demonstrated through a number of recent projects, Staff has found that the character and condition of the area has changed and thus finds this criterion has been met.

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

The subject property is surrounded by urban development and is located along a Minor Arterial (26 ½ Road) and is less than a quarter of a mile from a Principal Arterial (Patterson Road). Consequently, public and community facilities exist in the area that are adequate to serve the type and scope of land uses that could be developed on this property if designated for Residential High Mixed Use. The existing utility services include City of Grand Junction Water, Persigo 201 sewer service and Xcel Energy electricity and natural gas, and cable network links. Public safety, fire, EMS and police services can adequately serve this area of the City. Based on the provision and concurrency of public utilities and community facilities to serve the Comprehensive Plan amendment request, staff finds that this criterion has been met.

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

The Applicant is requesting a Residential High Mixed Use Future Land Use designation in concert with a R-24 zone district in order to develop a multi-family complex. This zone district allows for development of multi-family densities starting at 16 dwelling units per acre without a maximum, creating opportunities for a developer to maximize the residential development potential of a property. Higher density/intensity development on infill properties maximizes the use of existing infrastructure. The R-24 zone district comprises 1% of the overall zoned property within the City limits, with no

vacant land/under-developed land with this designation within a mile of the subject property. This area of the community has the amenities and infrastructure to support higher density/intensity development, but does not have lands designated for higher densities/intensities. The City's Comprehensive Plan as well as a 2016 housing study indicated the need for additional multi-family housing units in or near downtown. Based on this low percentage, staff finds that there is an inadequate supply of lands with this designation and that this criterion has been met.

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

The community has seen a limited amount of housing types beyond single family homes since 2011. The City has only permitted 157 multi-family housing units in the past three years versus 1,395 single-family homes. The City's Comprehensive Plan as well as a 2016 housing study indicated the need for additional multi-family housing units in or near downtown. This amendment and rezone will provide the opportunity to develop a different housing type, giving residents a greater diversity of housing options. Staff, therefore, finds that this criterion has been met.

The proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan, as follows:

Guiding Principle 2: Sustainable Growth Patterns – Encourage infill and redevelopment.

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

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

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

Policy A. In making land use and development decisions, the City and County will balance the needs of the community.

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

FISCAL IMPACT:

There is no direct fiscal impact to this request. Any future development of the property may have a fiscal impact.

SUGGESTED MOTION:

I move to (adopt/deny) Ordinance No. 4891, an ordinance amending the Comprehensive Plan Future Land Use Map Designation to Residential-High Mixed Use and Rezoning to R-24 (Residential 24 units per acre) for 3.58 acres located at 621 26 ½ Road on final passage and order final publication in pamphlet form.

Attachments

1. Exhibit List - Village Coop Rezone & Comp Plan Amend - CC
2. Complete Application
3. Maps and photos
4. Ordinance

[illegible]

Development Application

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

Petition For: Rezone

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

Existing Land Use Designation: Residential Medium

Existing Zoning: R-5

Proposed Land Use Designation: Residential High Mixed Use

Proposed Zoning: R-24

Property Information

Site Location: 621 26 1/2 RD, GRAND JUNCTION, CO 81506

Site Acreage: Approximately 3.58 Acres

Site Tax No(s): 2945-023-00-027

Site Zoning: R-5

Project Description: To rezone the property from R-5 to R-24 in conjunction with a a Comprehensive Plan Amendment via adjacency, The parcel is adjacent to PD zoned land with a future land use designation of Residential High Mixed Use. It is also adjacent to the future land use designation of Business Park Mixed Use.

Property Owner Information

Name: 621 26-5 LLC

Street Address: 650 Lariat Lane

City/State/Zip: Glenwood Springs, CO

Business Phone #: 303-549-7111

E-Mail: terryclaassen@yahoo.com

Fax #: _____

Contact Person: Terry Claassen

Contact Phone #: 303-549-7111

Applicant Information

Name: REE Development, LLC

Street Address: 1400 Corporate

City/State/Zip: Egan, MN 55121

Business Phone #: 303-909-4925

E-Mail: bscott@reeddevelopment.com

Fax #: _____

Contact Person: Brian Scott

Contact Phone #: 303-909-4925

Representative Information

Name: River City Consultants, Inc.

Street Address: 744 Horizon Ct.

City/State/Zip: Grand Junction, CO

Business Phone #: 970-241-4722

E-Mail: tstates@rccwest.com

Fax #: 970-241-8841

Contact Person: Tracy States

Contact Phone #: 970-241-4722

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

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

Signature of Person Completing the Application: _____

Tracy States
Key: 0250290-0d43e0d8-f071e4d4070935

Date: 08/29/2019

Signature of Legal Property Owner: _____

[Handwritten Signature]

Date: 9/4/19

General Project Report Rezone

Village Cooperative at Grand Junction 2945-023-00-027 621 26 ½ Road, Grand Junction, CO September 19, 2019

A. Project Description

1. This is a request for the approval of a rezone in conjunction with a Comprehensive Plan Amendment for the property located at 621 26 ½ Road, Grand Junction, Colorado. The parcel is located within the City limits of Grand Junction.
2. The parcel contains approximately 3.58 acres, more or less.
3. The proposed zone for the parcel is R-24 (Residential-24). The existing zoning is R-5 (Residential-5). The request to R-24 zoning, in conjunction with a Comprehensive Plan Amendment to Residential High Mixed Use, is being made due to the parcel's location adjacent to the south of a PD zoned property that is home to a senior living community known as Solstice at Mesa View and contains 101 units. The future land use of that parcel is Residential High Mixed Use. Once this parcel is rezoned, it is planned to construct a 60 to 70-unit multi-family, senior living residential facility on this site.

It should also be pointed out that the future land use adjacent to the south of the subject parcel is Business Park Mixed Use. Just to the south of the subject parcel is Rose Hill Hospitality House which provides accommodations to families of patients at St. Mary's. This facility accommodates approximately 50 guests with 20 bedrooms, all with private baths. Both the Residential High Mixed Use and Business Park Mixed Use implement the R-24 zone district.

B. Public Benefit

The public will benefit with the addition of housing for the senior community that is in close proximity to medical facilities including St. Mary's Hospital. The site's location is also close to retail shopping via Patterson Road, downtown which has an array of restaurants and shopping, golf courses, parks, and other forms of entertainment. The project will create jobs with the construction of the facility and make optimal use of the existing infrastructure.

C. Neighborhood Meeting

A neighborhood meeting was held as required and meeting minutes are included with this submittal.

D. Project Compliance, Compatibility, and Impact

1. **Adopted plans and/ or policies are being met-** The proposed zoning, in conjunction with a Comprehensive Plan Amendment, will be in compliance with the adopted codes, plans and requirements for the property.
2. **Land use in the surrounding area-** The land uses in the surrounding area include a senior living facility, multi-family residential, an assisted living and memory care facility, St. Mary's Regional Hospital and Medical Center and other medical facilities, Rose Hill Hospitality House, commercial uses along Patterson Road, single-family residential, churches, etc. The rezoning of the parcel to R-24 is compatible with the current uses in the immediate and surrounding areas.
3. **Site access and traffic patterns-** Access is proposed from 26 ½ Road. The exact location will be investigated through site planning, once the rezone request is approved. The approval of the rezone will have no effect on existing traffic patterns.
4. **Availability of utilities, including proximity of fire hydrants-**
The subject parcel is and/or will be served by the following:
 - City of Grand Junction Water
 - City of Grand Junction Sanitation District
 - Xcel Energy
 - Charter/Spectrum
 - Century Link
 - City of Grand Junction Fire
 - Grand Valley Irrigation CompanyAll utilities are existing in 26 ½ Road and can be extended into to the site.
5. **Special or unusual demands on utilities-** The rezone request will have no impact on utilities. The infrastructure is in place to meet the demand for future development.
6. **Effects on public facilities-** There will be no effect on public facilities (i.e. police and fire services) as a result of the approval of the rezone.

7. **Hours of operation-** N/A for the rezone request.
8. **Number of employees-** N/A.
9. **Signage plans-** N/A for the rezone request.
10. **Site Soils Geology-** Soils are expected to be generally consistent with what is found in the area.
11. **Impact of project on site geology and geological hazards-** N/A for the rezone request.

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

21.02.140 Code amendment and rezoning.

(a) **Approval Criteria.** In order to maintain internal consistency between this code and the zoning maps, map amendments must only occur if:

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

The proposed rezone request to R-24 and Comprehensive Plan Amendment is consistent with surrounding densities. The senior living community adjacent to the north of the subject parcel, Solstice at Mesa View was built in 1986 and contains 110 units. The Comprehensive Plan future land use of Residential High Mixed Use was implemented for this parcel as a result of the use. Rose Hill Hospitality House is located just south of the subject parcel. This facility accommodates up to 50 guests and contains 20 bedrooms, each with a private bath. The future land use of the properties to the south is Business Park Mixed Use. It is a logical extension of high-density residential zoning.

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

The amendment is consistent with surrounding zone districts and uses. With this parcel sitting between higher intense future land uses per the existing Comprehensive Plan it appropriate to amend the zoning and Comprehensive Plan to match existing and future land uses that are adjacent to the parcel.

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

Public and community facilities are existing and adequate and will support the proposed use but are not affected as a result of the rezone request.

(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

This parcel of land is adequately serviced by utilities and roadways and will be best utilized with future development. There is an inadequate supply of suitably zoned land in this area to accommodate higher density residential development.

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

Pedestrian opportunities could be expanded in this area with the development of this parcel.

F. Development Schedule and Phasing
Not applicable to the rezone.



EXHIBIT A
VILLAGE COOPERATIVE REZONE/COMPREHENSIVE PLAN AMENDMENT
621 26 ½ ROAD, GRAND JUNCTION, CO

SUMMARY OF NEIGHBORHOOD MEETING
WEDNESDAY, SEPTEMBER 18, 2019
AMERICAN LUTHERAN CHURCH
LOCATED AT 631 26 ½ ROAD @ 5:30 PM

A neighborhood meeting for the above-referenced Rezone/Comprehensive Plan Amendment application was held Wednesday, September 18, 2019 at American Lutheran Church, located at 631 26 ½ Road at 5:30 PM. A letter notifying the neighboring property owners within the surrounding 500 feet of 621 26 ½ Road was sent on September 6, 2019, per the mailing list received from the City of Grand Junction.

The meeting included a presentation and a question and answer session. Tracy States, Project Coordinator with River City Consultants, presented information about the proposed Rezone and Comprehensive Plan Amendment. Ms. States then made introductions of Brian Scott with Real Estate Equities (REE), representing the developer, and Kyle Oberkoetter with Rocky Mountain Senior Housing, representing the property owner. In attendance for the City was Senta Costello, Associate Planner. There were five neighboring property owners that attended the meeting. An attendance list and PDFs of the exhibits used at the meeting are provided as part of this Exhibit.

Mr. Scott gave a power point presentation that explained who REE was as a developer and what the concept of the cooperative was. He explained that REE's focus is on the development and management of senior housing cooperatives in eight states. The power point showed examples of floor plans, finishes, activities, underground parking and workshop area. He answered questions about ownership in the cooperative and confirmed that the cooperative will be an independent living situation. Mr. Oberkoetter explained that Rocky Mountain Senior Housing had developed the Lodge at Grand Junction located off of Patterson and 8th Court which is an assisted living/memory care facility. He said that as the owner of this site, they had a development plan for the property but then decided to reach out to REE about the cooperative concept and partnership.

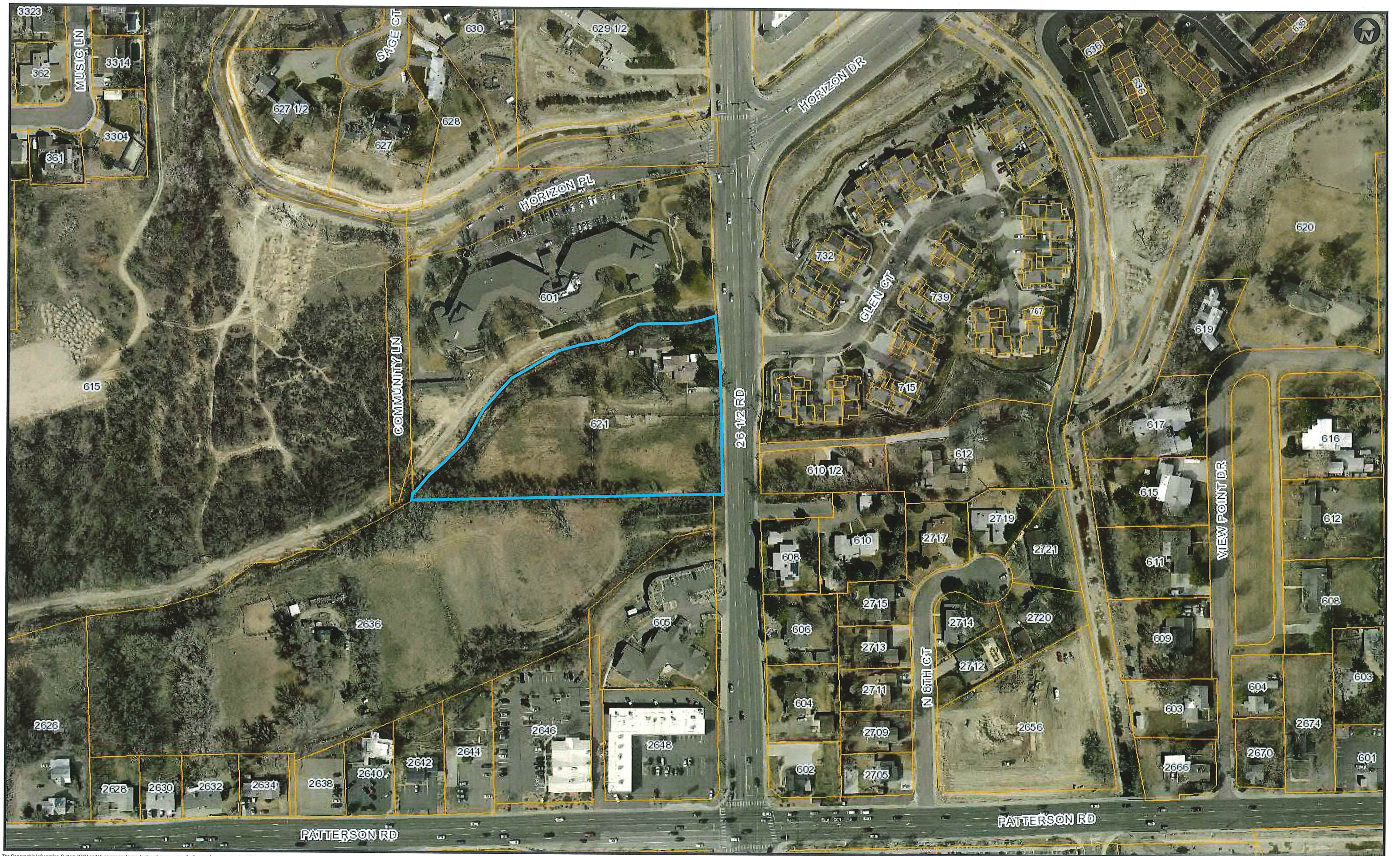
Concern was expressed regarding access and traffic that will be generated from the project. The attendees wanted to make sure traffic from the new Juniper Ridge school was taken into account. The only other concern mentioned was with regards to the Comprehensive Plan Amendment and what could be developed on the site if the proposed cooperative does not come to fruition (i.e., could apartments be built). Ms. Costello with the City explained that yes, that would be a possibility.

The meeting adjourned at approximately 6:30 PM.

Village Cooperative Rezone

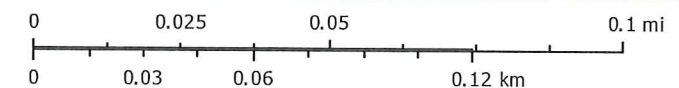
Wednesday, September 18, 2019 – ~~Chase Bank Building~~ Height Exemption
 Neighborhood Meeting @ 5:30 PM
 American Lutheran Church
 Located at 631 26 ½ Road, Grand Junction, CO

Name	Address	Phone #/Email (Optional)
1. CAROL BERGMAN	628- SAGE CT	
2. WALT BERGMAN	628 SAGE CT	
3. B. Adam Whitman	3225 Northridge Dr.	
4. Santa Costello	City	
5. JIM SCHEIDT	3403 Norwalk St	
6. Marilyn Shaver	356 Merisa Ln.	
7. Kyle Oberkoetter	Rocky Mtn. Senior Housing	
8. Brian Scott	Real Estate Equities	
9. Tracy States	RCC	
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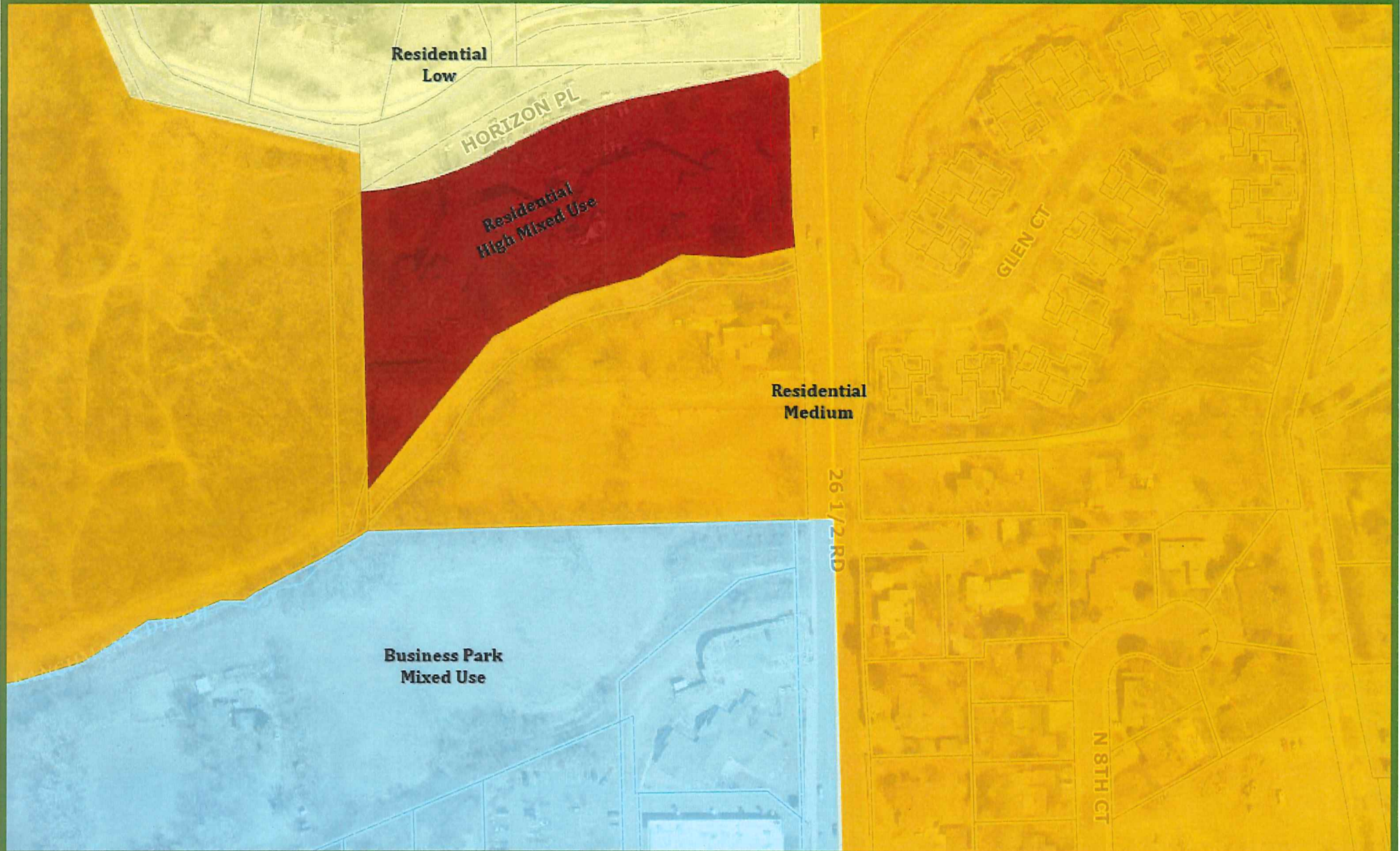


The Geographic Information System (GIS) and its components are designed as a source of reference for answering inquiries, for planning and for modeling. GIS is not intended or does not replace legal description information in the chain of title and other information contained in official government records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

Mesa County Map
Print Date: September 18, 2019



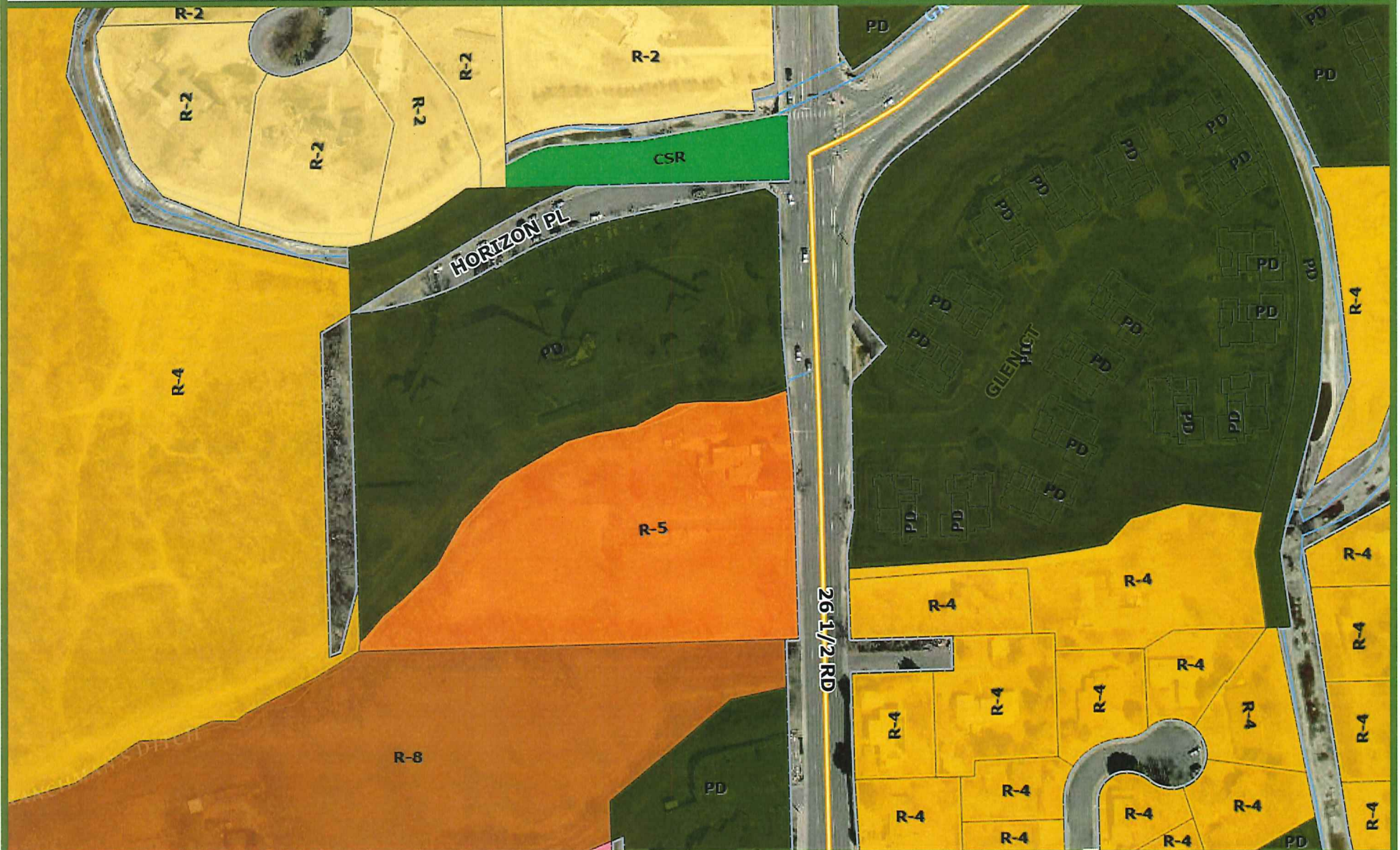
City of Grand Junction



0 0.05 0.1
mi

Printed: 9/18/2019
1 inch equals 188 feet
Scale: 1:2,257

City of Grand Junction



0 0.05 0.1 mi

Printed: 9/18/2019
1 inch equals 188 feet
Scale: 1:2,257

(j) **R-24: Residential – 24.**

(1) Purpose. To provide for high density residential use. This district allows multifamily development within specified densities. R-24 may serve as a transitional district between single-family and trade zones. This district is intended to allow high density residential unit types and densities to provide a balance of housing opportunities in the community. It is appropriate in the Village and Neighborhood Centers.

(2) Performance Standards.

(i) For purpose of calculating density on any parcel, one-half of the land area of all adjoining rights-of-way may be included in the gross lot area.

(ii) The front yard setback shall be a minimum of 20 feet for the garage portion of a principal structure and 15 feet for the remainder of the principal structure.

Residential District Summary Table

	RR	R-E	R-1	R-2	R-4	R-5	R-8	R-12	R-16	R-24
Lot										
Area (min. ft. unless otherwise specified)	5 acres	1 acre	30,000	15,000	7,000	4,000	3,000	n/a	n/a	n/a
Width (min. ft.)	150	100	100	100	70	40	40	30	30	30
Frontage (min. ft.)	50	50	50	50	20	20	20	20	20	20
Frontage on cul-de-sac (min. ft.)	30	30	30	30	n/a	n/a	n/a	n/a	n/a	n/a
Setback										
Principal structure										
Front (min. ft.)	20	20	20	20	20	20	20*	20*	20*	20*
Side (min. ft.)	50	15	15	15	7	5	5	5	5	5
Rear (min. ft.)	50	30	30	30	25	25	10	10	10	10
Accessory structure										
Front (min. ft.)	25	25	25	25	25	25	25	25	25	25
Side (min. ft.)	50	5	3	3	3	3	3	3	3	3
Rear (min. ft.)	50	10	10	5	5	5	5	5	5	5

Residential District Summary Table

	RR	R-E	R-1	R-2	R-4	R-5	R-8	R-12	R-16	R-24
Bulk										
Lot coverage (max.)	5%	15%	20%	30%	50%	60%	70%	75%	75%	80%
Height (max. ft.)	35	35	35	35	40	40	40	60	60	72
Density (min. units per acre)	n/a	n/a	n/a	n/a	2	3	5.5	8	12	16
Density (max. units per acre)	1 unit / 5 acres	1	1	2	4	5.5	8	12	16	n/a
Cluster allowed	Yes	Yes	Yes	Yes	Yes	Yes	No	No	No	No

Notes

*20 feet for the garage portion of a principal structure and 15 feet for the remainder of the principal structure.

R-5: Min. lot area varies by building type; detached single-family – 4,000 sf, two-family attached – 6,000 sf, multifamily – 20,000 sf, civic – 20,000 sf. Min. lot width varies by building type; two-family – 60 ft., all other types – 40 ft.

R-8: Min. lot area varies by building type; detached single-family – 3,000 sf and two-family attached – 6,000 sf, multifamily – 20,000 sf, civic – 20,000 sf. Min. lot width varies by building type; two-family – 60 ft., all other types – 40 ft.

R-12: Min. lot width varies by building type; two-family – 45 ft., all other types – 30 ft.



3 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

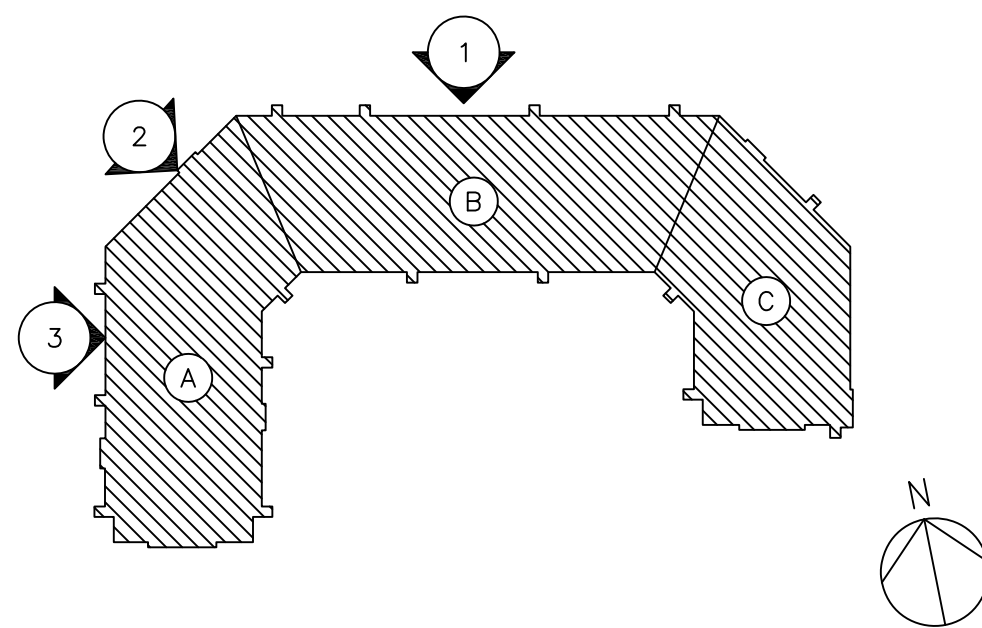


2 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



1 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

KEYPLAN NOT TO SCALE



ELEVATION KEY NOTES:

- 1 LAP SIDING - SHERWIN WILLIAMS 7048 URBAN BRONZE
- 2 CEMENT BOARD PANEL - SHERWIN WILLIAMS 7042 SHOJI WHITE
- 3 STONE VENEER - ELDORADO STONE MOUNTAIN LEDGE DURANGO
- 4 ROCK FACE CMU - TAN
- 5 BRICK VENEER - ACME BRICK CASTLE RIDGE KING SIZE



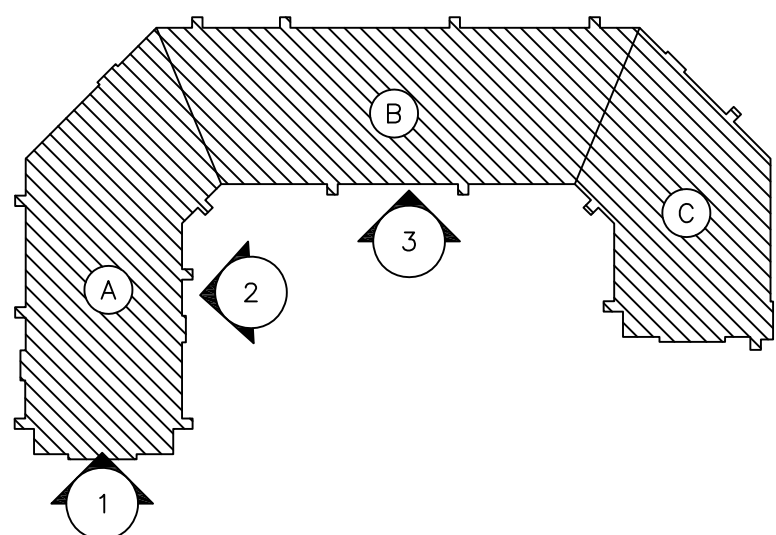
3 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

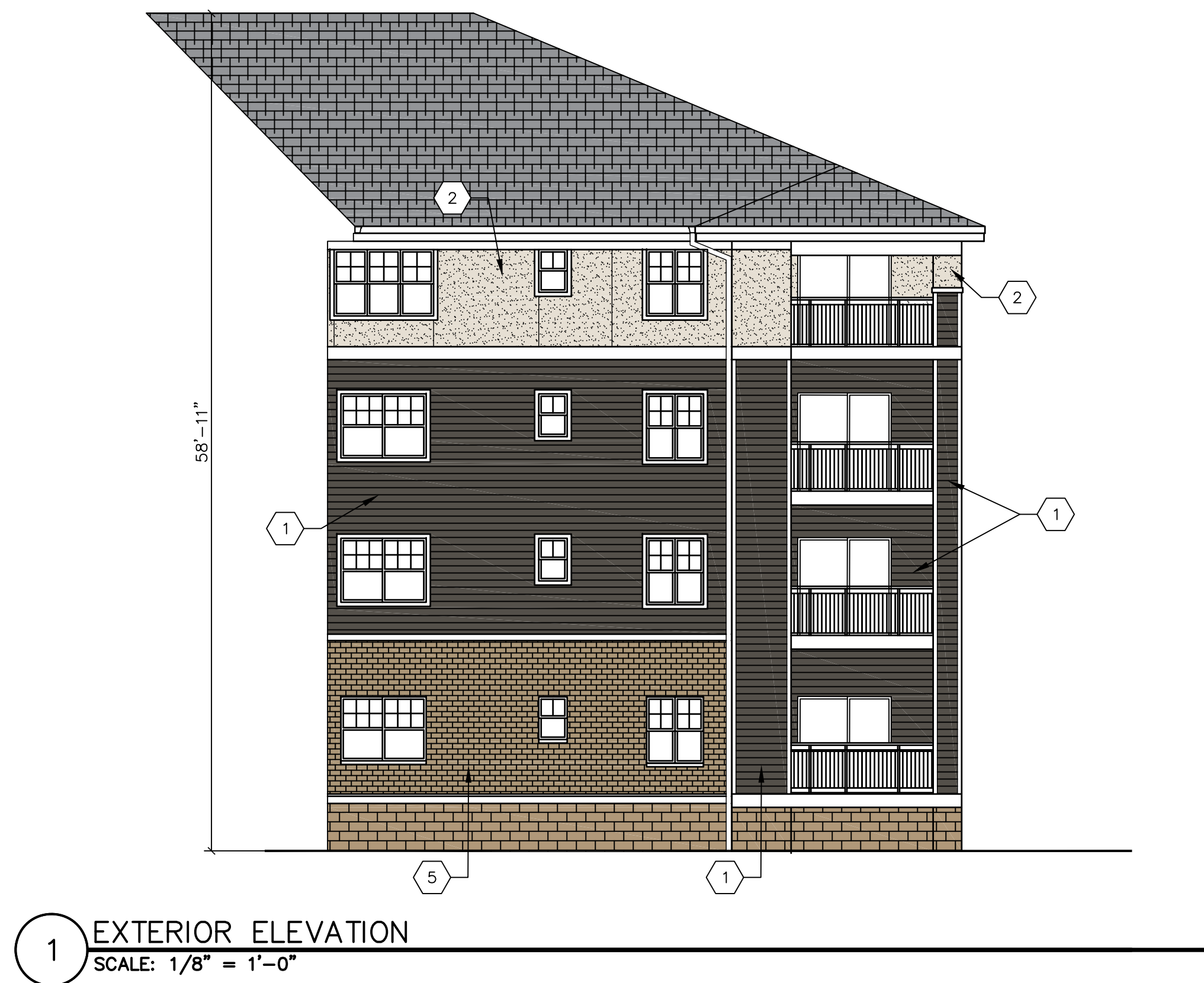


1 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



KEYPLAN
NOT TO SCALE

- ELEVATION KEY NOTES:
- 1 LAP SIDING - SHERWIN WILLIAMS 7048 URBAN BRONZE
 - 2 CEMENT BOARD PANEL - SHERWIN WILLIAMS 7042 SHOJI WHITE
 - 3 STONE VENEER - ELDORADO STONE MOUNTAIN LEDGE DURANGO
 - 4 ROCK FACE CMU - TAN
 - 5 BRICK VENEER - ACME BRICK CASTLE RIDGE KING SIZE

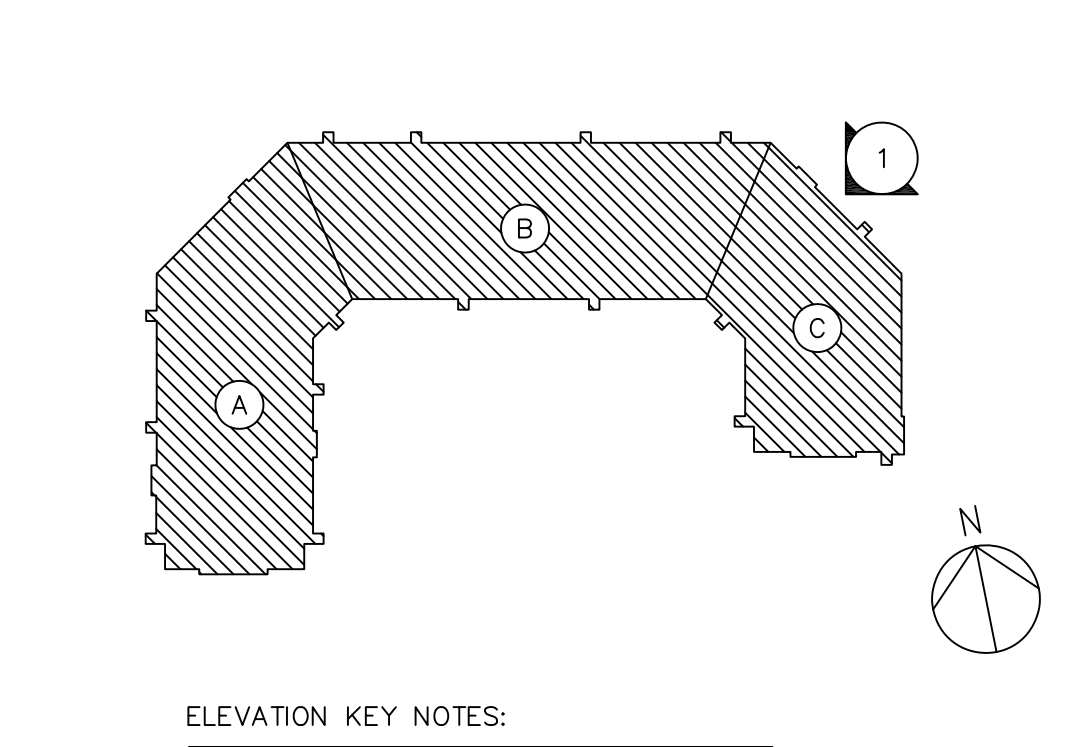


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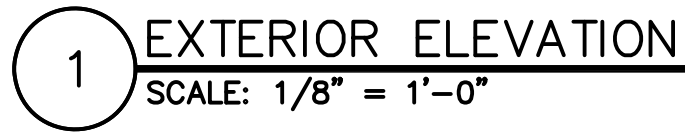
ELEVATION KEY NOTES:

- 1 LAP SIDING — SHERWIN WILLIAMS 7048 URBAN BRONZE
- 2 CEMENT BOARD PANEL — SHERWIN WILLIAMS 7042 SHOJI WHITE
- 3 STONE VENEER — ELDORADO STONE MOUNTAIN LEDGE DURANGO
- 4 ROCK FACE CMU — TAN
- 5 BRICK VENEER — ACME BRICK CASTLE RIDGE KING SIZE

KEYPLAN NOT TO SCALE



- 1 LAP SIDING – SHERWIN WILLIAMS
7048 URBAN BRONZE
- 2 CEMENT BOARD PANEL – SHERWIN
WILLIAMS 7042 SHOJI WHITE
- 3 STONE VENEER – EL Dorado Stone
Mountain Ledge Durango
- 4 ROCK FACE CMU – TAN
- 5 BRICK VENEER – ACME BRICK
Castle Ridge King Size





OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) 621 26-5 LLC ("Entity") is the owner of the following property:

(b) 621 26 1/2 Road, Grand Junction, CO 81506

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

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

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

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

☒ The Entity is the sole owner of the property.

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

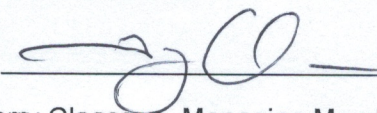
On behalf of Entity, I have reviewed the application for the (d) Rezone

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

(e) None

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

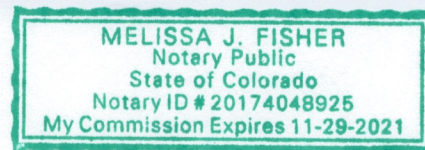
I swear under penalty of perjury that the information in this Ownership Statement is true, complete and correct.

Signature of Entity representative: 

Printed name of person signing: Terry Claassen, Managing Member

State of COLORADO)

County of GARFIELD) ss.

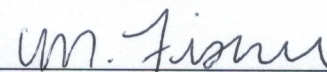


Subscribed and sworn to before me on this 4 day of SEPTEMBER, 20 19

by TERRY CLAASSEN

Witness my hand and seal.

My Notary Commission expires on 11-29-2021


Notary Public Signature



State Documentary Fee
Date: May 01, 2019
\$60.00

Warranty Deed

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

THIS DEED, made on **May 1st, 2019** by **ROBERTA M. NIESLANIK AND MERCEDES CAMERON** Grantor(s), of the County of **Mesa** and State of **Colorado** for the consideration of **(\$600,000.00) ***Six Hundred Thousand and 00/100***** dollars in hand paid, hereby sells and conveys to **621 26-5 LLC** Grantee(s), whose street address is **650 LARIAT LANE, Glenwood Springs, CO 81601**, County of **Garfield**, and State of **Colorado**, the following real property in the County of **Mesa**, and State of **Colorado**, to wit:

THAT PART OF THE NE¼ SE¼ SW¼ OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, LYING SOUTH OF THE WASH;

EXCEPT A PARCEL FOR ROAD AND UTILITY RIGHT OF WAY PURPOSES AS CONVEYED TO THE CITY OF GRAND JUNCTION BY INSTRUMENT RECORDED AUGUST 15, 1984 IN BOOK 1506 AT PAGE 44, COUNTY OF MESA, STATE OF COLORADO.

also known by street and number as: **621 26.5 Road, Grand Junction, CO 81506**

with all its appurtenances and warrants the title to the same, subject to *general taxes for the year 2019 and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Record Title Matters (Section 8.2) of the Contract to Buy and Sell Real Estate relating to the above described real property; distribution utility easements, (including cable TV); those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual knowledge and which were accepted by Grantee(s) in accordance with Off-Record Title Matters (Section 8.3) and Current Survey Review (Section 9) of the Contract to Buy and Sell Real Estate relating to the above described real property; inclusions of the Property within any special tax district; Any special assessment if the improvements were not installed as of the date of Buyer's signature on the Contract to Buy and Sell Real Estate, whether assessed prior to or after Closing; and other NONE*

ROBERTA M. NIESLANIK

MERCEDES CAMERON

State of **Colorado**

)

)ss.

County of **MESA**

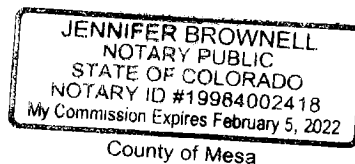
)

The foregoing instrument was acknowledged before me on this day of **May 1st, 2019** by **ROBERTA M. NIESLANIK AND MERCEDES CAMERON**

Witness my hand and official seal

My Commission expires: 2/5/22

Notary Public



When recorded return to: **621 26-5 LLC**
650 LARIAT LANE, Glenwood Springs, CO 81601



WHEN RECORDED **621 26-5 LLC**
 RETURN TO: **650 LARIAT LANE**
GLENWOOD SPRINGS, CO 81601



STATEMENT OF AUTHORITY

(§38-30-172, C.R.S.)

1. This Statement of Authority relates to an entity¹ named
621 26-5 LLC
2. The type of entity is a:

☐ Corporation ☐ Nonprofit Corporation ☒ Limited Liability Company ☐ General Partnership ☐ Limited Partnership ☐	☐ Registered Limited Liability Partnership ☐ Registered Limited Liability Limited Partnership ☐ Limited Partnership Association ☐ Government or Governmental Subdivision or Agency ☐ Trust
---	---
3. The entity is formed under the laws of **Colorado**
4. The mailing address for the entity is **650 LARIAT LANE GLENWOOD SPRINGS, CO 80601**
5. The ☒ name ☒ position of each person authorized to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity is **TERRY CLAASSEN, MANAGING MEMBER**
6. The authority of the foregoing person(s) to bind the entity: ☒ is² not limited ☐ is limited as follows:
7. Other matters concerning the manner in which the entity deals with interests in real property:
8. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of §38-30-172, C.R.S.³
9. This Statement of Authority amends and supersedes in all respects any and all prior dated Statements of Authority executed on behalf of the entity.

(Signature and Notary Acknowledgement on Second Page)

¹This form should not be used unless the entity is capable of holding title to real property.

²The absence of any limitation shall be prima facie evidence that no such limitation exists.

³The statement of authority must be recorded to obtain the benefits of the statute.



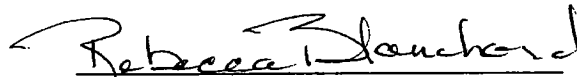
Executed this 1st day of May 2019


TERRY CLAASSEN, MANAGING MEMBER

State of CO)
)ss
County of GARFIELD)

The foregoing instrument was acknowledged before me on this 1st day of May 2019
by TERRY CLAASSEN AS MANAGING MEMBER OF 621 26-5 LLC

Witness my hand and official seal.
My Commission expires 1-18-21


Notary Public

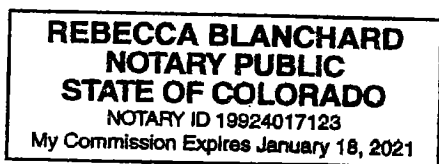
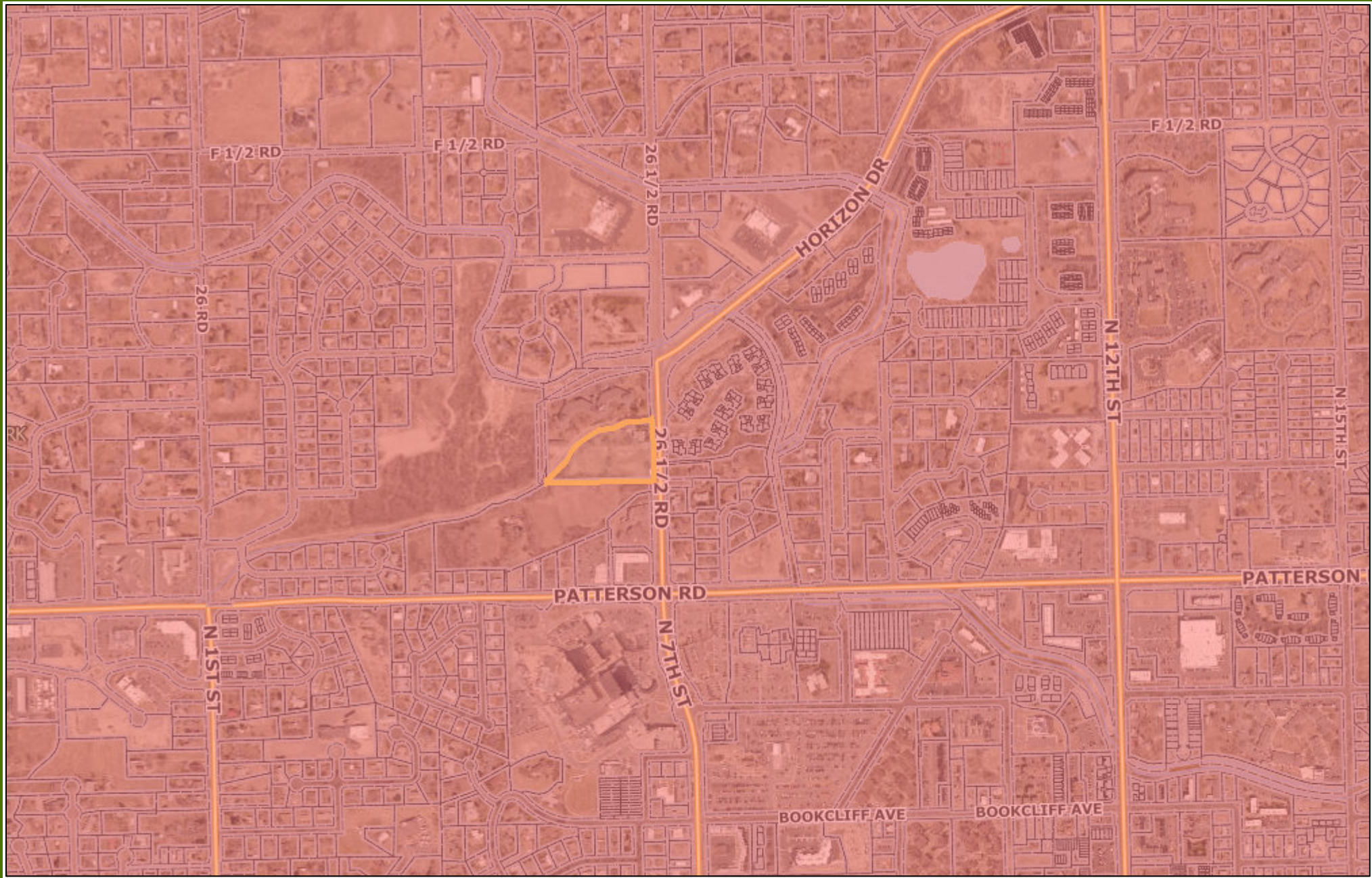


Exhibit A

Escrow No. 65036156

**THAT PART OF THE NE¼ SE¼ SW¼ OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, LYING SOUTH OF THE WASH;
EXCEPT A PARCEL FOR ROAD AND UTILITY RIGHT OF WAY PURPOSES AS CONVEYED TO THE CITY OF GRAND JUNCTION BY INSTRUMENT RECORDED AUGUST 15, 1984 IN BOOK 1506 AT PAGE 44,
COUNTY OF MESA, STATE OF COLORADO.**

Expanded City Limits Location Map



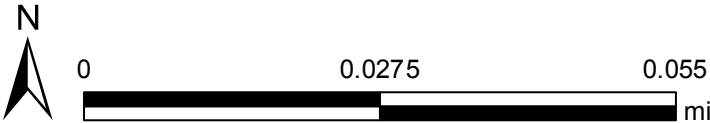
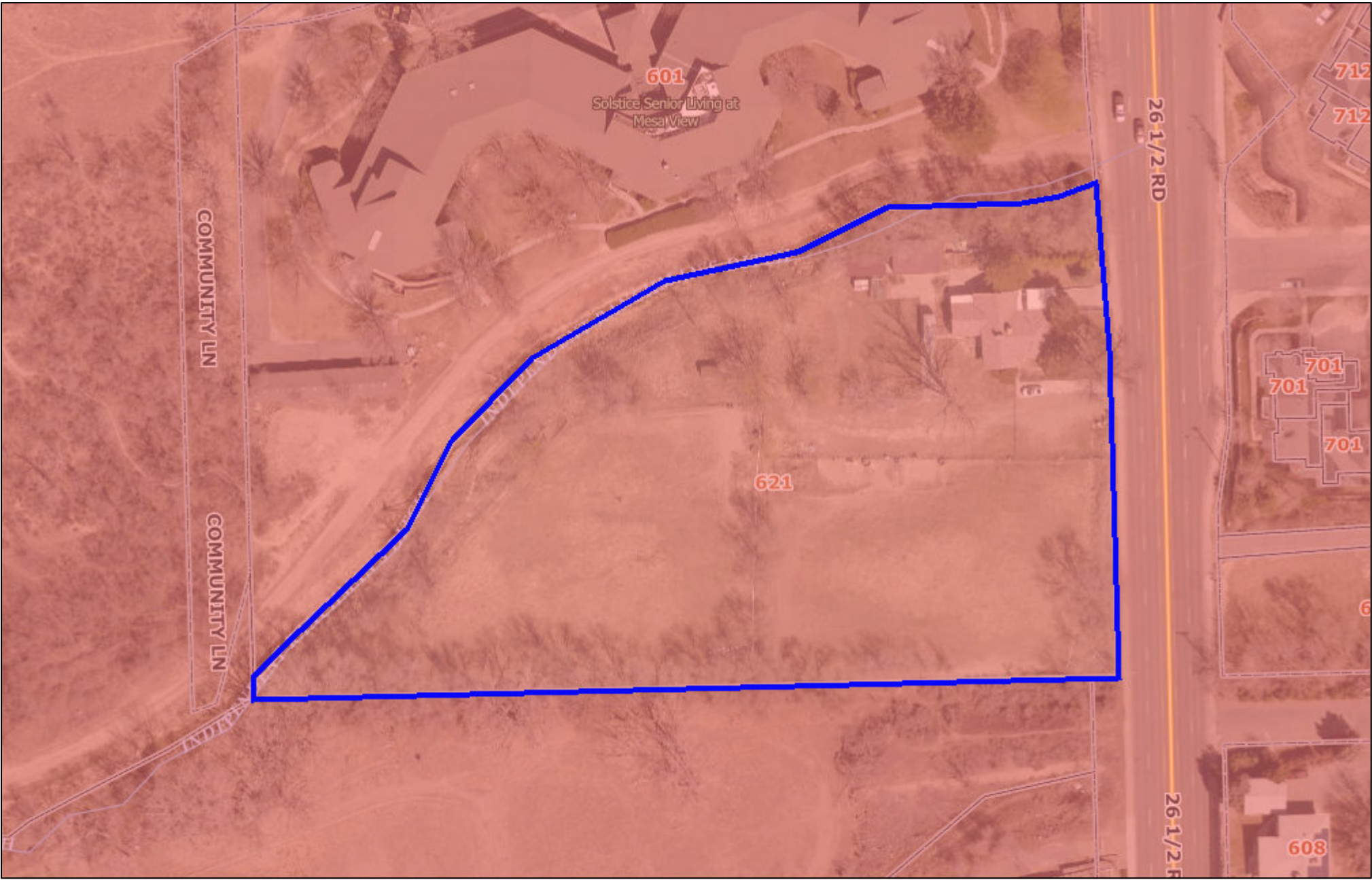
0 0.225 0.45
mi

Printed: 10/22/2019

1 inch = 752 feet

CITY OF
Grand Junction
COLORADO
GEOGRAPHIC INFORMATION SYSTEM

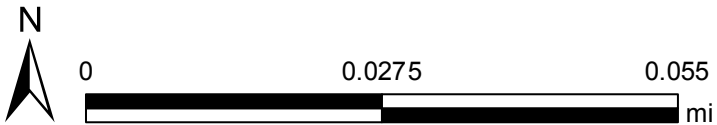
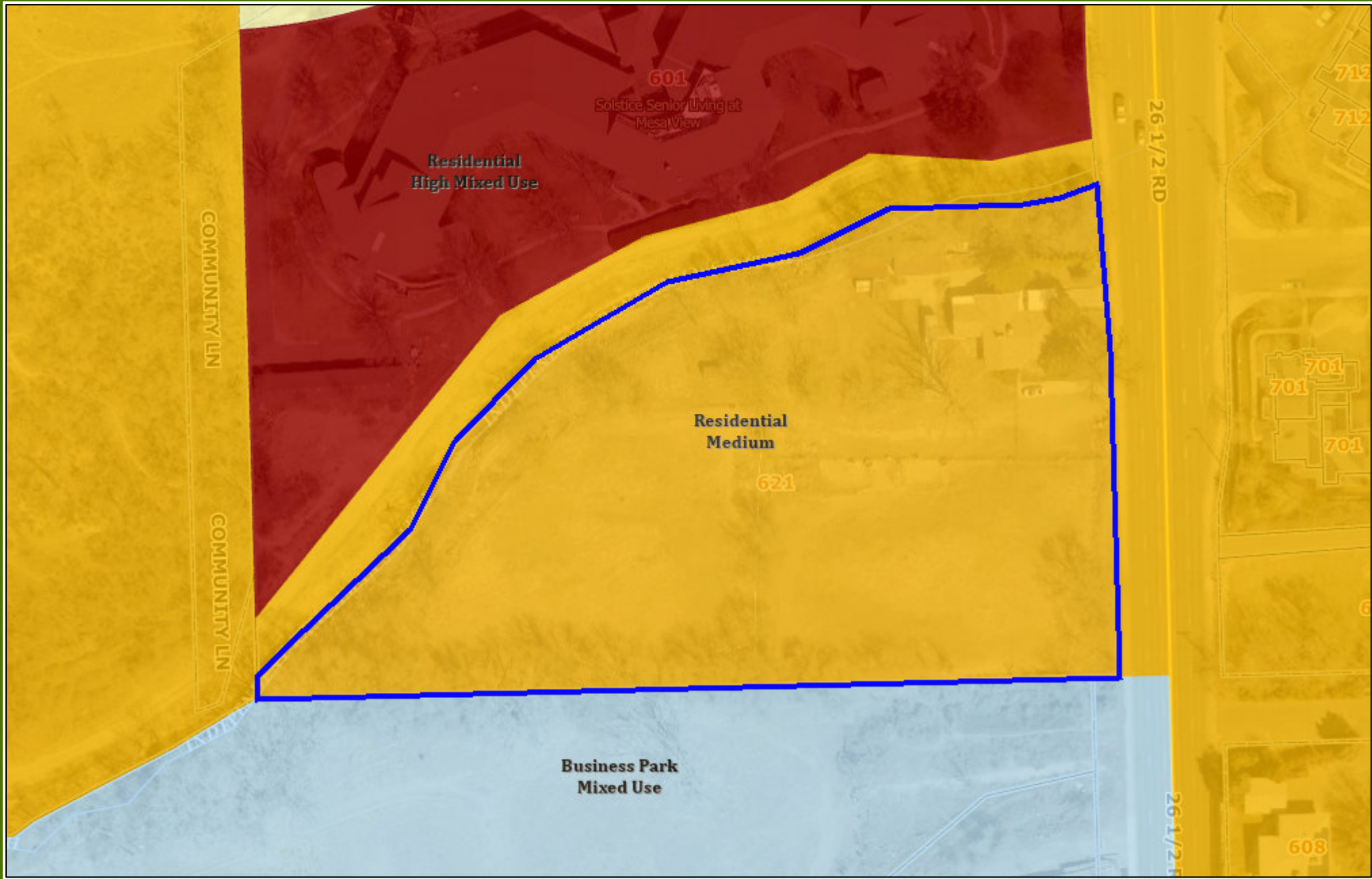
Close in City Limits Map



Printed: 10/22/2019

1 inch = 94 feet

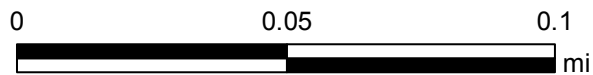
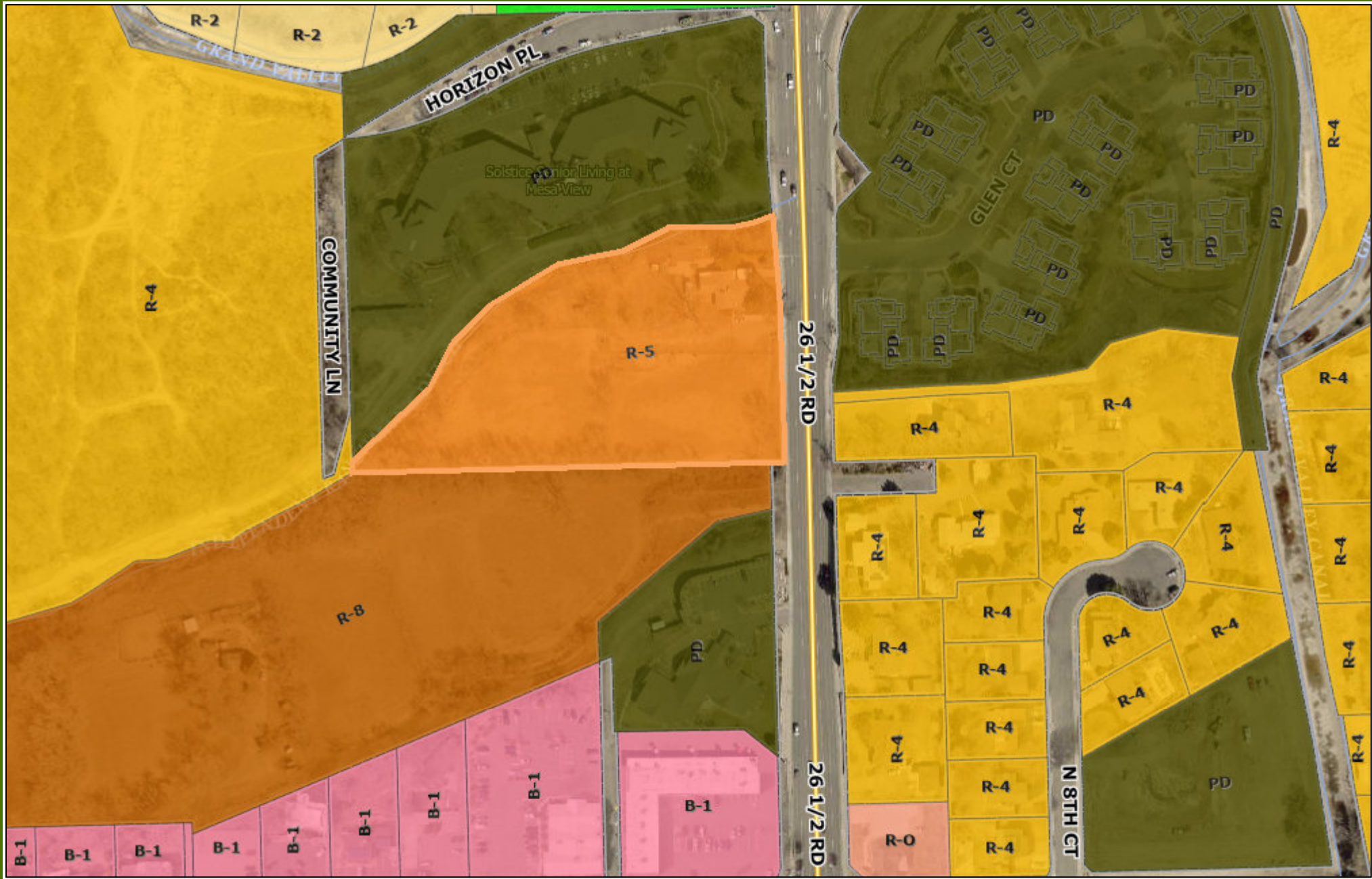
Comprehensive Plan Future Land Use Map



Printed: 10/22/2019

1 inch = 94 feet

Existing City Zoning Map



Printed: 10/22/2019

1 inch = 188 feet

Property viewed from the east



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE
MAP DESIGNATION TO RESIDENTIAL HIGH MIXED USE AND REZONING TO R-24
(RESIDENTIAL 24 UNITS PER ACRE) FOR 3.58 ACRES**

LOCATED AT 621 26 1/2 ROAD

Recitals:

The applicant, REE Development LLC – Brian Scott, for 3.58 acres of land at 621 26 1/2 Road, (referred to herein and more fully described below as the “Property”), proposes a Comprehensive Plan Amendment from Residential Medium to Residential High Mixed Use and rezone from R-5 (Residential 5 du/ac) to R-24 (Residential 24 du/ac).

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Planning Commission reviewed the request for the proposed Comprehensive Plan Amendment and Rezone, and determined that it satisfies the amendment and rezoning criteria provided in GJMC 21.02.130 and 140; applicable criteria of the Code and is consistent with the purpose and intent of the Comprehensive Plan, Grand Junction Circulation Plan and other adopted plans and policies and recommended approval of the amendment to Residential High Mixed Use and the rezone request to R-24 (Residential 24 du/ac).

The City Council, after a public hearing and review of the proposed Comprehensive Plan Amendment and Rezone (RZN-2019-544) to Residential High Mixed Use and the rezone request to R-24 (Residential 24 du/ac), determined that the request satisfies the applicable criteria of the Code and are consistent with the purpose and intent of the Comprehensive Plan.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
GRAND JUNCTION THAT THE COMPREHENSIVE PLAN FUTURE LAND USE MAP
AMENDMENT AND REZONE ARE APPROVED:**

The following land shall have a Future Land Use designation of Residential High Mixed Use and zoned R-24 (Residential 24 du/ac):

THAT PART OF THE NE1/4. SE1/4. SW1/4 OF SECTION 2, TOWNSHIP 1 SOUTH,
RANGE 1 WEST OF THE UTE MERIDIAN, LYING SOUTH OF THE WASH; EXCEPT
A PARCEL FOR ROAD AND UTILITY RIGHT OF WAY PURPOSES AS CONVEYED
TO THE CITY OF GRAND JUNCTION BY INSTRUMENT RECORDED AUGUST 15,
1984 IN BOOK 1506 AT PAGE 44, COUNTY OF MESA, STATE OF COLORADO.

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

PASSED and ADOPTED this _____ day of _____, 2019 and ordered published in pamphlet form.

ATTEST:

President of City Council

City Clerk



Grand Junction City Council

Regular Session

Item #5.b.i.

Meeting Date: December 4, 2019

Presented By: John Shaver, City Attorney

Department: City Attorney

Submitted By: DeLayne Merritt

Information

SUBJECT:

Ordinance to Amend Part of Chapter 3 Section 12 Subsection 020 of the City of Grand Junction Municipal Code of Ordinances Relating to Sales and Use Tax Definitions

RECOMMENDATION:

Approval of the Ordinance to Amend Chapter 3 of the Grand Junction Municipal Code relating to sales and use tax definitions.

EXECUTIVE SUMMARY:

The Colorado General Assembly adopted Senate Joint Resolution (SJR) 14-038, asking Colorado Municipal League to develop a package of standardized definitions for sales and use tax terms. Municipalities were encouraged to adopt the standardized definitions so as to create uniformity and simplicity for businesses that are multi-jurisdictional and must remit directly to different municipalities. It is the Council's intent to cooperate in furtherance of this statewide goal.

BACKGROUND OR DETAILED INFORMATION:

Colorado municipalities are heavily dependent on sales tax revenue. As a home rule municipality, Grand Junction can require local businesses to remit directly to the municipality, decide their own tax base, and audit businesses directly. Many businesses are multi-jurisdictional and the variation of laws per jurisdiction is burdensome.

The Colorado General Assembly adopted Senate Joint Resolution (SJR) 14-038, asking Colorado Municipal League to develop a package of standardized definitions. A

committee was established to develop the definitions. The updated definitions reflect the current tax practices so no new tax is levied and no increase in tax revenue is predicted. Definitional changes will not trigger a TABOR election.

It is the Council's intent to cooperate in furtherance of a statewide goal to have all locally collecting municipalities agree to use standard definitions in their sales and use tax codes. The adoption of standard definitions will benefit businesses and municipalities by creating uniformity and simplicity. Only the definitions that are applicable to the City of Grand Junction are included herein.

FISCAL IMPACT:

No fiscal impact as a result of the adoption of the ordinance.

SUGGESTED MOTION:

I move to (adopt/deny) Ordinance No. 4892, an ordinance to amend part of Chapter 3 Section 12 Subsection 020 of the City of Grand Junction Municipal Code of Ordinances relating to sales and use tax definitions on final passage and order final publication in pamphlet form.

Attachments

1. Sales and Use Tax Definitions - Ordinance - FINAL - 103019

ORDINANCE NO. _____

AN ORDINANCE TO AMEND PART OF CHAPTER 3 SECTION 12 SUBSECTION 020 OF THE CITY OF GRAND JUNCTION MUNICIPAL CODE OF ORDINANCES RELATING TO SALES AND USE TAX DEFINITIONS.

RECITALS:

Colorado municipalities are heavily dependent on sales tax revenue. Home rule municipalities, including the City of Grand Junction, can require local businesses to remit directly to the municipality, decide their own tax base, and audit local businesses directly. Many businesses are multi-jurisdictional and the variation of tax laws per jurisdiction is burdensome.

The Colorado General Assembly adopted Senate Joint Resolution (SJR) 14-038, asking Colorado Municipal League to develop a package of standardized definitions. A committee was established to develop the definitions. The updated definitions reflect current tax practices so no new tax is levied and no increase in tax revenue is predicted. Definitional changes will not trigger a TABOR election.

It is the Council's intent to cooperate in furtherance of a statewide goal to have all locally collecting municipalities agree to use standard definitions in their sales and use tax codes. The adoption of standard definitions will benefit businesses and municipalities by creating uniformity and simplicity. Only the definitions that are applicable to the City of Grand Junction are included herein.

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

Chapter 3 Section 12 Subsection 020 of the City of Grand Junction Municipal Code shall be revised as follows (additions documented in bold print and deletions marked with strike-through notations):

3.12.020. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

~~Access services means the services furnished by a local exchange company to its customers who provide telecommunications services which allow them to provide such telecommunications services.~~

Agricultural producer means a person regularly engaged in the business of using land for the production of commercial crops or commercial livestock. The term includes farmers, market gardeners, commercial fruit growers, livestock breeders, dairymen, poultrymen, and other persons similarly engaged, but does not include a person who breeds or markets animals, birds, or fish for domestic pets nor a person who cultivates, grows, or harvests plants or plant products exclusively for that person's own consumption or casual sale.

Aircraft means a device that is used or intended to be used for flight in the air.

Aircraft part means any tangible personal property that is intended to be permanently affixed or attached as a component part of an aircraft.

Aircraft simulator means a Flight Simulator Training Device (FSTD) as defined in Part I of Title 14 of the Code of Federal Regulations that is qualified in accordance with Part 60 of Title 14 of the Code of Federal Regulations for use in a Federal Aviation Administration Approved Flight Training Program.

Aircraft simulator part means any tangible personal property that is originally designed and intended to be permanently affixed or attached as a component part of an aircraft, and which will also function when it is permanently affixed or attached as a component part of an aircraft simulator.

Airline company means any operator who engages in the carriage by aircraft of persons or property a common carrier for compensation or hire, or the carriage of mail, or any aircraft operator who operates regularly between two (2) or more points and publishes a flight schedule. Airline company shall not include operators whose aircraft are all certified for a gross takeoff weight of twelve thousand five hundred (12,500) pounds or less and who do not engage in scheduled service or mail carriage services.

Auction means any sale where tangible personal property is sold by an auctioneer who is either the agent or the owner of such property or is in fact the owner thereof.

Automotive vehicle means any vehicle or device in, upon, or by which any person or property is or may be transported or drawn upon a public highway or right-of-way, or any device used or designed for aviation or flight in the air. Such term includes, but is not limited to, motor vehicles, trailers, semitrailers, or mobile homes. "Automotive

vehicle” shall not include devices moved by human power or used exclusively upon stationary rails or tracks.

Business means all activities engaged in or caused to be engaged in with the object of gain, benefit or advantage, direct or indirect.

***Candy* means a preparation of sugar, honey, or other natural or artificial sweeteners, in combination with chocolate, fruit, nuts, or other ingredients or flavorings in the form of bars, drops, or pieces. Candy does not include any preparation containing flour, products that require refrigeration or marijuana infused products.**

Carrier access services means the services furnished by a local exchange company to its customers who provide telecommunications services which allow them to provide such telecommunications services.

Charitable organization means any entity ~~which: organized and operated exclusively for religious, charitable, scientific, testing for public safety, literary, or educational purposes, or to foster national or international amateur sports competition (but only if no part of its activities involve the provision of athletic facilities or equipment), or for the prevention of cruelty to children or animals, so long as:~~

~~(1) No part of the net earnings of which inures to the benefit of any private shareholder or individual;~~

~~(2) No substantial part of the activities of which is carrying on propaganda, or otherwise attempting to influence legislation; and~~

~~(3) Which does not participate in, or intervene in (including the publishing or distributing of statements), any political campaign on behalf of any candidate for public office.~~

(1) has been certified as a nonprofit organization under Section 501(c)(3) of the Internal Revenue Code, and

(2) is an organization which exclusively, and in a manner consistent with existing laws and for the benefit of an indefinite number of persons or animals, freely and voluntarily ministers to the physical, mental, or spiritual needs of persons or animals, and thereby lessens the burden of government.

***City* means municipality of Grand Junction.**

Coins means monetized bullion or other forms of money manufactured from gold, silver, platinum, palladium or other such metals now, in the future or heretofore designated as a medium of exchange under the laws of this State, the United States or any foreign nation.

Coin operated device means any device operated by coins or currency or any substitute therefor.

Collection costs shall include, but is not limited to, all costs of audit, assessment, bank fees, hearings, execution, lien filing, distraint, litigation, locksmith fees, auction fees and costs, prosecution and attorney fees.

Commercial packaging materials means containers, labels, and/or cases, that become part of the finished product to the purchaser, used by or sold to a person engaged in manufacturing, compounding, wholesaling, jobbing, retailing, packaging, distributing or bottling for sale, profit or use, and is not returnable to said person for reuse. Commercial packaging materials does not include commercial shipping materials.

Commercial shipping materials means materials that do not become part of the finished product to the purchaser which are used exclusively in the shipping process.

Commercial shipping materials include but are not limited to containers, labels, pallets, banding material and fasteners, shipping cases, shrink wrap, bubble wrap or other forms of binding, padding or protection.

Construction activity means to build, construct, reconstruct, alter, expand, modify or improve any building, dwelling or other structure, or improvement, on or to real property.

Construction equipment means any purchased tangible personal property used, owned, operated or stored by a person engaging in construction activity, including, but not limited to, equipment, machinery, tools, automotive vehicles, mobile machinery and self-propelled construction equipment **equipment, including mobile machinery and mobile equipment, which is used to erect, install, alter, demolish, repair, remodel, or otherwise make improvements to any real property, building, structure or infrastructure.**

Construction materials means tangible personal property which, when combined with other tangible personal property, loses its identity to become an integral and inseparable part of a completed structure or project including public and private improvements. Construction materials include, but are not limited to, such things as asphalt, bricks, builders' hardware, caulking material, cement, concrete, conduit, electric wiring and connections, fireplace inserts, electrical heating and cooling

equipment, flooring, glass, gravel, insulation, lath, lead, lime, lumber, macadam, millwork, mortar, oil, paint, piping, pipe valves and pipe fittings, plaster, plumbing fixtures, putty, reinforcing mesh, road base, roofing, sand, sanitary sewer pipe, sheet metal, site lighting, steel, stone, stucco, tile, trees, shrubs and other landscaping materials, wallboard, wall coping, wallpaper, weatherstripping, wire netting and screen, water mains and meters, and wood preserver. The above materials when used for forms or other items which do not remain as an integral or inseparable part of a completed structure or project are not construction materials.

Consumer means any individual person, ~~or any other person,~~ engaged in business in the City who **purchases**, uses, stores, distributes or otherwise consumes in the City tangible personal property or taxable services purchased from sources inside or outside the City.

Contract auditor means a duly authorized agent designated by the taxing authority and qualified to conduct tax audits on behalf of and pursuant to an agreement with the municipality.

Contractor means any person who shall build, construct, reconstruct, alter, expand, modify, or improve any building, dwelling, structure, infrastructure, or other improvement to real property for another party pursuant to an agreement. For purposes of this definition, contractor also includes subcontractor.

Cover charge means a charge paid to a club or similar entertainment establishment which may, or may not, entitle the patron paying such charge to receive tangible personal property, such as food and/or beverages.

Data processing equipment means any equipment or system of equipment used in the storage, manipulation, management, display, reception or transmission of information.

Digital product means an electronic product including, but not limited to: (1) “digital images” which means works that include, but are not limited to, the following that are generally recognized in the ordinary and usual sense as “photographs,” “logos,” “cartoons,” or “drawings.” (2) “digital audio-visual works” which means a series of related images which, when shown in succession, impart an impression of motion, together with accompanying sounds, if any, (3) “digital audio works” which means works that result from the fixation of a series of musical, spoken, or other sounds, including ringtones. For purposes of the definition of “digital audio works”, “ringtones” means digitized sound files that are downloaded onto a device and that may be used to alert the customer with respect to a communication, and (4) “digital books” which means works that are generally recognized in the ordinary and usual sense as “books”.

Distribution means the act of distributing any article of tangible personal property for use or consumption, which may include, but not be limited to, the distribution of advertising gifts, shoppers guides, catalogs, directories, or other property given as prizes, premiums, or for goodwill or in conjunction with the sales of other commodities or services.

Document means all written, printed, typed, recorded or graphic matter, photographic matter, sound reproductions, computer files, tapes, inputs or outputs, however produced or reproduced, or all other matters from which information may be obtained, and drafts and nonidentical copies thereof. "Nonidentical copies" refers to reproductions, however made, of the original document which have notations, markings, comments or other material not appearing on the original.

Drugs dispensed in accordance with a prescription means drugs dispensed in accordance with an order in writing, dated and signed by a licensed practitioner of the healing arts, or given orally by such a practitioner, and immediately reduced to writing by the pharmacist, assistant pharmacist, or pharmacy intern, specifying the name and address of the person for whom the medicine, drug or poison is offered and directions, if any, to be placed on the label.

Dual residency means those situations including, but not limited to, where a person maintains a residence, place of business or business presence, both within and outside the City. A person shall be deemed to have established a legitimate residence, place of business or business presence outside of the City for purposes of dual residency if the person has a physical structure owned, leased or rented by such person which is designated by street number or road location outside of the City, has within it a telephone or telephones in the name of such person and conducts business operations on a regular basis at such location in a manner that includes the type of business activities for which the business (person), as defined in this chapter, is organized.

Dwelling unit means a building or any portion of a building designed for occupancy as complete, independent living quarters for one (1) or more persons, having direct access from the outside of the building or through a common hall and having living, sleeping, kitchen and sanitary facilities for the exclusive use of the occupants.

Engaged in business in the City means performing or providing services or selling, leasing, renting, delivering or installing tangible personal property for storage, use or consumption within the City. "Engaged in business in the City" includes, but is not limited to, any one of the following activities by a person:

- (1) ~~Maintaining or using,~~ Directly, indirectly or by a subsidiary, **maintains** a building, store, office, salesroom, warehouse, or other place of business within the City;
- (2) ~~Sending~~s one or more employees, agents or **commissioned** salespersons into the City to solicit business or to install, assemble, repair, service or assist in the use of its products, or for demonstration or other reasons;
- (3) ~~Maintaining~~s one or more employees, agents or **commissioned** salespersons at a location within the City;
- (4) ~~Ownings,~~ ~~leasing~~es, **rentings** or otherwise exercisinges control over real or personal property within the City; or
- (5) ~~Making~~es more than one delivery into the City within any 12-month period.

Exempt commercial packaging materials means containers, labels or shipping cases sold to a person engaged in manufacturing, compounding, wholesaling, jobbing, retailing, packaging, distributing or bottling for sale, profit or use that meet all of the following conditions:

- (1) Are used by the manufacturer, compounder, wholesaler, jobber, retailer, packager, distributor or bottler to contain or label the finished product;
- (2) Are transferred by such person along with, and as a part of, the finished product to the purchaser; and
- (3) Are not returnable to such person for reuse.

***Factory built housing* means a manufactured home or modular home.**

Farm closeout sale means full and final disposition of all tangible personal property previously used by a farmer or rancher in farming or ranching operations which are being abandoned.

***Farm equipment* means any farm tractor, as defined in Section 42-1-102(33), C.R.S., any implement of husbandry, as defined in Section 42-1-102(44), C.R.S., and irrigation equipment having a per unit purchase price of at least one thousand dollars (\$1,000.00). Farm equipment also includes, regardless of purchase price, attachments and baling wire, binders twine and surface wrap used primarily and directly in any farm operation. Farm equipment also includes, regardless of purchase price, parts that are used in the repair or maintenance of the Farm equipment described in this Paragraph, all shipping pallets, crates, or aids paid for by a farm operation, and aircraft designed or adapted to undertake**

agricultural applications. Farm equipment also includes, regardless of purchase price, dairy equipment. Except for shipping pallets, crates or aids used in the transfer or shipping of agricultural products, Farm equipment does not include: (1) Vehicles subject to the registration requirements of Section 42-3-103, C.R.S., regardless of the purpose for which such vehicles are used; (2) Machinery, equipment, materials, and supplies used in a manner that is incidental to a farm operation; (3) Maintenance and janitorial equipment and supplies; and (4) Tangible personal property used in any activity other than farming, such as office equipment and supplies and equipment and supplies used in the sale or distribution of farm products, research, or transportation.

Farm operation means the production of any of the following products for profit, including, but not limited to, a business that hires out to produce or harvest such products:

- (1) Agricultural, viticultural, fruit, and vegetable products;
- (2) Livestock;
- (3) Milk;
- (4) Honey; and
- (5) Poultry and eggs.

Finance director means the Finance Director of the City or such other person designated by the municipality; Finance Director shall also include such person's designee.

Food for home consumption means food for domestic home consumption as defined in 7 U.S.C. Section 2012(g), (k) (2014), as amended, for purposes of the federal food stamp program as defined in 7 U.S.C. Section 2012(h), **supplemental nutrition assistance program, or any successor program, as defined as 7 U.S.C. sec. 2012 (t)**, as amended;; except that “food” does not include carbonated water marketed in containers; chewing gum; seeds and plants to grow food; prepared salads and salad bars; **packaged and unpackaged** cold sandwiches; delicatessen trays; and **hot or cold beverages served in unsealed containers or cups that are** ~~food or drink~~ vended by or through machines or non-coin-operated coin-collecting food and snack devices on behalf of a vendor.

Gross sales means the total amount received in money, credit, property or other consideration valued in money for all sales, leases, or rentals of tangible personal property or services.

Internet access services means services that provide or enable computer access by multiple users to the Internet, but shall not include that portion of packaged or bundled services providing phone or television cable services when the package or bundle includes the sale of Internet Access Services.

Internet subscription service means software programs, systems, data and applications available online through rental, lease or subscription, that provide information and services including, but not limited to, data linking, data research, data analysis, data filtering or record compiling.

License means a City sales and use tax license.

Linen services means services involving provision and cleaning of linens, including, but not limited to, rags, uniforms, coveralls and diapers.

Lodging services means the furnishing of rooms or accommodations by any person to another person who for a consideration uses, possesses, or has the right to use or possess any room in a hotel, inn, bed and breakfast, residence, apartment, hotel, lodginghouse, motor hotel, guesthouse, guest ranch, trailer coach, mobile home, auto camp, or trailer court and park, or similar establishment, for a period of less than 30 days under any concession, permit, right of access, license to use, or other agreement, or otherwise.

Machinery means any apparatus consisting of interrelated parts used to produce an article of tangible personal property. The term includes both the basic unit and any adjunct or attachment necessary for the basic unit to accomplish its intended function.

Magazine includes print and electronic versions of publications that appear at stated intervals at least four times per year, and contains news or information of general interest to the public or to some particular organization or group of people. "Magazine" does not include books published or issued at stated intervals, advertising pamphlets, circulars, fliers, guides or handbooks, catalogs, programs, scorecards, maps, real estate brokers' listings, price or order books, printed sales messages, shopping guides, corporate reports issued to stockholders, media advertising or direct mail advertising services. Magazines that sell for more than the original selling price are considered collectible items and are subject to sales tax. For example, a first edition of a comic book, sold for more than the original price, would be subject to sales tax as a collectible.

Manufactured home means any preconstructed building unit or combination of preconstructed building units, without motive power, where such unit or units are manufactured in a factory or at a location other than the residential site of the completed home, which is designed and commonly used for occupancy by

persons for residential purposes, in either temporary or permanent locations, and which unit or units are not licensed as a vehicle.

Manufacturing means ~~the operation of producing a new product, article, substance or commodity different from and having a distinctive name, character or use from raw or prepared materials.~~ **the operation or performance of an integrated series of operations which places a product, article, substance, commodity, or other tangible personal property in a form, composition or character different from that in which it was acquired whether for sale or for use by a manufacturer. The change in form, composition or character must result in a different product having a distinctive name, character or use from the raw or prepared materials.**

Manufacturing equipment means machinery or machine tools used directly and exclusively in manufacturing by a person engaged in manufacturing, compounding for sale, profit or use any article, substance or commodity.

***Medical marijuana* means marijuana acquired, possessed, cultivated, manufactured, delivered, transported, supplied, sold, or dispensed to a person who qualifies as a patient with a debilitating medical condition(s) under Article XVIII, Section 14, of the Colorado Constitution, and which person holds a valid “registry identification card” issued by the State of Colorado pursuant to Colorado Constitution, Article XVIII, Section 14.**

Medical supplies means drugs dispensed in accordance with a prescription; insulin in all its forms dispensed pursuant to the direction of a licensed physician; glucose useable for treatment of insulin reactions; urine- and blood-testing kits and materials; insulin measuring and injecting devices, including hypodermic syringes and needles; prosthetic devices; wheelchairs and hospital beds; drugs or materials when furnished by a practitioner of the healing arts as part of professional services provided to an individual; and corrective eyeglasses, contact lenses, or hearing aids.

Mobile machinery and self-propelled construction equipment means those vehicles, self-propelled or otherwise, which are not designed primarily for the transportation of persons or cargo over the public highways; and those motor vehicles which may have originally been designed for the transportation of persons or cargo over the public highways, and those motor vehicles which may have originally been designed for the transportation of persons or cargo but which have been redesigned or modified by the mounting thereon of special equipment or machinery, and which may be only incidentally operated or moved over the public highways; and includes, but is not limited to, wheeled vehicles commonly used in the construction, maintenance, and repair of roadways, the drilling of wells, or the digging of ditches.

***Modular home* means any structure that consists of multiple sections fabricated, formed or assembled in manufacturing facilities for installation and assembly at**

the building site, and is constructed to the building codes adopted by the State Division of Housing, created in Section 24-32-706, C.R.S., and is designed to be installed on a permanent foundation.

Motor fuel means gasoline, casing head or natural gasoline, benzol, benzene and naphtha, gasohol and any other liquid prepared, advertised, offered for sale, sold for use or used or commercially usable in internal combustion engines for the generation of power for the propulsion of motor vehicles upon the public highways. The term does not include fuel used for the propulsion or drawing of aircraft or railroad cars or railroad locomotives.

Newspaper means a publication, printed on newsprint, intended for general circulation, and published regularly at short intervals, containing information and editorials on current events and news of general interest. The term “newspaper” does not include magazines, trade publications or journals, credit bulletins, advertising inserts, circulars, directories, maps, racing programs, reprints, newspaper clipping and mailing services or listings, publications that include an updating or revision service, or books or pocket editions of books.

Numismatic collectibles includes paper money, such as bank notes, coin-like metals and items used in place of currency and securities and/or stocks, bonds and certificates when the same are held, sold or transferred as collectibles.

Occasional sale means retail sales by charitable and/or community organizations for fundraising purposes, which funds are retained by the organization to be used in the course of that organization’s charitable service to the community, provided the following occur:

- (1) The sale of tangible personal property takes place no more than 12 days, consecutive or not, during any one calendar year; and
- (2) ~~Gross~~ **Net** sales do not exceed \$25,000 in one calendar year.

~~*Pay television* shall include, but not be limited to, cable, microwave or other television service for which a charge is imposed.~~

Online garage sales means sales of tangible personal property, except automotive vehicles, occurring online, where the property to be sold was originally purchased for use by the seller or members of the seller’s household.

Parent means a parent of a student.

Person means any individual, firm, partnership, joint venture, corporation, limited liability company, estate or trust, receiver, trustee, assignee, lessee, or any person

acting in a fiduciary or representative capacity, whether appointed by court or otherwise, or any group or combination acting as a unit.

Photovoltaic system means a power system designed to supply usable solar power by means of photovoltaics, a method of converting solar energy into direct current electricity using semiconducting materials that create voltage or electric current in a material upon exposure to light. It consists of an arrangement of several components, including solar panels to absorb and convert sunlight into electricity, a solar inverter to change the electric current from DC to AC, as well as mounting, cabling, metering systems and other electrical accessories to set up a working system.

Precious metal bullion means any precious metal, including but not limited to, gold, silver, platinum, palladium, that has been put through a process of refining and is in such a state or condition that its value depends upon its precious metal content and not its form.

Prepress preparation material means all materials used by those in the printing industry including, but not limited to, airbrush color photos, color keys, dies, engravings, light-sensitive film, light-sensitive paper, masking materials, Mylar, plates, proofing materials, tape, transparencies, and veloxes, which are used by printers in the preparation of customer specific layouts or in plates used to fill customers' printing orders, which are eventually sold to a customer, either in their original purchase form or in an altered form, and for which a sales or use tax is demonstrably collected from the printer's customer, if applicable, either separately from the printed materials or as part of the inclusive price therefor. Materials sold to a printer which are used by the printer for the printer's own purposes, and are not sold, either directly or in an altered form, to a customer, are not included within this definition.

Preprinted newspaper supplements means inserts, attachments, or supplements circulated in newspapers that:

- (1) Are primarily devoted to advertising; and
- (2) The distribution, insertion, or attachment of which is **commonly** paid for by the advertiser.

Prescription drugs for animals ~~means drugs dispensed in accordance with any order in writing, dated and signed by a practitioner, or given orally by a practitioner, specifying the animal for which the medicine or drug is offered and directions, if any, to be placed on the label.~~ means a drug which, prior to being dispensed or delivered, is required by the federal Food, Drug, and Cosmetic Act, 21 U.S.C. Sect. 301, et. seq., as amended, to state at a minimum the symbol "Rx Only", and is dispensed in accordance with any order in writing, dated and signed by a licensed

veterinarian specifying the animal for which the medicine or drug is offered and directions, if any, to be placed on the label.

***Prescription drugs for humans* means a drug which, prior to being dispensed or delivered, is required by the federal Food, Drug, and Cosmetic Act, 21 U.S.C. Sect. 301, et. seq., as amended, to state at a minimum the symbol “Rx Only”, and is dispensed in accordance with any written or electronic order dated and signed by a licensed practitioner of the healing arts, or given orally by a practitioner and immediately reduced to writing by the pharmacist, assistant pharmacist, or pharmacy intern, specifying the name and any required information of the patient for whom the medicine, drug or poison is offered and directions, if any, to be placed on the label.**

~~*Price or purchase price* means the price to the consumer, exclusive of any direct tax imposed by the federal government or by this chapter, and, in the case of all retail sales involving the exchange of property, also exclusive of the fair market value of the property exchanged at the same time and place of the exchange, if such exchanged property is to be sold thereafter in the usual course of the retailer’s business; or such exchanged property is a vehicle and is exchanged for another vehicle and both vehicles are subject to licensing, registration, or certification under the laws of this State, including, but not limited to, vehicles operating upon public highways, off-highway recreational vehicles, watercraft, and aircraft. Any money and/or other consideration paid over and above the value of the exchanged property is subject to tax.~~ ***aggregate value measured in currency paid or delivered or promised to be paid or delivered in consummation of a sale, without any discount from the price on account of the cost of materials used, labor or service cost, and exclusive of any direct tax imposed by the federal government or by this article, and, in the case of all retail sales involving the exchange of property, also exclusive of the fair market value of the property exchanged at the same time and place of the exchange, if:***

- (1) Such exchanged property is to be sold thereafter in the usual course of retailer’s business, or**
- (2) Such exchanged property is a vehicle and is exchanged for another vehicle and both vehicles are subject to licensing, registration, or certification under the laws of this state, including, but not limited to, vehicles operating upon public highways, off highway recreation vehicles, watercraft, and aircraft. Any money or other consideration paid over and above the value of the exchanged property is subject to tax.**

***Price or purchase price* includes:**

- (1) The amount of money received or due in cash and credits.**
- (2) Property at fair market value taken in exchange but not for resale in the usual course of the retailer's business.**
- (3) Any consideration valued in money, such as trading stamps or coupons whereby the manufacturer or any other person reimburses the retailer for part of the purchase price and other media of exchange.**
- (4) The total price charged on credit sales, including finance charges which are not separately stated. An amount charged as interest on the unpaid balance of the purchase price is not part of the purchase price unless the amount added to the purchase price is included in the principal amount of a promissory note; except that the interest or carrying charge set out separately from the unpaid balance of the purchase price on the face of a note or other written evidence of debt is not part of the purchase price. An amount charged for insurance on the property sold and separately stated is not part of the purchase price.**
- (5) Installation, delivery and wheeling-in charges included in the purchase price and not separately stated;**
- (6) Transportation and other charges to effect delivery of tangible personal property to the purchaser;**
- (7) Indirect federal manufacturers' excise taxes, such as taxes on automobiles, tires and floor stock; and**
- (8) The gross purchase price of articles sold after manufacturing or after having been made to order, including the gross value of all materials used, labor and service performed and the profit thereon.**

Price or purchase price shall not include:

- 1) Any sales or use tax imposed by the State or by any political subdivision thereof;**
- (2) The fair market value of property exchanged if such property is to be sold thereafter in the retailer's usual course of business. This is not limited to exchanges in the State. Out-of-State trade-ins are not included in the purchase price;**
- (3) Discounts from the original price if such discount and the corresponding decrease in sales tax due is actually passed on to the**

purchaser. An anticipated discount to be allowed for payment on or before a given date is included in the purchase price.

Private communications services means telecommunications services furnished to a subscriber, which entitles the subscriber to exclusive or priority use of any communication channel or groups of channels, or to the exclusive or priority use of any interstate intercommunications system for the subscriber's stations.

***Prosthetic devices for animals* means any artificial limb, part, device or appliance for animal use which replaces a body part or aids or replaces a bodily function; is designed, manufactured, altered or adjusted to fit a particular patient; and is prescribed by a licensed veterinarian. Prosthetic devices include, but are not limited to, prescribed auditory, ophthalmic or ocular, cardiac, dental, or orthopedic devices or appliances, and oxygen concentrators with related accessories.**

Prosthetic devices for humans means any artificial limb, part, device or appliance for human use which aids or replaces a bodily function; is designed, manufactured, altered or adjusted to fit a particular individual; and is prescribed by a licensed practitioner of the healing arts. The term "prosthetic devices" includes, but is not limited to, prescribed auditory, ophthalmic or ocular, cardiac, dental, or orthopedic devices or appliances, oxygen concentrators, and oxygen with related accessories.

Purchase or sale means the acquisition, for any consideration by any person, of tangible personal property, or **other taxable products or** taxable services that are purchased, leased, rented, **or sold.** ~~used, stored, distributed or consumed, but excludes a bona fide gift of property or services.~~ **These terms include capital leases, installment and credit sales, and property and services acquired by:**

~~(1) The term "purchase" or "sale" includes capital leases, installment and credit sales, and property and services acquired by:~~

~~(i) A transfer, either conditionally or absolutely, of title or possession or both to tangible personal property;~~

~~(ii) A lease, lease-purchase agreement, rental or grant of a license, including royalty agreements, to use tangible personal property or taxable services;~~

~~(iii) Performance of taxable services; or~~

~~(iv) Barter or exchange for other property or services, including coupons.~~

~~(2) The terms "purchase" and "sale" do not include:~~

~~(i) A division of partnership assets among the partners according to their interests in the partnership;~~

~~(ii) The formation of a corporation by the owners of a business and the transfer of their business assets to the corporation in exchange for all the corporation's outstanding stock, except qualifying shares, in proportion to the assets contributed;~~

~~(iii) The transfer of assets of shareholders in the formation or dissolution of professional corporations;~~

~~(iv) The dissolution and the pro rata distribution of the corporation's assets to its stockholders;~~

~~(v) A transfer of a partnership interest;~~

~~(vi) The transfer in a reorganization qualifying under Section 368(a)(1) of the Internal Revenue Code of 1954, as amended;~~

~~(vii) The formation of a partnership by the transfer of assets to the partnership or transfers to a partnership in exchange for proportionate interests in the partnership;~~

~~(viii) The repossession of personal property by a chattel mortgage holder or foreclosure by a lienholder;~~

~~(ix) The transfer of assets from a parent corporation to a subsidiary corporation or corporations which is owned at least 80 percent by the parent corporation, which transfer is solely in exchange for stock or securities of the subsidiary corporation;~~

~~(x) The transfer of assets from a subsidiary corporation or corporations which are owned at least 80 percent by the parent corporation to a parent corporation or to another subsidiary which is owned at least 80 percent by the parent corporation, which transfer is solely in exchange for stock or securities of the parent corporation or the subsidiary which received the assets;~~

~~(xi) The transfer of assets between parent and closely held subsidiary corporations, or between subsidiary corporations closely held by the same parent corporation, or between corporations which are owned by the same shareholders with identical percentages of stock, computed on a share-by-share basis, when a tax imposed by this chapter was paid by the transfer~~

~~corporation at the time it acquired such assets; however, any increase in the fair market value of such assets resulting from the manufacturing, fabricating, or physical changing of the assets by the transferor corporation is taxable. For the purposes of this paragraph, a “closely held subsidiary corporation” is one in which the parent corporation owns stock possessing at least 80 percent of the total combined voting power of all classes of stock entitled to vote and owns at least 80 percent of the total number of shares of all other classes of stock.~~

- (1) Transfer, either conditionally or absolutely, of title or possession or both to tangible personal property, other taxable products, or taxable services;**
- (2) A lease, lease-purchase agreement, rental or grant of a license, including royalty agreements, to use tangible personal property, other taxable products, or taxable services. The utilization of coin operated devices, except coin-operated telephones, which do not vend articles of tangible personal property shall be considered short term rentals of tangible personal property;**
- (3) Performance of taxable services; or**
- (4) Barter or exchange for other tangible personal property, other taxable products, or services.**

The terms Purchase and Sale do not include:

- (1) A division of partnership assets among the partners according to their interests in the partnership;**
- (2) The transfer of assets of shareholders in the formation or dissolution of professional corporations, if no consideration including, but not limited to, the assumption of a liability is paid for the transfer of assets;**
- (3) The dissolution and the pro rata distribution of the corporation's assets to its stockholders, if no consideration including, but not limited to, the assumption of a liability is paid for the transfer of assets;**
- (4) A transfer of a partnership or limited liability company interest;**
- (5) The transfer of assets to a commencing or existing partnership or limited liability company, if no consideration including, but not limited to, the assumption of a liability is paid for the transfer of assets;**

(6) The repossession of personal property by a chattel mortgage holder or foreclosure by a lienholder;

(7) The transfer of assets from a parent company to a subsidiary company or companies which are owned at least eighty percent by the parent company, which transfer is solely in exchange for stock or securities of the subsidiary company;

(8) The transfer of assets from a subsidiary company or companies which are owned at least eighty percent by the parent company to a parent company or to another subsidiary which is owned at least eighty percent by the parent company, which transfer is solely in exchange for stock or securities of the parent corporation or the subsidiary which received the assets;

(9) The transfer of assets between parent and closely held subsidiary companies, or between subsidiary companies closely held by the same parent company, or between companies which are owned by the same shareholders in identical percentage of stock ownership amounts, computed on a share-by-share basis, when a tax imposed by this article was paid by the transferor company at the time it acquired such assets, except to the extent that there is an increase in the fair market value of such assets resulting from the manufacturing, fabricating, or physical changing of the assets by the transferor company. To such an extent any transfer referred to in this paragraph (9) shall constitute a sale. For the purposes of this paragraph (9), a closely held subsidiary corporation is one in which the parent company owns stock possessing or membership interest at least eighty percent of the total combined voting power of all classes of stock entitled to vote and owns at least eighty percent of the total number of shares of all other classes of stock.

Rail carrier means as defined in Section 10102 of Title 49 of the United States Code as of October 10, 2013, and as it may be amended hereafter.

Rail carrier part means any tangible personal property that is originally designed and intended to be permanently affixed or attached as a component part of a locomotive or rail car used by a rail carrier.

Recreation services means all services relating to athletic or entertainment participation events **and/or activities** including but not limited to pool, golf, billiards, skating, tennis, bowling, health/athletic club memberships, coin-operated amusement devices, video games and video club memberships.

Renewable energy means any energy resource that is naturally regenerated over a short time scale and derived directly from the sun (such as thermal, photochemical, and photoelectric), indirectly from the sun (such as wind, hydropower, and photosynthetic energy stored in biomass), or from other natural movements and mechanisms of the environment (such as geothermal and tidal energy). Renewable Energy does not include energy resources derived from fossil fuels, waste products from fossil sources, or waste products from inorganic sources.

Resident means a person who resides or maintains one or more places of business within the City, regardless of whether that person also resides or maintains a place of business outside of the City.

Retail sales mean all sales except wholesale sales.

Retailer means any person selling, leasing, ~~or renting~~ **or granting a license to use** tangible personal property or services at retail. "Retailer" shall include, **but is not limited to**, any:

- (1) Auctioneer;
- (2) Salesperson, representative, peddler or canvasser who makes sales as direct or indirect agent of, or obtains such property or services sold from, a dealer, distributor, supervisor or employer;
- (3) Charitable organization or governmental entity which makes sales of tangible personal property to the public, notwithstanding the fact that the merchandise sold may have been acquired by gift or donation or that consideration received is to be used for charitable or governmental purposes;
- (4) **Retailer-Contractor, when acting in the capacity of a seller of building supplies, construction materials, and other tangible personal property.**

Retailer-Contractor means a contractor who is also a retailer of building supplies, construction materials, or other tangible personal property, and purchases, manufactures, or fabricates such property for sale (which may include installation), repair work, time and materials jobs, and/or lump sum contracts.

Return means ~~the sales and use tax reporting form used to report sales and use tax~~ **any form prescribed by the city/town administration for computing and reporting a total tax liability.**

Sale that benefits a Colorado school means a sale of a commodity or service from which all proceeds of the sale, less only the actual cost of the commodity or service to a person or entity as described in this Code, are donated to a school or a school-approved student organization.

Sales tax means the tax to be collected and remitted by a retailer on sales taxed pursuant to this chapter.

School for the purposes of GJMC ~~3.12.070(qq)~~ includes both public and private schools for students in kindergarten through twelfth grade or any portion of those school grades. Preschools, trade schools, and post-secondary schools are not eligible for this exemption. **means a public or nonpublic school for students in kindergarten through 12th grade or any portion thereof.**

Security system services means electronic security system services. Such term does not include nonelectronic security services such as consulting or human or guard dog patrol services.

Soft drink means a nonalcoholic beverage that contains natural or artificial sweeteners. Soft drink does not include beverages that contain milk or milk products, soy, rice, or similar milk substitutes, or greater than fifty percent of vegetable or fruit juice by volume.

Software program means a sequence of instructions that can be measured, interpreted and executed by an electronic device (e.g. a computer, tablets, smart phones) regardless of the means by which it is accessed or the medium of conveyance. Software program includes:

- (1) Custom software program, which is a software program prepared to the special order or specifications of a single customer;
- (2) Pre-written software program, which is a software program prepared for sale or license to multiple users, and not to the special order or specifications of a single customer. Pre-written software is commonly referred to as “canned,” “off-the-shelf (“COTS”),” “mass produced” or “standardized;”
- (3) Modified software, which means pre-written software that is altered or enhanced by someone other than the purchaser to create a program for a particular user; and
- (4) The generic term “software,” “software application,” as well as “updates,” “upgrades,” “patches,” “user exits,” and any items which add or extend functionality to existing software programs.

Software as a Service means software that is rented, leased or subscribed to from a provider and used at the consumer's location, including but not limited to applications, systems or programs.

Software License Fee means a fee charged for the right to use, access, or maintain software programs.

Software Maintenance Agreement means an agreement, typically with a software provider, that may include

- (1) provisions to maintain the right to use the software;
- (2) provisions for software upgrades including code updates, version updates, code fix modifications, enhancements, and added or new functional capabilities loaded into existing software, or
- (3) technical support.

Solar thermal systems means a system whose primary purpose is to use energy from the sun to produce heat or cold for: (1) Heating or cooling a residential or commercial building; (2) Heating or cooling water; or (3) Any industrial, commercial, or manufacturing process.

Sound system services means ~~sound system services~~ involving the provision of broadcast or prerecorded audio programming to a building or portion thereof. "Sound system service" does not include installation of sound systems where the entire system becomes the property of the building owner or the sound system service is for presentation of live performances.

Special fuel means kerosene oil, kerosene distillate, diesel fuel, all liquefied petroleum gases, and all combustible gases and liquids for use in the generation of power for propulsion of motor vehicles upon the public highways. The term does not include fuel used for the propulsion or drawing of aircraft, rail-cars or railroad locomotives.

Special sales event means any sales event which includes more than three (3) Vendors taking place at a single location for a limited period of time not to exceed seven (7) consecutive days.

Storage means any keeping or retention of, or exercise dominion or control over, or possession of, for any length of time, tangible personal property not while in transit but on a stand still basis for future use when leased, rented or purchased at retail from sources either within or without the City from any person or vendor.

Student means any person enrolled in a school.

Tangible personal property means corporeal personal property **that can be one or more of the following: seen, weighed, measured, felt, touched, stored, transported, exchanged, or that is in any other manner perceptible to the senses.**

Tax means the use tax due from a consumer or the sales tax due from a retailer or the sum of both due from a retailer who also consumes.

Tax deficiency or Deficiency means any amount of tax, **penalty, interest, or other fee** that is not reported and paid on or before the due date **that any return or payment of the tax is required under the terms of this chapter.**

Taxable sales means gross sales less any exemptions and deductions specified in this chapter.

Taxable services means services subject to tax pursuant to this chapter.

Taxpayer means any person obligated to collect and/or pay tax under the terms of this chapter.

Telecommunications service means the **service of which the object is the** transmission of any two-way interactive electromagnetic communications, including but not limited to voice, image, data and any other information, by the use of any means including, but not limited to, wire, cable, fiber optical cable, microwave, radio wave, **Voice over Internet Protocol (VoIP)**, or any combinations of such media **including** ~~“Telecommunications service” includes, but is not limited to, basic local exchange telephone service; toll telephone service; teletypewriter service including but not limited to residential and business service; directory assistance; cellular mobile telephone or telecommunications service; specialized mobile radio and two-way pagers and paging service; any form of mobile two-way communication. “Telecommunications service” does not include separately stated nontransmission services which constitute computer processing applications used to act on the information to be transmitted.~~

***Television and entertainment services* means audio or visual content, that can be transmitted electronically by any means, for which a charge is imposed.**

Therapeutic device means devices, appliances or related accessories that are sold to correct or treat a human physical disability or surgically created abnormality. ~~If such a device, appliance or related accessory has a retail value of more than \$100.00, it must be sold in accordance with a written recommendation from a practitioner of the healing arts to qualify as a therapeutic device for purposes of this chapter.~~

Toll free telecommunications service means a telecommunications service that allows a caller to dial a number without incurring an additional charge for the call.

Total tax liability and ~~tax due~~ means the total of all tax, penalties and/or interest owed by a taxpayer and shall include sales tax collected in excess of such tax computed on total sales.

Transient / Temporary sale means a sale by any person who engages in a temporary business of selling and delivering goods within the city for a period of no more than seven consecutive days.

Transient / Temporary vendor means any person who engages in the business of transient / temporary sales.

Use means the exercise, for any length of time by any person within the City of any right, power or dominion over tangible personal property or services when rented, leased or purchased at retail from sources either within or without the City from any person or vendor or used in the performance of a contract in the City whether such tangible personal property is owned or not owned by the taxpayer. Use also includes the withdrawal of items from inventory for consumption.

Use tax means the tax paid or required to be paid by a consumer for using, storing, distributing or otherwise consuming tangible personal property or taxable services inside the City.

WATS/800 service means any outbound or inbound interstate-wide area telecommunications service or other similar service which entitles the subscriber, upon payment of a periodic charge, based upon a flat amount and/or usage, to make or receive a large volume of telephonic communications to or from persons having telephone or radio telephone stations in specified areas which are outside the telephone system area in which the subscriber's station is located.

Wholesale sales means a sales **by a wholesaler** to licensed retailers, jobbers, dealers, or **other** wholesalers for resale **and does not include a sale by wholesalers to users or consumers not for resale; latter types of sales shall be deemed to be retail sales and shall be subject to the provisions of this chapter.** ~~Sales by wholesalers to consumers are not wholesale sales. Sales by wholesalers to nonlicensed retailers are not wholesale sales.~~

Wholesaler means any person **doing an organized wholesale or jobbing business and** selling to retailers, jobbers, dealers or other wholesalers for resale, and not for storage, use, consumption or distribution.

Yard sale means the retail sale of tangible personal property by an individual who resides on the real estate on which the retail sale occurs for which sales occur no more than four calendar days, whether consecutive or not, in any 12-month period, and which the gross sales do not exceed \$5,000 in any 12-month period, so long as such individual is not authorized to operate a home occupation, pursuant to GJMC [21.04.040\(g\)](#), from out of the residence at which the retail sale occurs. **This term includes, but is not limited to, garage sales, estate sales, and block sales.**

Introduced on first reading the ____ day of _____ 2019 and ordered published in pamphlet form.

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

J. Merrick Taggart
Mayor

ATTEST:

Wanda Winkelmann
City Clerk



Grand Junction City Council

Regular Session

Item #5.b.ii.

Meeting Date: December 4, 2019

Presented By: Greg Caton, City Manager

Department: City Manager's Office

Submitted By: Jodi Romero, Finance Director

Information

SUBJECT:

An Ordinance Appropriating Certain Sums of Money to Defray the Necessary Expenses and Liabilities of the City of Grand Junction, Colorado and the Downtown Development Authority for the Year Beginning January 1, 2020 and Ending December 31, 2020

RECOMMENDATION:

Staff recommends adoption of the Appropriation Ordinance No. 4893 approving the 2020 Recommended Budget.

EXECUTIVE SUMMARY:

The budget represents the allocation of resources to achieve the goals identified in the City of Grand Junction's Strategic Plan. The budget is developed over the course of several months and includes the projection of revenues as well as planned expenses.

The 2020 Recommended Budget has been discussed with City Council during four budget workshops (September 30th, October 14th, October 28th, and November 4th). In total the 2020 budget is \$161 million, with a General Fund surplus (revenues over expenses) of \$181,576 and projected ending General Fund Balance of \$26.9 million at 12/31/2020.

Complete documents have been provided to City Council and the public throughout the budget process including presentations, capital projects, economic development funding, and non-profit funding as well as a complete line item budget detail by fund. The first public presentation and hearing was November 20th, 2019. This meeting, December 4th, 2019 is the second public hearing and consideration of the 2020

Recommended Budget for final approval and adoption of the appropriation ordinance.

BACKGROUND OR DETAILED INFORMATION:

The budget for the City of Grand Junction is the highest expression of the City Council's policies and decision making; it expresses the initiatives, investment, and services provided by and through elected officials and staff. The 2020 Recommended Budget is balanced with a surplus (revenues over expenses) in the General Fund and an increase to the General Fund balance. The budget represents the allocation of resources to achieve the goals identified in the City of Grand Junction's Strategic Plan. The development of the 2020 Recommended Budget is an eight-month process that requires 13 City Departments, over 30 employees, and a total of over 3,000 hours of staff time. Through these months, staff reviews capital, labor, and departmental information, and in August, each department's detail line item budget is reviewed by the City Manager and budget team. Staff also spends significant effort meeting with key partners in the community to develop a sense for local industry and current market conditions and trends, which are used to develop forecast models that aid in the development of the budget. There are also seven opportunities for the public to get involved in the budget development, such as the Citizen Budget Conversation, which was held in June of this year, four budget workshops with City Council (September 30th, October 14th, October 28th, November 4th), and two public presentations and hearings (November 20th and December 4th). Supporting detail budget documents are provided for each workshop and available to the public online. The budget documents attached to this staff report represent the culmination of the budget process for the City's 2020 Recommended Budget of \$161 million.

The September 30th Workshop included an overview of the entire 2020 recommended budget as well as the budgets for the major operating departments of the City including Police, Fire, Parks & Recreation, Public Works, General Services, and Water. On October 14th, Visit Grand Junction's Department budget was presented as well as the City's 2020 recommended capital budget in accordance with the ten year capital plans. Also on October 14th, the recommended economic development budget and non-profit funding budget was reviewed and discussed by City Council. On October 28th the Downtown Development Authority, Downtown Business Improvement and Horizon Drive Business Improvement Districts presented their budget and operating plans for 2020. On November 4th the City Manager provided to City Council a budget reconciliation including changes from the original recommended budget on September 30th based on City Council direction from the October 14th workshop.

The Joint Sewer Fund budget was presented and discussed with the Joint Sewer Board on September 12th. The Downtown Development Authority (DDA) Budget was reviewed and approved by the DDA Board on October 24th.

The 2020 appropriation ordinance is the legal adoption of the City's budget (and the

DDA budget) by the City Council for the upcoming fiscal year. In accordance with the Charter, the City Manager shall prepare the annual budget and upon approval of it and the appropriation ordinance expend sums of money to pay salaries and other expenses for the operation of the City. The documentation of the proposed revenue and expenses prepared and maintained by the Finance Director in support of the budget and ordinance, including and pursuant to Article VII, Paragraph 57 regarding the setting of the City Manager's salary, are incorporated by and made part of this ordinance by this reference and City Council adoption of the same, as if fully set forth. This request is to appropriate certain sums of money to defray the necessary expenses and liabilities of the accounting funds of the City of Grand Junction based on the 2020 recommended budget.

Attached are the following supporting budget documents:

- 1) 2020 Appropriation Ordinance
- 2) 2020 Reconciliation to Appropriation Ordinance
- 3) 2020 Recommended Budget Fund Balance Worksheet
- 4) 2020 Recommended Economic Development
- 5) 2020 Recommended Non Profit Funding
- 6) 2020 Recommended Capital Projects
- 7) 2020 Recommended Capital Descriptions
- 8) 2020 Ten Year Capital Plan-General Government
- 9) 2020 Enterprise and Internal Service Funds 10 Year Capital Plan
- 10) 2020 Certificate of Participation Supplemental Budget Information
- 11) 2020 Recommended Line Item Budget By Fund
- 12) 2020 DDA Recommended Budget Fund Balance Worksheet

FISCAL IMPACT:

The 2020 appropriation ordinance and budget are presented in order to ensure sufficient appropriation by fund to defray the necessary expenses of the City. The appropriation ordinances are consistent with, and as proposed for adoption, reflective of lawful and proper governmental accounting practices and are supported by the supplementary documents incorporated by reference.

SUGGESTED MOTION:

I move to (adopt/deny) Ordinance No. 4893, together with the documentation of the proposed revenue and expenses prepared in support of the budget and ordinance, all as if fully set forth, appropriating certain sums of money to defray the necessary expenses and liabilities of the City of Grand Junction, Colorado and the Downtown Development Authority for the year beginning January 1, 2020 and ending December 31, 2020, also known as the annual appropriation ordinance on final passage and order final publication in pamphlet form.

Attachments

1. 2020 Appropriation Ordinance Second Reading December 4,2019
2. 2020 Reconciliation to Appropriation Ordinance
3. 2020 Recommended Budget Fund Balance Worksheet
4. 2020 Recommended Economic Development Funding
5. 2020 Recommended Non Profit Funding
6. 2020 Recommended Capital Projects
7. 2020 Recommended Capital Descriptions
8. Ten Year Capital Plan 2020
9. 10-Year Enterprise and Internal Services Funds 2020
10. 2020 Certificate of Participation Supplemental Budget Information
11. 2020 Recommended Line Item Budget By Fund
12. DDA 2020 Recommended Budget Fund Balance Worksheet

ORDINANCE NO. ____

AN ORDINANCE APPROPRIATING CERTAIN SUMS OF MONEY TO DEFRAY THE NECESSARY EXPENSES AND LIABILITIES OF THE CITY OF GRAND JUNCTION, COLORADO AND THE DOWNTOWN DEVELOPMENT AUTHORITY FOR THE YEAR BEGINNING JANUARY 1, 2020 AND ENDING DECEMBER 31, 2020

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

SECTION 1. That the following sums of money, or so much therefore as may be necessary, be and the same are hereby appropriated for the purpose of defraying the necessary expenses and liabilities, and for the purpose of establishing emergency reserves of the City of Grand Junction, for the fiscal year beginning January 1, 2020, and ending December 31, 2020, said sums to be derived from the various funds as indicated for the expenditures of:

Fund Name	Fund #	Appropriation
General Fund	100	\$ 84,600,206
Enhanced 911 Fund	101	\$ 2,484,470
Visit Grand Junction Fund	102	\$ 3,565,950
D.D.A. Operations	103	\$ 1,068,415
CDBG Fund	104	\$ 561,255
Parkland Expansion Fund	105	\$ 443,542
Lodgers Tax Increase Fund	106	\$ 1,691,880
First Responder Tax Fund	107	\$ 8,518,885
Conservation Trust Fund	110	\$ 817,888
Sales Tax CIP Fund	201	\$ 25,600,427
Storm Drainage Fund	202	\$ 280,000
D.D.A. Capital Improvements	203	\$ 10,502
Transportation Capacity Fund	207	\$ 3,498,638
Water Fund	301	\$ 12,012,090
Solid Waste Removal Fund	302	\$ 4,657,470
Two Rivers Convention Center Fund	303	\$ 414,988
Golf Courses Fund	305	\$ 1,920,028
Parking Authority Fund	308	\$ 649,046
Ridges Irrigation Fund	309	\$ 341,037
Information Technology Fund	401	\$ 8,679,263
Fleet and Equipment Fund	402	\$ 7,370,180
Self-Insurance Fund	404	\$ 14,773,648
Communication Center Fund	405	\$ 7,429,729
Facilities Management Fund	406	\$ 2,913,297
General Debt Service Fund	610	\$ 6,814,371
T.I.F. Debt Service	611	\$ 1,653,500
GJ Public Finance Corp Fund	614	\$ 531,906
Riverside Parkway Debt Retirement Fund	615	\$ 3,156,000
Cemetery Perpetual Care Fund	704	\$ 29,600
Joint Sewer Operations Fund	900	\$ 20,132,666

INTRODUCED AND OREDERED PUBLISHED IN PAMPHLET FORM this _____ day of _____, 2019.

TO BE PASSED AND ADOPTED AND ORDERED PUBLISHED IN PAMPHLET FORM this _____ day of _____, 2019

President of the Council

Attest:

City Clerk



**2020 Budget-Reconciliation of Fund Balance Worksheets to Appropriations
December 4th, 2019**

Fund #	Fund Name	Per Fund Balance Worksheets			Total 2020 Appropriations
		Total Expense	Transfers Out	Contingency Funds	
100	General	84,425,206	-	175,000	84,600,206
101	Enhanced 911 Special Revenue	-	2,484,470	-	2,484,470
102	Visit Grand Junction	3,365,950	200,000	-	3,565,950
103	D.D.A. Operations*	818,415	-	250,000	1,068,415
104	Community Development Block Grants	273,035	288,220	-	561,255
105	Open Space (Parkland Expansion)	-	443,542	-	443,542
106	Lodgers Tax Increase	986,930	704,950	-	1,691,880
107	First Responder Tax Fund	-	8,518,885	-	8,518,885
110	Conservation Trust	-	817,888	-	817,888
201	Sales Tax Capital Improvements	13,785,420	11,815,007	-	25,600,427
202	Storm Drainage Improvements	280,000	-	-	280,000
203	D.D.A. Capital Improvements*	10,502	-	-	10,502
207	Transportation Capacity Improvements	3,016,000	482,638	-	3,498,638
301	Water	12,012,090	-	-	12,012,090
302	Solid Waste	4,477,470	180,000	-	4,657,470
303	Two Rivers Convention Center	414,988	-	-	414,988
305	Golf Courses	1,920,028	-	-	1,920,028
308	Parking	649,046	-	-	649,046
309	Irrigation Systems	341,037	-	-	341,037
401	Information Technology	8,679,263	-	-	8,679,263
402	Fleet and Equipment	7,370,180	-	-	7,370,180
404	Self Insurance	14,123,648	-	650,000	14,773,648
405	Communications Center	7,429,729	-	-	7,429,729
406	Facilities Management	2,613,297	-	300,000	2,913,297
610	General Deb Service	6,814,371	-	-	6,814,371
611	T.I.F. Debt Service*	1,653,500	-	-	1,653,500
614	GJ Public Finance Debt Service	531,906	-	-	531,906
615	Riverside Parkway Debt Retirement	-	3,156,000	-	3,156,000
704	Cemetery Perpetual Care	-	29,600	-	29,600
900	Joint Sewer System , Total	20,132,666	-	-	20,132,666
*per DDA Fund Balance Worksheet					



Calendar 2020 Recommended Budget

12/4/2019

		PROJECTED BEGINNING FUND BALANCES		TOTAL REVENUE	LABOR	NON PERSONNEL OPERATING	TOTAL OPERATING EXPENSE	DEBT SERVICE	MAJOR CAPITAL	TOTAL EXPENSE	TRANSFERS IN	TRANSFERS OUT	NET SOURCE (USE) OF FUNDS	CONTINGENCY FUNDS	Net Change in Fund Balance	PROJECTED ENDING FUND BALANCE
General Government																
100	General Fund	*	\$ 23,386,055	\$ 77,683,818	\$ 52,526,366	\$ 31,063,174	\$ 83,589,540	\$ -	\$ 835,666	\$ 84,425,206	\$ 11,367,414	\$ -	\$ 4,626,026	\$ 175,000	\$ 4,451,026	\$ 27,837,081
102	Visit Grand Junction		450,332	2,573,132	667,836	2,698,114	3,365,950	-	-	3,365,950	704,950	200,000	(287,868)	-	(287,868)	162,464
104	CDBG Fund		-	561,255	-	273,035	273,035	-	-	273,035	-	288,220	-	-	-	-
105	Parkland Expansion Fund		80,452	524,200	-	-	-	-	-	-	-	443,542	80,658	-	80,658	161,110
106	Lodgers Tax Increase Fund		-	1,691,880	-	986,930	986,930	-	-	986,930	-	704,950	-	-	-	-
107	First Responder Tax Fund		-	9,120,260	-	-	-	-	-	-	-	8,518,885	601,375	-	601,375	601,375
110	Conservation Trust Fund		59,397	782,099	-	-	-	-	-	-	-	817,888	(35,789)	-	(35,789)	23,608
201	Sales Tax CIP Fund		2,679,816	19,487,540	-	227,500	227,500	-	13,557,920	13,785,420	4,809,524	11,815,007	(1,303,363)	-	(1,303,363)	1,376,453
202	Storm Drainage Fund		31,891	30,099	-	-	-	-	280,000	280,000	250,000	-	99	-	99	31,990
207	Transportation Capacity Fund		1,899,135	51,914,500	-	-	-	-	3,016,000	3,016,000	-	482,638	48,415,862	-	48,415,862	50,314,997
405	Comm Center Fund		708,729	5,456,488	4,808,320	2,186,409	6,994,729	-	435,000	7,429,729	1,984,470	-	11,229	-	11,229	719,958
610	General Debt Service Fund		4,690	16,826	-	5,000	5,000	6,809,371	-	6,814,371	6,792,856	-	(4,690)	-	(4,690)	-
614	GJ Public Finance Corp Fund		16,921	300,000	-	1,500	1,500	530,406	-	531,906	231,906	-	-	-	-	16,921
615	Riverside Pkwy Debt Retirement		4,991,984	148,199	-	-	-	-	-	-	823,499	3,156,000	(2,184,302)	-	(2,184,302)	2,807,682
Subtotal			\$ 34,309,403	\$ 170,290,295	\$ 58,002,522	\$ 37,441,662	\$ 95,444,184	\$ 7,339,777	\$ 18,124,586	\$ 120,908,547	\$ 26,964,619	\$ 26,427,130	\$ 49,919,236	\$ 175,000	\$ 49,744,236	\$ 84,053,639
Enterprise Operations																
301	Water Fund	\$	2,656,181	\$ 11,602,727	\$ 3,082,026	\$ 2,660,430	\$ 5,742,456	\$ 688,884	\$ 5,580,750	\$ 12,012,090	\$ 1,270,000	\$ -	\$ 860,637	\$ -	\$ 860,637	\$ 3,516,818
302	Solid Waste Removal Fund		1,193,899	4,687,091	1,083,456	3,297,023	4,380,479	96,991	-	4,477,470	-	180,000	29,621	-	29,621	1,223,520
303	Grand Junction Convention Cntr Fund		4,052	212,488	-	414,988	414,988	-	-	414,988	200,000	-	(2,500)	-	(2,500)	1,552
305	Golf Courses Fund		191,649	1,803,350	867,847	964,384	1,832,231	87,797	-	1,920,028	160,000	-	43,322	-	43,322	234,971
308	Parking Authority Fund		416,476	740,550	188,899	216,380	405,279	243,767	-	649,046	-	-	91,504	-	91,504	507,980
309	Ridges Irrigation Fund		103,774	303,700	120,579	190,458	311,037	-	30,000	341,037	-	-	(37,337)	-	(37,337)	66,437
900	Joint Sewer System Fund		22,645,372	18,083,164	3,743,649	3,995,133	7,738,782	596,884	11,797,000	20,132,666	-	-	(2,049,502)	-	(2,049,502)	20,595,870
Subtotal			\$ 27,211,402	\$ 37,433,070	\$ 9,086,456	\$ 11,738,796	\$ 20,825,252	\$ 1,714,323	\$ 17,407,750	\$ 39,947,325	\$ 1,630,000	\$ 180,000	\$ (1,064,255)	\$ -	\$ (1,064,255)	\$ 26,147,147
TOTAL		\$	61,520,805	\$ 207,723,365	\$ 67,088,978	\$ 49,180,458	\$ 116,269,436	\$ 9,054,100	\$ 35,532,336	\$ 160,855,872	\$ 28,594,619	\$ 26,607,130	\$ 48,854,981	\$ 175,000	\$ 48,679,981	\$ 110,200,786
* General Fund includes the Employees Retiree Health plan funds.										Contingency	\$ 175,000	110,451,996				
										CITY OF GRAND JUNCTION 2020 RECOMMENDED BUDGET		\$ 161,030,872				
Internal Service Operations																
101	Enhanced 911 Fund	\$	1,933,520	\$ 2,376,625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,484,470	\$ (107,845)	\$ -	\$ (107,845)	\$ 1,825,675
401	Information Technology Fund		1,534,248	7,809,774	2,607,367	5,245,679	7,853,046	-	826,217	8,679,263	-	-	(869,489)	-	(869,489)	664,759
402	Fleet and Equipment Fund		1,192,200	7,058,665	1,209,023	2,426,157	3,635,180	-	3,735,000	7,370,180	226,581	-	(84,934)	-	(84,934)	1,107,266
404	Insurance Fund		1,769,951	15,398,358	483,728	13,639,920	14,123,648	-	-	14,123,648	-	-	1,274,710	650,000	624,710	2,394,661
406	Facilities Management Fund		151,923	2,765,489	513,132	2,100,165	2,613,297	-	-	2,613,297	300,000	-	452,192	300,000	152,192	304,115
Subtotal			\$ 6,581,843	\$ 35,408,911	\$ 4,813,250	\$ 23,411,921	\$ 28,225,171	\$ -	\$ 4,561,217	\$ 32,786,388	\$ 526,581	\$ 2,484,470	\$ 664,634	\$ 950,000	\$ (285,366)	\$ 6,296,477
704 Cemetery Perpetual Care Fund			\$ 1,435,210	\$ 29,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,600	\$ -	\$ -	\$ -	\$ 1,435,210
Total Appropriated City Funds		\$	68,102,647	\$ 243,132,276	\$ 71,902,228	\$ 72,592,379	\$ 144,494,607	\$ 9,054,100	\$ 40,093,553	\$ 193,642,260	\$ 29,121,200	\$ 29,121,200	\$ 49,519,615	\$ 1,125,000	\$ 48,394,615	\$ 116,497,262



**Recommended 2020 Economic Development
Funded by .75% Sales Tax Fund
December 4th, 2019**

ITEM REF#	Support Doc Page #	PARTNER/AGENCY	USE OF FUNDS	2020 RECOMMENDED
1		ECONOMIC DEVELOPMENT		
2	NA	Business Incubator	Sponsorship for incubator program/SBDC grant match funds	\$ 53,600
3	NA	CMU - Classroom Building (15 Yrs. ending in 2027)	Building Commitment	500,000
4	2	CMU - Scholarships	Scholarship for local D51 youth	550,000
5	NA	Commercial Catalyst Pilot Program	Commercial Catalyst	30,000
6	3	Downtown Business Improvement District	Marketing Downtown GJ	15,269
7	NA	GJEP - Grand Junction Economic Partnership	Operational funding	40,000
8	5	Grand Valley Transit	Operations	450,000
9	5	Grand Valley Transit	Dash Bus Route	51,500
10			ECONOMIC DEVELOPMENT FUNDING	\$ 1,690,369

**Recommended 2020 Economic Development Partnership Funding
Funded by Revenue From the Vendors Fee Cap
December 4th, 2019**

ITEM REF#	Support Doc Page #	PARTNER/AGENCY	USE OF FUNDS	2020 RECOMMENDED
11		ED PARTNERSHIP (Chamber, BIC, GJEP)		
12	7	Business Incubator	Maker Space/Incubator Kitchen	\$ 65,000
13	7	GJ Chamber	Business Expansion/Job Creation	40,000
14	7	Grand Junction Economic Partnership (GJEP)	Prospect Visit/Trade show/Trade Visits/Industry Lists/	150,000
15	7	GJEP/Industrial Developments, Inc (IDI)	Incentives for Job Creation	70,000
16	7	GJEP	Las Colonias Development Corp.	25,000
17	7	GJEP/Chamber of Commerce	Incentives/Foreign Trade Zone	50,000
18			ECONOMIC PARTNERSHIP FUNDING	\$ 400,000



2020 Recommended Non-Profit Funding Budget
Funded By General Fund
December 4th, 2019

ITEM REF #	Support Doc Page #	PARTNER/AGENCY	USE OF FUNDS	2020 Recommended Budget
1		DUES and MEMBERSHIPS		
2	NA	Associated Governments of Northwest Colorado	Dues	\$ 8,200
3	NA	Club 20	Dues	4,100
4	NA	Colorado Municipal League	Dues	47,835
5	NA	Colorado Water Congress	Dues	5,970
6	NA	Grand Junction Area Chamber of Commerce	Dues	6,675
7	NA	Western Colorado Latino Chamber of Commerce	Dues	65
8	NA	Metropolitan Planning Organization	Dues	28,397
9	NA	National League of Cities	Membership Fee	4,601
10	NA	Parks Improvement Advisory Board (PIAB)	PIAB	14,000
			Total Dues and Membership	\$ 119,843
11		PROGRAM/EVENT SPONSORSHIP		
12	2	Arts Commission	Art Grant Program Funding	\$ 40,000
13	6	Colorado West Land Trust	Support the development for Monument Corridor (Lunch Loop)	10,000
14	NA	COPMOBA (CO Plateau Mountain Bike Trail Assoc.)	Capital towards Palisade Plunge	5,000
15	8	FRA Colorado West Branch 244	Event Sponsorship-Memorial Day Wreath Float	250
16	NA	GJEP Job Incentive Program	Program Sponsorship	3,400
17	9	Grand Junction Area Chamber of Commerce (YEA)	Program Sponsorship-Young Entrepreneurs Academy (YEA)	4,000
18	11	Grand Junction Centennial Band	Offset performance facility expenses/marketing expenses	2,500
19	12	Grand Junction Firefighters Association	Event Sponsorship-GJ Turkey Trot 5K	2,000
20	14	Grant-a-Wish	Tuition Grants for sports, arts, camps, etc.	500
21	NA	Hilltop Gala	Event Sponsorship for the Hilltop Gala	1,000
22	15	HopeWest	Event Sponsorship-2019 HopeWest Gala, supports operations	5,000
23	15	HopeWest	Event Sponsorship-2019 Holiday Show, supports HopeWest kids	2,500
24	16	Museums of Western Colorado	Promotion and marketing program to attract visitors to GJ	5,000
25	17	One Riverfront (Riverfront Commission)	Operations - Continued Development of the Reiverfront Trails	17,121
26	20	Special Olympics	Event Sponsorship-Costs of Stocker Stadium & LP Pool	6,000
27	22	Western Slope Center for Children	SANE (Sexual Assault Nurse Examiner) program support	7,500
28	22	Western Slope Center for Children	General Operating Support	40,000
		GRANT REQUESTS		
29	27	Grand Junction Housing Authority	Capital - Ratekin Tower Amenity Space	75,000
30	29	Habitat for Humanity	Capital - Hoffman Country Estates	50,000
31	30	Hilltop Community Resources	Operational Funding for Latimer House Domestic Violence Serv	45,000
32	33	HomewardBound of the Grand Valley	Operational Funding for two homeless shelters	0
33	34	HomewardBound of the Grand Valley	Capital-Outdoor Dayspace at North Avenue Shelter	25,845
34	35	HopeWest	Capital - The Center for Living Your Best	0
35	38	Mesa Developmental Services (dba STRiVE)	Capital-Outdoor Childrens Space/Playground	50,000
36	40	The House (Karis, Inc.)	Capital-Tap Fees for apartment style bldg for homeless youth	36,832
			Total Program, Event Sponsorship, and Grants	\$ 434,448
37			Total Non-Profit Funding Budget	\$ 554,291

2020 Recommended Capital Projects
December 4th, 2019

Descr.	10 Year				2020 Recommended Budget
Ref #	Plan	Department	Project Title		
.75% Sales Tax Capital Projects					
1	53	First Responder Tax	Police Department Remodel for New Positions (First Responder Tax \$350K)	\$	350,000
Total First Responder				\$	350,000
2	58	a)	Contract Street Maintenance		4,300,000
2	58	b)	Chip Seal/Crack Fill		1,500,000
Total Street Maintenance				\$	5,800,000
3	66	Community Development	Comprehensive Plan Update (DOLA Grant \$37.5K)	\$	62,500
4	67	Community Development	Development Code Re-write (DOLA Grant \$25K)		50,000
Total Community Development				\$	112,500
5	69	General Services	Avalon Theater Improvements (Foundation Match \$50K)	\$	100,000
Total General Services				\$	100,000
6	72	Public Safety	Fire Training Facility Completion	\$	275,000
7	73	Public Safety	Shooting Range Safety Improvements & Expansion (First Responder Tax \$200K, FML Grant \$200K)		600,000
Total Public Safety				\$	875,000
8	80	Parks and Recreation	Columbine & Kronkright Park Fence Replacement (CTF Funded \$30K)	\$	30,000
9	82	Parks and Recreation	Crime Prevention through Environmental Design (CPTED) Park Safety Improvements		50,000
10	83	Parks and Recreation	Horizon Park Master Plan (Parkland Funded \$50K)		50,000
11	85	Parks and Recreation	Lincoln Park Marquee		55,000
12	89	Parks and Recreation	Lincoln Park Pool Deck Furniture Replacement (CTF Funded \$25K)		25,000
13	90	Parks and Recreation	Lincoln Park Pool Diving Boards (CTF Funded \$27K)		27,000
14	101	Parks and Recreation	Parks, Recreation and Open Space Master Plan (GOCO Grant \$56.25k, Parkland Funded \$58.75K)		115,000
15	102	Parks and Recreation	Playground Repairs (CTF Funded \$25K)		25,000
16	104	Parks and Recreation	Riverfront Trail Repairs (CTF Funded \$25K) (High Country Court off of Riverside Parkway)		250,000
17	107	Parks and Recreation	Stadium Master Plan Improvements - Track Replacement (CTF Funded \$75K, PIAB Funded \$90K, SD51 Funded \$90K)		350,000
18	108	Parks and Recreation	Stadium Master Plan Improvements - Suplizio Stands Temporary Repair (CTF Funded \$85K)		85,000
19	109	Parks and Recreation	Stadium Master Plan Improvements - Suplizio Temporary Outfield (CTF Funded \$25K)		25,000
Total Parks and Recreation				\$	1,087,000
20	116	Public Works	ADA Accessibility Improvements (CDBG Funded \$24K)	\$	24,000
21	117	Public Works	Alley Improvement Districts - Alley south of Main, east of 7th St. (Assessment Revenue \$20K)		100,000
22	120	Public Works	City Entry Way Signs		150,000
23	121	Public Works	Curb, Gutter, Sidewalk Safety Repairs		100,000
24	132	Public Works	Monument Road Trail - Land Acquisition with Colorado West Land Trust (GOCO Grant \$159,920, CTF Funded \$30K)		189,920

2020 Recommended Capital Projects
December 4th, 2019

Descr. Ref #	10 Year Plan	Department	Project Title	2020 Recommended Budget
25	133	Public Works	Monument Road Trail - D Road to Lunch Loop Parking Lot (Parkland Funded \$75K, GOCO Grant \$200K, Mesa County Share \$75K)	350,000
26	136	Public Works	Riverfront at Dos Rios Infrastructure (DOLA Grant \$1M)	1,000,000
27	137	Public Works	Riverfront at Dos Rios Pedestrian Bridge (Grants, Partners, \$3M)	3,500,000
28	138	Public Works	Riverside Parkway Borrow Project	50,000
29	139	Public Works	B 1/2 Rd at 27 1/2 Rd Crossing Safe Routes to School (CDBG Funded \$40K)	40,000
30	140	Public Works	B Road 29 3/4 Rd to 29 7/8 Rd, Mesa View Elementary Safe Routes to School (CDBG Funded \$95K)	95,000
31	141	Public Works	Lorey Drive from Westlake Park to 1st St, West Middle School Safe Routes to School (CDBG Funded \$75K)	75,000
32	142	Public Works	Traffic Signal Controllers (CDOT \$25K)	87,000
33	143	Public Works	Traffic Signal Equipment Upgrade (CDOT Funded \$25K)	200,000
Total Public Works \$				5,960,920
Total .75% Sales Tax Capital Projects \$				14,285,420
Storm Drainage Fund				
34	159	Public Works	Drainage System Improvements	\$ 30,000
35	160	Public Works	Pioneer Meadows (Partner with Mesa County)	250,000
Total Drainage Projects \$				280,000
Transportation Capacity Fund				
36	178	Public Works	25 Road Left Hand Turns North of Patterson	\$ 646,000
37	180	Public Works	G Road & 24 Road Intersection Improvements	200,000
38	184	Public Works	I-70 Interchange 1601 and Environmental Assessment (City Share)	400,000
39	185	Public Works	Monument Road Left Turn Lane	150,000
40	186	Public Works	Riverfront at Dos Rios - Left In Turn Lane	120,000
41	188	Public Works	Tour of Moon/S. Broadway Improvements (Mesa County matches with their project)	100,000
42	190	Public Works	24 Road and Riverside Parkway Interchange	200,000
43	191	Public Works	24 Road Widening Patterson to I70	500,000
44	196	Public Works	F 1/2 Road Parkway, Market to Patterson	250,000
45	197	Public Works	F 1/2 Road, 30 Road to Persigo Boundary	100,000
46	198	Public Works	G Road, 23 1/2 to 24 1/2 Road	250,000
47	200	Public Works	Patterson Capacity Improvements (5 intersections)	100,000
Total Transportation Capacity Capital Projects \$				3,016,000
Communication Center Fund				
48	2	Communication Center	Next Generation 9-1-1	\$ 60,000
49	3	Communication Center	800MHz Capital Improvements	70,000
50	12	Communication Center	Microwave Replacement at Radio Sites	115,000

2020 Recommended Capital Projects
December 4th, 2019

10 Descr.	Year			2020 Recommended Budget
Ref #	Plan	Department	Project Title	
51	14	Communication Center	Uncompahgre Radio Site Battery Replacements	80,000
52	18	Communication Center	CAD System Upgrades	20,000
53	19	Communication Center	Priority Dispatch (EMD) Software Upgrade	60,000
54	24	Communication Center	Fiber Project as Part of Raw Water Line Project	30,000
Total Communications Center				\$ 435,000
Water Fund				
55	28	Water	Water Line Replacements	\$ 1,250,000
56	29	Water	Flow Line Replacements	2,550,000
57	31	Water	Water Treatment Plant Modifications	500,000
58	33	Water	Grand Mesa Reservoir Improvements	50,000
59	34	Water	Juniata Reservoir Aeration	300,000
60	35	Water	Carson Lake Dam Rehabilitation	200,000
61	36	Water	Water Meter Replacement	570,000
62	37	Water	Somerville/Anderson Ranch Improvements	25,750
63	38	Water	Historic Water Treatment Plant Structural Engineering	50,000
64	39	Water	Lead Water Line Replacements (CDBG Funded \$10K)	85,000
Total Water Projects				\$ 5,580,750
Ridges Irrigation Fund				
65	41	Ridges Irrigation	Distribution System Replacement	\$ 30,000
Total Ridges Irrigation Projects				\$ 30,000
Sewer Fund				
66	43	Joint Sewer Operations	Sewer Line Replacements/Rehabilitation	\$ 3,870,000
67	44	Joint Sewer Operations	Sewer Improvement Districts	60,000
68	45	Joint Sewer Operations	Lift Station Elimination/Rehabilitation	3,000,000
69	46	Joint Sewer Operations	Collection System Equipment	160,000
70	48	Joint Sewer Operations	Wastewater Treatment Plant Improvements and Asset Replacement	577,000
71	49	Joint Sewer Operations	Plant Studies	50,000
72	50	Joint Sewer Operations	Odor Control Improvements	500,000
73	51	Joint Sewer Operations	CNG Gas Storage/Enhanced Fueling Station (DOLA Grant \$520K)	1,080,000
74	52	Joint Sewer Operations	Parallel Tiara Rado Force Main Under Colorado (Design 2019, Construction 2020)	2,500,000
Total Sewer				\$ 11,797,000
Internal Service Funds				
75	54	Information Technology	Phone System Replacement	\$ 464,000
76	55	Information Technology	VMWare NSX Platform	212,217
77	56	Information Technology	Purchase Redlands Tower Communications Site	150,000
Total Information Technology				\$ 826,217
78	58	Fleet	Fleet Replacement	\$ 3,700,000
79	59	Fleet	Mobile Column Lifts	35,000
Total Fleet				\$ 3,735,000

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.75% SALES TAX CAPITAL PROJECTS

FIRST RESPONDER TAX

1. **Police Department Remodel for New Positions, \$350,000 (First Responder Tax Funded \$350K)** – At the end of 2019 the GJPD contracted with Blythe Group project architects to redesign the GJPD police station on 544 Ute Avenue in Grand Junction, CO. The purpose of the redesign and renovation will be to maximize space and use of the current building. With the passage of the first responder tax, the GJPD will grow in authorized positions and the building will need to accommodate 31 new employees.

STREETS

2. **Street Maintenance, \$5,800,000** – Street Maintenance requires an ongoing annual commitment to maintain the City's \$266 million worth of street assets. In 2017, this effort was increased with the passing of 2017 Measure 2B and those funds are part of the ongoing effort to upgrade our pavement condition index (PCI) beginning in 2018 through 2022 with a target PCI of 73. A pavement management system is used to evaluate pavement quality and prioritize street maintenance needs. Parameters used to determine the PCI for major streets include ride quality, structural adequacy and surface distress. These parameters are measured every five years by non-destructive testing methods. According to a Colorado Asphalt Paving Association 2016 study, most communities surveyed were trying to maintain a PCI of 73. The City is divided into 12 Street Maintenance Areas (SMAs) with an area scheduled to receive a chip seal each year. However, each of the streets in an SMA are analyzed for the proper treatment, whether that be a fog seal, chip seal, microsurface, overlay or total reconstruction. In 2020, the City's street maintenance efforts will focus on:
 - a) **Contract Street Maintenance, \$4,300,000** – The annual program includes contracting for street maintenance using treatments such as hot mix asphalt overlays, asphalt patching, micro surfacing, high density mineral bond (HA5) and minor street reconstructions.
 - b) **Chip Seal/Crackfill, \$1,500,000** – One of the most detrimental effects to the structure of a road is to let water migrate through the surface and get into the subgrade. Allowed to perpetuate, more moisture continues to weaken the subgrade causing more cracks which eventually leads to potholes and degradation of the road surface. The City's crackfill program aims to fill cracks in all of the road surfaces that are planned for chip seal, microsurface or other light maintenance activity. Chipseal enhances safety by providing good skid resistance. They provide an effective moisture barrier for the underlying pavement against water intrusion and prevent deterioration of the asphalt surface from the effects of aging and oxidation due to water and sun. This increased level of expenditure factors in the additional capacity of the Project Team that will be dedicated to street maintenance.

COMMUNITY DEVELOPMENT

3. **Comprehensive Plan Update, \$62,500 (DOLA Grant \$37.5K)** – In 2018, the City commenced the Comprehensive Plan update process with a statistically valid community survey followed by hiring the national known consultancy Houseal Lavigne Associates to assist in developing the plan. The plan work began in 2019 and was scoped as an approximate 16 to 18-month process and is targeted to be completed in Spring 2020. This update to the Comprehensive Plan will develop a community vision with specific goals and strategies related to implementing the plan. A significant part of the project will entail planning for future growth of the community but will also focus on other values that may include elements such as public safety, parks, trails and open space, sustainability, tourism, economic diversity and housing. Extensive public outreach has been ongoing in the process and will continue for the duration of the development and drafting of the plan.
4. **Development Code Re-Write, \$50,000 (DOLA Grant \$25K) (\$50K planned for 2021, DOLA Grant \$25K)** – It is considered a best practice upon completion of a Comprehensive Plan for a City to review its development code to ensure that its regulatory requirements align with the vision and goals of the Community. Funding has been budgeted to complete an assessment of the Code in 2020 and to conduct targeted updates to the Code as may be appropriate.

GENERAL SERVICES

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5. **Avalon Theater Improvements, \$100,000 (Foundation Match \$50K)** – This will match donations raised by the Avalon Foundation Board’s pipeline project which is focused on further improvements to the Theater that include shading sails for the rooftop terrace, blinds for the mezzanine and a wraparound marquee sign among other behind the scenes improvements.

PUBLIC SAFETY

6. **Fire Training Facility Completion, \$275,000** – This is the continuation of the Fire Training Facility project that began in 2018 and continues through 2020. This phase of the project will complete additional training props for hazardous material and technical rescue training that will involve concrete structures and collection pools to allow for the simulation of leaking tanks. Additional asphalt driving surfaces will be added to facilitate driver training and improve ingress and egress to the live-fire building. This project started in 2014 with the award of a Mesa County Federal Mineral Lease (MCFML) grant that assisted in funding water and septic system infrastructure and the placement of two modular classroom buildings. Once this project is complete, the Fire Department will be able to regularly provide live fire training for all new fire recruits and current firefighters. These controlled fires will allow a safer and regular training opportunity without having to transport our firefighters to other parts of the State for required training.
7. **Shooting Range Safety Improvements & Expansion, \$600,000 (FML Grant \$200K, First Responder Tax \$200K)** – The firing range facility is managed by the Grand Junction Police Department and used by multiple agencies including the State Patrol, Sheriff’s Department, and Fruita Police Department. It is heavily used and in need of safety improvements related to lead remediation in the soil and sanitary sewer requirements. In preparation for new police positions from First Responder Funding, the range will be expanded to meet additional training requirements and add a 5-lane rifle section, a non-ballistic shoot house (one that will use simunitions, as opposed to live rounds, to reduce wear and tear and potential structural damage), a range building and proper retaining barriers between ranges. Because of the regional use of the shooting range, staff will apply for an FML grant to help fund the improvements.

PARKS & RECREATION

8. **Columbine and Kronkright Park Fence Replacement, \$30,000 (CTF Funded \$30K)** - The chain link fencing on first and third base lines around both the Columbine and Kronkright Softball Complexes is extremely old and showing wear from years of soft toss into the fence, the fence being hit or run into, and people climbing over the fence in a number of locations. Project would consist of removal of existing chain link fence and replace with black vinyl fence (preferred) or chain link (based on cost) as well as a new yellow safety topper.
9. **Crime Prevention Through Environmental Design (CPTD) Park Improvements, \$50,000 (\$25K planned for 2021)** – Criminal and destructive behaviors in our parks is increasing every year. Parks have experienced bent or broken picnic tables and benches; portions of playgrounds set on fire, cut, or broken; bathroom fixtures completely destroyed; graffiti; broken sprinkler heads; stolen backflow devices; and many other costly activities. Working in collaboration with the Police Department, many of our parks have had a CPTED audit performed. The most immediate needs are increased lighting and security cameras. Parks is in the process of converting existing pedestrian and shelter lights to LED lights for increased uniformity; however, many parks are in need of additional lighting around shelters and play areas. The highest priority park is Canyon View due to the lack of lights around the playground. Since installation in 2015, the play area has experienced extreme use and vandalism including shade sails being cut, picnic tables thrown into the pond, theft of playground parts, damage to rope components, and other devious activities. The extra light will prevent the hiding spots after hours and allow better observation from police. Staff is currently researching options to install LED Cobra head lights as well as solar lights.
10. **Horizon Park Master Plan, \$50,000 (Parkland Funded \$50K)** – The development of Fire Station 6 provides an opportunity to develop a small first phase of Horizon Park to include a small play area, landscaping, and

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parking. Joint design efforts will create a collaborative design for both projects. The area includes 1.7 acres, with total park space of 12.6 acres.

- 11. Lincoln Park Marquee, \$55,000** – The current marquee was installed in 2006 by Platinum Signs. The current marquee’s technology is outdated and some parts are no longer manufactured. A recent failure of the marquee resulted in a three-week outage while waiting on refurbished used parts from Daktronics. The new marquee will utilize cellular technology that will allow for easy updates from the web and will not need to be connected to a network. Estimate includes install.
- 12. Lincoln Park Pool Deck Furniture Replacement, \$25,000 (CTF Funded \$25K)** – The existing deck furniture was replaced in 2003 and in 2006. Furniture includes sand chairs, lounge chairs, regular chairs, and some tables. The furniture was a minimum of 10 years old in 2016 and half of the inventory was replaced. The remaining inventory requires replacement.
- 13. Lincoln Park Pool Diving Boards, \$27,000 (CTF Funded \$27K)** – The diving boards were last replaced in 2006 and typically last 10 - 15 years. When the boards become slick, they become a safety hazard. Cost to replace the three boards is \$27,000. Staff repainted the diving boards in 2018 to minimize slip hazards.
- 14. Parks, Recreation and Open Space Master Plan, \$115,000 (GOCO Grant \$56.25K & Parkland Funded \$58.75k)** – The last park master plan was developed in 2001. This most recent plan also lacked a focus on recreation and open space. The plan will evaluate the full system including all levels of parks, outdoor and indoor recreation facilities, recreation programs and open space. It will provide guidance and policy direction for the Department’s role in the community, and it will lay out the blueprint to help the department maximize the quality and quantity provided to the community. The plan will include an opportunity to survey the community, analyze the system’s current condition and challenges, develop long-range goals, and high-level initiatives to build success over time. A \$56,250 grant was awarded from GOCO on September 27, 2019 to fund half of the cost of this master plan.
- 15. Playground Repairs, \$25,000 (CTF Funded \$25K)** – Parks Operations is taking all precautions to ensure that every playground within the park system meets the highest of National Playground Safety Institute (NPSI) national standards for safety. The Department has three certified playground inspectors who have implemented a daily, weekly and monthly playground inspection program that will determine the long and short-term condition of every playground structure. The annual updating of our most needed play structures will meet the new safety and accessibility standards being implemented and recommended for public playgrounds. Typical play structures have a safe and useful life expectancy of between 10 and 15 years. Life is usage dependent. Funds will be used for playground equipment repair and replacement parts due to wear, tear, abuse, and vandalism. They will also be used to replace the rubber and artificial surfacing as needed. Staff will continue the inspections to update the condition of the play structures and surfacing as well as be proactive in maintenance practices to extend the life, safety and playability standards recommended for public playgrounds.
- 16. Riverfront Trail Repair, \$250,000 (CTF Funded \$25K)** – Annually \$25,000 is allocated from Conservation Trust Funds (CTF) funds to address areas of concerns in the riverfront trail system and is used to correct safety concerns and hazardous situations and replace areas of asphalt with concrete. The increased amount for 2020 includes major repair to the trail behind High Country Court off the Riverside Parkway. This area has incurred 75 feet of bank erosion since the tamarisk were removed in 2008. The project will

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include bank stabilization to allow the trail to exist in its current location while withstanding annual flooding.

Stadium Master Plan Improvements, \$460,000 – This project is made up of several components including:

17. Track Replacement, \$350,000 (CTF Funded \$50K, PIAB Funded \$90K, SD51 Funded \$90K) – The Stocker Stadium Track infrastructure, sub-base asphalt base layer, and drains were originally installed over 40 years ago. Though the track was last repainted in 2012 the infrastructure has far surpassed its useful life expectancy. The drains are not functioning properly thus allowing water to sit on the track and penetrate between the asphalt and the rubber surfacing causing separation. Project would consist of a complete renovation of the track surfacing to include: repair/replacement of the asphalt base (if needed) and installation of new rubber surfacing and repainting.

18. Suplizio Stands Temporary Repair, \$85,000 (CTF Funded \$85K) – This project was approved for \$100,000 in 2019. Of that amount \$15,000 was spent and remainder of \$85,000 is moved to 2020. The stands structure at Suplizio field is showing severe signs of failure. There are several sections of the stands that surface rust has completely eaten through steps and many sections that the surface rust has caused significant damage. Repairs will include stripping out all rust, repairing damaged sections, sealing cracks and repainting of the stands. This is only a temporary fix as the more permanent fix will be much more extensive and expensive.

19. Suplizio Temporary Outfield, \$25,000 (CTF Funded \$25K) – This temporary solution to a much larger problem will improve the playability of the outfield. This will mitigate Poa, an invasive species of grass, that is spreading throughout the outfield. In 2021, the outfield will be considered for complete replacement including drainage improvements.

PUBLIC WORKS

20. ADA Accessibility Improvements, \$24,000 (CDBG Funded \$24K) – City Hall and other public spaces have accessible parking spots within the public right-of way that no longer meet current ADA regulations. This project upgrades several ramps to meet current codes.

21. Alley Improvement Districts – (Assessment Revenue Funded \$20K) – This program has been on hold for 10 years. This will replace one alley at a yet to be determined location. This program is a partnership with adjacent property owners where residential properties pay 10% of the cost, multifamily 15%, and commercial 50%. Alleys will be reviewed and selected based on previous interest.

22. City Entry Way Signs, \$150,000 – This project was originally approved in 2019 but put on hold to coordinate with the results of branding study being completed by Visit Grand Junction. The existing signs are over 40 years old and are in need of an update to project a positive image representative of the largest community between Denver and Salt Lake City.

23. Curb, Gutter, and Sidewalk Safety Repairs, \$100,000, (\$100K planned for 2021) – This program includes the replacement or repair of deteriorated or hazardous curbs, gutters, and sidewalks on City streets. It also includes replacement of curbs and gutters that do not properly drain. Tripping hazards on sidewalks are given highest priority. Concrete replacement locations are determined from field surveys and citizen complaints. Each location is rated and prioritized according to the type of problem and degree of hazard.

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The benefits include keeping our curb, gutter, and sidewalks in a state of good repair providing a reliable surface for non-motorized users and conveyance of stormwater without standing water.

- 24. Monument Road Trail - Land Acquisition with Colorado West Land Trust, \$189,920 (GOCO Grant \$159,920, CTF Funded \$30K)** – The City and Colorado West Land Trust (CWLT) have applied for a grant to acquire a property/right-of-way necessary for Phase II of the Monument Road Trail that will connect the Lunch Loop Trailhead with South Camp Road. This portion is the City's participation for the grant match.
- 25. Monument Rd Trail-D Rd to Lunch Loop Parking Lot, \$350,000 (Open Space Funded \$75K, GOCO Grant \$200K, Mesa County Funded \$75K)** – The Monument Road Trail from D Road to Lunch Loop Trailhead came in significantly under budget allowing for additional scope to be considered. Planned improvements include paving the parking lot and extension of the parking lot to the west to add Trailer/Vendor parking.
- 26. Riverfront at Dos Rios Infrastructure, \$1,000,000 million (DOLA Grant \$1 million)** – By leveraging public investment already made in Dos Rios the City will apply for a grant for additional infrastructure (including pedestrian bridge listed next), potentially lower debt issuance and related mill levy on property owners.
- 27. Riverfront at Dos Rios Pedestrian Bridge, \$3,500,000 (Grants, Partners \$3M)** – Connectivity is one of five key goals in the Downtown Development Authority's Plan of Development. With the development of Dos Rios and the redevelopment of the 2nd Street and the Depot area, this signature bridge will provide a safe pathway for bikes and pedestrians between Downtown and the new Riverfront at Dos Rios development. Potential funding sources include CDOT's Multi-Modal Options Fund, GOCO Connect grant, and the Department of Local Affairs Energy Impact grant.
- 28. Riverside Parkway Borrow Project, \$50,000** – This project will help convert the Riverside Parkway Borrow area on the northwest side of the cemetery to outdoor storage to replace the City's storage area being developed for the Riverfront at Dos Rios. This is for materials only as most of the work will be conducted by City staff.
- 29. B 1/2 Rd at 27 1/2 Rd Crossing Orchard Mesa Middle School Safe Routes to School, \$40,000 (CDBG Funded \$40K)** – This project will construct a crossing of B ½ Road at 27 ½ Road to provide a safer crossing for kids to get to Orchard Mesa Middle School from south of Highway 50.
- 30. B Road 29 3/4 Rd to 29 7/8 Rd, Mesa View Elementary Safe Routes to School, \$95,000 (CDBG Funded \$95K)** – This project will construct 920 feet of sidewalk to connect Mesa View elementary to newer subdivisions east of the school.
- 31. Lorey Drive from Westlake Park to 1st Street, West Middle School Safe Routes to School, \$75,000 (CDBG Funded \$75K)** – This project will construct 450 feet of sidewalk along Lorey Drive from existing sidewalk north to Lilac Lane providing a safer connection from the Fruitvale neighborhood to Westlake Park as well as West Middle School.
- 32. Traffic Signal Controllers, \$87,000 (CDOT Funded \$25K) (\$89K planned for 2021)** – The City currently owns 52 traffic signals with electronic controllers of varying age and functionality and operates the 46 state highway signals inside the City limits under a maintenance contract. This is an on-going replacement/upgrade program for traffic signal controllers. Maintaining a replacement cycle for signal controllers is necessary, primarily because of the limited service life of the controller which is exposed to

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in-the-field conditions. It is also necessary to keep pace with current technology supporting traffic signal coordination, vehicle detection, and emergency pre-emption systems; all of which contribute to safer and less congested roadways. With the renewal of the CDOT Maintenance Agreement for 2019-2023, an additional \$25,000 was added for purchase of signal controllers for CDOT signals.

- 33. Traffic Signal Equipment Upgrade, \$200,000 (CDOT Funded \$25K) (\$100K planned for 2021)** – Upgrades to signal equipment are required for safety and compliance with Federal requirements. It is also a cost-effective way to extend the life of the signal investment. Installation of this equipment provides safer and more efficient operation for aging signals and extends their service life. An ongoing maintenance program to replace these key signal components when they begin to fail is a more efficient way to preserve the signal infrastructure. This also adds a good deal of assistance to the aging, the physically challenged, and children. Pre-emption for fire department vehicle movement greatly enhances their efforts toward quicker and safer emergency runs. With the renewal of the CDOT Maintenance Agreement for 2019-2023, an additional \$25,000 was added for purchase of signal equipment for CDOT signals.

STORM DRAINAGE CAPITAL PROJECTS

- 34. Drainage System Improvements, \$30,000** – Many small drainage improvements are constructed by City crews. This funding buys materials for Public Works Stormwater Division to install.
- 35. Pioneer Meadows Drainage Improvements, \$250,000 (Partnership Mesa County)** – Mesa County is proposing to reconstruct E Road between 31 and 32 Road in 2019 and requested the City to participate in the storm drainage infrastructure that will benefit not only the new road but also provide a stormwater outfall to the proposed Pioneer Meadows Subdivision which is within City limits.

TRANSPORTATION CAPACITY CAPITAL PROJECTS

- 36. 25 Road Left Turn Lanes North of Patterson, \$646,000** – 25 Rd. is classified as a principal arterial to F 1/2 Rd. and minor arterial north of F 1/2 on the City-County urban functional classification map and is designated as a bike route on the Urban Trails Master Plan. This project will widen 25 Rd. at Waite Street, F 1/4 Rd. and F 1/8 Rd. where left turn lanes are warranted. No curb, gutter, sidewalk or street lights are proposed as part of this project, however enough pavement width is proposed to stripe a bike lane. Widening of approximately 2,000 linear feet of 25 Rd. is included. Right of Way acquisition of approximately 10,000 sq. feet will be required from five properties.
- 37. G Rd & 24 Road Intersection Improvements, \$2.85 million (\$200k for 2020 and \$2.65M planned for 2021)** – With recent growth along both the 24 Road and G Road corridors, this intersection has started to experience long delays during peak hours of the day. These intersection improvements will add capacity to the intersection thereby minimizing motorist delays.
- 38. I-70 Interchange 1601 and Environmental Assessment (City Share), \$800,000 (\$400K in 2020 and 2021)** – In 2019 the City and County partnered with Mesa County on a Planning and Environmental Linkages (PEL) that is the first phase of environmental documentation for the construction of a new interchange on I-70 at 29 Road. The completion of the documentation for CDOT's policy directive 1601 and the accompanying environmental assessment will require an estimated \$1.6 million that will again be split evenly with Mesa County over 2020 and 2021.
- 39. Monument Road Left Turn Lane, \$150,000** – The Monument Rd Trail from D Road to Lunch Loop Trailhead came in significantly under budget allowing for additional scope to be considered. Planned improvements

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include paving the parking lot and extension of the parking lot to the west to add Trailer/Vendor parking. This project will add a center left turn lane into the new parking lot.

- 40. Riverfront at Dos Rios Left in Turn Lane, \$120,000** – In 2017, the City constructed a right turn lane into the southern access into the Riverfront at Dos Rios property. This project will add a left turn lane by removing a portion of the island to allow lefts into the development.
- 41. Tour of the Moon/S. Broadway Improvements, \$100,000** – Mesa County and City of Grand Junction staff have been working together on improving infrastructure as follow-up to citizen concerns for the popular Tour of the Moon bike route through much of the Redlands. Mesa County has agreed to match the City's investments in widening key segments of S. Broadway to improve safety for motorists and bicyclists.
- 42. 24 Road and Riverside Parkway Interchange, \$200,000 (\$2.8M, \$3.5M planned for 2021, 2022)** – *2019 Ballot Measure 2A project.* Intersection improvements are proposed to improve circulation and make interchange more intuitive. Project also constructs bike path connecting Riverfront Trail to the Mall and on to Canyon View Park.
- 43. 24 Road Widening, Patterson to I-70, \$500,000 (\$7.5M planned for 2021)** – *2019 Ballot Measure 2A project.* The existing was original constructed as a three-lane facility in 1999 with expansion planned to the west side. The road is nearing capacity with new development in the area such as the Medical Office Building / Community Hospital as well as Caprock Academy ½ mile to the east. Improvements would start just north of Patterson to the I-70 Interchange.
- 44. F ½ Road Parkway, 24 Road to Patterson \$250,000 (\$2M,14.75M planned for 2021, 2022)** – *2019 Ballot Measure 2A project.* The creation of the F ½ Road Parkway from 24 Road to Patterson Road. This 5 lane, multimodal arterial will provide an alternative route around congested Patterson Road and serve rapidly developing area.
- 45. F ½ Road, 30 Road to Persigo Boundary, \$100,000 (\$500k, \$2.9M planned for 2021, 2022)** – *2019 Ballot Measure 2A project.* F ½ Road will be widened to a three lane "collector" including center turn lane, curb, gutter, sidewalk, and streetlights from 30 Road to east of Thunder Mountain Elementary providing safer routes for kids to get to school.
- 46. G Road, 23 ½ Road to 24 ½ Road, \$250,000 (\$3.95M planned for 2021)** – *2019 Ballot Measure 2A project.* This stretch of G Road is experiencing growth with the Medical Office Building / Community Hospital on the west and Caprock Academy on the east. This project will tie into the proposed 24 Road improvements as well as the 24 ½ Road improvements that are also part of Ballot Initiative 2A. A full collector section with curb, gutter, sidewalk, bike lanes, center turn lane, and streetlights is proposed.
- 47. Patterson Capacity Improvements (5 intersections), \$100,000 (\$900K planned 2021-2024)** – *2019 Ballot Measure 2A project.* With the volume of cars using Patterson Road higher now than ever before, there has been an observed degradation in the level of service and vehicle delays experienced at key intersections along the corridor due to traffic volume growth. The increases in vehicle delay and degradation in level of service cannot be solved with traffic signal timing optimization; it requires roadway expansion. One way to expand roadway capacity is by adding turn lanes at signalized intersections. An analysis of all the traffic

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signals on Patterson Road was performed in order to identify which intersections, and specifically which intersection approaches, would benefit the most from adding right turn lanes. The following represent the "Top 5": 25 Road eastbound to southbound (AM & PM), 12th Street southbound to westbound (AM & PM); 28 ¼ Rd eastbound to south bound (PM rush), 29 Road eastbound to southbound (PM rush), 29 Road southbound to westbound (AM Rush).

COMMUNICATIONS CENTER CAPITAL PROJECTS

- 48. Next Gen 9-1-1, \$60,000 (\$30K planned for 2021)** – As CenturyLink builds out the Emergency Services Network (ESINET), firewalls and routers will be needed in the Comm. Center to provide IP connectivity and security to the emergency network.
- 49. 800 MHz Capital Improvements, \$70,000 (\$70K planned for 2021)** – Capital improvements for the 800MHz radio infrastructure. This will cover those capital improvements or emergency repairs for the 800MHz radio infrastructure.
- 50. Microwave Replacement at Radio Sites, \$115,000 (\$115K planned for 2021)** – The microwave units at several radio sites are more than 10 years old and need to be replaced to remain compatible with the 800 MHz statewide network. It is also to provide new functionality and capacity in preparation for building a backup 911 network that will connect to other Communication Centers.
- 51. Uncompahgre Radio Site Battery Replacement, \$80,000** – The Uncompahgre Butte Site is a Solar powered site located along Divide Road on the Uncompahgre Butte, southeast of Gateway CO. The site consists of an array of 30 Solar panels, that feed into a battery bank of 40 batteries to provide power to the radio back hall equipment for the Digital Trunked Radio (DTR) Network. The Batteries have reached the end of their life cycle and this project will replace them.
- 52. CAD System Upgrades, \$20,000** – Rapid SOS integration with CAD. This product provides the dispatcher the capability to type in a 911 caller's phone number and retrieve the location within integration with CAD. This will also be used to provide CAD to CAD connectivity with Garfield County 911.
- 53. Priority Dispatch (EMD) Software Upgrade, \$60,000** - This software upgrade is for the Priority Dispatch Medical Transport Protocol Suite to handle calls from medical facilities (doctor's offices, assisted living centers, skilled nursing facilities, hospitals) needing patients transported to a higher level of care i.e. St. Mary's. This software will work in conjunction with our existing ProQA CAD software.
- 54. Fiber Project as Part of Raw Water Line project, \$30,000** – The Communications Center maintains a (DTR) tower site at the Grand Junction Water Plant facility that is a critical link to the state DTR network. The Dispatch Center currently utilizes an aging microwave link from GJRCC to the Water Plant tower. The Public Works Fiber Project allows the Communications Center to cost share with other departments in the City in the installation of a long-term Fiber pathway to the Water Plant.

ENTERPRISE FUNDS CAPITAL PROJECTS

WATER FUND

- 55. Water Line Replacements, \$1,250,000 (\$1.4M planned for 2021)** – Water Line Replacements in the Distribution System. The majority of the lines to be replaced are 4" to 12" cast iron lines that have been in

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service in excess of 50 years and have a recent history of breaks or are in areas targeted to increase flow capacity to meet fire protection requirements. All lines will be replaced with Poly Vinyl Chloride (PVC) pipe, thereby eliminating the possibility of external corrosion. The existing cast iron, ductile iron, and steel pipe materials are highly susceptible to external corrosion. Selection of project areas is based on pipe condition as well as street overlay and reconstruction schedule. Areas identified for replacement in 2020 include: 9th Street from D Road to Pitkin Ave., Elm to Orchard between 15th & 23rd St. and 9th to 12th St north of Orchard Ave. In addition, this project includes year 2 of a 5-year lead service line replacement program.

- 56. Flow Line Replacements, \$2,550,000 (\$6M planned for 2021)** – These funds will be used for water line and infrastructure replacements in the raw water supply system. The majority of the lines to be replaced are 20" to 24" cast iron, and ductile iron lines that have been in service in excess of 50 years and have a recent history of breaks. The project includes design of finishing the Purdy Mesa flowline replacement (6.5 miles), a pressure control tank above Sullivan Draw, and Kannah Creek Water Treatment Plant alternate water supply line.
- 57. Water Treatment Plant Modifications, \$500,000** – These funds are used for replacement of equipment and upgrades at the water treatment plant. In 2020, the third phase of the Supervisory Control and Data Acquisition (SCADA) system upgrade project will be initiated. The upgraded SCADA system will allow for a computer interface between all processes at the plant and also incorporate watershed and distribution system monitoring. Also included in this project is replacing the electrical motor control center (MCC) at the Water Treatment Plant, which is over 50 years old. Allows for the replacement of an old 20" cast iron waterline used to convey raw water to the Water Treatment Plant from the Reservoir #3 Pump house.
- 58. Grand Mesa Reservoir Improvements, \$50,000** – These funds will be utilized to address minor improvements at the City's reservoirs on the Grand Mesa recommended by the State Dam Safety Engineer as a result of annual inspections.
- 59. Juniata Reservoir Aeration, \$300,000** - These funds would allow for the design and installation of an aeration system to maintain adequate dissolved oxygen levels in the lower reaches of Juniata Reservoir. Eliminating these seasonal anoxic episodes will improve water quality by decreasing available nutrients for algae, lowering dissolved iron and manganese levels, and reducing treatment costs.
- 60. Carson Lake Dam Rehabilitation, \$200,000 (\$2.3M planned for 2021)** – These funds are set aside for the rehabilitation of Hogchute Reservoir (aka Carson Lake). This reservoir was reclassified as a high hazard dam in 2015 due to increased development downstream. Although the reservoir has been deemed safe and does not have a capacity restriction placed on it, there are requisite modifications needed as a result of the new classification.
- 61. Water Meter Replacement, \$570,000 (\$530K planned for 2021)** – There are 9,300 water meters in the City's water system. The City began replacing the manual meters with radio read meters that allow the data on each meter to be transmitted to a data base through a radio frequency, which significantly reduces the labor required to obtain meter readings on a monthly basis. Requested funding of \$570,000 per year will enable accelerated replacement of remaining manual read meters in a span of 3 years.

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- 62. Somerville/Anderson Ranch Improvements, \$25,750 (\$25,523 planned for 2021)** – Miscellaneous maintenance projects are budgeted at \$25,750 (plus 3% inflation) per year after completion of the National Resources Conservation Service project, 2018-2028.
- 63. Historic Water Treatment Plant Structural Engineering, \$50,000** – The City of Grand Junction's original water treatment plant has been designated an historic structure by the City of Grand Junction. An historical structural assessment (HSA) was completed in 2019 to assess structural improvements that would be required to preserve the structure for public use as a water history and education center. Structural engineering will be completed based on the recommendations of the HSA to complete initial structural improvements.
- 64. Lead Water Line Replacements, \$85,000 (CDBG Funded \$10K)** – Funding will be utilized to continue year 2 of a 5-year lead service line replacement program. This program includes replacement of the municipal service line as well private service lines for properties that qualify for Community Development Block Grant funding.

RIDGES IRRIGATION

- 65. Distribution System Replacement, \$30,000** – This will allow for the start of an incremental replacement plan of the distribution system at the Ridges Subdivision.

JOINT SEWER OPERATIONS FUND

- 66. Sewer Line Replacement/Rehabilitation, \$3,870,000 (\$4.5M planned for 2021)** – Funds are budgeted through 2029 to replace/rehabilitate existing sewer mains within the Persigo 201 service area collection system. The collection system is comprised of approximately 577 miles of pipe of which approximately 200 miles is scheduled for replacement over the next 30 years. This replacement schedule was recommended in the 2015 independent rate study and approved by the Persigo Board. The above requested funds are consistent with Board approval.
- 67. Sewer Improvement Districts, \$60,000 (\$100K planned for 2021)** – In 2000, the City and the County passed a joint resolution establishing the septic system elimination program to provide incentives to property owners to eliminate septic systems. There are still approximately 1,500 properties that remain on septic systems within the Persigo 201 sewer boundary. The program has not yet achieved the goal of eliminating septic systems and making available connection to the sewer system to all properties within the service area. The last sewer improvement district was completed in 2010. Recommended funding for 2020 is to revitalize the incentive program by targeting completion of existing and new sewer improvement districts over the next 10 years.
- 68. Lift Station Elimination/Rehabilitation, \$3,000,000** – The 2020 requested funds will be used to eliminate the River Bend Lift Station and replace the Ridges #1 Lift Station. Both lift stations have surpassed their design lives and it is recommended that these lift stations be replaced due to existing deficiencies regarding their condition, capacity, and long-term reliability. Funding planned for 2021 and beyond are focused on the continued implementation of predictive and preventative maintenance programs for the 27 lift stations in the collection system.
- 69. Collection System Equipment, \$160,000** – These funds are recommended to purchase specialty equipment needed to efficiently operate and maintain the sewer collection system. Funds planned for 2020 will be used to purchase new camera equipment to remotely inspect manholes and sewer lines.

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- 70. Wastewater Treatment Plant Improvements and Asset Replacement (previously called “Plant Backbone Improvements”), \$577,000 (\$606K planned for 2021)** – These expenditures are associated with plant backbone improvements and ongoing asset replacement needs at the wastewater treatment plant. The funds planned for 2020 will be used for asset replacement in the headworks, power supply redundancy in disinfection, automation of the septic and grease receiving stations, and several other smaller projects.
- 71. Plant Studies, \$50,000** – This expenditure is proposed for the completion of an Arc Flash and Electrical Safety study to be completed in 2020.
- 72. Odor Control Improvements, \$500,000 (\$500K planned for 2021)** – An odor control study for the wastewater treatment plant and the sewer collection system is currently underway and will be completed in 2019. The recommended funds for 2020 are to design and construct odor control improvements. A three-year phased construction approach was assumed at \$500,000 per year from 2020 through 2022.
- 73. CNG Gas Storage/Enhanced Fueling Station, \$1,080,000 (DOLA Grant \$520K)** – In 2015, the Persigo wastewater treatment plant commissioned a first-of-its-kind project that beneficially recaptures waste methane gas (biogas) produced as a byproduct of the treatment process and converts it into compressed natural gas (CNG) which is used as a vehicle fuel. Recommended funding would be used to design and construct improved biogas storage and upgraded instrumentation and automation on the fleet fueling system that will maximize the amount of methane biogas used as vehicle fuel, instead of flaring it to the atmosphere. Due to existing constraints with biogas storage and fueling automation approximately 21% or 25,500 gasoline gallon equivalents (GGE) of CNG are flared to the atmosphere per year. The improvements from this project will allow nearly 100% of the CNG produced to be used as vehicle fuel and will result in an additional reduction of over 500,000 lbs-CO₂/year.
- 74. Parallel Tiara Rado Force Main, \$2,500,000** – A design of a new force main for the Tiara Rado Lift Station is funded and has been initiated in 2019. Recommended 2020 funds are to construct a parallel force main from the Tiara Rado lift station, across or under the Colorado River, to the River Road Interceptor east of the Persigo Wastewater Treatment Plant. The existing force main from the lift station is ductile iron and was installed during the 1980’s. A section of this pipe has failed in the past and has been repaired. This parallel line will allow an alternative discharge option from the lift station. Once the new line is placed into service; the existing line can be inspected to determine if it can be rehabilitated to serve as a redundant pipeline or if the line should be taken out of service.

INTERNAL SERVICE FUNDS CAPITAL PROJECTS

INFORMATION TECHNOLOGY FUND

- 75. Phone System Replacement, \$464,000** – The City’s Phone system was originally purchased in the 1990s with Public Branch eXchange (PBX) switches updated in 2006 through 2011. The typical life expectancy of a PBX switch is typically 10 years. The current system uses digital technology and provides call center functionality that provides for highly customized call handling. The current configuration uses 12 switches located at each of the major City facilities that communicate with a central switch located at City Hall over fiber, microwave, or CenturyLink provided phone lines. A central voice mail system provides voice mail for all switches. The system requires a dedicated network with proprietary handsets located at each

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workstation. We currently have more than 800 handsets in use. While PBX technology is still used in some situations, more and more organizations are moving to Voice over Internet Protocol (VoIP) systems which take advantage of existing data networks and standard network switches. The replacement project will look at the newest voice technology options. We anticipate a Request for Information process to begin in 2019 with a contract signed in 2020. Existing equipment will be offered for sale to recoup some costs.

76. VMWare NSX Platform, \$212,217 – VMware NSX is a virtual networking and security software product intended to secure the City's network infrastructure from malicious attempts to corrupt, compromise or steal data. NSX software-defined networking (SDN) offers cloud computing on virtualization technologies. NSX exposes logical firewalls, switches, routers, ports, and other networking elements to enable virtual networking among cloud management systems and associated network hardware. It also supports external networking and security services.

77. Purchase of Redlands Communication Tower, \$150,000 - This is an existing, privately owned, tower that is currently being used by the Communications Center and City Information Technology for critical communications. The tower owner is no longer interested in continuing to provide services and has offered to sell the facility to the City. The site is a prime location and the tower has potential to generate revenue from private cellular companies. Loss of this site would cause the City and GJRCC to potentially relocate and replace the tower at a significant cost.

FLEET FUND

78. Fleet Replacements, \$3,700,000 (\$2.8M planned for 2021) – This project represents scheduled vehicle & equipment replacements. The replacements are made from the equipment fund balance which is maintained by accrual charges for the equipment being used by the operating divisions. The accrual charges are included as part of the equipment rent and are an operating expense in the various division budgets. Future replacement needs are based on projected equipment life, replacement years, present replacement value and an annual inflation factor. In addition to tractors, mowers and other pieces of specialty equipment, there are 21 vehicles up for replacement in the 2020 budget. Of these 21 replacement vehicles, 12 are targeted as alternative fuel vehicles. These include electric vehicles for the Facilities, Water Services and Golf divisions, hybrids for the Forestry and Traffic divisions and Compressed Natural Gas for the Solid Waste, Streets, Parks and Code Enforcement divisions. There are also 5 Police patrol units a fire truck and an ambulance due to be replaced in 2020.

79. Mobile Column Lifts, \$35,000 – These are vehicle lifts that can be moved from bay to bay in the fleet repair buildings as needed to raise equipment up in the air to work on the underside of the equipment. They are adjustable and will accommodate anything from a police car to a fire truck.



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		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Five Year TOTAL	Ten Year TOTAL
		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2020-2024	2020-2029
Line Ref #	Sales Tax Growth Assumptions	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%		
Fund 201 .75% Capital		Year 1 2020	Year 2 2021	Year 3 2022	Year 4 2023	Year 5 2024	Year 6 2025	Year 7 2026	Year 8 2027	Year 9 2028	Year 10 2029	Five Year TOTAL 2020-2024	Ten Year TOTAL 2020-2029
1	REVENUE												
2	3/4% Sales Tax Revenue	\$ 13,558,374	\$ 13,829,541	\$ 14,106,132	\$ 14,388,255	\$ 14,676,020	\$ 14,969,540	\$ 15,268,931	\$ 15,574,310	\$ 15,885,796	\$ 16,203,512	\$ 70,558,323	\$ 148,460,413
3	3/4% Use Tax Revenue	381,818	381,818	381,818	381,818	381,818	381,818	381,818	381,818	381,818	381,818	1,909,090	3,818,180
4	2019 First Responder Tax	550,000	4,500,000	2,105,517	5,000,000	1,272,501	-	-	-	-	-	13,428,018	13,428,018
5	2017 2B Funding for Streets	3,156,000	3,000,000	2,362,732	-	-	-	-	-	-	-	8,518,732	8,518,732
6	CDBG Funded Projects	234,000	-	-	-	-	-	-	-	-	-	234,000	234,000
7	Charges For Services (Utility Construction Reimb)	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	425,000	850,000
8	Alley Improvement District Assessments	20,000	20,000	20,000	20,000	20,000	60,000	60,000	60,000	60,000	-	100,000	340,000
9	Avalon Foundation Donation for Capital Improvements to Theater	50,000	-	-	-	-	-	-	-	-	-	50,000	50,000
10	Conservation Trust Funded Projects	347,000	347,500	65,000	200,000	457,500	437,500	215,000	300,000	300,000	300,000	1,417,000	2,969,500
11	Parkland Funded Projects	383,750	-	75,000	-	-	-	-	-	-	-	458,750	458,750
12	Ongoing Revenues	\$ 18,765,942	\$ 22,163,859	\$ 19,201,199	\$ 20,075,073	\$ 16,892,839	\$ 15,933,858	\$ 16,010,749	\$ 16,401,128	\$ 16,712,614	\$ 16,970,330	\$ 97,098,913	\$ 179,127,593
13	Canyon View Tennis Court Improvements (GOCO, Partners)	-	-	-	-	-	1,250,000	-	-	-	-	\$ -	\$ 1,250,000
14	Comprehensive Plan Update (DOLA)	37,500	-	-	-	-	-	-	-	-	-	37,500	37,500
15	Development Code Re-write (DOLA)	25,000	25,000	-	-	-	-	-	-	-	-	50,000	50,000
16	GVWUA/BOR Trail-Visitors Way to 28 Road (GOCO)	-	-	-	-	-	250,000	-	-	-	-	-	250,000
17	Horizon Drive BID-Pay Back (Through 2023)	58,679	58,679	58,679	58,679	-	-	-	-	-	-	234,716	234,716
18	Las Colonias Park CTF Annual Contribution	78,982	78,982	78,982	78,982	78,982	78,982	78,982	78,982	-	-	394,908	631,852
19	Las Colonias Park Parkland Annual Contribution	59,792	59,792	59,792	59,792	59,792	59,792	59,792	59,792	-	-	298,961	478,338
20	Lincoln Park Pickleball Court Improvements (GOCO)	-	-	-	-	-	350,000	-	-	-	-	-	350,000
21	Mill Tailing Repository Removal (DOLA)	-	100,000	-	-	100,000	-	-	100,000	-	-	200,000	300,000
22	Monument Rd Trail - Land Acquisition w/ Colo. West Land Trust (GOCO)	159,920	-	-	-	-	-	-	-	-	-	159,920	159,920
23	Monument Rd Trail-D Rd to Lunch Loop Pkg Lot (Mesa County, Grants)	275,000	-	-	-	-	-	-	-	-	-	275,000	275,000
24	Orchard Mesa Pool-County Funding 1/2 of Cost	-	17,500	-	-	42,500	62,500	-	-	-	-	60,000	122,500
25	Parks Master Plan (GOCO)	56,250	-	-	-	-	-	-	-	-	-	56,250	56,250
26	Riverfront at Dos Rios (DOLA)	1,000,000	-	-	-	-	-	-	-	-	-	1,000,000	1,000,000
27	Riverfront at Dos Rios Pedestrian Bridge (Grants, Partners)	3,000,000	-	-	-	-	-	-	-	-	-	3,000,000	3,000,000
28	Sale of Riverfront Properties	350,000	350,000	-	-	-	-	-	-	-	-	700,000	700,000
29	Shooting Range Safety Improvements & Expansion (FML Grant)	200,000	-	-	-	-	-	-	-	-	-	200,000	200,000
30	Stadium Master Plan Improv.-Track Repair (PIAB \$90K, SD#51 \$90K)	180,000	-	-	-	-	5,250	125,000	150,000	125,000	-	180,000	585,250
31	Traffic Signal Upgrades (CDOT)	50,000	50,000	50,000	50,000	-	-	-	-	-	-	200,000	200,000
32	Turf Replacement Stocker-Partners	-	-	-	-	-	-	-	333,334	-	-	-	333,334
33	Specific Project Revenues	\$ 5,531,123	\$ 739,953	\$ 247,453	\$ 247,453	\$ 281,274	\$ 2,056,524	\$ 263,774	\$ 722,108	\$ 125,000	\$ -	\$ 7,047,255	\$ 10,214,661
34	Total Revenue	\$ 24,297,065	\$ 22,903,812	\$ 19,448,652	\$ 20,322,526	\$ 17,174,113	\$ 17,990,382	\$ 16,274,523	\$ 17,123,236	\$ 16,837,614	\$ 16,970,330	\$ 104,146,168	\$ 189,342,253
35	Debt and Reoccurring Expenses												
36	Economic Development Contribution	\$ (1,690,369)	\$ (1,690,369)	\$ (1,690,369)	\$ (1,690,369)	\$ (1,690,369)	\$ (1,690,369)	\$ (1,690,369)	\$ (1,690,369)	\$ (1,190,369)	\$ (1,190,369)	\$ (8,451,845)	\$ (15,903,690)
	Business Incubator	(53,600)											
	CMU Classroom Building	(500,000)											
	CMU Scholarships	(550,000)											
	Commercial Catalyst Pilot Program	(30,000)											
	Downtown Business Improvement District	(15,269)											
	Grand Junction Economic Partnership	(40,000)											
	Grand Valley Transit	(450,000)											
	Grand Valley Transit-Dash	(51,500)											
37	Facilities Major Systems Repair and Replacement Accrual	(300,000)	-	(100,000)	-	(200,000)	(500,000)	(500,000)	(500,000)	(500,000)	(500,000)	(600,000)	(3,100,000)
38	Fire Station No. 7 (23 & H Road)(First Responder Tax)	-	(4,500,000)	-	-	-	-	-	-	-	-	(4,500,000)	(4,500,000)
39	Fire Staion No. 7 Aerial Truck (Ladder) (First Responder Tax)	-	-	(1,300,000)	-	-	-	-	-	-	-	(1,300,000)	(1,300,000)
40	Fire Station No. 7 Aerial Truck (Ladder) Equipment (FRT)	-	-	(190,000)	-	-	-	-	-	-	-	(190,000)	(190,000)
41	Fire Station No. 7 Ambulance (First Responder Tax)	-	-	(225,000)	-	-	-	-	-	-	-	(225,000)	(225,000)
42	Fire Station No. 7 Ambulance Equipment (First Responder Tax)	-	-	(140,517)	-	-	-	-	-	-	-	(140,517)	(140,517)
43	Fire Station No. 8 Land Purchase (First Responder Tax)	-	-	(250,000)	-	-	-	-	-	-	-	(250,000)	(250,000)



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		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Five Year TOTAL	Ten Year TOTAL
		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2020-2024	2020-2029
Line Ref #	Sales Tax Growth Assumptions	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%		
44	Fire Station No. 8 (Southeast) (First Responder Tax)	-	-	-	(5,000,000)	-	-	-	-	-	-	(5,000,000)	(5,000,000)
45	Fire Station No. 8 Pumper Engine (First Responder Tax)	-	-	-	-	(700,000)	-	-	-	-	-	(700,000)	(700,000)
46	Fire Station No. 8 Pumper Engine Equipment, (FRT)	-	-	-	-	(180,000)	-	-	-	-	-	(180,000)	(180,000)
47	Fire Station No. 8 Ambulance (First Responder Tax)	-	-	-	-	(236,000)	-	-	-	-	-	(236,000)	(236,000)
48	Fire Station No. 8 Ambulance Equipment (First Responder Tax)	-	-	-	-	(156,501)	-	-	-	-	-	(156,501)	(156,501)
49	Las Colonias Business Park Annual Contribution to DDA	(696,834)	(696,834)	(696,834)	(696,834)	(696,834)	(696,834)	(696,834)	(696,834)	(696,834)	(696,834)	(3,484,170)	(6,968,340)
50	Las Colonias Raw Water Project (Parkland \$200K)	(750,000)	-	-	-	-	-	-	-	-	-	(750,000)	(750,000)
51	Operating Capital Equipment	(400,000)	-	-	-	-	-	-	-	-	-	(400,000)	(400,000)
52	Parkway Debt Payment	(3,821,446)	(3,017,036)	(3,016,943)	(2,418,451)	(2,120,701)	(1,347,081)	(1,344,991)	(1,345,724)	(1,161,978)	-	(14,394,577)	(19,594,351)
53	Police Department Remodel for New Positions (FRT)	(350,000)	-	-	-	-	-	-	-	-	-	(350,000)	(350,000)
54	Public Safety Debt Payment	(1,506,134)	(1,493,850)	(1,497,600)	(1,495,450)	(1,522,550)	(1,494,500)	(1,495,000)	(1,498,000)	(1,498,500)	(1,496,250)	(7,515,584)	(14,997,834)
55	Spring Clean Up	(180,000)	(180,000)	(180,000)	(180,000)	(180,000)	(180,000)	(180,000)	(180,000)	(150,000)	(150,000)	(900,000)	(1,740,000)
56	Storm Drainage	(250,000)	-	-	-	-	-	-	-	-	-	(250,000)	(250,000)
57	Street Capacity Expansion Debt Service	(482,638)	(890,600)	(890,600)	(202,110)	(626,788)	(968,329)	(1,236,130)	(1,425,049)	(1,593,188)	(2,174,400)	(3,092,735)	(10,489,831)
58	Street Maintenance	(5,800,000)	(5,800,000)	(5,162,732)	(3,000,000)	(3,000,000)	(3,000,000)	(3,000,000)	(3,000,000)	(3,000,000)	(3,000,000)	(22,762,732)	(37,762,732)
59	Street Maintenance Equipment for Special Projects Team	(156,000)	-	-	-	-	-	-	-	-	-	(156,000)	(156,000)
60	TABOR Excess Beginning 2023 to Transportation Debt Service	(823,499)	(1,344,776)	(1,111,915)	(954,984)	(701,562)	(533,083)	(266,158)	(77,613)	-	-	(4,936,735)	(5,813,590)
61	TRCC Improvements Annual Contribution to DDA	(258,087)	(258,087)	(258,087)	(258,087)	(258,087)	(258,087)	(258,087)	(258,087)	(258,087)	(258,087)	(1,290,435)	(2,580,870)
62	Total Debt and Reccourring Expenses	\$ (17,465,006)	\$ (19,871,552)	\$ (16,710,597)	\$ (15,896,285)	\$ (12,269,392)	\$ (10,668,284)	\$ (10,667,569)	\$ (10,671,677)	\$ (10,048,956)	\$ (9,465,940)	\$ (82,212,832)	\$ (133,735,256)
63	Remaining Revenues Available	\$ 6,832,059	\$ 3,032,261	\$ 2,738,055	\$ 4,426,241	\$ 4,904,721	\$ 7,322,099	\$ 5,606,955	\$ 6,451,559	\$ 6,788,659	\$ 7,504,390	\$ 21,933,336	\$ 55,606,997
64	MAJOR PROJECTS												
65	COMMUNITY DEVELOPMENT	\$ (112,500)	\$ (50,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (162,500)	\$ (162,500)
66	Comprehensive Plan Update (DOLA \$37.5K)	(62,500)	-	-	-	-	-	-	-	-	-	(62,500)	(62,500)
67	Development Code Re-write (DOLA \$25K)	(50,000)	(50,000)	-	-	-	-	-	-	-	-	(100,000)	(100,000)
68	GENERAL SERVICES	\$ (100,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (100,000)	\$ (100,000)
69	Avalon Theater Improvements (Foundation Match \$50K)	(100,000)	-	-	-	-	-	-	-	-	-	(100,000)	(100,000)
70	PUBLIC SAFETY	\$ (875,000)	\$ -	\$ (1,200,000)	\$ (2,900,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (4,975,000)	\$ (4,975,000)
71	Fire Station No. 3 (Pomona) Replacement/Remodel	-	-	(1,200,000)	(2,900,000)	-	-	-	-	-	-	(4,100,000)	(4,100,000)
72	Fire Training Facility	(275,000)	-	-	-	-	-	-	-	-	-	(275,000)	(275,000)
	Shooting Range Safety Improvements & Expansion (FML Grant \$200K, First Responder \$200K)	(600,000)	-	-	-	-	-	-	-	-	-	(600,000)	(600,000)
74	PARKS AND RECREATION	\$ (1,087,000)	\$ (390,000)	\$ (165,000)	\$ (280,000)	\$ (570,000)	\$ (5,136,000)	\$ (1,195,000)	\$ (925,000)	\$ (2,325,000)	\$ (200,000)	\$ (2,492,000)	\$ (12,273,000)
75	Boat Ramp Improvements Blue Heron	-	-	-	-	-	\$ (300,000)	-	-	-	-	\$ -	\$ (300,000)
76	Canyon View Baseball Field Lighting	-	-	-	-	-	(400,000)	-	-	-	-	-	(400,000)
77	Canyon View Park Parking Lot Renovations	-	-	-	-	-	-	(400,000)	-	-	-	-	(400,000)
78	Canyon View Park Baseball Field Uplift	-	-	-	-	-	-	-	-	(500,000)	-	-	(500,000)
79	Canyon View Tennis Court Improvements	-	-	-	-	-	(2,700,000)	-	-	-	-	-	(2,700,000)
80	Columbine & Kronkright Fence Replacement (CTF Fully Funded)	(30,000)	-	-	-	-	-	-	-	-	-	(30,000)	(30,000)
81	Cemetery Improvements	-	-	-	-	(45,000)	-	-	-	-	-	(45,000)	(45,000)
	Crime Prevention Through Environmental Design (CPTED) Safety												(275,000)
82	Improvements	(50,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(150,000)	
83	Horizon Park Master Plan (Parkland \$50K)	(50,000)	-	-	-	-	-	-	-	-	-	(50,000)	(50,000)
84	Kronkright Batting Cage/Pitching Lanes	-	-	-	-	-	(65,000)	-	-	-	-	-	(65,000)
85	Lincoln Park Marquee	(55,000)	-	-	-	-	-	-	-	-	-	(55,000)	(55,000)
													(500,000)
86	Lincoln Park Pickleball Court Improvements (GOCO \$350K, CTF \$150K)	-	-	-	-	-	(500,000)	-	-	-	-	-	
87	LP Pool Boiler (CTF Fully Funded)	-	-	-	-	(50,000)	-	-	-	-	-	(50,000)	(50,000)
88	LP Pool Circulation Pump (CTF Fully Funded)	-	(25,000)	-	-	-	-	-	-	-	-	(25,000)	(25,000)
89	LP Pool Deck Furniture Replacement (CTF Fully Funded)	(25,000)	-	-	-	-	-	-	-	-	-	(25,000)	(25,000)
90	LP Pool Diving Boards (CTF Fully Funded)	(27,000)	-	-	-	-	-	-	-	-	-	(27,000)	(27,000)
91	LP Pool Replaster (CTF Fully Funded)	-	-	-	-	(300,000)	-	-	-	-	-	(300,000)	(300,000)
92	Matchett Park Infrastructure	-	-	-	-	-	-	-	-	(1,000,000)	-	-	(1,000,000)
93	OM Pool Boiler (1/2 County, 1/2 CTF)	-	-	-	-	-	(50,000)	-	-	-	-	-	(50,000)
94	OM Pool Circulation Pump (1/2 County, 1/2 CTF)	-	-	-	-	(25,000)	-	-	-	-	-	(25,000)	(25,000)
95	OM Pool Door/Garage Door Replacement (1/2 County, 1/2 CTF)	-	-	-	-	(30,000)	-	-	-	-	-	(30,000)	(30,000)



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2020 Ten Year Capital Plan
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Line Ref #	Sales Tax Growth Assumptions	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Five Year TOTAL	Ten Year TOTAL
		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2020-2024	2020-2029
		2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%		
96	OM Pool Exhaust Fan Replacement (1/2 County, 1/2 CTF)	-	-	-	-	(30,000)	-	-	-	-	-	(30,000)	(30,000)
97	OM Pool Filter System Rebuild (1/2 County, 1/2 CTF)	-	(15,000)	-	-	-	-	-	-	-	-	(15,000)	(15,000)
98	OM Pool Plaster Replacement (1/2 County, 1/2 CTF)	-	-	-	-	-	(125,000)	-	-	-	-	-	(125,000)
99	OM Pool Solar Maintenance (1/2 County, 1/2 CTF)	-	(20,000)	-	-	-	-	-	-	-	-	(20,000)	(20,000)
100	Orchard Mesa Cemetery Columbarium	-	-	-	(55,000)	-	-	(55,000)	-	-	-	(55,000)	(110,000)
	Parks, Recreation and Open Space Master Plan (GOCO \$56.25K, Parkland												(115,000)
101	\$58.75K)	(115,000)	-	-	-	-	-	-	-	-	-	(115,000)	
102	Playground Repair (CTF Fully Funded)	(25,000)	(100,000)	(25,000)	(25,000)	(25,000)	(25,000)	(175,000)	(125,000)	(275,000)	-	(200,000)	(800,000)
103	Playground Replacement (CTF Fully Funded)		(150,000)		(150,000)		(150,000)		(150,000)		(150,000)	(300,000)	(750,000)
104	Riverfront Trail Repair, High Country Ct off Riverside Pkwy (CTF \$25K)	(250,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(350,000)	(475,000)
105	Skate Park Improvements-Eagle Rim (CTF Fully Funded)	-	(30,000)	(15,000)	-	(15,000)	-	(15,000)	-	-	-	(60,000)	(75,000)
106	Stadium Master Plan Improvements	-	-	-	-	-	(21,000)	(500,000)	(600,000)	(500,000)	-	-	(1,621,000)
	Stadium Master Plan Improvements-Track Replacement (PIAB \$90K,												(350,000)
107	SD#51 \$90K, CTF \$75K)	(350,000)	-	-	-	-	-	-	-	-	-	(350,000)	
	Stadium Master Plan Improvements-Suplizio Stands Temporary Repair (CTF												(85,000)
108	\$85K)	(85,000)	-	-	-	-	-	-	-	-	-	(85,000)	
	Stadium Master Plan Improvements-Suplizio Outfield Temporary Repair												(25,000)
109	(CTF \$25K)	(25,000)	-	-	-	-	-	-	-	-	-	(25,000)	
110	Water Conservation Projects-Turf to Native (Parkland)	-	-	(75,000)	-	-	-	-	-	-	-	(75,000)	(75,000)
111	Whitman Park Improvements	-	-	-	-	-	(750,000)	-	-	-	-	-	(750,000)
112	PUBLIC WORKS	\$ (5,960,920)	\$ (489,000)	\$ (391,000)	\$ (393,000)	\$ (790,000)	\$ (8,991,000)	\$ (10,158,000)	\$ (6,753,000)	\$ (2,937,000)	\$ (21,900,000)	\$ (8,023,920)	\$ (58,762,920)
113	24 Rd Trail - Riverfront to Patterson	-	-	-	-	-	-	(120,000)	(3,040,000)	-	-	-	(3,160,000)
114	25 1/2 Road Reconstruction F to G	-	-	-	-	(95,000)	(900,000)	-	-	-	-	(95,000)	(995,000)
115	2nd Street Improvements Colorado to South Avenue	-	-	-	-	-	(2,000,000)	-	-	-	-	-	(2,000,000)
116	ADA Accessibility Improvements (CDBG \$24k)	(24,000)	-	-	-	-	-	-	-	-	-	(24,000)	(24,000)
117	Alley Improvement Districts (Assessment Revenue 20% of Cost)	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)	(300,000)	(300,000)	(300,000)	(300,000)	-	(500,000)	(1,700,000)
118	Bridge Repl. Horizon Dr. GRJ-F.4-26.7	-	-	-	-	-	(116,000)	(2,009,000)	-	-	-	-	(2,125,000)
119	Bridge Repair (guardrails, lightening, paint, etc.)	-	-	-	-	(225,000)	-	(250,000)	-	-	-	(225,000)	(475,000)
120	City Entry Way Signs	(150,000)	-	-	-	-	-	-	-	-	-	(150,000)	(150,000)
121	Curb, Gutter, Sidewalk Safety Repairs	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)	(500,000)	(1,000,000)
122	D Road Bridge at Lewis Wash	-	-	-	-	-	(1,840,000)	-	-	-	-	-	(1,840,000)
123	Downtown to Riverfront Connection - 9th Street Reconstruction	-	-	-	-	-	-	-	-	-	(3,000,000)	-	(3,000,000)
124	Downtown to Riverfront Connection - 12th St Bike/Ped Path	-	-	-	-	-	-	-	-	-	(3,000,000)	-	(3,000,000)
125	Downtown - Main to Trains Connector - 2nd Street Promenade	-	-	-	-	-	-	-	-	-	(2,000,000)	-	(2,000,000)
126	Downtown - Spruce to 1st reconstruction / roundabout	-	-	-	-	-	-	-	-	-	(2,300,000)	-	(2,300,000)
127	Horizon Drive Improvements G Rd to I-70 Phase II	-	-	-	-	-	(300,000)	(3,000,000)	(1,000,000)	-	-	-	(4,300,000)
128	Horizon Drive Improvements Phase III	-	-	-	-	-	-	-	-	(200,000)	(7,000,000)	-	(7,200,000)
129	Horizon Drive Trail-G Rd to I-70	-	-	-	-	-	(1,500,000)	-	-	-	-	-	(1,500,000)
130	Horizon Trail-South	-	-	-	-	-	(1,000,000)	-	-	-	-	-	(1,000,000)
131	Mill Tailing Repository Removal (DOLA Funded)	-	(100,000)	-	-	(100,000)	-	-	(100,000)	-	-	(200,000)	(300,000)
	Monument Rd Trail - Land Acquisition with Colorado West Land Trust		-	-	-	-	-	-	-	-	-		
132	(GOCO \$159,920, CTF \$30k)	(189,920)										(189,920)	(189,920)
	Monument Rd Trail - D Rd to Lunch Loop Pkg Lot (Parkland \$75K, GOCO		-	-	-	-		-	-	-	-		
133	\$200K, County \$75K)	(350,000)										(350,000)	(350,000)
134	Monument Rd Trail - Lunch Loop to South Camp	-	-	-	-	-	(80,000)	(2,300,000)	-	-	-	-	(2,380,000)
135	North Avenue Streetscape Improve (Assume Donated ROW)	-	-	-	-	-	(100,000)	(1,820,000)	(1,950,000)	(2,070,000)	(4,500,000)	-	(10,440,000)
136	Riverfront at Dos Rios Infrastructure (DOLA \$1M)	(1,000,000)	-	-	-	-	-	-	-	-	-	(1,000,000)	(1,000,000)
137	Riverfront at Dos Rios Pedestrian Bridge (Grants,Partners \$3M)	(3,500,000)	-	-	-	-	-	-	-	-	-	(3,500,000)	(3,500,000)
138	Riverside Parkway Borrow Project	(50,000)	-	-	-	-	-	-	-	-	-	(50,000)	(50,000)
139	SRTS - B 1/2 Rd @ 27 1/2 Rd Crossing (CDBG \$40K)	(40,000)	-	-	-	-	-	-	-	-	-	(40,000)	(40,000)
	SRTS-B Road, 29 3/4 Road to 29 7/8 Road Mesa View Elementary (CDBG												
140	\$95k)	(95,000)	-	-	-	-	-	-	-	-	-	(95,000)	(95,000)



General Government Capital
.75% Sales Tax, Drainage, Transportation Capacity Capital Funds
2020 Ten Year Capital Plan
December 4th, 2019

Line Ref #	Sales Tax Growth Assumptions	Year 1 2020	Year 2 2021	Year 3 2022	Year 4 2023	Year 5 2024	Year 6 2025	Year 7 2026	Year 8 2027	Year 9 2028	Year 10 2029	Five Year TOTAL 2020-2024	Ten Year TOTAL 2020-2029
141	SRTS - Lorey Drive from Westlake Park to 1st Street, West Middle School (CDBG Fully Funded)	(75,000)	-	-	-	-	-	-	-	-	-	(75,000)	(75,000)
142	Traffic Signal Controllers (CDOT \$25k each year)	(87,000)	(89,000)	(91,000)	(93,000)	(70,000)	(72,000)	(74,000)	(76,000)	(78,000)	-	(430,000)	(730,000)
143	Traffic Signal Equipment Upgrade (CDOT \$25k each year)	(200,000)	(100,000)	(100,000)	(100,000)	(100,000)	(183,000)	(185,000)	(187,000)	(189,000)	-	(600,000)	(1,344,000)
144	GVWUA/BOR Trail-Visitors Way to 28 Road (GOCO \$250k)	-	-	-	-	-	(500,000)	-	-	-	-	-	(500,000)
145	Major Capital Projects	\$ (8,135,420)	\$ (929,000)	\$ (1,756,000)	\$ (3,573,000)	\$ (1,360,000)	\$ (14,127,000)	\$ (11,353,000)	\$ (7,678,000)	\$ (5,262,000)	\$ (22,100,000)	\$ (15,753,420)	\$ (76,273,420)
146	TOTAL EXPENSES	\$ (25,600,426)	\$ (20,800,552)	\$ (18,466,597)	\$ (19,469,285)	\$ (13,629,392)	\$ (24,795,284)	\$ (22,020,569)	\$ (18,349,677)	\$ (15,310,956)	\$ (31,565,940)	(97,966,252)	(210,008,676)
147	NET REVENUE (EXPENSE)	\$ (1,303,361)	\$ 2,103,261	\$ 982,055	\$ 853,241	\$ 3,544,721	\$ (6,804,901)	\$ (5,746,045)	\$ (1,226,441)	\$ 1,526,659	\$ (14,595,610)	6,179,916	(20,666,423)
148	BEGINNING FUND BALANCE	\$ 2,679,816	\$ 1,376,455	\$ 3,479,715	\$ 4,461,770	\$ 5,315,011	\$ 8,859,732	\$ 2,054,831	\$ (3,691,215)	\$ (4,917,655)	\$ (3,390,997)	\$ 2,679,816	\$ 2,679,816
149	ENDING FUND BALANCE	\$ 1,376,455	\$ 3,479,715	\$ 4,461,770	\$ 5,315,011	\$ 8,859,732	\$ 2,054,831	\$ (3,691,215)	\$ (4,917,655)	\$ (3,390,997)	(17,986,607)	\$ 8,859,732	\$ (17,986,607)

Fund 202 Storm Drainage	Year 1 2020	Year 2 2021	Year 3 2022	Year 4 2023	Year 5 2024	Year 6 2025	Year 7 2026	Year 8 2027	Year 9 2028	Year 10 2029	Five Year TOTAL 2019-2023	10 Year TOTAL 2019-2028
REVENUE												
Development Fees	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 150,000	\$ 300,000
From .75% Capital Fund for Pioneer Meadows	250,000	-	-	-	-	-	-	-	-	-	250,000	250,000
TOTAL REVENUE	\$ 280,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 400,000	\$ 550,000
EXPENSES												
Drainage System Improvements	\$ (30,000)	\$ (30,000)	\$ (30,000)	\$ (20,000)	\$ (30,000)	\$ (30,000)	\$ (30,000)	\$ (30,000)	(30,000)	(30,000)	\$ (140,000)	\$ (290,000)
Pioneer Meadows (Partner w/GVDD & Mesa County)	(250,000)	-	-	-	-	-	-	-	-	-	(250,000)	(250,000)
Sherwood Park Storm Drain	-	-	-	-	-	\$ (200,000)	\$ -	\$ -	\$ -	\$ -	-	(200,000)
TOTAL EXPENSES	\$ (280,000)	\$ (30,000)	\$ (30,000)	\$ (20,000)	\$ (30,000)	\$ (230,000)	\$ (30,000)	\$ (30,000)	\$ (30,000)	\$ (30,000)	\$ (390,000)	\$ (740,000)
NET REVENUE (EXPENSE)	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ (200,000)	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ (190,000)
BEGINNING FUND BALANCE	\$ 32,866	\$ 32,866	\$ 32,866	\$ 32,866	\$ 42,866	\$ 42,866	\$ (157,134)	\$ (157,134)	\$ (157,134)	\$ (157,134)	\$ 32,866	\$ 32,866
ENDING FUND BALANCE	\$ 32,866	\$ 32,866	\$ 32,866	\$ 42,866	\$ 42,866	\$ (157,134)	\$ (157,134)	\$ (157,134)	\$ (157,134)	\$ (157,134)	\$ 42,866	\$ (157,134)

Fund 207 Transportation Capacity (TCP)	Year 1 2020	Year 2 2021	Year 3 2022	Year 4 2023	Year 5 2024	Year 6 2025	Year 7 2026	Year 8 2027	Year 9 2028	Year 10 2029	Five Year TOTAL 2019-2023	10 Year TOTAL 2019-2028
REVENUE												
Development Fees (no fee increase assumed)	\$ 1,900,000	\$ 2,300,000	\$ 2,700,000	\$ 3,100,000	\$ 3,100,000	\$ 3,100,000	\$ 3,100,000	\$ 3,100,000	\$ 3,100,000	\$ 3,100,000	\$ 13,100,000	\$ 28,600,000
Interest Income	14,499	423,150	284,575	(32,385)	105,820	-	-	-	-	-	795,660	795,660
Bond Proceeds (New) for Streets	50,000,000	-	-	20,000,000	-	-	-	-	-	-	70,000,000	70,000,000
I-70 Interchange at 29 Rd (Mesa County)	-	-	-	-	-	-	-	-	-	15,000,000	-	15,000,000
Debt Service Expansion Projects	(482,638)	(890,600)	(890,600)	(1,157,094)	(1,328,350)	(1,501,413)	(1,502,288)	(1,502,663)	(1,593,188)	(2,174,400)	(4,749,282)	(13,023,232)
TOTAL REVENUE After Debt Service	\$ 51,431,862	\$ 1,832,550	\$ 2,093,975	\$ 21,910,521	\$ 1,877,470	\$ 1,598,588	\$ 1,597,713	\$ 1,597,338	\$ 1,506,813	\$ 15,925,600	\$ 79,146,379	\$ 101,372,429
EXPENSES												
25 Road Left Hand Turns North of Patterson	(646,000)	-	-	-	-	-	-	-	-	-	\$ (646,000)	\$ (646,000)
28 1/4 Road (Patterson to Hawthorne)	-	(390,000)	-	-	-	-	-	-	-	-	(390,000)	(390,000)
G Rd & 24 Road Intersection Improvements	(200,000)	(2,650,000)	-	-	-	-	-	-	-	-	(2,850,000)	(2,850,000)
G Road at 26 Rd Intersection Improvements (Roundabout)	-	-	(70,000)	(320,000)	(1,623,000)	-	-	-	-	-	(2,013,000)	(2,013,000)
G Road & 26 1/2 Rd Intersection improvements	-	(100,000)	(1,400,000)	-	-	-	-	-	-	-	(1,500,000)	(1,500,000)
Heritage Estates	-	-	-	(600,000)	-	-	-	-	-	-	(600,000)	(600,000)
I-70 Interchange @ 29 Road 1601 and Environmental Assessment (City Share)	(400,000)	(400,000)	-	-	-	-	-	-	-	-	(800,000)	(800,000)
Monument Road (left turn lane)	(150,000)	-	-	-	-	-	-	-	-	-	(150,000)	(150,000)
Riverfront at Dos Rios - Left In Turn Lane	(120,000)	-	-	-	-	-	-	-	-	-	(120,000)	(120,000)
Sugar Beet Right turn lanes (total of 2 - one each phase)	-	-	(120,000)	(120,000)	-	-	-	-	-	-	(240,000)	(240,000)



General Government Capital
.75% Sales Tax, Drainage, Transportation Capacity Capital Funds
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December 4th, 2019

Line Ref #	Sales Tax Growth Assumptions	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Five Year TOTAL	Ten Year TOTAL
		2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2020-2024	2020-2029
188	Tour of Moon/S. Broadway Improvements (Mesa County matches with their project)	(100,000)	-	-	-	-	-	-	-	-	-	(100,000)	(100,000)
189	Roadway Expansion Projects Funded By Bond Proceeds Based on November 2019 Voter Authorization												
190	24 Rd and Riverside Parkway Interchange	(200,000)	(2,800,000)	(3,500,000)	-	-	-	-	-	-	-	(6,500,000)	(6,500,000)
191	24 Rd Widening Patterson to I-70	(500,000)	(7,500,000)	-	-	-	-	-	-	-	-	(8,000,000)	(8,000,000)
192	24 1/2 Road, Patterson to G 1/4 Road	-	(250,000)	(500,000)	(5,250,000)	-	-	-	-	-	-	(6,000,000)	(6,000,000)
193	26 1/2 Road and I-70 Pedestrian Bridge	-	(100,000)	(1,000,000)	(2,000,000)	(5,000,000)	(5,000,000)	-	-	-	-	(8,100,000)	(13,100,000)
194	B 1/2 Road, 29 Road to 29 1/2 Road	-	-	(100,000)	(200,000)	(2,900,000)	-	-	-	-	-	(3,200,000)	(3,200,000)
195	D 1/2 Road, 29 to 30 Road	-	(100,000)	(500,000)	(2,900,000)	-	-	-	-	-	-	(3,500,000)	(3,500,000)
196	F 1/2 Parkway, Market to Patterson	(250,000)	(2,000,000)	(14,750,000)	-	-	-	-	-	-	-	(17,000,000)	(17,000,000)
197	F 1/2 Road, 30 Road to Persigo Boundary	(100,000)	(500,000)	(2,900,000)	-	-	-	-	-	-	-	(3,500,000)	(3,500,000)
198	G Road, 23 1/2 to 24 1/2 Road	(250,000)	(3,950,000)	-	-	-	-	-	-	-	-	(4,200,000)	(4,200,000)
199	Horizon at G Road and 27 1/2	-	(250,000)	(3,750,000)	-	-	-	-	-	-	-	(4,000,000)	(4,000,000)
200	Patterson Capacity Improvements (5 intersections)	(100,000)	(200,000)	(200,000)	(200,000)	(300,000)	-	-	-	-	-	(1,000,000)	(1,000,000)
201	Roadway Expansion Projects Unfunded												
202	23 Road	-	-	-	-	-	-	-	-	-	(4,771,000)	-	(4,771,000)
203	23 Rd I-70 Bike/Pedestrian Bridge	-	-	-	-	-	-	-	-	-	(3,000,000)	-	(3,000,000)
204	24 Rd I-70 Bike/Pedestrian Bridge	-	-	-	-	-	-	-	-	-	(3,000,000)	-	(3,000,000)
205	25 Rd F 1/2 to G 3/8	-	-	-	-	-	-	-	-	-	(3,115,000)	-	(3,115,000)
206	25 Rd Widening I-70 B to Patterson	-	-	-	-	-	-	-	-	-	(10,000,000)	-	(10,000,000)
207	26 Road from Patterson to H Road	-	-	-	-	-	-	-	-	-	(8,366,000)	-	(8,366,000)
208	27 Rd, Horizon to H Road	-	-	-	-	-	-	-	-	-	(4,720,000)	-	(4,720,000)
209	27 Rd I-70 Bike/Pedestrian Bridge	-	-	-	-	-	-	-	-	-	(3,000,000)	-	(3,000,000)
210	27 1/2 Road, Hwy 50 to UnawEEP	-	-	-	-	-	-	-	-	-	(1,807,000)	-	(1,807,000)
211	27 1/2, B 1/2, UnawEEP Intersections	-	-	-	-	-	-	-	-	-	(900,000)	-	(900,000)
212	B 1/2 Rd, Hwy 50 to 29 1/4 Road	-	-	-	-	-	-	-	-	-	(3,920,000)	-	(3,920,000)
213	D Rd, 29 Road to 32 Road	-	-	-	-	-	-	-	-	-	(9,589,000)	-	(9,589,000)
214	D Rd & 30 Road Intersection	-	-	-	-	-	-	-	-	-	(760,000)	-	(760,000)
215	D Rd & 31 Road Intersection	-	-	-	-	-	-	-	-	-	(760,000)	-	(760,000)
216	D 1/2 Road and 30 Road Intersection	-	-	-	-	-	-	-	-	-	(760,000)	-	(760,000)
217	E Rd. 29 Road to 30 Road	-	-	-	-	-	-	-	-	-	(2,560,000)	-	(2,560,000)
218	F 1/2 Road Matchett	-	-	-	-	-	-	-	-	-	(4,383,000)	-	(4,383,000)
219	F 1/2 Road and 30 Road Intersection	-	-	-	-	-	-	-	-	-	(450,000)	-	(450,000)
220	F 1/4 Road 24 1/2 to 25 Road	-	-	-	-	-	-	-	-	-	(1,300,000)	-	(1,300,000)
221	G Road and 27 Road Intersection	-	-	-	-	-	-	-	-	-	(1,400,000)	-	(1,400,000)
222	G Road Improvements 23 to 23 1/2; 24 1/2 to Horizon Drive	-	-	-	-	-	-	-	-	-	(11,464,000)	-	(11,464,000)
223	I-70 Interchange at 29 Rd, 29 Road Widening (1/2 County)	-	-	-	-	-	-	-	-	-	(30,000,000)	-	(30,000,000)
224	South Broadway	-	-	-	-	-	-	-	-	-	(3,975,000)	-	(3,975,000)
225	TOTAL EXPENSES	(3,016,000)	(21,190,000)	(28,790,000)	(11,590,000)	(9,823,000)	(5,000,000)	-	-	-	(114,000,000)	\$ (74,409,000)	\$ (193,409,000)
226	NET REVENUE (EXPENSE)	48,415,862	(19,357,450)	(26,696,025)	10,320,521	(7,945,530)	(3,401,413)	1,597,713	1,597,338	1,506,813	(98,074,400)	4,737,379	(92,036,571)
227	BEGINNING FUND BALANCE	1,899,135	50,314,997	30,957,546	4,261,522	14,582,043	6,636,514	3,235,101	4,832,814	6,430,151	7,936,964	\$ 1,899,135	\$ 1,899,135
228	ENDING FUND BALANCE	50,314,997	30,957,546	4,261,522	14,582,043	6,636,514	3,235,101	4,832,814	6,430,151	7,936,964	(90,137,436)	\$ 6,636,514	\$ (90,137,436)
229													



2020 Ten Year Capital Plans
Enterprise and Internal Service Funds
December 4th, 2019

Ref Line #	Fund	Title	Year 1 2020	Year 2 2021	Year 3 2022	Year 4 2023	Year 5 2024	Year 6 2025	Year 7 2026	Year 8 2027	Year 9 2028	Year 10 2029	Five Year TOTAL 2020-2024	Ten Year TOTAL 2020-2029
Communication Center Fund														
1	Comm Ctr	Logging Recorder	\$ -	\$ 350,000	\$ -	\$ -	\$ -	\$ -	\$ 350,000	\$ -	\$ -	\$ -	\$ 350,000	\$ 700,000
2	Comm Ctr	Next Generation 9-1-1	60,000	30,000	-	-	-	-	-	-	-	-	90,000	90,000
3	Comm Ctr	800MHz Capital Improvements	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	350,000	700,000
4	Comm Ctr	Radio Site - Motorola equip replacement- gateways, switches routers	-	50,000	-	-	-	-	-	-	-	-	50,000	50,000
5	Comm Ctr	9-1-1 Telephone Upgrade	-	-	-	-	600,000	-	-	-	-	-	600,000	600,000
9	Comm Ctr	Plateau Creek Tower	-	-	-	-	-	-	-	-	1,000,000	-	-	1,000,000
10	Comm Ctr	Far Pond Radio Tower	-	-	-	-	-	1,100,000	-	-	-	-	-	1,100,000
11	Comm Ctr	Lenna Peak Radio Tower	-	-	-	-	-	-	-	-	-	1,000,000	-	1,000,000
12	Comm Ctr	Microwave Replacement at radio sites	115,000	115,000	115,000	115,000	115,000	115,000	115,000	-	-	-	575,000	805,000
13	Comm Ctr	Black Ridge Building replacement/site wo	-	-	-	-	-	-	-	80,000	-	-	-	80,000
14	Comm Ctr	Uncompahgre radio site battery replacement	80,000	-	-	-	-	-	-	-	-	-	80,000	80,000
15	Comm Ctr	Uncompahgre radio site solar panel replacement	-	-	-	-	200,000	-	-	-	-	-	200,000	200,000
16	Comm Ctr	Command Unit for IDT	-	-	-	-	-	-	-	100,000	-	-	-	100,000
17	Comm Ctr	Large Mobile Comm. Veh. overhaul, update, replace	-	100,000	-	-	-	-	-	-	-	-	100,000	100,000
18	Comm Ctr	CAD system upgrade	20,000	-	20,000	-	-	-	-	250,000	-	-	40,000	290,000
19	Comm Ctr	Priority Dispatch (EMD) Software Upgrade	60,000	-	-	-	-	-	-	-	-	-	60,000	60,000
20	Comm Ctr	Planned Radio Site Upgrade (gateway, switches, etc.)	-	100,000	-	-	-	-	-	-	-	-	100,000	100,000
21	Comm Ctr	Comm Center Remodel - add call taker stations	-	100,000	-	-	-	-	-	-	-	-	100,000	100,000
22	Comm Ctr	Comm. Center workstation replacement	-	-	-	-	-	-	-	-	-	500,000	-	500,000
23	Comm Ctr	Back Up Comm Center / Training Center	-	-	-	-	-	-	-	-	1,000,000	-	-	1,000,000
24	Comm Ctr	Fiber Project as Part of Raw Water Line Project	30,000	-	-	-	-	-	-	-	-	-	30,000	30,000
25	Comm Ctr	Radio Console PC Upgrades/Replacement (non-capital)	-	-	-	-	100,000	-	-	-	-	100,000	100,000	200,000
26	Communication Center Fund Total		\$ 435,000	\$ 915,000	\$ 205,000	\$ 185,000	\$ 1,085,000	\$ 1,285,000	\$ 535,000	\$ 500,000	\$ 2,070,000	\$ 1,670,000	\$ 2,825,000	\$ 8,885,000
Water Fund														
28	Water	Water Line Replacements	\$ 1,250,000	\$ 1,388,000	\$ 1,428,000	\$ 1,468,000	\$ 1,435,000	\$ 500,000	\$ 1,523,000	\$ 500,000	\$ 1,615,000	\$ -	\$ 6,969,000	\$ 11,107,000
29	Water	Flow Line Replacements	2,550,000	6,000,000	400,000	-	500,000	7,500,000	500,000	7,500,000	-	-	9,450,000	24,950,000
30	Water	Kannah Creek Water system improvements	-	-	1,460,000	1,500,000	-	-	-	-	-	-	2,960,000	2,960,000
31	Water	Water Treatment Plant Modifications	500,000	40,000	40,000	340,000	1,040,000	202,000	958,000	150,000	2,320,000	-	1,960,000	5,590,000
32	Water	New Water Division Garage	-	-	400,000	-	-	-	-	-	-	-	400,000	400,000
33	Water	Grand Mesa Reservoir Improvements	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	250,000	500,000
34	Water	Juniata Reservoir Aeration	300,000	-	-	-	-	-	-	-	-	-	300,000	300,000
35	Water	Carson Lake Dam Rehabilitation	200,000	2,300,000	-	-	-	-	-	-	-	-	2,500,000	2,500,000
36	Water	Water Meter Replacement	570,000	530,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	1,250,000	1,500,000
37	Water	Somerville/Anderson Ranch Improvements	25,750	26,523	27,318	28,138	28,982	29,851	30,747	31,669	32,619	34,000	136,711	295,597
38	Water	Historic Water Treatment Plant Structural Eng	50,000	-	-	-	-	-	-	-	-	-	50,000	50,000
39	Water	Lead Water Line Replacements	85,000	-	-	-	-	-	-	-	-	-	85,000	85,000
40	Water Fund Total		\$ 5,580,750	\$ 10,334,523	\$ 3,855,318	\$ 3,436,138	\$ 3,103,982	\$ 8,331,851	\$ 3,111,747	\$ 8,281,669	\$ 4,067,619	\$ 134,000	\$ 26,310,711	\$ 50,237,597
Ridges Irrigation Fund														
41	Ridges Irrigation	Capital Improvements	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 30,000
42	Ridges Irrigation Fund		\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 30,000



2020 Ten Year Capital Plans
Enterprise and Internal Service Funds
December 4th, 2019

Ref Line #	Fund	Title	Year 1 2020	Year 2 2021	Year 3 2022	Year 4 2023	Year 5 2024	Year 6 2025	Year 7 2026	Year 8 2027	Year 9 2028	Year 10 2029	Five Year TOTAL 2020-2024	Ten Year TOTAL 2020-2029
Sewer Fund														
43	Joint Sewer	Sewer Line Replacements/Rehabilitation	\$ 3,870,000	\$ 4,470,000	\$ 4,570,000	\$ 4,670,000	\$ 4,770,000	\$ 4,870,000	\$ 4,970,000	\$ 5,070,000	\$ 5,170,000	\$ 5,270,000	\$ 22,350,000	\$ 47,700,000
44	Joint Sewer	Sewer Improvement Districts	60,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	4,060,000	9,060,000
45	Joint Sewer	Lift Station Elimination/Rehabilitation	3,000,000	50,000	51,000	52,000	53,000	54,000	55,000	56,000	57,000	58,000	3,206,000	3,486,000
46	Joint Sewer	Collection System Equipment	160,000	50,000	51,000	52,000	53,000	54,000	55,000	56,000	57,000	58,000	366,000	646,000
47	Joint Sewer	Primary Clarifier Design & Construction	-	75,000	2,600,000	-	-	-	-	-	-	-	2,675,000	2,675,000
		Wastewater Treatment Plant Improvements and Asset												
48	Joint Sewer	Replacements	577,000	606,000	636,000	668,000	701,000	736,000	773,000	812,000	852,000	895,000	3,188,000	7,256,000
49	Joint Sewer	Plant Studies	50,000	-	50,000	-	250,000	-	-	-	175,000	250,000	350,000	775,000
50	Joint Sewer	Odor Control Improvements	500,000	500,000	500,000	-	-	-	-	-	-	-	1,500,000	1,500,000
51	Joint Sewer	CNG Gas Storage/Enhanced Fueling Station (DOLA \$520K)	1,080,000	-	-	-	-	-	-	-	-	-	1,080,000	1,080,000
		Parallel Tiara Rado Force Main Under Colorado (Design 2019,												
52	Joint Sewer	Construction 2020)	2,500,000	-	-	-	-	-	-	-	-	-	2,500,000	2,500,000
53	Sewer Fund Total		\$ 11,797,000	\$ 6,751,000	\$ 9,458,000	\$ 6,442,000	\$ 6,827,000	\$ 6,714,000	\$ 6,853,000	\$ 6,994,000	\$ 7,311,000	\$ 7,531,000	\$ 41,275,000	\$ 76,678,000
Internal Service Funds														
54	Info. Tech.	Phone System Replacement	\$ 464,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 464,000	\$ 464,000
55	Info. Tech.	VMWare NSX Platform	212,217	212,217	-	-	-	-	-	-	-	-	424,434	424,434
56	Info. Tech.	Purchas Redlands Tower Communications Site	150,000	-	-	-	-	200,000	200,000	200,000	-	-	150,000	750,000
57	Information Technology Fund Total		\$ 826,217	\$ 212,217	\$ -	\$ -	\$ -	\$ 200,000	\$ 200,000	\$ 200,000	\$ -	\$ -	\$ 1,038,434	\$ 1,638,434
58	Fleet	Fleet Replacement	\$ 3,700,000	\$ 2,800,000	\$ 2,800,000	\$ 2,940,000	\$ 2,940,000	\$ 3,087,000	\$ 3,087,000	\$ 3,241,350	\$ 3,241,350	\$ 3,403,418	\$ 15,180,000	\$ 31,240,118
59	Fleet	Mobile Column Lifts	35,000	-	-	-	-	-	-	-	-	-	35,000	35,000
60	Fleet	CNG Compressors	-	-	-	225,000	-	-	-	-	-	-	225,000	225,000
61	Fleet Fund Total		\$ 3,735,000	\$ 2,800,000	\$ 2,800,000	\$ 3,165,000	\$ 2,940,000	\$ 3,087,000	\$ 3,087,000	\$ 3,241,350	\$ 3,241,350	\$ 3,403,418	\$ 15,440,000	\$ 31,500,118



Certificate of Participation ("COP")-Lease Purchase Supplemental Information

The City of Grand Junction has two COP issuances. One for the improvements of the stadium at Lincoln Park/Suplizio Field ("Stadium COP") and the other for public safety facilities ("Public Safety COP") located primarily at 6th and Ute. The useful life of the assets that were improved by the COP's extend past the term of the lease agreements.

The Stadium COP is through the Grand Junction Public Finance Corporation with an original issuance of \$7.77 million in COP's in 2010. The lease payment budgeted in Fund 614 for 2020 is \$530,406. Grand Junction Baseball Inc. partnered in the project and participates in the payment of the lease at \$300,000 per year. The lease term is through 2035, and the total remaining lease obligations including the 2020 payment referenced above is \$8,491,456.

The Public Safety COP is through Zions First National Bank with an original issuance of \$34.9 million in COP's in 2010. In 2019, the outstanding COPs were re-financed at a lower interest rate with no change in the lease term resulting in significant savings in future total lease obligations. The lease payment budgeted in Fund 610 for 2020 is \$2,025,150. The E911 Regional Communication Center participates in the payment of the lease at \$500,000 per year through the Enhanced 911 Fund. The City will receive one final Build America Bonds interest subsidy in the estimated amount of \$17,000 in 2020. The lease term is through 2040 and the total remaining lease obligation including the 2020 payment referenced is \$44,509,813.



2019 Adopted, 2019 Amended, 2020 Recommended Budget by Fund
December 4th, 2019

Budget by Fund			
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget
100 General Fund			
Revenue			
<u>Taxes</u>			
4010.01 - Property Tax_Specific Ownership, None	\$ 1,100,000	\$ 1,100,000	\$ 1,100,000
4010.None - Property Tax, None	7,663,330	7,792,739	8,579,651
4020.01 - Sales Tax_Audits, None	300,000	300,000	300,000
4020.02 - Sales Tax_Revenue Recovery Group, None	(60,000)	(60,000)	(60,000)
4020.03 - Sales Tax_City Share of County, None	7,366,244	7,366,244	7,513,569
4020.04 - Sales Tax_Refunds, None	(20,000)	(20,000)	(20,000)
4020.06 - Sales Tax_County Public Safety Tax, None	566,724	602,808	614,864
4020.None - Sales Tax, None	35,418,660	35,418,660	36,155,664
4025.None - Use Tax, None	1,018,182	1,018,182	1,018,182
4050.01 - Severance Tax_Mineral Leasing, None	412,149	412,149	471,671
4050.None - Severance Tax, None	636,795	636,795	364,027
4055.01 - Franchise Tax_Public Service, None	2,200,000	2,200,000	2,200,000
4055.02 - Franchise Tax_GV Rural Power, None	250,000	250,000	250,000
4055.04 - Franchise Tax_Cable Television, None	680,000	345,000	340,000
4060.None - Cigarette Tax, None	250,000	250,000	250,000
4070.None - Beer/Liquor Occupational Tax, None	50,000	50,000	50,000
4075.None - Highway Users Tax, None	2,261,202	2,766,652	2,268,524
4076.None - Add Motor Vehicle Reg Fee, None	96,000	96,000	99,000
4077.None - Apportioned Highway Reg Fee, None	140,000	140,000	150,000
4078.None - Mesa County Road/Bridge Tax, None	215,000	215,000	215,000
Taxes Total	\$ 60,544,286	\$ 60,880,229	\$ 61,860,152
<u>Licenses and Permits</u>			
4100.01 - Lic/Permit Rev_Sales Tax, None	\$ 6,000	\$ 6,000	\$ 6,100
4100.02 - Lic/Permit Rev_Liquor/Beer , None	10,000	10,000	10,000
4100.03 - Lic/Permit Rev_Managers Reg , None	750	750	750
4100.04 - Lic/Permit Rev_Liq/Beer Renewal, None	15,000	15,000	15,000
4100.05 - Lic/Permit Rev_Special Events, None	4,250	4,250	4,250
4100.06 - Lic/Permit Rev_Burning/Prevent, None	11,000	11,000	11,000
4100.08 - Lic/Permit Rev_Curb/Gutter/Side, None	20,000	20,000	23,000
4100.None - Lic/Permit Rev, None	69,562	69,562	96,818
Licenses and Permits Total	\$ 136,562	\$ 136,562	\$ 166,918
<u>Intergovernmental</u>			
4200.01 - Grant/Reimb Rev_Federal, None	\$ -	\$ 103,369	\$ 200,000
4200.03 - Grant/Reimb Rev_State, None	427,790	460,217	18,425
4200.04 - Grant/Reimb Rev_Other, None	266,466	266,466	286,499
4200.05 - Grant/Reimb Rev_Pending Award, None	486,500	486,500	1,541,396
4200.07 - Grant/Reimb Rev_GOCO, None	-	110,000	-
4200.None - Grant/Reimb Rev, None	340,275	282,442	10,800
Intergovernmental Total	\$ 1,521,031	\$ 1,708,994	\$ 2,057,120
<u>Charges for Service</u>			
4100.09 - Lic/Permit Rev_Ownrshp Trnsfer, None	\$ 5,100	\$ 5,100	\$ 5,100
4100.10 - Lic/Permit Rev_New Liq/Beer Appl, None	6,000	6,000	12,000



2019 Adopted, 2019 Amended, 2020 Recommended Budget by Fund
December 4th, 2019

Budget by Fund			
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget
4100.11 - Lic/Permit Rev_Mod Premise Fee, None	300	300	300
4100.12 - Lic/Permit Rev_Fence/Sign/Home, None	8,200	8,200	8,500
4100.13 - Lic/Permit Rev_Clearances, None	18,000	18,000	20,000
4300.None - Merchandise Sales, None	6,200	6,200	6,700
4305.None - Marketing Services Revenue, None	15,500	15,500	12,500
4310.01 - Weed Removal_Admin Fee, None	775	775	775
4310.None - Weed Removal, None	2,600	8,000	8,000
4315.None - Development Fees, None	70,000	70,000	92,000
4320.None - False Alarms, None	4,500	4,500	5,000
4325.None - Rural Fire District Contract, None	1,900,000	1,900,000	1,900,000
4326.None - Wildland Fire Mitigation, None	450,000	100,000	300,000
4327.None - Hazardous Materials Mitigation, None	2,500	2,500	1,500
4328.01 - Ambulance Transports_Offset, None	(6,200,000)	(6,455,958)	(6,993,958)
4328.None - Ambulance Transports, None	9,729,503	10,299,136	11,159,795
4330.01 - Prof Svcs Rev_CMU, None	469,995	469,995	504,442
4330.02 - Prof Svcs Rev_Street Cut Repair, None	25,000	25,000	30,000
4330.03 - Prof Svcs Rev_Highway Maint, None	60,000	60,000	60,000
4330.04 - Prof Svcs Rev_Traffic Sign/Strip, None	386,271	386,271	386,271
4330.None - Prof Svcs Rev, None	278,946	278,946	183,946
4350.03 - Grave Space Sale_Buyback/Exp, None	-	-	(6,000)
4350.None - Grave Space Sale, None	63,868	63,868	70,000
4355.01 - Grave Openings_Vault, None	31,770	31,770	29,000
4355.02 - Grave Openings_Vault Setting Fee, None	10,800	10,800	12,000
4355.None - Grave Openings, None	69,812	69,812	65,000
4360.01 - Fee Revenue_Admissions, None	283,500	283,500	283,500
4360.03 - Fee Revenue_Lessons, None	102,000	102,000	117,550
4360.14 - Fee Revenue_Traffic School, None	10,000	8,000	8,000
4360.16 - Fee Revenue_OJW, None	5,000	4,000	4,000
4360.17 - Fee Revenue_Altered Dog, None	2,800	2,000	2,100
4360.18 - Fee Revenue_Scholarships, None	(2,500)	(2,500)	(1,200)
4360.19 - Fee Revenue_Diversion Program, None	-	-	5,000
4360.20 - Fee Revenue_Payment Plan, None	8,000	5,000	5,000
4360.23 - Fee Revenue_Diversion Penalty, None	-	-	2,240
4360.24 - Fee Revenue_Animal Control, None	-	-	300
4360.25 - Fee Revenue_Sealing of Records, None	3,000	2,000	2,000
4360.None - Fee Revenue, None	699,167	693,167	796,812
4363.01 - Food/Bev Sales_Concessions, None	18,700	18,700	22,000
4363.03 - Food/Bev Sales_Liquor, None	71,900	71,900	55,500
4370.01 - Facility Use Fees_Baseball, None	82,000	82,000	79,142
4370.02 - Facility Use Fees_Football, None	10,000	10,000	22,000
4370.04 - Facility Use Fees_Concessions, None	56,900	56,900	51,000
4370.05 - Facility Use Fees_Softball, None	10,750	10,750	8,900
4370.06 - Facility Use Fees_Multi-Purpose, None	50,000	50,000	58,000
4370.07 - Facility Use Fees_Hospitality Room, None	20,000	20,000	27,000
4370.08 - Facility Use Fees_Pinnacle Venue Services, None	20,000	23,000	23,400



2019 Adopted, 2019 Amended, 2020 Recommended Budget by Fund
December 4th, 2019

Budget by Fund			
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget
4370.None - Facility Use Fees, None	124,727	124,727	141,750
4375.None - Parks Use Fees, None	102,163	102,163	96,613
4415.None - Delinquent Charges, None	15,000	15,000	15,000
4700.01 - Misc Revenue_NSF Fees, None	400	400	400
4700.02 - Misc Revenue_Manuals, Copies, None	20	20	50
4700.04 - Misc Revenue_Over/Short, None	-	-	50
4700.None - Misc Revenue, None	102,233	112,233	112,130
4720.None - Uncollected Revenues, None	-	-	(3,400)
Charges for Service Total	\$ 9,211,400	\$ 9,179,675	\$ 9,807,708
<u>Fines and Forfeitures</u>			
4410.01 - Fines_Animal Control, None	\$ 15,000	\$ 15,000	\$ 15,000
4410.02 - Fines_Muni Accident Assessment, None	34,000	34,000	34,000
4410.03 - Fines_DUI, None	10,000	10,000	10,000
4410.04 - Fines_Drug Surcharge, None	6,600	6,600	6,600
4410.05 - Fines_Substance Tests, None	10,000	10,000	10,000
4410.06 - Fines_No Insurance, None	20,000	18,000	18,000
4410.07 - Fines_Sex Offender Registration, None	8,500	8,500	12,000
4410.None - Fines, None	300,000	250,000	250,000
4435.02 - Unclaimed Funds_Bond Forfeitures, None	1,950	1,950	-
4435.None - Unclaimed Funds, None	-	-	22,000
Fines and Forfeitures Total	\$ 406,050	\$ 354,050	\$ 377,600
<u>Interfund Revenue</u>			
4390.01 - Interfund Chgs_Water, None	\$ 596,006	\$ 596,006	\$ 680,489
4390.02 - Interfund Chgs_Sewer, None	667,000	667,000	692,346
4390.03 - Interfund Chgs_Solid Waste, None	326,850	326,850	344,258
4390.04 - Interfund Chgs_Comm Center, None	332,502	332,502	344,109
4390.05 - Interfund Chgs_Visit GJ, None	81,994	81,994	84,594
4390.06 - Interfund Chgs_Irrigation, None	20,980	20,980	22,778
4390.07 - Interfund Chgs_Parking, None	53,805	53,805	55,541
4390.11 - Interfund Chgs_LP Golf, None	37,650	37,650	39,383
4390.12 - Interfund Chgs_TR Golf, None	93,778	93,778	95,869
4390.16 - Interfund Chgs_DDA, None	26,321	26,321	30,689
Interfund Revenue Total	\$ 2,236,886	\$ 2,236,886	\$ 2,390,056
<u>Interest</u>			
4610.None - Interest Income, None	\$ 674,854	\$ 658,274	\$ 518,400
Interest Total	\$ 674,854	\$ 658,274	\$ 518,400
<u>Other</u>			
4650.None - Lease Revenue, None	\$ 5,800	\$ 5,800	\$ 5,800
4750.None - Donations, None	48,850	56,656	54,563
4755.01 - Contributions_Employee, None	-	177,436	176,500
4755.02 - Contributions_Retiree Dependents, None	-	199,029	152,500
4755.03 - Contributions_Buy-In, None	-	25,500	-
4755.07 - Contributions_Retiree Premiums, None	-	95,101	104,250
4760.None - Insurance Reimbursement, None	-	-	251
Other Total	\$ 54,650	\$ 559,522	\$ 493,864



2019 Adopted, 2019 Amended, 2020 Recommended Budget by Fund
December 4th, 2019

Budget by Fund				
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget	
Capital Proceeds				
4665.None - Sale of Equipment, None	\$ 12,000	\$ 12,000	\$ 12,000	
Capital Proceeds Total	\$ 12,000	\$ 12,000	\$ 12,000	
Total Revenue	\$ 74,797,719	\$ 75,726,192	\$ 77,683,818	
Expenditures				
Labor and Benefits				
5000.None - Full Time Salaries, None	\$ 31,522,625	\$ 30,823,347	\$ 34,483,808	
5010.None - Cellular Telephone, None	31,144	31,144	28,351	
5100.None - Holiday Pay, None	22,149	22,149	22,232	
5290.None - Seasonal Part-Time, None	1,988,184	1,965,329	2,290,974	
5390.02 - Overtime_Constant Manning, None	549,962	549,962	415,252	
5390.05 - Overtime_FLSA, None	100,238	100,238	103,778	
5390.07 - Overtime_Holiday Pay, None	143,939	143,939	143,980	
5390.None - Overtime, None	1,254,743	1,254,743	1,126,038	
5405.None - Other Compensation, None	40,000	40,000	-	
5410.None - Awards, None	13,100	13,100	14,850	
5420.01 - Gen Retire Plan_Forfeitures, None	(100,000)	(100,000)	(100,000)	
5420.None - Gen Retire Plan, None	798,627	798,627	882,292	
5450.None - Leave Payout, None	163,995	163,995	162,018	
5480.None - PTO Buyout, None	55,000	55,001	55,000	
5505.None - Referral Bonus, None	5,000	5,000	-	
5510.None - Social Security Cont, None	934,976	934,976	1,022,921	
5515.None - Medicare Cont, None	511,337	511,337	559,646	
5520.None - Deferred Compensation, None	6,385	6,385	6,666	
5545.None - Old Hire Fire Pension, None	417,150	417,150	417,150	
5550.01 - Police Retirement Plan_Forfeitures, None	(50,000)	(50,000)	(50,000)	
5550.None - Police Retirement Plan, None	1,005,698	1,005,698	1,048,748	
5555.01 - Fire Retirement Plan_Forfeitures, None	(20,000)	(20,000)	(20,000)	
5555.None - Fire Retirement Plan, None	811,546	811,546	898,433	
5610.02 - Worker's Compensation Claims Experience, None	-	-	430,976	
5610.None - Worker's Compensation, None	994,940	994,940	473,094	
5615.None - Unemployment, None	140,000	140,000	125,000	
5620.None - Dental Insurance, None	306,506	306,506	338,772	
5625.16 - Health Insurance_Retirees, None	-	626,796	643,000	
5625.17 - Health Insurance_Retiree Dependants, None	-	155,023	152,500	
5625.None - Health Insurance, None	6,075,643	5,875,643	6,174,910	
5630.15 - Life Insurance_Retired Employ, None	2,184	2,184	20,160	
5630.None - Life Insurance, None	45,470	45,470	50,081	
5635.None - Long Term Disability, None	115,847	115,847	127,419	
5640.None - FPPA Disability, None	340,415	340,415	394,059	
5645.None - Fire Cardiac/Cancer Benefits, None	14,525	14,525	52,060	
5820.02 - Allowances_Automobile, None	36,188	36,188	32,198	
Labor and Benefits Total	\$ 48,277,516	\$ 48,137,203	\$ 52,526,366	
Non Personnel Operating				
6010.01 - Cost of Goods Sold_Adjustments, None	\$ 500	\$ 500	\$ 450	



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Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget
6010.None - Cost of Goods Sold, None	9,600	9,600	8,640
6020.None - Fuel, None	2,000	2,000	1,800
6105.01 - Operating Supply_Ammunition, None	81,020	81,020	75,500
6105.02 - Operating Supply_Business Meals, None	27,980	27,980	28,192
6105.03 - Operating Supply_Comput/Printer, None	3,600	3,600	2,840
6105.06 - Operating Supply_Evidence, None	29,500	29,500	30,000
6105.08 - Operating Supply_Janitorial, None	9,250	9,250	6,975
6105.09 - Operating Supply_Medical, None	158,000	158,000	165,000
6105.10 - Operating Supply_Minor Equip, None	32,150	32,150	29,010
6105.11 - Operating Supply_Office, None	47,250	47,250	45,955
6105.13 - Operating Supply_Small Tools, None	9,425	9,425	17,017
6105.14 - Operating Supply_Trophy/Certs, None	4,055	4,055	4,425
6105.None - Operating Supply, None	509,478	533,053	460,947
6120.None - Postage/Freight, None	53,950	53,950	57,780
6125.01 - Uniforms/Clothing_Protective Clothing, None	50,000	50,000	45,000
6125.None - Uniforms/Clothing, None	212,960	212,960	272,579
6130.01 - Materials_Asphalt, None	65,000	65,000	-
6130.02 - Materials_Gravel, Sand, Soil, None	60,600	60,600	55,040
6130.03 - Materials_Nursery Stock, None	33,770	33,770	30,400
6130.04 - Materials_Paint, None	180,710	180,710	177,609
6130.05 - Materials_Road Salt, None	60,000	60,000	60,001
6130.None - Materials, None	9,500	9,500	8,550
6145.None - Chemical/Fertilizers, None	118,030	126,530	108,150
6150.04 - Pipe & Supplies_Pipe, None	-	-	13,000
6150.None - Pipe & Supplies, None	104,750	104,750	82,575
6155.None - Food for Concessions, None	11,780	11,780	11,200
6156.None - Bar Stock, None	27,000	27,000	19,050
6160.01 - Equip Parts/Supply_Batteries, None	3,045	3,045	3,000
6160.04 - Equip Parts/Supply_Parts, None	17,250	17,250	15,455
6210.01 - Repairs/Maint_Buildings, None	18,000	18,000	16,200
6210.04 - Repairs/Maint_Equipment, None	52,098	52,098	46,950
6210.10 - Repairs/Maint_Signal Light, None	34,000	34,000	30,600
6210.18 - Repairs/Maint_Pedestrian/Schools, None	5,000	5,000	4,500
6210.None - Repairs/Maint, None	203,698	203,698	158,470
6270.01 - Damage Repair_City Property, None	41,000	41,000	59,000
6270.02 - Damage Repair_Outside Property, None	4,030	4,030	4,700
6270.03 - Damage Repair_Vehicles, None	5,725	5,725	8,950
6310.01 - Printing/Publications_Calendars, None	45,000	45,000	50,000
6310.None - Printing/Publications, None	42,275	42,275	48,330
6400.01 - Advertising_Brochures, None	12,000	12,000	38,000
6400.04 - Advertising_Ordinance/Resolution, None	3,500	3,500	3,150
6400.None - Advertising, None	98,100	98,100	67,800
6510.02 - Telephone_Cellular, None	4,450	2,455	4,085
6550.02 - Utilities_Elect-Street Lights, None	1,490,000	1,368,000	1,390,000
6550.03 - Utilities_Elect-Traffic Signals, None	28,000	28,000	30,000



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Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget
6550.05 - Utilities_Sewer, None	27,280	27,280	27,779
6550.06 - Utilities_Solid Waste, None	67,900	67,900	75,576
6550.07 - Utilities_Water, None	688,780	455,530	650,196
6550.08 - Utilities_Water Fees, None	28,300	10,700	49,808
6550.10 - Utilities_Cable/Internet, None	3,000	3,000	3,000
6640.01 - Rent_Equipment, None	97,000	97,000	107,800
6640.03 - Rent_Property/Space, None	44,385	44,385	45,788
6720.04 - Insurance Premiums_Pork & Hops, None	1,000	1,000	-
6720.None - Insurance Premiums, None	5,000	5,000	5,500
6770.None - CIRSA Deductibles, None	2,000	2,000	-
6825.01 - Allowance/Reimb_Mileage, None	3,770	3,770	2,058
6825.03 - Allowance/Reimb_Tuition, None	36,000	36,000	36,000
6830.01 - Professional Develop_Training, None	610,950	610,950	842,561
6830.02 - Professional Develop_Travel, None	70,100	70,100	34,900
6835.None - Dues, None	281,621	281,621	181,119
7100.02 - Legal_Litigation, None	10,000	10,000	10,000
7100.03 - Legal_Research, None	8,500	8,500	8,500
7310.02 - Charges/Fees_Credit Card, None	10,796	10,796	14,113
7310.03 - Charges/Fees_Filing, None	5,350	5,350	5,815
7310.04 - Charges/Fees_Landfill, None	85,200	85,200	91,650
7310.07 - Charges/Fees_Treasurer, None	159,000	159,000	143,100
7310.None - Charges/Fees, None	102,180	102,180	109,552
7410.01 - Contract Svcs_Animal Control, None	265,000	265,000	282,500
7410.04 - Contract Svcs_Blood Testing, None	54,154	54,154	11,485
7410.05 - Contract Svcs_Collections, None	150	150	1,000
7410.07 - Contract Svcs_Consultant, None	5,900	5,900	810
7410.10 - Contract Svcs_Dump Truck, None	102,400	102,400	153,425
7410.11 - Contract Svcs_Elections, None	84,000	110,078	45,000
7410.13 - Contract Svcs_Financial Audit, None	20,662	20,662	21,695
7410.20 - Contract Svcs_Physicals, None	55,000	55,000	49,500
7410.21 - Contract Svcs_Random Drug Screen, None	8,000	8,000	7,200
7410.23 - Contract Svcs_Rolloff Tanks, None	62,000	62,000	80,000
7410.24 - Contract Svcs_Security, None	74,190	74,190	91,691
7410.26 - Contract Svcs_Televised Broadcast, None	10,000	10,000	10,500
7410.27 - Contract Svcs_Traffic Control, None	47,500	47,500	45,500
7410.35 - Contract Svcs_Legal, None	30,000	30,000	30,000
7410.None - Contract Svcs, None	896,245	942,761	856,729
7430.05 - Contract Maintenance_Building, None	3,500	3,500	3,500
7430.13 - Contract Maintenance_Elevator, None	4,500	4,500	5,640
7430.None - Contract Maintenance, None	38,420	38,420	37,600
7500.01 - Recruitment_Backgrounds, None	18,000	18,000	16,200
7500.02 - Recruitment_Candidates, None	5,000	5,000	8,000
7500.03 - Recruitment_Dispatch, None	14,000	14,000	12,000
7500.05 - Recruitment_Fire, None	15,000	15,000	13,500
7500.06 - Recruitment_Police, None	40,000	99,500	36,000



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Budget by Fund			
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget
7500.07 - Recruitment_Relocation Expense, None	25,000	25,000	10,000
7500.None - Recruitment, None	5,000	5,000	40,000
7505.03 - Personnel Prog_Awards Dinner, None	14,000	14,000	14,000
7505.04 - Personnel Prog_EAP, None	32,050	32,050	30,954
7505.07 - Personnel Prog_Medical Exams, None	36,000	36,000	67,580
7505.08 - Personnel Prog_NEO, None	1,500	1,500	1,500
7505.10 - Personnel Prog_Recognition Prog, None	13,000	13,000	12,500
7505.11 - Personnel Prog_Flex Spending, None	9,000	9,000	7,164
7505.13 - Personnel Prog_Wellness, None	17,000	17,000	-
7505.None - Personnel Prog, None	25,100	25,100	22,690
7520.None - Hazardous Waste Disposal, None	500	500	200
7530.None - Licenses/Permits, None	5,300	5,300	2,300
7585.None - Comm Participat, None	33,925	33,925	41,005
7820.None - Grant Distributions, None	-	110,000	-
7821.None - Grant Expendture Pending Award, None	486,500	486,500	1,541,396
7825.02 - Contributions_Business Incubator, None	53,600	53,600	53,600
7825.05 - Contributions_Downtown BID, None	15,269	15,269	15,269
7825.07 - Contributions_GJEP, None	40,000	40,000	40,000
7825.08 - Contributions_Grand Valley Trans, None	515,000	515,000	501,500
7825.12 - Contributions_Mesa Land Trust, None	10,000	10,000	10,000
7825.14 - Contributions_Colorado Mesa University, None	900,000	900,000	1,050,000
7825.16 - Contributions_PLIAB, None	14,000	14,000	-
7825.17 - Contributions_Riverfront, None	17,121	17,121	17,121
7825.23 - Contributions_Western Slope Center for Children, None	87,500	87,500	47,500
7825.27 - Contributions_Hilltop, None	51,000	51,000	45,000
7825.28 - Contributions_Facade Program, None	30,000	30,000	30,000
7825.29 - Contributions_Arts & Culture Grants, None	40,000	40,000	40,000
7825.31 - Contributions_ED Partners, None	369,700	369,700	400,000
7825.33 - Contributions_Housing Authority, None	105,000	105,000	75,000
7825.35 - Contributions_Homeward Bound, None	50,000	250,000	25,845
7825.36 - Contributions_Homeless Plan, None	35,000	35,000	-
7825.38 - Contributions_Botanical Gardens, None	-	19,650	-
7825.40 - Contributions_Museum of Western CO, None	20,000	20,000	5,000
7825.41 - Contributions_Foriegn Trade Zone, None	100,000	100,000	-
7825.42 - Contributions_DDA, None	1,275,248	1,208,165	1,291,921
7825.43 - Contributions_STRIVE, None	102,500	102,500	50,000
7825.44 - Contributions_Karis/The House, None	59,000	59,000	36,832
7825.46 - Contributions_Habitat for Humanity, None	-	-	50,000
7825.None - Contributions, None	34,301	1,034,301	32,150
7900.02 - Operating Equip_Computer Hardwar, None	17,475	17,475	9,000
7900.03 - Operating Equip_Computer Softwar, None	189,032	208,532	2,825
7900.04 - Operating Equip_Machinery & Tool, None	28,475	28,475	34,350
7900.07 - Operating Equip_Operating Capital Plan, None	934,236	1,042,004	1,594,690
7900.None - Operating Equip, None	261,766	283,135	325,695
7910.None - Furniture/Fixtures, None	7,500	7,500	1,950



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Budget by Fund				
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget	
6510.09 - Telephone_Air Cards/Mobile Device, None	217,608	217,608	221,556	
6510.None - Telephone, None	169,227	169,227	186,987	
6550.09 - Utilities_Energy Service Contract, None	28,825	28,825	29,605	
7610.None - Comm Center Charges, None	2,819,062	2,819,062	3,083,709	
7620.01 - Data Process Chgs_Basic, None	2,246,835	2,246,835	2,230,816	
7620.02 - Data Process Chgs_Equip Replace, None	286,431	286,431	298,756	
7620.03 - Data Process Chgs_Direct, None	1,765,349	1,765,349	2,356,494	
7630.01 - Medical Programs_Health Programs, None	426,880	426,880	449,830	
7630.02 - Medical Programs_HSA Match, None	132,000	132,000	163,500	
7630.03 - Medical Programs_Wellness Awards, None	102,009	102,009	87,600	
7640.None - Liability Insurance, None	398,232	398,232	517,200	
7655.01 - Interfund Line Rep_Persigo Rent, None	30,000	30,000	27,000	
7680.None - Interfund Fuel, None	524,817	524,817	518,043	
7685.01 - Fleet Accrual_Replacement, None	1,825,250	1,825,250	2,494,261	
7685.02 - Fleet Accrual_Maintenance, None	1,142,808	1,142,808	1,290,019	
7690.01 - Facility Accrual_Maintenance, None	766,762	766,762	815,904	
7695.None - Interfund Utilities, None	622,754	622,754	654,192	
Non Personnel Operating Total	\$ 27,792,209	\$ 28,992,737	\$ 31,063,174	
Capital Outlay				
8100.05 - Capital Equip_Vehicles/Machinery_New Acquisition, None	\$ 558,974	\$ 1,479,887	\$ 835,666	
8100.None - Capital Equip, None	28,000	28,000	-	
8215.None - Facility Improvements, None	-	14,000	-	
8225.None - Land Acquisition, None	-	1,805,000	-	
Capital Outlay Total	\$ 586,974	\$ 3,326,887	\$ 835,666	
Total Expenditures	\$ 76,656,699	\$ 80,456,827	\$ 84,425,206	
Transfers In				
4814.None - Transfer in CDBG Fund, None	\$ 25,000	\$ 25,000	\$ 34,220	
4817.None - Transfer in First Responder Sales Tax, None	-	-	7,898,304	
4821.None - Transfer in Sales Tax CIP, None	3,196,793	3,196,793	3,225,290	
4832.None - Transfer in Solid Waste, None	180,000	180,000	180,000	
4874.None - Transfer in Perpetual Care, None	37,133	37,133	29,600	
Transfers In Total	\$ 3,438,926	\$ 3,438,926	\$ 11,367,414	
Transfers Out				
9201.None - Transfers to Sales Tax CIP Fund, None	\$ 1,550,000	\$ 6,904,471	\$ -	
Transfers Out Total	\$ 1,550,000	\$ 6,904,471	\$ -	
Contingency and Reserves				
8920.None - Contingency, None	\$ 175,000	\$ 175,000	\$ 175,000	
Contingency and Reserves Total	\$ 175,000	\$ 175,000	\$ 175,000	
102 Visit Grand Junction				
Revenue				
Taxes				
4030.None - Vendor's Fee Reduction, None	\$ 803,841	\$ 1,066,114	\$ 872,351	
4040.None - Lodging Tax, None	1,588,609	1,633,090	1,691,881	



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Budget by Fund					
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget		
Taxes Total	\$ 2,392,450	\$ 2,699,204	\$ 2,564,232		
<u>Charges for Service</u>					
4305.None - Marketing Services Revenue, None	\$ 9,500	\$ 7,000	\$ 7,200		
Charges for Service Total	\$ 9,500	\$ 7,000	\$ 7,200		
<u>Interest</u>					
4610.None - Interest Income, None	\$ 7,388	\$ 273	\$ 1,700		
Interest Total	\$ 7,388	\$ 273	\$ 1,700		
<u>Intergovernmental</u>					
4200.03 - Grant/Reimb Rev_State, None	\$ -	\$ 25,000	\$ -		
4200.04 - Grant/Reimb Rev_Other, None	-	25,000	-		
4200.05 - Grant/Reimb Rev_Pending Award, None	41,767	-	-		
Intergovernmental Total	\$ 41,767	\$ 50,000	\$ -		
Total Revenue	\$ 2,451,105	\$ 2,756,477	\$ 2,573,132		
Expenditures					
<u>Labor and Benefits</u>					
5000.None - Full Time Salaries, None	\$ 500,625	\$ 452,174	\$ 487,167		
5010.None - Cellular Telephone, None	-	-	1,804		
5290.None - Seasonal Part-Time, None	12,440	12,440	6,720		
5390.01 - Overtime_Callback, None	-	-	76		
5390.10 - Overtime_Standby, None	-	-	592		
5390.None - Overtime, None	2,944	2,944	-		
5420.None - Gen Retire Plan, None	33,426	33,426	32,813		
5510.None - Social Security Cont, None	32,147	32,147	30,816		
5515.None - Medicare Cont, None	7,522	7,522	7,212		
5610.02 - Worker's Compensation Claims Experience, None	-	-	6,600		
5610.None - Worker's Compensation, None	1,893	1,893	306		
5620.None - Dental Insurance, None	7,662	7,662	4,311		
5625.None - Health Insurance, None	140,970	89,602	84,750		
5630.None - Life Insurance, None	702	702	648		
5635.None - Long Term Disability, None	1,751	1,751	1,620		
5820.02 - Allowances_Automobile, None	2,401	2,401	2,401		
Labor and Benefits Total	\$ 744,483	\$ 644,664	\$ 667,836		
<u>Non Personnel Operating</u>					
6105.02 - Operating Supply_Business Meals, None	\$ 8,500	\$ 8,500	\$ 8,500		
6105.03 - Operating Supply_Comput/Printer, None	1,200	1,200	500		
6105.08 - Operating Supply_Janitorial, None	1,500	1,500	1,100		
6105.10 - Operating Supply_Minor Equip, None	500	500	500		
6105.11 - Operating Supply_Office, None	1,500	1,500	1,500		
6105.None - Operating Supply, None	9,855	9,855	10,000		
6120.None - Postage/Freight, None	22,000	52,765	12,500		
6210.01 - Repairs/Maint_Buildings, None	5,000	5,000	5,000		
6210.04 - Repairs/Maint_Equipment, None	-	-	2,000		
6210.None - Repairs/Maint, None	1,000	1,000	1,000		
6310.None - Printing/Publications, None	35,000	53,950	50,450		
6400.05 - Advertising_Special Events, None	22,500	24,950	31,000		



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Budget by Fund				
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget	
6400.06 - Advertising_Special Programs, None	97,800	89,300	93,000	
6400.None - Advertising, None	92,000	56,000	85,000	
6550.05 - Utilities_Sewer, None	500	500	540	
6550.06 - Utilities_Solid Waste, None	700	700	750	
6550.07 - Utilities_Water, None	2,200	2,200	1,980	
6550.10 - Utilities_Cable/Internet, None	-	1,200	1,000	
6825.01 - Allowance/Reimb_Mileage, None	1,075	1,075	750	
6830.01 - Professional Develop_Training, None	18,000	29,000	32,000	
6835.None - Dues, None	14,275	14,275	15,315	
7410.07 - Contract Svcs_Consultant, None	146,000	146,000	33,000	
7410.13 - Contract Svcs_Financial Audit, None	686	686	684	
7410.28 - Contract Svcs_Website, None	170,000	170,000	150,000	
7410.None - Contract Svcs, None	1,038,186	1,218,400	1,752,480	
7430.12 - Contract Maintenance_Janitorial, None	-	3,525	9,000	
7585.None - Comm Participat, None	1,465	1,465	1,250	
7700.None - Special Events, None	84,000	10,000	10,000	
7821.None - Grant Expendture Pending Award, None	50,000	55,000	-	
7900.03 - Operating Equip_Computer Softwar, None	-	1,950	-	
7900.None - Operating Equip, None	-	3,265	-	
6510.09 - Telephone_Air Cards/Mobile Device, None	660	660	-	
6510.None - Telephone, None	5,697	5,697	4,322	
6550.09 - Utilities_Energy Service Contract, None	2,019	2,019	2,074	
7620.01 - Data Process Chgs_Basic, None	55,242	55,242	53,520	
7620.02 - Data Process Chgs_Equip Replace, None	4,560	4,560	4,960	
7620.03 - Data Process Chgs_Direct, None	251,228	211,228	211,148	
7630.01 - Medical Programs_Health Programs, None	7,452	7,452	6,814	
7630.02 - Medical Programs_HSA Match, None	-	-	750	
7630.03 - Medical Programs_Wellness Awards, None	1,781	1,781	1,200	
7640.None - Liability Insurance, None	1,447	1,447	1,879	
7650.01 - Interfund Chgs_General Govt, None	81,994	81,994	84,594	
7680.None - Interfund Fuel, None	1,041	1,041	774	
7685.01 - Fleet Accrual_Replacement, None	2,039	2,039	7,524	
7685.02 - Fleet Accrual_Maintenance, None	864	864	683	
7695.None - Interfund Utilities, None	6,733	6,733	7,073	
Non Personnel Operating Total	\$ 2,248,199	\$ 2,348,018	\$ 2,698,114	
Total Expenditures	\$ 2,992,682	\$ 2,992,682	\$ 3,365,950	
Transfers In				
4816.None - Transfer In Lodgers Tax, None	\$ 653,186	\$ 653,186	\$ 704,950	
Transfers In Total	\$ 653,186	\$ 653,186	\$ 704,950	
Transfers Out				
9303.None - Transfers to TRCC Fund, None	\$ 200,000	\$ 200,000	\$ 200,000	
Transfers Out Total	\$ 200,000	\$ 200,000	\$ 200,000	

104 CDBG Fund

Revenue



2019 Adopted, 2019 Amended, 2020 Recommended Budget by Fund
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Budget by Fund				
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget	
Intergovernmental				
4200.01 - Grant/Reimb Rev_Federal, None	\$ 465,028	\$ 659,086	\$ 561,255	
Intergovernmental Total	\$ 465,028	\$ 659,086	\$ 561,255	
Interest				
4610.None - Interest Income, None	\$ 1,628	\$ 1,628	\$ -	
Interest Total	\$ 1,628	\$ 1,628	\$ -	
Total Revenue	\$ 466,656	\$ 660,714	\$ 561,255	
Expenditures				
Non Personnel Operating				
7820.None - Grant Distributions, None	\$ 261,528	\$ 261,528	\$ 273,035	
Non Personnel Operating Total	\$ 261,528	\$ 261,528	\$ 273,035	
Total Expenditures	\$ 261,528	\$ 261,528	\$ 273,035	
Transfers Out				
9100.None - Transfers to General Fund, None	\$ 25,000	\$ 25,000	\$ 25,000	
9201.None - Transfers to Sales Tax CIP Fund, None	232,186	354,186	243,220	
9301.None - Transfer to Water Fund, None	20,000	20,000	20,000	
Transfers Out Total	\$ 277,186	\$ 399,186	\$ 288,220	
105 Parkland Expansion Fund				
Revenue				
Fines and Forfeitures				
4410.01 - Fines_Animal Control, None	\$ 8,000	\$ 2,500	\$ 2,500	
4410.None - Fines, None	-	-	-	
Fines and Forfeitures Total	\$ 8,000	\$ 2,500	\$ 2,500	
Interest				
4610.None - Interest Income, None	\$ 9,974	\$ 6,212	\$ 3,700	
Interest Total	\$ 9,974	\$ 6,212	\$ 3,700	
Other				
4315.01 - Development Fees_Land, None	\$ 300,000	\$ 300,000	\$ 350,000	
4315.02 - Development Fees_Unit, None	50,000	50,000	168,000	
Other Total	350,000	350,000	518,000	
Total Revenue	\$ 367,974	\$ 358,712	\$ 524,200	
Expenditures				
Transfers Out				
9201.None - Transfers to Sales Tax CIP Fund, None	\$ 1,137,589	\$ 1,137,589	\$ 443,542	
Transfers Out Total	\$ 1,137,589	\$ 1,137,589	\$ 443,542	
106 Lodger's Tax Increase Fund				
Revenue				
Taxes				
4045.None - 2019 Lodging Tax, None	\$ 1,567,646	\$ 1,567,646	\$ 1,691,880	
Taxes Total	\$ 1,567,646	\$ 1,567,646	\$ 1,691,880	
Total Revenue	\$ 1,567,646	\$ 1,567,646	\$ 1,691,880	
Expenditures				
Non Personnel Operating				



2019 Adopted, 2019 Amended, 2020 Recommended Budget by Fund
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Budget by Fund					
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget		
7825.30 - Contributions_Greater Grand Jct Sports Commission, None	\$ 391,912	\$ 391,912	\$ 422,971		
7825.45 - Contributions_Grand Junction Air Alliance, None	\$ 522,548	\$ 522,548	\$ 563,960		
Non Personnel Operating Total	\$ 914,460	\$ 914,460	\$ 986,931		
Total Expenditures	\$ 914,460	\$ 914,460	\$ 986,931		
Transfers Out					
9102.None - Transfer to Visit GJ Fund, None	\$ 653,186	\$ 653,186	\$ 704,950		
Transfers Out Total	\$ 653,186	\$ 653,186	\$ 704,950		
107 First Responder Tax Fund					
Revenue					
Intergovernmental					
4020.07 - Sales Tax_First Responder Tax, None	\$ -	\$ -	\$ 9,120,260		
Intergovernmental Total	\$ -	\$ -	\$ 9,120,260		
Total Revenue	\$ -	\$ -	\$ 9,120,260		
Expenditures					
Transfers Out					
9100.None - Transfers to General Fund, None	\$ -	\$ -	\$ 7,898,304		
9201.None - Transfers to Sales Tax CIP Fund, None	-	-	550,000		
9402.None - Transfer to Fleet, None	-	-	70,581		
Transfers Out Total	\$ -	\$ -	\$ 8,518,885		
110 Concervation Trust Fund					
Revenue					
Intergovernmental					
4200.None - Grant/Reimb Rev, None	\$ 37,640	\$ 37,640	\$ -		
4230.01 - Lottery Funds_State, None	685,000	740,000	780,000		
Intergovernmental Total	\$ 722,640	\$ 777,640	\$ 780,000		
Interest					
4610.None - Interest Income, None	\$ 4,013	\$ 4,155	\$ 2,099		
Interest Total	\$ 4,013	\$ 4,155	\$ 2,099		
Total Revenue	\$ 726,653	\$ 781,795	\$ 782,099		
Expenditures					
Transfers Out					
9201.None - Transfers to Sales Tax CIP Fund, None	\$ 590,982	\$ 652,159	\$ 425,982		
9306.None - Transfers to Tiara Rado GC, None	160,000	160,000	160,000		
9614.None - Transfers to GJPFC, None	230,175	230,175	231,906		
Transfers Out Total	\$ 981,157	\$ 1,042,334	\$ 817,888		
201 Sales Tax CIP Fund					
Revenue					
Taxes					
4020.None - Sales Tax, None	\$ 13,371,998	\$ 13,371,998	\$ 13,558,373		
4025.None - Use Tax, None	381,818	381,818	381,818		
Taxes Total	\$ 13,753,816	\$ 13,753,816	\$ 13,940,191		
Intergovernmental					



2019 Adopted, 2019 Amended, 2020 Recommended Budget by Fund
December 4th, 2019

Budget by Fund				
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget	
4200.01 - Grant/Reimb Rev_Federal, None	\$ -	\$ 717,636	\$ -	
4200.02 - Grant/Reimb Rev_State Energy Imp, None	185,500	-	-	
4200.03 - Grant/Reimb Rev_State, None	25,000	112,500	62,500	
4200.04 - Grant/Reimb Rev_Other, None	208,679	208,679	183,679	
4200.05 - Grant/Reimb Rev_Pending Award, None	-	-	4,000,000	
4200.07 - Grant/Reimb Rev_GOCO, None	-	1,517,045	416,170	
4200.08 - Grant/Reimb Rev_Federal Mineral Lease, None	-	-	200,000	
4200.None - Grant/Reimb Rev, None	-	4,960,359	-	
Intergovernmental Total	\$ 419,179	\$ 7,516,219	\$ 4,862,349	
<u>Charges for Service</u>				
4330.04 - Prof Svcs Rev_Traffic Sign/Strip, None	\$ 50,000	\$ 50,000	\$ 50,000	
4385.None - Utility Construction Reimburse, None	30,000	30,000	85,000	
Charges for Service Total	\$ 80,000	\$ 80,000	\$ 135,000	
<u>Other</u>				
4500.None - Special Assessments, None	\$ -	\$ -	\$ 20,000	
4750.None - Donations, None	2,759,748	942,703	180,000	
Other Total	\$ 2,759,748	\$ 942,703	\$ 200,000	
<u>Capital Proceeds</u>				
4660.None - Sale of Land, None	\$ 350,000	\$ 350,000	\$ 350,000	
Capital Proceeds Total	\$ 350,000	\$ 350,000	\$ 350,000	
Total Revenue	\$ 17,362,743	\$ 22,642,738	\$ 19,487,540	
Expenditures				
<u>Non Personnel Operating</u>				
7410.None - Contract Svcs, None	\$ 225,000	\$ 187,500	\$ 227,500	
7825.42 - Contributions_DDA, None	120,123	93,666	-	
Non Personnel Operating Total	\$ 345,123	\$ 281,166	\$ 227,500	
<u>Capital Outlay</u>				
8210.None - Facility Construction New, None	\$ 675,000	\$ 4,775,000	\$ 275,000	
8215.None - Facility Improvements, None	350,000	140,000	1,617,000	
8230.01 - Land Improve_Park Development, None	726,314	726,314	4,000,000	
8230.02 - Land Improve_Park Improve, None	1,117,000	2,527,121	405,000	
8230.None - Land Improve, None	1,250,000	7,488,443	-	
8315.None - Alley Improvements, None	-	19,183	100,000	
8330.None - Curb, Gutter & Sidewalk - New, None	165,000	367,000	210,000	
8335.None - Curb, Gutter & Sidewalk Improve, None	100,000	100,000	100,000	
8355.None - Street Maintenance, None	4,400,000	4,004,447	5,800,000	
8360.None - Street Reconstruction, None	1,400,000	1,654,471	-	
8370.None - Traffic Signals & Controls, None	304,000	304,000	287,000	
8375.None - Trail Construction - New, None	2,512,045	2,162,045	539,920	
8510.None - Other Infrastructure Improvement, None	137,500	281,309	-	
8520.None - Special Projects, None	-	-	224,000	
Capital Outlay Total	\$ 13,136,859	\$ 25,219,686	\$ 13,557,920	
Total Expenditures	\$ 13,481,982	\$ 25,500,852	\$ 13,785,420	
<u>Transfers In</u>				
4810.None - Transfer in General Fund, None	\$ 1,550,000	\$ 6,904,471	\$ -	



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Budget by Fund				
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget	
4814.None - Transfer in CDBG Fund, None	232,186	354,186	234,000	
4815.None - Transfer in Parkland Expansion, None	1,137,589	1,137,589	443,542	
4817.None - Transfer in First Responder Sales Tax, None	-	-	550,000	
4850.None - Transfer in Consvr Trust Fund, None	590,982	652,159	425,982	
4865.None - Transfer In Riverside Parkway Debt Retirement, None	3,384,000	3,384,000	3,156,000	
Transfers In Total	\$ 6,894,757	\$ 12,432,405	\$ 4,809,524	
Transfers Out				
9100.None - Transfers to General Fund, None	\$ 3,196,793	\$ 3,196,793	\$ 3,225,290	
9202.None - Transfers to Storm Drainage Fund, None	200,000	66,450	250,000	
9208.None - Transfers to Facilities Fund, None	200,000	-	-	
9301.None - Transfer to Water Fund, None	450,000	450,000	1,250,000	
9303.None - Transfers to TRCC Fund, None	300,000	300,000	-	
9402.None - Transfer to Fleet, None	384,000	384,000	156,000	
9406.None - Transfer to Facilities Fund, None	-	200,000	300,000	
9610.11 - Transfer to Debt Serv_PSI COP's 2010, None	1,826,215	1,647,679	1,506,134	
9610.12 - Transfer to Debt Serv_Parkway 12 Refunding, None	3,859,125	3,859,125	3,162,875	
9610.16 - Transfer to Debt Serv_Parkway 20 Refunding, None	-	-	658,571	
9610.17 - Transfer to Debt Serv_Transportation 20, None	-	-	482,638	
9615.None - Transfer To Parkway Debt Retirem, None	2,024,608	1,056,252	823,499	
Transfers Out Total	\$ 12,440,741	\$ 11,160,299	\$ 11,815,007	
202 Storm Drainage Fund				
Revenue				
Intergovernmental				
4315.None - Development Fees, None	\$ 16,000	\$ 34,000	\$ 30,000	
Intergovernmental Total	\$ 16,000	\$ 34,000	\$ 30,000	
Interest				
4610.None - Interest Income, None	\$ 975	\$ -	\$ 99	
Interest Total	\$ 975	\$ -	\$ 99	
Total Revenue	\$ 16,975	\$ 34,000	\$ 30,099	
Expenditures				
Capital Outlay				
8445.None - Drainage System Improvements, None	\$ 266,000	\$ 132,010	\$ 280,000	
Capital Outlay Total	\$ 266,000	\$ 132,010	\$ 280,000	
Total Expenditures	\$ 266,000	\$ 132,010	\$ 280,000	
Transfers In				
4821.None - Transfer in Sales Tax CIP, None	\$ 200,000	\$ 66,450	\$ 250,000	
Transfers In Total	\$ 200,000	\$ 66,450	\$ 250,000	

207 Transportation Capacity Fund				
Revenue				
Charges for Service				
4315.None - Development Fees, None	\$ 1,560,600	\$ 1,560,600	\$ 1,900,000	
Charges for Service Total	\$ 1,560,600	\$ 1,560,600	\$ 1,900,000	
Capital Proceeds				



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Budget by Fund					
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget		
4670.17 - Rev Bond Proceeds_2020 Transportation, None	\$ -	\$ -	\$ 50,000,000		
Capital Proceeds Total	\$ -	\$ -	\$ 50,000,000		
<u>Interest</u>					
4610.None - Interest Income, None	\$ 34,844	\$ -	\$ 14,500		
Interest Total	\$ 34,844	\$ -	\$ 14,500		
Total Revenue	\$ 1,595,444	\$ 1,560,600	\$ 51,914,500		
Expenditures					
<u>Capital Outlay</u>					
8350.None - Street Capacity Expansion, None	\$ 1,973,000	\$ 1,620,623	\$ 3,016,000		
8360.None - Street Reconstruction, None	-	250,000	-		
Capital Outlay Total	\$ 1,973,000	\$ 1,870,623	\$ 3,016,000		
Total Expenditures	\$ 1,973,000	\$ 1,870,623	\$ 3,016,000		
<u>Transfers Out</u>					
9610.17 - Transfer to Debt Serv_2020 Transportation, None	\$ -	\$ -	\$ 482,638		
Transfer Out Total	\$ -	\$ -	\$ 482,638		
405 Comm Center Fund					
Revenue					
<u>Intergovernmental</u>					
4200.05 - Grant/Reimb Rev_Pending Award, None	\$ -	\$ -	\$ 210,500		
Intergovernmental Total	\$ -	\$ -	\$ 210,500		
<u>Charges for Service</u>					
4321.None - County Wide System Charges, None	\$ 1,927,721	\$ 1,927,721	\$ 2,112,370		
4330.None - Prof Svcs Rev, None	20,000	20,000	26,510		
4700.None - Misc Revenue, None	-	-	13,500		
Charges for Service Total	\$ 1,947,721	\$ 1,947,721	\$ 2,152,380		
<u>Interfund Revenue</u>					
4390.14 - Interfund Chgs_Police, None	\$ 2,358,738	\$ 2,358,738	\$ 2,567,550		
4390.15 - Interfund Chgs_Fire, None	460,324	460,324	516,159		
Interfund Revenue Total	\$ 2,819,062	\$ 2,819,062	\$ 3,083,709		
<u>Other</u>					
4650.None - Lease Revenue, None	\$ 2,799	\$ 2,799	\$ 2,799		
Other Total	\$ 2,799	\$ 2,799	\$ 2,799		
<u>Interest</u>					
4610.None - Interest Income, None	\$ 5,491	\$ -	\$ 7,100		
Interest Total	\$ 5,491	\$ -	\$ 7,100		
Total Revenue	\$ 4,775,073	\$ 4,769,582	\$ 5,456,488		
Expenditures					
<u>Labor and Benefits</u>					
5000.None - Full Time Salaries, None	\$ 2,866,007	\$ 2,866,007	\$ 3,178,835		
5290.None - Seasonal Part-Time, None	36,801	36,801	-		
5390.07 - Overtime_Holiday Pay, None	53,082	53,082	53,084		
5390.None - Overtime, None	368,510	368,510	368,510		
5420.None - Gen Retire Plan, None	171,753	171,753	190,120		
5450.None - Leave Payout, None	-	-	24,033		



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Budget by Fund			
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget
5510.None - Social Security Cont, None	185,671	185,671	206,845
5515.None - Medicare Cont, None	48,684	48,684	52,587
5610.02 - Worker's Compensation Claims Experience, None	-	-	42,145
5610.None - Worker's Compensation, None	18,858	18,858	2,208
5620.None - Dental Insurance, None	34,953	34,953	32,835
5625.None - Health Insurance, None	699,575	699,575	640,403
5630.None - Life Insurance, None	4,506	4,506	4,745
5635.None - Long Term Disability, None	11,273	11,273	11,970
Labor and Benefits Total	\$ 4,499,673	\$ 4,499,673	\$ 4,808,320
<u>Non Personnel Operating</u>			
6105.11 - Operating Supply_Office, None	\$ 3,045	\$ 3,045	\$ -
6105.None - Operating Supply, None	32,480	32,480	32,250
6125.None - Uniforms/Clothing, None	2,538	2,538	-
6210.04 - Repairs/Maint_Equipment, None	15,000	15,000	-
6210.None - Repairs/Maint, None	19,015	19,015	30,614
6310.None - Printing/Publications, None	508	508	600
6510.01 - Telephone_CBI, None	1,015	1,015	-
6510.07 - Telephone_E911 Lines, None	81,918	81,918	100,650
6510.08 - Telephone_Other, None	14,000	14,000	13,000
6640.02 - Rent_Land/Lease, None	-	-	10,500
6640.03 - Rent_Property/Space, None	21,201	21,201	21,994
6830.01 - Professional Develop_Training, None	66,855	66,855	91,000
6830.02 - Professional Develop_Travel, None	15,225	15,225	-
6835.None - Dues, None	3,553	3,553	3,400
7410.13 - Contract Svcs_Financial Audit, None	2,129	2,129	2,122
7410.None - Contract Svcs, None	60,900	60,900	54,810
7430.None - Contract Maintenance, None	16,748	16,748	16,500
7505.None - Personnel Prog, None	3,045	3,045	4,000
7585.None - Comm Participat, None	1,015	1,015	1,400
7821.None - Grant Expendture Pending Award, None	-	-	35,000
7900.01 - Operating Equip_Communications, None	92,365	92,365	78,000
7900.None - Operating Equip, None	5,075	5,075	3,000
7910.None - Furniture/Fixtures, None	3,553	3,553	3,500
6510.09 - Telephone_Air Cards/Mobile Device, None	8,544	8,544	7,764
6510.None - Telephone, None	6,032	6,032	6,627
7620.01 - Data Process Chgs_Basic, None	296,297	296,297	262,735
7620.02 - Data Process Chgs_Equip Replace, None	59,350	59,350	52,045
7620.03 - Data Process Chgs_Direct, None	925,487	925,487	819,735
7630.01 - Medical Programs_Health Programs, None	38,323	38,323	43,161
7630.02 - Medical Programs_HSA Match, None	5,250	5,250	7,500
7630.03 - Medical Programs_Wellness Awards, None	9,158	9,158	9,000
7640.None - Liability Insurance, None	6,323	6,323	8,212
7650.01 - Interfund Chgs_General Govt, None	332,503	332,503	344,109
7680.None - Interfund Fuel, None	3,901	3,901	3,815
7685.01 - Fleet Accrual_Replacement, None	35,087	35,087	45,435



2019 Adopted, 2019 Amended, 2020 Recommended Budget by Fund
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Budget by Fund				
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget	
7685.02 - Fleet Accrual_Maintenance, None	8,973	8,973	13,615	
7695.None - Interfund Utilities, None	57,418	57,418	60,316	
Non Personnel Operating Total	\$ 2,253,829	\$ 2,253,829	\$ 2,186,409	
Capital Outlay				
8100.01 - Capital Equip_Communication Sys, None	\$ 634,000	\$ 1,002,296	\$ 435,000	
Capital Outlay Total	\$ 634,000	\$ 1,002,296	\$ 435,000	
Total Expenditures	\$ 7,387,502	\$ 7,755,798	\$ 7,429,729	
Transfers In				
4811.None - Transfer in E911 Fund, None	\$ 2,374,468	\$ 2,742,764	\$ 1,984,470	
Transfers In Total	\$ 2,374,468	\$ 2,742,764	\$ 1,984,470	
610 General Debt Service Fund				
Revenue				
Intergovernmental				
4200.01 - Grant/Reimb Rev_Federal, None	\$ 723,568	\$ 378,784	\$ 16,826	
Intergovernmental Total	\$ 723,568	\$ 378,784	\$ 16,826	
Interest				
4620.None - Direct Interest Earnings, None	\$ 270	\$ 270	\$ -	
Interest Total	\$ 270	\$ 270	\$ -	
Total Revenue	\$ 723,838	\$ 379,054	\$ 16,826	
Expenditures				
Non Personnel Operating				
7270.11 - Debt Service Fees_PSI COP's 2010, None	\$ -	\$ -	\$ 2,500	
7270.12 - Debt Service Fees_Parkway 2012, None	-	-	500	
7270.16 - Debt Service Fees_Parkway 2020, None	-	-	1,000	
7270.17 - Debt Service Fees_Transportation 2020, None	-	-	1,000	
Non Personnel Operating Total	\$ -	\$ -	\$ 5,000	
Debt Service				
8860.11 - Bond Principal_PSI COP's 2010, None	\$ 825,000	\$ 825,000	\$ 855,000	
8860.12 - Bond Principal_Parkway 2012, None	2,975,000	2,975,000	3,095,000	
8860.16 - Bond Principal_Parkway 2020, None	-	-	470,000	
8870.11 - Interest Expense_PSI COP's 2010, None	2,203,985	1,701,463	1,170,150	
8870.12 - Interest Expense_Parkway 2012, None	883,625	883,625	67,375	
8870.16 - Interest Expense_Parkway 2020, None	-	-	187,571	
8870.17 - Interest Expense_Transportation 2020, None	-	-	964,275	
Debt Service Total	\$ 6,887,610	\$ 6,385,088	\$ 6,809,371	
Total Expenditures	\$ 6,887,610	\$ 6,385,088	\$ 6,814,371	
Transfers In				
4811.None - Transfer in E911 Fund, None	\$ 500,000	\$ 500,000	\$ 500,000	
4821.11 - Transfer in Sales Tax CIP_PSI COP's 2010, None	1,826,215	1,647,679	1,506,134	
4821.12 - Transfer in Sales Tax CIP_Parkway 12 Refunding, None	3,859,125	3,859,125	3,162,875	
4821.16 - Transfer in Sales Tax CIP_Parkway 2020, None	-	-	658,571	
4821.17 - Transfer in Sales Tax CIP_Transportation 2020, None	-	-	482,638	
4827.17 - Transfer in Transport Capacity_Transportation 2020, None	-	-	482,638	
Transfers In Total	\$ 6,185,340	\$ 6,006,804	\$ 6,792,856	



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Budget by Fund				
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget	

614 GJ Public Finance Corp Fund
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Revenue

Interest

4620.None - Direct Interest Earnings, None	\$	248	\$	248	\$	-
Interest Total	\$	248	\$	248	\$	-

Other

4755.None - Contributions, None	\$	300,000	\$	300,000	\$	300,000
Other Total	\$	300,000	\$	300,000	\$	300,000
Total Revenue	\$	300,248	\$	300,248	\$	300,000

Expenditures

Operating

7270.None - Debt Service Fees, None	\$	-	\$	-	\$	1,500
Operating Total Total	\$	-	\$	-	\$	1,500

Debt Service

8860.None - Bond Principal, None	\$	245,000	\$	245,000	\$	255,000
8870.None - Interest Expense, None		283,675		283,675		275,406
Debt Service Total	\$	528,675	\$	528,675	\$	530,406
Total Expenditures	\$	528,675	\$	528,675	\$	531,906

Transfers In

4850.None - Transfer in Consvr Trust Fund, None	\$	230,175	\$	230,175	\$	231,906
Transfers In Total	\$	230,175	\$	230,175	\$	231,906

615 Riverside Pkwy Debt Retirement

Revenue

Interest

4610.None - Interest Income, None	\$	156,122	\$	195,090	\$	148,199
Interest Total		156,122		195,090		148,199
Total Revenue	\$	156,122	\$	195,090	\$	148,199

Expenditures

Transfers In

4821.None - Transfer in Sales Tax CIP, None	\$	2,024,608	\$	1,056,252	\$	823,499
Transfers In Total	\$	2,024,608	\$	1,056,252	\$	823,499

Transfers Out

9201.None - Transfers to Sales Tax CIP Fund, None	\$	3,384,000	\$	3,384,000	\$	3,156,000
Transfers Out Total	\$	3,384,000	\$	3,384,000	\$	3,156,000

301 Water Fund

Revenue

Intergovernmental

4200.04 - Grant/Reimb Rev_Other, None	\$	-	\$	-	\$	27,000
4200.05 - Grant/Reimb Rev_Pending Award, None		70,000		172,500		677,500
Intergovernmental Total	\$	70,000	\$	172,500	\$	704,500

Charges for Service

4340.01 - Service Chgs_Meter Turn On/Off, None	\$	46,000	\$	74,000	\$	80,000
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Budget by Fund			
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget
4340.02 - Service Chgs_Hook Up, None	-	-	20,000
4340.03 - Service Chgs_Water Sale-In City, None	7,227,137	7,227,137	7,495,509
4340.04 - Service Chgs_Water Sale-Out City, None	164,413	164,413	169,345
4340.05 - Service Chgs_Raw Water Sale, None	48,000	48,000	371,987
4340.06 - Service Chgs_Bulk Water Sale, None	42,000	42,000	44,100
4340.07 - Service Chgs_Reservoir Wtr Sale, None	20,000	20,000	20,000
4415.None - Delinquent Charges, None	53,000	53,000	60,000
4700.01 - Misc Revenue_NSF Fees, None	1,000	1,000	2,600
4700.None - Misc Revenue, None	2,000	2,000	2,000
Charges for Service Total	\$ 7,603,550	\$ 7,631,550	\$ 8,265,541
<u>Interfund Revenue</u>			
4390.02 - Interfund Chgs_Sewer, None	\$ 499,761	\$ 499,761	\$ 450,137
4390.03 - Interfund Chgs_Solid Waste, None	255,888	255,888	234,737
4390.06 - Interfund Chgs_Irrigation, None	11,280	11,280	10,161
Interfund Revenue Total	\$ 766,929	\$ 766,929	\$ 695,035
<u>Interest</u>			
4610.None - Interest Income, None	\$ 115,491	\$ 114,615	\$ 83,400
Interest Total	\$ 115,491	\$ 114,615	\$ 83,400
<u>Other</u>			
4650.01 - Lease Revenue_Hunting, None	\$ 3,000	\$ 3,000	\$ 3,000
4650.02 - Lease Revenue_Ranch, None	41,000	41,000	37,000
4650.None - Lease Revenue, None	10,700	10,700	10,700
Other Total	\$ 54,700	\$ 54,700	\$ 50,700
<u>Capital Proceeds</u>			
4671.None - Note Proceeds, None	\$ -	\$ -	\$ 1,600,000
4685.None - Tap Charges, None	109,000	109,000	203,551
Capital Proceeds Total	\$ 109,000	\$ 109,000	\$ 1,803,551
Total Revenue	\$ 8,719,670	\$ 8,849,294	\$ 11,602,727
Expenditures			
<u>Labor and Benefits</u>			
5000.None - Full Time Salaries, None	\$ 1,926,934	\$ 1,926,934	\$ 2,081,618
5010.None - Cellular Telephone, None	2,638	2,638	3,251
5290.None - Seasonal Part-Time, None	51,318	51,318	26,260
5390.None - Overtime, None	91,923	91,923	96,001
5420.None - Gen Retire Plan, None	120,416	120,416	126,590
5450.None - Leave Payout, None	50,196	50,196	-
5510.None - Social Security Cont, None	131,417	131,417	136,587
5515.None - Medicare Cont, None	30,786	30,786	31,994
5610.02 - Worker's Compensation Claims Experience, None	-	-	32,280
5610.None - Worker's Compensation, None	52,574	52,574	26,453
5620.None - Dental Insurance, None	21,672	21,672	23,762
5625.None - Health Insurance, None	488,052	488,052	485,029
5630.None - Life Insurance, None	2,962	2,962	3,145
5635.None - Long Term Disability, None	7,424	7,424	7,975
5820.02 - Allowances_Automobile, None	1,081	1,081	1,081



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Budget by Fund					
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget		
Labor and Benefits Total	\$ 2,979,393	\$ 2,979,393	\$ 3,082,026		
Non Personnel Operating					
6105.02 - Operating Supply_Business Meals, None	-	-	150		
6105.03 - Operating Supply_Comput/Printer, None	\$ 600	\$ 600	\$ 9,395		
6105.07 - Operating Supply_Hardware, None	300	300	270		
6105.08 - Operating Supply_Janitorial, None	650	650	585		
6105.10 - Operating Supply_Minor Equip, None	2,000	2,000	1,950		
6105.11 - Operating Supply_Office, None	6,500	6,500	7,350		
6105.13 - Operating Supply_Small Tools, None	4,250	4,250	4,175		
6105.None - Operating Supply, None	63,000	63,000	57,000		
6120.None - Postage/Freight, None	181,600	181,600	164,240		
6125.None - Uniforms/Clothing, None	3,800	3,800	3,420		
6130.02 - Materials_Gravel, Sand, Soil, None	17,000	17,000	15,300		
6145.None - Chemical/Fertilizers, None	120,200	120,200	118,680		
6150.01 - Pipe & Supplies_Clamps, None	7,500	7,500	7,500		
6150.02 - Pipe & Supplies_Fittings, None	35,000	35,000	40,000		
6150.03 - Pipe & Supplies_Meters, None	17,900	17,900	16,110		
6150.06 - Pipe & Supplies_Valves, None	3,000	3,000	3,000		
6150.07 - Pipe & Supplies_Yokes, None	35,000	35,000	35,000		
6150.None - Pipe & Supplies, None	40,000	40,000	40,000		
6210.03 - Repairs/Maint_Electrical, None	10,200	10,200	9,180		
6210.04 - Repairs/Maint_Equipment, None	13,500	13,500	12,750		
6210.05 - Repairs/Maint_Hydrants, None	13,000	13,000	11,700		
6210.07 - Repairs/Maint_Pipe, None	4,000	4,000	3,600		
6210.08 - Repairs/Maint_Property, None	3,500	3,500	3,150		
6210.09 - Repairs/Maint_Pumps, None	9,000	9,000	11,700		
6210.None - Repairs/Maint, None	25,500	25,500	25,050		
6270.02 - Damage Repair_Outside Property, None	2,000	2,000	1,800		
6270.03 - Damage Repair_Vehicles, None	2,000	2,000	1,800		
6310.None - Printing/Publications, None	650	650	1,085		
6400.None - Advertising, None	7,500	7,500	1,500		
6550.04 - Utilities_Gas, None	1,200	1,200	1,080		
6550.06 - Utilities_Solid Waste, None	800	800	720		
6550.07 - Utilities_Water, None	6,000	6,000	5,400		
6550.08 - Utilities_Water Fees, None	7,500	7,500	7,500		
6640.01 - Rent_Equipment, None	500	500	500		
6640.03 - Rent_Property/Space, None	17,760	17,760	15,984		
6830.01 - Professional Develop_Training, None	23,700	23,700	31,580		
6830.02 - Professional Develop_Travel, None	6,200	6,200	-		
6835.None - Dues, None	13,355	13,355	10,770		
7310.02 - Charges/Fees_Credit Card, None	400	400	400		
7310.07 - Charges/Fees_Treasurer, None	4,500	4,500	4,500		
7410.08 - Contract Svcs_Consum Confidence, None	600	600	-		
7410.13 - Contract Svcs_Financial Audit, None	2,503	2,503	2,495		
7410.15 - Contract Svcs_Laundry, None	800	800	800		



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Budget by Fund				
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget	
7410.19 - Contract Svcs_Patching, None	52,500	52,500	47,250	
7410.24 - Contract Svcs_Security, None	3,000	3,000	3,000	
7410.27 - Contract Svcs_Traffic Control, None	16,000	16,000	14,400	
7410.37 - Contract Svcs_Lab Testing, None	-	-	31,000	
7410.None - Contract Svcs, None	193,700	203,680	233,000	
7430.13 - Contract Maintenance_Elevator, None	3,000	3,000	2,700	
7430.None - Contract Maintenance, None	300	300	270	
7505.10 - Personnel Prog_Recognition Prog, None	2,000	2,000	1,800	
7530.None - Licenses/Permits, None	3,000	3,000	2,700	
7585.None - Comm Participat, None	21,350	21,350	17,515	
7750.None - Special Operating Projects, None	10,000	10,000	13,800	
7900.04 - Operating Equip_Machinery & Tool, None	13,000	13,000	15,000	
7900.None - Operating Equip, None	10,700	10,700	45,600	
7910.None - Furniture/Fixtures, None	5,000	5,000	1,400	
6510.09 - Telephone_Air Cards/Mobile Device, None	4,620	4,620	6,132	
6510.None - Telephone, None	8,713	8,713	5,762	
7620.01 - Data Process Chgs_Basic, None	113,497	113,497	138,666	
7620.02 - Data Process Chgs_Equip Replace, None	9,055	9,055	12,108	
7620.03 - Data Process Chgs_Direct, None	278,848	278,848	202,480	
7630.01 - Medical Programs_Health Programs, None	33,000	33,000	34,073	
7630.02 - Medical Programs_HSA Match, None	3,750	3,750	3,750	
7630.03 - Medical Programs_Wellness Awards, None	7,886	7,886	7,500	
7640.None - Liability Insurance, None	69,088	69,088	89,727	
7650.01 - Interfund Chgs_General Govt, None	596,006	596,006	680,489	
7680.None - Interfund Fuel, None	53,356	53,356	50,751	
7685.01 - Fleet Accrual_Replacement, None	96,755	96,755	129,572	
7685.02 - Fleet Accrual_Maintenance, None	97,353	97,353	80,302	
7690.01 - Facility Accrual_Maintenance, None	28,434	28,434	35,114	
7695.None - Interfund Utilities, None	62,258	62,258	65,400	
Non Personnel Operating Total	\$ 2,511,137	\$ 2,521,117	\$ 2,660,430	
Debt Service				
8850.10 - Note Principal_Water Rev 2009, None	\$ 185,064	\$ 185,064	\$	189,720
8850.13 - Note Principal_Water 2016, None	64,141	64,141		65,431
8850.14 - Note Principal_Water 2017, None	30,273	30,273		31,075
8850.15 - Note Principal_Water 2020, None	-	-		31,567
8860.03 - Bond Principal_Water 2002, None	215,500	215,500		226,275
8870.03 - Interest Expense_Water 2002, None	33,816	33,816		25,227
8870.10 - Interest Expense_Water Rev 2009, None	59,674	59,674		55,019
8870.13 - Interest Expense_Water 2016, None	27,174	27,174		25,885
8870.14 - Interest Expense_Water 2017, None	19,486	19,486		18,685
8870.15 - Interest Expense_Water 2020, None	-	-		20,000
Debt Service Total	\$ 635,128	\$ 635,128	\$ 688,884	
Capital Outlay				
8100.03 - Capital Equip_Specialty, None	\$ 140,000	\$ 140,000	\$	-
8410.None - Water Supply, None	2,585,000	4,008,582		5,580,750



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Budget by Fund				
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget	
8415.None - Water Distribution, None	3,407,000	3,785,346	-	
8420.None - Water Treatment, None	25,000	44,635	-	
Capital Outlay Total	\$ 6,157,000	\$ 7,978,563	\$ 5,580,750	
Total Expenditures	\$ 12,282,658	\$ 14,114,201	\$ 12,012,090	
Transfers In				
4814.None - Transfer in CDBG Fund, None	\$ 20,000	\$ 20,000	\$ 20,000	
4821.None - Transfer in Sales Tax CIP, None	450,000	450,000	1,250,000	
Transfers In Total	\$ 470,000	\$ 470,000	\$ 1,270,000	
302 Solid Waste Removal Fund				
Revenue				
Charges for Service				
4340.08 - Service Chgs_Recycling, None	\$ 208,000	\$ 208,000	\$ 190,000	
4340.None - Service Chgs, None	4,150,000	4,150,000	4,375,000	
4700.None - Misc Revenue, None	94,441	94,441	96,991	
Charges for Service Total	\$ 4,452,441	\$ 4,452,441	\$ 4,661,991	
Interest				
4610.None - Interest Income, None	\$ 24,022	\$ 26,205	\$ 25,100	
Interest Total	\$ 24,022	\$ 26,205	\$ 25,100	
Total Revenue	\$ 4,476,463	\$ 4,478,646	\$ 4,687,091	
Expenditures				
Labor and Benefits				
5000.None - Full Time Salaries, None	\$ 757,524	\$ 757,524	\$ 751,257	
5010.None - Cellular Telephone, None	270	270	225	
5290.None - Seasonal Part-Time, None	988	988	1,061	
5390.None - Overtime, None	26,209	26,209	28,994	
5420.None - Gen Retire Plan, None	45,843	45,843	45,084	
5510.None - Social Security Cont, None	48,657	48,657	48,447	
5515.None - Medicare Cont, None	11,393	11,393	11,337	
5610.02 - Worker's Compensation Claims Experience, None	-	-	11,785	
5610.None - Worker's Compensation, None	100,253	100,253	23,170	
5620.None - Dental Insurance, None	7,418	7,418	8,035	
5625.None - Health Insurance, None	145,024	145,024	150,265	
5630.None - Life Insurance, None	1,094	1,094	1,082	
5635.None - Long Term Disability, None	2,725	2,725	2,714	
5820.02 - Allowances_Automobile, None	240	240	-	
Labor and Benefits Total	\$ 1,147,638	\$ 1,147,638	\$ 1,083,456	
Non Personnel Operating				
6105.11 - Operating Supply_Office, None	\$ 350	\$ 350	\$ 315	
6105.13 - Operating Supply_Small Tools, None	1,300	1,300	1,170	
6105.None - Operating Supply, None	6,000	6,000	5,000	
6125.None - Uniforms/Clothing, None	1,800	1,800	1,620	
6210.None - Repairs/Maint, None	16,000	16,000	14,000	
6270.02 - Damage Repair_Outside Property, None	2,000	2,000	2,000	
6270.03 - Damage Repair Vehicles, None	1,000	1,000	1,000	



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Budget by Fund				
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget	
6310.None - Printing/Publications, None	2,700	2,700	2,000	
6400.None - Advertising, None	1,800	1,800	1,875	
6830.01 - Professional Develop_Training, None	3,500	3,500	3,000	
7310.05 - Charges/Fees_Landfill Commercial, None	145,000	145,000	112,000	
7310.06 - Charges/Fees_Landfill-Resident, None	643,500	643,500	630,000	
7410.13 - Contract Svcs_Financial Audit, None	1,065	1,065	1,062	
7410.22 - Contract Svcs_Recycling, None	761,618	761,618	780,876	
7900.None - Operating Equip, None	65,000	65,000	65,000	
6510.None - Telephone, None	670	670	1,153	
7620.01 - Data Process Chgs_Basic, None	10,044	10,044	14,596	
7620.02 - Data Process Chgs_Equip Replace, None	1,479	1,479	1,675	
7620.03 - Data Process Chgs_Direct, None	11,383	11,383	6,945	
7630.01 - Medical Programs_Health Programs, None	13,838	13,838	14,766	
7630.02 - Medical Programs_HSA Match, None	3,000	3,000	3,000	
7630.03 - Medical Programs_Wellness Awards, None	3,307	3,307	3,000	
7640.None - Liability Insurance, None	34,593	34,593	44,927	
7650.01 - Interfund Chgs_General Govt, None	326,850	326,850	344,258	
7650.02 - Interfund Chgs_Utility Billing, None	255,888	255,888	234,737	
7680.None - Interfund Fuel, None	113,259	113,259	105,439	
7685.01 - Fleet Accrual_Replacement, None	435,817	435,817	599,078	
7685.02 - Fleet Accrual_Maintenance, None	350,865	350,865	282,069	
7690.01 - Facility Accrual_Maintenance, None	11,205	11,205	14,803	
7695.None - Interfund Utilities, None	5,387	5,387	5,659	
Non Personnel Operating Total	\$ 3,230,218	\$ 3,230,218	\$ 3,297,023	
<u>Debt Service</u>				
8850.None - Note Principal, None	\$ 94,441	\$ 94,441	\$ 96,991	
Debt Service Total	\$ 94,441	\$ 94,441	\$ 96,991	
Total Expenditures	\$ 4,472,297	\$ 4,472,297	\$ 4,477,470	
<u>Transfers Out</u>				
9100.None - Transfers to General Fund, None	\$ 180,000	\$ 180,000	\$ 180,000	
Transfers Out Total	\$ 180,000	\$ 180,000	\$ 180,000	
303 Grand Junction Convention Center				
Revenue				
<u>Intergovernmental</u>				
4200.04 - Grant/Reimb Rev_Other, None	\$ 203,304	\$ 203,304	\$ 212,488	
4200.08 - Grant/Reimb Rev_Federal Mineral Lease, None	-	1,000,000	-	
4200.None - Grant/Reimb Rev, None	6,600,000	5,745,536	-	
Intergovernmental Total	\$ 6,803,304	\$ 6,948,840	\$ 212,488	
<u>Interest</u>				
4610.None - Interest Income, None	\$ 120,442	\$ -	\$ -	
Interest Total	\$ 120,442	\$ -	\$ -	
Total Revenue	\$ 6,923,746	\$ 6,948,840	\$ 212,488	
Expenditures				
<u>Non Personnel Operating</u>				



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Budget by Fund				
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget	
7410.None - Contract Svcs, None	\$ 225,000	\$ 225,000	\$ 202,500	
6550.09 - Utilities_Energy Service Contract, None	32,047	32,047	32,913	
7640.None - Liability Insurance, None	10,637	10,637	13,814	
7685.01 - Fleet Accrual_Replacement, None	3,983	3,983	4,866	
7685.02 - Fleet Accrual_Maintenance, None	5,670	5,670	2,307	
7695.None - Interfund Utilities, None	150,967	150,967	158,588	
Non Personnel Operating Total	\$ 428,304	\$ 428,304	\$ 414,988	
Capital Outlay				
8215.None - Facility Improvements, None	\$ 7,020,000	\$ 7,045,536	\$ -	
Capital Outlay Total	\$ 7,020,000	\$ 7,045,536	\$ -	
Total Expenditures	\$ 7,448,304	\$ 7,473,840	\$ 414,988	
Transfers In				
4812.None - Transfer In Visit GJ, None	\$ 200,000	\$ 200,000	\$ 200,000	
4821.None - Transfer in Sales Tax CIP, None	300,000	300,000	-	
Transfers In Total	\$ 500,000	\$ 500,000	\$ 200,000	

305 Golf Courses Fund				
Revenue				
Charges for Service				
4300.None - Merchandise Sales, None	\$ 210,000	\$ 218,000	\$ 218,000	
4305.None - Marketing Services Revenue, None	18,000	-	18,000	
4340.None - Service Chgs, None	-	-	300	
4361.01 - Rental Income_Golf Clubs, None	19,500	4,500	4,500	
4361.07 - Rental Income_Golf Carts, None	314,000	340,000	340,000	
4361.08 - Rental Income_Golf Cart Pass, None	33,500	8,500	-	
4363.01 - Food/Bev Sales_Concessions, None	-	47,000	55,000	
4365.01 - Green Fees_Tournaments, None	86,000	83,000	90,000	
4365.03 - Green Fees_Season Tickets, None	257,000	147,803	190,000	
4365.None - Green Fees, None	795,000	720,000	735,000	
4366.None - Driving Range, None	114,000	114,000	117,000	
4367.None - Lessons, None	13,000	7,500	7,000	
4700.None - Misc Revenue, None	12,500	12,500	12,500	
4710.None - Vendor's Fee, None	-	-	550	
Charges for Service Total	\$ 1,872,500	\$ 1,702,803	\$ 1,787,850	
Interest				
4610.None - Interest Income, None	\$ 2,252	\$ 2,252	\$ 2,500	
Interest Total	\$ 2,252	\$ 2,252	\$ 2,500	
Other				
4650.03 - Lease Revenue_Concessions, None	\$ 20,825	\$ 18,875	\$ 13,000	
Other Total	\$ 20,825	\$ 18,875	\$ 13,000	
Total Revenue	\$ 1,895,577	\$ 1,723,930	\$ 1,803,350	

Expenditures

Labor and Benefits

5000.None - Full Time Salaries, None	\$ 454,941	\$ 434,941	\$ 419,072
5010.None - Cellular Telephone, None	2,481	2,481	1,053



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Budget by Fund				
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget	
5290.06 - Seasonal Part-Time_Gratuity, None	-	-	4,500	
5290.None - Seasonal Part-Time, None	226,914	226,914	265,912	
5390.None - Overtime, None	1,749	1,749	1,890	
5415.None - Lesson Pay, None	11,000	6,000	6,000	
5420.None - Gen Retire Plan, None	27,341	27,341	25,149	
5510.None - Social Security Cont, None	43,452	43,452	43,339	
5515.None - Medicare Cont, None	10,168	10,168	10,143	
5610.02 - Worker's Compensation Claims Experience, None	-	-	8,360	
5610.None - Worker's Compensation, None	13,260	13,260	7,162	
5620.None - Dental Insurance, None	5,274	5,274	3,208	
5625.None - Health Insurance, None	108,192	88,192	68,564	
5630.None - Life Insurance, None	732	732	552	
5635.None - Long Term Disability, None	1,861	1,861	1,441	
5820.02 - Allowances_Automobile, None	-	-	1,502	
Labor and Benefits Total	\$ 907,365	\$ 862,365	\$ 867,847	
Non Personnel Operating				
6010.None - Cost of Goods Sold, None	\$ 146,000	\$ 177,000	\$ 186,350	
6105.08 - Operating Supply_Janitorial, None	1,500	1,500	1,350	
6105.11 - Operating Supply_Office, None	250	250	225	
6105.None - Operating Supply, None	17,500	18,500	23,350	
6120.None - Postage/Freight, None	300	300	270	
6125.None - Uniforms/Clothing, None	800	800	620	
6130.02 - Materials_Gravel, Sand, Soil, None	13,000	13,000	12,100	
6130.03 - Materials_Nursery Stock, None	3,200	3,200	2,700	
6145.01 - Chemical/Fertilizers_Chemicals, None	9,500	9,500	8,850	
6145.02 - Chemical/Fertilizers_Fertilizers, None	40,000	40,000	36,300	
6150.None - Pipe & Supplies, None	5,000	5,000	4,200	
6155.None - Food for Concessions, None	-	2,000	2,000	
6160.01 - Equip Parts/Supply_Batteries, None	850	850	765	
6160.03 - Equip Parts/Supply_Oil & Grease, None	1,475	1,475	248	
6160.04 - Equip Parts/Supply_Parts, None	30,800	30,800	14,370	
6210.01 - Repairs/Maint_Buildings, None	14,000	14,000	5,830	
6210.09 - Repairs/Maint_Pumps, None	600	600	540	
6210.None - Repairs/Maint, None	1,500	1,500	1,350	
6400.None - Advertising, None	8,000	8,000	4,500	
6550.05 - Utilities_Sewer, None	2,055	2,055	1,850	
6550.06 - Utilities_Solid Waste, None	4,650	4,650	4,200	
6550.07 - Utilities_Water, None	-	-	1,000	
6550.08 - Utilities_Water Fees, None	31,100	31,100	29,266	
6550.10 - Utilities_Cable/Internet, None	-	-	260	
6640.01 - Rent_Equipment, None	2,800	2,800	2,400	
6825.02 - Allowance/Reimb_Tool, None	600	600	540	
6830.01 - Professional Develop_Training, None	2,150	2,150	3,375	
6830.02 - Professional Develop_Travel, None	1,600	1,600	-	
6835.None - Dues, None	3,600	3,600	3,240	



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Budget by Fund				
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget	
7310.02 - Charges/Fees_Credit Card, None	27,000	27,000	30,576	
7410.01 - Contract Svcs_Animal Control, None	400	400	360	
7410.13 - Contract Svcs_Financial Audit, None	559	559	558	
7410.24 - Contract Svcs_Security, None	2,700	2,700	2,610	
7410.None - Contract Svcs, None	4,700	4,700	4,230	
7430.None - Contract Maintenance, None	250	250	225	
7530.None - Licenses/Permits, None	-	1,000	1,300	
7900.03 - Operating Equip_Computer Softwar, None	-	-	12,141	
7900.None - Operating Equip, None	66,185	66,185	59,567	
6510.None - Telephone, None	6,368	6,368	4,610	
6550.09 - Utilities_Energy Service Contract, None	4,115	4,115	4,226	
7620.01 - Data Process Chgs_Basic, None	50,220	50,220	54,979	
7620.02 - Data Process Chgs_Equip Replace, None	3,900	3,900	5,075	
7620.03 - Data Process Chgs_Direct, None	2,859	2,859	2,786	
7630.01 - Medical Programs_Health Programs, None	6,388	6,388	10,099	
7630.02 - Medical Programs_HSA Match, None	750	750	750	
7630.03 - Medical Programs_Wellness Awards, None	1,526	1,526	1,200	
7640.None - Liability Insurance, None	16,913	16,913	21,968	
7650.01 - Interfund Chgs_General Govt, None	131,428	131,428	135,252	
7680.None - Interfund Fuel, None	15,042	15,042	15,932	
7685.01 - Fleet Accrual_Replacement, None	113,008	113,008	145,434	
7685.02 - Fleet Accrual_Maintenance, None	9,974	9,974	30,574	
7690.01 - Facility Accrual_Maintenance, None	-	-	19,419	
7695.None - Interfund Utilities, None	46,135	46,135	48,464	
Non Personnel Operating Total	\$ 853,250	\$ 888,250	\$ 964,384	
<u>Debt Service</u>				
8860.None - Bond Principal, None	\$ 124,563	\$ -	\$ 74,534	
8870.None - Interest Expense, None	24,367	38,313	13,263	
Debt Service Total	\$ 148,930	\$ 38,313	\$ 87,797	
<u>Capital Outlay</u>				
8215.None - Facility Improvements, None	\$ -	\$ 5,461	\$ -	
Capital Outlay Total	\$ -	\$ 5,461	\$ -	
Total Expenditures	\$ 1,909,545	\$ 1,794,389	\$ 1,920,028	
<u>Transfers In</u>				
4850.None - Transfer in Consvr Trust Fund, None	\$ 160,000	\$ 160,000	\$ 160,000	
Transfers In Total	\$ 160,000	\$ 160,000	\$ 160,000	

308 Parking Authority Fund

Revenue

Charges for Service

4360.04 - Fee Revenue_4th & Colorado, None	\$ 30,000	\$ 45,000	\$ 45,000
4360.05 - Fee Revenue_5th & Colorado, None	17,000	17,000	17,000
4360.06 - Fee Revenue_6th & Colorado, None	25,000	25,000	25,000
4360.07 - Fee Revenue_6th & Rood, None	9,500	9,500	9,500
4360.09 - Fee Revenue_5th & Grand, None	600	600	1,200



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Budget by Fund				
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget	
4360.10 - Fee Revenue_500 Ute, None	3,500	3,500	3,500	
4360.11 - Fee Revenue_600 Colorado, None	10,500	10,500	10,500	
4360.12 - Fee Revenue_7th & Colorado, None	6,500	6,500	6,500	
4360.None - Fee Revenue, None	371,500	371,500	400,000	
4720.None - Uncollected Revenues, None	-	-	50	
Charges for Service Total	\$ 474,100	\$ 489,100	\$ 518,250	
<u>Fines and Forfeitures</u>				
4410.None - Fines, None	\$ 188,000	\$ 188,000	\$ 160,000	
Fines and Forfeitures Total	\$ 188,000	\$ 188,000	\$ 160,000	
<u>Interest</u>				
4610.None - Interest Income, None	\$ 4,155	\$ 5,916	\$ 6,800	
Interest Total	\$ 4,155	\$ 5,916	\$ 6,800	
<u>Other</u>				
4500.None - Special Assessments, None	\$ 19,500	\$ 19,500	\$ 19,700	
4650.None - Lease Revenue, None	35,800	35,800	35,800	
Other Total	\$ 55,300	\$ 55,300	\$ 55,500	
Total Revenue	\$ 721,555	\$ 738,316	\$ 740,550	
Expenditures				
<u>Labor and Benefits</u>				
5000.None - Full Time Salaries, None	\$ 59,634	\$ 59,634	\$ 110,246	
5010.None - Cellular Telephone, None	346	346	301	
5290.None - Seasonal Part-Time, None	92,773	92,773	23,071	
5420.None - Gen Retire Plan, None	3,583	3,583	6,618	
5510.None - Social Security Cont, None	9,451	9,451	6,995	
5515.None - Medicare Cont, None	2,212	2,212	1,940	
5610.02 - Worker's Compensation Claims Experience, None	-	-	3,735	
5610.None - Worker's Compensation, None	1,650	1,650	1,433	
5620.None - Dental Insurance, None	1,191	1,191	1,713	
5625.None - Health Insurance, None	36,948	36,948	32,095	
5630.None - Life Insurance, None	105	105	184	
5635.None - Long Term Disability, None	236	236	417	
5820.02 - Allowances_Automobile, None	-	-	151	
Labor and Benefits Total	\$ 208,129	\$ 208,129	\$ 188,899	
<u>Non Personnel Operating</u>				
6105.None - Operating Supply, None	\$ 7,000	\$ 7,000	\$ 6,300	
6125.None - Uniforms/Clothing, None	500	500	450	
6210.06 - Repairs/Maint_Meters, None	7,500	7,500	6,750	
6210.08 - Repairs/Maint_Property, None	8,000	8,000	7,200	
7310.02 - Charges/Fees_Credit Card, None	76,500	76,500	87,705	
7410.13 - Contract Svcs_Financial Audit, None	149	149	149	
7410.None - Contract Svcs, None	14,700	14,700	13,230	
7900.None - Operating Equip, None	6,000	6,000	5,400	
6510.09 - Telephone_Air Cards/Mobile Device, None	3,780	3,780	3,780	
6510.None - Telephone, None	335	335	-	
7620.01 - Data Process Chgs_Basic, None	10,044	10,044	4,865	



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Budget by Fund			
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget
7620.02 - Data Process Chgs_Equip Replace, None	800	800	400
7620.03 - Data Process Chgs_Direct, None	7,225	7,225	1,749
7640.None - Liability Insurance, None	327	327	425
7650.01 - Interfund Chgs_General Govt, None	53,805	53,805	55,541
7680.None - Interfund Fuel, None	440	440	480
7685.01 - Fleet Accrual_Replacement, None	6,441	6,441	8,341
7685.02 - Fleet Accrual_Maintenance, None	3,026	3,026	2,088
7690.01 - Facility Accrual_Maintenance, None	865	865	835
7695.None - Interfund Utilities, None	10,178	10,178	10,692
Non Personnel Operating Total	\$ 217,615	\$ 217,615	\$ 216,380
<u>Debt Service</u>			
8860.None - Bond Principal, None	\$ 210,046	\$ 210,046	\$ 210,046
8870.None - Interest Expense, None	33,721	33,721	33,721
Debt Service Total	\$ 243,767	\$ 243,767	\$ 243,767
Total Expenditures	\$ 669,511	\$ 669,511	\$ 649,046

309 Ridges Irrigation Fund			
Revenue			
<u>Charges for Service</u>			
4340.None - Service Chgs, None	\$ 279,728	\$ 279,728	\$ 302,100
Charges for Service Total	\$ 279,728	\$ 279,728	\$ 302,100
<u>Interest</u>			
4610.None - Interest Income, None	\$ 2,366	\$ 2,260	\$ 1,600
Interest Total	\$ 2,366	\$ 2,260	\$ 1,600
Total Revenue	\$ 282,094	\$ 281,988	\$ 303,700
Expenditures			
<u>Labor and Benefits</u>			
5000.None - Full Time Salaries, None	\$ 81,073	\$ 81,073	\$ 83,477
5010.None - Cellular Telephone, None	76	76	82
5390.None - Overtime, None	805	805	-
5420.None - Gen Retire Plan, None	5,064	5,064	5,216
5510.None - Social Security Cont, None	5,071	5,071	5,169
5515.None - Medicare Cont, None	1,192	1,192	1,214
5610.02 - Worker's Compensation Claims Experience, None	-	-	5,780
5610.None - Worker's Compensation, None	2,765	2,765	1,158
5620.None - Dental Insurance, None	810	810	906
5625.None - Health Insurance, None	18,942	18,942	17,034
5630.None - Life Insurance, None	122	122	118
5635.None - Long Term Disability, None	312	312	304
5820.02 - Allowances_Automobile, None	121	121	121
Labor and Benefits Total	\$ 116,353	\$ 116,353	\$ 120,579
<u>Non Personnel Operating</u>			
6105.13 - Operating Supply_Small Tools, None	\$ 300	\$ 300	\$ 300
6105.None - Operating Supply, None	780	780	780
6130.02 - Materials_Gravel, Sand, Soil, None	-	-	400



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Budget by Fund			
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget
6150.02 - Pipe & Supplies_Fittings, None	3,400	3,400	3,400
6160.03 - Equip Parts/Supply_Oil & Grease, None	260	260	234
6210.03 - Repairs/Maint_Electrical, None	3,000	3,000	4,500
6210.04 - Repairs/Maint_Equipment, None	1,000	1,000	900
6210.07 - Repairs/Maint_Pipe, None	500	500	20,450
6210.09 - Repairs/Maint_Pumps, None	4,000	4,000	5,000
6210.None - Repairs/Maint, None	325	325	293
6510.02 - Telephone_Cellular, None	150	150	135
6550.05 - Utilities_Sewer, None	270	270	243
6550.07 - Utilities_Water, None	265	265	239
7410.13 - Contract Svcs_Financial Audit, None	76	76	75
7410.19 - Contract Svcs_Patching, None	1,500	1,500	1,350
7410.27 - Contract Svcs_Traffic Control, None	250	250	225
7900.04 - Operating Equip_Machinery & Tool, None	5,000	5,000	4,500
7640.None - Liability Insurance, None	839	839	1,090
7650.01 - Interfund Chgs_General Govt, None	20,980	20,980	22,778
7650.02 - Interfund Chgs_Utility Billing, None	11,280	11,280	10,161
7680.None - Interfund Fuel, None	2,086	2,086	2,040
7685.01 - Fleet Accrual_Replacement, None	2,466	2,466	3,193
7685.02 - Fleet Accrual_Maintenance, None	2,073	2,073	1,390
7695.None - Interfund Utilities, None	101,651	101,651	106,782
Non Personnel Operating Total	\$ 162,451	\$ 162,451	\$ 190,458
Capital Outlay			
8435.None - Irrigation System Improvements, None	\$ 100,000	\$ 50,000	\$ 30,000
Capital Outlay Total	\$ 100,000	\$ 50,000	\$ 30,000
Total Expenditures	\$ 378,804	\$ 328,804	\$ 341,037

900 Joint Sewer Operations Fund

Revenue

Intergovernmental

4200.04 - Grant/Reimb Rev_Other, None	\$ 16,023	\$ 16,023	\$ 75,000
4200.05 - Grant/Reimb Rev_Pending Award, None	-	-	520,000

Intergovernmental Total

\$ 16,023 \$ 16,023 \$ 595,000

Charges for Service

4315.None - Development Fees, None	\$ 50,626	\$ 50,626	\$ 50,000
4330.06 - Prof Svcs Rev_Call Out, None	3,060	3,060	1,330
4330.07 - Prof Svcs Rev_Septic Tank Disp, None	175,000	175,000	175,000
4330.08 - Prof Svcs Rev_TV Line, None	2,040	2,040	-
4340.13 - Service Chgs_Lift Station Impact, None	13,861	13,861	19,100
4340.14 - Service Chgs_Lift Station Maint, None	5,348	5,348	5,589
4340.15 - Service Chgs_Indust Pretreat, None	16,626	16,626	10,800
4340.16 - Service Chgs_Indust Users, None	135,252	135,252	135,500
4340.None - Service Chgs, None	12,898,705	12,898,705	13,255,093
4396.02 - Fuel Chgs_Outside Agencies, None	190,000	190,000	150,000
4700.None - Misc Revenue, None	54,007	54,007	62,000



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Budget by Fund					
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget		
Charges for Service Total	\$ 13,544,525	\$ 13,544,525	\$ 13,864,412		
<u>Fines and Forfeitures</u>					
4410.None - Fines, None	\$ 1,000	\$ 1,000	\$ 1,000		
Fines and Forfeitures Total	\$ 1,000	\$ 1,000	\$ 1,000		
<u>Interfund Revenue</u>					
4390.None - Interfund Chgs, None	-	-	6,862		
4396.01 - Fuel Chgs_City, None	\$ 165,000	\$ 165,000	\$ 125,000		
Interfund Revenue Total	\$ 165,000	\$ 165,000	\$ 131,862		
<u>Interest</u>					
4610.None - Interest Income, None	\$ 467,165	\$ 461,983	\$ 404,100		
4620.None - Direct Interest Earnings, None	-	-	2,853		
Interest Total	\$ 467,165	\$ 461,983	\$ 406,953		
<u>Other</u>					
4500.None - Special Assessments, None	\$ 24,801	\$ 24,801	\$ 9,252		
Other Total	\$ 24,801	\$ 24,801	\$ 9,252		
<u>Capital Proceeds</u>					
4685.None - Tap Charges, None	\$ 2,865,726	\$ 2,865,726	\$ 3,074,685		
Capital Proceeds Total	\$ 2,865,726	\$ 2,865,726	\$ 3,074,685		
Total Revenue	\$ 17,084,240	\$ 17,079,058	\$ 18,083,164		
Expenditures					
<u>Labor and Benefits</u>					
5000.None - Full Time Salaries, None	\$ 2,636,034	\$ 2,636,034	\$ 2,670,882		
5010.None - Cellular Telephone, None	2,445	2,445	1,953		
5290.None - Seasonal Part-Time, None	36,455	36,455	41,182		
5390.None - Overtime, None	35,000	35,000	46,175		
5420.None - Gen Retire Plan, None	155,054	155,054	159,885		
5510.None - Social Security Cont, None	165,189	165,189	170,948		
5515.None - Medicare Cont, None	38,684	38,684	40,031		
5610.None - Worker's Compensation, None	95,435	95,435	22,467		
5610.02 - Worker's Compensation Claims Experience, None	-	-	35,675		
5620.None - Dental Insurance, None	27,245	27,245	29,072		
5625.None - Health Insurance, None	519,378	519,378	510,176		
5630.None - Life Insurance, None	3,768	3,768	3,933		
5635.None - Long Term Disability, None	9,601	9,601	10,070		
5820.02 - Allowances_Automobile, None	1,200	1,200	1,200		
Labor and Benefits Total	\$ 3,725,488	\$ 3,725,488	\$ 3,743,649		
<u>Non Personnel Operating</u>					
6105.02 - Operating Supply_Business Meals, None	\$ 250	\$ 250	\$ 225		
6105.03 - Operating Supply_Comput/Printer, None	1,600	1,600	1,440		
6105.08 - Operating Supply_Janitorial, None	8,950	8,950	8,950		
6105.09 - Operating Supply_Medical, None	958	958	800		
6105.10 - Operating Supply_Minor Equip, None	15,200	6,200	11,000		
6105.11 - Operating Supply_Office, None	4,700	4,700	4,480		
6105.13 - Operating Supply_Small Tools, None	13,800	13,800	13,800		
6105.None - Operating Supply, None	36,135	27,135	34,015		



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Budget by Fund			
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget
6120.None - Postage/Freight, None	500	500	450
6125.None - Uniforms/Clothing, None	4,460	4,460	4,014
6145.None - Chemical/Fertilizers, None	246,500	307,500	351,349
6150.None - Pipe & Supplies, None	500	500	450
6160.02 - Equip Parts/Supply_Filters, None	7,150	7,150	6,435
6160.03 - Equip Parts/Supply_Oil & Grease, None	3,850	3,850	3,475
6210.01 - Repairs/Maint_Buildings, None	4,631	4,631	29,750
6210.03 - Repairs/Maint_Electrical, None	80,000	80,000	92,900
6210.04 - Repairs/Maint_Equipment, None	114,369	91,369	177,000
6210.06 - Repairs/Maint_Meters, None	24,000	24,000	38,000
6210.07 - Repairs/Maint_Pipe, None	26,000	26,000	37,500
6210.09 - Repairs/Maint_Pumps, None	15,000	15,000	67,000
6210.19 - Repairs/Maint_CNG/Biogas , None	85,000	85,000	92,000
6210.None - Repairs/Maint, None	51,750	51,750	18,375
6270.02 - Damage Repair_Outside Property, None	40,000	20,000	16,000
6310.None - Printing/Publications, None	2,175	2,175	2,168
6400.None - Advertising, None	1,000	1,000	900
6550.05 - Utilities_Sewer, None	-	-	300
6550.06 - Utilities_Solid Waste, None	-	-	800
6550.07 - Utilities_Water, None	13,500	13,500	13,350
6550.08 - Utilities_Water Fees, None	200	200	180
6550.12 - Utilities_Drainage, None	4,800	4,800	4,800
6825.01 - Allowance/Reimb_Mileage, None	275	275	550
6830.01 - Professional Develop_Training, None	29,250	29,250	51,530
6830.02 - Professional Develop_Travel, None	250	250	-
6835.None - Dues, None	3,500	3,500	3,150
7270.None - Debt Service Fees, None	750	750	750
7310.04 - Charges/Fees_Landfill, None	284,133	284,133	323,796
7310.07 - Charges/Fees_Treasurer, None	2,000	2,000	1,800
7410.03 - Contract Svcs_Bio Monitoring, None	16,000	16,000	14,400
7410.13 - Contract Svcs_Financial Audit, None	5,000	5,000	4,753
7410.15 - Contract Svcs_Laundry, None	500	500	600
7410.37 - Contract Svcs_Lab Testing, None	100	100	200
7410.None - Contract Svcs, None	35,200	45,181	22,183
7430.None - Contract Maintenance, None	4,600	4,600	4,140
7530.None - Licenses/Permits, None	27,500	27,500	24,750
7585.None - Comm Participat, None	3,500	3,500	3,150
7900.02 - Operating Equip_Computer Hardwar, None	1,400	1,400	1,260
7900.None - Operating Equip, None	15,200	15,200	14,700
6510.09 - Telephone_Air Cards/Mobile Device, None	7,728	7,728	8,544
6510.None - Telephone, None	8,712	8,712	7,492
7620.01 - Data Process Chgs_Basic, None	131,074	131,074	138,179
7620.02 - Data Process Chgs_Equip Replace, None	11,060	11,060	12,158
7620.03 - Data Process Chgs_Direct, None	126,526	126,526	87,563
7630.01 - Medical Programs_Health Programs, None	36,195	36,195	32,939



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Budget by Fund				
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget	
7630.02 - Medical Programs_HSA Match, None	6,750	6,750	11,250	
7630.03 - Medical Programs_Wellness Awards, None	8,649	8,649	7,800	
7640.None - Liability Insurance, None	86,094	86,094	111,814	
7650.01 - Interfund Chgs_General Govt, None	667,000	667,000	692,346	
7650.02 - Interfund Chgs_Utility Billing, None	499,761	499,761	450,137	
7655.None - Interfund Line Rep, None	100,000	100,000	-	
7680.None - Interfund Fuel, None	46,269	46,269	42,724	
7685.01 - Fleet Accrual_Replacement, None	174,865	174,865	231,050	
7685.02 - Fleet Accrual_Maintenance, None	105,177	105,177	81,245	
7695.None - Interfund Utilities, None	548,581	548,581	576,274	
Non Personnel Operating Total	\$ 3,800,577	\$ 3,810,558	\$ 3,995,133	
<u>Debt Service</u>				
8860.02 - Bond Principal_Sewer 2002, None	\$ 450,000	\$ 450,000	\$ 465,000	
8860.09 - Bond Principal_Sewer 2009, None	1,040,000	1,040,000	-	
8870.02 - Interest Expense_Sewer 2002, None	145,591	145,591	131,884	
8870.09 - Interest Expense_Sewer 2009, None	48,807	48,807	-	
Debt Service Total	\$ 1,684,398	\$ 1,684,398	\$ 596,884	
<u>Capital Outlay</u>				
8100.03 - Capital Equip_Specialty, None	\$ 100,000	\$ 100,000	\$ -	
8425.None - Sewer Collection, None	6,285,000	6,927,796	7,090,000	
8430.None - Sewer Treatment, None	1,300,100	4,021,493	4,707,000	
Capital Outlay Total	\$ 7,685,100	\$ 11,049,289	\$ 11,797,000	
Total Expenditures	\$ 16,895,563	\$ 20,269,733	\$ 20,132,666	

101 Enhanced 911 Fund

Revenue							
<u>Charges for Service</u>							
4322.None - 911 Surcharge, None	\$	2,393,288	\$	2,393,288	\$	2,368,625	
Charges for Service Total	\$	2,393,288	\$	2,393,288	\$	2,368,625	
<u>Interest</u>							
4610.None - Interest Income, None	\$	36,796	\$	69,128	\$	8,000	
Interest Total	\$	36,796	\$	69,128	\$	8,000	
Total Revenue		\$	2,430,084	\$	2,462,416	\$	2,376,625
Expenditures							
<u>Transfers Out</u>							
9405.None - Transfers to Comm Center Fund, None	\$	2,374,468	\$	2,742,764	\$	1,984,470	
9610.11 - Transfer to Debt Serv_PSI COP's 2010, None		500,000		500,000		500,000	
Transfers Out Total	\$	2,874,468	\$	3,242,764	\$	2,484,470	

401 Information Technology Fund

Revenue					
<u>Charges for Service</u>					
4360.None - Fee Revenue, None	\$	96,660	\$	96,660	\$ 96,660
Charges for Service Total	\$	96,660	\$	96,660	\$ 96,660
Interfund Revenue					



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Budget by Fund				
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget	
4392.01 - Basic Telephone Chgs_Mobile Device, None	\$ 257,040	\$ 257,040	\$ 249,096	
4392.None - Basic Telephone Chgs, None	213,126	213,126	220,123	
4394.01 - Data Proc Chgs_Basic, None	2,973,517	2,973,517	2,956,741	
4394.02 - Data Proc Chgs_Direct, None	3,490,983	3,471,543	3,856,167	
4394.03 - Data Proc Chgs_Equip Replace, None	388,895	383,095	393,387	
Interfund Revenue Total	\$ 7,323,561	\$ 7,298,321	\$ 7,675,514	
Interest				
4610.None - Interest Income, None	\$ 36,235	\$ 49,867	\$ 37,600	
Interest Total	\$ 36,235	\$ 49,867	\$ 37,600	
Total Revenue	\$ 7,456,456	\$ 7,444,848	\$ 7,809,774	
Expenditures				
Labor and Benefits				
5000.None - Full Time Salaries, None	\$ 2,084,316	\$ 2,084,316	\$ 1,967,837	
5010.None - Cellular Telephone, None	-	-	1,202	
5420.None - Gen Retire Plan, None	121,986	121,986	114,007	
5450.None - Leave Payout, None	14,036	14,036	-	
5510.None - Social Security Cont, None	126,908	126,908	122,014	
5515.None - Medicare Cont, None	30,440	30,440	28,548	
5610.02 - Worker's Compensation Claims Experience, None	-	-	24,280	
5610.None - Worker's Compensation, None	4,555	4,555	1,197	
5620.None - Dental Insurance, None	17,326	17,326	16,440	
5625.None - Health Insurance, None	368,255	368,255	321,679	
5630.None - Life Insurance, None	2,625	2,625	2,753	
5635.None - Long Term Disability, None	6,952	6,952	7,410	
Labor and Benefits Total	\$ 2,777,399	\$ 2,777,399	\$ 2,607,367	
Non Personnel Operating				
6105.None - Operating Supply, None	\$ 37,150	\$ 27,150	\$ 27,100	
6120.None - Postage/Freight, None	400	400	400	
6155.None - Food for Concessions, None	500	500	-	
6310.None - Printing/Publications, None	300	300	200	
6505.01 - Line Charge_Basic Service, None	65,700	65,700	65,700	
6505.02 - Line Charge_Data Line, None	72,000	72,000	72,000	
6505.04 - Line Charge_Internet, None	40,800	15,000	15,000	
6510.02 - Telephone_Cellular, None	270,480	270,480	231,336	
6510.03 - Telephone_Long Distance, None	2,000	-	-	
6825.01 - Allowance/Reimb_Mileage, None	200	200	-	
6830.01 - Professional Develop_Training, None	94,200	94,200	106,200	
6830.02 - Professional Develop_Travel, None	500	500	-	
6835.None - Dues, None	4,435	4,435	4,620	
7410.38 - Contract Svcs_E Waste Disposal, None	2,000	2,000	2,000	
7410.None - Contract Svcs, None	91,000	91,000	111,000	
7430.03 - Contract Maintenance_Software, None	2,200,831	2,160,831	2,381,520	
7430.None - Contract Maintenance, None	917,791	917,791	954,877	
7900.None - Operating Equip, None	1,244,484	1,044,484	961,600	
6105.04 - Operating Supply_Copy Mach, None	83,000	83,000	75,000	



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Budget by Fund				
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget	
6105.05 - Operating Supply_Copy Mach Chgs, None	51,000	51,000	35,000	
6510.09 - Telephone_Air Cards/Mobile Device, None	13,440	13,440	17,700	
7620.03 - Data Process Chgs_Direct, None	79,180	79,180	79,180	
7630.01 - Medical Programs_Health Programs, None	21,290	21,290	26,126	
7630.02 - Medical Programs_HSA Match, None	1,500	1,500	3,000	
7630.03 - Medical Programs_Wellness Awards, None	5,088	5,088	6,300	
7640.None - Liability Insurance, None	1,004	1,004	1,305	
7680.None - Interfund Fuel, None	254	254	248	
7685.01 - Fleet Accrual_Replacement, None	2,039	2,039	2,641	
7685.02 - Fleet Accrual_Maintenance, None	864	864	683	
7690.01 - Facility Accrual_Maintenance, None	49,963	49,963	53,935	
7695.None - Interfund Utilities, None	10,479	10,479	11,008	
Non Personnel Operating Total	\$ 5,363,872	\$ 5,086,072	\$ 5,245,679	
Capital Outlay				
8100.None - Capital Equip, None	\$ 729,000	\$ 974,250	\$ 826,217	
Capital Outlay Total	\$ 729,000	\$ 974,250	\$ 826,217	
Total Expenditures	\$ 8,870,271	\$ 8,837,721	\$ 8,679,263	

402 Fleet and Equipment Fund				
Revenue				
Charges for Service				
4396.02 - Fuel Chgs_Outside Agencies, None	\$ 310,955	\$ 310,955	\$ 314,078	
4398.None - Maintenance Chgs, None	435,000	435,000	455,000	
4700.None - Misc Revenue, None	1,000	1,000	-	
Charges for Service Total	\$ 746,955	\$ 746,955	\$ 769,078	
Interfund Revenue				
4393.02 - Insurance_Veh Damage/Repair, None	\$ 55,000	\$ 55,000	\$ 55,000	
4395.01 - Fleet Accrual Chgs_Replacement, None	3,000,000	2,767,000	3,687,845	
4395.02 - Fleet Accrual Chgs_Maintenance, None	1,742,793	1,742,793	1,797,351	
4396.01 - Fuel Chgs_City, None	592,945	592,945	620,591	
Interfund Revenue Total	\$ 5,390,738	\$ 5,157,738	\$ 6,160,787	
Interest				
4610.None - Interest Income, None	\$ 18,213	\$ 64,963	\$ 46,800	
Interest Total	\$ 18,213	\$ 64,963	\$ 46,800	
Capital Proceeds				
4665.None - Sale of Equipment, None	\$ 150,000	\$ 26,000	\$ 80,000	
Capital Proceeds Total	\$ 150,000	\$ 26,000	\$ 80,000	
Other				
4760.None - Insurance Reimbursement, None	\$ 2,000	\$ 2,000	\$ 2,000	
Other Total	\$ 2,000	\$ 2,000	\$ 2,000	
Total Revenue	\$ 6,307,906	\$ 5,997,656	\$ 7,058,665	

Expenditures

Labor and Benefits

5000.None - Full Time Salaries, None	\$ 761,577	\$ 761,577	\$ 849,410
5010.None - Cellular Telephone, None	992	992	451



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Budget by Fund					
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget		
5390.None - Overtime, None	18,636	18,636	19,058		
5420.None - Gen Retire Plan, None	46,130	46,130	50,971		
5450.None - Leave Payout, None	7,147	7,147	-		
5510.None - Social Security Cont, None	48,821	48,821	53,849		
5515.None - Medicare Cont, None	11,423	11,423	12,599		
5610.02 - Worker's Compensation Claims Experience, None	-	-	12,785		
5610.None - Worker's Compensation, None	16,315	16,315	9,306		
5620.None - Dental Insurance, None	8,372	8,372	8,975		
5625.None - Health Insurance, None	174,709	174,709	187,196		
5630.None - Life Insurance, None	1,201	1,201	1,274		
5635.None - Long Term Disability, None	2,963	2,963	3,149		
Labor and Benefits Total	\$ 1,098,286	\$ 1,098,286	\$ 1,209,023		
Non Personnel Operating					
6020.01 - Fuel_Gasoline, Unleaded, None	\$ 299,783	\$ 299,783	\$ 310,462		
6020.02 - Fuel_Diesel, None	290,773	290,773	172,477		
6020.05 - Fuel_CNG, None	430,554	430,554	457,141		
6105.11 - Operating Supply_Office, None	800	800	600		
6105.13 - Operating Supply_Small Tools, None	7,000	7,000	7,000		
6105.None - Operating Supply, None	11,000	11,000	9,900		
6125.None - Uniforms/Clothing, None	300	300	300		
6160.03 - Equip Parts/Supply_Oil & Grease, None	54,500	54,500	55,500		
6160.04 - Equip Parts/Supply_Parts, None	610,000	610,000	635,485		
6160.05 - Equip Parts/Supply_Tires, None	213,000	213,000	191,231		
6210.01 - Repairs/Maint_Buildings, None	15,000	15,000	13,500		
6210.04 - Repairs/Maint_Equipment, None	50,000	50,000	45,000		
6210.None - Repairs/Maint, None	160,000	160,000	195,000		
6400.None - Advertising, None	800	800	300		
6510.08 - Telephone_Other, None	675	675	675		
6825.02 - Allowance/Reimb_Tool, None	9,600	9,600	10,400		
6830.01 - Professional Develop_Training, None	10,000	10,000	12,000		
6835.None - Dues, None	500	500	500		
7410.15 - Contract Svcs_Laundry, None	4,160	4,160	4,800		
7430.None - Contract Maintenance, None	16,200	16,200	16,200		
7530.None - Licenses/Permits, None	500	500	450		
6510.None - Telephone, None	3,686	3,686	1,729		
6550.09 - Utilities_Energy Service Contract, None	11,943	11,943	12,266		
7620.01 - Data Process Chgs_Basic, None	35,154	35,154	34,058		
7620.02 - Data Process Chgs_Equip Replace, None	2,660	2,660	2,560		
7620.03 - Data Process Chgs_Direct, None	15,313	15,313	12,312		
7630.01 - Medical Programs_Health Programs, None	12,774	12,774	13,629		
7630.02 - Medical Programs_HSA Match, None	1,500	1,500	3,000		
7630.03 - Medical Programs_Wellness Awards, None	3,053	3,053	3,300		
7640.None - Liability Insurance, None	49,571	49,571	49,571		
7656.01 - Interfund Insur_Veh Damage/Rep, None	55,000	55,000	55,000		
7680.None - Interfund Fuel, None	2,547	2,547	2,491		



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Budget by Fund				
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget	
7685.01 - Fleet Accrual_Replacement, None	6,893	6,893	8,925	
7685.02 - Fleet Accrual_Maintenance, None	6,365	6,365	4,907	
7690.01 - Facility Accrual_Maintenance, None	34,162	34,162	46,344	
7695.None - Interfund Utilities, None	35,359	35,359	37,144	
Non Personnel Operating Total	\$ 2,461,125	\$ 2,461,125	\$ 2,426,157	
Capital Outlay				
8100.04 - Capital Equip_Vehicles/Machinery, None	\$ 3,000,000	\$ 3,833,787	\$ 3,735,000	
8100.05 - Capital Equip_Vehicles/Machinery_New Acquisition, None	\$ 384,000	\$ 384,000	\$ -	
Capital Outlay Total	3,384,000	4,217,787	3,735,000	
Total Expenditures	\$ 6,943,411	\$ 7,777,198	\$ 7,370,180	
Transfers In				
4817.None - Transfer in First Responder Sales Tax, None	\$ -	\$ -	\$ 70,581	
4821.None - Transfer in Sales Tax CIP, None	384,000	384,000	156,000	
Transfers In Total	\$ 384,000	\$ 384,000	\$ 226,581	
404 Insurance Fund				
Revenue				
Charges for Service				
4700.None - Misc Revenue, None	\$ 25,500	\$ 15,000	\$ 30,000	
Charges for Service Total	\$ 25,500	\$ 15,000	\$ 30,000	
Interfund Revenue				
4393.01 - Insurance_Premiums, None	\$ 2,673,145	\$ 2,736,538	\$ 13,292,328	
4393.03 - Medical Programs_Health Programs, None	606,786	606,786	641,730	
4393.04 - Medical Programs_HSA Match, None	156,750	156,750	199,500	
4393.05 - Medical Programs_Wellness Awards, None	145,000	145,000	129,300	
Interfund Revenue Total	\$ 3,581,681	\$ 3,645,074	\$ 14,262,858	
Interest				
4610.None - Interest Income, None	\$ 109,617	\$ 57,325	\$ 92,700	
Interest Total	\$ 109,617	\$ 57,325	\$ 92,700	
Other				
4730.None - Claim Reimbursement, None	\$ -	\$ -	\$ 1,012,800	
4755.01 - Contributions_Employee, None	271,436	-	-	
4755.02 - Contributions_Retiree Dependents, None	91,029	-	-	
4755.03 - Contributions_Buy-In, None	25,500	-	-	
4755.07 - Contributions_Retiree Premiums, None	35,101	-	-	
Other Total	\$ 423,066	\$ -	\$ 1,012,800	
Total Revenue	\$ 4,139,864	\$ 3,717,399	\$ 15,398,358	
Expenditures				
Labor and Benefits				
5000.None - Full Time Salaries, None	\$ 130,456	\$ 130,456	\$ 136,063	
5010.None - Cellular Telephone, None	45	45	-	
5290.None - Seasonal Part-Time, None	-	-	30,000	
5410.01 - Awards_Safety, None	17,500	17,500	17,500	
5410.13 - Awards_Wellness, None	145,000	145,000	-	
5420.None - Gen Retire Plan, None	8,195	8,195	8,166	



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Budget by Fund				
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget	
5510.None - Social Security Cont, None	8,118	8,118	10,298	
5515.None - Medicare Cont, None	1,902	1,902	2,410	
5610.02 - Worker's Compensation Claims Experience, None	-	-	4,360	
5610.None - Worker's Compensation, None	1,126	1,126	102	
5620.None - Dental Insurance, None	2,120	2,120	1,566	
5625.13 - Health Insurance_Wellness, None	-	-	129,300	
5625.15 - Health Insurance_HSA Match, None	122,250	122,250	114,000	
5625.16 - Health Insurance_Retirees, None	483,796	-	-	
5625.17 - Health Insurance_Retiree Dependants, None	95,023	-	-	
5625.None - Health Insurance, None	40,242	40,242	29,419	
5630.None - Life Insurance, None	212	212	158	
5635.None - Long Term Disability, None	496	496	386	
5820.02 - Allowances_Automobile, None	420	420	-	
Labor and Benefits Total	\$ 1,056,901	\$ 478,082	\$ 483,728	
Non Personnel Operating				
6105.12 - Operating Supply_Safety, None	\$ 1,500	\$ -	\$ 2,700	
6105.None - Operating Supply, None	650	650	585	
6310.None - Printing/Publications, None	200	200	180	
6710.02 - Claims_3rd Party Admin, None	63,800	63,800	69,000	
6710.None - Claims, None	1,065,000	1,065,000	1,007,800	
6720.01 - Insurance Premiums_Boiler, None	14,800	14,800	14,800	
6720.02 - Insurance Premiums_Excess, None	2,000	2,000	-	
6720.None - Insurance Premiums, None	1,076,928	1,076,928	10,962,674	
6770.None - CIRSA Deductibles, None	562,500	662,500	875,000	
6825.01 - Allowance/Reimb_Mileage, None	200	-	200	
6830.01 - Professional Develop_Training, None	5,500	5,500	7,500	
6835.None - Dues, None	435	435	400	
7310.01 - Charges/Fees_Bond Insurance, None	-	4,954	-	
7410.07 - Contract Svcs_Consultant, None	46,750	46,750	46,750	
7505.06 - Personnel Prog_Loss Control, None	5,000	-	4,500	
7505.12 - Personnel Prog_Telehealth, None	54,210	54,210	55,878	
7505.13 - Personnel Prog_Wellness, None	6,000	6,000	22,400	
7505.16 - Personnel Prog_Health Clinic, None	555,456	492,576	551,159	
6510.09 - Telephone_Air Cards/Mobile Device, None	-	-	660	
6510.None - Telephone, None	670	670	288	
7620.01 - Data Process Chgs_Basic, None	15,066	15,066	14,596	
7620.02 - Data Process Chgs_Equip Replace, None	1,300	1,300	1,300	
7620.03 - Data Process Chgs_Direct, None	2,456	2,456	1,550	
Non Personnel Operating Total	\$ 3,480,421	\$ 3,515,795	\$ 13,639,920	
Capital Outlay				
8215.None - Facility Improvements, None	\$ -	\$ 100,487	\$ -	
8220.None - Facility Acquisition, None	-	116,358	-	
Capital Outlay Total	\$ -	\$ 216,845	\$ -	
Total Expenditures	\$ 4,537,322	\$ 4,210,722	\$ 14,123,648	
Contingency and Reserves				



2019 Adopted, 2019 Amended, 2020 Recommended Budget by Fund
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Budget by Fund			
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget
8930.None - Unallocated appropriation, None	2,897,208	1,769,951	650,000
Contingency and Reserves Total	\$ 2,897,208	\$ 1,769,951	\$ 650,000

406 Facilities Management Fund

Revenue

Interfund Revenue

4389.01 - Facility Chgs_Maintenance, None	\$ 905,687	\$ 905,687	\$ 998,928
4389.03 - Facility Chgs_Uilities, None	1,663,620	1,663,620	1,747,601

Interfund Revenue Total	\$ 2,569,307	\$ 2,569,307	\$ 2,746,529
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Interest

4610.None - Interest Income, None	\$ 1,599	\$ -	\$ 1,200
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Interest Total	\$ 1,599	\$ -	\$ 1,200
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Other

4650.None - Lease Revenue, None	\$ 20,460	\$ 20,460	\$ 17,760
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Other Total	\$ 20,460	\$ 20,460	\$ 17,760
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Total Revenue	\$ 2,591,366	\$ 2,589,767	\$ 2,765,489
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Expenditures

Labor and Benefits

5000.None - Full Time Salaries, None	\$ 366,197	\$ 366,197	\$ 359,666
5010.None - Cellular Telephone, None	541	541	451
5390.None - Overtime, None	3,650	3,650	3,733
5420.None - Gen Retire Plan, None	21,980	21,980	21,581
5510.None - Social Security Cont, None	22,932	22,932	22,537
5515.None - Medicare Cont, None	5,365	5,365	5,277
5610.02 - Worker's Compensation Claims Experience, None	-	-	6,740
5610.None - Worker's Compensation, None	5,807	5,807	4,797
5620.None - Dental Insurance, None	3,707	3,707	3,157
5625.None - Health Insurance, None	82,223	82,223	83,236
5630.None - Life Insurance, None	532	532	565
5635.None - Long Term Disability, None	1,291	1,291	1,392

Labor and Benefits Total	\$ 514,225	\$ 514,225	\$ 513,132
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Non Personnel Operating

6105.03 - Operating Supply_Comput/Printer, None	\$ 1,900	\$ 1,900	\$ 1,900
6105.08 - Operating Supply_Janitorial, None	20,500	20,500	28,500
6105.11 - Operating Supply_Office, None	1,000	1,000	900
6105.12 - Operating Supply_Safety, None	200	200	200
6105.13 - Operating Supply_Small Tools, None	6,700	6,700	500
6105.None - Operating Supply, None	6,500	6,500	-
6125.None - Uniforms/Clothing, None	1,950	1,950	750
6210.01 - Repairs/Maint_Buildings, None	19,000	19,000	19,000
6210.04 - Repairs/Maint_Equipment, None	6,000	6,000	6,000
6270.03 - Damage Repair_Vehicles, None	7,500	7,500	-
6550.01 - Utilities_Electricity, None	1,427,482	1,427,482	1,067,029
6550.04 - Utilities_Gas, None	254,394	254,394	258,744
6550.05 - Utilities_Sewer, None	6,765	6,765	6,833



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Budget by Fund				
Classification-Account-Description		2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget
6550.06 - Utilities_Solid Waste, None		13,604	13,604	14,148
6550.07 - Utilities_Water, None		8,345	8,345	8,846
6550.12 - Utilities_Drainage, None		1,045	1,045	941
6640.02 - Rent_Land/Lease, None		10,500	10,500	2,100
6830.01 - Professional Develop_Training, None		4,000	4,000	2,500
7410.22 - Contract Svcs_Recycling, None		1,000	1,000	1,500
7410.24 - Contract Svcs_Security, None		-	-	8,750
7410.29 - Contract Svcs_Building, None		-	-	29,500
7410.30 - Contract Svcs_Electrical, None		-	-	9,140
7410.31 - Contract Svcs_Equipment, None		-	-	9,500
7410.32 - Contract Svcs_Plumbing, None		-	-	12,600
7410.33 - Contract Svcs_HVAC, None		-	-	51,000
7410.34 - Contract Svcs_Roofs, None		-	-	2,500
7410.None - Contract Svcs, None		100,000	100,000	-
7430.04 - Contract Maintenance_Garage, None		-	-	7,150
7430.05 - Contract Maintenance_Building, None		-	-	41,400
7430.07 - Contract Maintenance_Equipment, None		-	-	6,400
7430.08 - Contract Maintenance_Plumbing, None		-	-	1,400
7430.09 - Contract Maintenance_HVAC, None		-	-	27,500
7430.10 - Contract Maintenance_Roofs, None		-	-	2,500
7430.11 - Contract Maintenance_Security, None		-	-	700
7430.12 - Contract Maintenance_Janitorial, None		17,000	17,000	20,000
7430.13 - Contract Maintenance_Elevator, None		-	-	15,000
7430.None - Contract Maintenance, None		110,000	110,000	-
7900.None - Operating Equip, None		1,000	1,000	1,000
6510.09 - Telephone_Air Cards/Mobile Device, None		660	660	660
6510.None - Telephone, None		3,016	3,016	1,153
6550.09 - Utilities_Energy Service Contract, None		14,906	14,906	251,000
7620.01 - Data Process Chgs_Basic, None		10,044	10,044	9,731
7620.02 - Data Process Chgs_Equip Replace, None		2,500	2,500	1,150
7620.03 - Data Process Chgs_Direct, None		45,187	45,187	38,517
7630.01 - Medical Programs_Health Programs, None		7,452	7,452	9,087
7630.03 - Medical Programs_Wellness Awards, None		1,781	1,781	1,800
7640.None - Liability Insurance, None		64,836	64,836	84,205
7680.None - Interfund Fuel, None		2,550	2,550	2,854
7685.01 - Fleet Accrual_Replacement, None		5,811	5,811	7,525
7685.02 - Fleet Accrual_Maintenance, None		8,781	8,781	7,469
7690.01 - Facility Accrual_Maintenance, None		14,296	14,296	12,574
7695.None - Interfund Utilities, None		5,720	5,720	6,009
Non Personnel Operating Total		\$ 2,213,925	\$ 2,213,925	\$ 2,100,165
Total Expenditures		\$ 2,728,150	\$ 2,728,150	\$ 2,613,297
Capital Outlay				
8215.None - Facility Improvements, None		\$ -	\$ 111,173	\$ -
Capital Outlay Total		\$ -	\$ 111,173	\$ -
Transfers In				



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Budget by Fund					
Classification-Account-Description	2019 Adopted Budget		2019 Amended Budget		2020 Recommended Budget
4821.None - Transfer in Sales Tax CIP, None	\$	-	\$	200,000	\$ 300,000
Transfers In Total	\$	-	\$	200,000	\$ 300,000
<u>Contingency and Reserves</u>					
8930.None - Unallocated appropriation, None	\$	139,982	\$	28,809	\$ 300,000
Contingency and Reserves Total	\$	139,982	\$	28,809	\$ 300,000

Downtown Development Authority

2020 Recommended Budget		12/4/2019													
		PROJECTED													
Row Labels		BEGINNING FUND	TOTAL REVENUE	LABOR	NON PERSONNEL OPERATING	TOTAL OPERATING EXPENSE	DEBT SERVICE	MAJOR CAPITAL	TOTAL EXPENSE	TRANSFERS IN	TRANSFERS OUT	NET SOURCE (USE) OF FUNDS	Contingency Funds	Net Change in Fund Balance	ENDING FUND BALANCE
103 Downtown Development Authority		1,307,709	1,328,767	179,942	638,473	818,415	-	-	818,415	-	-	510,352	250,000	260,352	1,568,061
203 DDA Capital Improv Fund		487,322	6,600	10,502	-	10,502	-	-	10,502	-	-	(3,902)	-	(3,902)	483,420 1)
611 DDA TIF Debt Service Fund		1,977,489	1,952,122	-	-	-	1,653,500	-	1,653,500	-	-	298,622	-	298,622	2,276,112 2)
Total All Funds		\$ 3,772,520	\$ 3,287,489	\$ 190,444	\$ 638,473	\$ 828,917	\$ 1,653,500	\$ -	\$ 2,482,417	\$ -	\$ -	\$ 805,072	\$ 250,000	\$ 555,072	\$ 4,327,592

1) Amount in Fund Balance represents interest earnings and debt proceeds for the hotel connection. All will have to be used according to bond disclosure.

2) Debt Service Reserve \$1,237,712