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**CITY COUNCIL AGENDA
WEDNESDAY, JANUARY 5, 2022
250 NORTH 5TH STREET – CITY HALL AUDITORIUM
[VIRTUAL MEETING - LIVE STREAMED](#)
BROADCAST ON CABLE CHANNEL 191
5:30 PM – REGULAR MEETING**

Call to Order, Pledge of Allegiance, Moment of Silence

Proclamations

Proclaiming January 17, 2022 as Martin Luther King Jr. Day in the City of Grand Junction

Proclaiming the City of Grand Junction an Inclusive City

Proclaiming January 2022 as National Crime Stoppers Month 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.

Citizens have four options for providing Citizen Comments: 1) in person during the meeting, 2) virtually during the meeting (registration required), 3) via phone by leaving a message at 970-244-1504 until noon on Wednesday, January 5, 2022 or 4) submitting comments [online](#) until noon on Wednesday, January 5, 2022 by completing this form. Please reference the agenda item and all comments will be forwarded to City Council.

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 December 13, 2021 Special Meeting
- b. Summary of the December 13, 2021 Workshop
- c. Minutes of the December 15, 2021 Regular Meeting

2. Set Public Hearings

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

- a. Legislative
 - i. Introduction of an Ordinance Making Supplemental Appropriations for Employee Childcare Facility and Setting a Public Hearing for January 19, 2022.
- b. Quasi-judicial
 - i. A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, Exercising Land Use Control, and Introducing Proposed Annexation Ordinance for the Brown Property Annexation of 9.84 Acres, Located at 2537 G 3/8 Road, and Setting a Public Hearing for February 16, 2022
 - ii. Introduction of an Ordinance Rezoning 3.42 Acres from R-4 (Residential - 4 du/ac) to R-8 (Residential – 8 du/ac) Located at 2858 C ½ Road and Setting a Public Hearing for January 19, 2022

3. Contracts

- a. Purchase Fluid Management and Distribution System
- b. Purchase Forestry Grapple Truck

4. Resolutions

- a. A Resolution Designating the Location for the Posting of the Notice of Meetings, Establishing the 2022 City Council Meeting Schedule, and

Establishing the Procedure for Calling of Special Meetings for the City Council

- b. A Resolution Vacating a Portion of a Publicly Dedicated 14-Foot Wide Multi-Purpose Easement Located at the SE Corner of Highway 50 and Palmer Street as Granted to the City of Grand Junction by Reception Number 2178170
- c. A Resolution Authorizing a Quit Claim Deed to Llano Natural Resources
- d. A Resolution Authorizing the City Manager to Submit a Grant Request to the Department of Local Affairs for the Redevelopment of the City Market Site Located at 200 Rood Avenue
- e. A Resolution Amending Resolution No. 85-21 Regarding the Vacation of an Emergency Access Easement in Sundance Village Subdivision

REGULAR AGENDA

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

5. Discussion & Possible Direction

- a. Lincoln Park Stadium Renovation Update Regarding Conversion of Stadium Lighting to LED and Baseball Field to Artificial Turf

6. Public Hearings

- a. Quasi-judicial
 - i. A Resolution Accepting the Petition for the Annexation of 4.91 Acres of Land and Ordinances Annexing and Zoning the Church on the Rock North Annexation to R-8 (Residential - 8 du/ac), Located at 566 Rio Hondo Road
 - ii. An Ordinance Amending the Phasing Schedule of the Approved Redlands Mesa Outline Development Plan for Three Remaining Developable Parcels along West Ridges Boulevard

7. Resolutions

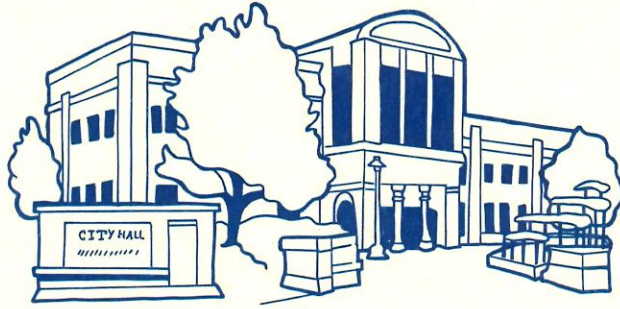
- a. Public Hearing: A Resolution Designating Voting District Boundaries in the City of Grand Junction

8. 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.

9. Other Business

10. Adjournment



City of Grand Junction, State of Colorado

Proclamation

Whereas, that all people, regardless of the color of their skin, the persuasion of their theology, or the level of their intelligence, were built by one Creator with one blood, designed and fashioned to live on one earth with one another; and

Whereas, Martin Luther King, Jr. was a minister who dedicated his life for this purpose so we may, as Americans, truly live out the Declaration of Independence as we hold these truths to be self-evident, that all people are created equal, that they are endowed by their creator with certain inalienable rights, that among these are life, liberty, and the pursuit of happiness; and

Whereas, the third Monday of each January is acknowledged as Martin Luther King, Jr. Day in Grand Junction to honor a great American who awakened a nation's conscience to not judge a person by the color of their skin but by the content of their character; and

Whereas, in cooperation with the City of Grand Junction, several events are planned to commemorate Martin Luther King, Jr. Day on January 17th.

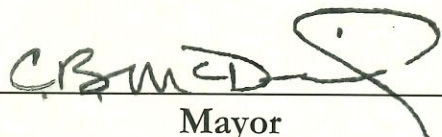
NOW, THEREFORE, I, C.B McDaniel, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim January 17, 2022 as

"Martin Luther King, Jr. Day"

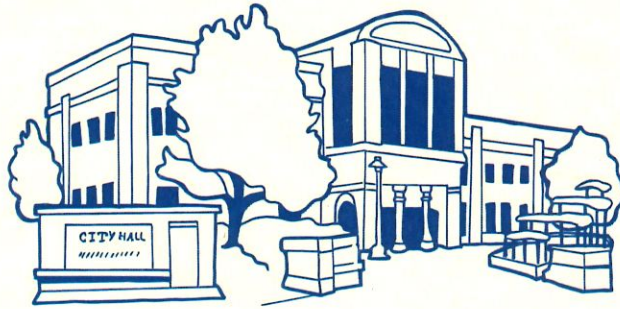
in the City of Grand Junction and encourage all citizens of Grand Junction to observe this day with appropriate activities and programs that honor the memory and legacy of Dr. King.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 5th day of January, 2022.





Mayor



City of Grand Junction, State of Colorado

Proclamation

Whereas, Grand Junction, CO is a city that welcomes and celebrates people of all races, ethnicities, religions, sexual orientations, genders, economic status and physical and mental circumstances. The City of Grand Junction cherishes our diversity and believes it enhances the quality of life in our community; and

Whereas, Grand Junction respects diversity and desires to ensure that the human rights of all citizens are protected and to that end the City implores all citizens to make known that we do not tolerate discrimination in any form and recognize that marginalized individuals experience increased instances of bias, hate speech, bigotry and violence through no fault of their own; and

Whereas, the residents of Grand Junction are urged to work together to engage in dialogue and move forward to ensure all Grand Junction residents feel their voices are heard, and to ensure that our community will foster equality, social justice and freedom from fear of persecution based on race, religious belief, country of origin, sexual orientation, gender, income, disability, age or family status; and

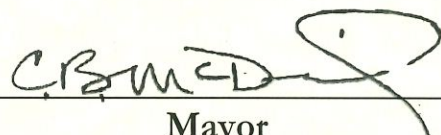
Whereas, the residents of Grand Junction are urged to expand community outreach, engagement and authentic collaboration that will empower each Grand Junction resident with the ability and desire to help create a society that condemns racism, misogyny, intolerance, discrimination or oppression toward any person.

NOW, THEREFORE, the Grand Junction City Council commits to support, participate in and help expand inclusivity conversations in support of a community that is free of oppression, persecution and hate. **FURTHERMORE,** the City of Grand Junction hereby intends to annually recognize the importance of inclusion of all residents of all beliefs and to consider, respect and value the uniqueness and importance of diversity in our community.

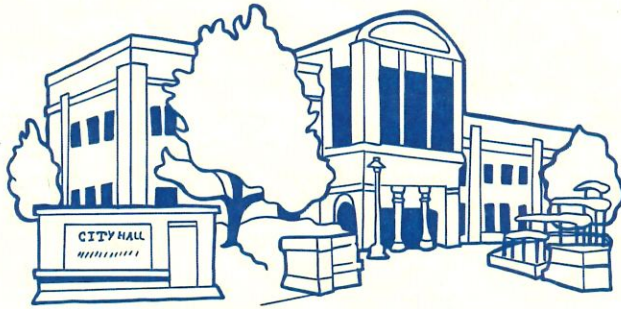
"The City of Grand Junction an Inclusive City"

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 5th day of January, 2022.





Mayor



City of Grand Junction, State of Colorado

Proclamation

- Whereas,** crime is a menace to our society. It tears apart lives and causes feelings of fear, anger and helplessness. As caring citizens, we are obligated to do everything in our power to ensure that our communities are not victimized by criminals; and
- Whereas,** the Crime Stoppers of Mesa County program has empowered the citizens of Mesa County to take a stand against crime. This program brings together citizens, law enforcement, the media, businesses, and educational institutions to combat crime and make our communities safer; and
- Whereas,** combining media awareness, cash rewards, and an anonymous tip line for citizens to contact, Crime Stoppers of Mesa County has created an effective method for solving crimes and helping citizens take back control over their neighborhoods; and
- Whereas,** the award-winning, nationally recognized Crime Stoppers of Mesa County has been particularly effective and since 1983 has received 21,600 tips, which have led to 1,840 arrests and the recovery of over 9 million one hundred thousand dollars in drugs and property. Anonymous Crime Stopper callers have been rewarded over \$313,000 for their valuable information; and
- Whereas,** Crime Stoppers of Mesa County has forged strong working relationships with all area law enforcement agencies, including: Colorado State Patrol, Fruita Police Department, Grand Junction Police Department, Mesa County Sheriff's Office, Mesa County District Attorney's Office, and the Palisade Police Department; and
- Whereas,** Crime Stoppers of Mesa County is working to increase awareness of community safety issues and crime prevention efforts, while also giving back to our community by offering grants to various organizations, partnership with Colorado Mesa University and scholarships to Law Enforcement graduates.

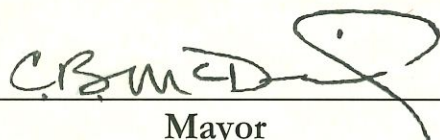
NOW, THEREFORE, I, C.B. McDaniel, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim the month of January 2022 as

"National Crime Stoppers Month"

in the City of Grand Junction and call all citizens of Grand Junction to increase their participation in Crime Stoppers of Mesa County in the effort to prevent crime, thereby strengthening the communities in which they live.



IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 5th day of January, 2022.



Mayor

GRAND JUNCTION CITY COUNCIL MINUTES OF THE SPECIAL MEETING

December 13, 2021

Call to Order, Pledge of Allegiance, Moment of Silence

The City Council of the City of Grand Junction convened into special session on the 13th day of December, 2021 at 5:30 p.m. Those present were Councilmembers Phillip Pe'a, Randall Reitz, Dennis Simpson, Rick Taggart, and Council President Chuck McDaniel. Councilmembers Abe Herman and Anna Stout were absent.

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

Council President McDaniel called the meeting to order, and Councilmember Simpson led the Pledge of Allegiance which was followed by a moment of silence.

REGULAR AGENDA

Downtown Grand Junction Business Improvement District's 2021 Update and 2022 Operating Plan and Budget

Annually, the Downtown Grand Junction Business Improvement District is required to file an Operating Plan and Budget with the City Clerk by September 30th. The City Council then approves or disapproves the plan and budget. The City Council reviewed the Plan and Budget at its October 18, 2021 Workshop.

Executive Director of the Downtown Development Authority Brandon Stam was present to answer questions on this item.

The floor was opened for public comments at 5:34 p.m.

There were no comments.

The floor was closed for public comments at 5:34 p.m.

Councilmember Pe'a moved to approve the Downtown Grand Junction Business Improvement District's 2022 Operating Plan and Budget. Councilmember Simpson seconded the motion. Motion carried by unanimous voice vote.

Horizon Drive Association Business Improvement District's 2021 Annual Report and 2022 Operating Plan and Budget

Annually the Horizon Drive Association Business Improvement District is required to file

an operating plan and budget with the City Clerk by September 30th each year. The City Council then approves or disapproves the plan and budget. The plan and budget were approved by the Horizon Drive Business Improvement District Board. The City Council discussed this at their October 18, 2021 Workshop.

Executive Director of the Horizon Drive Association Business Improvement District Vara Kusal was present to answer questions on this item.

The floor was opened for public comment at 5:36 p.m.

There were no comments.

The floor was closed for public comment at 5:36 p.m.

Councilmember Taggart moved to approve the Horizon Drive Association Business Improvement District's 2022 Operating Plan and Budget. Councilmember Pe'a seconded the motion. Motion carried by unanimous voice vote.

Adjournment

The meeting adjourned at 5:37 p.m.

Wanda Winkelmann, MMC
City Clerk

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
December 13, 2021

Meeting Convened: 5:37 p.m. Meeting held in person at the City Hall Auditorium, 250 North 5th Street, and live streamed via GoToWebinar.

Meeting Adjourned: 7:25 p.m.

City Councilmembers present: Councilmembers Phil Pe’a, Randall Reitz, Dennis Simpson, Rick Taggart, and Mayor Chuck McDaniel. Councilmembers Abe Herman and Anna Stout were absent.

Staff present: City Manager Greg Caton, City Attorney John Shaver, Visit Grand Junction Director Elizabeth Fogarty, Community Development Director Tamra Allen, City Forester Rob Davis, Senior Assistant to the City Manager Greg LeBlanc, City Clerk Wanda Winkelmann, and Deputy City Clerk Selestina Sandoval.

Mayor McDaniel called the meeting to order.

Agenda Topic 1. Discussion Topics

a. City Market Site Proposed Redevelopment - The Junction

Community Development Director Tamra Allen introduced the topic.

Richmark Real Estate Partners, LLC is proposing the redevelopment of the 4.6 acres at 200 Rood Avenue where the shell of the previous 66,000 square foot City Market Grocery store currently exists. The site is in the heart of downtown Grand Junction and within the City’s Downtown Development Authority. The project proposal includes a 256-unit for-rent apartment project. The grocery store closed in 2019 and has become a source of blight and disinvestment in Grand Junction’s downtown.

The City and DDA have long-standing adopted goals supporting and incentivizing housing in the downtown. This redevelopment is an opportunity to capitalize upon the successful work and energy of Main Street and build essential housing in the downtown that has largely been an idea that has languished for the last two decades. The site is easily accessible by bicycle or walking, is situated near both services and employment centers and is across the street from an existing transit stop.

Tyler Richardson with Richmark introduced the company and expressed appreciation for the Grand Junction community, the staff at the Housing Authority, and City staff for meeting with them. Richmark is a family owned company dedicated to providing a quality product.

Adam Fraser, Vice President of Real Estate with Richmark, shared the projects they have been involved with, including the South Maddie apartments and Doubletree Hotel in Greeley, the Exchange in Fort Collins, and Six Canyon in Glenwood Springs. Mr. Fraser discussed the impact study completed by Gruen Gruen and Associates and noted that the construction activity will support 369 jobs. Additionally, there is \$15 million of projected economic output and estimated sales tax revenue of \$206,000 annually. The project has a feasibility gap of \$7.5 million and Richmark is partnering with the City, school district, and the Downtown Development Authority in pursuit of an affordable housing development incentives grant through the Department of Local Affairs (DOLA).

Discussion ensued regarding the amount requested in grants, a market study for this project, the pre-application meeting with DOLA on Thursday, the current blighted condition of the proposed site, the timing of this week's Executive Session, the fee structure used in Greeley, and hiring local contractors.

b. Lodging Tax Resolution Discussion

City Attorney John Shaver provided a brief overview of the topic.

On November 6, 2018, voters approved a 3% increase to the Lodgers Tax (Lodgers Tax Increase). In relevant part, the ballot question allowed for the 1.75 % of the Lodgers Tax Increase to be spent to promote, market, and obtain travel and tourism and tourism related activities. The voters authorized the City to annually budget .75% of the Lodgers Tax Increase to the Greater Grand Junction Sports Commission for marketing, promoting, and sponsoring sporting activities, events, tournaments, competitions and exhibitions and 1.0% of the Lodgers Tax Increase to the Grand Junction Regional Air Service Alliance (GJRASA) for marketing, supporting, and/or arranging for additional direct airline service to and from Grand Junction. Changes in any allocation(s) of the Lodgers Tax Increase are subject to future determinations by the City Council.

Due to staffing challenges, primarily pilot shortages, and other major disruptions in the air service industry, all of which were compounded by COVID, the assumptions under which Resolution No. 45-18 was adopted have materially changed. In light of these significant changes, the Council will be reviewing the Resolution and the goals of the GJRASA. After due consideration, the Council may amend Resolution No. 45-18 regarding the expenditure of the Lodgers Tax Increase revenue in support of the GJRASA's mission.

GJRASA Chairman Jay Seaton discussed the use of the funds and whether retaining airline service could be considered part of marketing and supporting airline service. Airlines have pulled back service due to COVID and the airport would like to preserve the flights they have and stop the leakage of travelers to other airports.

Discussion ensued regarding the allowable use of the funds as outlined in the ballot language and reviewing the Memorandum of Understanding to consider adjusting the cap to GJRASA.

Support was expressed for a new resolution to be brought forward that would clarify the use of funds to preserve flights.

c. Boards and Commission Applicant Interview Process

In September 2020, a memo was provided to City Council about the Board and Commission program. Topics covered in that memo included the Board and Commission structure, recruitment/orientation for applicants, interviews and interview questions, term expirations, and certificates of appointments. Since that time, improvements have been made to the program to include: starting the recruitment process four months prior to term expirations; inviting applicants to attend a board meeting prior to their interview; and eliminating the presentation of certificates at Council meetings (they are now presented at the appointee's first board meeting).

The Agenda Committee has requested a workshop to discuss additional improvements and City Clerk Winkelmann presented options for the composition of the Interview Team, alternates, and interview questions.

A conversation was held about Interview Teams and support was expressed to change them from three members of Council to two members of Council plus a board/commission Chair (or another member if the Chair is being considered for reappointment).

Currently the Planning Commission and Forestry Board have formal alternates. Support was expressed to have the Planning Commission continue with the appointment of alternates and amend the code to change the Forestry Board to a seven-member board without alternates. For all other boards and commissions, the Interview Team can select qualified applicants who could be appointed in the event of a mid-year vacancy.

The Council discussed potential interview questions and support was expressed for the standard questions along the lines of:

- Tell us about yourself and why you are interested in serving on this board.
- How have your past experiences prepared you to serve on this board? Have you attended a board meeting?
- Describe your involvement with issues pertaining to the City of Grand Junction.
- Any questions for the interview team?

It was noted it would be helpful to schedule interviews to last for fifteen minutes and the Interview Team can hold longer interviews as the schedule permits.

Councilmember Simpson serves on the Grand Valley Regional Transportation Commission and stated it would be helpful to have a substitute in the event of his absence. Support was expressed to have City Manager Caton serve as substitute.

Agenda Topic 2. City Council Communication

Graduation ceremonies are being held Friday at Colorado Mesa University and members of Council will be attending one or more of the events.

Councilmember Taggart requested a future discussion about “replying to all” in emails.

Agenda Topic 3. Next Workshop Topics

City Manager Caton stated that the next City Council workshop will be held on January 10, 2022 to discuss cannabis regulations.

Agenda Topic 4. Other Business

There was none.

Adjournment

The workshop adjourned at 7:25 p.m.

GRAND JUNCTION CITY COUNCIL MINUTES OF THE REGULAR MEETING

December 15, 2021

Call to Order, Pledge of Allegiance, Moment of Silence

The City Council of the City of Grand Junction convened into regular session on the 15th day of December 2021 at 5:30 p.m. Those present were Councilmembers Abe Herman, Phillip Pe'a, Randall Reitz, Dennis Simpson, Anna Stout, and Council President Chuck McDaniel. Councilmember Rick Taggart was absent.

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

Council President McDaniel called the meeting to order, and Councilmember Abe Herman led the Pledge of Allegiance which was followed by a moment of silence.

Appointments

To the Visit Grand Junction Board

Councilmember Pe'a moved to appoint Brenda Green, Elizabeth Forthushniak, and Pat Nichols Perrin to the Visit Grand Junction Board for 3-year terms expiring December 2024. Councilmember Reitz seconded the motion. Motion carried by unanimous voice vote.

Citizen Comments

Bruce Lohmiller spoke about site specific control areas (warm up tents), night patrols, and showers for the homeless population. He also said veterans have not been able to submit evidence to the Veterans Administration.

Carol Rathbun offered a prayer for the Grand Valley and State of Colorado.

Richard Swingle gave a presentation on his suggested New Year's resolutions for City Council.

Ed Kowalski spoke about COVID-19 deaths, school shootings, and hope for the future.

City Manager Report

City Manager Caton did not provide a report.

Council Reports

Councilmember Pe'a attended the Visit Grand Junction Board meeting.

Councilmember Herman attended the Urban Trails Committee, Grand Junction Economic Partnership, and Homeless Coalition meetings.

Councilmember Reitz provided an update on the Commission on Arts and Culture.

Councilmember Stout provided an update on the Business Incubator Center Executive Director search.

Council President McDaniel provided an update on the Persigo Agreement Modification Committee.

CONSENT AGENDA

Councilmember Pe'a moved to adopt the Consent Agenda items #1 - #5.

Councilmember Herman seconded the motion. Motion carried by unanimous voice vote.

1. Approval of Minutes

- a. Summary of the November 29, 2021 Workshop
- b. Minutes of the December 1, 2021 Regular Meeting

2. Set Public Hearings

- a. Quasi-judicial
 - i. Introduction of an Ordinance Zoning Approximately 4.79 Acres from County RSF-4 (Residential Single Family – 4 du/ac) to R-8 (Residential - 8 du/ac) for the Church on the Rock North Annexation, Located at 566 Rio Hondo Road, and Setting a Public Hearing for January 5, 2022
 - ii. Introduction of an Ordinance Amending the Phasing Schedule of the Approved Redlands Mesa Outline Development Plan for Three Remaining Developable Parcels along West Ridges Boulevard, and Setting a Public Hearing for January 5, 2022

3. Contracts

- a. Contract for the Land Use and Development Code Update

4. Resolutions

- a. A Resolution Approving Revisions to the City of Grand Junction Purchasing Manual
- b. A Resolution Authorizing an Outdoor Dining Lease to Tacocorp Worldwide, LLC dba TacoParty Located at 126 S. 5th Street
- c. A Resolution Authorizing an Outdoor Dining Lease to Vin Hospitality, LLC dba 626 on Rood Modern American Cuisine & Wine Bar Located at 626 Rood Avenue

5. Other Action Items

- a. Evaluation of the Value of Both the Gravel Resource and the Cost of Gravel Extraction for the Property Located at 359 29 5/8 Road and Consideration to Not Delay Development Approval until Gravel Extraction has been Accomplished or Protection Provided within the Proposed Goose Downs Subdivision

REGULAR AGENDA

An Ordinance Amending the Comprehensive Plan from Residential Rural (1 du/5 ac) to Residential Low (2 to 5.5 du/ac) and a Rezone from Residential Rural (1 du/5 ac) to R-4 (Residential – 4 du/ac) on a total of 8.62 Acres, Located at 2020 ½ S. Broadway; and De-Annexation of a Sliver of Land Transferred through a Boundary Agreement to 2006 and 2010 S. Broadway in Unincorporated Mesa County

Applicant, Monument Presbyterian Church requested a Comprehensive Plan Amendment from Rural (1 du/5 ac) to Residential Low (2 – 5.5 du/ac) and a rezone from R-R (Residential – Rural) to R-4 (Residential – 4 du/ac) for 8.62 acres located at 2020 ½ S. Broadway, in anticipation of future development. The requested R-4 zone district is consistent with the Comprehensive Plan Land Use Map designation of Residential Low (2 – 5.5 du/ac). Concurrent with this request is the need to de-annex (disconnect from the city limits) a sliver of land consisting of 0.14 acres that the applicant transferred from 2020 ½ S. Broadway (located within the city limits) to the owner of 2006 and 2010 S. Broadway (located outside of the city limits) as part of a recent boundary agreement between the parties.

Principal Planner David Thornton and applicant representative, Vortex Engineering, Inc. Senior Planner Ty Johnson presented this item.

The public hearing opened at 6:04 p.m.

There were no comments.

The public hearing closed at 6:04 p.m.

Councilmember Herman moved to adopt Ordinance No. 5045, an ordinance amending the 2020 One Grand Junction Comprehensive Plan from Residential Rural (1 du/5 ac) to Residential Low (2 to 5.5 du/ac) on a total of 8.62 acres, located at 2020 ½ S. Broadway and to rezone from Residential Rural (1 du/5 ac) to R-4 (Residential – 4 du/ac) on a total of 8.62 acres, located at 2020 ½ S. Broadway; and De-Annexation of a sliver of land transferred through a boundary agreement to 2006 and 2010 S. Broadway in unincorporated Mesa County on final passage and ordered final publication in pamphlet form. Councilmember Pe'a seconded the motion. Motion carried by unanimous roll call vote.

CDBG Activities: 1) A Resolution to Amend the 2019 Program Year Action Plan as a Part of the Grand Junction Five-Year Consolidated Plan for the Community Development Block Grant (CDBG) Program to Reallocate CDBG-CV Round 3 Funds Received via the CARES Act; and 2) Execute a Revised Subrecipient Agreement with Grand Valley Catholic Outreach to Include Additional Round 3 Funds

The City of Grand Junction received two allocations of 2020 CARES Act Community Development Block Grant funds (CDBG-CV) known as Round 1 and Round 3 in the amounts of \$275,976 and \$357,800 respectively (Round 2 funds were only allocated to States).

The City was notified of Round 1 funds in May 2020 and of Round 3 funds in September 2020. Both Rounds 1 and 3 funds were to be used to prevent, prepare for, and respond to the COVID-19 pandemic. These funds needed to be used for typical CDBG activities that responded to the effects of the pandemic including addressing economic and housing market disruptions caused by public health orders, financial assistance for household expenses, the need to rehabilitate a building or to add isolation rooms for recovering coronavirus patients, or other social services, economic development, and microenterprise assistance. In total, the City was allocated \$633,776 in CDBG-CV funds, of which approximately 65 percent have been expended. The remainder of the funds need to be reallocated as the former projects to which they were allocated are no longer needed. The Action Plan needs to be revised to reallocate the funds.

CDBG Administrator and Principal Planner Kristen Ashbeck presented this item.

The public hearing opened at 6:12 p.m.

There were no comments.

The public hearing closed at 6:12 p.m.

Councilmember Stout moved to adopt Resolution No. 105-21, a resolution amending the 2019 Program Year Action Plan as a part of the Grand Junction Five-year Consolidated Plan for the Community Development Block Grant (CDBG) Program and amending the CDBG Citizen Participation Plan pertaining to CDBG-CV funds; and authorize the City Manager to sign the amended Subrecipient Contract between the City of Grand Junction and Grand Valley Catholic Outreach for the reallocation of funding through the City's Amended 2019 Community Development Block Grant (CDBG) Program Year CDBG-CV3 funds. Councilmember Reitz seconded the motion. Motion carried by unanimous roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

Councilmember Stout noted upcoming social events for Council.

Council President McDaniel said he will put forward revision suggestions to amend the City's Development Code to include Comprehensive Plan amendments.

Executive Sessions

Councilmember Stout 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 SECTIONS 24-6-402(4)(e)(I) OF COLORADO'S OPEN MEETINGS LAW RELATIVE TO AN ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT FOR RICHMARK COMPANIES FOR A POSSIBLE RE-DEVELOPMENT/DEVELOPMENT PROJECT AT 200 ROOD AVENUE, GRAND JUNCTION, COLORADO; and,

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)(a) AND/OR 24-6-402(4)(e)(I) OF COLORADO'S OPEN MEETINGS LAW RELATIVE TO A POSSIBLE SALE OF REAL PROPERTY LOCATED AT 2600 RIVERSIDE PARKWAY, GRAND JUNCTION, COLORADO and return to Open Session to conclude the Executive Session; adjournment of the December 15, 2021 City Council meeting will occur in the City Hall Administration Conference room.

Councilmember Pe'a seconded the motion. Motion carried unanimously.

Council moved to the Administration Conference Room for the Executive Sessions.

Executive Sessions - City Hall Administration Conference Room

The City Council of the City of Grand Junction, Colorado met in Executive Session on Wednesday, December 15, 2021 at 6:30 p.m. in the Administration Conference Room, 2nd Floor of City Hall, 250 North 5th Street. Those present were Councilmembers Abe Herman, Phil Pe'a, Randall Reitz, Dennis Simpson, Anna Stout, and Mayor Chuck McDaniel. Councilmember Rick Taggart was absent.

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

Executive Session #1

Councilmember Stout moved to go into Executive Session #1:

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)(a) AND/OR 24-6-402(4)(e)(I) OF COLORADO'S OPEN MEETINGS LAW RELATIVE TO A POSSIBLE SALE OF REAL PROPERTY LOCATED AT 2600 RIVERSIDE PARKWAY, GRAND JUNCTION, COLORADO

Councilmember Pe'a seconded the motion. Motion carried unanimously.

The City Council convened into Executive Session #1 at 6:30 p.m.

Councilmember Stout moved to adjourn Executive Session #1.

Councilmember Pe'a seconded. Motion carried unanimously.

Executive Session #2

Councilmember Stout moved to go into Executive Session #2:

EXECUTIVE SESSION TO DISCUSS MATTERS THAT MAY BE SUBJECT TO NEGOTIATIONS, DEVELOPING STRATEGY FOR NEGOTIATIONS, AND/OR INSTRUCTING NEGOTIATORS PURSUANT TO SECTIONS 24-6-402(4)(e)(I) OF COLORADO'S OPEN MEETINGS LAW RELATIVE TO AN ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT FOR RICHMARK COMPANIES FOR A POSSIBLE RE- DEVELOPMENT/DEVELOPMENT PROJECT AT 200 ROOD AVENUE, GRAND JUNCTION, COLORADO

Councilmember Reitz seconded the motion. Motion carried unanimously.

The City Council convened into Executive Session #2 at 6:42 p.m.

Councilmember Stout moved to adjourn Executive Session #2.

Councilmember Pe'a seconded. Motion carried unanimously.

Executive Session #2 adjourned at 7:14 p.m.

Adjournment

The December 15, 2021 Regular meeting adjourned at 7:15 p.m. in the Administrative Conference Room.

Wanda Winkelmann, MMC
City Clerk





Grand Junction City Council

Regular Session

Item #2.a.i.

Meeting Date: January 5, 2022

Presented By: Jodi Welch, Finance Director, Greg Caton, City Manager

Department: Finance

Submitted By: Jodi Welch, Finance Director

Information

SUBJECT:

Introduction of an Ordinance Making Supplemental Appropriations for Employee Childcare Facility and Setting a Public Hearing for January 19, 2022.

RECOMMENDATION:

Staff recommends approval of an ordinance making supplemental appropriations for Employee Childcare Facility and amending the 2022 City of Grand Junction Budget and setting a public hearing for January 19, 2022.

EXECUTIVE SUMMARY:

The City recognizes the need to expand childcare options for our employees. It is especially difficult for those employees working shift schedules and the availability of childcare is a challenge throughout the community. \$500,000 was allocated in the 2022 Adopted Budget to research and implement solutions to support employee childcare needs. Offering these services will also enhance recruiting and retention efforts. By offering childcare options, the City can reduce the potential of employees leaving the workplace or not returning after bringing a new child into the family.

As part of this effort, an existing facility has been located and the City applied for an Employer Based Child Care Facility Grant last month in the amount of \$800,000 to fund a portion of the purchase of the facility and part of the improvements. The City received notice of intent to award on December 20th (attached). The total capital project is estimated at \$1.3 million, funded by the existing \$500,000 in the 2022 adopted budget and the \$800,000 grant award. The facility is expected to be operational July 2022 and has an estimated 2022 operating budget of \$312,000 (including \$40,000 in start-up costs), of which \$213,000 is expected to be covered by fee revenue with the difference of \$99,000 covered within the existing 2022 Adopted Budget.

The supplemental appropriation is required to authorize spending on the capital project in the Capital Fund and spending for the operational budget in the General Fund.

BACKGROUND OR DETAILED INFORMATION:

Property Acquisition and Improvements: As directed by the City Council Property Committee, an offer to purchase a former childcare facility has been negotiated and agreed upon for \$650,000 with an anticipated closing date in January 2022. The contract will come to City Council for approval at the January 19, 2022 City Council meeting. This facility requires improvements to make it operational and the total cost for the childcare facility project (including acquisition) is estimated at \$1.3 million.

Grant: In order to leverage funding, the City pursued the Employer Based Child Care Facility Grant from the State of Colorado through the Colorado Division of Human Services (CDHS) last month for \$800,000. The City was notified on December 20, 2021 that the Department had selected the City as one of four recipients of the funding (notice of intent to award attached).

Operation: The proposed childcare facility offers three separate spaces perfect for three age group classrooms, including 10 infant spots (6 weeks – 18 months), 10 toddler spots (12 months – 36 months), and 20 Preschool spots (3 years – 4 years). The facility and the childcare operations would be fully licensed under the Office of Early Childhood, which has specific guidelines related to childcare operations, staff-to-child ratios and square footage requirements. The staffing model for the childcare facility would be to hire one Daycare Director, three Early Childhood Teachers for each of the age-specific classrooms, and then multiple Assistant Early Childhood Teachers to meet the required staff-to-child ratios. The annual operation is expected to cost \$530,000, offset by \$430,000 in fee revenue which would require a \$100,000 annual subsidy. It is likely after the first six months of operation that staff will be able to identify cost-saving measures or additional revenues to reduce the ongoing subsidy.

Additional information regarding the facility purchase, employee childcare needs and use survey, operations, and staffing was provided to City Council on December 23, 2021 and is attached to this report for further reference.

FISCAL IMPACT:

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

The supplemental amount required for the Sales Tax Capital Improvement Fund is \$1,300,000 for the capital project, offset by the \$800,000 in grant revenue and includes the already budgeted \$500,000 for employee childcare. The supplemental amount

required for the General Fund is \$312,000 for the operating budget which is offset by \$213,000 in fee revenue.

SUGGESTED MOTION:

I move to introduce an ordinance making Supplemental Appropriations and Amending the 2022 Budget of the City of Grand Junction, Colorado for the year beginning January 1, 2022 and ending December 31, 2022 and to set a public hearing for January 19, 2022.

Attachments

1. Notice of Intent to Award - RFA 2022000099 Employer-Based Child Care Facility Grant
2. Childcare Program Memo122321
3. January 5th 2022 Supplemental Appropriation Ordinance

STATE OF COLORADO



FINANCIAL SERVICES
Andrea Eurich, Controller

PROCUREMENT DIVISION
1575 Sherman St., 6th Floor
Denver, Colorado 80203
Phone 303-866-3227
FAX 303-987-4610



Jared Polis
Governor

Michelle Barnes
Executive Director

December 20, 2021

RE: RFA 2022000099 Employer-Based Child Care Facility Grant.

Good Afternoon,

This letter is to inform you that Colorado Department of Human Services (CDHS) has completed the evaluation of proposals received in response to RFA 2022000099 Employer-Based Child Care Facility Grant. CDHS intends to award the following vendors the work identified in the solicitation:

Eagle Schools
Community Hospital
City of Grand Junction
Full Plate Management

Provided no protest regarding this solicitation and award is received, it is the intent of the CDHS to enter into a contractual agreement with the identified vendor in compliance with the terms and conditions stated in the solicitation, published addenda, and the response proposal. Final award will be contingent upon successful contract discussions.

Thank you again for your proposal and interest in this important project. If you would like to leave feedback about any part of the solicitation process, please provide the feedback at the following link:
<https://docs.google.com/forms/d/e/1FAIpQLScIgv9lgrT3x5AGzcvT1xkvpucrRhhN5QJ23vLcbyfvc2sma/w/viewform>

Sincerely,

Ryan Yarrow
Purchasing Agent

Memorandum

TO: Members of City Council
FROM: Greg Caton, City Manager
DATE: December 23, 2021
SUBJECT: Childcare Program Update

The City recognizes the need to expand childcare options for our employees. It is especially difficult for those employees working shift schedules and the availability of childcare is a challenge throughout the community. \$500,000 was allocated in the 2022 Adopted Budget to research and implement solutions to support employee childcare needs. Offering these services will also enhance recruiting and retention efforts. By offering childcare options the City can reduce the potential of employees leaving the workplace or not returning after bringing a new child into the family.

A recent employee survey conducted by the Human Resources Department revealed that 132 employees out of 254 responses are currently using or anticipate using childcare with 73% of those respondents indicating they would consider utilizing city-provided childcare. The final question on the survey allowed respondents to provide additional thoughts on childcare. The following themes are taken from the responses:

- City provided childcare is well-received
- There is a need for flexibility in hours of operations due to non-traditional work schedules
- There is a need for after hour and non-school day childcare for school aged children

Purchase & Operation of a Childcare Facility – Following the direction of the City Council Property Committee, an offer to purchase the former childcare facility located at 545 25 ½ Road has been negotiated and agreed upon for a price of \$650,000. The offer to purchase has several contingencies built into the agreement, most notably being subject to City Council approval and the award of Employer Based Child Care Facility Grant. Approximately \$650,000-\$750,000 are anticipated for improvements to the facility. Therefore, the total projected cost for the facility and associated improvements is \$1.3 - \$1.4 million.

An aerial showing the location of the proposed City of Grand Junction Employee Childcare Facility is included .

Employee Childcare Program – The proposed childcare facility offers three separate spaces perfect for three age group classrooms including 10 infant spots (6 weeks – 18 months), 10 toddler spots (12 months – 36 months), and 20 Preschool



spots (2 ½ years – 4 years). The facility and the childcare operations would be fully licensed under the Office of Early Childhood which has specific guidelines related to childcare operations, staff-to-child ratios and square footage requirements. The staff-to-child ratios are specifically related to the age of the children:

- 6 weeks to 18 months – 1 staff member to 5 infants
- 12 months to 36 months – 1 staff member to 5 toddlers
- 3 years to 4 years – 1 staff member to 10 children

The square footage requirement per child also relate to the age of the child and the size of each classroom. These spaces may include sleep and activity spaces but exclude areas such as the kitchen, toilet rooms, office, staff rooms, hallways, closets and space which is occupied by permanent built-in cabinets and storage shelves.

- 6 weeks to 18 months – 50 square feet per child
- 12 months to 36 months – 45 square feet per child
- 3 years to 4 years – 30 square feet per child

Staffing – The staffing model for the childcare facility would be to hire one Daycare Director, three Early Childhood Teachers for each of the age specific classrooms, and then multiple Assistant Early Childhood Teachers to meet the required staff-to-child ratios. The Daycare Director will be responsible for daily operations of the facility including all license requirements, intake of new children, management of staff and classroom curriculum. The Daycare Director will also substitute in the classrooms when a teacher is not available. Per licensing requirements, each of these positions have specific qualification guidelines that must be adhered to.

Understanding that the cost of childcare can be a concern for families. The City has in place fiscal agreements with both Mesa County and Garfield County to be a Colorado Child Care Assistance Program (CCCAP) provider. CCCAP provides childcare assistance to families who are working, searching for employment, or are in training, and families who are enrolled in the Colorado Works program and need childcare services to support their efforts toward self-sufficiency. CCCAP provides access to reduced cost childcare at licensed childcare facilities. Currently the City's summer camp programs use CCCAP funding in ensure all families are able to access these programs. The proposed childcare facility would also access CCCAP funding that could provide assistance to qualifying families. The following are the eligible requirements:

- Reside in Colorado
- Are working, seeking employment, or are participating in training/education
- Have at least one child who is under 13 years old (or 19 years old if the child has special needs or a disability and requires childcare)
- Have a family income of less than the defined maximum in your county of residence

Professional Development of Staff – The City realizes the importance of quality childcare. To demonstrate our commitment to quality care, the City will invest in professional development and will actively pursue the level 4 Quality Rating with the Colorado Shines program within the first year of operation. The Colorado Shines program is the rating system under the Office of Early Childhood. Understanding that the Colorado Shines QRIS is the tool that will be used for

assessing, enhancing and communicating to the public that the City of Grand Junction is operating the highest of quality licensed childcare program.

Grant Award – The City pursued the Employer Based Child Care Facility Grant from the State of Colorado in the amount of \$800,000. On Monday, December 20, City staff were notified that the City of Grand Junction was awarded the \$800,000 employee-based daycare grant for the State.

Supplemental Appropriation – Included within the 2022 Adopted Budget is \$500,000 allocated to employee childcare which will be used in support of this proposed project. In addition, the City has committed in-kind services to move this project forward. In anticipation of securing the property and being successful with the award of the grant, the City has already begun work with licensing to ensure that our facility will be open, licensed, and operational by July 1, 2022.

If approved, a supplemental appropriation to expend that grant award and to purchase the building will be brought for first reading on January 5 with the second reading scheduled for January 19. The contract to purchase the property at 545 25 ½ Road will also come to City Council on January 19.

C: Department Directors

ORDINANCE NO. ____

AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS TO THE 2022 BUDGET OF THE CITY OF GRAND JUNCTION, COLORADO FOR THE YEAR BEGINNING JANUARY 1, 2022 AND ENDING DECEMBER 31, 2022.

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

That the following sums of money be appropriated from unappropriated fund balance and additional revenues to the funds indicated for the year ending December 31, 2022 to be expended from such funds as follows:

Fund Name	Fund #	Appropriation
General Fund	100	\$ 312,000
Sales Tax CIP Fund	201	\$ 1,300,000

INTRODUCED AND ORDERED PUBLISHED IN PAMPHLET FORM this ____ day of _____, 2022.

TO BE PASSED AND ADOPTED AND ORDERED PUBLISHED IN PAMPHLET FORM this ____ day of _____, 2022.

President of the Council

Attest:

City Clerk



Grand Junction City Council

Regular Session

Item #2.b.i.

Meeting Date: January 5, 2022

Presented By: Kristen Ashbeck, Principal Planner/CDBG Admin

Department: Community Development

Submitted By: Kristen Ashbeck, Principal Planner

Information

SUBJECT:

A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, Exercising Land Use Control, and Introducing Proposed Annexation Ordinance for the Brown Property Annexation of 9.84 Acres, Located at 2537 G 3/8 Road, and Setting a Public Hearing for February 16, 2022

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The Applicant, McCurter Land Company LLC is requesting annexation of approximately 9.82 acres consisting of 1 parcel of land and located at 2537 G-3/8 Road. The subject property includes an existing single-family home and a few outbuildings. There is 0.02 acres (982 square feet) of G-3/8 Road right-of-way in the annexation for a total annexation area of 9.84 acres.

The property is Annexable Development per the Persigo Agreement. The Applicant is requesting annexation into the city limits in anticipation of future residential subdivision development of the property. The request for zoning will be considered separately by City Council, but will be heard concurrently with the annexation request. The hearing is scheduled to take place on February 16, 2022.

BACKGROUND OR DETAILED INFORMATION:

Annexation Request

The Applicant, McCurter Land Company LLC is requesting annexation of approximately 9.82 acres consisting of one parcel of land located at 2537 G-3/8 Road. The subject

property has an existing home and a few outbuildings. The subject property is planned for residential development. There is 0.02 acres (982 square feet) of G-3/8 Road right-of-way in the annexation.

The property is Annexable Development per the Persigo Agreement. The Applicant is requesting annexation into the city limits in anticipation of future residential subdivision development. The Applicant is requesting a zone district of R-4 (Residential 4 dwelling units per acre), the same zoning as properties to the south already within the City limits are zoned, which is consistent with the Residential Low (2 to 5.5 dwelling units per acre) Land Use category of the Comprehensive Plan. Current Mesa County zoning is RSF-R. The request for zoning will be considered separately by City Council, but concurrently with the annexation request and will be heard in a future Council action.

Annexation and Zoning Schedule

- Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use – January 5, 2022
- Planning Commission considers Zone of Annexation – January 25, 2022
- Introduction of a Proposed Ordinance on Zoning by City Council – February 2, 2022
- Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council – February 16, 2022
- Effective date of Annexation and Zoning – March 17, 2022

Annexation Analysis

The property is adjacent to the existing city limits to the east and south. The necessary one sixth contiguity requirements of State Statutes for annexation is being met. The property owner has signed a petition for annexation.

Staff has found, based on review of the petition and knowledge of applicable state law, including the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, that the Brown Property Annexation is eligible to be annexed because of compliance with the following:

- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described. The petition has been signed by the owners of all properties or 100% of the owners and includes 100% of the property described excluding right-of-way.
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits. The Brown Property Annexation has just under 23% of the perimeter of the annexation contiguous with the existing City limits, meeting the 1/6 contiguity requirements for annexation.
- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit, and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities.

d) The area is or will be urbanized in the near future. The property owner, McCurter Land Company LLC is currently preparing for the development of residential housing at R-4 urban densities.

e) The area is capable of being integrated with the City. The proposed annexation area is adjacent to the city limits on the east and south sides and will be required at the time of development to interconnect with existing urban services. Utilities and City services are available and currently serve the existing urban area near this site.

f) No land held in identical ownership is being divided by the proposed annexation. The entire property owned by the applicants is being annexed.

g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owner's consent. The property does not own any contiguous property; therefore, this requirement does not apply.

The annexation petition was prepared by the City.

FISCAL IMPACT:

As the property is developed, property tax levies and municipal sales and use tax will be collected, as applicable. For every \$1,000,000 of actual value, City property tax revenue on residential property at the current assessment rate would be approximately \$556 annually. Sales and use tax revenues will be dependent on construction activity and ongoing consumer spending on City taxable items for residential and commercial uses.

Public Works. The Brown Property Annexation does not include annexation of any existing County infrastructure and therefore there are no additional Public Works requirements for street maintenance, sweeping, lighting, drainage, or snow removal other than that proposed for the future subdivision itself.

Utilities. Water and sewer services are available to this property. The property is within the Ute Water District service area. The property is currently within the Persigo 201 Sewer Service Area. Three 8-inch sewer lines are proximate to the property on Castle Creek Road, Brush Creek Rd, and 25 ½ Road that ultimately convey wastewater to the 18-inch interceptor on Patterson Road. These sewer line should has sufficient capacity to serve an additional 37 sewer taps. The developer will be required to extend sewer to serve the development and the builder will be required to pay Plant Investment Fees. Therefore, there is no fiscal impact to the Persigo Sewer Enterprise Fund.

Fire Department. Currently this property is in the Grand Junction Rural Fire Protection District which is served by the Grand Junction Fire Department through a contract with the district. The rural fire district collects a 7.6010 mill levy that generates \$202 per year. If annexed, the property will be excluded from the rural fire district and the City's 8 mills will generate \$213 per year prior to development. If the property develops at the

estimated 37 dwelling units with an estimated value of \$600,000, the estimated annual property tax revenue (at the current residential assessment rate) would be approximately \$12,000 per year. Sales and use tax revenues will be dependent on construction activity and consumer spending on City taxable items for residential and commercial uses. This amount will need to pay for not only fire and emergency medical services, but also other City services provided to the area. City services are supported by a combination of property taxes and sales/use taxes.

No changes in fire protection and emergency medical response are expected due to this annexation. Primary response is from Fire Station 3 at 582 25 ½ Road and from that location response times are within National Fire Protection Association guidelines. Fire Station 3 has the capacity to handle the increase in calls for service resulting from this annexation and development.

Police Department. The Grand Junction Police Department does not anticipate a need for an increase in personnel or equipment to provide police services to this proposed annexation. However, this annexation along with future annexations and the accompanying infrastructure will in time have an accumulative impact which will require an increase in Police Department personnel and equipment in order to continue to provide adequate services.

SUGGESTED MOTION:

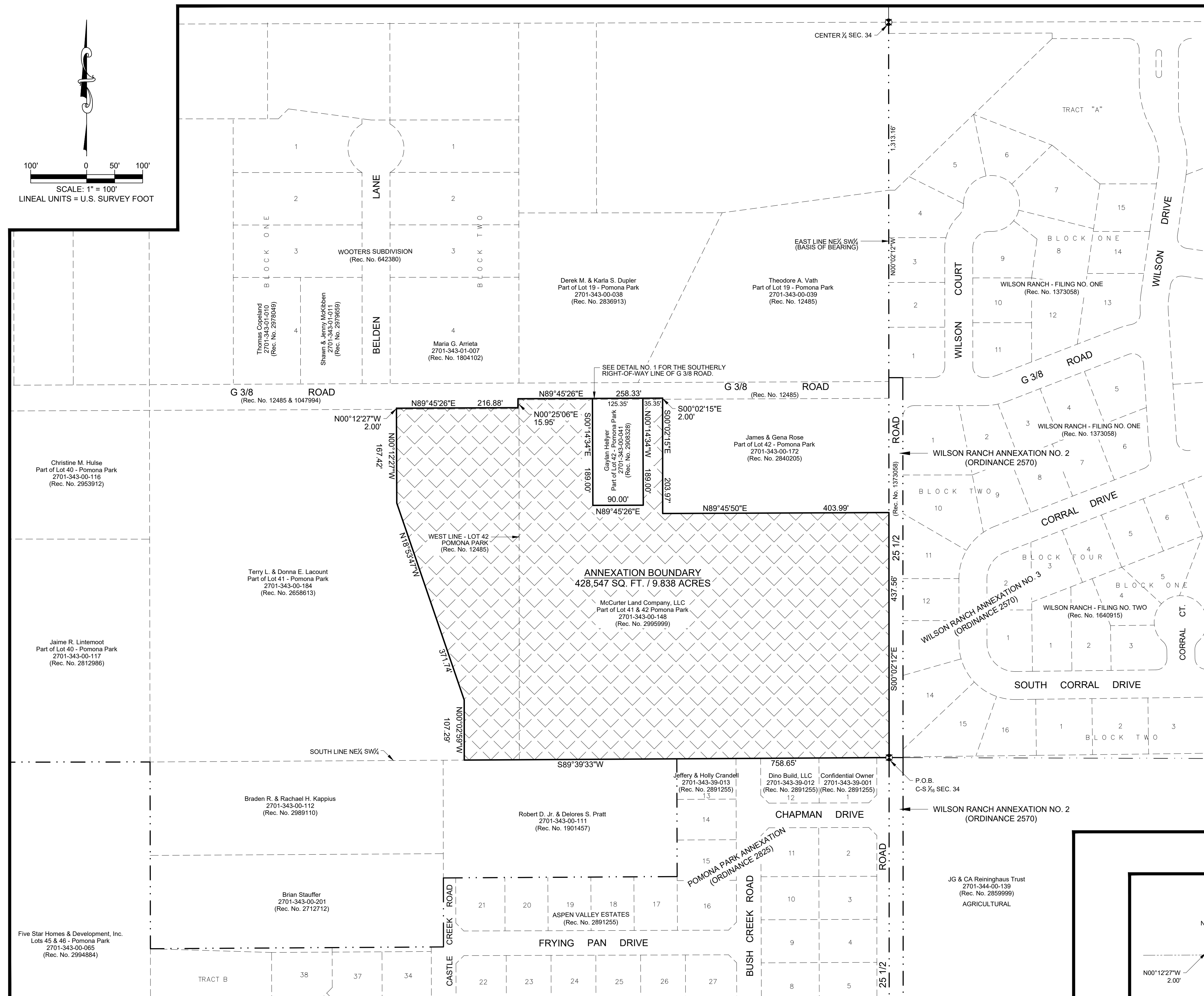
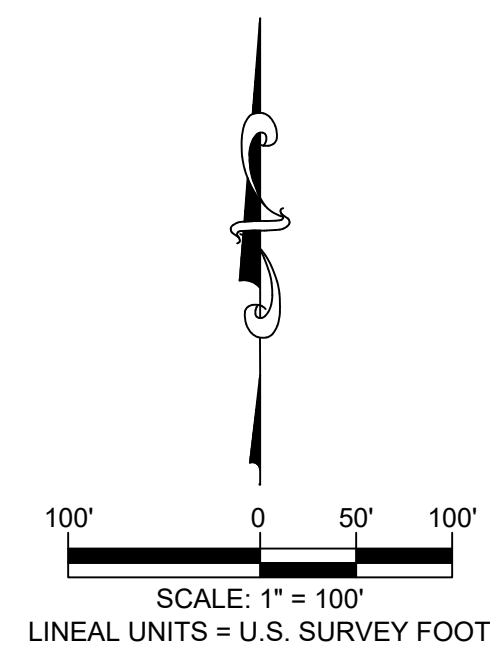
I move to (adopt/deny) Resolution No. 01-22, a resolution referring a petition to the City Council for the annexation of lands to the City of Grand Junction, Colorado, setting a hearing on such annexation and exercising land use control over the Brown Property Annexation, approximately 9.84 acres, located at 2537 G-3/8 Road, as well as introduce a proposed ordinance annexing territory to the City of Grand Junction, Colorado, Brown Property Annexation, approximately 9.84 acres, located at 2537 G-3/8 Road, and set a public hearing for February 16, 2022.

Attachments

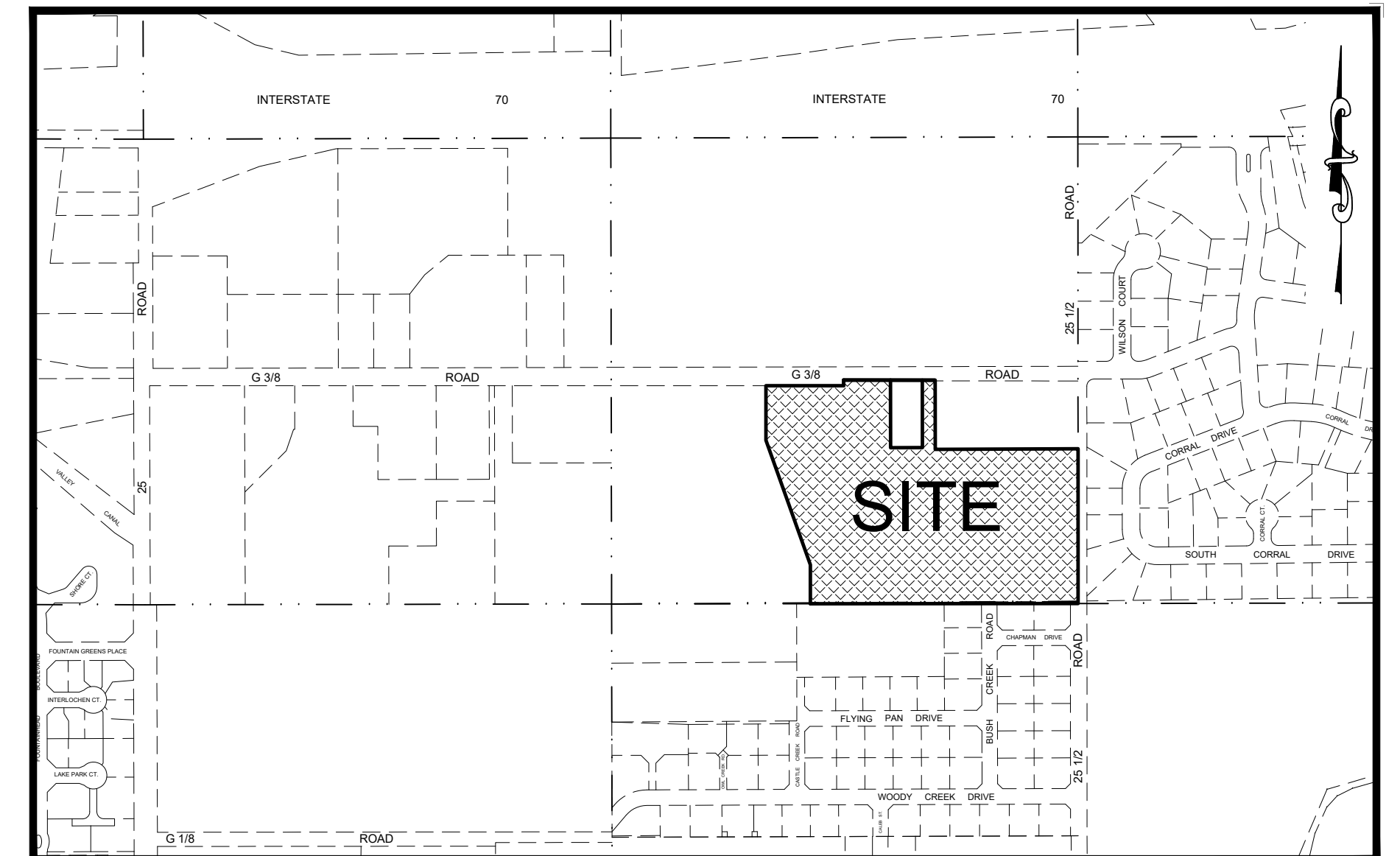
1. Brown Property Annexation Plat-Annex Plat update 12-9-21
2. Brown Property Annexation Maps
3. Brown Property Annexation Schedule
4. Resolution - Referral of Petition - Brown Property Annexation
5. Brown Property Annexation Ordinance

BROWN PROPERTY ANNEXATION

Located within the NE 1/4 SW 1/4 SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



THIS IS NOT A BOUNDARY SURVEY



SITE LOCATION MAP

SCALE: 1" = 400'

LEGAL DESCRIPTION

A parcel of land being a tract of land as described in Reception Number 2995999 said tract being a portion of Lots 41 & 42 of Pomona Park as described in Reception Number 12485 and a portion of the G 3/8 Road Right-of-Way described in a deed filed under Reception Number 1047999 and dedicated on said Pomona Park Plat, all situated in the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section 34, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado said parcel being more particularly described as follows:

Beginning at the center-south-one-sixteenth (1/16) corner of said Section 34 and assuming the East line of said NE1/4 SW1/4 bears N00°02'12"W with all other bearings contained herein being relative thereto; thence S89°39'33"W along the South line of said NE1/4 SW1/4, also being the South line of said Lots 41 & 42 of Pomona Park, a distance of 758.65 feet; thence N00°02'59"W, a distance of 107.29 feet; thence N18°53'47"W, a distance of 371.74 feet; thence N00°12'27"W, a distance of 167.42 feet to a point on the Southerly Right-of-Way Line of G 3/8 Road as described in Reception Number 1047994; thence continuing N00°12'27"W, a distance of 2.00 feet; thence N89°45'26"E, a distance of 216.88 feet; thence N00°25'06"E, a distance of 15.95 feet; thence N89°45'26"E, a distance of 258.33 feet; thence S00°02'15"E, a distance of 2.00 feet to a point on the Southerly Right-of-Way Line of G 3/8 Road as described in Reception Number 12485; thence S89°45'26"W along said Southerly Right-of-Way line, a distance of 125.35 feet; thence the following three (3) courses around the perimeter of a parcel of land as described in Reception Number 2908328: S00°14'34"E, a distance of 189.00 feet; N89°45'26"E, a distance of 90.00 feet; N00°14'34"W, a distance of 189.00 feet to a point on said Southerly Right-of-Way line of G 3/8 Road; thence N89°45'26"E along said Southerly Right-of-Way line, a distance of 35.35 feet to the Northwest corner of a parcel of land as described in Reception Number 2840205; thence S00°02'15"E along the West line of said parcel, a distance of 203.97 feet to the Southwest corner of said parcel; thence N89°45'50"E along the South line of said parcel, a distance of 403.99 feet to a point on the Westerly Right-of-Way line of 25 1/2 Road as dedicated on Reception Number 1373058 and said East line of the NE1/4 SW1/4 of Section 34; thence S00°02'12"E, along said West Right-of-Way line to the Point of Beginning.

Said parcel of CONTAINING **428,547** square feet or **9.84** Acres, more or less, as described.

LEGEND		SURVEY ABBREVIATIONS		SQ. FT.	SQUARE FEET
ANNEXATION	_____	P.O.C.	POINT OF COMMENCEMENT	AS	CENTRAL ANGLE
BOUNDARY	_____	P.O.B.	POINT OF BEGINNING	RAD.	RADIUS
EXISTING	_____	R.O.W.	RIGHT OF WAY	ARC	ARC LENGTH
CITY LIMITS	_____	SEC.	SECTION	CHD.	CHORD LENGTH
		TWP.	TOWNSHIP	CHB.	CHORD BEARING
		RGE.	RANGE	BLK.	BLOCK
		U.M.	UTE MERIDIAN	P.B.	PLAT BOOK
		NO.	NUMBER	BK.	BOOK
		REC.	RECEPTION	PG.	PAGE
				HOR. DIST.	HORIZONTAL DISTANCE

AREAS OF ANNEXATION	
ANNEXATION PERIMETER	3,570.50 FT.
CONTIGUOUS PERIMETER	819 FT.
AREA IN SQUARE FEET	428,547
AREA IN ACRES	9.84
AREA WITHIN R.O.W.	982 SQ. FT.
	0.02 ACRES

ORDINANCE NO.

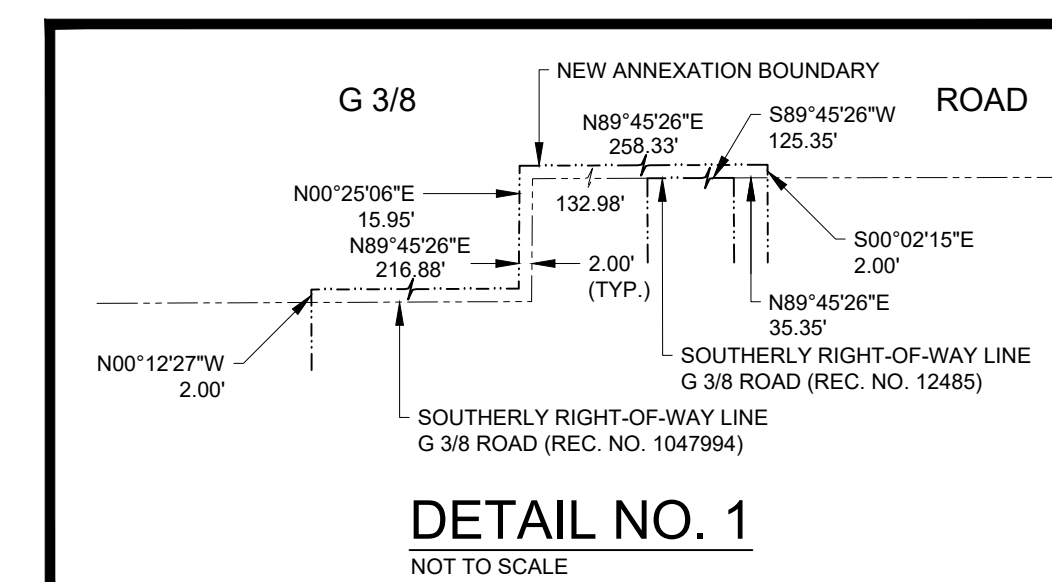
XXXX

EFFECTIVE DATE

NOVEMBER XX, 2021

NOTE:
THE DESCRIPTION(S) CONTAINED HEREIN HAVE BEEN DERIVED FROM
SUBDIVISION PLAT & DEED DESCRIPTIONS AS THEY APPEAR IN THE OFFICE OF
THE MESA COUNTY CLERK & RECORDER. THIS PLAT OF ANNEXATION DOES NOT
CONSTITUTE A LEGAL BOUNDARY SURVEY, AND IS NOT INTENDED TO BE USED AS
A MEANS OF ESTABLISHING OR VERIFYING PROPERTY BOUNDARY LINES.

RENEE BETH PARENT
STATE OF COLORADO - PL. S. NO. 38266
FOR THE CITY OF GRAND JUNCTION
333 WEST AVENUE - BLDG. C
GRAND JUNCTION, CO. 81501



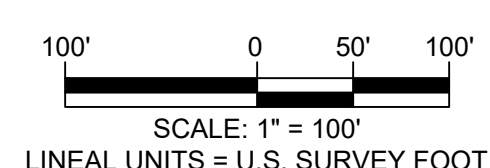
DETAIL NO. 1

NOT TO SCALE

NOT TO SCALE

NOTICE: ACCORDING TO COLORADO LAW ANY LEGAL ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY MUST COMMENCE WITHIN THREE (3) YEARS AFTER THE DISCOVERY OF SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

DRAWN BY: NCW DATE: 11/2021
DESIGNED BY: _____ DATE: _____
CHECKED BY: RBP DATE: 12/09/2021
APPROVED BY: RBP DATE: 11/2021



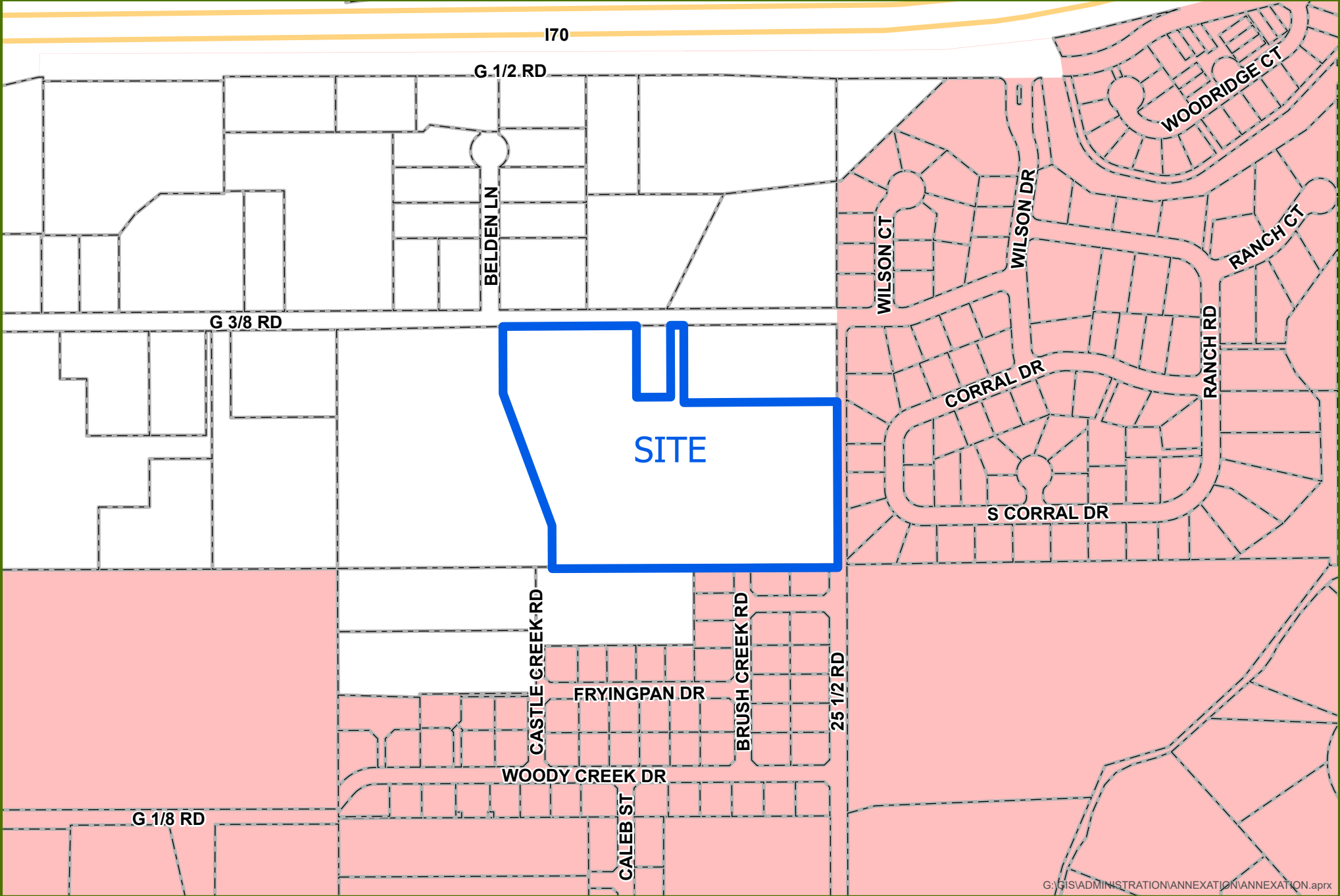
PUBLIC WORKS
ENGINEERING DIVISION

BROWN PROPERTY ANNEXATION

Located within the NE 1/4 SW 1/4 SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

1 OF 1

BROWN ANNEXATION



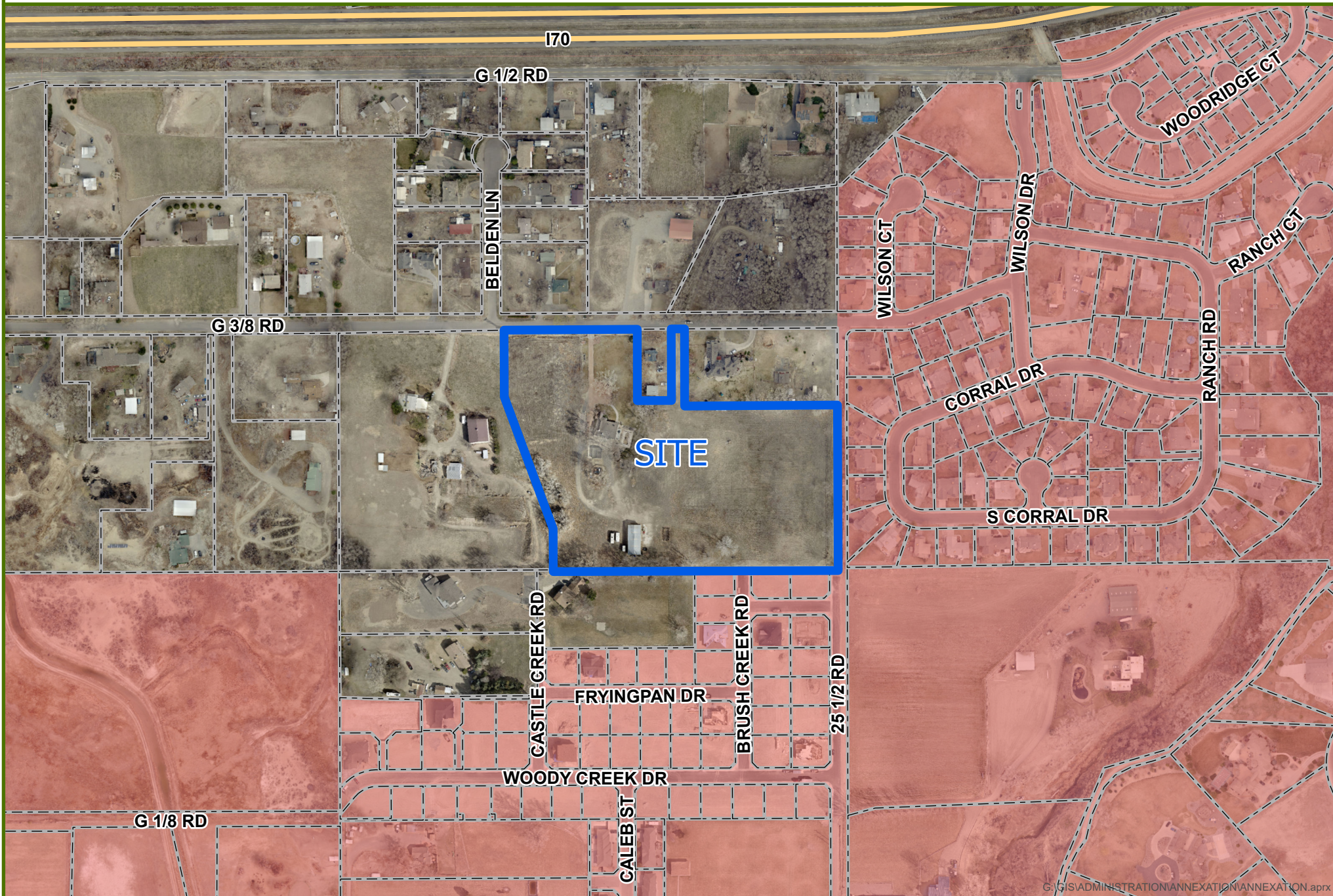
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0 0.05 0.1 Miles

 Annexation  City Limits

BROWN ANNEXATION



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0 0.05 0.1 Miles

 Annexation

 City Limits

BROWN ANNEXATION - LAND USE



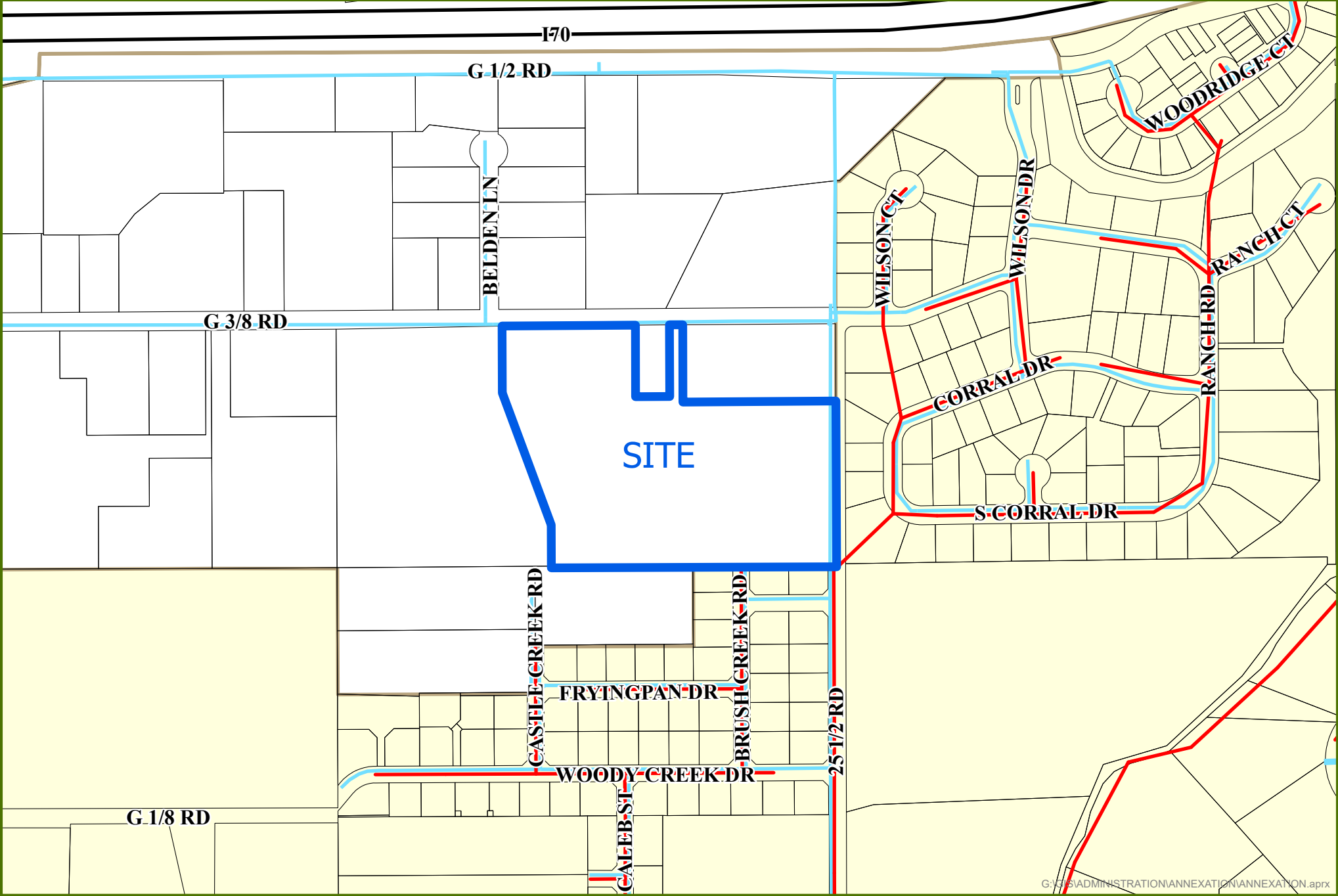
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0 0.05 0.1 Miles

 Annexation Boundary

BROWN ANNEXATION - UTILITIES



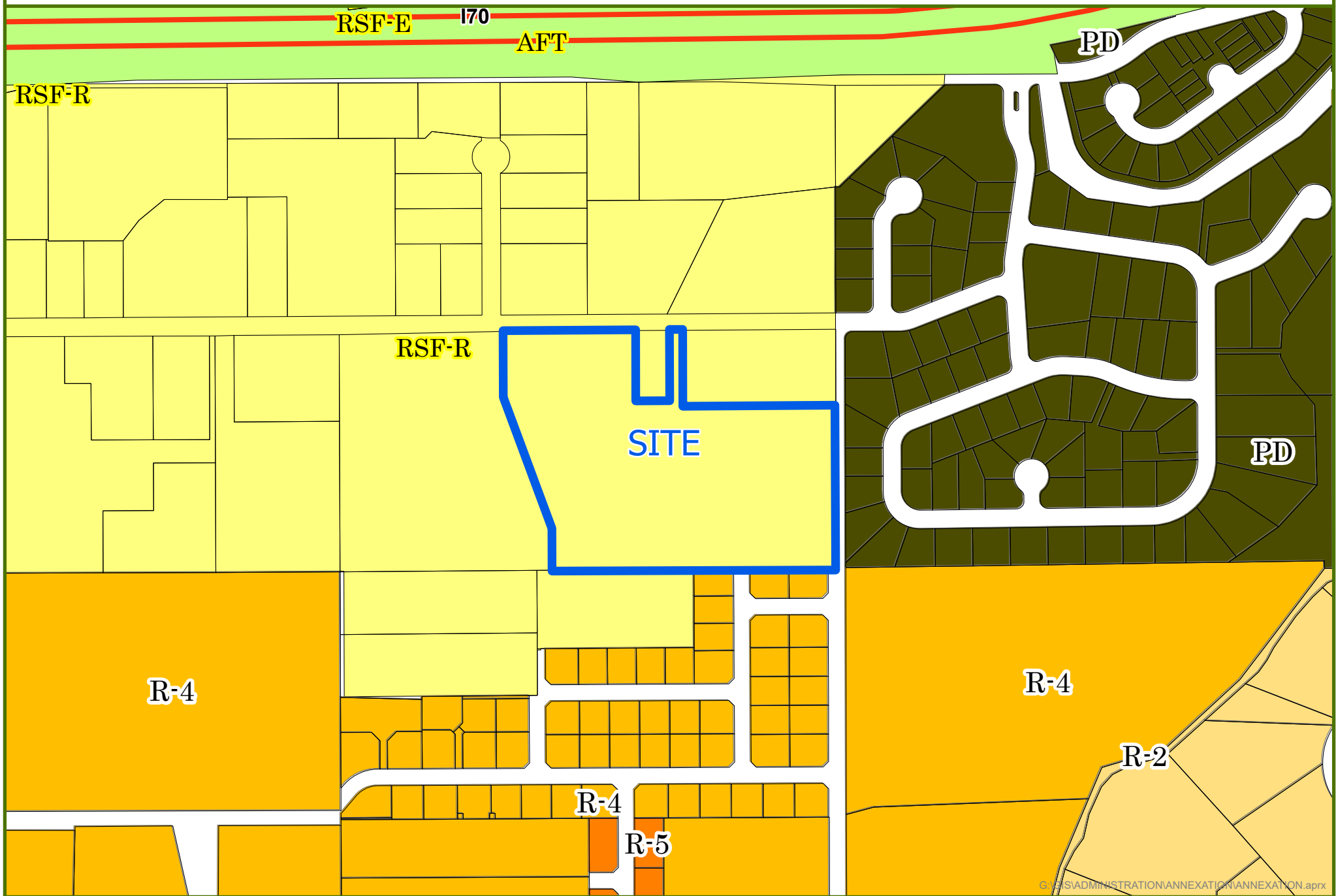
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0 0.05 0.1 Miles

SEWER UTE WATER CITY LIMITS

BROWN ANNEXATION - ZONING



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0 0.05 0.1 Miles

 Annexation

City Zoning
Packet Page 38

County Zoning

Date Created: 9/27/2021



BROWN ANNEXATION				
5 January 2022		Referral of Petition, Intro Proposed Ordinance, Exercise Land Use		
25 January 2022		Planning Commission Considers Zone of Annexation		
2 February 2022		City Council Intro Proposed Zoning Ordinance		
16 February 2022		City Council Accept Petition/Annex and Zoning Public Hearing		
17 March 2022		Effective date of Annexation and Zoning		
ANNEXATION SUMMARY				
File Number		ANX-2021-585		
Location		2537 G 3/8 Road		
Tax ID Number(s)		2701-343-00-108		
Number of Parcel(s)		1		
Existing Population		2		
No. of Parcels Owner Occupied		0		
Number of Dwelling Units		1		
Acres Land Annexed		9.84		
Developable Acres Remaining		9.73		
Right-of-way in Annexation		982 square feet of G 3/8 Road		
Previous County Zoning		RSF-R		
Proposed City Zoning		R-4		
Surrounding Zoning:	North:	RSF-R (Mesa County)		
	South:	RSF-R (Mesa County) and R-4 (City)		
	East:	PD (Planned Development)		
	West:	RSF-R (Mesa County)		
Current Land Use		Large Lot Single Family Residential (SFR)		
Proposed Land Use		Appx 37 Detached Single Family		
Surrounding Land Use:	North:	Large Lot Single Family Residential		
	South:	Large Lot SFR and Aspen Valley SFR		
	East:	SFR – Wilson Ranch		
	West:	Large Lot Single Family Residential		
Comprehensive Plan Designation:		Residential Low		
Zoning within Comprehensive Plan Designation:		Yes:	X	No:
Values:	Assessed	\$26,630		
	Actual	\$328,390		
Address Ranges		2533 – 2545 G 3/8 Road		
Special Districts:	Water	Ute Water District		
	Sewer	Grand Junction 201 Service Area Boundary		
	Fire	Grand Junction Rural Fire District		
	Irrigation/Drainage	Grand Valley Irrigation Company		
	School	Mesa County Valley School District 51		
	Pest	Grand River Mosquito Control District		

**NOTICE OF HEARING
ON PROPOSED ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO**

NOTICE IS HEREBY GIVEN that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 5th day of January 2022, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. _____

**A RESOLUTION
REFERRING A PETITION TO THE CITY COUNCIL
FOR THE ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO,
SETTING A HEARING ON SUCH ANNEXATION,
AND EXERCISING LAND USE CONTROL**

BROWN PROPERTY ANNEXATION

**APPROXIMATELY 9.84 ACRES
LOCATED ON A PROPERTY AT 2537 G-3/8 ROAD**

WHEREAS, on the 5th day of January 2022, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

**Brown Property Annexation
Perimeter Boundary Legal Description**

A parcel of land being a tract of land as described in Reception Number 2995999 said tract being a portion of Lots 41 & 42 of Pomona Park as described in Reception Number 12485 and a portion of the G 3/8 Road Right-of-Way described in a deed filed under Reception Number 1047999 and dedicated on said Pomona Park Plat, all situated in the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section 34, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado said parcel being more particularly described as follows:

Beginning at the center-south one-sixteenth (1/16) corner of said Section 34 and assuming the East line of said NE1/4 SW1/4 bears N00°02'12"W with all other bearings contained herein being relative thereto; thence S89°39'33"W along the South line of said NE1/4 SW1/4, also being the South line of said Lots 41 & 42 of Pomona Park, a distance of 758.65 feet; thence N00°02'59"W, a distance of 107.29 feet; thence N18°53'47"W, a distance of 371.74 feet; thence N00°12'27"W, a distance of 167.42 feet to a point on the Southerly Right-of-Way Line of G 3/8 Road as described in Reception Number 1047994; thence continuing N00°12'27"W, a distance of 2.00 feet; thence N89°45'26"E, a distance of 216.88 feet; thence N00°25'06"E, a distance of 15.95 feet; thence N89°45'26"E, a distance of 258.33 feet; thence S00°02'15"E, a distance of 2.00 feet to a point on the Southerly Right-of-Way Line of G 3/8 Road as described in Reception Number 12485; thence S89°45'26"W along said Southerly Right-of-Way line, a distance of 125.35 feet; thence the following three (3) courses around the perimeter of a parcel of land as described in Reception Number 2908328; S00°14'34"E, a distance of 189.00 feet; N89°45'26"E, a distance of 90.00 feet; N00°14'34"W, a

distance of 189.00 to a point on said Southerly Right-of-Way line of G 3/8 Road; thence N89°45'26"E along said Southerly Right-of-Way line, a distance of 35.35 feet to the Northwest corner of a parcel of land as described in Reception Number 2840205; thence S00°02'15"E along the West line of said parcel, a distance of 203.97 feet to the Southwest corner of said parcel; thence N89°45'50"E along the South line of said parcel, a distance of 403.99 feet to a point on the Westerly Right-of-Way line of 25 1/2 Road as dedicated on Reception Number 1373058 and said East line of the NE1/4 SW1/4 of Section 34; thence S00°02'12"E, along said West Right-of-Way line to the Point of Beginning.

Said parcel of CONTAINING 428,547 square feet or 9.84 Acres, more or less, as described.

WHEREAS, the Council has found and determined that the petition complies substantially with the provisions of the Municipal Annexation Act and a hearing should be held to determine whether or not the lands should be annexed to the City by Ordinance;

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

1. That a hearing will be held on the 16th day of February 2022, in the City Hall auditorium, located at 250 North 5th Street, City of Grand Junction, Colorado, at 5:30 PM to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community of interest exists between the territory and the city; whether the territory proposed to be annexed is urban or will be urbanized in the near future; whether the territory is integrated or is capable of being integrated with said City; whether any land in single ownership has been divided by the proposed annexation without the consent of the landowner; whether any land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; whether any of the land is now subject to other annexation proceedings; and whether an election is required under the Municipal Annexation Act of 1965.
2. Pursuant to the State's Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Community Development Department of the City.

ADOPTED the 5th day of January 2022.

President of the Council

Attest:

City Clerk

NOTICE IS FURTHER GIVEN that a hearing will be held in accordance with the Resolution on the date and at the time and place set forth in the Resolution.

City Clerk

DATES PUBLISHED
January 7, 2022
January 14, 2022
January 21, 2022
January 28, 2022

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO
BROWN PROPERTY ANNEXATION**

**APPROXIMATELY 9.84 ACRES
LOCATED ON A PROPERTY AT 2537 G-3/8 ROAD**

WHEREAS, on the 5th day of January 2022, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the ___ day of _____, 2022; and

WHEREAS, the City Council determined that said territory was eligible for annexation and that no election was necessary to determine whether such territory should be annexed;

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

That the property situate in Mesa County, Colorado, and described to wit and depicted on Exhibit A:

**Brown Property Annexation
Perimeter Boundary Legal Description**

A parcel of land being a tract of land as described in Reception Number 2995999 said tract being a portion of Lots 41 & 42 of Pomona Park as described in Reception Number 12485 and a portion of the G 3/8 Road Right-of-Way described in a deed filed under Reception Number 1047999 and dedicated on said Pomona Park Plat, all situated in the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section 34, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado said parcel being more particularly described as follows:

Beginning at the center-south one-sixteenth (1/16) corner of said Section 34 and assuming the East line of said NE1/4 SW1/4 bears N00°02'12"W with all other bearings contained herein being relative thereto; thence S89°39'33"W along the South line of said NE1/4 SW1/4, also being the South line of said Lots 41 & 42 of Pomona Park, a distance of 758.65 feet; thence N00°02'59"W, a distance of 107.29 feet; thence N18°53'47"W, a distance of 371.74 feet; thence N00°12'27"W, a distance of 167.42 feet to a point on the Southerly Right-of-Way Line of G 3/8 Road as described in Reception

Number 1047994; thence continuing N00°12'27"W, a distance of 2.00 feet; thence N89°45'26"E, a distance of 216.88 feet; thence N00°25'06"E, a distance of 15.95 feet; thence N89°45'26"E, a distance of 258.33 feet; thence S00°02'15"E, a distance of 2.00 feet to a point on the Southerly Right-of-Way Line of G 3/8 Road as described in Reception Number 12485; thence S89°45'26"W along said Southerly Right-of-Way line, a distance of 125.35 feet; thence the following three (3) courses around the perimeter of a parcel of land as described in Reception Number 2908328; S00°14'34"E, a distance of 189.00 feet; N89°45'26"E, a distance of 90.00 feet; N00°14'34"W, a distance of 189.00 to a point on said Southerly Right-of-Way line of G 3/8 Road; thence N89°45'26"E along said Southerly Right-of-Way line, a distance of 35.35 feet to the Northwest corner of a parcel of land as described in Reception Number 2840205; thence S00°02'15"E along the West line of said parcel, a distance of 203.97 feet to the Southwest corner of said parcel; thence N89°45'50"E along the South line of said parcel, a distance of 403.99 feet to a point on the Westerly Right-of-Way line of 25 1/2 Road as dedicated on Reception Number 1373058 and said East line of the NE1/4 SW1/4 of Section 34; thence S00°02'12"E, along said West Right-of-Way line to the Point of Beginning.

Said parcel of CONTAINING 428,547 square feet or 9.84 Acres, more or less, as described.

INTRODUCED on first reading on the 5th day of January 2022 and ordered published in pamphlet form.

ADOPTED on second reading the ____ day of _____ 2022 and ordered published in pamphlet form.

President of the Council

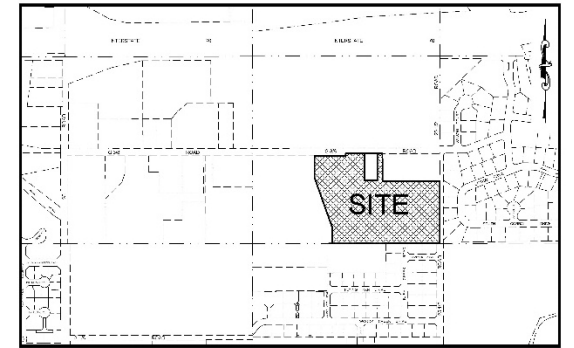
Attest:

City Clerk

EXHIBIT A

BROWN PROPERTY ANNEXATION

Located within the NE 1/4 SW 1/4 SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



SITE LOCATION MAP

SCALE: 1" = 400'

LEGAL DESCRIPTION

A parcel of land being a tract of land as described in Reception Number 2999999 said tract being a portion of Lots 41 & 42 of Pomona Park as described in Reception Number 12485 and a portion of the G 3/8 Road Right-of-Way described in a deed filed under Reception Number 1047999 and dedicated on said Pomona Park Plan, all situated in the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section 34, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado said parcel being more particularly described as follows:

Beginning at the center-south one-sixteenth (1/16) corner of said Section 34 and assuming the East line of said NE1/4 SW1/4 bears N00°02'12"W with all other bearings contained herein being relative thereto; thence S89°39'33"W along the South line of said NE1/4 SW1/4, also being the South line of said Lots 41 & 42 of Pomona Park, a distance of 758.55 feet; thence N00°02'59"W, a distance of 107.29 feet; thence N18°53'47"W, a distance of 371.74 feet; thence N00°12'27"W, a distance of 167.42 feet to a point on the Southerly Right-of-Way Line of G 3/8 Road as described in Reception Number 1047994; thence continuing N00°12'27"W, a distance of 2.00 feet; thence N89°45'28"E, a distance of 216.89 feet; thence N00°25'00"E, a distance of 15.95 feet; thence N89°45'28"E, a distance of 236.33 feet; thence S00°02'15"E, a distance of 2.00 feet to a point on the Southerly Right-of-Way Line of G 3/8 Road as described in Reception Number 12485; thence S89°45'25"W along said Southerly Right-of-Way line, a distance of 125.35 feet; thence the following three (3) courses around the perimeter of a parcel of land as described in Reception Number 2508328: S00°14'34"E, a distance of 189.00 feet; N89°45'28"E, a distance of 90.00 feet; N00°14'34"W, a distance of 189.00 feet to a point on said Southerly Right-of-Way line of G 3/8 Road; thence N89°45'28"E along said Southerly Right-of-Way line, a distance of 35.35 feet to the Northwest corner of a parcel of land as described in Reception Number 2840206; thence S00°02'15"E along the West line of said parcel, a distance of 203.97 feet to the Southwest corner of said parcel; thence N89°45'50"E along the South line of said parcel, a distance of 403.99 feet to a point on the Westerly Right-of-Way line of 25 1/2 Road as dedicated on Reception Number 1370358 and said East line of the NE1/4 SW1/4 of Section 34; thence S00°02'12"E, along said West Right-of-Way line to the Point of Beginning.

Said parcel of **CONTAINING 428.547** square feet or **9.84** Acres, more or less, as described.

LEGEND

ANNEXATION
BOUNDARY
EXISTING
CITY LIMITS

SURVEY ABBREVIATIONS

ABBREVIATION	MEANING	SQ. FT.	SQUARE FEET
P.O.C.	POINT OF COMMENCEMENT	SQ. FT.	SQUARE FEET
P.O.B.	POINT OF BEGINNING	ARC	ARC LENGTH
R.O.W.	RIGHT-OF-WAY	C-D	CORNER LENGTH
SEC.	SECTION	C-B	CORNER BEARING
TWP.	TOWNSHIP	BLA.	BLOCK
RGE.	RANGE	P.B.	PLAT BOOK
U.M.	UTE MERIDIAN	R.B.	BOOK
N.D.	NORTH	P.G.	PAGE
REC.	RECEPTION	-OR DIST	HORIZONTAL DISTANCE

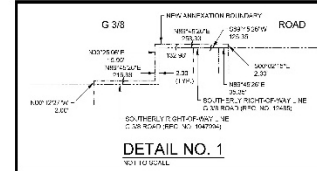
AREAS OF ANNEXATION

ANNEXATION PERMETER
CONTIGUOUS PERMETER
AREA IN SQUARE FEET
AREA IN ACRES
AREA WITHIN R.O.W.

3,570.90 F.T.
816 F.T.
428,547
9.84
882.53 F.T.
0.22 ACRES

ORDINANCE NO.
XXXX

EFFECTIVE DATE
NOVEMBER XX, 2021

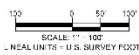


DETAIL NO. 1

THIS IS NOT A BOUNDARY SURVEY

NOTICE:
ACCORDING TO COLORADO LAW ANY LEGAL ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY MUST COMMENCE WITHIN THREE (3) YEARS AFTER THE DISCOVERY OF SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

DRAWN BY: NCW **DATE:** 11/20/21
DESIGNED BY: RBP **DATE:** 12/09/2021
CHECKED BY: RBP **DATE:** 12/09/2021
APPROVED BY: RBP **DATE:** 11/20/21



CITY OF
Grand Junction
COLORADO
317 WEST WHEAT BLVD.
GRAND JUNCTION, CO 81401

PUBLIC WORKS
ENGINEERING DIVISION

BROWN PROPERTY ANNEXATION
located within the NE 1/4 SW 1/4 SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

1
OF
1



Grand Junction City Council

Regular Session

Item #2.b.ii.

Meeting Date: January 5, 2022
Presented By: Nicole Galehouse, Senior Planner
Department: Community Development
Submitted By: Nicole Galehouse, Senior Planner

Information

SUBJECT:

Introduction of an Ordinance Rezoning 3.42 Acres from R-4 (Residential - 4 du/ac) to R-8 (Residential – 8 du/ac) Located at 2858 C ½ Road and Setting a Public Hearing for January 19, 2022

RECOMMENDATION:

Planning Commission heard this request at its December 14, 2021 meeting and voted (7-0) to recommend approval of the request.

EXECUTIVE SUMMARY:

The Applicant, Dustin Gehrett, Member, on behalf of 2858 Investors LLC, is requesting a rezone from R-4 (Residential - 4 du/ac) to R-8 (Residential – 8 du/ac) for 3.42-acres located at 2858 C ½ Road in anticipation of future development. The requested R-8 zone district would be consistent with the Comprehensive Plan Land Use Map designation of Residential Medium (5.5 – 8 du/ac), if approved.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The subject property is situated approximately midway between Riverside Parkway and C ½ Road, about a third of a mile west of 29 Road. The property currently has one single-family home on the site. The applicant is seeking a change in zoning that implements the 2020 One Grand Junction Comprehensive Plan adopted by the City in December 2020 and in preparation for future residential subdivision development. The current City zoning for the property is R-4 (Residential 4 du/ac) which is not consistent with nor implements the adopted Comprehensive Plan.

The property has access to sewer service with a sewer trunk line running along the former Florida Street ROW. The property was annexed by the City in 2007. It is located within Tier 1 on the Intensification and Growth Tiers Map of the Comprehensive Plan, supporting the request to intensify land use through infill in this area. The “Residential Medium” land use designation within this category is implemented through zone districts requiring a minimum density of 5.5 units per acre.

The request for a rezone anticipates future subdivision and development on the property. Understanding that the Comprehensive Plan adopted in 2020 promotes growth through infill, the future land use requires a minimum density of 5.5 units per acre. The current zone district of R-4 (Residential – 4 du/ac) does not implement this goal, as the maximum permitted density (4 du/ac) is less than the minimum required by the Comprehensive Plan (5.5 du/ac). The R-4 zone district allows a minimum density of 2 du/acre while the proposed R-8 (Residential – 8 du/ac) zone district has a minimum density requirement of 5.5 units per acre that aligns well with and implements the land use designation of Residential Medium.

The purpose of the R-8 (Residential – 8 du/ac) zone district is to provide for medium-high density attached and detached dwellings, two-family dwellings, and multi-family uses, providing a transition between lower density single-family districts and higher density multi-family or business developments. As noted above, the R-8 zone district ensures the minimum density of 5.5 dwelling units per acre is met.

In addition to the R-8 (Residential – 8 du/ac) zoning requested by the applicant, the following zone districts would also be consistent with the Comprehensive Plan designations of Residential Medium (5.5 – 12 du/ac):

Residential Medium (5.5 – 12 du/ac)

- R-12 (Residential – 12 du/ac)
- CSR (Community Services and Recreation)
- MXR-3 (Mixed Use Residential)
- MXG-3 (Mixed Use General)
- MXS-3 (Mixed Use Shopfront)

In reviewing the other zoning district options for implementing the Residential Medium (5.5 – 12 du/ac) land use designation, the CSR zone district also allows single-family detached development, while the R-12 zone district allows for two-family dwelling units and multi-family development and the Mixed Use zone districts allow for multi-family. Given the applicant’s intent to build single-family residential homes, the R-12 or CSR would be the only zone districts able to implement the land use designation of Residential Medium.

The properties adjacent to the subject property to the north and west are within City limits

and zoned R-4, with a future land use designation of Residential Low. The R-8 zone districts would provide for a transition between lower density single-family districts and higher density residential development. The properties to the east and south are unincorporated but have a land use designation of Residential Medium per the 2020 Comprehensive Plan, which they would receive upon annexation; Mesa County's future land use designation is also Residential Medium, which has the same density limits.

NOTIFICATION REQUIREMENTS

A virtual Neighborhood Meeting regarding the proposed rezone request was held through Zoom on Thursday, August 26, 2021, in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The applicant's representative and City staff were in attendance along with five neighbors. A presentation of the rezone request to R-8 was made by the applicant's representative, along with information about the proposed subdivision which would have 19 single-family residential lots.

Those in attendance expressed concerns regarding increased traffic from the addition of 19 lots into the neighboring subdivisions, decreased property values, potential for multi-family development, fire protection, and access to C ½ Road. Attendees also noted they were interested in ensuring there was similarity between the CC&Rs for the existing White Willow Subdivision and the proposed new subdivision.

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 a new application sign on September 27, 2021. 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 December 1, 2021. The notice of this public hearing was published December 7, 2021 in the Grand Junction Daily Sentinel.

ANALYSIS

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

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

At the time of annexation in 2007, the property was zoned to R-4 (Residential – 4 du/ac). While the property owner could still develop under the R-4 zone district, they have requested a rezone to increase the density consistent with the Land Use Map in the 2020 Comprehensive Plan, which increased from Residential Low to Residential Medium. This change in land use designation now requires a minimum of 5.5 dwelling units per acre.

The subject property is also located within Tier 1 on the Intensification and Growth Tiers Map of the 2020 One Grand Junction Comprehensive Plan. The primary goal of Tier 1 is to support urban infill with a focus on intensifying residential growth. Therefore, staff finds that this criterion is met.

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

Most of the subdivisions surrounding the proposed rezone were developed prior to the property's annexation in 2007. The White Willow and Skyler subdivisions, to the north and northeast, have developed densities of 3.4 and 3.6 du/ac, respectively, and the Pine Estates subdivision, just west of White Willow, has a developed density of 1.1 du/ac. In 2019, the Sage Meadows subdivision was completed with a density of 5 du/ac, along with the construction of the Golden Gate fueling station and convenience store at the corner of Riverside Parkway. Even though these developments have occurred since the property was originally zoned in 2007, staff has not found that there have been significant changes that have affected the overall character of the community. Therefore, staff finds that this criterion has not been met.

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

Public sanitary sewer service, Ute Water domestic water service, Grand Valley Power, Xcel electrical gas service, and public stormwater sewer are available to the site. Transportation infrastructure is generally adequate to serve development of the type and scope associated with the R-8 zone district. The City Fire Department expressed no concern about providing service for the additional density proposed by the rezone. Therefore, staff finds that this criterion is 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

As demonstrated in the City's recent Housing Needs Assessment, Grand Junction has a need for additional housing, both in terms of general quantity and as it relates to varied housing types and price ranges. In this case, the community could be defined as the Pear Park Neighborhood, generally between 28 Road and 32 Road, north of the Colorado River and south of Interstate 70-Business. Much of the property within the Pear Park Neighborhood has not yet been annexed into the City and those that have been annexed and developed are largely zoned R-4 or R-5 with some R-8 (Summer Glen Subdivision). In addition, there is a relatively small amount (~10 acres) of R-8 property zoned, but undeveloped within a proximate of this site. Therefore, staff finds this criterion to be met.

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

The current property use of a single-family home on 3.42 acres underutilizes the land use vision for this property/area as provided in the 2020 Comprehensive Plan. By rezoning the property to R-8 and developing at a minimum of 5.5 du/ac, the City will provide additional opportunity for housing to be constructed at a higher density; this may result in the construction of new, more attainable housing units in this area of the community. The location of the property also provides for convenient access and proximity to the recreational activities along the Colorado Riverfront. Equitable access to outdoor recreational amenities is a key principle within the Comprehensive Plan. Therefore, staff finds this criterion to be met.

In addition to the above criteria, the City may rezone property if the proposed changes are consistent with the vision, goals, and policies of the Comprehensive Plan. The following provides an analysis of the relevant sections of the Comprehensive Plan as well as the Pear Park Neighborhood Plan (2004) that support this request.

Implementing the Comprehensive Plan. The proposed rezone to R-8 (Residential – 8 du/ac) implements the following Plan principles, goals, and policies of the Comprehensive Plan:

- Land Use Plan: *Relationship to Existing Zoning*
 - Requests to rezone properties should be considered based on the Implementing Zone Districts assigned to each Land Use Designation. As a guide to future zoning changes, the Comprehensive Plan states that requests for zoning changes are required to implement the Comprehensive Plan.
 - The 2020 Comprehensive Plan provides the subject property with a land use designation of Residential Medium. As outlined in the background section of this staff report, the R-8 zone district is a permissible district to implement the Residential Medium designation.
- Plan Principle 3: *Responsible and Managed Growth*
 - Goal: Support fiscally responsible growth...that promotes a compact pattern of growth...and encourage the efficient use of land.
 - Goal: Encourage infill and redevelopment to leverage existing infrastructure.
 - The proposed rezone will provide for a higher density of development nestled into an existing community where infrastructure is already available to the site. The higher density implements a more compact pattern of growth, utilizing a smaller footprint for a greater number of residential units.
- Plan Principle 5: *Strong Neighborhoods and Housing Choices*
 - Goal: Promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes.
 - The R-8 (Residential – 8 du/ac) allows for flexibility in the type of housing units that can be built per the Zoning & Development Code, allowing for both single-family and multifamily construction. With

this ability, it becomes easier to add diversity to the City's housing stock.

- Plan Principle 6: *Efficient and Connected Transportation*
 - Goal: Encourage the use of transit, bicycling, walking, and other forms of transportation.
 - The subject property is located on the north side of a drainage way that connects the Colorado River to Riverside Parkway. The Active Transportation Corridor Map, part of the City's 2018 Circulation Plan, identifies this route to improve the Urban Trails System. As such, it will be required to build a trail and/or dedicate land along the drainage way as it moves forward in the development process.
- Plan Principle 8: *Resource Stewardship*
 - Goal: Promote the use of sustainable development.
 - Plan Principle 8 encourages thoughtful planning as it relates to the natural resources and development occurring in the City. It promotes sustainable development through the concentration of development in areas that maximize existing infrastructure which is already available on the site of the proposed rezone.
- Chapter 3 – Land Use and Growth: *Intensification and Tiered Growth Plan*
 - Subject property is located within Tier 1 (Urban Infill) – Description: Areas where urban services already exist and generally meet service levels, usually within existing City limits, where the focus is on intensifying residential and commercial areas through infill and redevelopment.
 - Policy: Development should be directed toward vacant and underutilized parcels located primarily within Grand Junction's existing municipal limits. This will encourage orderly development patterns and limit infrastructure extensions while still allowing for both residential and business growth. Development in this Tier, in general, does not require City expansion of services or extension of infrastructure, though improvements to infrastructure capacity may be necessary.
 - As previously discussed, the subject property has infrastructure that is already available on-site. It currently only has one single-family home on the property, which indicates that it is underutilized as the land use designation would allow up to 41 units on the site.
- Pear Park Neighborhood Plan: *Land Use and Growth*
 - Goal: Establish areas of higher density to allow for a mix of housing options.
 - The R-8 (Residential – 8 du/ac) zone district allows for flexibility in the type of housing units that can be built per the Zoning & Development Code, allowing for both single-family and multifamily construction. With this ability, it becomes easier to add diversity to the City's housing stock. While the R-5 (Residential – 5 du/ac) zone district also allows for the same flexibility, the R-8 provides the

higher density desired by the Pear Park Neighborhood Plan & the 2020 Comprehensive Plan.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the 2858 Investors Rezone request, for a rezone from R-4 (Residential 4 du/ac) to R-8 (Residential – 8 du/ac) for the property located at 2858 C ½ Road, the following findings of facts have been made:

- 1) The request has met one or more of the criteria in Section 21.02.140 of the Zoning and Development Code.
- 2) The request is consistent with the vision (intent), goals, and policies of the Comprehensive Plan.

Therefore, Planning Commission recommends approval of the request.

FISCAL IMPACT:

There is no direct fiscal impact related to this request.

SUGGESTED MOTION:

I move to introduce an ordinance rezoning approximately 3.42 acres from an R-4 (Residential - 4 du/ac) zone district to a R-8 (Residential - 8 du/ac) zone district located at 2858 C 1/2 Road and set a public hearing for January 19, 2022.

Attachments

1. EXHIBIT 2 - Development Application Form
2. EXHIBIT 3 - Site Maps & Pictures of Site
3. EXHIBIT 4 - Neighborhood Meeting Minutes
4. EXHIBIT 5 - Zoning Ordinance

Development Application

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

Petition For:

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

Existing Land Use Designation

Existing Zoning

Proposed Land Use Designation

Proposed Zoning

Property Information

Site Location:

Site Acreage:

Site Tax No(s):

Site Zoning:

Project Description:

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

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

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

Signature of Person Completing the Application

Digitally signed by Tracy States
Date: 2021.08.26 16:05:13 -06'00'

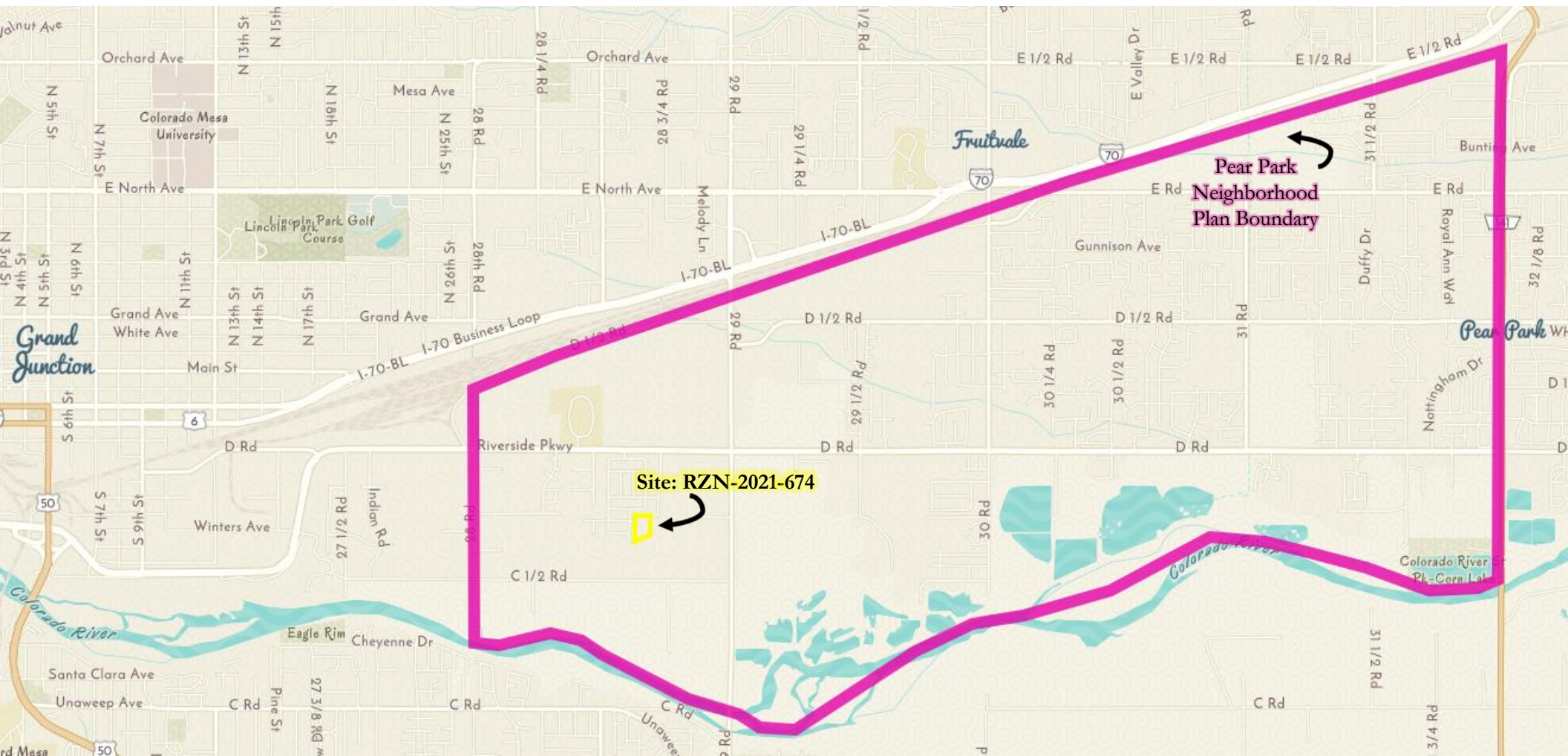
Date

Signature of Legal Property Owner

Date

2828 Investors Rezone

Vicinity Map



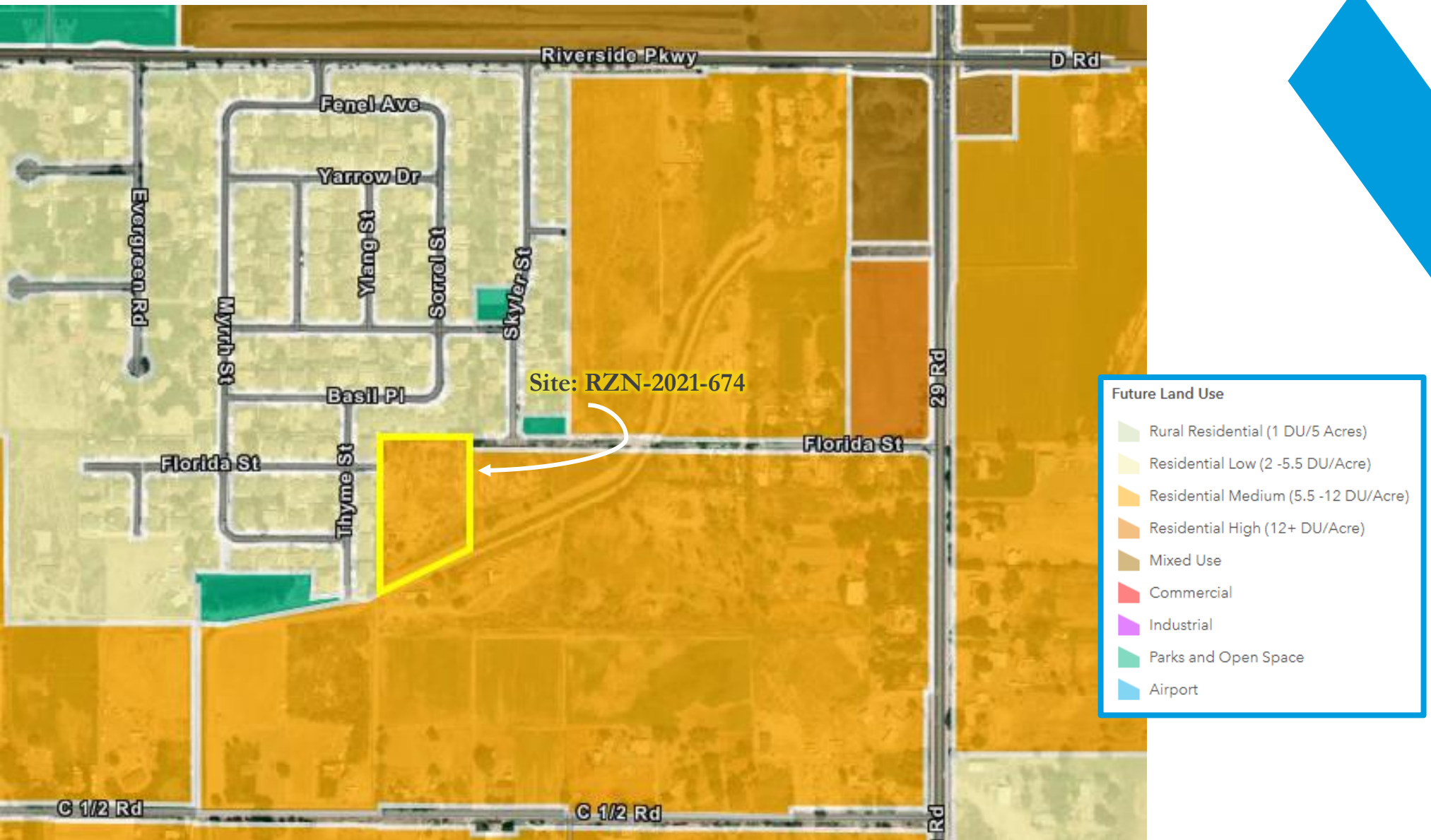
2828 Investors Rezone

Site Location Map



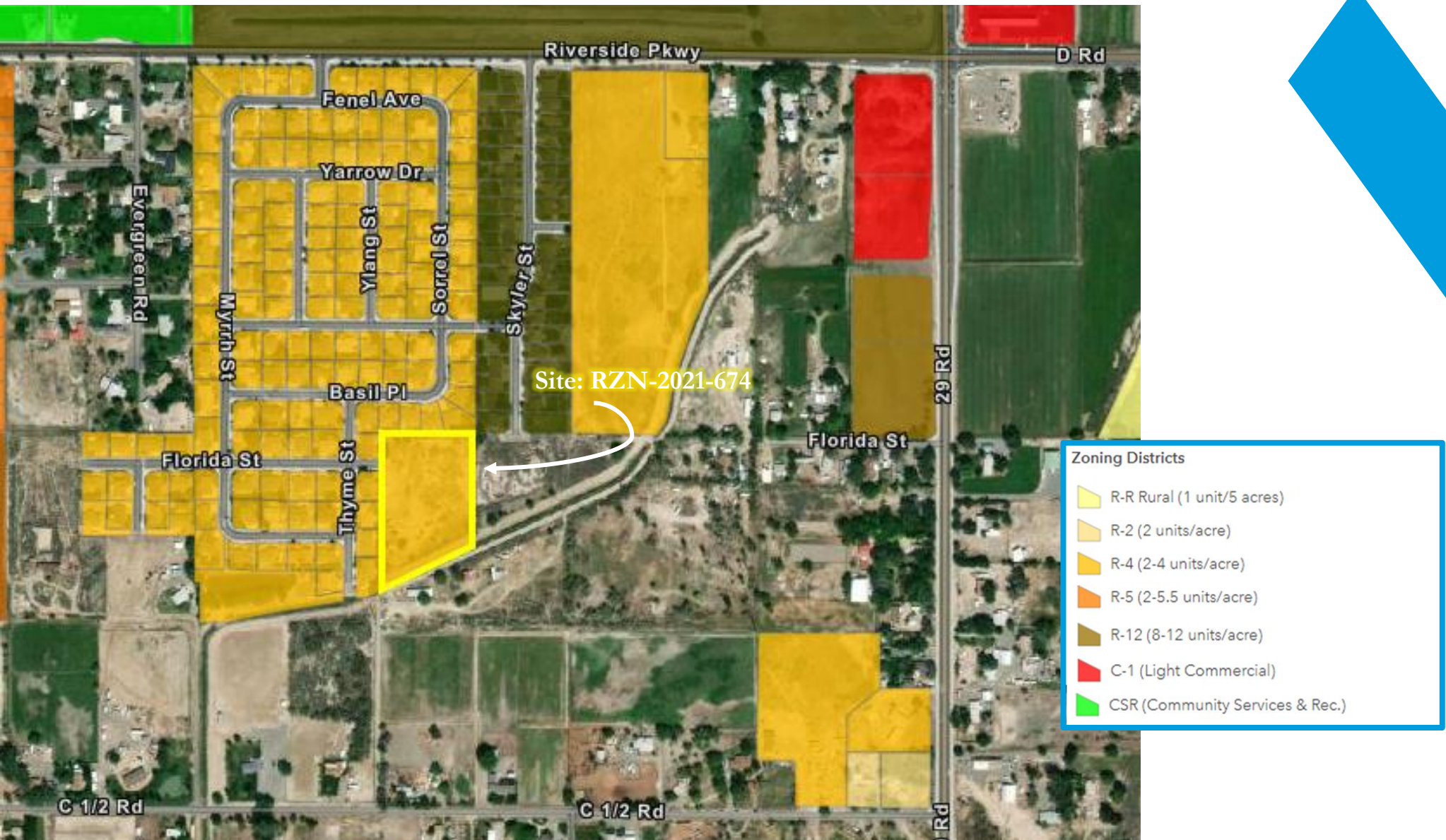
2828 Investors Rezone

Land Use Map



2828 Investors Rezone

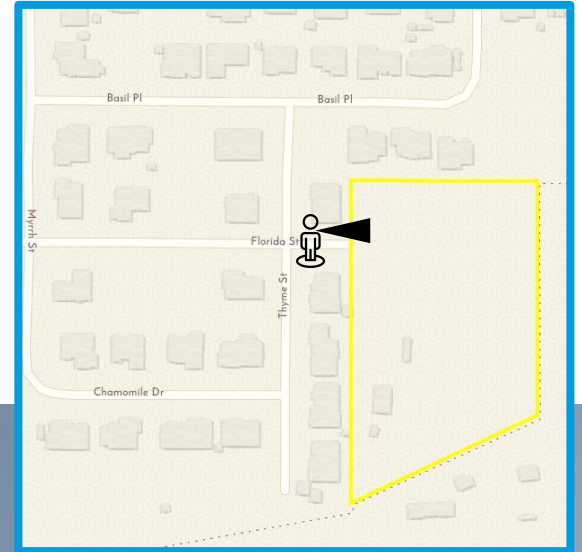
Zoning Map



2828 Investors Rezone

Land Use Map

Google Maps street view of property looking east from Florida Street





**2858 C ½ Road, Grand Junction, CO
(Parcel No. 2943-191-51-001) - Rezone**

**SUMMARY OF VIRTUAL NEIGHBORHOOD MEETING
THURSDAY, AUGUST 26, 2021 @ 5:30 PM
VIA ZOOM**

A virtual neighborhood meeting for the above-referenced Rezone, was held Thursday, August 26, 2021 via Zoom, at 5:30 PM. The initial letter notifying the neighboring property owners within the surrounding 500 feet was sent on August 13, 2021, per the mailing list received from the City of Grand Junction. There were seven attendees including Tracy States, Project Coordinator, with River City Consultants, and Scott Peterson, Senior Planner with the City of Grand Junction. There were five neighbors in attendance.

The meeting included a brief presentation and a question/answer session. Information about the proposed subdivision was presented, and it was explained the zoning district proposed was R-8 (5.5 - 12 dwelling units per acre) and that 19 single family residential building lots were proposed on 3.42 acres, equating to 5.55 DU/AC, which is the low end of the density range. It was explained that R-8 zoning was being sought to comply with the 2020 Comprehensive Plan designation of Residential Medium.

A Concept Plan was shown to the attendees and a copy is included with this summary. Tracy offered that no irrigation shares were transferred with the recent purchase and that water does not make it to the property, therefore domestic water would be used for irrigation. She also explained that the project would be built out by the developer and their sister company, Pareto Builders with houses ranging from 1,300 – 1,700 square feet in size.

The attendees main concern was traffic that would be generated by the addition of 19 lots into both White Willow and Skyler subdivisions, and increased traffic on the Riverside Parkway. Many comments were made about how difficult it is to get onto the Parkway at high traffic times and the need for the City to look into traffic lights. Scott Peterson said he had noted this and that the City Development Engineers and Traffic Engineers would assess the need for traffic evaluation.

Other comments included possible decrease of property values, no multi-family, fire protection, and access to C ½ Road from the subdivision. Tracy explained there would be no multi-family, only single family detached homes and that the addition of new, quality finished homes should increase property values in the area. One of the attendees did say that it would be nice to have something there. Tracy noted, as well as one of the other attendees, that the existing access to C ½ Road was by a private easement and that project would not be accessing C ½ Road. She also explained that the project would have to be designed according to City standards which includes the installation of fire hydrants per the direction of City Fire and the water purveyor.

A Board Member from White Willow subdivision asked if the developer would be open to

discussing/collaborating the CCRs to make sure they were compatible with White Willow's CCRs. Tracy asked him to send her an email with his information and she would forward it to the developer.

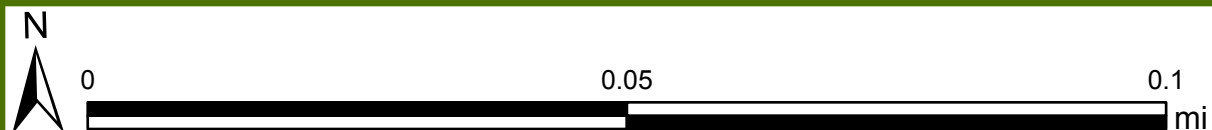
Scott Peterson explained the public hearing process with regards to the rezone and that cards would be sent out notifying when the project was scheduled for public hearings. He also explained that subdivision process would be an administrative process. One of the attendees indicated that he might protest the R-8 zoning and ask that it remain R-4. Tracy explained that even if developed at R-4 zoning, there would still be up to an additional 13 homes that could be added. He agreed that it wouldn't make that much difference.

The meeting adjourned at approximately 6:05 PM.

Location Map



City of Grand Junction



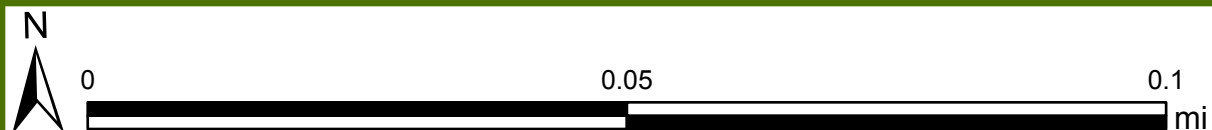
Printed: 8/26/2021
1 inch equals 94 feet
Scale: 1:1,128



City of Grand Junction Zoning Map



City of Grand Junction



Printed: 8/26/2021
1 inch equals 94 feet
Scale: 1:1,128

2020 Comprehensive Plan Map





811
UNCC
Utility Notification
800.922.1987
www.uncc.org
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE
YOU DIG, GRADE, OR EXCAVATE FOR THE
MARKING OF UNDERGROUND MEMBER UTILITIES.

Project Benchmark
MCSM xxxx
* Brass Cap
Intersection of x Road and x Road
Sec. xx, Txx, Rxx, U.M.
Northing: xxxxxxxx
Easting: xxxxxxxx
Elevation: xxxxx
Datum Source: MGLS Zone "GVA" (NAVD 88)

SCALE
20 0 10 20 40
(IN FEET)
CONTOUR INTERVAL = 1 FOOT
ORIGINAL SHEET SIZE: 22 x 34

REVISIONS		
NO.	DATE	DESCRIPTION

PRELIMINARY

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

PROJECT #: 1749-004
DATE ISSUED: 20.Aug.2021
DRAWN BY: AS SHOWN
CHECKED BY: N/A

PARETTO BUILDERS
285B C 1/2 Road
Lot Layout

C0

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING FROM R-4 (RESIDENTIAL - 4 DU/AC) TO R-8
(RESIDENTIAL – 8 DU/AC) ZONE DISTRICT**

**LOCATED AT 2858 C ½ ROAD
Tax Parcel No. 2943-191-51-001**

Recitals:

The property owner, Dustin Gehrett, Member, on behalf of 2858 Investors LLC, proposes a rezone from R-4 (Residential – 4 du/ac) to R-8 (Residential – 8 du/ac) on a total of 3.42-acres located at the 2858 C ½ Road.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of changing the zoning from R-4 (Residential – 4 du/ac) to R-8 (Residential – 8 du/ac) for the property, finding that it conforms to and is consistent with the Land Use Map designation of Residential Medium (5.5 – 12 du/ac) of the 2020 One Grand Junction Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that rezoning from R-4 (Residential – 4 du/ac) to R-8 (Residential – 8 du/ac) for the property is consistent with the vision, intent, goals, and policies of the Comprehensive Plan and has met one or more criteria for a Comprehensive Plan amendment. The City Council also finds that the R-8 (Residential – 4 du/ac) zone district is consistent and is in conformance with the Comprehensive Plan and at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning and Development Code.

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

The following property shall be zoned R-8 (Residential – 8 du/ac) on the zoning map:

Lot 1 of Jensen Subdivision together with that strip of land as described in Vacation Ordinance No. 4221 recorded April 25, 2008 under Reception No. 2436331, County of Mesa, State of Colorado.

Introduced on first reading this ____ day of _____, 2022 and ordered published in pamphlet form.

Adopted on second reading this ____ day of _____, 2022 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor



Grand Junction City Council

Regular Session

Item #3.a.

Meeting Date: January 5, 2022

Presented By: Jay Valentine, General Services Director

Department: General Services

Submitted By: Tim Barker

Information

SUBJECT:

Purchase Fluid Management and Distribution System

RECOMMENDATION:

Staff recommends the sole source purchase of a fluid management and distribution system for Fleet Services from Eaton Sales and service for \$113,960.00.

EXECUTIVE SUMMARY:

Fluid management is critical to keeping costs low in vehicle service applications, as it tracks the dispensing of oils, coolant, antifreeze, and other fluids. Effective fluid management in fleet vehicle, automotive, heavy truck, and heavy equipment service can reduce costs and improve operational efficiencies while generating helpful data about dispensing history. This request is to purchase a fluid management and distribution system for Fleet Services from Eaton Sales and service for \$113,960.00. This purchase will replace a 38-year-old fluid distribution system that is at the end of life.

BACKGROUND OR DETAILED INFORMATION:

Fluid management is critical to keeping costs low in vehicle service applications, as it tracks the dispensing of oils, coolant, antifreeze, and other fluids. Effective fluid management in fleet vehicle, automotive, heavy truck, and heavy equipment service can reduce costs and improve operational efficiencies while generating helpful data about dispensing history. The Eaton system is made up of the same branded components that make it compatible with Eaton components and plumbing throughout our facility. This system will effectively deliver these benefits, as components are designed to work together to deliver the most accurate data possible.

An effective fluid management system allows fleet vehicle service shops to control expenses by effectively managing the inventory of fluids such as oils, coolant, and antifreeze. One benefit offered by fluid management systems is that metering can ensure the dispense of precise volumes, avoiding costly mistakes. With this added control, facilities are able to capture additional savings by purchasing fluids in bulk. With an increasing number of vehicles on the road today requiring expensive synthetic oils rather than conventional ones, precise dispensing and inventory management is key to keeping costs down. This request is to purchase a fluid management and distribution system for Fleet Services from Eaton Sales and service for \$113,960.00. This purchase will replace a 38-year-old fluid distribution system that is at the end of life.

FISCAL IMPACT:

Funding for this purchase is included in the 2022 Adopted Budget for the Fleet and Equipment Fund.

SUGGESTED MOTION:

I move to (authorize/not authorize) the City Purchasing Division to enter into a contract with Eaton sales and service for the purchase of a Fluid Management and Distribution system in the amount of \$113,960.00.

Attachments

1. Sole Source Form - Eaton Sales & Service

CITY OF GRAND JUNCTION
SOLE SOURCE JUSTIFICATION FORM

Date: 12/10/2021 Requested By: Tim Barker
 Department: General Services Division: Fleet
 Vendor Name: Eaton Sales and Service Net Cost Delivered: \$ 113,960.00

Provide G/L Account where funds are budgeted: 402-250-8100
 Project code, if applicable B2203

SOLE SOURCE JUSTIFICATION
(INITIAL ALL ENTRIES THAT APPLY)

Material/Service Description: Fluid Management System

1. ☐ - The vendor is the original equipment supplier/manufacturer and there are no regional distributors;
2. ☐ - The product, equipment or service requested is clearly superior functionally to all other similar products, equipment or service available from another manufacturer or vendor;
3. ☒ - The over-riding consideration for purchase is compatibility or conformity with City-owned equipment in which non-conformance would require the expenditure of additional funds;
4. ☐ - No other equipment is available that shall meet the specialized needs of the department or perform the intended function;
5. ☐ - Detailed justification is available which establishes beyond doubt that the Vendor is the only source practicably available to provide the item or service required;
6. ☐ - Detailed justification is available which proves it is economically advantageous to use the product, equipment or service.

Attach Justification Memo and Pricing Documentation, then proceed with signatures below.
After Dept Head approval, forward to Purchasing.

Department Director Approval:

I recommend that competitive procurement be waived and that the service or material described herein be purchased as a sole source.

Signed: _____

Department Head Signature

Date

Purchasing Approval:

Based on the above and attached documents, I have determined this to be a sole source with no other vendor practicably available.

Signed: _____

Purchasing Manager Signature

Date

Final Authorization

City Manager Approval Required (\$25K to \$50K)

yes / no

Signed: _____

City Manager Signature

Date

City Council Approval Required (over \$50K)

yes / no

Memorandum

TO: Jay Valentine
FROM: Tim Barker
DATE: 12/10/2021
SUBJECT: Sole Source of Fluid management system

The Fleet Services division is requesting approval to Sole Source a replacement oil dispensing system from Eaton sales and service.

Our existing system was hard plumbed throughout the shop in 1982 and the Eaton system is made up of same brand components making it compatible with existing plumbing which eliminates the need to replace several hundred feet of copper feed line.

Eaton Sales and Service has been in business since 1923, specializing in gas and oil distribution products, and has a factory trained service center located in Grand Junction.

This purchase will also expand our existing dispensing system into the Fleet addition building which currently does not have one. It also provides for an above ground double wall used (waste) oil container that will allow the closure of an existing underground storage tank that is 39 years old and considered existing non-compliant by the Colorado Department of Labor, Division of oil and public safety.



Since 1919

EATON SALES & SERVICE LLC

100 Years of Service

SALES SERVICE INSTALLATION

July 29, 2021

City of Grand Junction
333 West Ave. Bldg C.
Grand Junction Co. 81501

Quote: 19030DH Lubrication Equipment
ATTN: Bruce Moyer

Eaton Sales and Services is pleased to offer the following Quote for your review.

Equipment:

24	Graco Oil reels ½ x 50 foot
26	Graco Pulse Pro Meters
8	Graco 5 :1 Oil Pump
9	Filter Regulators
9	Roth 275-gallon oil tank
1	500 gallon Double Wall used Oil Tank
1	Graco 1-inch Diaphragm Pump for used Oil
2	Graco 25 Gallon rolling drain carts
1	Graco Pulse Hub
2	Graco Pulse Remote Extenders
Misc	Tank top equipment gauges, vents, fill caps
Misc	High pressure oil tubing & fittings and supply hoses
-	Scissor lift rental
-	Labor to Install

Total for Above: \$113,960.00

Scope of Work:

- Install 12 new Graco oil reels and meters in main shop using two of existing oil lines and adding new oil lines to 4 new oil tank locations.
- Install 4 new pumps with filter regulators and supply hoses for air and oil.
- Install and plumb in 12 new Graco oil reels and meters in second shop, 4 new oil tanks and pumps.
- In the third shop will be installing 2 new Pulse Pro Meters to existing products.
- Install Pulse Hub and Extenders in main and second shop.
- Install 500-gallon double wall used oil tank with pump and over fill valve and gauges and vents in main shop.

NOTES:

- Customer is fabricating reel mounting brackets on the columns for all reels.
- Customer is responsible for Ethernet connections in all shops.
- Prices are good for 30 days on equipment, due to the current volatility of steel prices, the price for the Roth 275 and the used oil 500 gallon tank is good for 48 hours.



Grand Junction City Council

Regular Session

Item #3.b.

Meeting Date: January 5, 2022

Presented By: Jay Valentine, General Services Director, Ken Sherbenou, Parks and Recreation Director

Department: General Services

Submitted By: Tim Barker

Information

SUBJECT:

Purchase Forestry Grapple Truck

RECOMMENDATION:

Staff recommends the sole source purchase of a specialized Urban Forestry Grapple truck from Custom Truck one source for the amount of \$174,656.00.

EXECUTIVE SUMMARY:

Grand Junction's Urban Forestry Program is facing unprecedented tree losses on a city-wide scale that has created a backlog of work needing to be addressed in the interest of public safety. This request is to purchase a specialized Urban Forestry Grapple truck from Custom Truck one source for the amount of \$174,656.00. This purchase will replace a 2004 boom truck that has reached the end of its useful life.

BACKGROUND OR DETAILED INFORMATION:

Grand Junction's Urban Forestry Program is facing unprecedented tree losses on a city-wide scale that has created a backlog of work needing to be addressed in the interest of public safety. Custom Truck One Source was the only vendor the City has been able to find that has this specialized piece of equipment on hand. The average turnaround time to build a specialized unit like this is currently 18-24 months. The purchase price of this unit is \$174,656.00 and will replace a 2004 boom truck that has reached the end of its useful life.

FISCAL IMPACT:

This purchases is funded for replacement in the 2022 Adopted Budget for the Fleet and Equipment Fund.

SUGGESTED MOTION:

I move to (authorize/not authorize) the City purchasing Division to enter into a sole source contract with Custom Truck One Source for the purchase of a specialized Forestry Grapple Truck.

Attachments

1. Sole Source Form - Custom Truck One Source (Grapple Truck)

**CITY OF GRAND JUNCTION
SOLE SOURCE JUSTIFICATION FORM**

Date: 7/29/21 Requested By: Rob Davis
 Department: Parks and Recreation Division: Park Operations
 Vendor Name: Custom Truck One Source Net Cost Delivered: \$ 174,656

Provide G/L Account where funds are budgeted: 402-250-8100-04_B0001
 Project code, if applicable _____

SOLE SOURCE JUSTIFICATION

(INITIAL ALL ENTRIES THAT APPLY)

Material/Service Description: Forestry Grapple Truck Log Loader

1. _____ - The vendor is the original equipment supplier/manufacture and there are no regional distributors;
2. _____ - The product, equipment or service requested is clearly superior functionally to all other similar products, equipment or service available from another manufacturer or vendor;
3. _____ - The over-riding consideration for purchase is compatibility or conformity with City-owned equipment in which non-conformance would require the expenditure of additional funds;
4. RD - No other equipment is available that shall meet the specialized needs of the department or perform the intended function;
5. _____ - Detailed justification is available which establishes beyond doubt that the Vendor is the only source practicably available to provide the item or service required;
6. _____ - Detailed justification is available which proves it is economically advantageous to use the product, equipment or service.

**Attach Justification Memo and Pricing Documentation, then proceed with signatures below.
 After Dept Head approval, forward to Purchasing.**

Department Director Approval:

I recommend that competitive procurement be waived and that the service or material described herein be purchased as a sole source.

Signed: Ken Sherbenou 10/13/2021
 Department Head Signature Date

Purchasing Approval:

Based on the above and attached documents, I have determined this to be a sole source with no other vendor practicably available.

Signed: [Signature] 12/9/21
 Purchasing Manager Signature Date

Final Authorization

City Manager Approval Required (\$25K to \$50K)

yes / no

Signed: [Signature] 12/9/2021
 City Manager Signature Date

City Council Approval Required (over \$50K)

yes / no

Memorandum

TO: Ken Sherbenou, Parks and Recreation Director
CC: Greg Caton, City Manager
FROM: Rob Davis, City Forester and Open Space Supervisor
DATE: 10/13/2021
SUBJECT: Sole Source Forestry Grapple Truck

Grand Junction's Urban Forestry Program is facing unprecedented tree losses on a City-wide scale that has created a backlog of work needing to be addressed in the interest of public safety. The City is under pressure to develop a more rapid response program to address dead and declining trees along our public rights-of-way, parks and public facilities. Taking action to expedite the process of procuring this specialized piece of urban forestry equipment is necessary to ensure the City is meeting expectations of keeping public spaces safe and attractive for our residents. Custom Truck One Source was the only vendor the City has been able to find that has this specialized piece of equipment on hand that meets the desired specifications and was willing to move through this process with a letter of intent to purchase.

The major cause of this increasing demand for rapid tree work response can be attributed to a combination of drought stress and insect pressure on Grand Junction's number one public tree. Ash trees make up 23% of the City's public tree population, and the overall health of this very popular tree species is in rapid decline. The City's Plant Health Care Specialist has recently begun a treatment program working through over 3,000 public ash trees, and through this process there is a growing list of ash trees in need of removal.

This purchase is planned as part of Fleet's 2022 asset replacement budget, and the bid price provided by Custom Truck One Source has come in under the projected expense for replacing Forestry's 2004 Freightliner crane truck. This unit was originally planned for replacement in 2020 and 2021 and was pushed back to be replaced in 2022. Approval of this process will ensure Forestry has this far more efficient log loading machine early 2022 which coincides with the time of year when City crews are focusing efforts on tree removals.

Please let me know if you have any questions.



Grand Junction City Council

Regular Session

Item #4.a.

Meeting Date: January 5, 2022

Presented By: Wanda Winkelmann, City Clerk

Department: City Clerk

Submitted By: Wanda Winkelmann

Information

SUBJECT:

A Resolution Designating the Location for the Posting of the Notice of Meetings, Establishing the 2022 City Council Meeting Schedule, and Establishing the Procedure for Calling of Special Meetings for the City Council

RECOMMENDATION:

Staff recommends adoption of the Resolution.

EXECUTIVE SUMMARY:

The purpose of this item is to designate the website as the City's official posting location for agendas and to set City Council's 2022 meeting schedule.

BACKGROUND OR DETAILED INFORMATION:

The City's Municipal Code, Sec. 2.04.010, requires the meeting schedule and the procedure for calling special meetings be determined annually by resolution.

In 1991, the Open Meetings Law was amended to include a provision that requires that a "local public body" annually designate the location of the public place for posting notice of meetings and such designation shall occur at the first regular meeting of each calendar year (§24-6-402(2)(c) C.R.S.). In 2019, by way of House Bill 19-1087 (Attachment 1), local public bodies were given the authorization to transition from physical notices of public meetings in physical locations to posting notices on a website. The local public body shall be deemed to have given full and timely notice of a public meeting if it posts the notice (with specific agenda information) no less than twenty-four hours prior to holding the meeting on a public website. Therefore, the attached resolution indicates that the City of Grand Junction's "Notice of Meetings" shall be considered the website, www.gjcity.org. HB 19-1087 also requires the

designation of a physical posting location in the event of a power outage, disruption in internet service, etc. that prevents the public from accessing the notice online.

This resolution will determine the dates of the regular City Council meetings for 2022. Additional meetings may be scheduled from time to time and adequate notice will be posted online prior to the holding of any additional regular meeting(s). The City Council also has the authority to change, reschedule, or cancel any of the listed regular meetings with proper notice.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 02-22, a resolution designating the location for the posting of the notice of meetings, establishing the 2022 City Council meeting schedule, and establishing the procedure for calling of special meetings for the City Council.

Attachments

1. HB 19-1087 Posting Notices on Website
2. Resolution 2022 Designating Posting Locations

An Act

HOUSE BILL 19-1087

BY REPRESENTATIVE(S) Soper and Hansen, Coleman, McKean, Snyder, Williams D., Bockenfeld, Gray, Jaquez Lewis, Kipp, Rich, Tipper, Titone, Weissman;
also SENATOR(S) Woodward and Bridges, Gonzales, Hisey, Moreno, Todd.

CONCERNING ONLINE NOTICE OF PUBLIC MEETINGS OF A LOCAL GOVERNMENTAL ENTITY.

Be it enacted by the General Assembly of the State of Colorado:

SECTION 1. In Colorado Revised Statutes, 24-6-402, **amend** (2)(c) as follows:

24-6-402. Meetings - open to public - legislative declaration - definitions. (2) (c) (I) Any meetings at which the adoption of any proposed policy, position, resolution, rule, regulation, or formal action occurs or at which a majority or quorum of the body is in attendance, or is expected to be in attendance, shall be held only after full and timely notice to the public. In addition to any other means of full and timely notice, a local public body shall be deemed to have given full and timely notice if the notice of the meeting is posted in a designated public place within the boundaries of the

Capital letters or bold & italic numbers indicate new material added to existing law; dashes through words or numbers indicate deletions from existing law and such material is not part of the act.

local public body no less than twenty-four hours prior to the holding of the meeting. The public place or places for posting such notice shall be designated annually at the local public body's first regular meeting of each calendar year. The posting shall include specific agenda information where possible.

(II) THE GENERAL ASSEMBLY HEREBY FINDS AND DECLARES THAT:

(A) IT IS THE INTENT OF THE GENERAL ASSEMBLY THAT LOCAL GOVERNMENTS TRANSITION FROM POSTING PHYSICAL NOTICES OF PUBLIC MEETINGS IN PHYSICAL LOCATIONS TO POSTING NOTICES ON A WEBSITE, SOCIAL MEDIA ACCOUNT, OR OTHER OFFICIAL ONLINE PRESENCE OF THE LOCAL GOVERNMENT TO THE GREATEST EXTENT PRACTICABLE;

(B) IT IS THE INTENT OF THE GENERAL ASSEMBLY TO RELIEVE A LOCAL GOVERNMENT OF THE REQUIREMENT TO PHYSICALLY POST MEETING NOTICES, WITH CERTAIN EXCEPTIONS, IF THE LOCAL GOVERNMENT COMPLIES WITH THE REQUIREMENTS OF ONLINE POSTED NOTICES OF MEETINGS;

(C) A NUMBER OF FACTORS MAY AFFECT THE ABILITY OF SOME LOCAL GOVERNMENTS TO EASILY ESTABLISH A WEBSITE, POST MEETING NOTICES ONLINE, AND OTHERWISE BENEFIT FROM HAVING AN ONLINE PRESENCE, INCLUDING THE AVAILABILITY OF BROADBAND OR RELIABLE BROADBAND, THE LACK OF CELLULAR TELEPHONE AND DATA SERVICES, AND FISCAL OR STAFFING CONSTRAINTS OF THE LOCAL GOVERNMENT;

(D) LOCAL GOVERNMENTS ARE ENCOURAGED TO AVAIL THEMSELVES OF EXISTING FREE RESOURCES FOR CREATING A WEBSITE AND RECEIVING CONTENT MANAGEMENT ASSISTANCE FROM THE COLORADO STATEWIDE INTERNET PORTAL AUTHORITY AND STATEWIDE ASSOCIATIONS REPRESENTING LOCAL GOVERNMENTAL ENTITIES; AND

(E) IT IS THE INTENT OF THE GENERAL ASSEMBLY TO CLOSELY MONITOR THE TRANSITION TO PROVIDING NOTICES OF PUBLIC MEETINGS ONLINE OVER THE NEXT TWO YEARS AND, IF SIGNIFICANT PROGRESS IS NOT MADE, TO BRING LEGISLATION MANDATING IN STATUTE THAT ALL NOTICES BE POSTED ONLINE EXCEPT IN VERY NARROW CIRCUMSTANCES THAT ARE BEYOND THE CONTROL OF A LOCAL GOVERNMENT.

(III) ON AND AFTER JULY 1, 2019, A LOCAL PUBLIC BODY SHALL BE

DEEMED TO HAVE GIVEN FULL AND TIMELY NOTICE OF A PUBLIC MEETING IF THE LOCAL PUBLIC BODY POSTS THE NOTICE, WITH SPECIFIC AGENDA INFORMATION IF AVAILABLE, NO LESS THAN TWENTY-FOUR HOURS PRIOR TO THE HOLDING OF THE MEETING ON A PUBLIC WEBSITE OF THE LOCAL PUBLIC BODY. THE NOTICE MUST BE ACCESSIBLE AT NO CHARGE TO THE PUBLIC. THE LOCAL PUBLIC BODY SHALL, TO THE EXTENT FEASIBLE, MAKE THE NOTICES SEARCHABLE BY TYPE OF MEETING, DATE OF MEETING, TIME OF MEETING, AGENDA CONTENTS, AND ANY OTHER CATEGORY DEEMED APPROPRIATE BY THE LOCAL PUBLIC BODY AND SHALL CONSIDER LINKING THE NOTICES TO ANY APPROPRIATE SOCIAL MEDIA ACCOUNTS OF THE LOCAL PUBLIC BODY. A LOCAL PUBLIC BODY THAT PROVIDES NOTICE ON A WEBSITE PURSUANT TO THIS SUBSECTION (2)(c)(III) SHALL PROVIDE THE ADDRESS OF THE WEBSITE TO THE DEPARTMENT OF LOCAL AFFAIRS FOR INCLUSION IN THE INVENTORY MAINTAINED PURSUANT TO SECTION 24-32-116. A LOCAL PUBLIC BODY THAT POSTS A NOTICE OF A PUBLIC MEETING ON A PUBLIC WEBSITE PURSUANT TO THIS SUBSECTION (2)(c)(III) MAY IN ITS DISCRETION ALSO POST A NOTICE BY ANY OTHER MEANS INCLUDING IN A DESIGNATED PUBLIC PLACE PURSUANT TO SUBSECTION (2)(c)(I) OF THIS SECTION; EXCEPT THAT NOTHING IN THIS SECTION SHALL BE CONSTRUED TO REQUIRE SUCH OTHER POSTING. A LOCAL PUBLIC BODY THAT POSTS NOTICES OF PUBLIC MEETINGS ON A PUBLIC WEBSITE PURSUANT TO THIS SUBSECTION (2)(c)(III) SHALL DESIGNATE A PUBLIC PLACE WITHIN THE BOUNDARIES OF THE LOCAL PUBLIC BODY AT WHICH IT MAY POST A NOTICE NO LESS THAN TWENTY-FOUR HOURS PRIOR TO A MEETING IF IT IS UNABLE TO POST A NOTICE ONLINE IN EXIGENT OR EMERGENCY CIRCUMSTANCES SUCH AS A POWER OUTAGE OR AN INTERRUPTION IN INTERNET SERVICE THAT PREVENTS THE PUBLIC FROM ACCESSING THE NOTICE ONLINE.

(IV) FOR PURPOSES OF THIS SECTION, "LOCAL PUBLIC BODY" INCLUDES MUNICIPALITIES, COUNTIES, SCHOOL BOARDS, AND SPECIAL DISTRICTS.

SECTION 2. In Colorado Revised Statutes, 32-1-903, **amend** (2) as follows:

32-1-903. Meetings. (2) Notice of time and place designated for all regular AND SPECIAL meetings shall be ~~posted in at least three public places within the limits of the special district, and, in addition, one such notice shall be posted in the office of the county clerk and recorder in the county or counties in which the special district is located.~~ Such notices shall remain

~~posted and shall be changed in the event that the time or place of such regular meetings is changed~~ PROVIDED IN ACCORDANCE WITH SECTION 24-6-402. Special meetings may be called by any director by informing the other directors of the date, time, and place of such special meeting, and the purpose for which it is called, and by ~~posting~~ PROVIDING notice ~~as provided in this section at least seventy-two hours prior to said meeting~~ IN ACCORDANCE WITH SECTION 24-6-402. All official business of the board shall be conducted only during said regular or special meetings at which a quorum is present, and all said meetings shall be open to the public.

SECTION 3. Act subject to petition - effective date. This act takes effect at 12:01 a.m. on the day following the expiration of the ninety-day period after final adjournment of the general assembly (August 2, 2019, if adjournment sine die is on May 3, 2019); except that, if a referendum petition is filed pursuant to section 1 (3) of article V of the state constitution against this act or an item, section, or part of this act within such period, then the act, item, section, or part will not take effect unless

approved by the people at the general election to be held in November 2020 and, in such case, will take effect on the date of the official declaration of the vote thereon by the governor.



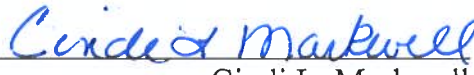
KC Becker
SPEAKER OF THE HOUSE
OF REPRESENTATIVES



Leroy M. Garcia
PRESIDENT OF
THE SENATE

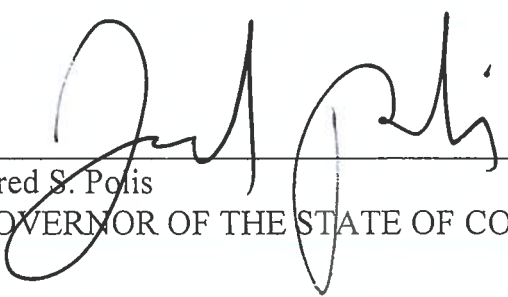


Marilyn Eddins
CHIEF CLERK OF THE HOUSE
OF REPRESENTATIVES



Cindi L. Markwell
SECRETARY OF
THE SENATE

APPROVED April 25, 2019 at 1:45 p.m.
(Date and Time)



Jared S. Polis
GOVERNOR OF THE STATE OF COLORADO

CITY OF GRAND JUNCTION

RESOLUTION NO. xx-22

A RESOLUTION DESIGNATING THE LOCATION FOR THE POSTING OF THE NOTICE OF MEETINGS, ESTABLISHING THE 2022 CITY COUNCIL MEETING SCHEDULE, AND ESTABLISHING THE PROCEDURE FOR CALLING OF SPECIAL MEETINGS FOR THE CITY COUNCIL

Recitals.

The City Council of the City of Grand Junction is a "local public body" as defined in C.R.S. §24-6-402 (1)(a).

The City Council holds meetings to discuss public business.

The C.R.S. §24-6-402 (2)(c) provides that "Any meetings at which the adoption of any proposed policy, position, resolution, rule, regulation, or formal action occurs or at which a majority or quorum of the body is in attendance, or is expected to be in attendance, shall be held only after full and timely notice to the public. In addition to any other means of full and timely notice, a local public body shall be deemed to have given full and timely notice if the notice of the meeting is posted in a designated public place within the boundaries of the local public body no less than 24 hours prior to the holding of the meeting. The public place or places for posting of such notice shall be designated annually at the local public body's first regular meeting of each calendar year."

Signed on April 25, 2019, House Bill 19-1087 permits local public bodies to transition from posting physical notices in physical locations to posting notices online. The local public body shall be deemed to have given full and timely notice of a public meeting if it posts the notice (with specific agenda information if available) no less than twenty-four hours prior to holding the meeting on a public website.

The Grand Junction Municipal Code, Section 2.04.010, provides that the meeting schedule and the procedure for calling of special meetings of the City Council shall be established by resolution annually.

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

1. The **Notice of Meetings** for the local public body shall be posted on the City of Grand Junction's website www.gjcity.org. If an event (such as a power outage or disruption in internet service) occurs that prevents the public from accessing the **Notice** online, the glassed-in exterior notice board at 250 North 5th Street, City Hall is designated as the official posting location for the duration of that event.

2. The meeting schedule for the regular meetings of the City Council in 2022 is:

Month	Dates
January	05, 19
February	02, 16
March	02, 16
April	06, 20
May	04, 18
June	01, 15
July	06, 20
August	03, 17
September	07, 21
October	05, 19
November	02, 16
December	07, 21

3. Additional meetings may be scheduled or cancelled dependent on the number of items coming before the City Council. The City Council will determine that on a case by case basis. Proper notification for any change in the meeting schedule will be provided.

4. Additional special meetings may be called by the President of the City Council for any purpose and notification of such meeting shall be posted twenty-four hours prior to the meeting. Each and every member of City Council shall be notified of any special meeting at least twenty-four hours in advance.

5. The City's boards, commissions, committees, groups and similar entities shall be deemed to have given full and timely notice of a public meeting if it posts online public meeting notice no less than twenty-four hours to holding the meeting.

Read and approved this 5th day of January, 2022.

President of the Council

ATTEST:

City Clerk



Grand Junction City Council

Regular Session

Item #4.b.

Meeting Date: January 5, 2022
Presented By: Scott Peterson, Senior Planner
Department: Community Development
Submitted By: Scott Peterson, Senior Planner

Information

SUBJECT:

A Resolution Vacating a Portion of a Publicly Dedicated 14-Foot Wide Multi-Purpose Easement Located at the SE Corner of Highway 50 and Palmer Street as Granted to the City of Grand Junction by Reception Number 2178170

RECOMMENDATION:

The Planning Commission heard this item at its December 14, 2021 meeting and voted (6-0) to recommend approval of the request.

EXECUTIVE SUMMARY:

The Applicant, KenCo LLC is requesting the vacation of a portion of a publicly dedicated 14-foot wide Multi-Purpose Easement located at the SE corner of Hwy 50 and Palmer Street as granted to the City of Grand Junction by Reception Number 2178170 (Carville Simple Subdivision) as part of the development of the proposed Tracys Village Subdivision. This Multi-Purpose Easement was granted to the City of Grand Junction for the use of City approved public utilities as part of the Carville Simple Subdivision in 2004.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The existing 14-foot wide Multi-Purpose Easement was conveyed in 2004 to the City of Grand Junction by Reception Number 2178170 as identified on the Carville Simple Subdivision plat. This Multi-Purpose Easement was granted to the City of Grand Junction for the use of City approved public utilities such as electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines and telephone lines, etc. However, with the new development of the Tracys Village Subdivision (City file # SUB-2020-674), new public multi-purpose easements will be created within the new

development and therefore this specific multi-purpose easement in this location on the property is no longer necessary in its current configuration which encumbers the applicant's property.

The applicant is currently in the process of re-subdividing Lot 2, Carville Simple Subdivision (15.14-acres) into five commercial lots located along the Highway 50 road frontage along with two (2) residential lots for the remainder of the property for the new development that is to be named Tracys Village Subdivision. At this time, the applicant is requesting to vacate a portion of the 14' Multi-Purpose Easement located near the intersection of Highway 50 and Palmer Street in anticipation of this new subdivision.

With the new development of the Tracys Village Subdivision, this Multi-Purpose Easement is no longer necessary in its present location. To date, the property remains vacant and no utility infrastructure has ever been installed (water, sewer, utilities, etc.) within the current multi-purpose easement location. Upon future development of the site, new multi-purpose easements will be dedicated as required on the new subdivision plat or by separate instrument.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting was not required for an easement vacation and no utility companies voiced opposition to the proposed vacation request as part of the subdivision application (City file SUB-2020-674).

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the Zoning and Development Code. The subject area was posted with an application sign on December 28, 2020. 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 December 3, 2021. The notice of this public hearing was published December 7, 2021 in the Grand Junction Daily Sentinel.

ANALYSIS

The criteria for review are 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 a portion of an existing 14-foot wide Multi-Purpose Easement does not conflict with the 2020 Comprehensive Plan, Grand Valley Circulation Plan or other adopted plans and policies of the City. Vacation of this easement will have no impact on public facilities or services provided to the general public since new public multi-purpose easements shall be granted as part of the development of the Tracys Village Subdivision as a condition of approval for this vacation.

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

Principal 3: Responsible and Managed Growth

Policy 2: Encourage infill and redevelopment to leverage existing infrastructure.

Policy 4: Maintain and build infrastructure that supports urban development.

Policy 5: Plan for and ensure fiscally responsible delivery of City services and infrastructure.

Principal 5: Strong Neighborhoods and Housing Choices

Policy 3: Support continued investment in and ongoing maintenance of infrastructure and amenities in established neighborhoods.

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 a portion of an existing publicly dedicated multi-purpose easement. As such, no parcels will be landlocked as a result of the proposed vacation request. Therefore, staff has found this criterion has been met.

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

This vacation request does not impact access to any parcel and as such, staff finds this criterion has been met.

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

New public multi-purpose easements will be identified/dedicated on the new subdivision plat or by separate instrument. Also, 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 public multi-purpose easement will be identified/dedicated on the new subdivision plat or by separate instrument. 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 change as a result of the proposed vacation as a new public multi-purpose easement(s) will be created. With the elimination of this existing 14-foot wide multi-purpose easement and with the granting of any new necessary easements, the Applicant can make ready for the new development proposal without the unnecessary encumbrance caused by this easement. Permanent structures cannot be constructed over an easement. As such, Staff finds that this criterion has been met.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Tracys Village Subdivision Vacation of a portion of a publicly dedicated 14' wide Multi-Purpose Easement, VAC-2021-821, located at the SE corner of Hwy 50 and Palmer Street as granted to the City of Grand Junction by Reception Number 2178170, 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 2020 Comprehensive Plan.

Condition 1. Prior to recording of a resolution vacating the Multi-Purpose Easement, an approved Multi-Purpose Easement(s) shall be granted or as otherwise approved by the City, consistent with City standards, either by separate instrument or on a subdivision plat.

Therefore, the Planning Commission recommends approval of the request.

FISCAL IMPACT:

This request does not have any direct fiscal impact.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 03-22, a resolution vacating a portion of a publicly dedicated 14-foot wide Multi-Purpose Easement located at the SE corner of Hwy 50 and Palmer Street as granted to the City of Grand Junction by Reception Number 2178170.

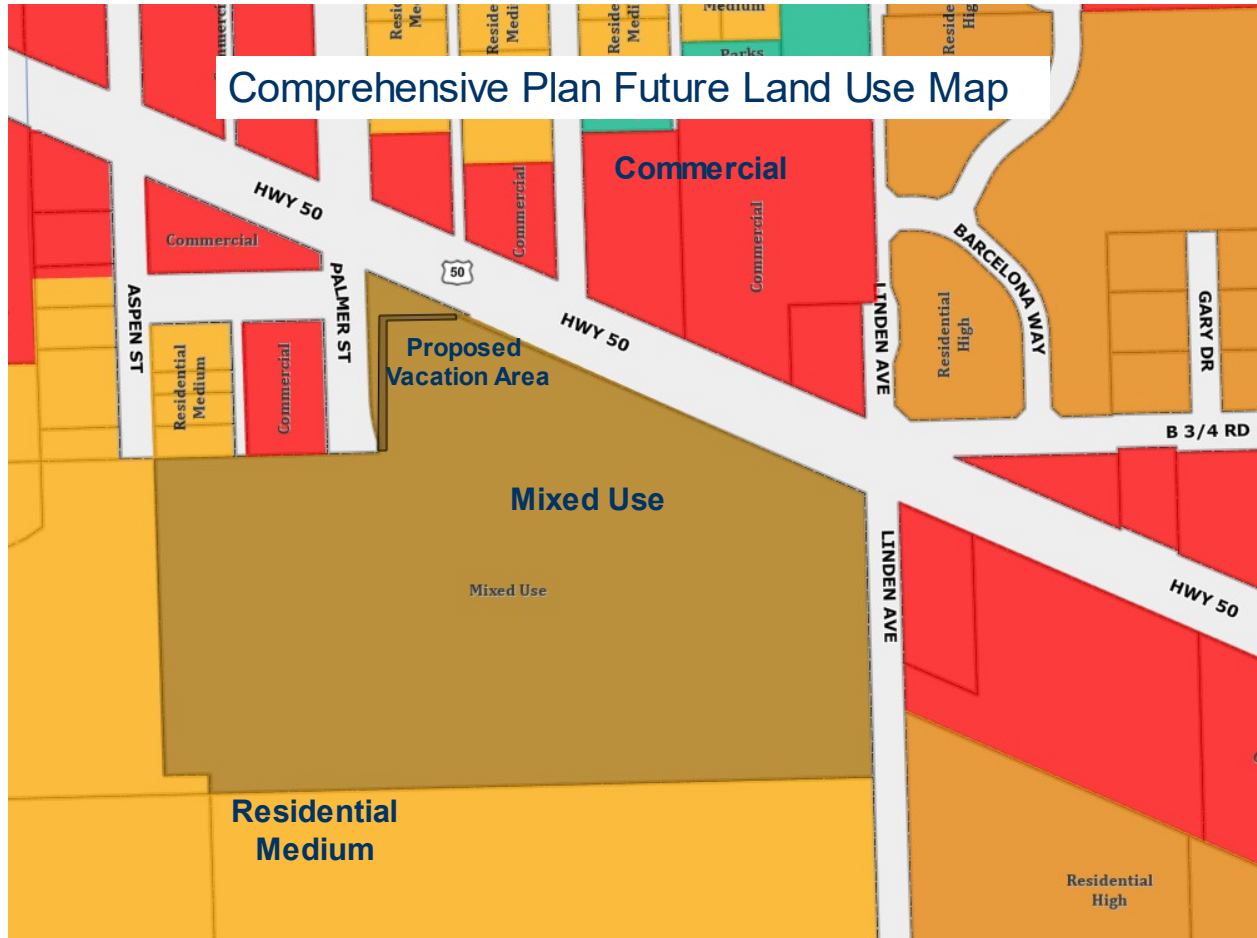
Attachments

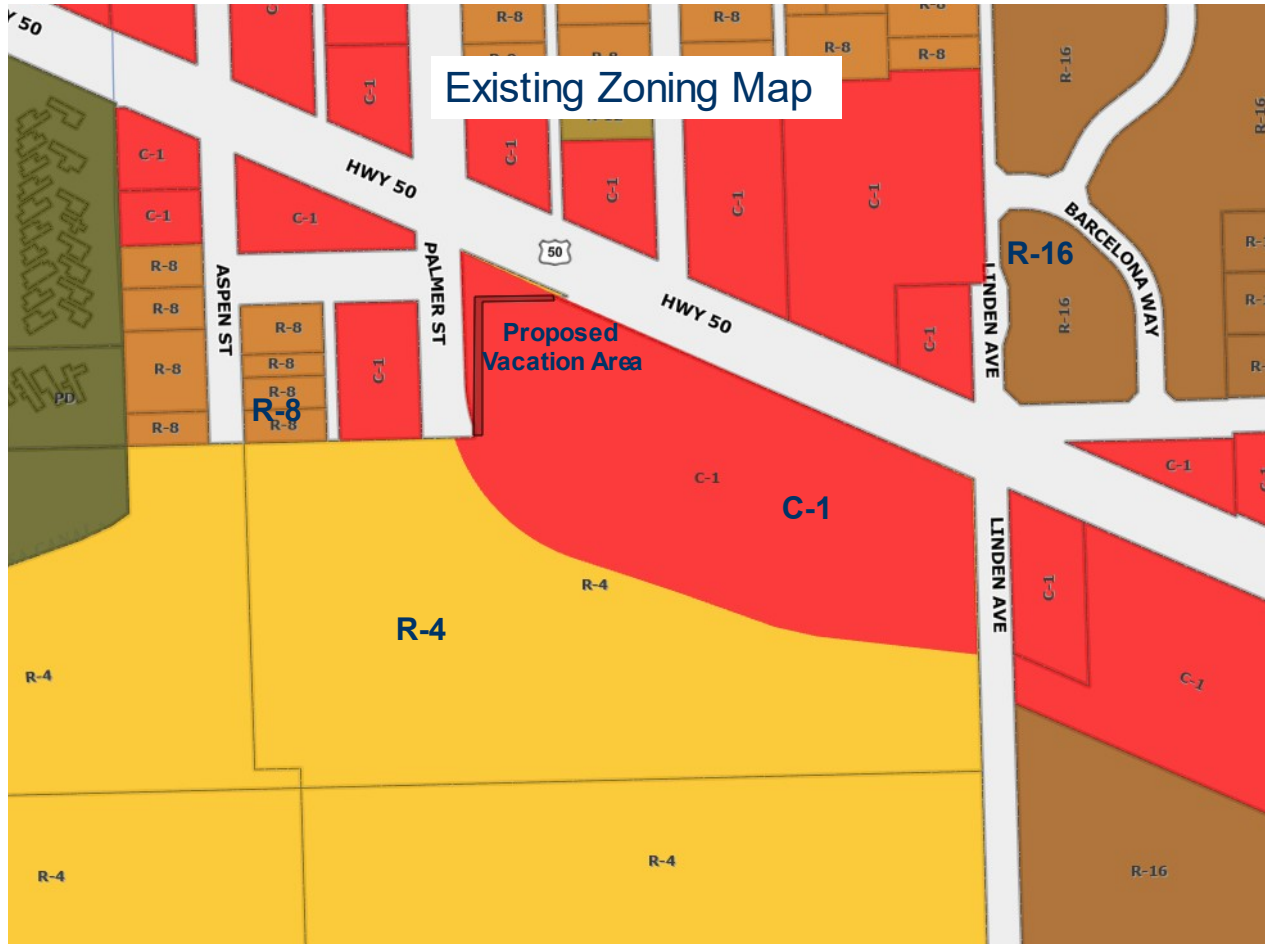
1. Site Location, Aerial & Zoning Maps, Etc.
2. Subdivision Plat - Tracys Village Subdivision (Proposed)
3. Planning Commission Minutes - 2021 - December 14 - Draft
4. RES-Palmer Easement Vacation 122721



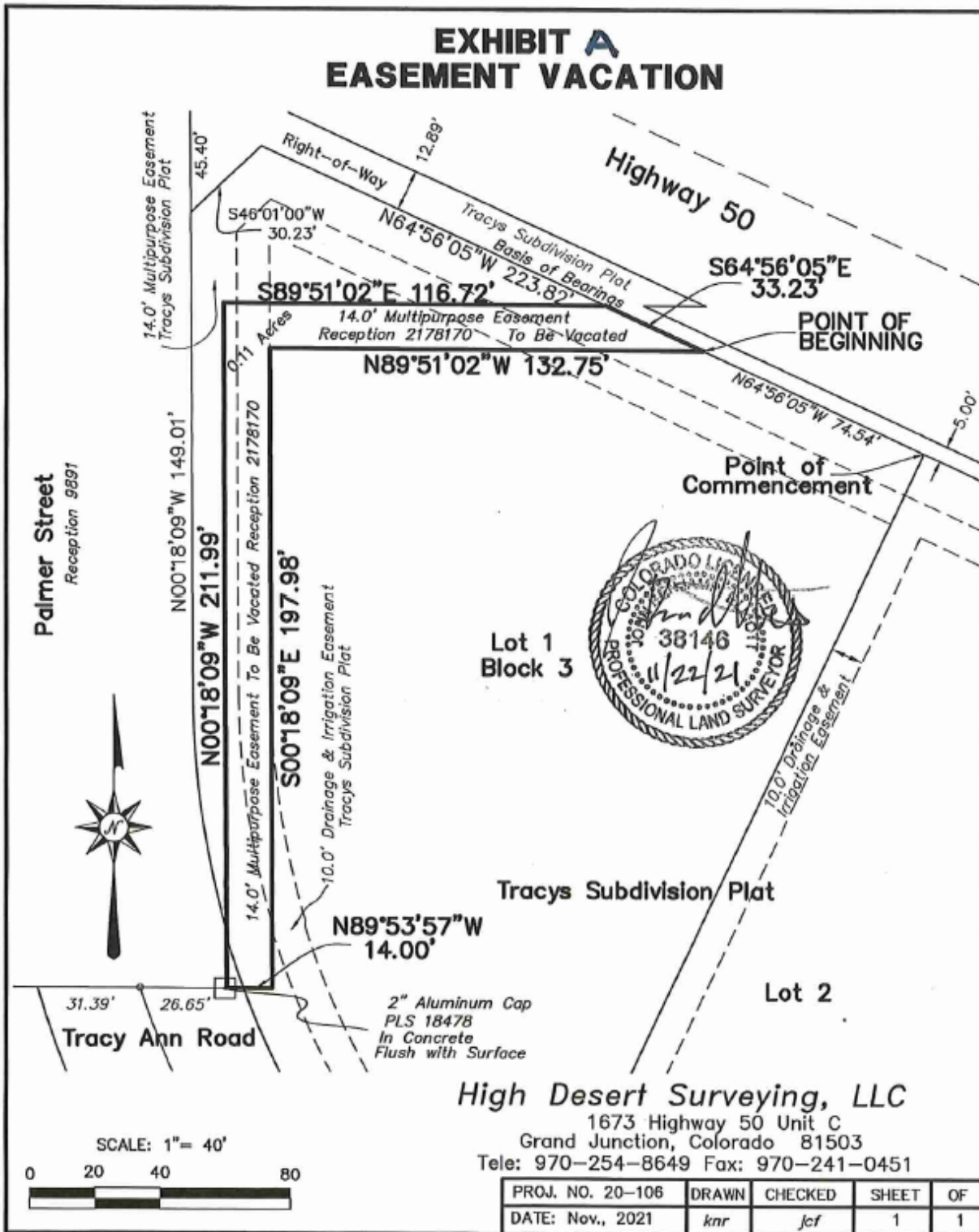


Comprehensive Plan Future Land Use Map





Proposed Vacation Area:



Google Street View from Hwy. 50 looking south showing the requested undeveloped Multi-Purpose Easement area (Photo dated May, 2021)



NOT TO SCALE

THE UNDERSIGNED, hereby certifies that it is a holder of a security interest upon the property described hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof, and agree that its' security interest, as shown in document recorded at Reception Number _____, shall be subordinated to the dedications shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its _____, with the authority of its Board of Directors, this _____ day of _____ 20____.

By: _____ (title) _____

For: _____

STATE OF COLORADO } ss
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by _____, (title)
_____ for _____ this _____ day of _____
A.D., 20__.

Witness my hand and official seal:

Notary Public

My Commission Expires _____

 ALIQUOT SURVEY MARKER, AS NOTED
 SET 2" ALUMINUM CAP ON 30" No. 5 REBAR, PLS 24953
 PER CRS-38-51-105, IN CONCRETE
 FOUND EVIDENCE, AS NOTED
 PK NAIL, SET IN PAVING

DURABLE CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105

D DELTA ANGLE OF ARC
R RADIUS OF ARC
L LENGTH OF ARC
NAD 83 NORTH AMERICAN DATUM 1983

C	CHORD DISTANCE OF ARC
B	CHORD BEARING OF ARC
=	EQUAL SYMBOL
%	PERCENT SYMBOL
&	AND SYMBOL

 INTERSTATE HIGHWAY SYMBOL
 STATE HIGHWAY SYMBOL

US UNITED STATES
NTS NOT TO SCALE
CRS COLORADO REVISED STATUTES
}ss SCILICET, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)

AVD 88 NORTH AMERICAN VERTICAL DATUM
 — CALCULATED POSITION OF POINT OF
 CURVATURE OR POINT OF TANGENCY

PLS PROFESSIONAL LAND SURVEYOR
No. NUMBER
L.L.C. LIMITED LIABILITY COMPANY
A.D. ANNO DOMINI
± MORE OR LESS
D DEGREES (ANGULAR)
M MINUTES (ANGULAR) OR FEET (LINEAR)
S SECONDS (ANGULAR) OR INCHES (LINEAR)
MCSM MESA COUNTY SURVEY MARKER
B.B. BUREAU OF LAND MANAGEMENT
ROW RIGHT-OF-WAY
CDOT COLORADO DEPARTMENT OF TRANSPORTATION
POB POINT OF BEGINNING
POC POINT OF COMMENCING
T TOWNSHIP
R RADIUS OR RANGE (Context)
MCPGS MESA COUNTY GLOBAL POSITIONING SYSTEM

I, Jeffrey C. Fletcher, do hereby certify that the accompanying plat of TRACYS VILLAGE SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. To the best of my knowledge and belief, this plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and conforms to the standards of practice, statutes, and laws of the State of Colorado. This survey is not a warranty or warranty, either expressed or implied.

Easement and Title Information provided by Land Title Guarantee Company per Old Republic National Title Service, Policy No. OX65038605.1347865, dated June 5, 2019.

Basis of bearings is the North line of SW¼ NE¼ Section 26 which bears South 89°53'57" East, a distance of 1305.65 feet (as measured), 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.

STATE OF COLORADO } ss
COUNTY OF MESA }

We, _____, a title insurance company, as duly licensed in the state of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to _____; that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and rights of way of record are shown hereon.

Date: _____ by: _____ Name And Title

for: _____ Name Of Title Company

Associated Recorded Documents

Reception	Type
<u>Declaration of Covenants and Restrictions</u>	

Tract A to the Homeowner's Association

----- All Irrigation and Drainage Easements to the Homeowner's Association

----- 20.0' x 20.0' Sign Easement to Homeowner's Association -----

_____ Temporary Turnaround Easement to the City of Grand Junction for Fire Services
usage

This plat of TRACYS VILLAGE SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this _____ day of _____, A.D., 20__.

City Manager_____

Mayor _____

STATE OF COLORADO } ss
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at _____ o'clock _____.M.

_____, A.D., 20__, and was duly recorded in Reception No. _____

Drawer No. _____ Fees: _____

Clerk and Recorder

By: _____

OF A PARCEL LOCATED IN
NE1/4 OF SECTION 26
T1S, R1W OF THE UTE MERIDIAN
LOT 2, CARVILLE SIMPLE SUBDIVISION
RECEPTION 2178170 AND
RIGHT_OF_WAY VACATION
RECEPTION 2418646
AND JUNCTION, MESA COUNTY, COLOR.

High Desert Surveying, LLC

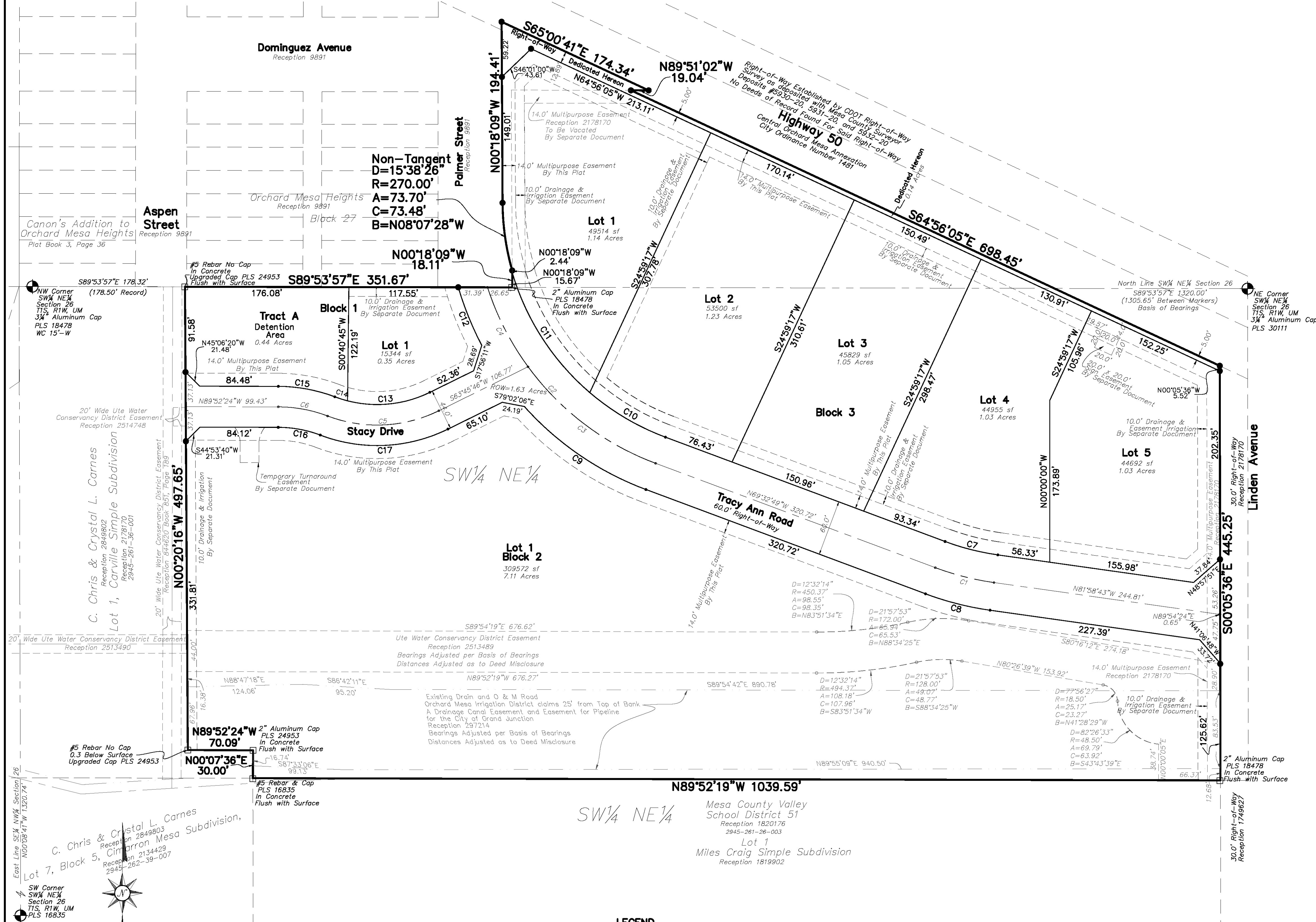
1673 Highway 50 Unit C

Grand Junction, Colorado 81503
Telephone: 970.254.8640 Fax: 970.241.0

PROJ. NO. 20-106	SURVEYED	DRAWN	CHK'D	SHEET	OF
DATE: September, 2021	bs	knr	icf	1	2

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.

TRACYS VILLAGE SUBDIVISION
OF A PARCEL LOCATED IN
NE1/4 OF SECTION 26
TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN
LOT 2, CARVILLE SIMPLE SUBDIVISION, RECEPTION 2178170
AND RIGHT-OF-WAY VACATION, RECEPTION 2418646
GRAND JUNCTION, MESA COUNTY, COLORADO



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.

LEGEND

ALLOTMENT SURVEY MARKER, AS NOTED
SET 2" ALUMINUM CAP ON 30" No. 5 REBAR, PLS 24953
PER CRS-38-51-105, IN CONCRETE
FOUND EVIDENCE, AS NOTED
PK NAIL, SET IN PAVING

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COLORADO DEPARTMENT OF TRANSPORTATION
POINT OF BEGINNING
POINT OF COMMENCING
T TOWNSHIP
R RADIUS OR RANGE (Context)
MCPGS MESA COUNTY GLOBAL POSITIONING SYSTEM

SURVEYOR'S CERTIFICATION

I, Jeffrey C. Fletcher, do hereby certify that the accompanying plat of **TRACYS VILLAGE SUBDIVISION**, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. To the best of my knowledge and belief, this plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and conforms to the standards of practice, statutes, and rules of the State of Colorado. This survey is not a guaranty or warranty, either express or implied.

Jeffrey C. Fletcher
Colorado Professional Land Surveyor
PLS No. 24953

DETAIL 1
SCALE: 1"=20'

DETAIL 2
SCALE: 1"=20'

DETAIL 3
SCALE: 1"=20'

Curve	Delta	Radius	Arc	CH	CH Bearing
C1	12°25'54"	300.00'	65.09'	64.96'	N75°45'46"W
C2	51°40'43"	300.00'	270.59'	261.51'	N43°42'28"W
C3	33°18'35"	300.00'	174.41'	171.96'	S52°53'32"E
C4	18°22'08"	300.00'	96.18'	95.77'	N27°03'10"W
C5	47°03'31"	150.00'	123.20'	119.77'	S87°17'31"W
C6	20°41'41"	150.00'	54.18'	53.88'	N79°31'34"W
C7	12°25'54"	300.00'	58.58'	58.47'	N75°45'46"W
C8	12°25'54"	300.00'	71.60'	71.46'	N75°45'46"W
C9	27°42'52"	300.00'	158.62'	158.07'	N55°41'23"W
C10	20°08'07"	270.00'	94.88'	94.40'	N59°28'46"W
C11	32°58'11"	270.00'	155.37'	153.23'	N32°55'38"W
C12	11°42'11"	330.00'	67.41'	67.29'	N22°02'18"W
C13	40°38'57"	128.00'	90.81'	88.92'	S84°05'14"W
C14	06°24'34"	128.00'	14.32'	14.31'	N72°23'00"W
C15	20°41'41"	128.00'	62.13'	61.79'	N79°31'34"W
C16	20°41'41"	128.00'	46.23'	45.98'	N79°31'34"W
C17	47°03'31"	172.00'	141.27'	137.33'	N87°17'31"E

AREA SUMMARY

LOTS	=	12.93 Acres	85.40%
TRACT A	=	0.44 Acres	2.91%
ROAD ROW	=	1.77 Acres	11.69%
TOTAL	=	15.14 Acres	100.00%

TRACYS VILLAGE SUBDIVISION
OF A PARCEL LOCATED IN
NE1/4 OF SECTION 26
T1S, R1W, OF THE UTE MERIDIAN
LOT 2, CARVILLE SIMPLE SUBDIVISION
RECEPTION 2178170 AND
RIGHT-OF-WAY VACATION
RECEPTION 2418646
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. 20-106	SURVEYED DRAWN	CHK'D	SHEET	OF
DATE: September, 2021	ba	knr	2	2

GRAND JUNCTION PLANNING COMMISSION
December 14, 2021, MINUTES
5:30 p.m.

The meeting of the Planning Commission was called to order at 5:43 p.m. by Chair Andrew Teske.

Those present were Planning Commissioners; Dr. George Gatseos, Andrew Teske, Ken Scissors, Andrea Haitz, Sandra Weckerly, Shanon Secrest, Keith Ehlers, Melanie Duyvejonk, and Kim Herek.

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director), Scott Peterson (Senior Planner), Dave Thornton (Principal Planner) and Kalli Savvas (Planning Technician).

There were 3 members of the public in attendance.

Call to order

Election of Vice Chair

Commissioner Weckerly nominated Commissioner Scissors as Vice Chair. Commissioner ? seconded the motion. The motion carried 7-0.

CONSENT AGENDA

Commissioner Scissors moved to adopt Consent Agenda Items #1-2. Commissioner Weckerly seconded the motion.

Commissioner Teske abstained from the vote of the Consent Agenda and the motion carried 6-0.

1. Approval of Minutes

Minutes of Previous Meeting(s) from November 9, 2021.

2. Vacation of Multi-Purpose Easement Tracy's Village

Consider a request by KenCo, LLC, to Vacate a Portion of a Publicly Dedicated 14-foot wide Multi-Purpose Easement Located at the Southeast corner of Highway 50 and Palmer Street.

REGULAR AGENDA

1. Redlands Mesa Outline Development Plan Extension **File # PLD-2021-809**

Consider a Request by The Peaks, LLC and Western Constructors, Inc. to Amend the Phasing Schedule of the Approved Redlands Mesa Outline Development Plan for Three Remaining Developable Parcels along West Ridges Boulevard.

Staff Presentation

Jace Hochwalt, Senior Planner, introduced exhibits into the record and gave a presentation on the request.

Questions for Staff

None.

Applicant Presentation

The applicant's representative, Tracy States, was present and available for questions.

Questions for Applicant

None.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, November 2, 2021, via www.GJSpeaks.org.

No public comment.

The public hearing was closed at 6:03 p.m. on December 14, 2021.

Discussion

Commissioner Gatseos asked the applicant if they were okay with the change in timeline.

Motion and Vote

Commissioner Weckerly recused herself from the vote.

Commissioner Gatseos made the following motion "Vice Chairman, on the request to extend the development phasing schedule of the previously approved Redlands Mesa Planned Development located along West Ridges Boulevard, City file number PLD-2021-809, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as provided within the staff report."

Commissioner Ehlers seconded. The motion carried 6-0.

2. 2858 Investors (2858 C ½ Road) Rezone File # RZN-2021-674

Consider a request by Dustin Gehrett, Member, on behalf of 2858 Investors LLC, to rezone 3.42 acres from R-4 (Residential - 4 du/ac) to R-8 (Residential – 8 du/ac) located at 2858 C ½ Road. Located at 2858 C 1/2 Road.

Staff Presentation

Nicole Galehouse, Senior Planner, introduced exhibits into the record and gave a presentation on the request.

Questions for Staff

Commissioner Ehlers asked the applicant about the area of the drainage area and asked about the proposed trail area. Commissioner asked about connection to Florida street. Commissioner asked about septic and sewer lift station.

Applicant Presentation

The applicant's representative, Tracy States, was present and available for questions.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, November 2, 2021, via www.GJSpeaks.org.

Lisa Samuelson made a comment in opposition to the request.

The public hearing was closed at 6:29 p.m. on December 14, 2021.

Applicant's Response

Tracy States said there was no multi family on the plan as of right now.

Discussion

Commissioners Gatseos, Secrest and Ehlers made comments in support of the request.

Motion and Vote

Commissioner Weckerly made the following motion "Vice Chairman, on the request to rezone the property located at 2858 C ½ Road, City file number RZN-2021-674, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report."

Commissioner Herek seconded the motion. The motion carried 7-0.

3. Church on the Rock Zone of Annexation File # ANX-2021-578

Consider a request by Church on the Rock, Inc. to zone 4.79 acres from County RSF-4 (Residential Single Family – 4 du/ac) to R-8 (Residential – 8 du/ac). Located at 566 Rio Hondo Rd.

Staff Presentation

Dave Thornton, Principal Planner, introduced exhibits into the record and gave a presentation on the request.

Questions for Staff

None.

Applicant Presentation

The applicant's representative, Tracy States, was present and available for questions.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, November 2, 2021, via www.GJSpeaks.org.

None.

The Public hearing was closed at 6:46 p.m. on December 14, 2021.

Discussion

None.

Motion and Vote

Commissioner Secrest made the following motion, "Vice Chairman, on the Zone of Annexation request for the property located at 566 Rio Hondo Road, City file number ANX-2021-578, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report."

Commissioner Ehlers seconded the motion. The motion carried 7-0.

4. Other Business

None.

5. Adjournment

Commissioner ? moved to adjourn the meeting. Commissioner Ehlers seconded. The meeting adjourned at 6:49 PM.

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO.

**A RESOLUTION VACATING A PORTION OF A 14' MULTI-PURPOSE EASEMENT
AS DEDICATED ON THE CARVILLE SIMPLE SUBDIVISION PLAT
BY RECEPTION NUMBER 2178170**

**LOCATED NEAR THE INTERSECTION OF HIGHWAY 50 AND PALMER STREET IN
THE CITY OF GRAND JUNCTION, COLORADO**

RECITALS:

A vacation of a portion of a 14' Multi-Purpose Easement has been requested by the property owner, KenCo LLC, which is no longer necessary. The existing 14' Multi-Purpose Easement was conveyed to the public on the Carville Simple Subdivision plat by Reception Number 2178170. The 14' Multi-Purpose Easement has never been utilized and contains no existing utility infrastructure.

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 a portion of the 14' Multi-Purpose Easement as identified on the Carville Simple Subdivision plat is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Grand Junction Zoning & Development Code.

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

The following described publicly dedicated 14' Multi-Purpose Easement ("Easement") is hereby vacated subject to the Applicant paying in full when due all fees for and relating to the recordation of this Resolution, any easement document(s) and/or dedication document(s) pertaining to the vacation and/or authorized purpose(s) of this Resolution.

That portion of the existing 14.0' Multipurpose Easement as described in Reception Number 2178170 across that real property located in the Northeast Quarter (NE¼) Section 26, Township 1 South, Range 1 West, of the Ute Meridian, Grand Junction, Mesa County, Colorado being more particularly described as follows:

Commencing at the Northeasterly corner of Lot 1, Block 3, TRACYS VILLAGE SUBDIVISION as shown on plat recorded in the Mesa County records from which the most Northerly Northwest corner of said Lot 1, Block 3 bears North 64°56'05" West, a distance of 223.82 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence North 64°56'05" West, a distance of 74.54 feet to

the POINT OF BEGINNING; thence North 89°51'02" West, a distance of 132.75 feet; thence South 00°18'09" East, a distance of 197.98 feet; thence North 89°53'57" West, a distance of 14.00 feet; thence North 00°18'09" West, a distance of 211.99 feet; thence South 89°51'02" East, a distance of 116.72 feet; thence South 64°56'05" East, a distance of 33.23 feet to the POINT OF BEGINNING.

The Easement containing an area of 0.11 Acres, as herein described.

Exhibit A, a graphic depiction of the Easement, is attached and incorporated by this reference.

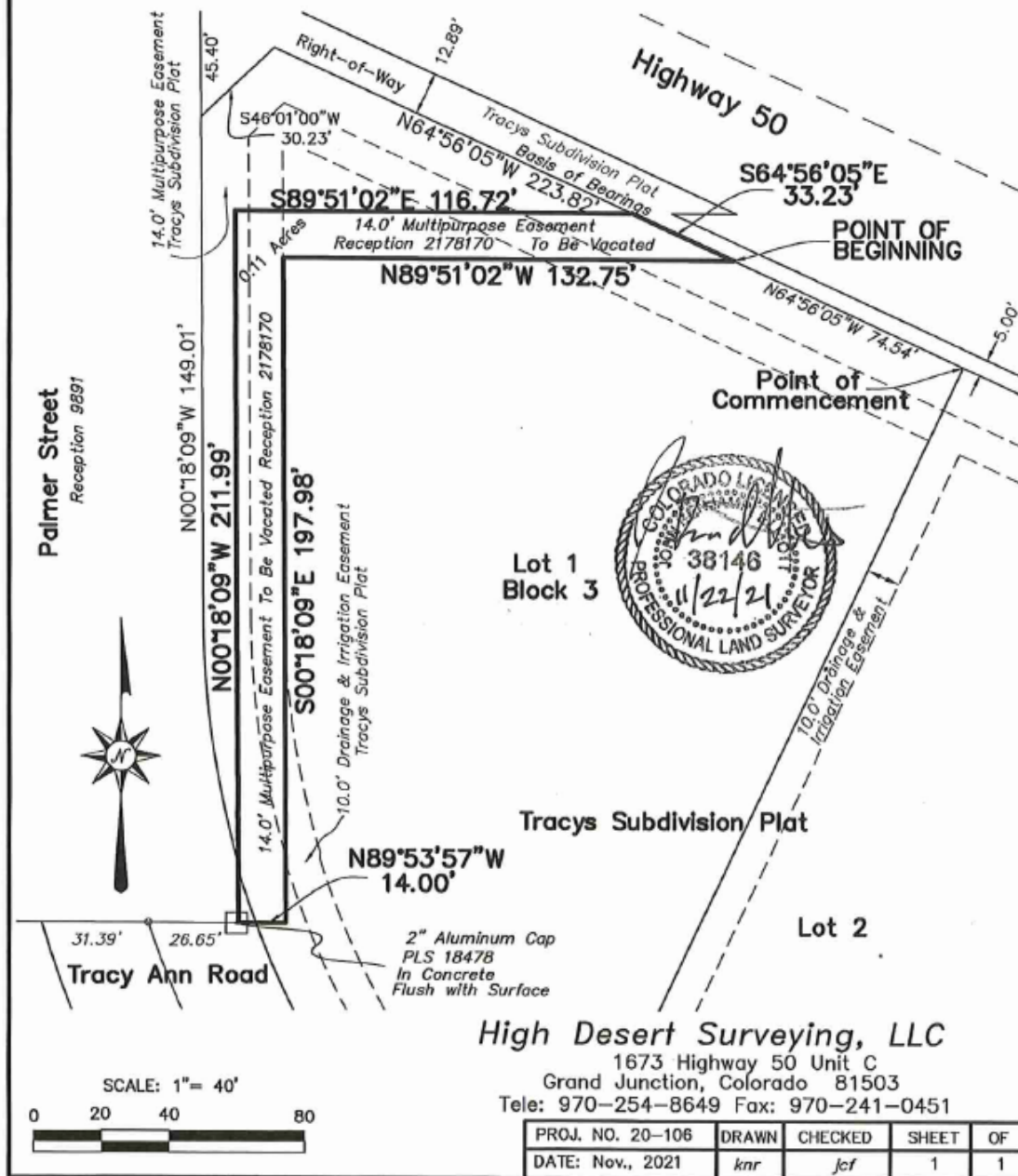
PASSED and ADOPTED this _____ day of _____, 2022.

ATTEST:

C.B. McDaniel
President of City Council

Wanda Winkelmann
City Clerk

EXHIBIT A EASEMENT VACATION





Grand Junction City Council

Regular Session

Item #4.c.

Meeting Date: January 5, 2022
Presented By: John Shaver, City Attorney
Department: City Attorney
Submitted By: John Shaver

Information

SUBJECT:

A Resolution Authorizing a Quit Claim Deed to Llano Natural Resources

RECOMMENDATION:

Staff recommends adoption of the resolution.

EXECUTIVE SUMMARY:

The City Council Property Committee has considered this matter, and with the recommendation of the City Attorney, has concluded that execution of a Quit Claim Deed to Llano Natural Resources for the City to transfer its overriding royalty interest in a parcel of land in Eddy County, New Mexico is proper.

BACKGROUND OR DETAILED INFORMATION:

Last year, Llano Natural Resources, LLC purchased a small overriding royalty interest in Eddy County, New Mexico, from the heirs of A. Heywood Jones ("Jones.") Jones was a longtime resident of Grand Junction. He died in 1973, and his estate was administered in Mesa County.

Jones' will devised a *marital deduction amount* to his wife, Mary Elsie Jones ("Mrs. Jones") with the remainder of his estate to pass via his Second Codicil to a Testamentary Trust.

It is unclear if the Testamentary Trust came into existence, but if it did, it was to continue until the death of the survivor of Jones, Mrs. Jones, and his daughter (Annamae Jones Rucker), at which time the corpus of the Trust was to be distributed to the then-surviving descendants of Annamae Jones Rucker. Mrs. Jones died on December 12, 1993, and Annamae Jones Rucker died on May 31, 2013. Annamae

Jones Rocker died without any descendants and the estate was administered with the remainder thereof to the City of Grand Junction. There is no record of the City ever receiving any interest in Jones' real property, nor particularly, the overriding royalty interest that is the subject of this Resolution. Jones did make a monetary gift to the City.

The fractional interest in the royalty is of little value; however, Llano Natural Resources is attempting to unify the title to the interest. As such, it may initiate a title action against the City to determine what if any interest the City may have.

The City Council Property Committee has considered these matters, and with the recommendation of the City Attorney, has concluded that execution of the Quit Claim Deed is proper.

For the foregoing reasons, the City Council deems the execution of the Quit Claim deed to Llano Natural Resources to transfer the overriding royalty interest in a parcel of land in Eddy County, New Mexico as necessary and proper.

FISCAL IMPACT:

There is no or minimal direct fiscal impact from this action.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 04-22, a resolution authorizing the Council President to sign the Quit Claim Deed to Llano Natural Resources.

Attachments

1. RES-Eddy County NM QCD 12221

A RESOLUTION AUTHORIZING A QUIT CLAIM DEED TO LLANO NATURAL RESOURCES LLC
FOR THE RESIDUAL TESTAMENTARY INTEREST OF THE HEYWOOD JONES TRUST AND
RATIFYING ACTIONS HERETOFORE TAKEN BY THE CITY COUNCIL PROPERTY COMMITTEE IN
CONNECTION THEREWITH

RECITALS:

Last year Llano Natural Resources, LLC purchased a small overriding royalty interest in Eddy County, New Mexico, from the heirs of A. Heywood Jones ("Jones.") Jones was a longtime resident of Grand Junction. He died in 1973, and his estate was administered in Mesa County.

Jones' will devised a *marital deduction amount* to his wife, Mary Elsie Jones ("Mrs. Jones") with the remainder of his estate to pass via his Second Codicil to a Testamentary Trust.

It is unclear if the Testamentary Trust came into existence but if it did, it was to continue until the death of the survivor of Jones, Mrs. Jones, and his daughter (Annamae Jones Rocker) at which time the corpus of the Trust was to be distributed to the then-surviving descendants of Annamae Jones Rocker. Mrs. Jones died on December 12, 1993, and Annamae Jones Rocker died on May 31, 2013. Annamae Jones Rocker died without any descendants and the estate was administered with the remainder thereof to the City of Grand Junction. There is no record of the City ever receiving any interest in Jones' real property nor particularly the overriding royalty interest that is the subject of this Resolution. Jones did make a monetary gift to the City.

The fractional interest in the royalty is of little value; however, Llano Natural Resources is attempting to unify the title to the interest. As such it may initiate a title action against the City to determine what if any interest the City may have.

The City Council Property Committee has considered these matters, and with the recommendation of the City Attorney, has concluded that execution of the Quit Claim Deed is proper.

For the foregoing reasons the City Council deems the execution of the Quit Claim deed to Llano Natural Resources to transfer the overriding royalty interest in a parcel of land in Eddy County, New Mexico as necessary and proper.

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

1. That the City Council hereby authorizes the President of the Council to execute the Quit Claim Deed in the form and content attached to this Resolution to transfer, release and remise the City's interest in the overriding royalty interest in a parcel of land in Eddy County, New Mexico to Llano Natural Resources LLC.
2. While there is no monetary consideration for granting the Quit Claim Deed, the City Council finds and determines that avoiding possible litigation and resolving title issues is sufficient value and constitutes good and adequate consideration to the City.
3. All actions heretofore taken by the officers, employees and agents of the City relating which are consistent with the provisions of the attached Quitclaim Deed and this Resolution are hereby ratified, approved and confirmed.

PASSED and ADOPTED this 5th day of January 2022.

C.B. McDaniel
President of the City Council

ATTEST:

Wanda Winkelmann
City Clerk



Grand Junction City Council

Regular Session

Item #4.d.

Meeting Date: January 5, 2022

Presented By: Tamra Allen, Community Development Director

Department: Community Development

Submitted By: Tamra Allen, Community Development Director

Information

SUBJECT:

A Resolution Authorizing the City Manager to Submit a Grant Request to the Department of Local Affairs for the Redevelopment of the City Market Site Located at 200 Rood Avenue

RECOMMENDATION:

Adopt a resolution authorizing the City Manager to submit a grant request to the Colorado Department of Local Affairs for the Redevelopment of the City Market Site Located at 200 Rood Avenue.

EXECUTIVE SUMMARY:

Richmark Real Estate Partners, LLC, is proposing the redevelopment of the 4.6 acres at 200 Rood Avenue where the shell of the previous 66,000 square foot City Market Grocery store currently exists. The site is in the heart of downtown Grand Junction and within the City's Downtown Development Authority. The project proposal includes a 256-unit for-rent apartment project. Based on current pricing, the project budget is estimated to be between \$59,100,000-\$61,700,000. Due to significant increases in construction prices, and unsupported market rents, Richmark is currently estimating a \$7.5 million gap in funding to make the project economically feasible. Richmark is seeking "gap" funding for the project. In partnership with the Richmark, the Downtown Development Authority, the City, with authorization from the City Council, will be pursuing a Department of Local Affairs grant request for \$3 million to assist in enabling The Junction project to be constructed.

BACKGROUND OR DETAILED INFORMATION:

The Junction is a 256 unit for-rent apartment project on 4.6 acres at 200 Rood Avenue in the heart of downtown Grand Junction (2 bldgs). The site is currently occupied by a

vacant grocery store which has become blighted and a home for transients. The Junction will demolish and replace the existing grocer with two newly constructed and highly amenitized, 4-story slab on grade structures. The anticipated unit mix consists of 127 studios, 71–1-bedroom, and 58–2-bedroom units.

The Junction will be constructed as two, four story slab on grade buildings with surface parking. The buildings will consist of double loaded conditioned corridors with elevators. Amenities will include a pool, a large gym (1,200 SF), pet wash, grilling stations, dog park, indoor bike storage, community clubhouse, roof top patio and food truck court. Unit finishes will consist of hard surface counter tops, 9-foot ceilings, balconies, plank flooring, and in-unit laundry. The building will be designed to an Energy Star Rating of 90 or greater. Similarly designed buildings under Richmark typically score 95 out of 100. Interior corridors and elevators allow for age friendly and accessible units on all four floors. Accessible units will be included for each floor plan with the remainder being ADA adaptable. Richmark has conducted an economic impact study that demonstrates significant direct and indirect fiscal impacts, with anticipated positive impact for the City's downtown businesses and service providers.

The project is located in downtown Grand Junction, abuts Main Street. The site is easily accessible by bicycle or walking. It is near both service and employment centers and is across the street from an existing transit stop and within .17 miles from the planned location of a CDOT mobility hub. The adjoining sidewalks and bike lanes connect the Junction to the Colorado river trail located .5 miles from the property. Additional open space can be found at Whitman Park (.29 miles) and Hawthorne Park (.4 Miles). The nearest grocer, Walmart is located within .72 miles and Sprouts is located within 1.13 miles. The project is conveniently located to all stages of education. Located within a 1.25 mile radius you will find, Colorado Mesa University, Grand Junction High, West Middle School, and Chipeta Elementary.

In addition to grant funding from DOLA, this would be a public-private partnership between Richmark Real Estate Partners, LLC, the Grand Junction Downtown Development Authority and the City of Grand Junction. The City anticipates contributing \$1.18 million to the project in the form of fee waivers and incentives. Of the \$1.18 million City contribution, \$550,000 would be committed from the general fund to offset impact fee and plant investment fees that would otherwise be due. In addition, the City would commit through its already established Redevelopment Area Incentive a \$630,784 in reduction of the Transportation Capacity Payment. Currently, the DDA anticipates providing a \$550,000 TIF rebate to the project. The DDA is also considering additional participation in the project based on project review and board discussion that will occur at their January 13th meeting.

As described in the City's recent Housing Needs Assessment "there has been extremely limited production of multi-family dwelling units in the City. Since the 1990's, building permits in Mesa County have been dominated by single-family units. On average, around 90% of units permitted since 1990 were single-family units. The peak for multifamily unit permits was in 1981, with 942 multifamily units permitted and

over 500 of those multifamily units were in multifamily structures of 3 and 4 units. Development activity drastically dropped during the 2008 Financial Crisis and is just now reaching pre-recession levels. Over the past decade 5,391 single-family units and only 759 multifamily units have been permitted, around 87% of those multifamily units were in structures with 5 or more units. The level of multifamily development has not kept up with the increase in renter households.”

FISCAL IMPACT:

If City Council authorizes the grant application and it is awarded, it will require a match from the City in the form of fee payments and fee reductions through the City's existing Redevelopment Area Incentive.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 05-22, a resolution authorizing the City Manager to submit a grant request to the Department of Local Affairs for the redevelopment of the City Market property located at 200 Rood Avenue.

Attachments

1. Richmark Presentation
2. RES-Richmark Grant 123021 final (002)

THE JUNCTION

ECONOMIC DEVELOPMENT



RICHMARK



RICHMARK – Richmark is a family-owned company dedicated to the execution of quality projects and initiatives that enhance communities. Richmark is comprised of companies which all share a common passion for the principles that the Richardson family has followed and continues to follow: commitment to family and community, entrepreneurial spirit and fostering sustainable growth. We are proud to see each of these values carried out on every one of our projects. We have grown our real-estate portfolio to include apartments, hotels, office, vacation rentals, and industrial properties.

Richmark prioritizes markets or neighborhoods that do not have the data to support first in class developments (“Unbankable”). By proving the market with a pioneering project, we can make unbankable markets bankable. This approach paves the way for an inflow of improved housing developments and options. We desire to raise the bar of housing within these communities. We have a proven track record of transforming blighted properties in ways that support the surrounding community. We develop safe, friendly neighborhoods that result in a 24/7 customer base for the surrounding businesses. This is our passion and we are excited to partner with your community on this project.

PRECEDENT PROJECTS



SOUTH MADDIE APARTMENTS

GREELEY, CO

South Maddie Apartments came about as a public-private partnership between Richmark, the Downtown Development Authority and the City of Greeley. The three buildings, lining 8th Avenue from 15th Street to 17th Street, feature a host of amenities, including a pool and barbecue area, a dog park, a gym, and conference rooms.

PROJECT DATA:
3 BUILDINGS
4 STORY

ELIOT:	WALKER:	BOONE:	TOTAL:
57 UNITS	83 UNITS	81 UNITS	221 UNITS
46,100 sf	72,000 sf	67,500 sf	185, 600 sf

TOTAL PROJECT COST:
\$54 Million

FINANCING:
Financed with a City contribution of \$3.2 Million, tax increment financing, retail sales fee and conventional lenders

ARCHITECT:
OZ Architecture



DOUBLETREE HOTEL

GREELEY, CO

The Double Tree by Hilton at Lincoln Park, a public private partnership between the City of Greeley and the Downtown Development Authority which resulted in a 147 key full service hotel, 15,000 square foot conference center and a farm to table steak house. Completed in 2018 the property was developed on a City owned ground lease and structured to include a Tax Increment Financing and Bed Tax.

PROJECT DATA:

147 Key Full Service Hotel
15,000 SF Conference Center and Farm-to-Table Steakhouse

TOTAL PROJECT COST:

\$43.8 Million

FINANCING:

City Participation 19% repaid through Tax Increment Financing and Bed Tax, 53% conventional debt and 27% equity.



THE EXCHANGE

FORT COLLINS, CO

The Exchange revitalized the 200 block of North College Avenue with a true community gathering space. The central plaza is the home of year-round events and the perimeter includes local retailers, restaurants and bars providing unique experiences for visitors.

PROJECT DATA:

Restaurant - 12,872

SF Retail - 7,512 SF

Flex Office - 13,074 SF

TOTAL PROJECT COST:

\$14.6 Million

FINANCING:

Financing was conventional financing with a retail sales fee.

AWARDS:

Winner of the 2019 Governor's Award for Downtown Excellence in the Best Adaptive Reuse Category



SIX CANYON

GLENWOOD SPRINGS, CO

Capitalizing on an underutilized, but challenging site Six Canyon brings much needed workforce housing to Glenwood Springs. The buildings provide a contemporary expression appropriate to modern living while respecting Glenwood's established palette of sandstone, brick, and red roofs.

Amenities include roof-top terraces, bike storage/maintenance rooms, and multiple outdoor play and gathering areas. Covered parking is provided under the building taking advantage of the extreme topography by tucking into the hillside. Balconies on south-facing units offer outstanding views of the Colorado River, Red Mountain and the Roaring Fork Valley.

PROJECT DATA:

116 Residential Units
145,000 SF
Completed in the Fall of 2019

TOTAL PROJECT COST:

\$34 Million

ARCHITECT:

OZ Architecture

CONTRACTOR:

Shaw Construction



OUR PROCESS

1.

DEFINE

- » Understand Goals
- » Listen+ Gather Data
- » Site Visit
- » Q+A
- » Client Request List
- » Questionnaire/ Survey
- » Departmental Interviews

2.

DISCOVER

- » Visioning Session
- » Adjacency Diagrams
- » Charrette
- » Design Opportunities
- » Interior Concepts
- » Exterior Concepts
- » Site Massing
- » Site Zoning Study

3.

DESIGN + DEVELOP

- » Architecture Development
- » Interior Refinement
- » Interior Finish Options
- » Interior Documentation
- » Interior + Exterior Material Studies

4.

DELIVER

- » Bi-Weekly On-Site Observations
- » Daily Coordination with GC
- » Daily Interaction With City of Grand Junction

5.

POST OCCUPANCY

- » Goal Recap
- » Future Strategic Opportunities
- » Smart Growth Plan

By partnering with our clients, we are able to look deep into their organization to develop solutions that are tailored to their specific goals – now and in the future.

Site Plan Context Diagrams



Site Plan



UNITS

BLDG A					
	Units	Mix	Beds	Unit area	
Studio	50	41%	50	504	25,200
1BR	36	30%	36	648	23,328
2BR	35	29%	70	984	34,440
	121	100%	156		82,968
Common	lobby				1,488
	lounge				2,448
	Rooftop				-
Circulation	4			3408	13,632

BLDG B					
	Units	Mix	Beds	Unit area	
Studio	72	53%	72	504	36,288
1BR	35	26%	35	648	22,680
2BR	28	21%	56	984	27,552
	135	100%	163		86,520
Common	lobby				932
	Lounge				-
Circulation	4			3378	13,512

Total	Units		Beds	Unit area	
Studio	122	48%	122	504	61,488
1BR	71	28%	71	648	46,008
2BR	63	25%	126	1008	63,504
	256	100%	319		171,000
Common					4,868
Circulation					27,144
				Total	203,012
Average Unit size					668
Building Efficiency					84%

PARKING

REQUIREMENTS	Units	Beds		Ratio	Spaces
Studio	122	122		1.25	153
1BR	71	71		1.25	89
2BR	63	126		1.5	95
	256	319			336
RM preferred		1 space/bed			319
		1.5 space/unit			384
PROVIDED					
		North	Main	South	Alley
Spaces		39	120	135	22
				294	316
on-street				80	390
public (500' radius)				-	
Ratio		spaces/unit			1.23
		spaces/bed			0.99

Today's Entrance to Downtown





Gruen Gruen & Associates’ Impact Study concluded the following economic impact:

- The one-time construction activity will support 369 jobs and generate \$56 million of economic output.
- The on-going economic benefit is 116 permanent jobs and an annual labor income of \$3.9 million.
- The on-going annual spend generated in the local economy will be just under \$15 million.

Economic Impact on the Local Economy	
	Total Economic Impact
One-time Construction Activity:	
Job-Years Created ¹	369
Total Labor Income	\$56,148,116
On-Going Permanent Activity: ²	
Annual Employment	116
Annual Labor Income	\$3,898,330
Annual Output	\$14,732,917
¹ One job-year equals one construction-related job for period of one year	
² Related to household spending	
Sources: Bureau of Economic Analysis (BEA), RIMS II Multipliers ; Gruen Gruen & Assoc	



Projected Economic Output of \$15 million by Sector



Gruen Gruen & Associates Impact Study Confirmed the following Tax benefits for the City of Grand Junction and the DDA:

- The estimated City sales tax revenue is estimated to be \$206,000 annually.
- The real estate tax increment is estimated to be \$170,000.
- Total property tax increment and sales tax revenue over the first 20 years following completion of the development is estimated at \$9,152,000.

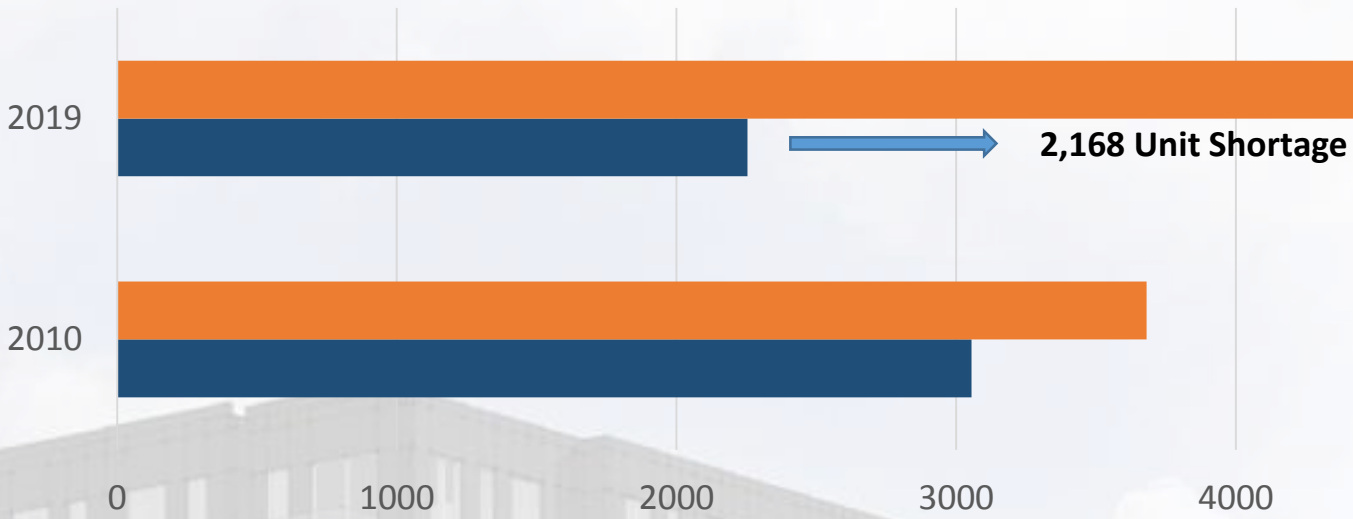
Fiscal Impact Summary	
	Annual Revenues
City of Grand Junction Sales Tax	\$206,248
DDA Propert Tax Increment ¹	\$170,436
Total	\$376,684
¹ Relative to 2020 assessed value of the existing City Market property; assumes 100% share of new increment stays with DDA	
Source: Gruen Gruen & Associates	



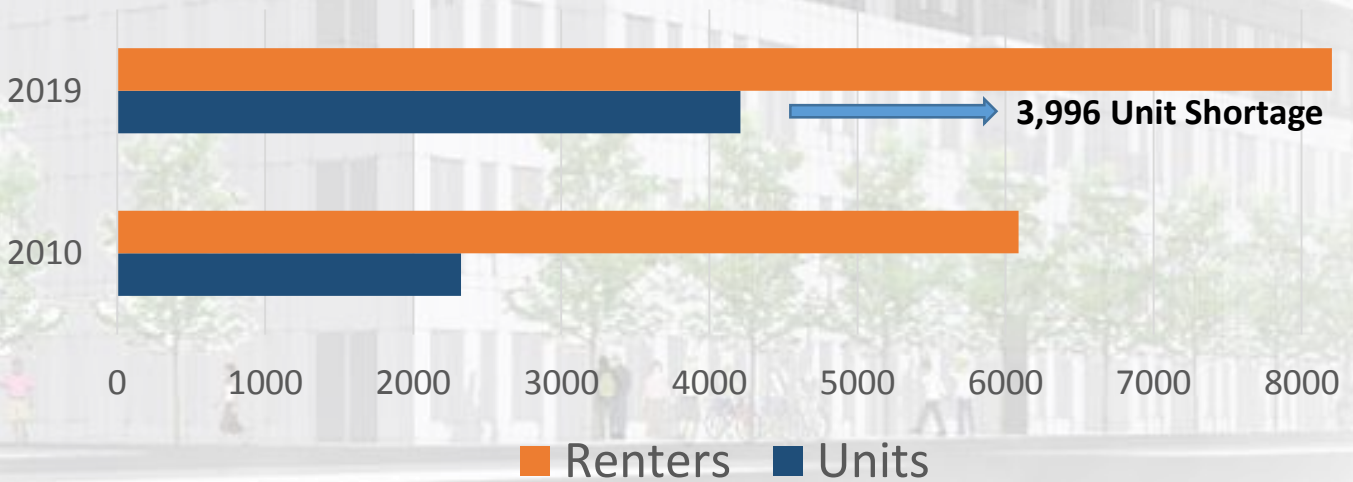
The Grand Valley Housing Needs Assessment found the following current housing market conditions:

- Grand Junction has a shortage of housing for higher income renters.
- This causes an income mismatch where higher income households are occupying affordable housing options that would otherwise be for lower income households
- We cannot solve this, but we can help by providing market rate housing.

Grand Junction Housing Stock



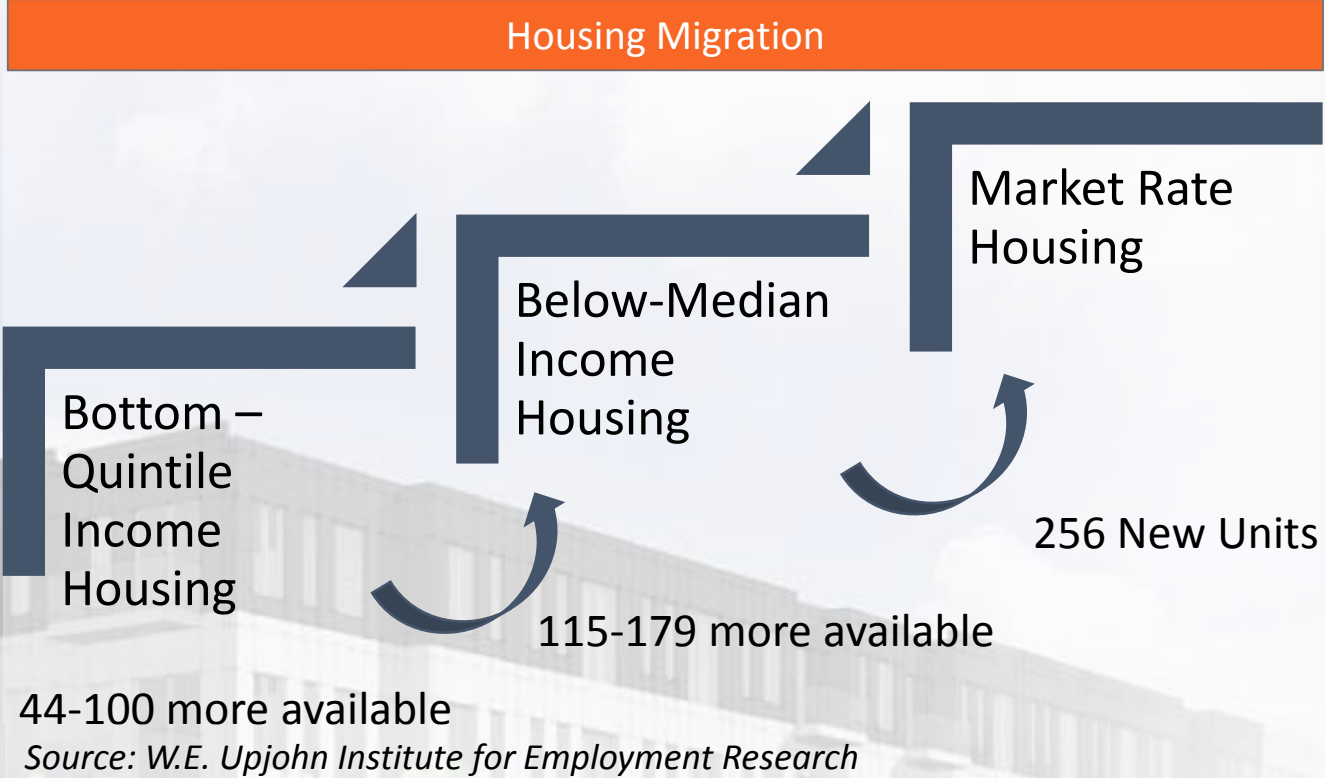
Mesa County Housing Stock



Source: Root Policy Research, Grand Valley Housing Needs Assessment

The W. E. Upjohn Institute for Employment Research Study found the following implications of new market rate housing on affordable housing:

- New market rate housing reduces competition for below-median and bottom income housing options freeing these units up for lower income residents.
- For every 100 new market-rate units, 45-70 people move out of below-median income tracts and 17-39 people move out of bottom income tracts.
- For 256 market-rate units, an estimated 115-179 people will move out of below-median income tracts and 44-100 people will move out of bottom income tracts.



- The Project has a feasibility gap of \$7.5 million.
- Richmark is partnering with the City, School District and DDA in pursuit of an Affordable Housing Development Incentives Grant of \$3 million.
- The Colorado Department of Local Affairs (DOLA) offers assistance to promote the development of housing compatible with key strategies.

The Junction aligns with many of DOLA’s core criteria for the housing grant.

- ✓ **Affordable Housing:**
The Junction will reserve 25-26 (10%)of the units for 80% AMI renters. Priority will be given to Educators and First Responders.
- ✓ **Rehabilitates:**
Redevelops a vacant commercial building into housing stock.
- ✓ **Impact on Housing:**
The Junction will have a clear contribution for meeting some of the housing needs of Grand Junction
- ✓ **Within Core Commercial Area:**
The Junction is located within Grand Junction’s core downtown.
- ✓ **Sustainable Development Pattern:**
The Junction is an infill redevelopment of a blighted property.



Estimated Average Monthly Rents						
	Market Rent ¹		Affordable ²		Total	
	Per Unit	PSF	Per Unit	PSF	Per Unit	PSF
Studio	\$1,100	\$2.18	\$1,030	\$2.04	\$1,093	\$2.17
One-Bedrooms	\$1,300	\$2.01	\$1,103	\$1.70	\$1,281	\$1.98
Two-Bedrooms	\$1,600	\$1.59	\$1,324	\$1.31	\$1,571	\$1.56
TOTAL	\$1,268	\$1.93	\$1,121	\$1.70	\$1,263	\$1.92
¹ 231 market rate units						
² 25 below market rate units affordable to households at 80% AMI						
Source: CoStar, Richmark Companies, CHFA, Gruen Gruen & Associates						

2021 Income Limit and Maximum Rent Tables
for All Colorado Counties
20% to 120% of Area Median Income (AMI)

County	HERA	AMI	2021 Maximum Rents					2021 Income Limits							
			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Mesa		120%	1,545	1,654	1,986	2,293	2,559	61,800	70,560	79,440	88,200	95,280	102,360	109,440	116,520
Mesa		100%	1,287	1,378	1,655	1,911	2,132	51,500	58,800	66,200	73,500	79,400	85,300	91,200	97,100
Mesa		80%	1,030	1,103	1,324	1,529	1,706	41,200	47,040	52,960	58,800	63,520	68,240	72,960	77,680
Mesa		70%	901	965	1,158	1,337	1,492	36,050	41,160	46,340	51,450	55,580	59,710	63,840	67,970
Mesa		60%	772	827	993	1,146	1,279	30,900	35,280	39,720	44,100	47,640	51,180	54,720	58,260
Mesa		55%	708	758	910	1,051	1,172	28,325	32,340	36,410	40,425	43,670	46,915	50,160	53,405
Mesa		50%	643	689	827	955	1,066	25,750	29,400	33,100	36,750	39,700	42,650	45,600	48,550

Gruen Gruen & Associates Feasibility Study confirmed the following:

- **Estimated Development Cost is typical for infill**
 - Richmark estimate = \$59.5 million
 - Gruen Gruen & Associates = \$61.1 million
- **Richmark’s initial request is significantly below a typical developer’s requirements by 46.3%.**
- **The underwritten rents are well above the prevailing rents in the market. Richmark is taking on this risk in order to lower the feasibility gap.**

Estimated Average Monthly Rents						
	Market Rent ¹		Affordable ²		Total	
	Per Unit	PSF	Per Unit	PSF	Per Unit	PSF
Studio	\$1,100	\$2.18	\$1,030	\$2.04	\$1,093	\$2.17
One-Bedrooms	\$1,300	\$2.01	\$1,103	\$1.70	\$1,281	\$1.98
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TOTAL	\$1,268	\$1.93	\$1,121	\$1.70	\$1,263	\$1.92
¹ 231 market rate units						
² 25 below market rate units affordable to households at 80% AMI						
Source: CoStar, Richmark Companies, CHFA, Gruen Gruen & Associates						

Thank You!



RESOLUTION NO. ____-22

AUTHORIZING THE CITY MANAGER TO SUBMIT A GRANT REQUEST TO
THE DEPARTMENT OF LOCAL AFFAIRS (DOLA) FOR THE
REDEVELOPMENT OF THE PROPERTY LOCATED AT 200 ROOD AVENUE,
GRAND JUNCTION, COLORADO BY RICHMARK REAL ESTATE PARTNERS,
LLC

Recitals:

For several years the property at 200 Rood Avenue (the former City Market site – “Property”) in Downtown Grand Junction has been vacant and blighted. The Property and the possible redevelopment thereof presents an opportunity to eliminate blight and provide economic benefit to the Downtown area.

In October 2021 Richmark Real Estate Partners LLC (“Richmark”) acquired the Property. Richmark is proposing to demolish the vacant 66,000 square-foot building and redevelop the site with 256 for-rent multifamily housing units to be known as *The Junction*.

Richmark has represented that if *The Junction* project is constructed that it will dedicate 10 percent of the units (26) to be income-restricted to 80 percent AMI for a minimum of 31 years, with first priority for rental of those units being given to first responders and other City employees and School District 51 personnel.

In order to support the project, the City is willing to make a grant application to DOLA in an amount of \$3,000,000 and to pledge \$550,000 in support of the DOLA grant application (“Pledge”) with the Pledge being contingent and expressly conditioned on the award of the DOLA grant in the amount of \$3,000,000. The source of the Pledge funds being the value of impact and other fees the project will pay if fully developed.

NOW THEREFORE, BE IT RESOLVED THAT:

For and in consideration of the foregoing Recitals, the City Council authorizes the City Manager to submit a grant application to DOLA for the *Innovative Housing Strategies: Affordable Housing Development Incentive Grant* (as authorized by HB21-1271) in and for \$3,000,000 to assist, if the grant is awarded, in enabling *The Junction* housing project to be constructed, said grant application including the City’s Pledge (as described in the Recitals) with respect to the application.

46 AND FURTHERMORE, BE IT RESOLVED THAT, if the \$3,000,000 grant is
47 awarded that the City Manager is authorized to commit the Pledge as described
48 in the Recitals, to and in support of *The Junction* housing project.
49

50 With the adoption of this Resolution the City Council is not deciding any matter
51 that relates, or may be claimed to relate, to land use approval(s) or any other
52 matter not taken up herein or herewith.
53

54 PASSED, ADOPTED AND APPROVED this 5th day of January 2022.
55

56 CITY COUNCIL OF THE CITY OF GRAND JUNCTION
57

58 _____
59 C.B. McDaniel
60 President of the Council
61

62 ATTEST:
63

64 _____
65 Wanda Winkelmann
66 City Clerk



Grand Junction City Council

Regular Session

Item #4.e.

Meeting Date: January 5, 2022

Presented By: Senta Costello, Planner

Department: Community Development

Submitted By: Senta Costello, Associate Planner

Information

SUBJECT:

A Resolution Amending Resolution No. 85-21 Regarding the Vacation of an Emergency Access Easement in Sundance Village Subdivision

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

Community Development, by and through Ms. Costello, requests the City Council adopt an amended resolution correcting Resolution 85-21 regarding the vacation of an emergency access easement in Sundance Village Subdivision. Resolution 85-21 contained a scrivener's error and was prematurely recorded on November 19, 2021.

BACKGROUND OR DETAILED INFORMATION:

Resolution No. 85-21 ("Resolution") was passed and adopted by the City Council of the City of Grand Junction, Colorado on October 20, 2021. The Resolution concerns the vacation of a portion of an emergency vehicle and personnel ingress and easement ("Easement Vacation Area") originally recorded on the Sundance Village Subdivision plat (Reception No. 247553). The Resolution was for the benefit of the property and its owner, Copper Village Apartments LLC, ("Owner").

The Resolution contained a scrivener's error. A Scrivener's Error Affidavit has been filed; however, Resolution 85-21 needs to be amended by the City adopting a resolution to amend and correct Resolution 85-21 and affect the vacation of a portion of the emergency access and personnel ingress and egress easement.

FISCAL IMPACT:

There is no direct fiscal impact related to this request.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 06-22, a resolution ratifying a correction to Resolution No. 85-21 vacating a public emergency vehicle and personnel ingress and egress easement located within Tract C of Sundance Village Subdivision and authorizing action in accordance therewith.

Attachments

1. Resolution 85-21 - Emer Easement Vacation
2. Affidavit of Scrivener's Error - Res 85-21
3. Rimrock Townhomes Filing 1 Plat
4. RES-Easement Vacation Ratification 122721

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 85-21

**A RESOLUTION VACATING A PUBLIC EMERGENCY VEHICLE AND PERSONNEL
INGRESS AND EGRESS EASEMENT
LOCATED WITHIN TRACT C OF SUNDANCE VILLAGE SUBDIVISION
GRAND JUNCTION, COLORADO**

RECITALS:

Vacation of a portion of a public emergency vehicle and personnel ingress and egress easement ("Easement") has been requested by the property owner, Copper Village Apartments LLC, in anticipation of subdividing and developing the property for future residential use as the proposed Rimrock Landing Townhome Subdivision.

With the prior recording of the Sundance Village Plat, Reception #2457553, blanket easements were conveyed for emergency access to various portions of the development, including Tract C. The proposed final plan for the Rimrock Landing Townhome project covers a portion of Tract C and includes townhome lots on a portion of the Easement making that portion of the Easement no longer necessary.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, and upon recommendation of approval by the Planning Commission, the Grand Junction City Council finds that the request to vacate the Easement, with conditions, is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Grand Junction Zoning & Development Code.

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

The following described public dedicated public emergency ingress and egress easement is hereby vacated subject to:

1. Applicant paying all recording/documentary fees for the Vacation Resolution, any easement documents and/or dedication documents.
2. Recording of a City approved final plat for Rimrock Landing Townhome Subdivision concurrently with recording of this Resolution vacating the easement.

Public emergency ingress and egress easement to be vacated are shown on the attached Exhibits, with those Exhibits being incorporated by this references as if fully set forth.

PASSED and ADOPTED this 20th day of October 2021.

ATTEST:


Selestina Sandoval
Deputy City Clerk


C.B. McDaniel
President of City Council



EXHIBIT

Tract C, Emergency Easement Vacation Description

A portion of the publicly dedicated Blanket Emergency Easement located on Trace C, of Sundance Village Subdivision, Reception Number 2457553, in the SW1/4 SE1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Beginning at the northwest corner of Tract C of said subdivision, whence the westerly line of Tract C of said subdivision bears S00°09'35"E, with all bearings being relative thereto, thence S00°09'35"E a distance of 2.22 feet, to the Point of Beginning; thence the following courses and distances;

1. S89°57'34"E for a distance of 6.19 feet;
2. S57°43'43"E for a distance of 6.00 feet;
3. S89°57'34"E for a distance of 116.00 feet;
4. S00°02'26"W for a distance of 73.10 feet;
5. S48°19'26"W for a distance of 24.10 feet;
6. N90°00'00"W for a distance of 108.95 feet;
7. N00°09'35"W for a distance of 92.41 feet, to the Point of Beginning.

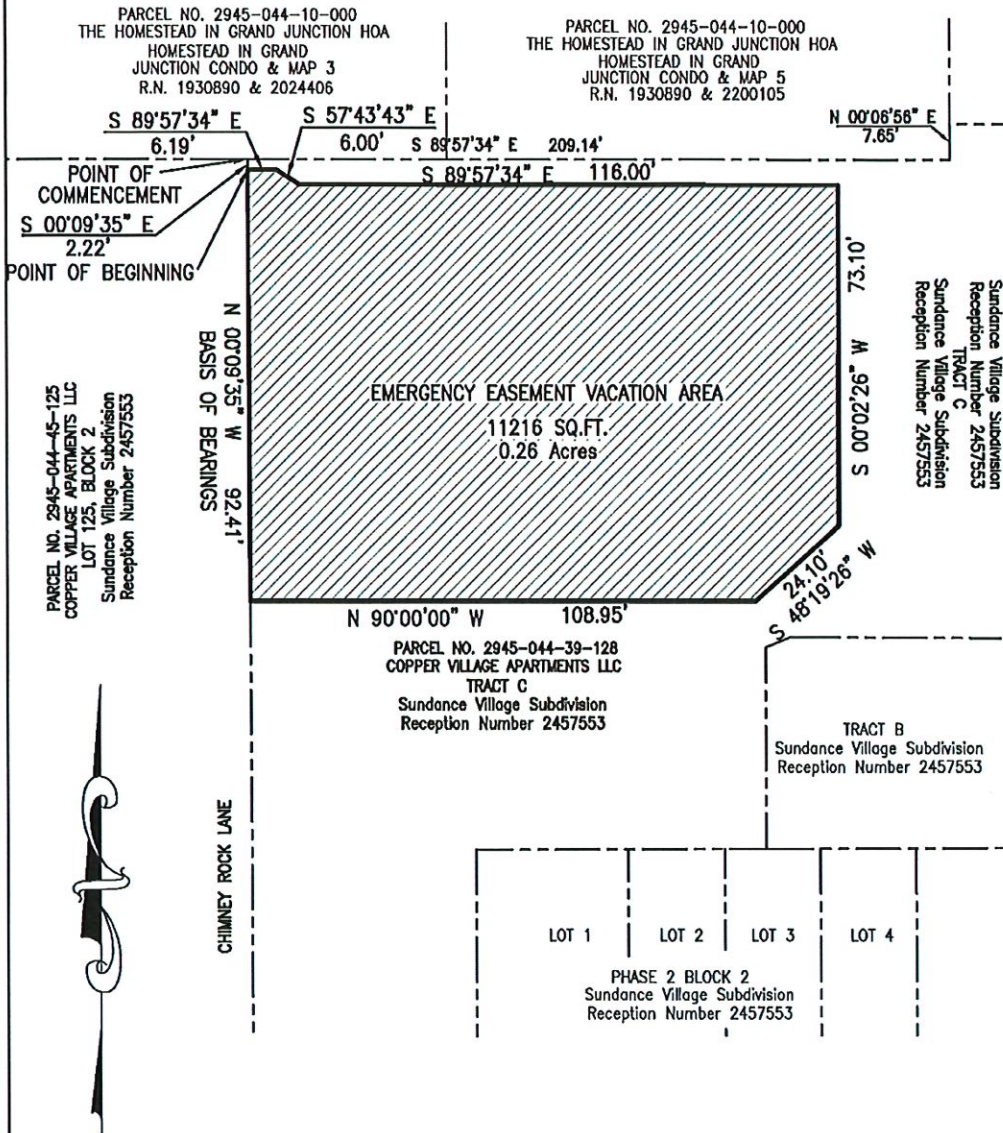
Containing approximately 11,216 square feet.

This description was prepared by Jodie Grein PLS-38075, for Rolland Consulting Engineers, 405 Ridges Blvd., Suite A Grand Junction, Colorado 81507 (970) 243-8300



EXHIBIT

A PORTION OF LOTS 13-17 OF RIMROCK TOWNHOMES FILING 1
IN THE SW1/4 SE1/4 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 WEST,
UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.



Jodie L. Grein
Registered Professional Land Surveyor
P.L.S. No. 38075

0' 30' 60' 90'
SCALE : 1"=30'
ALL LINEAL UNITS ARE
EXPRESSED IN U.S. SURVEY FEET

		EXHIBIT TRACT C EMERGENCY EASEMENT VACATION	
405 15th Ave. Suite A Grand Junction, CO 81507 Voice: (970) 243-4300 Fax: (970) 241-1273 www.rcell.com		IN THE SW1/4 SE1/4 OF SECTION 4 T1S, R1W, UTE MERIDIAN CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO	
Drawn	JLG	Designed	JLG
Checked	JAM	Field	CO447
File Name	C:\00447\CO447B\Monket Easement.dwg		Date
			9/18/21
			1

STATE OF COLORADO
COUNTY OF MESA

AFFIDAVIT OF SCRIVENER'S ERROR

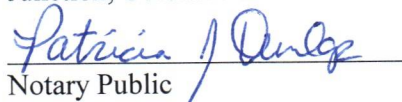
I, Senta Costello, Associate Planner for the City of Grand Junction, Colorado, ("Affiant") declares under penalty of perjury and pursuant to law (C.R.S. 38-35-109(5)(b)(IV)) as follows:

1. Resolution No. 85-21 ("Resolution") was passed and adopted by the City Council of the City of Grand Junction, Colorado on October 20, 2021. The Resolution concerns the vacation of a portion of an emergency vehicle and personnel ingress and easement ("Easement Vacation Area") originally recorded on the Sundance Village Subdivision plat (Reception No. 247553). The Resolution was for the benefit of the property and its owner, Copper Village Apartments LLC, ("Owner") and this Affidavit shall be indexed in the name of the Owner.
2. The Resolution contained the following scrivener's error (shown for purposes of this Affidavit in italic typeface):
"2. Recording of a City approved final plat for *Rimrock Landing Townhome Subdivision* concurrently with recording of this Resolution vacating the easement."
3. The Resolution should accurately read (shown for purposes of this Affidavit in italic typeface):
"2. Recording of a City approved final plat for *Rimrock Townhomes Filing 1* concurrently with recording of this Resolution vacating the easement."
4. The Affiant hereby corrects the scrivener's error made in the Resolution to reflect the true and correct name of the final plat, and affirms as her personal knowledge that the Owner made application for vacation of the Easement Vacation Area; that the Easement Vacation Area was to be vacated; and that with the exception of the scrivener's error, the Easement Vacation Area is the same as depicted in the Resolution, but not as it was described, was to be vacated.
5. The Affiant in the course of her duties became aware of the error and by signing this Affidavit is acting to correct the error and that her actions are with the knowledge and consent of the Director of Community Development of the City.

Further Affiant sayeth naught.


Senta Costello – Affiant
Associate Planner
City of Grand Junction

Subscribed and sworn before me this 28th day of December 2021 by Senta Costello for the City of Grand Junction, Colorado for the reasons and purposes stated.


Notary Public

Jan. 26, 2025
Commission Expiration Date

STATE OF COLORADO)
COUNTY OF MESA)



RIMROCK TOWNHOMES FILING 1

A RE-PLAT OF LOT 125, BLOCK 2 & TRACTS C & E SUNDANCE VILLAGE SUBDIVISION (RECEPTION NUMBER 2457553)
IN THE SW1/4 SE1/4 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 WEST,
OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

DEDICATION AND OWNERSHIP STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

Copper Village Apartments, LLC, a Colorado limited liability company, is the owner of a parcel as demonstrated by the deed recorded at Reception No. 2989995 in the Office of the Mesa County Clerk and Recorder, said parcel being that certain tract of land in the SW1/4 SE1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, more particularly described as follows:

Lot 125, Block 2 & Tract C & E of Sundance Village Subdivision (Reception Number 2457553), City of Grand Junction, Mesa County, Colorado.

Containing approximately 2.04 Acres.

Said Owner has by these presents laid out, platted and subdivided the above described real property into Lots, as shown hereon, and designated the same as RIMROCK TOWNHOMES FILING 1, in the City of Grand Junction, County of Mesa, State of Colorado:

Tract A is Granted to the Rimrock Townhomes Filing 1 HOA by separate document.

Blanket Easements A, B, C, and D, are Granted to the Rimrock Townhomes Filing 1 HOA by separate document.

Private Pedestrian Easement A is granted to The Homestead in Grand Junction HOA by separate instrument.

Private Pedestrian Easement B is granted to The Homestead in Grand Junction HOA by separate instrument.

Private Access Easement is granted to The Homestead in Grand Junction HOA by separate instrument.

Access and Parking easement is granted to The Homestead in Grand Junction HOA by separate instrument.

Private Drainage easement is granted to The Homestead in Grand Junction HOA by separate instrument.

That all lienholders appear hereon;

IN WITNESS WHEREOF, said owner has caused his name to be hereunto subscribed this _____ day of _____ A.D., 20____

by Silvano Colman as Manager of Copper Village Apartments, LLC
a Colorado limited liability company

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this _____ day of _____ A.D., 20____
by Silvano Colman, as Manager of Copper Village Apartments, LLC, a Colorado limited liability company

My commission expires: _____

WITNESS MY HAND AND OFFICIAL SEAL. Notary Public

LIENHOLDERS RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agrees that its security interest which is recorded at Reception Numbers 2989996 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

in witness whereof, the said lienholder has caused these presents to be signed by
Gerald J. Daub, and Joanna M. Daub this _____ day of _____.

STATE OF COLORADO)
COUNTY OF MESA) ss

by: _____ by: _____
Gerald J. Daub as Trustee of the Joanna M. Daub as Trustee of the
Gerald J. Daub Revocable Trust Dated April 29, 1999 Joanna M. Daub Revocable Trust Dated April 29, 1999

The foregoing instrument was acknowledged before me this _____ day of _____ A.D., 20____.
by Gerald J. Daub as Trustee of the Gerald J. Daub Revocable trust Dated April 29, 1999 and by
Joanna M. Daub as Trustee of the Joanna M. Daub Revocable trust Dated April 29, 1999

My commission expires: _____

WITNESS MY HAND AND OFFICIAL SEAL.

Notary Public

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss
I hereby certify that this instrument was filed in my office at _____ o'clock _____.M.,
this _____ day of _____ A.D., 20____ and is duly recorded as Reception
Number _____
inclusive. Drawer No. _____

Clerk and Recorder Deputy Fees

TITLE CERTIFICATION

Abstract & Title Company of Mesa County, a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the Title to the property is vested to Copper Village Apartments, LLC, a Colorado Limited Liability Company, that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and rights-of-way of record are shown hereon.

Date: _____ by: _____
Abstract & Title Company of Mesa County,

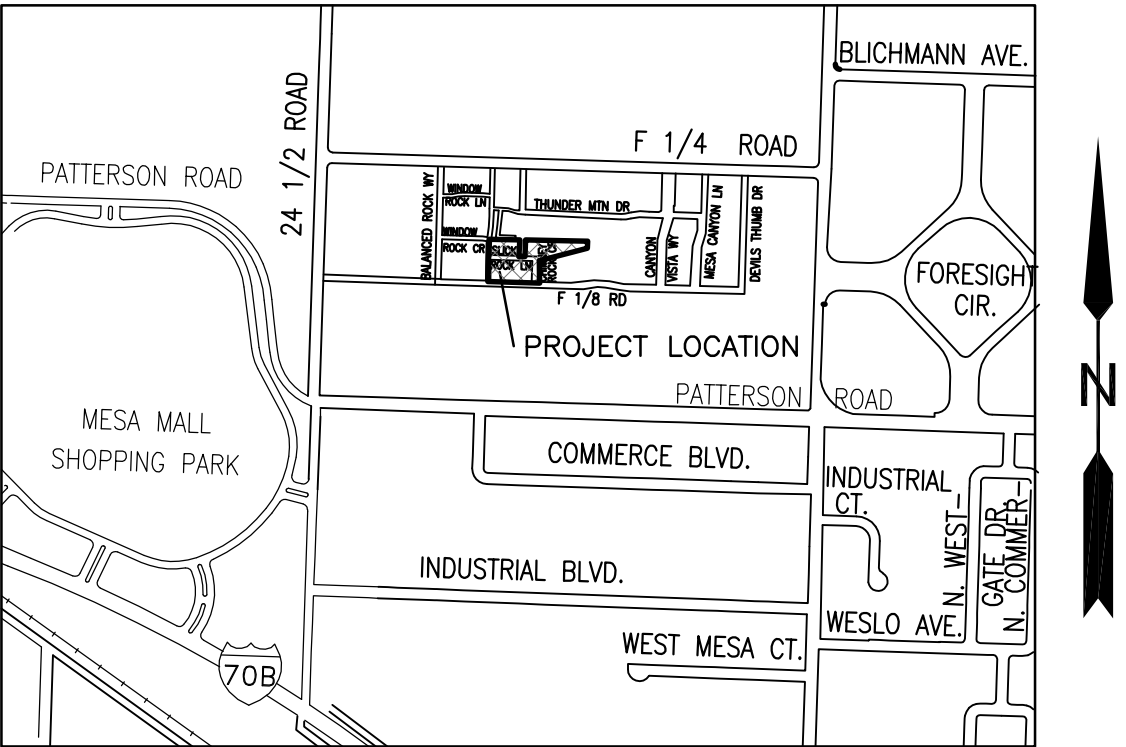
CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this _____ day of _____ A.D. 20____

Mayor _____ City Manager _____

FOR CITY OF GRAND JUNCTION USE

Tract A to the Rimrock Townhomes Filing 1 HOA: Reception Number _____
Blanket Easement A to the Rimrock Townhomes Filing 1 HOA: Reception Number _____
Blanket Easement B to the Rimrock Townhomes Filing 1 HOA: Reception Number _____
Blanket Easement C to the Rimrock Townhomes Filing 1 HOA: Reception Number _____
Blanket Easement D to the Rimrock Townhomes Filing 1 HOA: Reception Number _____
Private Pedestrian Easement A to The
Homestead in Grand Junction HOA: Reception Number _____
Private Pedestrian Easement B to The
Homestead in Grand Junction HOA: Reception Number _____
Private Access Easement to The
Homestead in Grand Junction HOA: Reception Number _____
Access and Parking Easement to The
Homestead in Grand Junction HOA: Reception Number _____
Private Drainage Easement to The
Homestead in Grand Junction HOA: Reception Number _____



VICINITY MAP

GENERAL NOTES

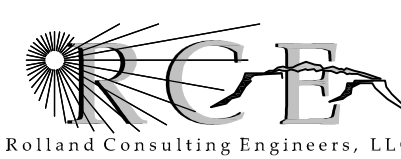
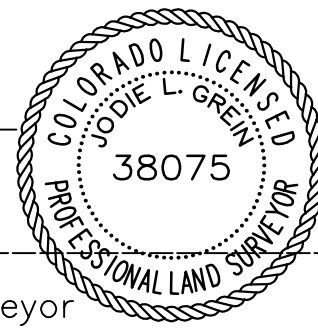
- Basis of bearings derived from Mesa County Local Coordinate System and GPS observations. The bearing is N89°50'01"E for a distance of 1320.07 feet, located between a 3 1/4" alloy cap for the Center South 1/16 Corner and a 2" alloy cap for the Southeast 1/16 Corner of Section 4, Township 1 South, Range 1 West, of the Ute Meridian.
- Title information is from Mesa County Real Property Records, and the title commitment by Abstract and Title Company of Mesa County, File No. 14425CEM, Effective Date JUNE 30, 2021.

SURVEYOR'S STATEMENT

I, Jodie L. Grein, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying RIMROCK TOWNHOMES FILING 1, a subdivision of a part of Mesa County, State of Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title.

EXECUTED this _____ day of _____, 20____

Jodie L. Grein
Professional Land Surveyor
P.L.S. No. 38075



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

RIMROCK TOWNHOMES FILING 1

A RE-PLAT OF LOT 125, BLOCK 2 & TRACTS C & E
SUNDANCE VILLAGE SUBDIVISION (REC. NO. 2457553)
IN THE SW1/4 SE1/4 OF SECTION 4, T. 1 S., R. 1 W.,
OF THE UTE MERIDIAN,
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

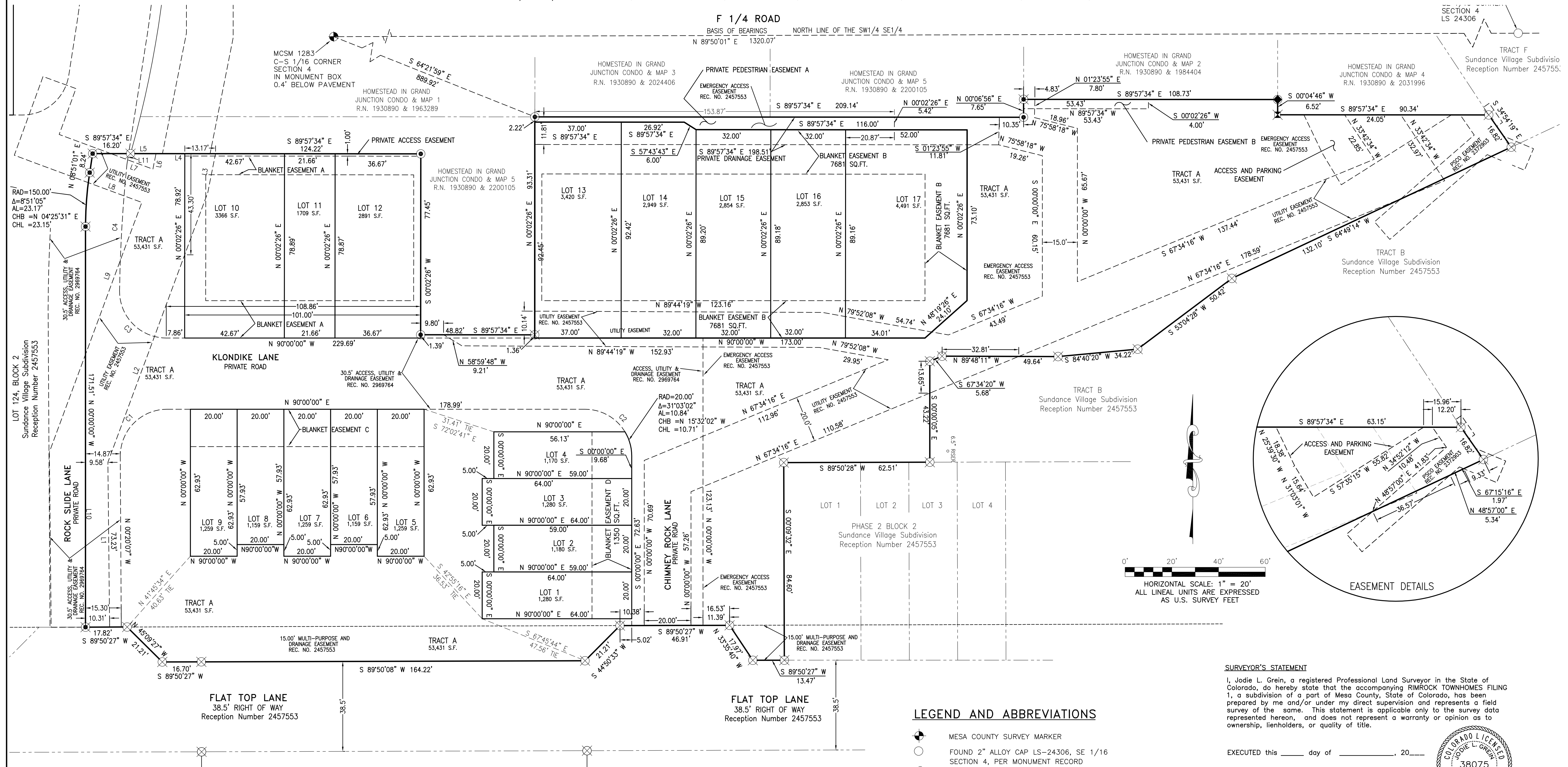
INDEX OF SHEETS

SHEET 1 - COVER SHEET
SHEET 2 - SURVEY MAP

Drawn JLG	Designed JLG	Checked JAM	Proj# C0447	Rv# 10/20/21	Sheet 1
File Name: C:\PROJECTS\C0447\C0447 PLAT-F1.DWG				Date 5/14/21	Of 2

RIMROCK TOWNHOMES FILING 1

A RE-PLAT OF LOT 125, BLOCK 2 & TRACTS C & E SUNDANCE VILLAGE SUBDIVISION (RECEPTION NUMBER 2457553)
IN THE SW1/4 SE1/4 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 WEST, OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



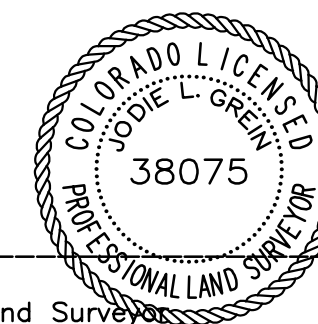
0' 20' 40' 60'
HORIZONTAL SCALE: 1" = 20'
ALL LINEAL UNITS ARE EXPRESSED
AS U.S. SURVEY FEET

SURVEYOR'S STATEMENT

I, Jodie L. Grein, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying RIMROCK TOWNHOMES FILING 1, a subdivision of a part of Mesa County, State of Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title.

EXECUTED this ____ day of _____, 20____

Jodie L. Grein
Professional Land Surveyor
P.L.S. No. 38075



LEGEND AND ABBREVIATIONS

- MESA COUNTY SURVEY MARKER
- FOUND 2" ALLOY CAP LS-24306, SE 1/16 SECTION 4, PER MONUMENT RECORD
- FOUND NO. 5 REBAR, 2" ALLOY CAP STAMPED LS-18480
- FOUND 1.6" YELLOW PLASTIC CAP LS-19598
- FOUND 1.6" YELLOW PLASTIC CAP LS-37935
- SET 1-1/2" COPPER DISK WITH MAGNET MARKED LS-38075 FLUSH WITH CONCRETE
- SET 5/8" REBAR & 2" ALLOY CAP MARKED LS-38075 0.2' ABOVE GROUND
- RECEPTION NUMBER
- RANGE
- RIGHT-OF-WAY
- RN RECEPTION NUMBER
- T TOWNSHIP
- U.M. UTE MERIDIAN

INDEX OF SHEETS

SHEET 1 - COVER SHEET
SHEET 2 - SURVEY MAP

AREA SUMMARY PHASE 1

DESCRIPTION	ACRES	SQUARE FEET	PERCENT
LOTS	0.81	35,538	39.95%
TRACT A	1.23	53,431	60.05%
TOTAL	2.04	88,969	100.00%

CURVE	ARC LEN	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LEN
C1	31.33'	20.00'	89°45'20"	N 44°49'56" E	28.22'
C2	31.41'	20.00'	89°58'58"	S 45°00'00" E	28.28'
C3	31.71'	20.00'	90°51'00"	N 44°34'30" W	28.49'
C4	54.12'	621.91'	4°59'09"	N 03°20'34" E	54.10'

LINE	BEARING	DISTANCE
L1	N 00°35'26" W	70.62'
L2	N 20°18'50" E	123.18'
L3	N 11°16'32" E	16.87'
L4	N 89°57'34" W	25.49'
L5	N 89°57'34" W	10.90'
L6	S 11°16'32" W	6.77'
L7	N 69°41'10" W	19.16'
L8	S 69°41'10" E	24.42'
L9	S 20°18'50" W	69.38'
L10	S 00°00'00" E	116.77'
L11	N 08°53'32" E	4.68'

GENERAL NOTES

- Basis of bearings derived from Mesa County Local Coordinate System and GPS observations. The bearing is N89°50'01"E for a distance of 1320.07 feet, located between a 3 1/4" alloy cap for the Center South 1/16 Corner and a 2" alloy cap for the Southeast 1/16 Corner of Section 4, Township 1 South, Range 1 West, of the Ute Meridian.
- Title information is from Mesa County Real Property Records, and the title commitment by Abstract and Title Company of Mesa County, File No. 14425CEM, Effective Date JUNE 30, 2021.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. XX-22

**A RESOLUTION RATIFYING A CORRECTION TO RESOLUTION 85-21 VACATING
A PUBLIC EMERGENCY VEHICLE AND PERSONNEL INGRESS AND EGRESS
EASEMENT LOCATED WITHIN TRACT C OF SUNDANCE VILLAGE SUBDIVISION
AND AUTHORIZING ACTION IN ACCORDANCE THEREWITH**

RECITALS

The City Council reviewed and approved Resolution 85-21 ("85-21") after proper notice and a public hearing at its October 20, 2021 meeting. Resolution 85-21 vacated a portion of a public emergency vehicle and personnel ingress and egress easement as requested by the property owner, Copper Village Apartments LLC ("Owner"). The requested vacation action is in anticipation of the Owner subdividing and developing the property for future residential use. The vacated portion of the easement was originally recorded as a blanket easement designated Tract C on the Sundance Village Subdivision plat (Reception No. 2457553), however designation as emergency and personnel access was not warranted.

Resolution 85-21 reviewed and approved on October 20 contained a scrivener's error wherein the final accompanying plat was incorrectly named. In addition, 85-21 was erroneously recorded on November 19, 2021 (Reception No. 3008784) when by its terms it was to be recorded concurrently with the final plat.

Due to time being of the essence for the Owner, and the extant errors with 85-21, Ms. Costello executed the attached affidavit ("Affidavit") and the same was recorded.

With the adoption of this Resolution the City Council ratifies the actions heretofore taken and adopts the analysis and findings made by Ms. Costello all as reported to the City Council, under penalty of perjury in Affidavit, and the Staff Report filed in support of this Resolution, to wit that the easement and final plat as described in 85-21 are the same as described herein and on the final plat of Rimrock Townhomes Filing 1, that 85-21 contained an incorrect plat name and was prematurely recorded, that the owner Copper Village Apartments LLC requested the vacation as described in the Affidavit, and that the amendment of 85-21 is necessary and proper to affect the intended purposes thereof.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City Grand Junction that:

1. Resolution 85-21 attached hereto is the original version and the amended version, Resolution XX-22, are merged and corrected as provided herein.

2. This Resolution shall be in full force and effect upon its passage and approval and furthermore that as necessary or required it shall relate back to November 19, 2021 or such other date, so that the vacation of the following described public emergency ingress and egress easement is accomplished for final platting of Rimrock Townhomes Filing 1.

Public emergency ingress and egress easement to be vacated is shown on the attached Exhibit A. This exhibit is incorporated by this reference as if fully set forth.

3. That the actions described herein are ratified and confirmed.

4. The City Clerk shall cause this Resolution to be recorded in the official records of the City as Resolution XX-22 for and in accordance with the purposes stated herein.

PASSED, ADOPTED AND APPROVED this 5th day of January 2022.

C.B. McDaniel
President of the Council

ATTEST:

Wanda Winkelmann
City Clerk

Exhibit A

Resolution 85-21 with exhibit of easement and Affidavit.

DRAFT



Grand Junction City Council

Regular Session

Item #5.a.

Meeting Date: January 5, 2022

Presented By: Ken Sherbenou, Parks and Recreation Director, Greg Caton, City Manager

Department: Parks and Recreation

Submitted By: Ken Sherbenou, Parks and Recreation Director

Information

SUBJECT:

Lincoln Park Stadium Renovation Update Regarding Conversion of Stadium Lighting to LED and Baseball Field to Artificial Turf

RECOMMENDATION:

For Discussion and City Council Direction

EXECUTIVE SUMMARY:

Lincoln Park Stadium is undergoing a major renovation in 2021 and 2022. The project priorities set by the Stadium Improvement Committee, comprised of Grand Junction Baseball (JUCO), Colorado Mesa University (CMU), School District #51 and the City, are designed and construction is rapidly progressing with a projected completion date of May 2022. Given the extensiveness of the renovation and the importance of this facility to a number of different user groups and the broader community, City Council needs to be updated on the progress.

Bruce Hill, chairman of the Stadium Improvement Committee, will be in attendance to update City Council on the general progress of this project.

Ken Sherbenou will also provide specific updates regarding two unfunded components in the renovation plan. This includes conversion of the Stadium Lights to LED and replacement of the field at Suplizio with artificial turf. These improvements were contingent on receipt of grants, both of which were not awarded. Given this development, City Council direction is sought regarding the way forward regarding these components.

BACKGROUND OR DETAILED INFORMATION:

The renovation of Lincoln Park Stadium is progressing and will provide significant improvement to the safety, functionality, aesthetics and quality of this major cornerstone of the community's infrastructure. The currently funded project includes new grandstands behind home plate all the way to leftfield at Suplizio, new grandstands for the west bleachers at Stocker, new entry pavilions at Stocker and information technology, electrical and audio-visual upgrades throughout the complex.

In addition to existing funding that has enabled many improvements, grants were also pursued to maximize the success of the project. These two priorities that were contingent on grant funding are the replacement of the sports lighting at Stocker and Suplizio and their conversion to LED and the replacement of the Suplizio turf with artificial turf. The replacement of the field surface at Suplizio field and the lighting system was also identified as a high priority. However, these were not able to be included in the \$10.5 million project budget.

The City pursued a \$600,000 Department of Local Affairs (DOLA) grant to enable the replacement of the sports lighting to LED lights, for a total project budget of \$1.2 million. The antiquated metal halide lights currently at the Stadium would be upgraded to a modern and state-of-the-art LED lighting system. The current lighting at Stocker is simply not bright enough, especially in the end zones. Some major networks such as ESPN refuse to broadcast night games at Stocker since it does not have television ready lights. The new lighting design would meet the minimum foot-candle, or brightness, to allow televising evening CMU football games. New LED lights would reduce energy consumption from 246 kW to 141 kW, a 43% reduction in energy usage. This equates to an annual savings of over \$24,000 per year.

New LED lights can be instantaneously turned off and on, which gives much greater flexibility when running the 300 plus events at the Stadium each year. This is especially needed for the annual fireworks shows and also improves patron safety when exiting the Stadium after a fireworks show. While these advantages to a new LED lighting system exist, the current lighting system is still functional for the time being. The estimated cost of the lighting project is \$1.2 million with \$600,000 funded by General Fund and \$600,000 was anticipated from the DOLA grant. However, the DOLA grant to enable this improvement was pursued in December 2021 and was not awarded.

The City also pursued a Great Outdoors Colorado (GOCO) grant to enable the replacement of the natural turf, much of which is in poor condition, with an artificial turf field surface. The replacement of the field at Suplizio Field has been identified as a high priority; however, it was not able to be included in the \$10.5 million project as well. The current outfield has significant drainage issues, leading to a discontinuous playing surface that can compromise player safety. Furthermore, an invasive species of grass known as Poa is overtaking the outfield, which hurts playability. If the field at Suplizio was artificial turf, a significant increase of community use, leagues and events could occur. The current 152 days per year rate of usage has maxed out capacity at the stadium on the Suplizio side. Additional days would further degrade the quality of the field.

If the field was artificial turf, not only would significant savings be achieved through water savings, less maintenance and improved playability, but Suplizio Field would experience a large increase in usage by current user groups as well as an increase across the board by the entire community. Parks and Recreation projects approximately 75 more use days per year on Suplizio if it were artificial turf. This includes varsity baseball games, tournaments such as the Colorado Classic, Special Olympics, City recreation softball championships, youth sport camps, concerts and practice by various users when the Stocker side is booked. Although the outfield is in poor condition, the infield was more recently replaced. With that said, keeping the infield natural and the outfield artificial does not make sense from a playability or maintenance perspective. A GOCO grant to enable this improvement was pursued in November 2021 and was not awarded. The estimated cost of the project is \$1.4 million.

FISCAL IMPACT:

The cost estimate for the lighting project is \$1.2 million. This \$1.2 million is appropriated in the 2021 Capital Fund budget and will be carried forward with the overall Stadium capital project if the lighting portion moves forward. In order to do so, Council could direct another \$600,000 to be funded from the General Fund for this project.

The cost estimate for the turf project is \$1.4 million. This project was not appropriated in 2021 and therefore the entire amount would need to be funded from the General Fund.

Either item will require a future 2022 supplemental appropriation if Council direction is to move forward.

SUGGESTED MOTION:

This is for City Council discussion and possible direction to fund the two additional Stadium improvements.

Attachments

None



Grand Junction City Council

Regular Session

Item #6.a.i.

Meeting Date: January 5, 2022

Presented By: David Thornton, Principal Planner

Department: Community Development

Submitted By: David Thornton, Principal Planner

Information

SUBJECT:

A Resolution Accepting the Petition for the Annexation of 4.91 Acres of Land and Ordinances Annexing and Zoning the Church on the Rock North Annexation to R-8 (Residential - 8 du/ac), Located at 566 Rio Hondo Road

RECOMMENDATION:

Staff recommends adoption of a resolution accepting the petition for the Church on the Rock North Annexation, and approval of the annexation and zone of annexation ordinances. The Planning Commission heard the zoning request at its December 14, 2021 meeting and voted (7-0) to recommend approval of the request.

EXECUTIVE SUMMARY:

The Applicant, Church on the Rock, Inc. is requesting annexation of one property and a zone of annexation to R-8 (Residential 5.5-8 du/ac) for the Church on the Rock North Annexation. The approximately 4.91-acre annexation consists of 1 parcel of land consisting of 4.79 acres and is located at 566 Rio Hondo Road. The Church on the Rock church building is located on the adjacent parcel at 2170 Broadway already in the city limits and zoned R-8. There is 0.12 acres of Rio Hondo Road right-of-way in the annexation for a total annexation area of 4.91 acres. The subject property has one existing residence, some outbuildings with most of the property vacant.

The property is Annexable Development per the Persigo Agreement. The Applicant is requesting annexation into the city limits in anticipation of future residential subdivision development. The zone district of R-8 is consistent with the proposed Residential Medium (5.5 to 12 du/ac) Land Use category of the Comprehensive Plan and the adjacent R-8 zoning of the Church building. The request for annexation is being considered concurrently by City Council with the zone of annexation request. Both are included in this staff report.

BACKGROUND OR DETAILED INFORMATION:

Annexation Request:

The Applicant, Church on the Rock, Inc. is requesting annexation of approximately 4.91 acres consisting of one parcel of land located at 566 Rio Hondo Road. The subject property has an existing home and a few outbuildings, some of which are utilized by the Church which is located on the property adjacent to the south. The subject property is planned for residential development. There is 0.12 acres of Rio Hondo Road right-of-way in the annexation.

The property is Annexable Development per the Persigo Agreement. The Applicant is requesting annexation into the city limits in anticipation of future residential subdivision development. The Applicant is requesting a zone district of R-8 (Residential – 8 du/ac), the same zoning the Church owned property adjacent to the south is currently zoned which is consistent with the Residential Medium (5.5 to 12 du/ac) Land Use category of the Comprehensive Plan. Current Mesa County zoning is RSF-4. The request for zoning will be considered separately by City Council, but concurrently with the annexation request and will be heard in a future Council action.

The schedule for the annexation and zoning is as follows:

- Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use – November 17, 2021.
- Planning Commission considers Comprehensive Plan Amendment and Zone of Annexation – December 14, 2021.
- Introduction of a Proposed Ordinance on Zoning by City Council – December 15, 2021.
- Acceptance of Petition and Public Hearing on Annexation, and Comprehensive Plan Amendment and Zoning by City Council – January 5, 2022.
- Effective date of Annexation, Comprehensive Plan Amendment and Zoning – February 6, 2022.

Zone of Annexation Request:

The Applicant's properties are currently in the County and have a County zoning of RSF-4 (Residential Single Family – 4 dwelling units per acre). Surrounding properties to the east and north are zoned RSF-4 in Mesa County with some PUD (Planned Unit Development) zoning to the northwest. Directly to the south is City R-8 and to the west is City B-1. Surrounding development consists of single family residential on large, underdeveloped acreages to the north and east, the existing church facility to the south, vacant land to the west for future neighborhood business and detached residential development to the northwest that conforms to the Comprehensive Plan's Land Use designation of Residential Medium. Zoning will be considered in a future action by City Council and requires review and recommendation by the Planning Commission.

The annexation area has sewer service and all other urban amenities to the property. It is located within Tier 2 on the Intensification and Growth Tiers Map of the Comprehensive Plan. The goal to "encourage infill and redevelopment to leverage

existing infrastructure” supports the Applicant’s request of a zone of annexation of R-8.

The Applicant is interested in preparing the property for future residential development, consistent with the scope and type of development envisioned by the Comprehensive Plan with the Land Use Map designation of Residential Medium (5.5-12 du/ac) density. The R-8 zoning requires a minimum of 5.5 dwelling units per acre, therefore the requested zoning of R-8 implements the Comprehensive Plan’s Residential Medium Land Use category.

The purpose of the R-8 (Residential – 8 du/ac) zone district is to provide for medium-low density single-family and two-family residential uses where adequate public facilities and services are available. This property is located within an urban infill area of the community. The greater surrounding Redlands area both within the city limits and unincorporated Mesa County are largely developed with single-family detached homes. Further subdivision development is encouraged within this infill area of the City with the 2020 One Grand Junction Comprehensive Plan. The property provides a large enough site to accommodate such development.

In addition to the R-8 zoning requested by the petitioners, the following zone district would also be consistent with the proposed Comprehensive Plan designation of Residential Medium (5.5-12 du/ac).

- a. R-12 (Residential – 8-12 du/ac)
- b. CSR (Community Services and Recreation)
- c. Mixed Use Residential (MXR-3)
- d. Mixed Use General (MXG-3)
- e. Mixed Use Shopfront (MXS-3)

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed Annexation and Zoning was held on July 15, 2021 via Zoom, in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The Applicants, Applicant’s representative and City staff were in attendance, there were no members of the public in attendance.

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 September 8, 2021. 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 December 3, 2021. The notice of the Planning Commission public hearing was published December 7, 2021 in the Grand Junction Daily Sentinel.

ANALYSIS

Annexation Analysis

The property is currently adjacent to existing city limits to the west and south. The

necessary one sixth contiguity requirements of State Statutes for annexation is being met. The property owner has signed a petition for annexation.

Staff has found, based on review of the petition and knowledge of applicable state law, including the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, that the Church on the Rock North Annexation is eligible to be annexed because of compliance with the following:

- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described. The petition has been signed by the owners of all properties or 100% of the owners and includes 100% of the property described excluding right-of-way.
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits. The Church on the Rock North Annexation has just under 35% of the perimeter of the annexation contiguous with the existing City limits, meeting the 1/6 contiguity requirements for annexation.
- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities.
- d) The area is or will be urbanized in the near future. The property owner, Church on the Rock, Inc. is currently preparing for the development of residential housing at R-8 urban densities.
- e) The area is capable of being integrated with the City. The proposed annexation area is adjacent to the city limits on the west and south sides and will be required at the time of development to interconnect with existing urban services. Utilities and City services are available and currently serve the existing urban area near this site.
- f) No land held in identical ownership is being divided by the proposed annexation. The entire property owned by the applicants are being annexed.
- g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owner's consent. Contiguous property owned by the petitioner is less than 20 acres in size, so this requirement does not apply. However, the petitioners have granted consent to the City to annex the property.

Please note that the annexation petition was prepared by the City.

Zone of Annexation Analysis

The criteria for review is set forth in Section 21.02.140 (a) and includes that the City may rezone property if the proposed changes are consistent with the vision, goals and

policies of the Comprehensive Plan and must meet one or more of the following rezone criteria as identified:

(1) Subsequent events have invalidated the original premises and findings; and/or The property owners have petitioned for annexation into the City limits and requested zoning of R-8 which is compatible with the Comprehensive Plan Land Use Map designation of Residential Medium (5.5-12 du/ac). Since the Applicant's properties are currently in the County, the annexation of the property is a subsequent event that will invalidate the original premise, a county zoning designation.

The 2020 Comprehensive Plan established a Medium Residential Land Use category (5.5 to 12 du/ac) for this property, a subsequent change from the 2010 Comprehensive Plan that designated the property as Residential Medium Low (2 to 4 du/ac). The existing County RSF-4 zone district at a maximum density of 4 dwelling units per acre implemented the 2010 Comprehensive Plan but does not implement the Residential Medium Land Use category as established in the 2020 Comprehensive Plan. It does not meet the minimum density of 5.5 du/ac. The proposed zone of R-8 does meet the density range of the 2020 Comprehensive Plan Residential Medium Land Use category. Therefore, staff has found this criterion has been met.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or
The character or condition of the areas has not changed enough to satisfy this criterion. Staff finds that this criterion has not been met.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or
Adequate public and community facilities and services are available to the properties and are sufficient to serve land uses associated with the proposed R-8 zone district. The proposed R-8 property consisting of 4.8 acres will be marketed for residential development. The proposed R-8 property has street access to Rio Hondo Road with sanitary sewer available in the right-of-way. Domestic water service is available through an 8-inch Ute Water District water line to the site from Rio Hondo Road and the area can be served by Xcel Energy for electricity and natural gas.

A short distance away is Redlands Middle School and Broadway Elementary School. Walking distance to the west is the Monument Village Shopping Center with limited goods and services. Major shopping is available 3-miles away at Mesa Mall and the 24 Road area. Staff has found the public and community facilities are adequate to serve the type and scope of the residential land use proposed at the R-8 densities. Therefore, staff has found 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 subject property and surrounding area is designated on the Comprehensive Plan Land Use Map as Residential Medium (5.5-12 du/ac). The proposed zoning designation

of R-8 meets the intent of achieving the minimum and desired density for the property with this request, to develop at the low end of the Residential Medium land use category. For properties already annexed into the City limits in the Redlands they are zoned mostly R-4 with some R-5. B-1 zoning exists at neighborhood centers like Monument Village Shopping Center. For unincorporated areas of the Redlands, Mesa County has zoned the majority of the area as RSF-4, RSF-2 or PUD. Much of the surrounding area including unincorporated Mesa County is developed, except along the east side of Rio Hondo Road which is shown as Residential Medium on the Land Use Map. The Land Use Map defines the immediate half mile area around the subject property north of Broadway as Residential Medium, an area that is proposed to develop with more density and intensity than most of the Redland's area. There is no R-8 zoning anywhere in the Redlands Planning area. Staff finds that there is an inadequate supply of R-8 zoning as defined above and therefore finds this criterion has been met.

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

Annexation and zoning of the properties will create additional land within the City limits for city growth and it helps fill in the patchwork of unincorporated and/or urban area that is adjacent to the City limits. The annexation is also consistent with the City and County 1998 Persigo Agreement. The requested zone district will provide an opportunity for housing within a range of density that is consistent with the needs of the growing community, providing a potential different housing type including multifamily allowed under R-8, but not under R-4. This principle is supported and encouraged by the Comprehensive Plan and furthers the plan's goal of promoting a diverse supply of housing types that meet the needs of all ages, abilities, and incomes identified in Plan Principle 5: Strong Neighborhoods and Housing Choice, Chapter 2 of the 2020 One Grand Junction Comprehensive Plan. Therefore, Staff finds that this criterion has been met.

Section 21.02.160 (f) of the Grand Junction Zoning and Development Code provides that the zoning of an annexation area shall be consistent with the adopted Comprehensive Plan and the criteria set forth. Though the R-12 zone district as well the mixed use zone districts of MXR, MXG and MXS could be considered in a Residential Low Land Use area, the R-8 zone district is consistent with the recommendations of the Plan's amended Land Use Map, compatible with the surrounding neighborhood and provides for single family housing on a smaller residential lot and multi-family residential development, thereby providing more housing choice to the community.

Consistency with Comprehensive Plan

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

Chapter 2

Plan Principle 3: Responsible and Managed Growth

Goal: Support fiscally responsible growth and annexation policies that promote a compact pattern of growth...and encourage the efficient use of land.

Goal: Encourage infill and redevelopment to leverage existing infrastructure.

Plan Principle 5: Strong Neighborhoods and Housing Choices

Goal: Promote more opportunities for housing choices that meets the needs of people of all ages, abilities, and incomes.

Chapter 3

Intensification and Tiered Growth Plan. Subject property is located within Tier 2 – In Tier 2, the City should promote the annexation of those parcels which are surrounded by, and or have direct adjacency to, the City limits of Grand Junction. Annexation and development of these parcels will provide development opportunities while minimizing the impact on infrastructure and City services.

Relationship to Existing Zoning. Requests to rezone properties should be considered based on the Implementing Zone Districts assigned to each Land Use Designation.

- Guide future zoning changes. Requests for zoning changes are required to implement the Comprehensive Plan.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Church on the Rock Annexation Zone of Annexation, ANX-2021-578 request for the property located at 566 Rio Hondo Road, from County RSF-4 (Residential Single Family – 4 du/ac) to a City R-8 (8 du/ac), the following findings of facts have been made:

For Annexation:

1. Based on review of the petition and knowledge of applicable state law, including the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, staff finds the Church on the Rock North Annexation is eligible to be annexed because of compliance with the seven (7) criteria (a through g) found in the Statutes.

The following were reviewed for Zoning only:

2. The request conforms with Section 21.02.140 of the Zoning and Development Code.
3. The request is consistent with the vision (intent), goals and policies of the Comprehensive Plan.

Therefore, Staff recommends approval of the annexation and Planning Commission recommends approval of the zone of annexation request.

FISCAL IMPACT:

As the property is developed, property tax levies and municipal sales and use tax will be collected, as applicable. For every \$1,000,000 of actual value, City property tax revenue on residential property at the current assessment rate would be approximately

\$556 annually. Sales and use tax revenues will be dependent on construction activity and ongoing consumer spending on City taxable items for residential and commercial uses.

Public Works. This annexation includes 106 linear feet of Rio Hondo Road encompassing approximately 2,330 SF of asphalt. The 22-foot-wide street does not presently have any curb, gutter, and sidewalk. The street would be included in a chip seal proposed in 2022. Chip Seals are proposed at 6-10 year increments at approximately \$650 each. There are no streetlights that will be added to the system. Storm drain maintenance and street sweeping are estimated at less than \$50/year.

Utilities. Water and sewer services are available to this property. The property is within the Ute Water District service area. The property is within the Persigo 201 Sewer Service Area and is currently served by sewer. If the 4-acre property is sold for residential development, with a FLU of 5.5 to 8 du/ac, there would be 22 and 32 dwelling units. The existing 8-inch sewer has capacity to serve this development and the Persigo wastewater treatment plant has capacity to accommodate this development. The property would be assessed the current plant investment fee (PIF) to pay the equivalent share of costs for the existing wastewater treatment plant and infrastructure.

Fire Department. This property is in the Grand Junction Rural Fire Protection District and Redlands Sub-District, both served by the Grand Junction Fire Department through an intergovernmental agreement between the City and the rural fire district. The district collects mill levies of 7.6010 and 3.2460 generating a total of \$379 per year in property taxes that are then passed on to the City of Grand Junction per the agreement. If annexed, the property will be excluded from the rural fire district and the sub-district and the City's 8 mills will generate \$280 per year (prior to development) and between \$5,200 and \$7,500 per year after estimated planned development. Property taxes will need to pay for not only fire and emergency medical services, but also other City services provided to the area. City services are supported by a combination of property taxes and sales/use taxes. Primary fire and EMS response to this area is from Fire Station 5 at 2155 Broadway. With an estimated build out of 22-32 residential dwelling units, Fire Station 5 has the capacity to handle the increase in calls and meets National Fire Protection Association Standards for response time to this area.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No.07-22, a resolution accepting a petition to the City Council for the annexation of lands to the City of Grand Junction, Colorado, making certain findings, and determining that property known as the Church on the Rock North Annexation, approximately 4.91 acres, located at 566 Rio Hondo Lane, as well as (adopt/deny) Ordinance No. 5046, an ordinance annexing territory to the City of Grand Junction, Colorado, Church on the Rock North, approximately 4.91 acres, located at 566 Rio Hondo Road, on final passage and order final publication in pamphlet form and (adopt/deny) Ordinance No. 5047, an ordinance zoning the Church on the Rock North

Annexation to R-8 (Residential - 8 du/ac) zone district, from Mesa County zoning of RSF-4 (Residential Single Family 4 du/ac) on final passage and order final publication in pamphlet form.

Attachments

1. Development Application submitted 13 Aug 2021
2. Maps and Site Photo
3. Annexation Schedule - Table - Church on the Rock North Annexation
4. Church on the Rock North Annex Map
5. Planning Commission Minutes - 2021 - December 14 - Draft
6. Resolution Accepting Petition for Annexation
7. Church on the Rock North Annexation Ordinance
8. ORD-Zoning Church on the Rock North Annex

Development Application

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

Petition For:

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

Existing Land Use Designation

Existing Zoning

Proposed Land Use Designation

Proposed Zoning

Property Information

Site Location:

Site Acreage:

Site Tax No(s):

Site Zoning:

Project Description:

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

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

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

Signature of Person Completing the Application

Digitally signed by Tracy States
Date: 2021.06.30 11:54:29 -06'00'

Date

Signature of Legal Property Owner

Date

General Project Report

Annexation/Zoning/Simple Subdivision (Boundary Adjustment) 566 Rio Hondo Road & 2170 Broadway, Grand Junction, CO 81507

July 16, 2021

Prepared for:

Church of the Rock, Inc.

2170 Broadway, Grand Junction, CO 81507

Prepared by:



215 Pitkin, Grand Junction, CO 81501

Grand Junction, CO 81506

Phone: (970) 241-4722

Fax: (970) 241-8841

A. Project Description

1) Location: The project is located at 566 Rio Hondo Road and 2170 Broadway.

2) Acreage: 566 Rio Hondo Road contains approximately 4.78 acres and 2170 Broadway contains approximately 4.92 acres.

3) Proposed Use: This submittal is for Annexation and Zoning of 566 Rio Hondo Road into the City of Grand Junction in order to be able to adjust the lot line between 566 Rio Hondo Road and 2170 Broadway. The line will be moved to include the sheds that are just north of the property line, onto the Church property. The proposed zoning is R-8, the same as 2170 Broadway. The future land use indicates Residential Medium for 566 Rio Hondo. The request meets the intent of the 2020 Comprehensive Plan.

B. Public Benefit

While there is no direct benefit as a result of this application, the proposed Annexation and Zoning will provide medium density zoned land for future development.

C. Neighborhood Meeting

A neighborhood meeting was held virtually via a zoom meeting on July 15, 2021. A summary of the meeting is included with this submittal.

D. Project Compliance, Compatibility, and Impact

1) Adopted plans and/or policies:

The proposed Rezoning, in conjunction with the 2020 Comprehensive Plan, will comply with the adopted codes, plans and requirements for the property. The proposed R-8 zoning is appropriate for the Residential Medium category of the Comprehensive Plan and mirrors the zoning of 2170 Broadway.

2) Land use in the surrounding area:

The uses contained within the surrounding area are a mix of commercial, agricultural and large lot residential, as well as medium density residential. There is a shopping center in the vicinity, as well as Grand Junction Fire Department Station 5, Redlands Middle School, The Rock Church (subject property) and Life Community Church.

3) Site access and traffic patterns:

Not applicable for this submittal.

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

The subject parcel is served by the following:

Ute Water District
City of Grand Junction Sewer

Redlands Water and Power Company
Xcel Energy
Grand Junction Fire Station No. 5
Spectrum/Charter
CenturyLink/Lumen

Fire Hydrants are located on the northeast corner of 3067 Patterson Road (adjoiner) and in the subdivision to the south of the southerly parcel proposed for residential development. Adequate water lines and hydrants will be designed when the southerly parcel develops.

5) Special or unusual demands on utilities:

There will be no unusual demand on utilities as a result of the annexation, zoning and boundary adjustment.

6) Effects on public facilities:

The project will have no adverse effect on public facilities.

7) Hours of operation:

Typical of residential and church development.

8) Number of employees:

Not applicable.

9) Signage:

Not applicable.

10) Site Soils Geology:

Not applicable.

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

None are anticipated.

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

Section 21.02.070 (6) of the Zoning and Development Code:

General Approval Criteria. No permit may be approved unless all of the following criteria are satisfied:

(i) Compliance with the Comprehensive Plan and any applicable adopted plan.

The Rezone request is in compliance with the newly adopted 2020 Comprehensive Plan.

(ii) Compliance with this zoning and development code.

The request is in compliance with the zoning and development code.

(iii) Conditions of any prior approvals.

There are no conditions of prior approvals.

(iv) Public facilities and utilities shall be available concurrent with the development.

All public facilities and utilities will be available concurrent with the annexation, zoning and boundary adjustment.

(v) Received all applicable local, State and federal permits.

All applicable permits will be obtained for this project.

Section 21.02.070(6)(p) Simple Subdivisions:

(3) Additional Approval Criteria. The Director will approve a simple subdivision if the applicant demonstrates that:

(i) Any changes to existing easements or right-of-way have been completed in accordance with this code or otherwise allowed by law (additional easements or right-of-way may be dedicated);

The proposed changes have been made in accordance with the code. Setbacks have been observed.

(ii) The right-of-way shown on the Grand Valley Circulation Plan is not changed; and

Right-of-way is not changed as a result of the boundary adjustment.

(iii) If a new lot is being created, no portion of the property may have been the subject of a previous simple subdivision creating a new lot within the preceding 10 years or a minor exemption subdivision (see subsection (o) of this section).

No new lot is being created by the boundary adjustment.

Section 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 zoning request of R-8 will bring the parcel into compliance with the newly adopted 2020 Comprehensive Plan. The current County zoning of RSF-4 does not meet the intent.

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

The amendment would allow for future medium density development in this much desired area of Grand Junction, and is consistent with the Comprehensive Plan.

(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 medium density residential and commercial developments and are not affected as a result of the zoning 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. There is an inadequate supply of medium density development parcels in this area, that haven't already been developed.

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

The area will benefit with the development of medium density residential development in the future with the extension of services.

21.02.160 Annexation:

(c) Approval Criteria. The application shall meet all applicable statutory and City administrative requirements.

In order for this parcel to develop, it must annex into the City of Grand Junction limits due to its location within the 201 Boundary. The application meets all applicable statutory and City administrative requirements.

F. Development Schedule

Not applicable for this submittal.

STATE OF COLORADO

SS

AFFIDAVIT

COUNTY OF MESA

Monica Hilker, of lawful age, being first duly sworn, upon oath, deposes and says:

That he is the circulator of the forgoing petition:

That each signature on the said petition is the signature of the person whose name it purports to be.

Monica Hilker

Subscribed and sworn to before me this 13th day of October, 2021.

Witness my hand and official seal.

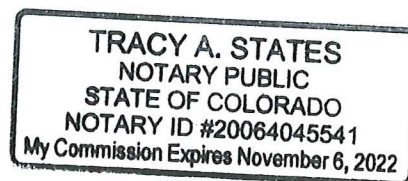
Tracy A. States

Notary Public

466 Duffy Drive
Grand Junction, Co 81504

Address

My commission expires: 11/06/2022



**CHURCH ON THE ROCK NORTH ANNEXATION
PETITION FOR ANNEXATION**

WE THE UNDERSIGNED do hereby petition the City Council of the City of Grand Junction, State of Colorado, to annex the following described parcels to the said City:

GENERAL LOCATION: 566 RIO HONDO ROAD
Tax ID # 2947-231-00-103

As described and shown on the attached documents:

- Annexation Parcel – Description
- Annexation Parcel – Exhibit

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

As grounds therefore, the petitioner respectfully state that annexation to the City of Grand Junction, Colorado is both necessary and desirable and that the said territory is eligible for annexation in that the provisions of the Municipal Annexation Act of 1965, Sections 31-12-104 and 31-12-105 CRS 1973 have been met.

This petition is accompanied by four copies of a map or plat of the said territory, showing its boundary and its relation to established city limit lines, and said map is prepared upon a material suitable for filing.

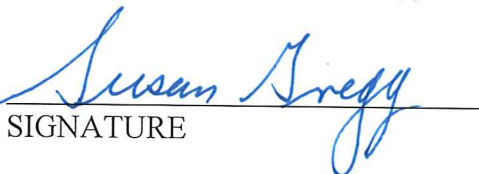
Your petitioners further state that they are the owners of more than fifty percent of the area of such territory to be annexed, exclusive of streets and alleys; that the mailing address of the signer and the date of signature are set forth hereafter opposite the name of the signer, and that the legal description of the property owned by the signer of said petition is attached hereto.

WHEREFORE, these petitioners pray that this petition be accepted and that the said annexation be approved and accepted by ordinance. These petitioners by his/her/their signature(s) acknowledge, understand and agree that if any development application concerning the property which is the subject hereof is denied, discontinued or disapproved, in whole or in part, that the annexation of the property to the City of Grand Junction shall proceed.

Church on the Rock, Inc.
NAME

2170 Broadway Ave, Grand Junction, CO 81507
ADDRESS

Print Name, Title Susan Gregg, Secretary


SIGNATURE

10-13-21
DATE

(Church on the Rock North Annexation Petition)



**ANNEXATION/ZONING/SIMPLE SUBDIVISION
of the property located at 566 Rio Hondo Road
(Parcel No. 2947-231-00-103)**

**SUMMARY OF VIRTUAL NEIGHBORHOOD MEETING
TUESDAY, JULY 15, 2021, @ 5:30 PM
VIA ZOOM**

A virtual neighborhood meeting for the above-referenced Annexation/Zoning/Simple Subdivision, was held July 15, 2021 via Zoom, at 5:30 PM. The letter notifying the neighboring property owners within the surrounding 500 feet of the meeting was sent on June 30, 2021, per the mailing list received from the City of Grand Junction. There were no attendees from the public. Present were Tracy States, Project Coordinator with River City Consultants, Jace Hochwalt, Senior Planner with the City of Grand Junction, Pastor Paul Labig and Sharon Kellogg with The Rock Church, the property owner.

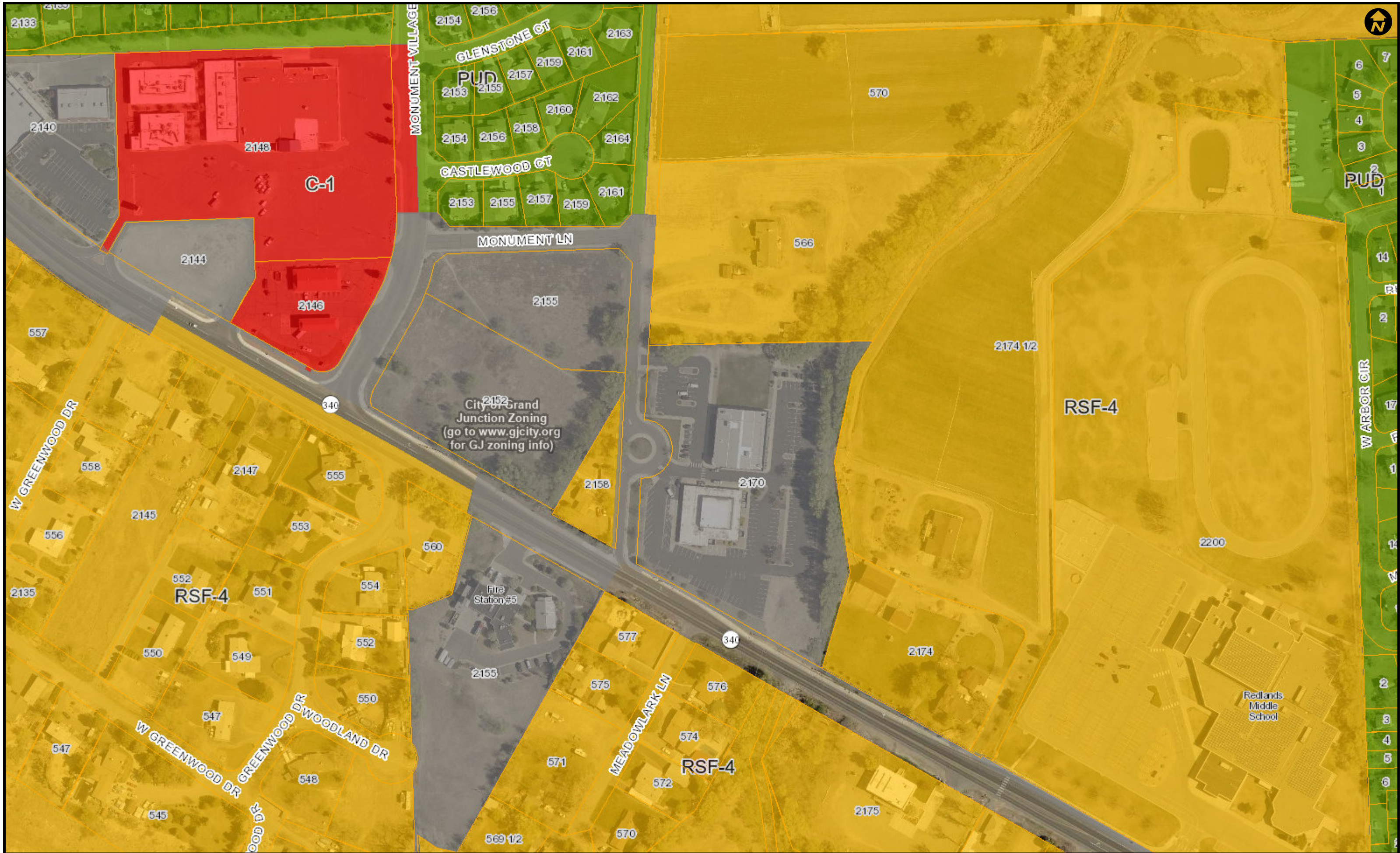
Ms. States presented the maps intended to be shown to the public and they are included with this summary. Tracy advised what she had intended to say to the public which included information regarding existing zoning and proposed zoning, and the proposed boundary line adjustment. Pastor Paul Labig confirmed there are no plans currently to develop the 566 Rio Hondo Road property.

The meeting adjourned at approximately 5:45 PM.

Location Map



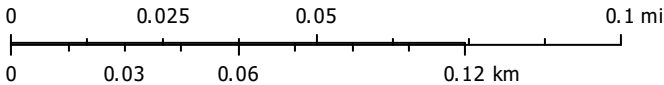
Printed: 7/15/2021
1 inch equals 94 feet
Scale: 1:1,128



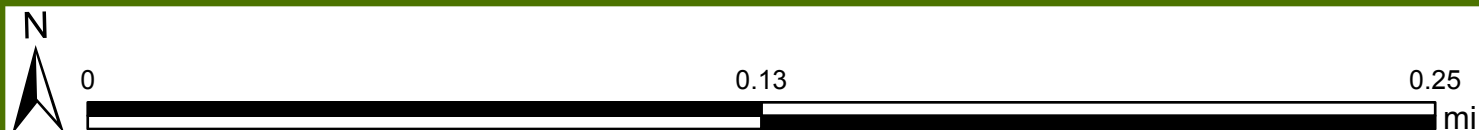
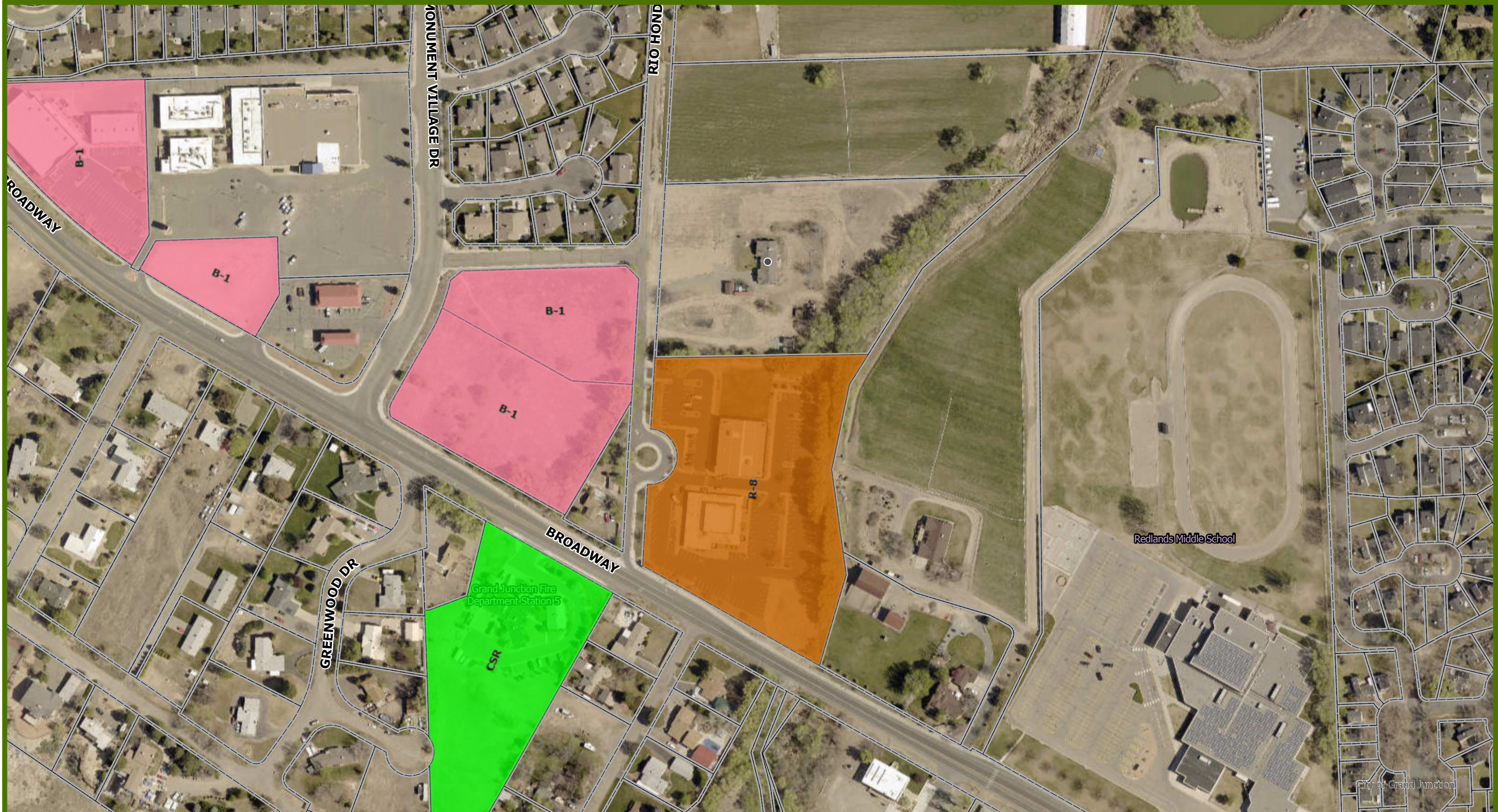
The Geographic Information System (GIS) and its components are designed as a source of reference for answering inquiries, for planning and for modeling. GIS is not intended or does not replace legal description information in the chain of title and other information contained in official government records such as the County Clerk and Recorder's office 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 user's use of this information.

Zoning Map Mesa County

Print Date: July 15, 2021
Packet Page 172



Zoning Map City of Grand Junction



Printed: 7/15/2021
1 inch equals 188 feet
Scale: 1:2,257

2020 Comprehensive Plan Designation



Printed: 7/15/2021
1 inch equals 188 feet
Scale: 1:2,257

IMPROVEMENT SURVEY PLAT

Lots 2 and 3 of Section 23, T.11S., R.10W., 6th Principal Meridian, Mesa County, Colorado

PROPERTY DESCRIPTION

PRELIMINARY

This survey was conducted without the benefit of an abstract or current title commitment. Evidence of title, easements of record, rights of way, adjoiners, and encumbrances affecting this property reviewed and considered part of the this survey are noted hereon. There may exist other documents, both recorded and unrecorded, that would affect title to this parcel.

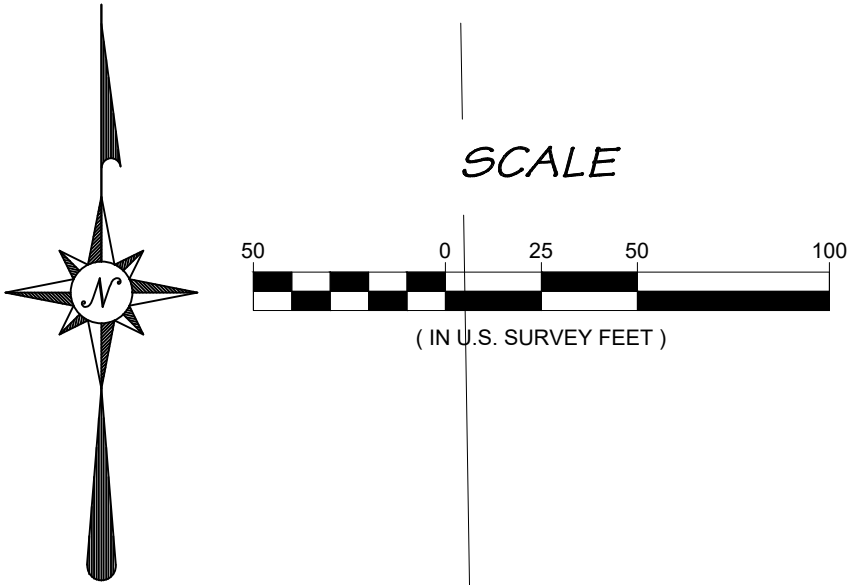
SURVEYOR'S STATEMENT

I, Alec K Thomas, a registered Professional Land Surveyor in the State of Colorado, do hereby state: the Improvement Survey represented hereon was performed by me or under my responsible change; it is based upon my knowledge, information and belief; it is in accordance with applicable standards of practice. This statement is not a guaranty, either expressed or implied.

Alec K Thomas,
Colorado PLS 38214

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

LAND SURVEY DEPOSITS
Mesa County Surveyor's Office
Date _____
Deposit Number _____



RIVER CITY
CONSULTANTS
215 Pitkin Avenue, Unit 201
Grand Junction, CO 81501
Phone: 970.241.4122
Fax: 970.241.8841
www.rccwest.com

IMPROVEMENT SURVEY PLAT
Lots 2 and 3 of Section 23, T.11S.,
R.10W., 6th Principal Meridian, Mesa
County, Colorado

Sheet 2 of 2		Date: 06/08/2017	Job No. 1244-007
Surveyed: AKT	Drawn: AKT	Checked: KST	
Drawing name: S:\PROJECTS\2016 The Rock Church\001 Annex_Zoning_55\Survey\DWG\2016-001 PRELIM.dwg			

LEGAL DESCRIPTION

566 RIO HONDO ROAD

Parcel 1:

A parcel of land situated in the NE 1/4 of Section 23, Township 11 South, Range 101 West of the 6th Principal Meridian being more particularly described as follows:

Beginning at a point from whence the North Quarter Corner of said Section 23 bears North 20° 18' West 1763.29 feet;

thence South 04°49' West 365.5 feet;

thence East 441.89 feet;

thence North 33°44' East 209.96 feet;

thence North 49°32' East 292.13 feet;

thence West 750.04 feet to the Point of Beginning.

County of Mesa, State of Colorado

2170 BROADWAY

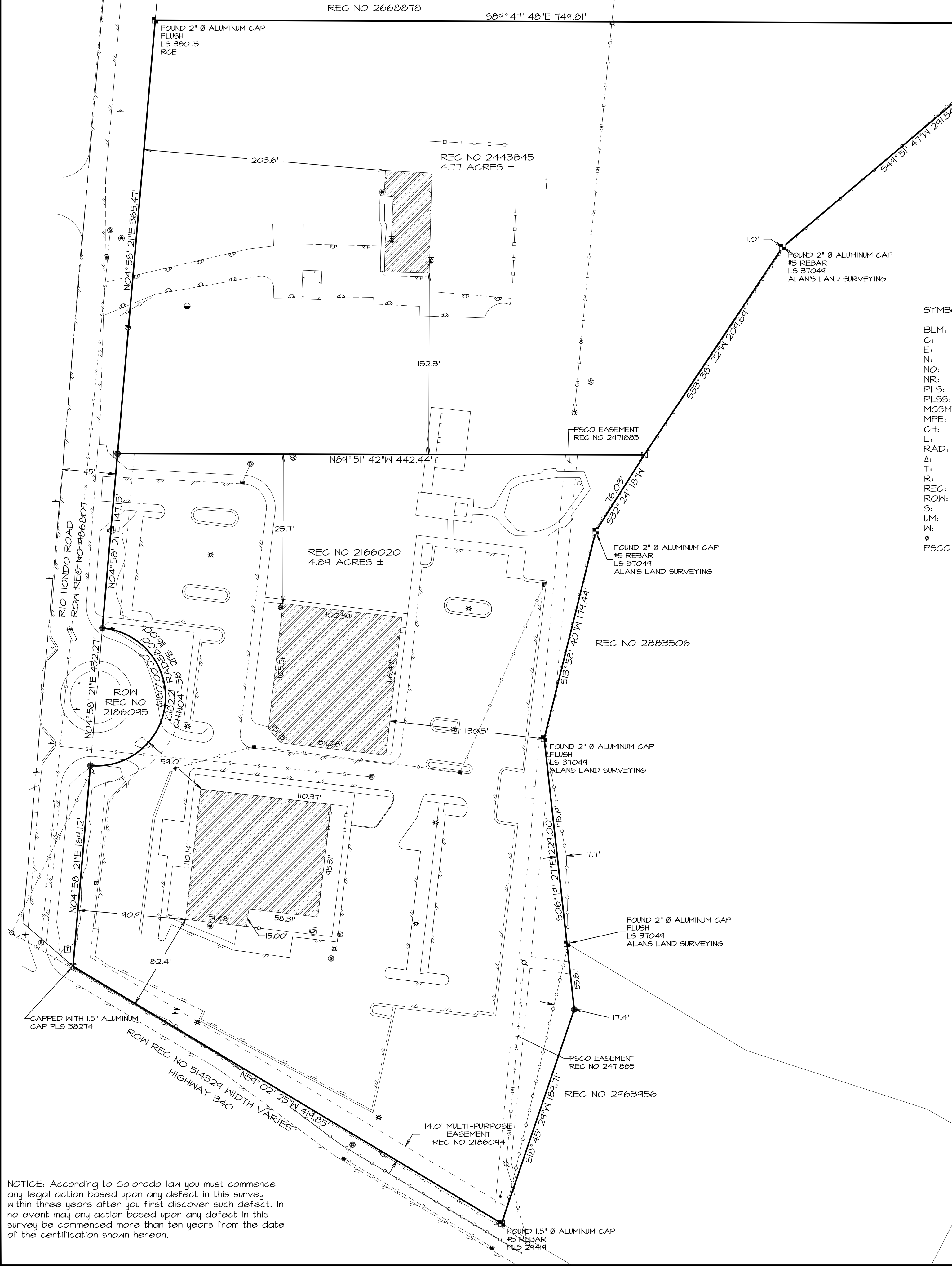
A certain parcel of land lying in the East Half (E 1/2) of Section 23, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the point of intersection of the Northerly right of way for Colorado Highway 340 (Broadway), as same is depicted on plans by the Colorado State Highway Department, Federal and Secondary Project No. S 0143(1), and the East line of the 50' right of way for Rio Hondo Road, as same is recorded in Book 945, Page 602, Public Records of Mesa County, Colorado and depicted on the Plat of Monument Village Commercial Center, as same is recorded in Plat Book 17, Page 396, Public Records of Mesa County, Colorado, being the Southwest corner of that certain parcel of land, Parcel Control Number 2947-231-00-950, Mesa County, Colorado, and considering the East line of said Rio Hondo Road to bear N 05°01'52" E with all other bearings mentioned herein being relative thereto; thence from said Point of Beginning, N 59°01'04" W along the North line of said Colorado Highway 340 (Broadway) a distance of 55.61 feet to a point on the West right of way for said Rio Hondo Road; thence N 05°01'52" E along the West line of said Rio Hondo Road and the East line of said Monument Village Commercial Center, a distance of 403.74 feet; thence S 89°50'04" E a distance of 491.91 feet; thence S 33°53'56" W a distance of 75.24 feet; thence S 13°15'56" W a distance of 180.80 feet; thence S 06°19'04" E a distance of 229.00 feet; thence S 18°52'58" W a distance of 189.71 feet to a point on the Northerly right of way for Colorado Highway 340 (Broadway); thence N 59°01'04" W along said Northerly right of way, a distance of 419.90 feet, more or less, to the Point of Beginning.

CONTAINS 5.4946 Acres (239,346.95 Square Feet) more or less, as described.

IMPROVEMENT SURVEY PLAT

Situated within Lots 2 and 3 of Section 23, T.11S., R.10W., 6th Principal Meridian, Mesa County, Colorado



SYMBOLS AND ABBREVIATIONS USED ON THIS PLAT

BLM:	BUREAU OF LAND MANAGEMENT
C:	CENTER
E:	EAST
N:	NORTH
NO:	NUMBER
NR:	NON-RADIAL
PLS:	PROFESSIONAL LAND SURVEYOR
PLSS:	PUBLIC LAND SURVEY SYSTEM
MCSM:	MESA COUNTY SURVEY MARKER
MPE:	MULTI-PURPOSE EASEMENT
CH:	CHORD LENGTH
L:	ARC LENGTH
RAD:	RADIUS
Δ:	CENTRAL ANGLE DELTA
T:	TOWNSHIP
R:	RANGE IN DEFINING LOCATION IN PLSS
REC:	RECEPTION
ROW:	RIGHT OF WAY
S:	SOUTH
UM:	UTE MERIDIAN
W:	WEST
Ø	DIAMETER
PSCO:	PUBLIC SERVICE COMPANY OF COLORADO

LEGEND

FOUND CAP ON #5 REBAR AS NOTED HEREON	FOUND REBAR
SET 15" ALUMINUM CAP ON # 5 REBAR	PLS 38274 RIVER CITY CONSULTANTS
ELECTRIC BOX	SEWER CLEANOUT
AREA INLET	CURB INLET
FIRE HYDRANT	STORM MANHOLE
SANITARY MANHOLE	GAS METER
WATER METER	ELECTRIC METER
CABLE TV PEDESTAL/PULL BOX	ELECTRICAL TRANSFORMER
EASEMENT LINE	PARCEL LINE
ROW LINE	EDGE OF ASPHALT
EDGE OF GRAVEL	EDGE OF CONCRETE
OVERHEAD ELECTRIC LINE	STORM LINE
WOOD FENCE	CHAIN LINK/ROW FENCE
FENCE	FLAG POLE
LIGHT POLE	POWER POLE
GUY ANCHOR	SIGN
MAIL BOX	IRRIGATION PUMP
RISER	BUILDING HATCH

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

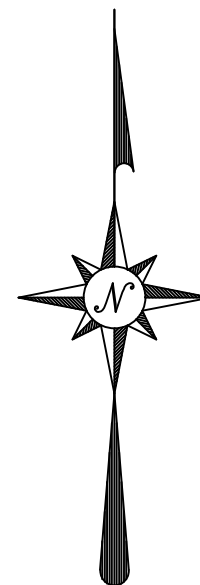
MCLCS ZONE "GVA"
TRANSVERSE MERCATOR PROJECTION
POINT OF ORIGIN (SNO) AND CENTRAL MERIDIAN:
LATITUDE: 39°06'22.72746N
LONGITUDE: 108°32'01.43552W
NORTHING: 50,000FT
EASTING: 100,000FT
SCALE FACTOR: 1.000218181798
PROJECT/SCALE FACTOR HEIGHT: 4644FT(NAVD88)

BASIS OF BEARINGS

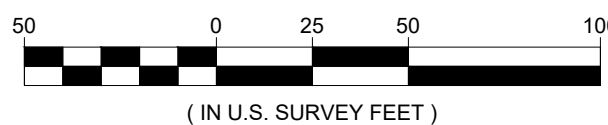
The bearings hereon are grid bearings of the Mesa County Local Coordinate System, GVA, as defined at http://emap.mesacounty.us/gps_survey/GVAZONE.htm, determined by GPS observation of the south line of deposited land survey plat of CHURCH ON THE ROCK (LAND SURVEY DEPOSITS MESA COUNTY SURVEYORS OFFICE) Deposit Number 2578-02 as North 54° 02' 25" West, the monuments are fully described on the plat.

LAND SURVEY DEPOSITS

Mesa County Surveyor's Office
Date _____
Deposit Number _____



SCALE



PROPERTY DESCRIPTION 1

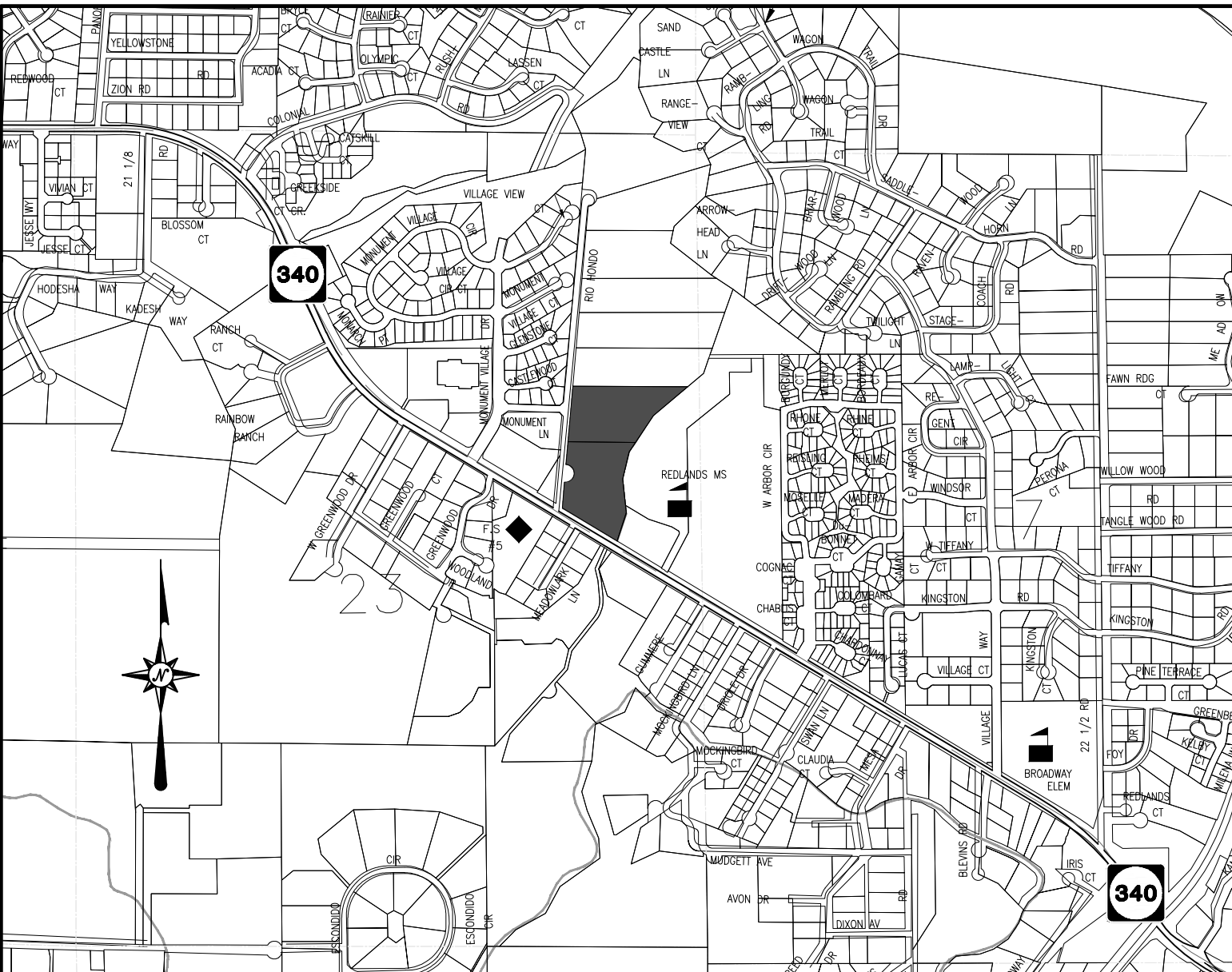
PER RECEPTION NUMBER 2443845:

Parcel 1:
A parcel of land situated in the NE1/4 of Section 23, Township 11 South, Range 10 West of the 6th Principal Meridian being more particularly described as follows:
Beginning at a point from whence the North Quarter Corner of said Section 23 bears North 20°18' West 1763.24 feet;
thence South 04°49' West 365.5 feet;
thence East 441.89 feet;
thence North 33°44' East 209.96 feet;
thence North 44°32' East 292.13 feet;
thence West 750.04 feet to the Point of Beginning.

PROPERTY DESCRIPTION 2

PER RECEPTION NUMBER 2166020

A parcel of land situated in the NE1/4 of the NE1/4 of Section 23, Township 11 South, Range 10 West of the 6th Principal Meridian, being more particularly described as follows:
Beginning at a point on the Northern right of way of Colorado State Highway No. 340 from whence the North Quarter corner of said Section 23 bears North 12°32'30" West 2508.58 feet;
thence along said Northern right of way South 59°11' East 419.9 feet;
thence North 18°43' East 189.71 feet;
thence North 06°29' West 229.0 feet;
thence North 13°06' East 180.9 feet;
thence North 33°44' East 75.24 feet;
thence West 441.89 feet;
thence South 04°49' West 432.3 feet to the Point of Beginning.



VICINITY MAP 1:1000

Deed noted hereon as recorded as Reception Number 2166020 describes the parcel within the "SW1/4 of the NE1/4 of Section 23," this is incorrect and should be referred to as Lot 2 and Lot 3 of Section 23.

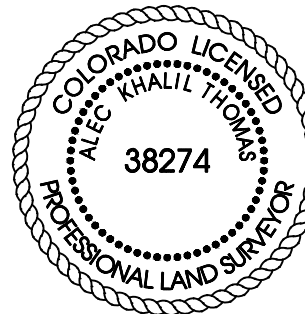
This survey plat does not constitute a title search by the undersigned surveyor or River City Consultants, Inc. and no certification as to title or ownership of any parcels shown hereon is made by either. All information regarding ownership, rights-of-way, easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a title commitment prepared by Advanced Title Company, ATC-21-9239, dated July 20, 2021. Other documents may exist which would affect this property.

Both parcels described hereon are subject to right-of-way for ditches or canals as reserved in the United States Patent as recorded at Reception Number 105140, 1912. The location of these reservations is not specified.

SURVEYOR'S STATEMENT

I, Alec K. Thomas, a registered Professional Land Surveyor in the State of Colorado, do hereby state: the Improvement Survey represented hereon was performed by me or under my responsible charge; it is based upon my knowledge, information and belief; it is in accordance with applicable standards of practice. This statement is not a guaranty, either expressed or implied.

Alec K. Thomas,
Colorado PLS 38274



IMPROVEMENT SURVEY PLAT

Situated within Lots 2 and 3 of Section 23, T.11S., R.10W.,
6th Principal Meridian, City of Grand Junction, Mesa County,
Colorado

Sheet 1 of 1 Date: 08/08/2021 Job No. 2016-001

Surveyed: KW Drawn: AKT Checked: BDM

Drawing name: S:\PROJECTS\2016 The Rock Church\001 Area_2\img_59\survey\CHURCH\2016-001 15P.dwg

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Church on the Rock, Inc. ("Entity") is the owner of the following property:

(b) 566 Rio Hondo Road and 2170 Broadway, Grand Junction, CO 81507

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) Secretary 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:

Solely for the purpose of moving the church property line and Annexing 566 Rio Hondo property

☒ The Entity is the sole owner of the property.

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

On behalf of Entity, I have reviewed the application for the (d) Annexation/Zoning/Simple Subdivision

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: Susan Gregg

Printed name of person signing: Susan Gregg, Secretary

State of Colorado)

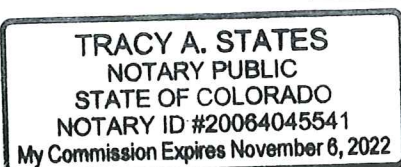
County of Mesa) ss.

Subscribed and sworn to before me on this 13th day of October, 20 21

by Susan Gregg

Witness my hand and seal.

My Notary Commission expires on 11/06/2022



Tracy A. States
Notary Public Signature



660 Rood Avenue, Ste. A, Grand Junction, CO
81501
Phone: (970)255-7677 Fax: (970)808-2332

Visit us at www.advancedtitleco.com

Date: July 20, 2021
Order No.: ATC-21-9233
Seller: Church On The Rock, Inc., a Colorado nonprofit corporation
Buyer: Purchaser To Be Determined
Property: 566 Rio Hondo Road, Grand Junction, CO 81507
2170 Broadway, Grand Junction, CO 81507

Please direct all Title inquiries to:

Sabrina Yanez
Sabrina@advancedtitleco.com
970-255-7677

SELLER(S):

Church On The Rock, Inc., a Colorado nonprofit
corporation
Delivery Method: Customer

BUYER(S):

Purchaser To Be Determined
Delivery Method: Customer

Customer:

Church on the Rock
Sharon Kellogg
sharonk@therockgj.com
Delivery Method: Email

We Look Forward to Providing You Title and Closing Services



Wire Fraud Prevention Notice



Wire Fraud is on the rise. Before wiring funds to any party of your transaction, including Advanced Title Company, please call to verify any wiring instructions you may have received. Beware of any changes to the wiring instructions, no matter who you may believe has sent them or who may be requesting funds and verify any changes by using contact information received prior to the change request. Protect yourself from fraud. Always call to verify, change your passwords regularly, be suspicious of links or attachments in email correspondence, use encrypted communication methods where available and be alert for any changes in email contacts.

COMMITMENT FOR TITLE INSURANCE



NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, Stewart Title Guaranty Company, a(n) Colorado corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within 60 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Advanced Title Company

A handwritten signature in cursive script, appearing to read "Sabrina Yanez".

Sabrina Yanez

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A handwritten signature in cursive script, appearing to read "Matt Morris".

Matt Morris
President and CEO

A handwritten signature in cursive script, appearing to read "Denise Carraux".

Denise Carraux
Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Stewart Title Guaranty Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
 - (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
 - (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
 - (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
 - (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
 - (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
 - (h) "Title": The estate or interest described in Schedule A.
2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- (a) the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d) Schedule A;
 - (e) Schedule B, Part I—Requirements; [and]
 - (f) Schedule B, Part II—Exceptions; and
 - (g) a counter-signature by the Company or its issuing agent that may be in electronic form].

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I - Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

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- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II - Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing [and authenticated by a person authorized by the Company].
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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COMMITMENT FOR TITLE INSURANCE



Commitment No.: ATC-21-9233

SCHEDULE A

1. Commitment Date: July 16, 2021 at 12:00 AM

2. Policy to be issued:

a. ALTA Owner's Policy (06/17/06)

Amount
\$N/A

Proposed Insured: Purchaser To Be Determined

3. The estate or interest in the Land described or referred to in this Commitment is **Fee Simple**.

4. The Title is, at the Commitment Date, vested in:

Church On The Rock, Inc., a Colorado nonprofit corporation

5. The Land is described as follows:

Purported Address: 566 Rio Hondo Road, Grand Junction, CO 81507 and 2170 Broadway, Grand Junction, CO 81507

Parcel 1:

A parcel of land situated in the NE1/4 of Section 23, Township 11 South, Range 101 West of the 6th Principal Meridian being more particularly described as follows:

Beginning at a point from whence the North Quarter Corner of said Section 23 bears North 20°18' West 1763.29 feet;

thence South 04°49' West 365.5 feet;

thence East 441.89 feet;

thence North 33°44' East 209.96 feet;

thence North 49°32' East 292.13 feet;

thence West 750.04 feet to the Point of Beginning.

County of Mesa, State of Colorado

[Click here for Assessor Parcel Information.](#)

For Identification Purposes Only: Parcel No(s): 2947-231-00-103

Statement of Charges: These charges are due and payable before a Policy can be issued.

TBD Title Commitment: \$300.00

Tax Certificate: \$30.00

Extra Parcel Fee: \$100.00

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File No.: ATC-21-9233

ALTA Commitment for Title Insurance (08-01-16) - Schedule A



SCHEDULE A

(Continued)

Parcel 2:

A parcel of land situated in the SW1/4 NE1/4 of Section 23, Township 11 South, Range 101 West of the 6th Principal Meridian, being more particularly described as follows:

Beginning at a point on the Northerly right of way of Colorado State Highway No. 340 from whence the North Quarter

corner of said Section 23 bears North 12°32'30" West 2,508.58 feet;

thence along said Northerly right of way South 59°11' East 419.9 feet;

thence North 18°43' East 189.71 feet;

thence North 06°29' West 229.0 feet;

thence North 13°06' East 180.8 feet;

thence North 33°44' East 75.24 feet;

thence West 441.89 feet;

thence South 04°49' West 432.3 feet to the Point of Beginning,

EXCEPT that tract of land conveyed to the City of Grand Junction April 8, 2004 at [Reception No. 2186095](#).

County of Mesa, State of Colorado

[Click here for Assessor Parcel Information.](#)

For Identification Purposes Only: Parcel No(s): 2947-231-00-193

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COMMITMENT FOR TITLE INSURANCE



Commitment No.: ATC-21-9233

SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Evidence satisfactory to the Company and its underwriter of payment of all outstanding taxes, charges and assessments as certified by the County Assessor. A Certificate of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or an authorized agent pursuant to Colorado Revised Statutes § 10-11-122 (1)(b) for any sale and for any loan pursuant to lender instructions. For Information Purposes Only: County Parcel Number(s): 2947-231-00-103 [Click here for Tax Certificate](#), as to Parcel 1. [Click here for Tax Certificate](#), as to Parcel 2.
5. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records, together with additional documents as required by the Company as follows:
 - a. Deed from Church On The Rock, Inc., a Colorado nonprofit corporation to Purchaser To Be Determined sufficient to convey the fee simple estate or interest in the Land described or referred to herein. [Click here for Vesting Deed](#), as to Parcel 1. [Click here for Vesting Deed](#), as to Parcel 2.
 - i. **NOTE: Statement of Authority for Church On The Rock, Inc., a Colorado nonprofit corporation recorded June 28, 2021 at [Reception No. 2987981](#) discloses the following name(s) of the parties authorized for said nonprofit corporation and otherwise complying with Colorado Revised Statute § 38-30-172: Joe Wilson - President; Dan Saunders - Treasurer; Susan Gregg - Secretary. **NOTE: This Statement of Authority has limitations as to the purpose and authority of whom is to sign.****
 - b. Release of Deed of Trust in favor of American National Bank to secure \$480,000.00 by instrument recorded June 11, 2008 at [Reception No. 2443846](#), as to Parcel 1.
 - c. Release of Deed of Trust in favor of Church Extension Plan, to secure \$1,610,395.00 by instrument recorded June 10, 2013 at [Reception No. 2657717](#), as to Parcels 1 and 2.

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SCHEDULE B - I
(Continued)

- d. Release of Certificate of Non-Compliance issued by the Community Development Department Building Division, Permit No. 19-03953 regarding the moving of an existing shed 20X12 as set forth by instrument recorded October 27, 2020 at [Reception No. 2949475](#), as to Parcel 1.
 - e. Statement of Authority for Church On The Rock, Inc., a Colorado nonprofit corporation disclosing the names of the parties authorized for said company and otherwise complying with Colorado Revised Statutes 38-30-172.
 - f. NOTE: This commitment is subject to such additional Requirements and Exceptions necessary once the identity of the Purchaser becomes known.
6. Execution of Company's Affidavit as to Debts, Liens, and other matters and its return to Advanced Title Company. NOTE: If work has been performed on, or in connection with, the subject property (architectural drawings, soils testing, foundation work, installation of materials), notify the Company within 10 days of receipt of this title commitment.
7. Resolution by the governing board of Church On The Rock, Inc., a Colorado nonprofit corporation, owner approving the boundary line adjustment of subject property and identifying the party(ies) with authority to sign on behalf of said nonprofit corporation.

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COMMITMENT FOR TITLE INSURANCE



Commitment No.: ATC-21-9233

SCHEDULE B, PART II Exceptions

Schedule B of the policy or policies to be insured will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

NOTE: Exceptions 1 and 4 may be deleted from the policies, provided the seller and buyer execute the Company's affidavits, as required herein, and the Company approves such deletions. If work has been performed on, or in connection with, the subject property (architectural drawings, soils testing, foundation work, installation of materials), and the Company has not reviewed and approved lien waivers and indemnitor financials, Standard Exception 4 (mechanic lien exception) will not be deleted and no mechanic lien coverage will be furnished. Exceptions 2 and 3 may be deleted from the policies, provided the Company receives and approves the survey or survey affidavit if required herein. Exception 5 will not appear on the policies, provided the Company, or its authorized agent, conducts the closing of the proposed transaction and is responsible for the recordation of the documents.

1. Rights or claims of parties in possession, not shown by the Public Records.
2. Easements, or claims of easements, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
4. Any lien, or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public record or attaching subsequent to the Effective Date hereof but prior to the date the proposed insured acquires of record for the value the estate or interest or mortgage thereon covered by this Commitment.
6. Unpatented mining claims: reservation or exceptions in Patents or in Acts authorizing the issuance thereof, minerals of whatsoever kind, subsurface or surface substances, in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not the excepted matters are shown by the Public Records or listed in Schedule B.
7. Water rights, claims or title to water.
8. Any and all unpaid taxes and assessments and any unredeemed tax sales.

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SCHEDULE B - II
(Continued)

Parcel 1 Exceptions:

9. Reservations and exceptions in Patents, or Acts authorizing the issuance thereof, including the reservations of the right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded November 25, 1912 at [Reception No. 105740](#).
10. Lease(s) if any, in existence and not of record.

Parcel 2 Exceptions:

11. Reservations and exceptions in Patents, or Acts authorizing the issuance thereof, including the reservations of the right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded November 25, 1912 at [Reception No. 105740](#).
12. Ordinance No. 3580 regarding the annexation of territory to the City of Grand Junction recorded November 13, 2003 at [Reception No. 2159043](#).
13. Grant of Multipurpose Easement to the City of Grand Junction as set forth by instrument recorded April 8, 2004 at [Reception No. 2186094](#).
14. Public Service Company of Colorado Easement recorded January 14, 2009 at [Reception No. 2471885](#).
15. Any loss or damage arising from the fact that the fence lines on or near the boundary lines of the subject property do not coincide with the exact courses of the boundary lines, as disclosed by Boundary Survey by Robert J. Levine, Job No. [Deposit No. 2578-02](#) dated April 24, 2002, a copy of which has been furnished to this Company.
16. Lease(s) if any in existence and not of record.

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DISCLOSURES

Order No.: ATC-21-9233

Note: Pursuant to C.R.S. 10-11-122, notice is hereby given that:

- A) The subject real property may be located in a special taxing district;
- B) A certificate of taxes due listing each taxing jurisdiction shall be obtained from the county treasurer or the county treasurer's authorized agent;
- C) Information regarding special districts and the boundaries of such districts may be obtained from the board of county commissioners, the county clerk and recorder, or the county assessor

Note: Colorado Division of Insurance Regulations 8-2-2, Section 5, Paragraph G requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed." Provided that **Advanced Title Company** conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lender's Title Policy when issued.

Note: Affirmative Mechanic's Lien Protection for the Owner may be available (typically by deletion of Exception No. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

- A) The land described in Schedule A of this commitment must be a single-family residence, which includes a condominium or townhouse unit.
- B) No labor or materials have been furnished by mechanics or materialmen for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
- C) The Company must receive an appropriate affidavit indemnifying the Company against unfilled Mechanic's and Materialmen's Liens.
- D) The Company must receive payment of the appropriate premium.
- E) If there has been construction, improvements or major repairs undertaken on the property to be purchased, within six months prior to the Date of the Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and/or the contractor; payment of the appropriate premium; fully executed Indemnity agreements satisfactory to the company; and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

Note: To comply with the provisions of C.R.S. 10-11-123, the Company makes the following disclosure:

- A) That there is recorded evidence that a mineral estate has been severed, leased or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
- B) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

NOTE: This disclosure applies only if Schedule B, Section II of the title commitment herein includes an exception for severed minerals.

Notice of Availability of a Closing Protection Letter: Pursuant to Colorado Division of Insurance Regulation 8-1-3, Section 5, Paragraph C (11)(f), a closing protection letter is available to the consumer.

Note: Nothing herein contained will be deemed to obligate the company to provide any of the coverages referred to herein, unless the above conditions are fully satisfied.

STG Privacy Notice 1 (Rev 01/26/09) Stewart Title Companies

WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information	Do we share?	Can you limit this sharing?
For our everyday business purposes — to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes — to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and nonfinancial companies. <i>Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company</i>	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness.	No	We don't share
For our affiliates to market to you	Yes	No
For nonaffiliates to market to you. Nonaffiliates are companies not related by common ownership or control. They can be financial and nonfinancial companies.	No	We don't share

We may disclose your personal information to our affiliates or to nonaffiliates as permitted by law. If you request a transaction with a nonaffiliate, such as a third party insurance company, we will disclose your personal information to that nonaffiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

Sharing practices	
How often do the Stewart Title Companies notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do the Stewart Title Companies protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal and state law. These measures include computer, file, and building safeguards.
How do the Stewart Title Companies collect my personal information?	We collect your personal information, for example, when you - request insurance-related services - provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.
Contact Us	If you have any questions about this privacy notice, please contact us at: Stewart Title Guaranty Company, 1980 Post Oak Blvd., Privacy Officer, Houston, Texas 77056

STG Privacy Notice 2 (Rev 01/26/09) Independent Agencies and Unaffiliated Escrow Agents

WHAT DO/DOES THE **Advanced Title Company** DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of **Advanced Title Company** and its affiliates (“ATC”), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

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Reasons we can share your personal information	Do we share?	Can you limit this sharing?
For our everyday business purposes — to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes — to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and nonfinancial companies.	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness.	No	We don't share
For our affiliates to market to you	Yes	No
For nonaffiliates to market to you. Nonaffiliates are companies not related by common ownership or control. They can be financial and nonfinancial companies.	No	We don't share

We may disclose your personal information to our affiliates or to nonaffiliates as permitted by law. If you request a transaction with a nonaffiliate, such as a third party insurance company, we will disclose your personal information to that nonaffiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

Sharing practices	
How often do/does ATC Notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do/does ATC protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal and state law. These measures include computer, file, and building safeguards.
How do/does ATC collect my personal information?	We collect your personal information, for example, when you • request insurance-related services • provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.
Contact Us	If you have any questions about this privacy notice, please contact us at: 618 Rood Avenue, Grand Junction, CO; 81501; 970-255-7677.

MESA COUNTY CERTIFICATE OF TAXES DUE

Account Number R074233

Parcel 294723100103

Certificate Number 105790

Acres 0.00

Order Number

Vendor ID

Assessed To

CHURCH ON THE ROCK INC
2170 BROADWAY
GRAND JUNCTION, CO 81507-1057

RIVER CITY CONSULTANTS
215 PITKIN AVE #201 GJ 81501

Legal Description

Situs Address

BEG S 20DEG18' E 1763.29FT FR N4 COR SEC 23 11S 101W S 4DEG49' W 365.5FT E 441.89FT N 33DEG44' E 209.96FT N 49DEG32' E 292.13FT W 750.04FT TO BEG 566 RIO HONDO RD

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2020	\$2,362.00	\$0.00	\$0.00	(\$2,362.00)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 06/23/2021					\$0.00

Tax Billed at 2020 Rates for Tax Area 11276 - 11276

Authority	Mill Levy	Amount	Values	Actual	Assessed
COLORADO RIVER WATER CONSER	0.5020000	\$17.01	SINGLE FAMILY	\$220,000	\$15,730
GRAND JUNCTION RURAL FIRE	7.6010000	\$257.60	LAND		
GRAND RIVER MOSQUITO CTRL	1.3620000	\$46.16	SINGLE FAMILY IMP	\$253,980	\$18,160
LIBRARY DISTRICT	3.0230000	\$102.45	Total	\$473,980	\$33,890
MESA COUNTY	11.4290000*	\$387.33			
COUNTY ROAD & BRIDGE-FULL L	0.5480000	\$18.57			
GJ RURAL FIRE REDLANDS SUB	3.2460000	\$110.01			
SCHOOL DIST #51 GEN	29.1940000*	\$989.39			
SCHOOL DIST# 51 BOND	9.4120000	\$318.97			
SCHOOL DIST# 51 2017 OVERRI	3.3790000	\$114.51			
Taxes Billed 2020	69.6960000	\$2,362.00			

* Credit Levy

All tax lien sale amounts are subject to change due to endorsement of current taxes by the lienholder or to advertising and distraint warrant fees. Changes may occur and the Treasurer's office will need to be contacted prior to remittance after the following dates: Personal Property and Mobile Homes, Real Property - September 1. Tax lien sale redemption amounts must be paid by cash or cashiers check.

Special taxing districts and the boundaries of such districts may be on file with the board of County Commissioners, the County Clerk, or the County Assessor.

This certificate does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax or misc. tax collected on behalf of other entities, special or local improvement district assessments or mobile homes, unless specifically mentioned.

I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption are as noted herein. In witness whereof, I have hereunto set my hand and seal.

MESA COUNTY TREASURER, SHEILA REINER




Mesa County Treasurer
PO Box 20000
544 Rood Ave
Grand Junction CO 81502-5027

MESA COUNTY CERTIFICATE OF TAXES DUE

Account Number R074248

Parcel 294723100193

Certificate Number 105791

Acres 0.000

Order Number

Vendor ID

Assessed To

CHURCH ON THE ROCK INC
2170 BROADWAY
GRAND JUNCTION, CO 81507-1057

RIVER CITY CONSULTANTS
215 PITKIN AVE #201 GJ 81501

Legal Description

BEG S 12DEG32'30" SEC E 2508.58FT FR N4 COR SEC 23 11S 101W S 59DEG11' E 419.9FT N 18DEG43' E 189.7FT N 6DEG29' W 229FT N 13DEG06' E 180.8FT N 33DEG44' E 75.24FT W 441.89FT S 4DEG49' W 432.3FT TO BEG EXC RD ROW AS DESC IN B-3626 P-576/578 MESA CO RECDS - 4 88AC

Situs Address

2170 BROADWAY

Year	Tax	Interest	Fees	Payments	Balance
Grand Total Due as of 06/23/2021					\$0.00

Tax Billed at 2020 Rates for Tax Area 14100 - 14100

Authority	Mill Levy	Amount	Values	Actual	Assessed
COLORADO RIVER WATER CONSER	0.5020000	\$0.00	CHURCH - CHAPEL	\$888,620	\$257,700
MESA CNTY ROAD & BRIDGE-GRA	0.2740000	\$0.00	CHAPEL	\$801,080	\$232,310
CITY OF GRAND JUNCTION	8.0000000	\$0.00	Total	\$1,689,700	\$490,010
GRAND RIVER MOSQUITO CTRL	1.3620000	\$0.00			
LIBRARY DISTRICT	3.0230000	\$0.00			
MESA COUNTY	11.4290000*	\$0.00			
COUNTY ROAD & BRIDGE-1/2 LE	0.2740000	\$0.00			
SCHOOL DIST #51 GEN	29.1940000*	\$0.00			
SCHOOL DIST# 51 BOND	9.4120000	\$0.00			
SCHOOL DIST# 51 2017 OVERRI	3.3790000	\$0.00			

Taxes Billed 2020 66.8490000 \$0.00

* Credit Levy

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MESA COUNTY TREASURER, SHEILA REINER




Mesa County Treasurer
PO Box 20000
544 Rood Ave
Grand Junction CO 81502-5027

Grand Junction Fire Department New Development Fire Flow Form

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

SECTION A

Date: June 25, 2021

Project Name: The Rock Church Annexation/Zoning/Simple Subdivisio

Project Street Address: 566 Rio Hondo Road & 2170 Broadway

Assessor's Tax Parcel Number: 2947-231-00-103, 2947-231-00-193

Project Owner Name: Church on the Rock, Inc.

City or County project file #: TBD

Name of Water Purveyor: Ute Water

Applicant Name/Phone Number: Pastor Paul Labig 970-242-7625

Applicant E-mail: pastorpaul@therockgj.com

1. If the project includes one or more one or two-family dwelling(s):
 - a. The maximum fire area (see notes below) for each one or two family dwelling will be 2,660 square feet.
 - b. All dwelling units will ☐, will not ☐ include an approved automatic sprinkler system.
Comments: Existing 2,660 SF ranch with basement built in 1976 and shed
2. If the project includes a building other than one and two-family dwelling(s):
 - a. List the fire area and type of construction (See International Building Code [IBC] for all buildings used to determine the minimum fire flow requirements:
Existing 10,330 SF Church built in 1983 and 11,540 SF building built in 2004, with associated parking and shed
 - b. List each building that will be provided with an approved fire sprinkler system:
Older building is does not have fire sprinkler system, newer building does
3. List the minimum fire flow required for this project (based on Appendix B and C in the International Fire Code[IFC]):
2,250 gpm at 20 p.s.i.
Comments: Buildings are existing, no new construction is proposed.

Note:

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

Fire Flow Rule: The City's Fire Code³ sets minimum fire flows for all structures. In general, at least 1000 g.p.m. at 20 p.s.i. is required for residential one or two family dwellings up to 3,600 square feet (sf) of fire area. For dwellings greater than 3,600 sf of fire area or all commercial structures, the minimum fire flow is 1,500 gpm at 20 p.s.i. (See Fire Flow Guidance Packet⁴). Inadequate fire flows are normally due to water supply pipes that are too small or too little water pressure, or a combination of both.

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

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

Grand Junction Fire Department New Development Fire Flow Form

SECTION B

[To be completed by the Water Supplier]

Attach fire flow test data for the hydrants

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

1. Circle the name of the water supplier: Ute Clifton Grand Junction

2. List the approximate location, type and size of supply lines for this project, or attach a map with the same information:

SEE ATTACHED MAP

3. Attach the fire flow test data @ 20 p.s.i. for the fire hydrants nearest to the development/project that must be use to determine available fire flow. Test data is to be completed within the previous 12 months or year. Identify the fire hydrants used to determine the fire flow:

SEE ATTACHED RESULTS

[Or: 1. attach a map or diagram with the same information, or 2. attach a map/diagram with flow modeling information.]

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

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

DUSTY KRIEGSHAUSER MAINTENANCE II/HYDRANT MAINTENANCE

Date: 7/1/2021

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

Note: Based on the facts and circumstances, the Fire Chief may require the applicant/developer to engage an engineer⁵ to verify/certify that the proposed water system improvements, as reflected in the approved utility plans submitted in support of the application/development, will provide the minimum fire flows to all structures in this project. If required, a State of Colorado Licensed Professional Engineer shall submit a complete stamped-seal report to the Grand Junction Fire Department. All necessary support documentation shall be included.

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

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

³ International Fire Code, 2012 Edition

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

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

Fire Flow Hydrant Master With Graph

Report Generated by: IMS by Hurco Technologies Inc.

Page: 1



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

Test Date: 7/1/21 9:00 am

NFA Classification:	
Blue	AA
5680.28	

Work Order: 1,135
Operator: DUSTY K, ISAAC L, JEREMIAH H.

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

Test Hydrant: 3130
Address: 2155 MONUMENT LN
Cross Street:
Location:
District:
Sub-Division: MONUMENT VILLAGE SUB

Latitude: 703274.558
Longitude: 4329073.512
Elevation: 4645.13
State X / Y: /

Pumpers:

Nozzles:

Open Dir:

Manuf: Mueller
Model: Centurion 5 1/4

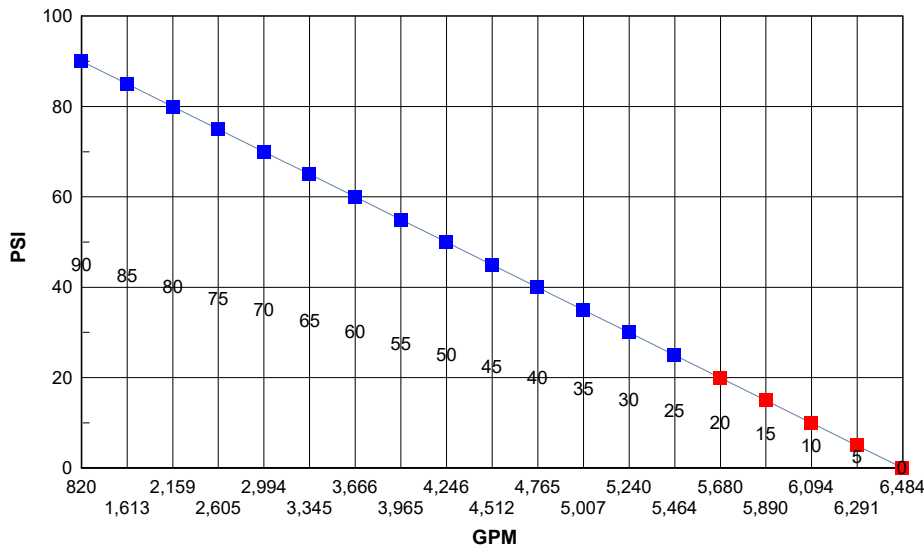
Installed: 01/01/1996
Main Size: 0.00

Vandal Proof:
Bury Depth: 0.00

	Flow Hydrant	Flow Device	Diameter	GPM	Gallon Used
1:	2727	2.5" Hose Monster	2.50	1192.68	5963.39
2:					
3:					
4:					
5:					

Pitot / Nozzle PSI: 50.00	Total Gallons Used: 5963.39
Static PSI: 92.00	Max GPM during test: 1,192.68
Residual PSI: 88.00	Elapsed Time Min:Sec: 5 : 0
Percent Drop: 4.35	Predicted GPM @ 20 PSI: 5680.28

3130 Flow GPM



GPM rounded to nearest gallon

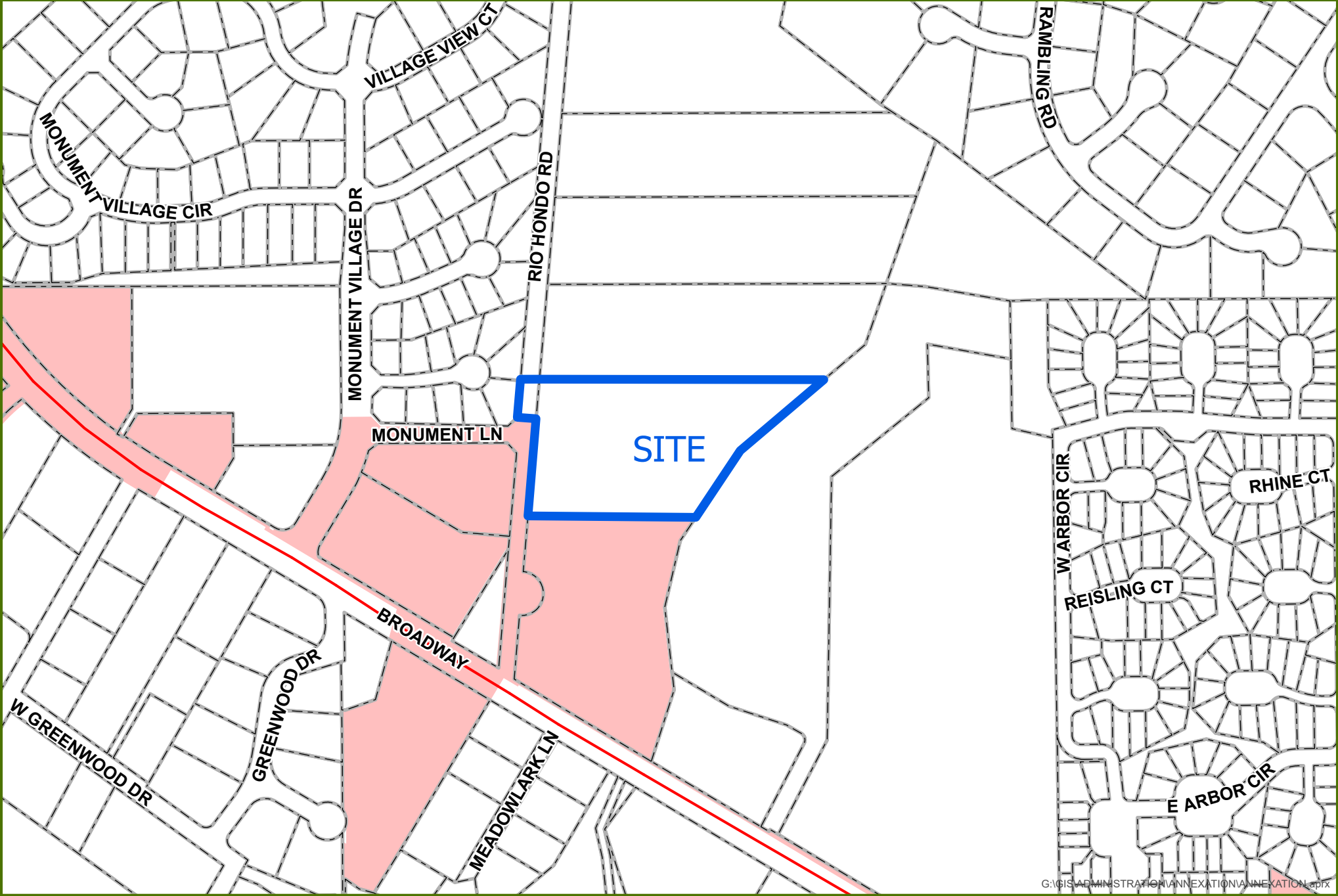
Values inside grid below flow line are PSI @ predicted flow



TEST HYDRANT

FLOW HYDRANT

CHURCH ON THE ROCK NORTH ANNEXATION



G:\GIS\ADMINISTRATION\ANNEXATION\ANNEXATION.aprx



0 0.05 0.1 Miles

Annexation City Limits

CHURCH ON THE ROCK NORTH ANNEXATION



0 0.05 0.1 Miles

Annexation City Limits

CHURCH ON THE ROCK NORTH ANNEXATION - LAND USE



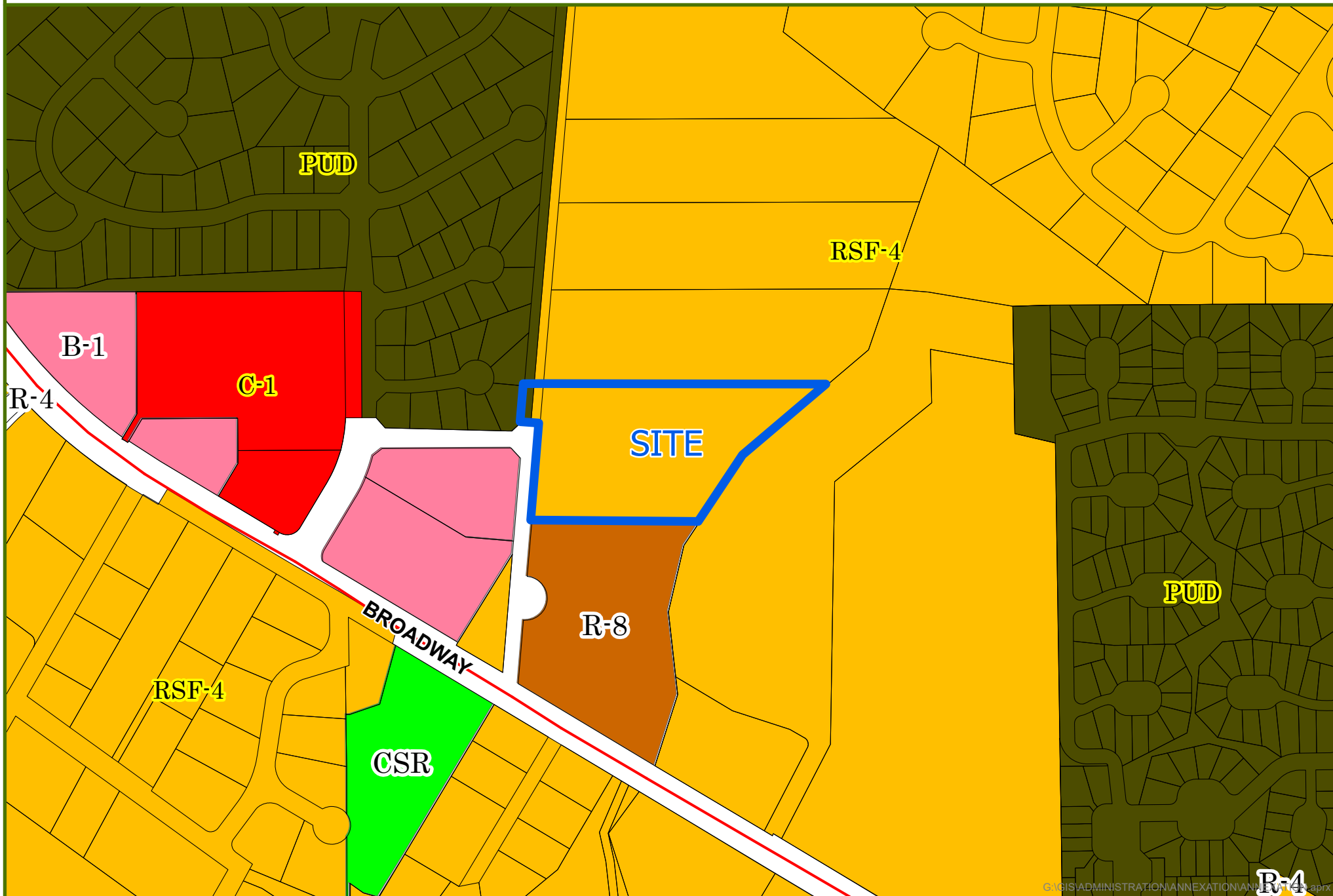
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0 0.05 0.1 Miles

 Annexation Boundary

CHURCH ON THE ROCK NORTH ANNEXATION - ZONING



G:\GIS\ADMINISTRATION\ANNEXATION\ANNEXATION.aprx R-4



0 0.05 0.1 Miles

Annexation

City Zoning
Packet Page 203

County Zoning

Date Created: 9/27/2021

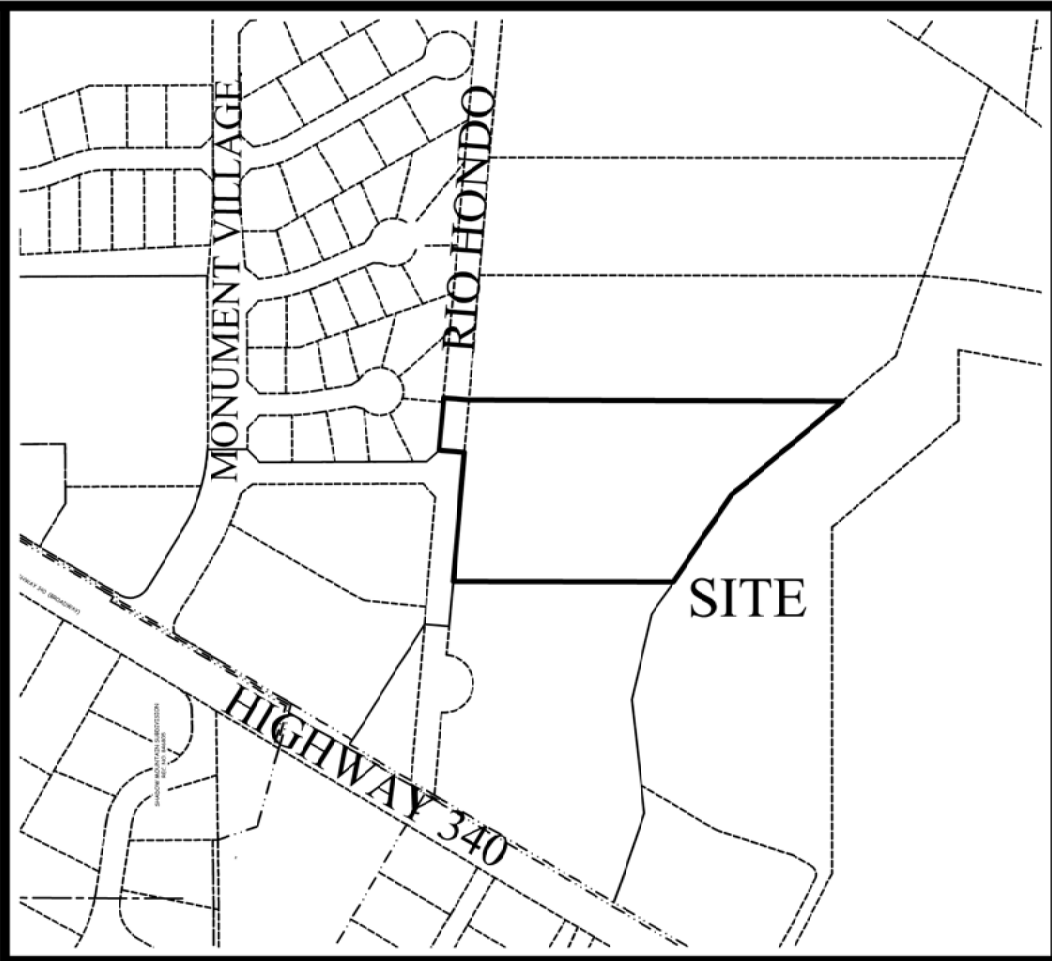
CITY OF
Grand Junction
COLORADO
GEOGRAPHIC INFORMATION SYSTEMS



Google Street View looking east from Rio Hondo Road

CHURCH ON THE ROCK NORTH

LYING IN LOT 2 OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 101 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE

DESCRIPTION

A parcel of land lying in Lot 2 of Section 23 Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being a portion of that Right-of-Way (R.O.W.) described in a deed filed under Reception Number 986807 said R.O.W. also known as Rio Hondo Road and that parcel of land described in a deed filed under Reception Number 2443845 and being more particularly described as follows:

COMMENCING at the North ¼ Corner of said Section 23; thence S20°07'23"E a distance of 1763.25 feet to the Northwest corner of said Reception Number 2443845 being the POINT OF BEGINNING and being a point on the east line of said Rio Hondo Road said east line have a bearing of N04°56'31"E with all other bearings being relative hereon; thence S89°49'39"E a distance of 749.81 feet; thence S49°49'57"W a distance of 291.54 feet; thence S33°36'32"W a distance of 209.69 feet to a point on the boundary of CHURCH ON THE ROCK ANNEXATION, ORDINANCE 3580; thence N89°53'32"W along the CHURCH ON THE ROCK ANNEXATION, ORDINANCE 3580 boundary said a distance of 442.44 feet to a point on said east line Rio Hondo Road being a point on the boundary of MONUMENT VILLAGE ANNEXATION, ORDINANCE 4368; thence along the boundary of said MONUMENT VILLAGE ANNEXATION, ORDINANCE 4368 for the following two (2) courses: 1) N4°56'31"E along said east line Rio Hondo Road, a distance of 259.97 feet; 2) N85°03'29"W a distance of 50.00 feet to a point on the west line said Rio Hondo Road; thence N4°56'31"E along said West line Rio Hondo Road a distance of 105.50 feet; thence S85°03'29"E a distance of 50.00 feet to the Point of Beginning,

Containing 213652 Square Feet, or 4.91 Acres, more or less, as described.

ABBREVIATIONS

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

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

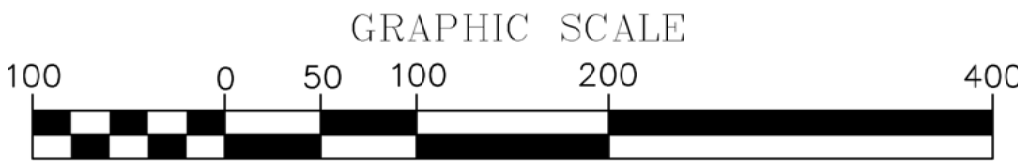
FOR REVIEW

AREA OF ANNEXATION

ANNEXATION PERIMETER	2158.95 FT.
CONTIGUOUS PERIMETER	752.41 FT.
AREA IN SQUARE FEET	213652
AREA IN ACRES	4.91
AREA WITHIN R.O.W.	5275 SQ.FT. / 0.12 ACRES

LEGEND

ANNEXATION BOUNDARY	---
EXISTING CITY LIMITS	---



LINEAL UNITS = U.S. SURVEY FOOT

ORDINANCE NO.

EFFECTIVE DATE

THIS IS NOT A BOUNDARY SURVEY

Renee B. Parent, PLS No. 38266
Professional Land Surveyor for the
City of Grand Junction

DATE: _____

Notice:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

DRAWN BY	R.B.P.	DATE	09-27-2021
DESIGNED BY		DATE	
CHECKED BY	C.V.W.	DATE	09-28-2021
APPROVED BY		DATE	

SCALE
1" = 100'



PUBLIC WORKS
ENGINEERING DIVISION
SURVEY DEPARTMENT

CHURCH ON THE
ROCK NORTH

CHURCH ON THE ROCK NORTH ANNEXATION SCHEDULE

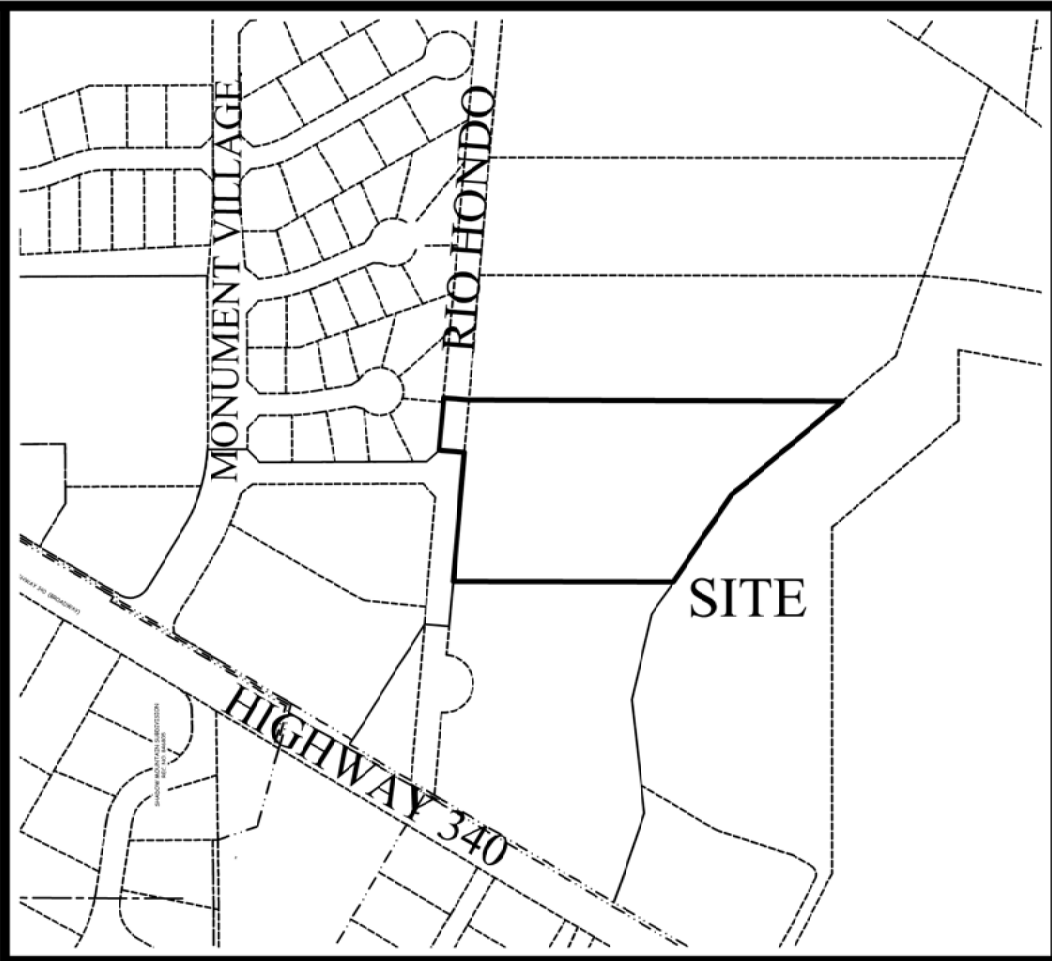
November 17, 2021	Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use
December 14, 2021	Planning Commission considers Zone of Annexation
December 15, 2021	Introduction of a Proposed Ordinance on Zoning by City Council
January 5, 2022	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
February 6, 2022	Effective date of Annexation and Zoning

ANNEXATION SUMMARY

File Number:		ANX-2021-578
Location:		566 Rio Hondo Road
Tax ID Numbers:		2947-231-00-103
# of Parcels:		1
Existing Population:		2
# of Parcels (owner occupied):		0
# of Dwelling Units:		1
Acres land annexed:		4.91
Developable Acres Remaining:		4.79
Right-of-way in Annexation:		0.12 acres in Rio Hondo Road
Previous County Zoning:		RSF-4
Proposed City Zoning:		R-8
Current Land Use:		Residential
Comprehensive Plan Land Use:		Residential Medium
Values:	Assessed:	\$34,940
	Actual:	\$488,540
Address Ranges:		560, 562, 564, 566, 568 Rio Hondo Road
Special Districts:	Water:	Ute
	Sewer:	City
	Fire:	GJ Rural Fire Protection District
	Irrigation/Drainage:	Redlands Water & Power
	School:	District 51
	Pest:	Grand River Mosquito District & Upper Grand Valley Pest
Other:		Colorado River Water Conservancy

CHURCH ON THE ROCK NORTH

LYING IN LOT 2 OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 101 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF MESA, STATE OF COLORADO



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Containing 213652 Square Feet, or 4.91 Acres, more or less, as described.

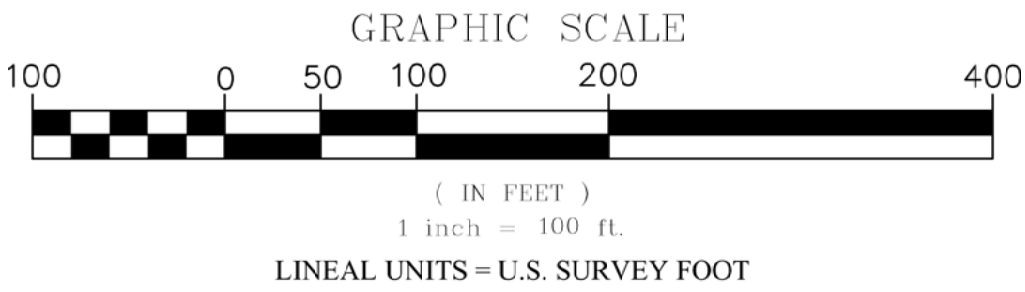
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a.k.a.	also known as

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LEGEND	
ANNEXATION BOUNDARY	---
EXISTING CITY LIMITS	---



ORDINANCE NO.

EFFECTIVE DATE

THIS IS NOT A BOUNDARY SURVEY

Renee B. Parent, PLS No. 38266
Professional Land Surveyor for the
City of Grand Junction
DATE: _____

Notice:
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DRAWN BY	R.B.P.	DATE	09-27-2021
DESIGNED BY		DATE	
CHECKED BY	C.V.W.	DATE	09-28-2021
APPROVED BY		DATE	

SCALE
1" = 100'



PUBLIC WORKS
ENGINEERING DIVISION
SURVEY DEPARTMENT

CHURCH ON THE
ROCK NORTH

GRAND JUNCTION PLANNING COMMISSION
December 14, 2021, MINUTES
5:30 p.m.

The meeting of the Planning Commission was called to order at 5:43 p.m. by Chair Andrew Teske.

Those present were Planning Commissioners; Dr. George Gatseos, Andrew Teske, Ken Scissors, Andrea Haitz, Sandra Weckerly, Shanon Secrest, Keith Ehlers, Melanie Duyvejonk, and Kim Herek.

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director), Scott Peterson (Senior Planner), Dave Thornton (Principal Planner) and Kalli Savvas (Planning Technician).

There were 3 members of the public in attendance.

Call to order

Election of Vice Chair

Commissioner Weckerly nominated Commissioner Scissors as Vice Chair. Commissioner ? seconded the motion. The motion carried 7-0.

CONSENT AGENDA

Commissioner Scissors moved to adopt Consent Agenda Items #1-2. Commissioner Weckerly seconded the motion.

Commissioner Teske abstained from the vote of the Consent Agenda and the motion carried 6-0.

1. Approval of Minutes

Minutes of Previous Meeting(s) from November 9, 2021.

2. Vacation of Multi-Purpose Easement Tracy's Village

Consider a request by KenCo, LLC, to Vacate a Portion of a Publicly Dedicated 14-foot wide Multi-Purpose Easement Located at the Southeast corner of Highway 50 and Palmer Street.

REGULAR AGENDA

1. Redlands Mesa Outline Development Plan Extension **File # PLD-2021-809**

Consider a Request by The Peaks, LLC and Western Constructors, Inc. to Amend the Phasing Schedule of the Approved Redlands Mesa Outline Development Plan for Three Remaining Developable Parcels along West Ridges Boulevard.

Staff Presentation

Jace Hochwalt, Senior Planner, introduced exhibits into the record and gave a presentation on the request.

Questions for Staff

None.

Applicant Presentation

The applicant's representative, Tracy States, was present and available for questions.

Questions for Applicant

None.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, November 2, 2021, via www.GJSpeaks.org.

No public comment.

The public hearing was closed at 6:03 p.m. on December 14, 2021.

Discussion

Commissioner Gatseos asked the applicant if they were okay with the change in timeline.

Motion and Vote

Commissioner Weckerly recused herself from the vote.

Commissioner Gatseos made the following motion "Vice Chairman, on the request to extend the development phasing schedule of the previously approved Redlands Mesa Planned Development located along West Ridges Boulevard, City file number PLD-2021-809, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as provided within the staff report."

Commissioner Ehlers seconded. The motion carried 6-0.

2. 2858 Investors (2858 C ½ Road) Rezone File # RZN-2021-674

Consider a request by Dustin Gehrett, Member, on behalf of 2858 Investors LLC, to rezone 3.42 acres from R-4 (Residential - 4 du/ac) to R-8 (Residential – 8 du/ac) located at 2858 C ½ Road. Located at 2858 C 1/2 Road.

Staff Presentation

Nicole Galehouse, Senior Planner, introduced exhibits into the record and gave a presentation on the request.

Questions for Staff

Commissioner Ehlers asked the applicant about the area of the drainage area and asked about the proposed trail area. Commissioner asked about connection to Florida street. Commissioner asked about septic and sewer lift station.

Applicant Presentation

The applicant's representative, Tracy States, was present and available for questions.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, November 2, 2021, via www.GJSpeaks.org.

Lisa Samuelson made a comment in opposition to the request.

The public hearing was closed at 6:29 p.m. on December 14, 2021.

Applicant's Response

Tracy States said there was no multi family on the plan as of right now.

Discussion

Commissioners Gatseos, Secrest and Ehlers made comments in support of the request.

Motion and Vote

Commissioner Weckerly made the following motion "Vice Chairman, on the request to rezone the property located at 2858 C ½ Road, City file number RZN-2021-674, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report."

Commissioner Herek seconded the motion. The motion carried 7-0.

3. Church on the Rock Zone of Annexation File # ANX-2021-578

Consider a request by Church on the Rock, Inc. to zone 4.79 acres from County RSF-4 (Residential Single Family – 4 du/ac) to R-8 (Residential – 8 du/ac). Located at 566 Rio Hondo Rd.

Staff Presentation

Dave Thornton, Principal Planner, introduced exhibits into the record and gave a presentation on the request.

Questions for Staff

None.

Applicant Presentation

The applicant's representative, Tracy States, was present and available for questions.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, November 2, 2021, via www.GJSpeaks.org.

None.

The Public hearing was closed at 6:46 p.m. on December 14, 2021.

Discussion

None.

Motion and Vote

Commissioner Secrest made the following motion, "Vice Chairman, on the Zone of Annexation request for the property located at 566 Rio Hondo Road, City file number ANX-2021-578, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report."

Commissioner Ehlers seconded the motion. The motion carried 7-0.

4. Other Business

None.

5. Adjournment

Commissioner ? moved to adjourn the meeting. Commissioner Ehlers seconded. The meeting adjourned at 6:49 PM.

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. ____

**A RESOLUTION ACCEPTING A PETITION
FOR THE ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO,
MAKING CERTAIN FINDINGS,
AND DETERMINING THAT PROPERTY KNOWN AS THE
CHURCH ON THE ROCK NORTH ANNEXATION
APPROXIMATELY 4.91 ACRES
LOCATED AT 566 RIO HONDO ROAD
IS ELIGIBLE FOR ANNEXATION**

WHEREAS, on the 17th day of November 2021, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

CHURCH ON THE ROCK NORTH ANNEXATION
Perimeter Boundary Legal Description
Church on the Rock North Annexation

A parcel of land lying in Lot 2 of Section 23 Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being a portion of that Right-of-Way (R.O.W.) described in a deed filed under Reception Number 986807 said R.O.W. also known as Rio Hondo Road and that parcel of land described in a deed filed under Reception Number 2443845 and being more particularly described as follows:

COMMENCING at the North ¼ Corner of said Section 23; thence S20°07'23"E a distance of 1763.25 feet to the Northwest corner of said Reception Number 2443845 being the POINT OF BEGINNING and being a point on the east line of said Rio Hondo Road said east line have a bearing of N04°56'31"E with all other bearings being relative hereon; thence S89°49'39"E a distance of 749.81 feet; thence S49°49'57"W a distance of 291.54 feet; thence S33°36'32"W a distance of 209.69 feet to a point on the boundary of CHURCH ON THE ROCK ANNEXATION, ORDINANCE 3580; thence N89°53'32"W along the CHURCH ON THE ROCK ANNEXATION, ORDINANCE 3580 boundary said a distance of 442.44 feet to a point on said east line Rio Hondo Road being a point on the boundary of MONUMENT VILLAGE ANNEXATION, ORDINANCE 4368; thence along the boundary of said MONUMENT VILLAGE ANNEXATION, ORDINANCE 4368 for the following two (2) courses: 1) N4°56'31"E along said east line Rio Hondo Road, a distance of 259.97 feet; 2) N85°03'29"W a distance of 50.00 feet to a point on the west line said Rio Hondo Road; thence N4°56'31"E along said West line Rio Hondo Road a distance of 105.50 feet; thence S85°03'29"E a distance of 50.00 feet to the Point of Beginning,

Containing 213652 Square Feet, or 4.91 Acres, more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 5th day of January, 2022; and

WHEREAS, the Council has found and determined and does hereby find and determine that said petition is in substantial compliance with statutory requirements therefore, that one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; that a community of interest exists between the territory and the City; that the territory proposed to be annexed is urban or will be urbanized in the near future; that the said territory is integrated or is capable of being integrated with said City; that no land held in identical ownership has been divided without the consent of the landowner; that no land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; and that no election is required under the Municipal Annexation Act of 1965.

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

The said territory is eligible for annexation to the City of Grand Junction, Colorado, and should be so annexed by Ordinance.

ADOPTED the 5th day of January 2022.

C.B. McDaniel
President of the Council

ATTEST:

Wanda Winkelmann
City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO
CHURCH ON THE ROCK NORTH ANNEXATION**

**APPROXIMATELY 4.91 ACRES
LOCATED ON A PROPERTY AT 566 RIO HONDO ROAD**

WHEREAS, on the 17th day of November, 2021, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 5th day of January, 2022; and

WHEREAS, the City Council determined that said territory was eligible for annexation and that no election was necessary to determine whether such territory should be annexed;

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

That the property situate in Mesa County, Colorado, and described to wit:

**CHURCH ON THE ROCK NORTH ANNEXATION
EXHIBIT A**

**Perimeter Boundary Legal Description
Church on the Rock North Annexation**

A parcel of land lying in Lot 2 of Section 23 Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being a portion of that Right-of-Way (R.O.W.) described in a deed filed under Reception Number 986807 said R.O.W. also known as Rio Hondo Road and that parcel of land described in a deed filed under Reception Number 2443845 and being more particularly described as follows:

COMMENCING at the North $\frac{1}{4}$ Corner of said Section 23; thence S20°07'23"E a distance of 1763.25 feet to the Northwest corner of said Reception Number 2443845 being the POINT OF BEGINNING and being a point on the east line of said Rio Hondo Road said east line have a bearing of N04°56'31"E with all other bearings being relative hereon; thence S89°49'39"E a distance of 749.81 feet; thence S49°49'57"W a distance of 291.54 feet; thence S33°36'32"W a distance of 209.69 feet to a point on the boundary of

CHURCH ON THE ROCK ANNEXATION, ORDINANCE 3580; thence N89°53'32"W along the CHURCH ON THE ROCK ANNEXATION, ORDINANCE 3580 boundary said a distance of 442.44 feet to a point on said east line Rio Hondo Road being a point on the boundary of MONUMENT VILLAGE ANNEXATION, ORDINANCE 4368; thence along the boundary of said MONUMENT VILLAGE ANNEXATION, ORDINANCE 4368 for the following two (2) courses: 1) N4°56'31"E along said east line Rio Hondo Road, a distance of 259.97 feet; 2) N85°03'29"W a distance of 50.00 feet to a point on the west line said Rio Hondo Road; thence N4°56'31"E along said West line Rio Hondo Road a distance of 105.50 feet; thence S85°03'29"E a distance of 50.00 feet to the Point of Beginning,

Containing 213652 Square Feet, or 4.91 Acres, more or less, as described.

INTRODUCED on first reading on the 17th day of November 2021 and ordered published in pamphlet form.

ADOPTED on second reading the 5th day of January 2022 and ordered published in pamphlet form.

C.B. McDaniel
President of the Council

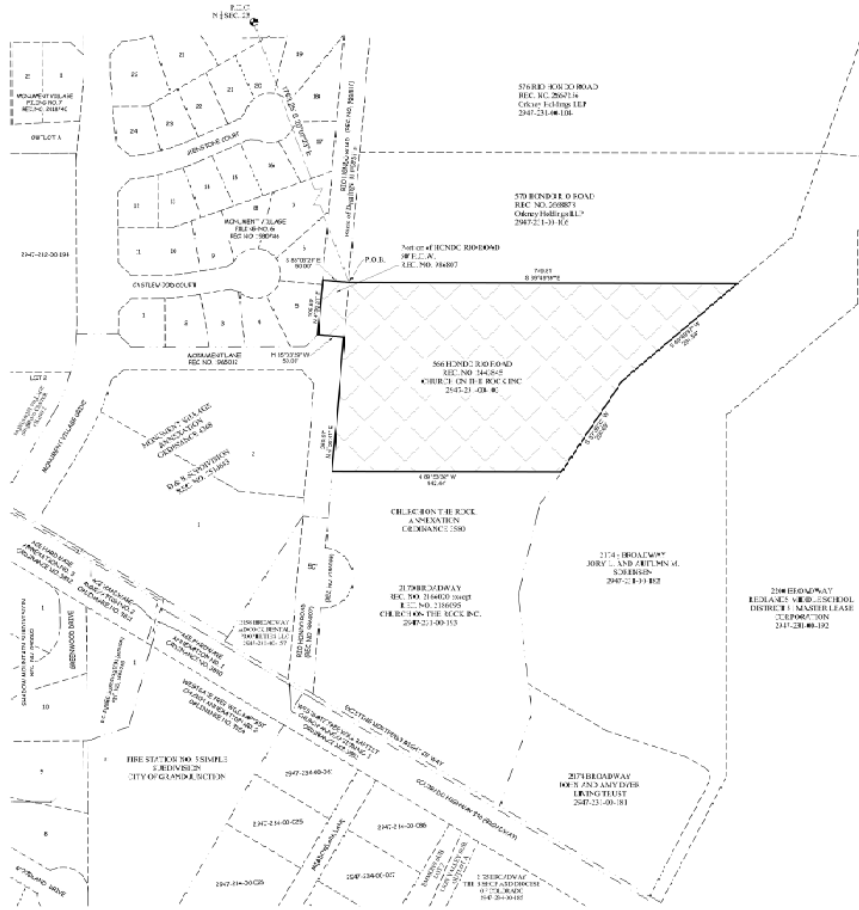
ATTEST:

Wanda Winkelmann
City Clerk

EXHIBIT A

CHURCH ON THE ROCK NORTH

LYING IN LOT 2 OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 101 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE

DESCRIPTION

A parcel of land lying in Lot 2 of Section 23 Township 11 South, Range 01 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being a portion of that Right-of-Way (R.O.W.) described in a deed filed under Receipts Number 186487 and R.O.W. also known as Rio Verde Road and that parcel of land described in a deed filed under Receipts Number 24426-5 and being more particularly described as follows:

“COMMENCING at the North 56th and said Section 22; thence S80°27'31"E a distance of 163.25 feet to the Northeast corner of said Rectangular Section 244185 being the POINT OF BEGINNING and being a point on the east line of said Rio Grande Road and said line have a bearing of S09°03'15"E with said line bearing to said Section 24, thence S89°49'07"E a distance of 149.01 feet; thence S44°49'45"E a distance of 100.00 feet to the intersection of the center line of said Rio Grande Road and said line have a bearing of S44°49'45"E with said line bearing to said Section 24, thence S89°57'17"E along the center line of said Rio Grande Road a distance of 158.70 feet to the intersection of said line and said Rio Grande Road; thence S46°16'17"E along said West line of Rio Grande Road a distance of 103.90 feet; thence S85°47'27"E a distance of 50.70 feet to the POINT OF BEGINNING.

Containing 21,652 Square Feet, or +.98 Acres, more or less, as described.

REFERENCES

P.O.B.	POINT OF BEGINNEMENT
P.O.R.	POINT OF BEGINNING
R.O.M.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.M.	UTE MERIDIAN
N ₂	NUMBER
SQ. FT.	SQUARE FEET
J ₄	CENTRAL ANGLE
RNC	RADIUS
A ₁	ARC LENGTH
CH ₁	CHORD LENGTH
CH ₂	CHORD BEARING
BL ₁	BLOCK
PL ₁	PLAT BOOK
BO ₁	BOOK
PS ₁	PAGE
REC ₁	RECEPTION
G.G.C.	4500 ARROW 75

The South and Destruction contained herein have been derived from subdivision plans, deed descriptions and Deposited Land Survey Plots as they appear in the office of the Missy County Clerk and Recorder. This plot does not constitute a legal survey and is not intended to be used as a means for establishing or verifying property boundary lines.

FOR REVIEW

1864 OF ANNEXATION

APPLICABLE PERIMETER	255.95 FT.
CONCRETE PERIMETER	75.4' FT
APPL. IN SQUARE FEET	21,252
APPL. IN LBS	4.9
AREA IN SQ. FT.	3,271 SQ. FT. / 972 LBS

LEGEND

ANNEX 3B BOUNDARY
EXISTING CITY LIMITS

GRAPHIC SCALE

100 0 50 100 200 400



NEALUNITS = U.S. SURVEY TO JI

ORDINANCE NO.

EFFECTIVE DATE

George B. Peren; PLS No. 38266
Professional Land Surveyor for the
City of Grand Junction

DOI: 10.1002/for

THIS IS NOT A BOUNDARY SURVEY

Notice:

1. I certify that I have not been convicted of any crime involving fraud or dishonesty in the last five years prior to the date of this certification.

DRAWN BY REP DATE 09-27-2021
DESIGNED BY _____ DATE _____
CHECKED BY SWP DATE 09-28-2021
APPROVED BY _____ DATE _____

$$\frac{SCA \mid E}{P = 1X}$$


PUBLIC WORKS
ENGINEERING DIVISION
SURVEY DEPARTMENT

CHURCH ON THE
ROCK NORTH

1
OF
1

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE ZONING THE CHURCH ON THE ROCK NORTH ANNEXATION
LOCATED ON A PROPERTY AT 566 RIO HONDO ROAD
TO R-8 (RESIDENTIAL – 8 DU/AC) ZONE DISTRICT**

Recitals:

The property owners have petitioned to annex their 4.79 acres into the City limits. The annexation is referred to as the “Church on the Rock North Annexation.”

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended zoning the Church on the Rock North Annexation consisting of 4.79 acres from County RSF-4 (Residential Single Family – 4 du/ac) to R-8 (Residential – 8 du/ac) finding that both the R-8 zone district conforms with the designation of Residential Medium as shown on the Land Use Map of the Comprehensive Plan and conforms with its designated zone with the Comprehensive Plan’s goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the R-8 (Residential – 8 du/ac) zone districts, is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning & Development Code for the parcel as designated.

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

ZONING FOR THE CHURCH ON THE ROCK NORTH ANNEXATION

The following parcel in the City of Grand Junction, County of Mesa, State of Colorado is hereby zoned as follows:

566 Rio Hondo Road

Tax Parcel #2947-231-00-103

A parcel of land situated in the NE 1/4 of Section 23, Township 11 South, Range 101 West of the 6th Principal Meridian being more particularly described as follows:

Beginning at a point from whence the North Quarter Corner of said Section 23 bears North 20° 18' West 1763.29 feet; thence South 04°49' West 365.5 feet; thence East 441.89 feet; thence North 33°44' East 209.96 feet; thence North 49°32' East 292.13 feet; thence West 750.04 feet to the Point of Beginning. County of Mesa, State of Colorado.

INTRODUCED on first reading this 15th day of December 2021 and ordered published in pamphlet form.

ADOPTED on second reading this 5th day of January 2022 and ordered published in pamphlet form.

C.B. McDaniel
President of the Council

ATTEST:

Wanda Winkelmann
City Clerk



Grand Junction City Council

Regular Session

Item #6.a.ii.

Meeting Date: January 5, 2022
Presented By: Jace Hochwalt, Senior Planner
Department: Community Development
Submitted By: Jace Hochwalt, Senior Planner

Information

SUBJECT:

An Ordinance Amending the Phasing Schedule of the Approved Redlands Mesa Outline Development Plan for Three Remaining Developable Parcels along West Ridges Boulevard

RECOMMENDATION:

The Planning Commission heard this request at its December 14, 2021 meeting and voted (7-0) to recommend approval of a two-year extension to the ODP.

EXECUTIVE SUMMARY:

The Applicants, The Peaks, LLC and Western Constructors, Inc., have requested an extension to the phasing schedule for the Redlands Mesa Outline Development Plan (ODP). The Redlands Mesa ODP was originally approved in December of 1999 and was designed for up to 526 residential units and a golf course and associated amenities. In early 2012, the ODP was amended to provide more clarity on the development, including the uses allowed, the proposed phasing schedule, and bulk zoning standards. A majority of the development has been built out, and per the 2012 amended ordinance, all developable parcels within the Redlands Mesa ODP needed to be platted by the end of 2021. However, there are three remaining developable parcels that have not yet been subdivided and platted. The original request by the Applicant team was for a proposed three-year extension to the phasing schedule for the remaining developable parcels, with no other changes being proposed to the ODP. On December 14, 2021, the Applicant proposed a change from a three-year extension to a two-year extension in which the remaining developable parcels must be platted by December 31, 2023. The Planning Commission recommended a two-year extension of the ODP at their December 14, 2021 meeting.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The Outline Development Plan (ODP) for the Redlands Mesa Development, located in the Ridges, was approved by the City Council on December 16, 1999. The zoning of the property is Planned Development (PD) with an underlying default zone district of R-4. The development was designed for up to 526 residential units, an 18-hole golf course and a commercial parcel including a clubhouse, offices and maintenance facility. The golf course, clubhouse and offices, and maintenance facility have been constructed, and a majority of the areas proposed as residential have been platted (approximately 342 lots). The total acreage for the project is 494.08 acres; of those, 145.25 acres are designated open space and deeded to the City and/or the Redlands Mesa Master Association for care and maintenance. There is a public easement over the open space (but not over the golf course) which is further defined in the "Agreement for Restrictions on the Use of Open Space in Redlands Mesa Planned Development" recorded at Book 2730, Page 54.

In early 2012, the ODP was amended to provide more clarity to the development due to changes in the Zoning and Development Code that no longer required preliminary plans for Planned Developments. The amendment did not change the original use or development character of the overall development, but did clarify the uses allowed, phasing schedule, and bulk zoning standards required. At the time, the phasing schedule reflected that all remaining developable parcels within the development were required to be platted by December of 2021.

Since 2012, a majority of the Redlands Mesa Development has been platted and built out. Of the total 494.08 acre development, only three parcels of 14.09 acres remain to be subdivided and platted. This acreage includes portions of Parcel 1 and Parcel 13A of the original Redlands Mesa Outline Development Plan. They are currently legally described as Tracts F and H of Ventana at Redlands Mesa subdivision, and Lot 3 of Block 9 Redlands Mesa, Filing One, Phase Two Subdivision. The developable parcels are further illustrated in Exhibit 2. Two of the three remaining parcels are currently under review with proposed subdivisions, but they were not approved and platted prior to the December 2021 deadline as required per the 2012 Ordinance (Ordinance No. 4495).

At the time of the original plan approval, the City Council determined that the public benefit was met by providing more efficient infrastructure, reduced traffic demands, more usable public and private open space, recreational amenities, and needed housing choices. Those findings are more particularly described in the 2012 ODP Amendment Staff Report attached to this report as Exhibit 5. The project continues to provide the same benefits as determined in the prior review and approval process, and the Applicants expect to complete the remainder of the development consistent with the plan approvals, pending modification of the phasing schedule. The extension request to the phasing schedule is the only proposed amendment to the approved plan. Prior to any development of the remaining developable lots, Final Development Plans will be submitted for review and Director approval according to the Grand Junction Zoning and Development Code (of which two of the three parcels have already been submitted).

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed rezone request was held on November 2, 2021 in accordance with Section 21.02.080 (e) of the Zoning and Development Code. There were seven meeting attendees from the public, as well as the Applicant team and City staff. After the proposal was explained, those in attendance did not express concerns about the phasing schedule extension request.

Notice was in accordance with Section 21.02.080 (g) of the Zoning and Development Code. An application sign was posted on the property on November 22, 2021. Mailed notice of the public hearings before the Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property, as well as neighborhood associations within 1000 feet, on December 3, 2021. The notice of this public hearing was published on December 7, 2021 in the Grand Junction Daily Sentinel.

ANALYSIS

When amending the phasing schedule, the Code requires the ODP to demonstrate conformance with the full extent of the approval criteria as provided in 21.02.150(b)(2).

(2) Approval Criteria. An ODP application shall demonstrate conformance with all of the following:

- (i) The Comprehensive Plan, Grand Junction Circulation Plan and other adopted plans and policies;
- (ii) The rezoning criteria provided in GJMC 21.02.140;
- (iii) The planned development requirements of Chapter 21.05 GJMC;
- (iv) The applicable corridor guidelines and other overlay districts in GJMC Titles 23, 24 and 25;
- (v) Adequate public services and facilities shall be provided concurrent with the projected impacts of the development;
- (vi) Adequate circulation and access shall be provided to serve all development pods/areas to be developed;
- (vii) Appropriate screening and buffering of adjacent property and uses shall be provided;
- (viii) An appropriate range of density for the entire property or for each development pod/area to be developed;
- (ix) An appropriate set of "default" or minimum standards for the entire property or for each development pod/area to be developed;
- (x) An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed; and

Regarding criterion (i) above, the project continues to be in conformance with the Comprehensive Plan, Grand Valley Circulation Plan, and other adopted plans and policies. It also meets criterion (ii) above, as at least one of the rezone criteria outlined in Section 21.02.140 of the Zoning and Development Code is met: public and community facilities are adequate to serve the type and scope of land use proposed.

Much of the infrastructure has been built and could accommodate the service of up to 526 residential units. As of today, only 342 residential lots have been platted, and even if the three remaining developable pods were to maximize their respective density ranges, the overall development would not hit that 526-unit threshold. Lastly, criterion (x) 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.” There are only three remaining parcels to be developed, two of which are currently under staff review. As such, staff is supportive of the Applicants requested phasing schedule as revised on December 14, 2021, which would require all remaining developable parcels to be platted by December of 2023. Regarding the other approval criterion previously listed, as part of the 2011 request to amend the Redlands Mesa Planned Development City File Number PLD-2011-1183, these criteria were reviewed and found to be met, as can be referenced in the attached 2011 Staff Report. No changes are proposed to the ODP beyond the phasing schedule. As such, the evaluation and resultant findings of fact from the 2011 report remain relevant.

In addition, 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.” The recently adopted 2020 Comprehensive Plan classifies the property as having a Land Use designation of Residential Low, which supports a density range between 2 units and 5.5 units per acre. The development has a default zone of R-4, which is not proposed to change with the phasing schedule revision request, and is supported by the Comprehensive Plan. Staff found the ODP as previously approved and outlined in the 2012 ODP Amendment Staff Report attached as Attachment 5 continues to meet the provided purpose of the ODP and the Comprehensive Plan.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the request to amend the Redlands Mesa Planned Development phasing schedule, PLD-2021-809, located along West Ridges Boulevard, the following findings of fact have been made:

1. The ODP and proposed phasing schedule extension request are in accordance with Section 21.02.150(b) of the Grand Junction Zoning and Development Code.
2. The ODP continues to be compliant with Section 21.05.050(b) of the Grand Junction Zoning and Development Code .

Therefore, the Planning Commission has recommended approval of an amended phasing schedule for two additional years.

FISCAL IMPACT:

There is no direct fiscal impact related to this request.

SUGGESTED MOTION:

I move to (adopt/deny) Ordinance No. 5048, an ordinance amending Ordinance No. 4495 for the Redlands Mesa Planned Development located along West Ridges Boulevard, by establishing a revised phasing schedule on final passage and order final publication in pamphlet form.

Attachments

1. Exhibit 1 - Application Packet
2. Exhibit 2 - Location Maps and Aerials
3. Exhibit 3 - Neighborhood Meeting Documentation
4. Exhibit 4 - Ordinance 4495 (2012)
5. Exhibit 5 - 2012 ODP Amendment Staff Report
6. Exhibit 6 - Two-Year Revision Request
7. ORD-Redlands ODP Extension 01032022

Development Application

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

Petition For:

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

Existing Land Use Designation

Existing Zoning

Proposed Land Use Designation

Proposed Zoning

Property Information

Site Location:

Site Acreage:

Site Tax No(s):

Site Zoning:

Project Description:

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

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

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

Signature of Person Completing the Application

Tracy States

Date

11/5/21

Signature of Legal Property Owner

Kevin Young

Date

11/5/21

Development Application

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

Petition For:

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

Existing Land Use Designation

Existing Zoning

Proposed Land Use Designation

Proposed Zoning

Property Information

Site Location:

Site Acreage:

Site Tax No(s):

Site Zoning:

Project Description:

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

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

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

Signature of Person Completing the Application

Tracy States

Date

11/3/2021

Signature of Legal Property Owner

Bruce Milyard

Date

11/3/2021

***Redlands Mesa ODP Plat
Deadline Extension Request
Bella Mesa at Redlands Mesa
Filings 2 & 3, Peaks at Redlands
Mesa Filing 3***

General Project Report

Parcels 2945-204-70-031, 2945-204-70-029, 2945-201-22-003

November 3, 2021

Prepared for:

City of Grand Junction

Grand Junction, CO 81501

Prepared by:



215 Pitkin Suite 201, Grand Junction, CO 81501

Grand Junction, CO 81506

Phone: (970) 241-4722

Fax: (970) 241-8841

**- General Project Report –
Owner: Western Constructors,
Inc. and The Peaks, LLC**

A. Project Description:

Location: No physical address associated with the parcel numbers 2945-204-70-031 and 2945-204-70-031, and 392 W. Ridges Blvd.

Acreage: The parcel are 6.84 acres, 5.32 acres, and 1.96 acres.

Proposed Use: Bella Mesa at Redlands Mesa Filing 2 and Peaks at Redlands Filing 3 are currently under Preliminary/Final subdivision review with the City. This request is to extend the platting deadline given in the Amended Redlands Mesa ODP (adopted January 16, 2012) from December 2021 until December 2024.

B. Public Benefit

There is no direct public benefit as a result of this request. The request will, however, maintain consistent development of the three parcels with what has already been developed in Redlands Mesa.

C. Neighborhood Meeting

A neighborhood meeting was held on November 2, 2021, and the meeting notes are included with this submittal.

D. Project Compliance, Compatibility, and Impact

1) Adopted plans and/or policies:

The approval of the request will ensure that development will comply with future development of the parcels and will ensure continued compatibility.

2) Land use in the surrounding area:

The parcels are located in the Redlands Mesa Master Planned Development which consists of a mixture of housing types, golf course and open spaces and trails.

3) Site access and traffic patterns:

Not applicable for this request.

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

Redlands Mesa is served by the following:
Ute Water
Grand Junction 201 Service Area Boundary
Mesa County Drainage Authority
Ridges Irrigation District
Xcel Energy
City of Grand Junction Fire (Station 5)
Charter (Cable)
CenturyLink (Phone)

5) Special or unusual demands on utilities:

There will be no unusual demand on utilities as a result of this request.

6) Effects on public facilities:

The approval of the request will have no adverse effect on public facilities.

7) Hours of operation:

Not applicable for this submittal.

8) Number of employees:

Not applicable for this submittal.

9) Signage

Not applicable for this submittal.

10) Site Soils Geology:

Not applicable for this submittal.

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

Not applicable for this submittal.

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

General Approval Criteria. No permit may be approved by the Director unless all of the following criteria are satisfied:

(i) Compliance with the Comprehensive Plan and any applicable adopted plan.

The project is in compliance with the Comprehensive Plan.

(ii) Compliance with this zoning and development code.

The request complies with the current zoning.

(iii) Conditions of any prior approvals.

The request complies with the previously approved PD and the underlying zoning.

(iv) Public facilities and utilities shall be available concurrent with the development.

Not applicable for this request.

(v) Received all applicable local, State and federal permits.

Not applicable for this request.

F. Development Schedule

Not applicable for this request.

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Western Constructors, Inc. ("Entity") is the owner of the following property:

(b) No Physical Address - Parcel Nos. 2945-204-70-031 and 2945-204-70-029

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) President 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:

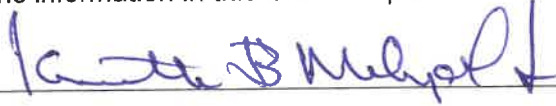
On behalf of Entity, I have reviewed the application for the (d) Amend Redlands Mesa ODP Plat Deadline.

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: Kenneth B. Milyard, President

State of Colorado)

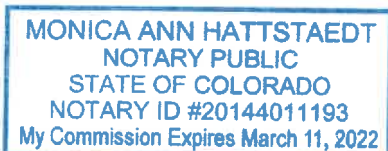
County of Mesa) ss.

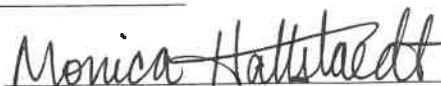
Subscribed and sworn to before me on this 3rd day of November, 20 21

by Kenneth B. Milyard, Jr.

Witness my hand and seal.

My Notary Commission expires on March 11, 2022




Notary Public Signature

Doc Fee: \$65.00

SPECIAL WARRANTY DEED

This Deed, made December 29, 2020

Between **BrightStar Redlands Mesa Investment, LLC**, a Delaware limited liability company, of the County **Mesa**, State of **Colorado**, grantor(s) and **Western Constructors, Inc.**, a Colorado corporation, , whose legal address is **730 Scarlet St., Grand Junction, CO 81505** County of **Mesa**, and State of **Colorado**, grantee(s)

WITNESSETH, That the grantor(s), for and in the consideration of the sum of SIX HUNDRED FIFTY THOUSAND DOLLARS AND NO/100'S (**\$650,000.00**) the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee(s), his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of **Mesa**, State of **Colorado** described as follows:

Tract H and Tract F of Ventana at Redlands Mesa, County of Mesa, State of Colorado

also known by street and number as **Vacant Land, Grand Junction, CO 81507**

TOGETHER with all and singular hereditaments and appurtenances, thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances **except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised..**

TO HAVE AND TO HOLD said premises above bargained and described, with the appurtenances, unto the grantee, their heirs and assigns forever. The grantor(s), for themselves, their heirs and personal representatives or successors, does covenant and agree that they shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee(s), their heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this on the date set forth above.

SELLER:

BrightStar Redlands Mesa Investments LLC, a
Delaware limited liability company

By: David Weckerly, Managing Consultant

STATE OF COLORADO
COUNTY OF Mesa

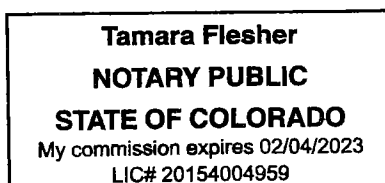
} ss:

The foregoing instrument was acknowledged before me **December 29, 2020** by **David Weckerly** as **Managing Consultant for BrightStar Redlands Mesa Investments LLC**, a Delaware limited liability company.

Witness my hand and official seal.

My Commission expires:

Notary Public



HTC

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) The Peaks, LLC ("Entity") is the owner of the following property:

(b) 392 W. Ridges Blvd., Grand Junction, CO

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

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

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

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

☒ The Entity is the sole owner of the property.

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

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

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: Kevin Young, Manager

State of Colorado)

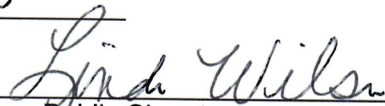
County of Mesa) ss.

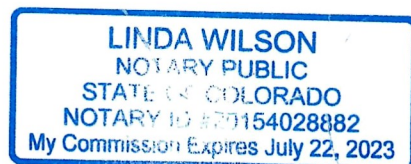
Subscribed and sworn to before me on this 5th day of November, 20 21

by Kevin Young

Witness my hand and seal.

My Notary Commission expires on 7-22-2023


Notary Public Signature



Doc Fee: \$43.75

SPECIAL WARRANTY DEED

This Deed, made December 27, 2019

****305 Main St. Suite A, Grand Junction, CO 81501**

Between Brightstar Redlands Mesa Investment, LLC, a Delaware limited liability company, of the County Mesa, State of Colorado, grantor(s) and The Peaks LLC, a Colorado limited liability company, , whose legal address is ~~P/O Box 193, Grand Junction, CO 81502~~ County of Mesa, and State of Colorado, grantee(s)

WITNESSETH, That the grantor(s), for and in the consideration of the sum of FOUR HUNDRED THIRTY-SEVEN THOUSAND FIVE HUNDRED DOLLARS AND NO/100'S (\$437,500.00) the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee(s), his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Mesa, State of Colorado described as follows:

Lot 3 of
Block 9 Redlands Mesa Filing One Phase Two Subdivision.
County of Mesa, State of Colorado

also known by street and number as 392 W Ridges Blvd, Grand Junction, CO 81507

TOGETHER with all and singular hereditaments and appurtenances, thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances **except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised..**

TO HAVE AND TO HOLD said premises above bargained and described, with the appurtenances, unto the grantee, their heirs and assigns forever. The grantor(s), for themselves, their heirs and personal representatives or successors, does covenant and agree that they shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee(s), their heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this on the date set forth above.

SELLER:

Brightstar Redlands Mesa Investment LLC, a
Delaware limited liability company

By: David Weckerly, Managing Consultant

STATE OF COLORADO
COUNTY OF Mesa

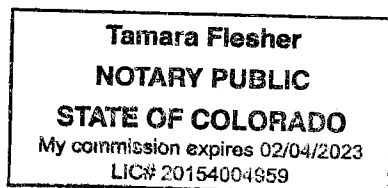
}ss:

The foregoing instrument was acknowledged before me December 16, 2019 by David Weckerly, Managing Consultant for Brightstar Redlands Mesa Investment LLC, a Delaware limited liability company.

Witness my hand and official seal.

My Commission expires:

Notary Public



HTC

STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity¹ named
The Peaks, LLC, a Colorado limited liability company
 and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

2. The type of entity is a:

☐ Corporation	☐ Registered Limited Liability Partnership
☐ Nonprofit Corporation	☐ Registered Limited Liability Limited Partnership
☒ Limited Liability Company	☐ Limited Partnership Association
☐ General Partnership	☐ Government or Governmental Subdivision or Agency
☐ Limited Partnership	☐ Trust
☐	

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

4. The mailing address for the entity is _____

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
Kevin Young, Manager

6. ²The authority of the foregoing person (s) to bind the entity is ☒ not limited ☐ limited as follows: _____

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

Executed this _____

SELLER:

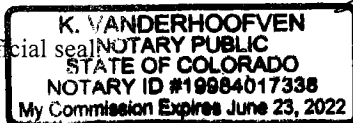

Kevin Young, Manager

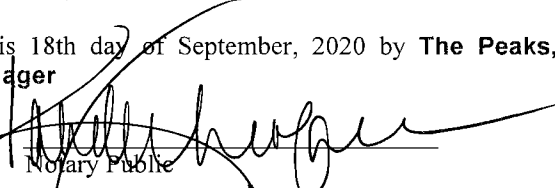
STATE OF COLORADO
 COUNTY OF Mesa

}ss:

The foregoing instrument was acknowledged before me this 18th day of September, 2020 by **The Peaks, LLC, a Colorado limited liability company by Kevin Young, Manager**

Witness my hand and official seal
 My Commission expires:




 Notary Public

¹This form should not be used unless the entity is authorized to convey title to real property.

²The absence of any limitation shall be prima facie evidence that no such limitation exists.

The statement of authority must be recorded to obtain the benefits of the statute.



STATEMENT OF AUTHORITY

Pursuant to C.R.S. §38-30-172, the undersigned hereby executes this Statement of Authority on behalf of Western Constructors, Inc., a Colorado Corporation an entity other than an individual, capable of holding title to real property (the "Entity"), and states as follows:

The name of the Entity is: Western Constructors, Inc.

The Entity is a: Colorado Corporation

(state type of entity and state, country or other government authority under whose laws such entity was formed)

The mailing address for the Entity is: 730 Scarlet St, Grand Junction, CO 81505

The name or position of the person(s) authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the Entity is:

Kenneth B. Milyard, President

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

(if no limitations insert "NONE")

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

(if no matters, leave this section blank)

EXECUTED this January 8, 2021

SELLER:

Western Constructors, Inc., a Colorado corporation

By: Kenneth B. Milyard, President

STATE OF COLORADO
COUNTY OF Mesa

} SS:

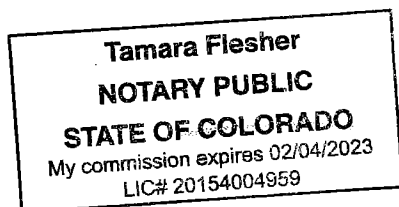
The foregoing instrument was acknowledged before me this January 8, 2021,

by Kenneth B. Milyard as President for Western Constructors, Inc., a Colorado corporation

Witness my hand and official seal.

My commission expires: _____

Notary Public



3 PAGE DOCUMENT

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4495

**AN ORDINANCE AMENDING THE
OUTLINE DEVELOPMENT PLAN FOR REDLANDS MESA**

Recitals

After public notice and public hearing as required by the Grand Junction Municipal Code, the Grand Junction Planning Commission recommended approval of the amendments to the Outline Development Plan for Redlands Mesa, finding that the ODP as amended conforms to the Future Land Use map, the Blended Map and the goals and policies of the City's Comprehensive Plan. The ODP as amended meets the criteria found in Section 21.02.140 of the Grand Junction Municipal Code and the requirements of Section 21.02.150, regarding Planned Developments. The default zoning is R-4, Residential – 4 units per acre.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the Redlands Mesa Amended Outline Development Plan, as shown on Exhibit "A" attached, is in conformance with the criteria of Section 21.02.150 of the Grand Junction Municipal Code.

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

The Redlands Mesa Planned Development is zoned PD (Planned Development), and development pods shall not exceed the maximum of 8 dwelling units per acre; or the minimum of 1 dwelling unit per acre. Overall maximum density for the entire development does not change; it remains at 526 units.

This Ordinance is further conditioned:

- 1) If the planned development approval expires or becomes invalid for any reason, the property shall be fully subject to the default standards. The default standards of the R-4 zoning designation will apply.
- 2) All remaining parcels shall be platted by December 2021. **Amend to December 2024.**
- 3) The bulk standards for the remaining undeveloped parcels, to wit parcels 1, 3, 4, 13A, 14, 15A and 15B, containing 60.281 acres, more or less, if not encumbered by Ridgeline Development Standards found in Section 21.00.07.020, shall be:

Minimum Front Yard Setback

- 20' West Ridges Blvd. – from r-o-w (path side)
- 30' West Ridges Blvd. – from r-o-w (non-path side)
- Note: path side is that side 40' from control line shown inside r-o-w.
- 20' From r-o-w (all others unless otherwise depicted on plat)

Minimum Rear Yard Setback

- 20' From property line (common rear yard lot lines)
- 20' From property line (adjacent to golf or open space)
- 5' Internal side setback
- 15' Minimum between buildings
- 15' Perimeter side setback
- 20' Minimum Street Frontage
- 40' Building Height
- 65% Maximum Lot coverage

4) Filings One through Seven setbacks are recorded on the respective plats. Filing 8, Lot 1, Block 1, setbacks are the same as those applied to Filing 7.

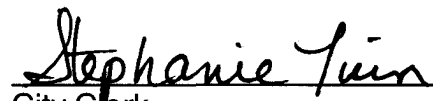
5) Due to topography constraints, transfer of density/intensity between the development pods/areas to be developed is allowed.

6) Dwelling units may be in the form of single-family attached, single-family detached, patio homes, townhomes or cluster development. Any given development pod may contain any one or more of these housing types.

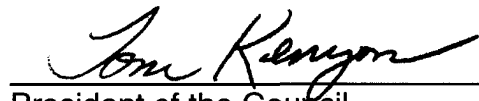
INTRODUCED on first reading the 4th day of January, 2012 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the 16th day of January, 2012 and ordered published in pamphlet form.

ATTEST:

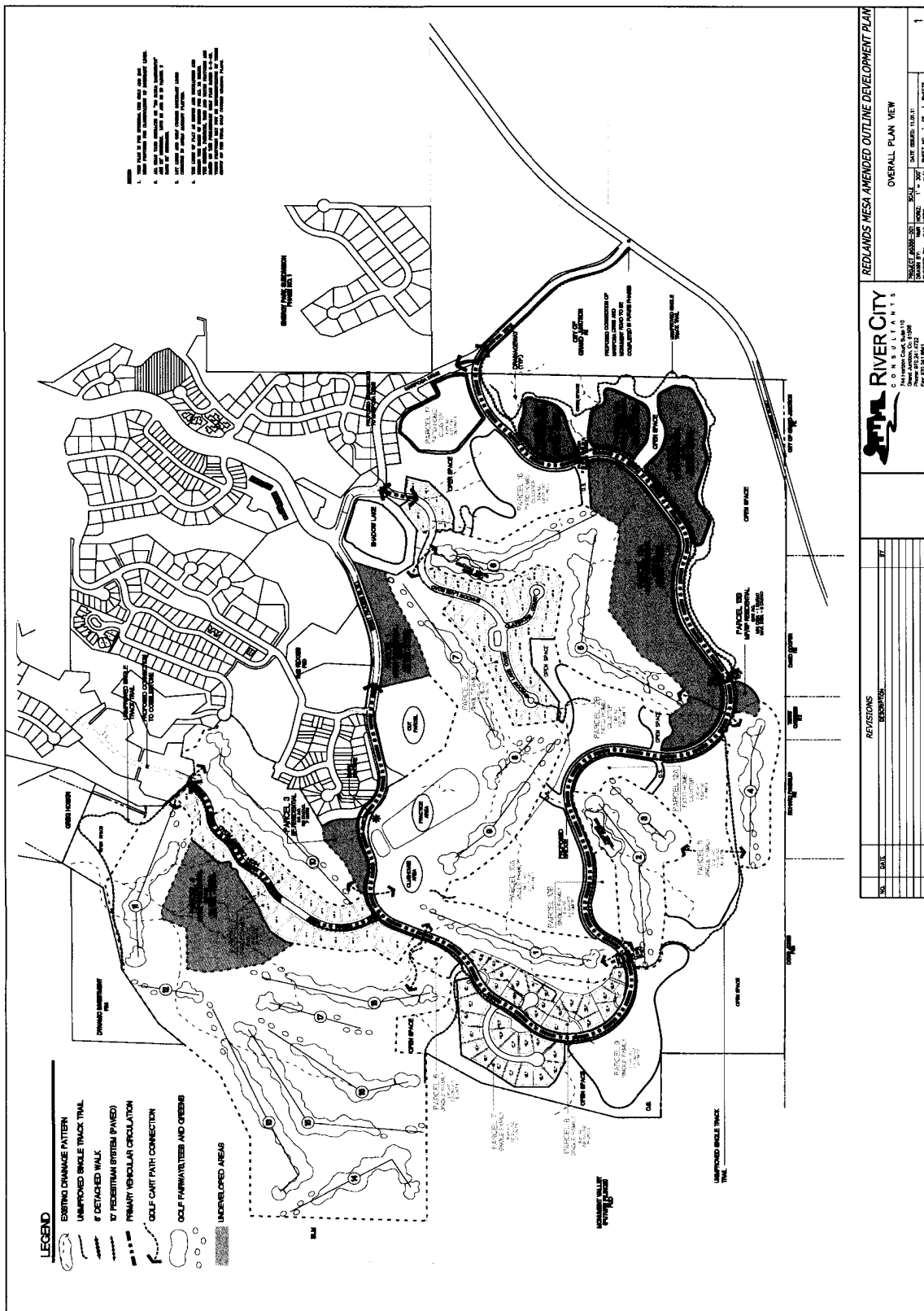


City Clerk



President of the Council

Exhibit "A"



Bella Mesa 2 and 3



City of Grand Junction



Printed: 10/28/2021
1 inch equals 188 feet
Scale: 1:2,257

The Peaks



Printed: 10/28/2021
1 inch equals 188 feet
Scale: 1:2,257

BELLA MESA at REDLANDS MESA FILING II

A Replat of Tract H of Ventana at Redlands Mesa (2846569)

SW1/4 SE1/4 & SE1/4 SW1/4 of Section 20, Township 1 South, Range 1 West, Ute Meridian. City of Grand Junction, Mesa County, Colorado.

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C2	37.07'	63.50'	033°27'06"	36.55'	N87° 24' 51"W
C3	34.56'	63.50'	031°10'48"	34.13'	N55° 15' 18"W
C4	7.67'	100.00'	004°23'33"	7.66'	N68° 38' 55"W
C5	37.82'	100.00'	021°40'14"	37.60'	N55° 37' 01"W
C6	8.93'	100.00'	005°07'01"	8.93'	N42° 13' 24"W
C7	28.75'	141.50'	011°38'35"	28.70'	N33° 50' 36"W
C8	68.14'	141.50'	027°35'32"	67.49'	N14° 13' 33"W
C9	20.02'	141.50'	008°06'20"	20.00'	N03° 37' 23"E
C10	50.03'	141.50'	020°15'35"	49.77'	N17° 48' 20"E
C11	12.08'	17.00'	040°43'45"	11.83'	S48° 18' 00"W
C12	90.32'	99.00'	052°16'25"	87.22'	S14° 08' 08"W
C13	88.59'	99.00'	051°16'07"	85.66'	S14° 38' 17"W
C14	83.62'	211.00'	022°42'22"	83.07'	N00° 38' 53"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C15	78.86'	199.00'	022°42'22"	78.35'	N00° 38' 53"W
C16	11.59'	17.00'	039°03'03"	11.36'	S39° 43' 19"E
C17	81.97'	120.00'	039°08'22"	80.39'	S00° 37' 36"E
C18	21.45'	120.00'	010°14'23"	21.42'	S24° 03' 47"W
C19	35.77'	120.00'	017°04'42"	35.64'	S37° 43' 19"W
C20	96.85'	83.50'	066°27'27"	91.51'	N13° 01' 56"E
C21	12.05'	13.50'	051°08'47"	11.65'	N20° 01' 16"E
C22	18.54'	17.00'	062°28'38"	17.63'	S77° 29' 59"W
C23	63.48'	48.00'	075°46'15"	58.95'	S33° 00' 00"W
C24	40.81'	48.00'	048°42'44"	39.59'	N84° 45' 31"W
C25	44.52'	44.50'	057°19'00"	42.68'	N31° 44' 39"W
C26	64.74'	44.50'	083°21'41"	59.18'	N38° 35' 41"E
C27	22.11'	44.50'	028°27'47"	21.88'	S85° 29' 35"E

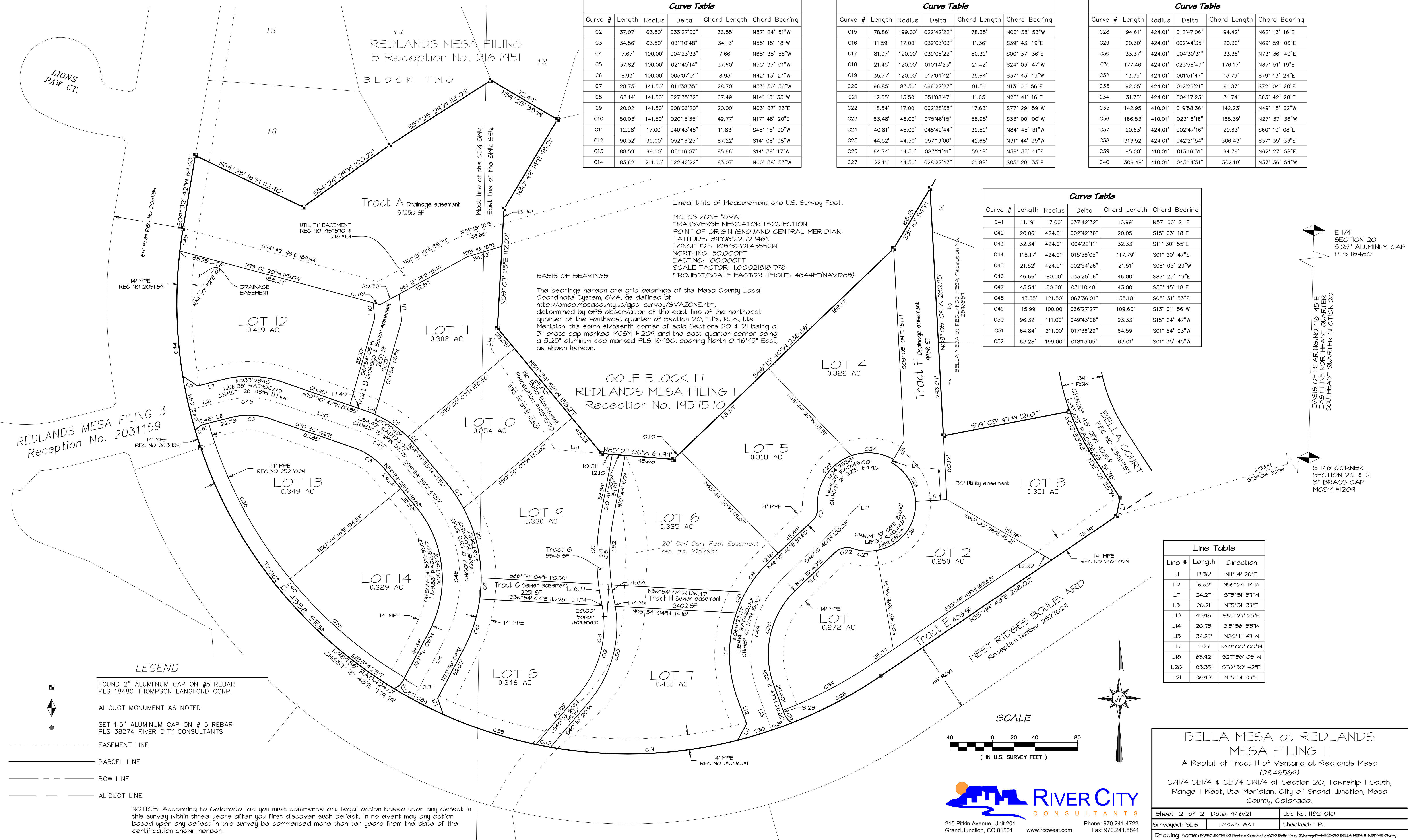
Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C28	94.61'	424.01'	012°47'06"	94.42'	N62° 13' 16"E
C29	20.30'	424.01'	002°44'35"	20.30'	N69° 59' 06"E
C30	33.37'	424.01'	004°30'31"	33.36'	N73° 36' 40"E
C31	177.46'	424.01'	023°58'47"	176.17'	N87° 51' 19"E
C32	13.79'	424.01'	001°51'47"	13.79'	S79° 13' 24"E
C33	92.05'	424.01'	012°26'21"	91.87'	S72° 04' 20"E
C34	31.75'	424.01'	004°17'23"	31.74'	S63° 42' 28"E
C35	142.95'	410.01'	019°58'36"	142.23'	N49° 15' 02"W
C36	166.53'	410.01'	023°16'16"	165.39'	N27° 37' 36"W
C37	20.63'	424.01'	002°47'16"	20.63'	S60° 10' 08"E
C38	313.52'	424.01'	042°21'54"	306.43'	S37° 35' 33"E
C39	95.00'	410.01'	013°16'31"	94.79'	N62° 27' 58"E
C40	309.48'	410.01'	043°14'51"	302.19'	N37° 36' 54"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C41	11.19'	17.00'	037°42'32"	10.99'	N57° 00' 21"E
C42	20.06'	424.01'	002°42'36"	20.05'	S15° 03' 18"E
C43	32.34'	424.01'	004°22'11"	32.33'	S11° 30' 55"E
C44	118.17'	424.01'	015°58'05"	117.79'	S01° 20' 47"E
C45	21.52'	424.01'	002°54'26"	21.51'	S08° 05' 29"W
C46	46.66'	80.00'	033°25'06"	46.00'	S87° 25' 49"E
C47	43.54'	80.00'	031°10'48"	43.00'	S55° 15' 18"E
C48	143.35'	121.50'	067°36'01"	135.18'	S05° 51' 53"E
C49	115.99'	100.00'	066°27'27"	109.60'	S13° 01' 56"W
C50	96.32'	111.00'	049°43'06"	93.33'	S15° 24' 47"W
C51	64.84'	211.00'	017°36'29"	64.59'	S01° 54' 03"W
C52	63.28'	199.00'	018°13'05"	63.01'	S01° 35' 45"W

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

MCLCS ZONE "GVA"
TRANSVERSE MERCATOR PROJECTION
POINT OF ORIGIN (SNOI) AND CENTRAL MERIDIAN:
LATITUDE: 39°06'22.72746N
LONGITUDE: 108°32'01.43552W
NORTHING: 50,000.00 FT
EASTING: 100,000.00 FT
SCALE FACTOR: 1.000218181798
PROJECT/SCALE FACTOR HEIGHT: 4644 FT (NAVD88)

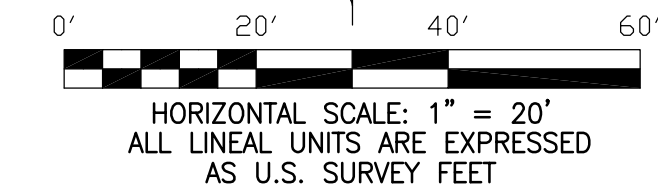
BASIS OF BEARINGS
The bearings hereon are grid bearings of the Mesa County Local Coordinate System, GVA, as defined at:
http://emap.mesacounty.us/gps_survey/GVAZONE.htm,
determined by GPS observation of the east line of the northeast quarter of the southeast quarter of Section 20, T.1S, R.1W, Ute Meridian, the south sixteenth corner of said Sections 20 & 21 being a 3" brass cap marked MCSM #1209 and the east quarter corner being a 3.25" aluminum cap marked PLS 18480, bearing North 01°16'45" East, as shown hereon.



PEAKS AT REDLANDS MESA, FILING NO. 3

A REPLAT OF LOT 3, "BLOCK 9 REDLANDS MESA FILING ONE PHASE TWO SUBDIVISION", RECEPTION NUMBER 2820953
IN THE SW1/4 NE1/4, OF SECTION 20, T1S, R1W OF THE UTE MERIDIAN,
IN THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

CURVE	ARC LEN	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LEN
C1	41.07'	1040.00'	2°15'45"	N 72°43'53" E	41.06'
C2	6.50'	1040.00'	0°21'30"	N 74°02'30" E	6.50'
C3	41.62'	1054.00'	2°15'45"	N 72°43'53" E	41.62'



LEGEND AND ABBREVIATIONS

	MESA COUNTY SURVEY MARKER
	SET 5/8" REBAR & 1.5" PLASTIC CAP LS-38075 0.2' ABOVE GROUND
	FOUND 5/8" REBAR & CAP LS-38274
	FOUND 5/8" REBAR & CAP LS-18480
	FOUND 5/8" REBAR NO CAP
MCSM	MESA COUNTY SURVEY MARKER
ROW	RIGHT-OF-WAY
REC. NO.	RECEPTION NUMBER
AVE	AVENUE
BLVD.	BOULEVARD
CT	COURT
DR	DRIVE
PG	PAGE
PLS	PROFESSIONAL LICENSED SURVEYOR
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PLS	PROFESSIONAL LAND SURVEYOR
R	RANGE
R.O.W.	RIGHT-OF-WAY
SQ.FT.	SQUARE FEET
ST	STREET
T	TOWNSHIP
U.M.	UTE MERIDIAN

GENERAL NOTES

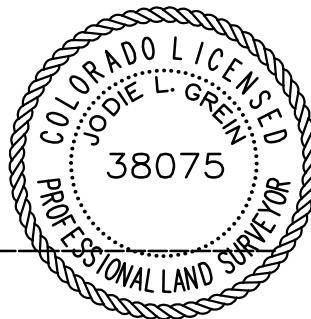
- Basis of bearings derived from Mesa County Local Coordinate System and GPS observations. The bearing is S00°46'07"W for a distance of 2610.22 feet, located between Mesa County Survey Markers for the N1/16 Corner on the East line of Section 20 and the S1/16 Corner on the East line of Section 20, Township 1 South, Range 1 West of the Ute Meridian.
- Title information is from Mesa County Real Property Records, And the Title Commitment from Heritage Title Company, Ord Number, H0584045-097-TAE-JS8, effective date November 27, 2019.

SURVEYOR'S STATEMENT

I, Jodie L. Grein, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying PEAKS AT REDLANDS MESA, FILING NO. 3 a subdivision of a part of Mesa County, State of Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title.

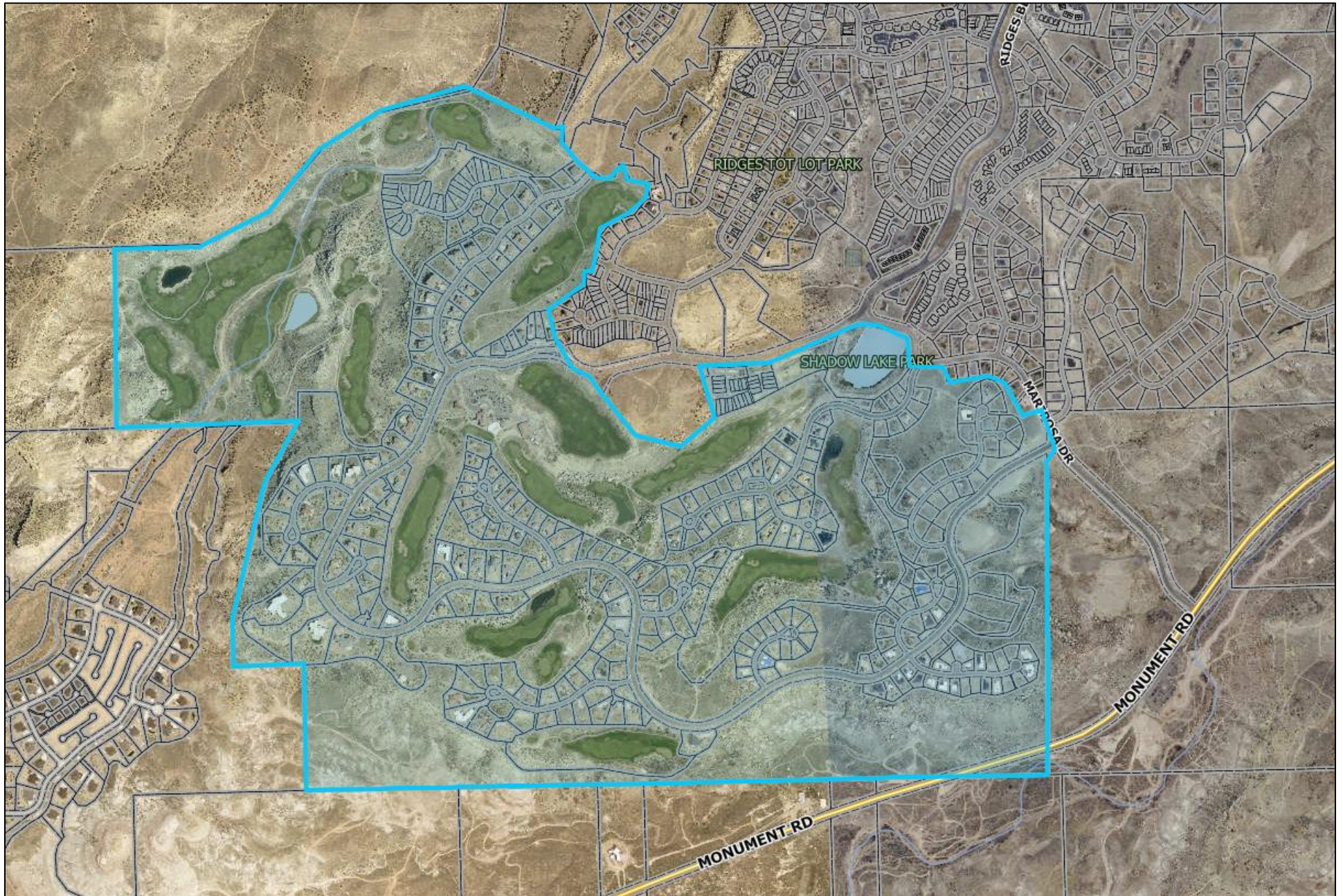
EXECUTED this _____ day of _____, 20____

Jodie L. Grein
Professional Land Surveyor
P.L.S. No. 38075

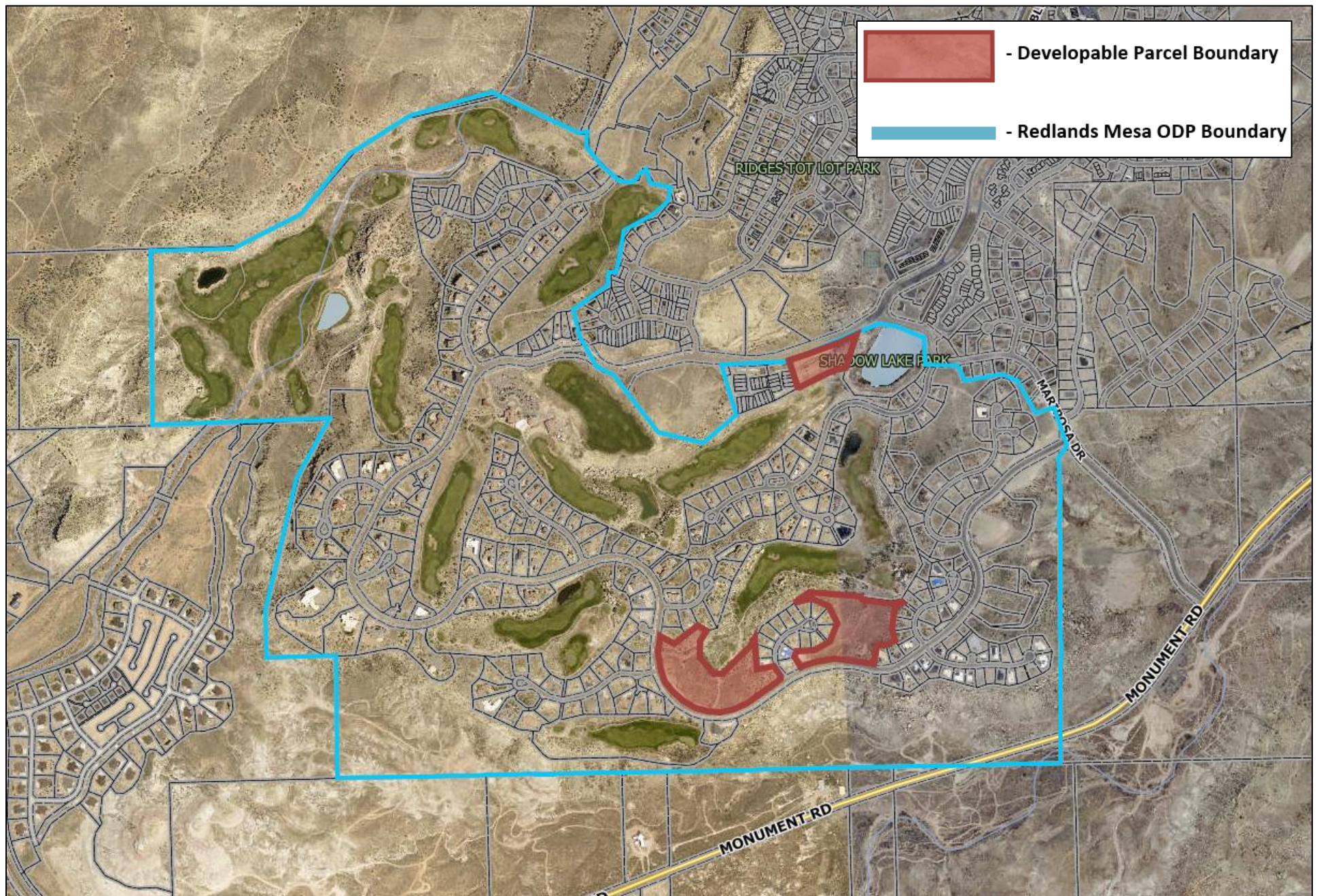


		PEAKS AT REDLANDS MESA, FILING NO. 3	
405 Ridges Blvd. Suite A Grand Junction, CO 81507 Voice: (970) 243-8300 Fax: (970) 241-1273 www.rcegi.com		A REPLAT OF LOT 3, OF BLOCK 9 REDLANDS MESA FILING ONE PHASE TWO SUBDIVISION IN THE SW1/4 NE1/4, SECTION 20 T1S, R1W OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO	
Drawn JLG	Designed JLG	Checked JAM	Proj# C1456
File Name: C:\C1456\C1456-Plat.dwg		Date 9/29/21	Sheet 2

VICINITY MAP – REDLANDS MESA DEVELOPMENT BOUNDARY

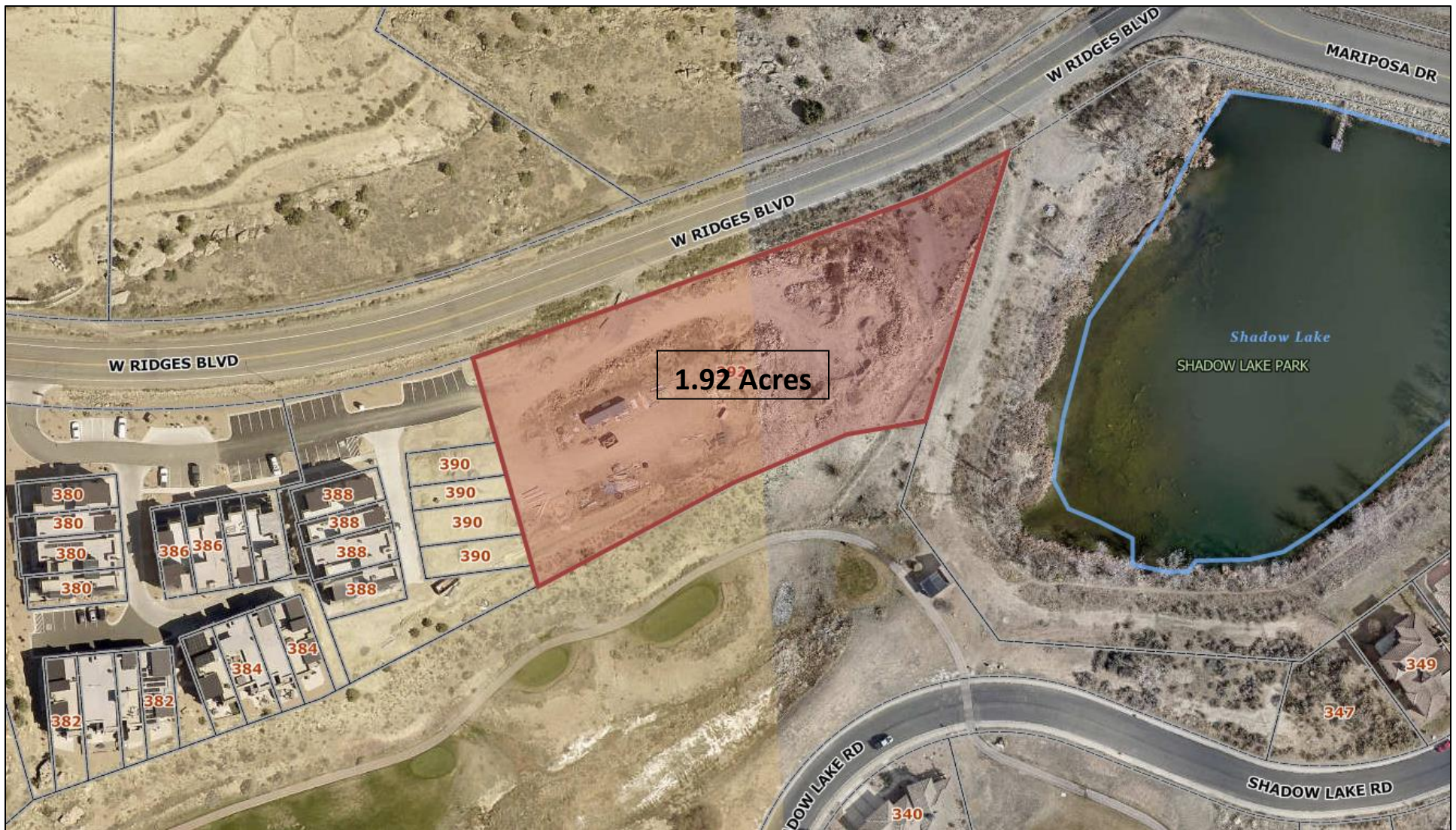


VICINITY MAP – REMAINING DEVELOPABLE PARCELS



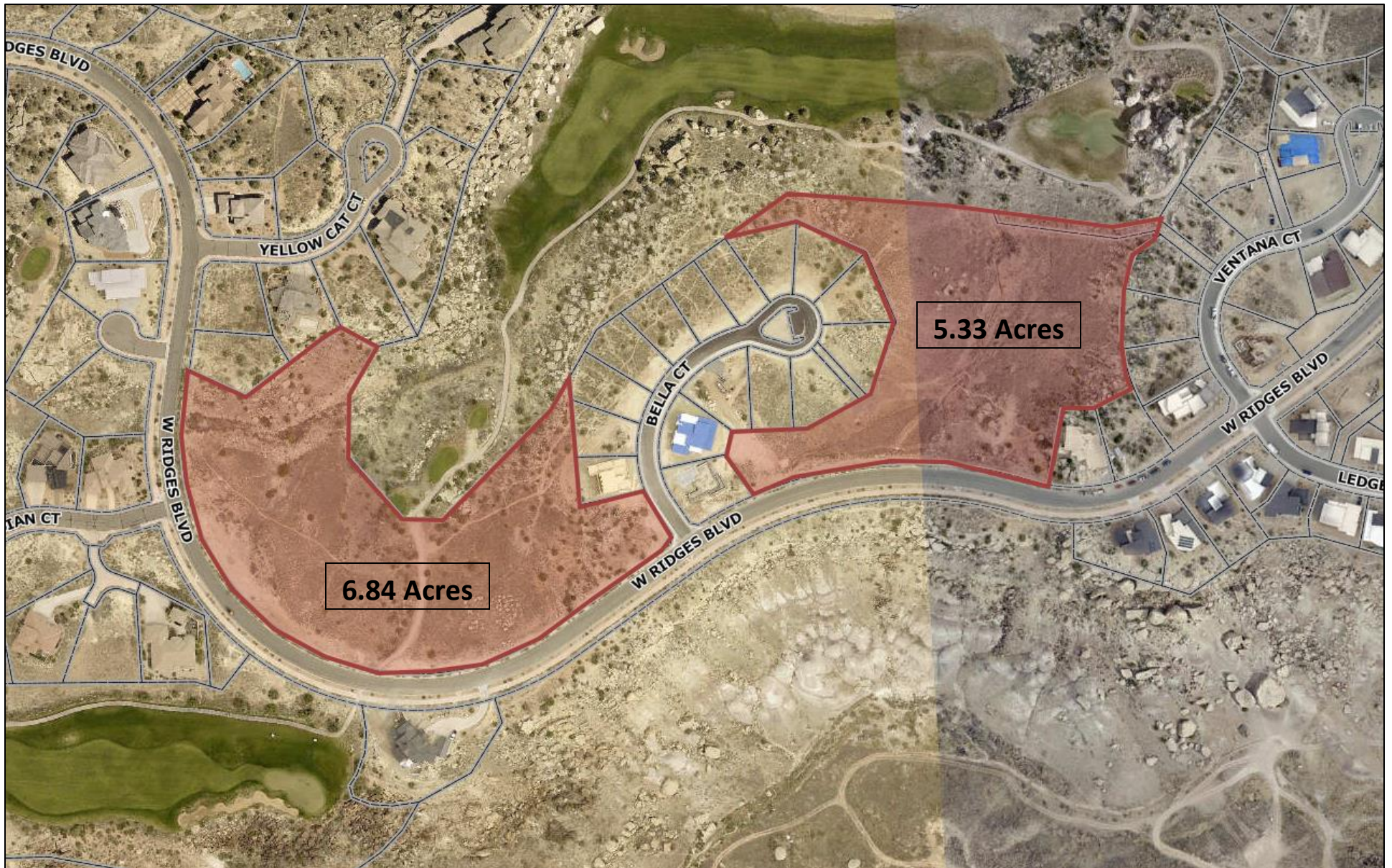
ZOOMED IN - REMAINING DEVELOPABLE PARCELS

Lot 3 of Block 9 Redlands mesa Filing One Phase Two Subdivision

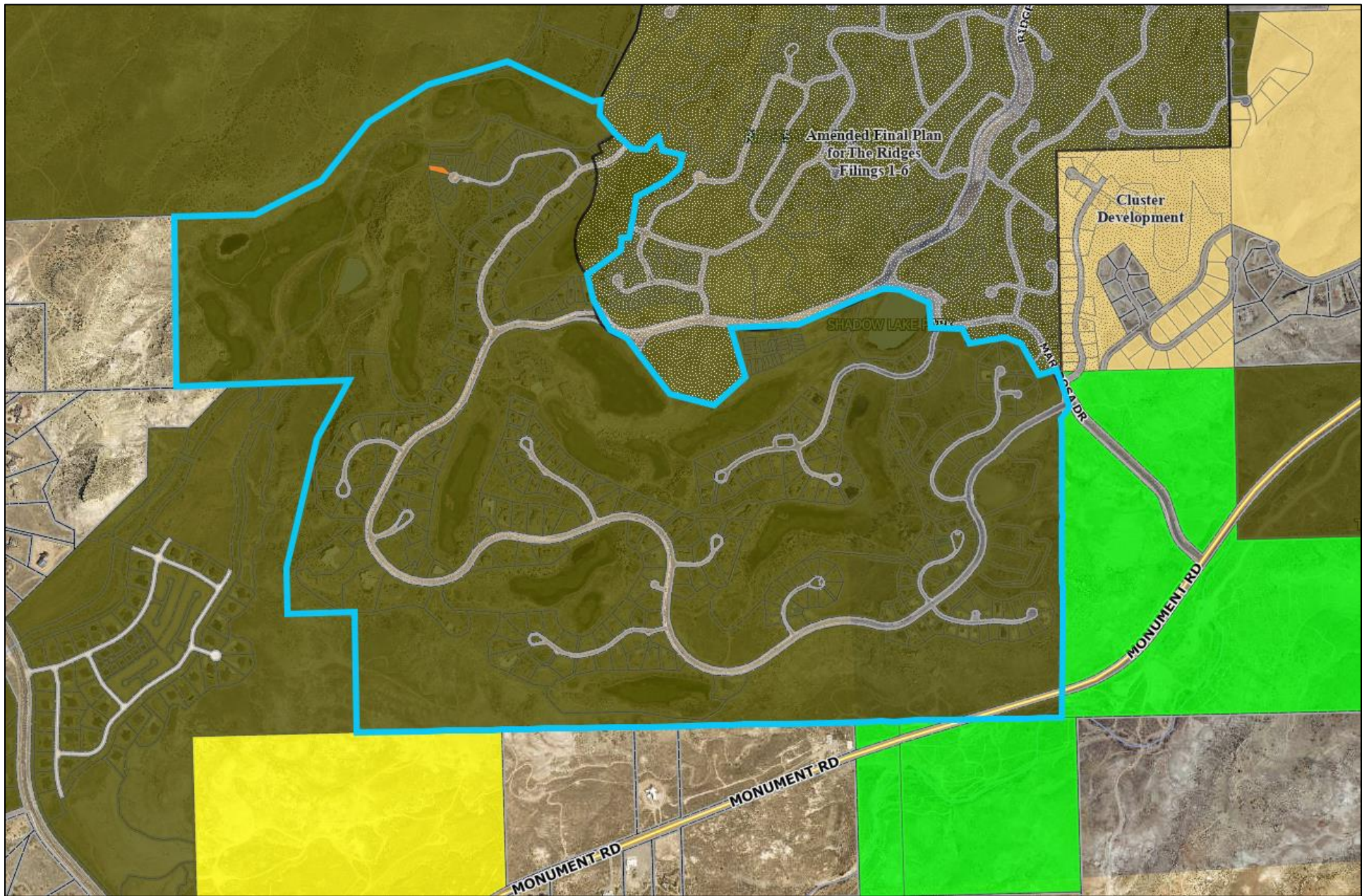


ZOOMED IN - REMAINING DEVELOPABLE PARCELS

Tracts F & H of Ventana at Redlands Mesa



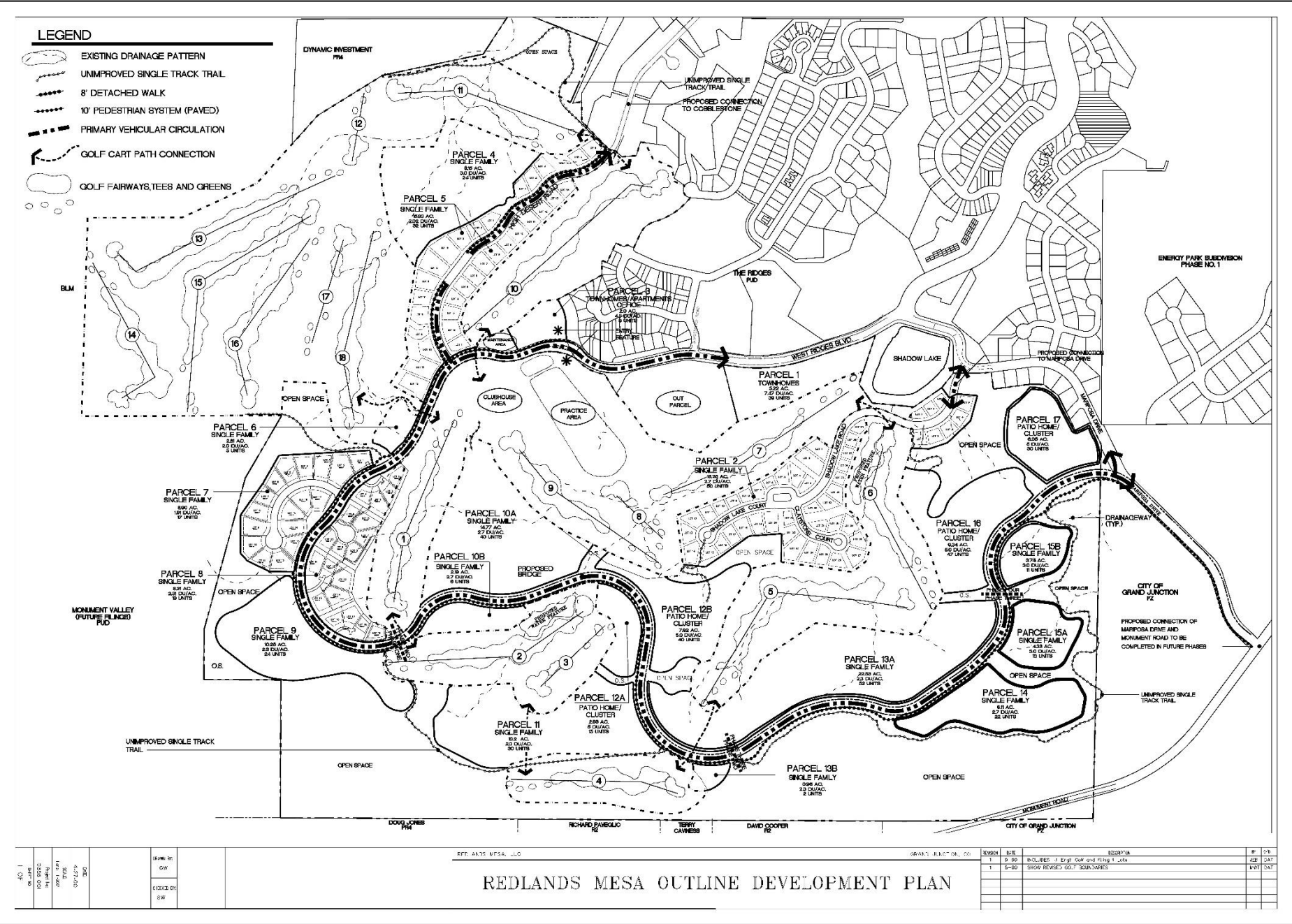
Zoning Map



Zoning Map



ORIGINAL REDLANDS MESA OUTLINE DEVELOPMENT PLAN





REDLANDS MESA ODP PLAT DEADLINE EXTENSION
Bella Mesa at Redlands Mesa Filing 2 and 3,
Peaks at Redlands Mesa Filing 3 (392 W. Ridges Blvd.)
(Parcel Nos. 2945-204-70-031, 2945-204-70-029 and 2945-201-22-003)

SUMMARY OF VIRTUAL NEIGHBORHOOD MEETING
TUESDAY, NOVEMBER 2, 2021, @ 5:30 PM
VIA ZOOM

A virtual neighborhood meeting for the above-referenced Redlands Mesa ODP Plat Deadline Extension was held on November 2, 2021, via Zoom, at 5:30 PM. The initial letter notifying the neighboring property owners within the surrounding 500 feet was sent on October 22, 2021, per the mailing list received from the City of Grand Junction. There were seven attendees from the public. Also present were Tracy States, Project Coordinator with River City Consultants, David Thornton, Principal Planner with the City of Grand Junction, and Bruce Milyard and Kevin Young representing the property owners.

Ms. States presented the request to extend the platting deadline for the approved Redlands Mesa ODP and Amended ODP for three years, from December 2021 to December 2024. It was explained that this was the only request being made, no other changes were proposed. Ms. States presented location maps and the plats for Bella Mesa at Redlands Mesa Filing 2 and Peaks at Redlands Mesa Filing 3 and said these projects were already under review with the City but getting them platted by year end due to the holidays and current City workload was unlikely. Ms. States opened the meeting up for questions.

There were a couple of questions from the attendees regarding density. Ms. States explained the allowed density was not changing. Bruce Milyard offered that some preliminary design for Bella Mesa Filing 3 has already been done but not quite ready for submittal to the City yet.

Ms. States went on to explain the public hearing process. Dave Thornton with the City confirmed the process and added that the city supports the request, and it preserves the intent of existing Redlands Mesa development. The attendees had no concerns regarding the platting deadline extension request.

The meeting adjourned at approximately 5:45 PM.

3 PAGE DOCUMENT

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4495

**AN ORDINANCE AMENDING THE
OUTLINE DEVELOPMENT PLAN FOR REDLANDS MESA**

Recitals

After public notice and public hearing as required by the Grand Junction Municipal Code, the Grand Junction Planning Commission recommended approval of the amendments to the Outline Development Plan for Redlands Mesa, finding that the ODP as amended conforms to the Future Land Use map, the Blended Map and the goals and policies of the City's Comprehensive Plan. The ODP as amended meets the criteria found in Section 21.02.140 of the Grand Junction Municipal Code and the requirements of Section 21.02.150, regarding Planned Developments. The default zoning is R-4, Residential – 4 units per acre.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the Redlands Mesa Amended Outline Development Plan, as shown on Exhibit "A" attached, is in conformance with the criteria of Section 21.02.150 of the Grand Junction Municipal Code.

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

The Redlands Mesa Planned Development is zoned PD (Planned Development), and development pods shall not exceed the maximum of 8 dwelling units per acre; or the minimum of 1 dwelling unit per acre. Overall maximum density for the entire development does not change; it remains at 526 units.

This Ordinance is further conditioned:

- 1) If the planned development approval expires or becomes invalid for any reason, the property shall be fully subject to the default standards. The default standards of the R-4 zoning designation will apply.
- 2) All remaining parcels shall be platted by December 2021.
- 3) The bulk standards for the remaining undeveloped parcels, to wit parcels 1, 3, 4, 13A, 14, 15A and 15B, containing 60.281 acres, more or less, if not encumbered by Ridgeline Development Standards found in Section 21.00.07.020, shall be:

Minimum Front Yard Setback

20' West Ridges Blvd. – from r-o-w (path side)

30' West Ridges Blvd. – from r-o-w (non-path side)

Note: path side is that side 40' from control line shown inside r-o-w.

20' From r-o-w (all others unless otherwise depicted on plat)

Minimum Rear Yard Setback

- 20' From property line (common rear yard lot lines)
- 20' From property line (adjacent to golf or open space)
- 5' Internal side setback
- 15' Minimum between buildings
- 15' Perimeter side setback
- 20' Minimum Street Frontage
- 40' Building Height
- 65% Maximum Lot coverage

4) Filings One through Seven setbacks are recorded on the respective plats. Filing 8, Lot 1, Block 1, setbacks are the same as those applied to Filing 7.

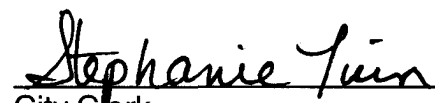
5) Due to topography constraints, transfer of density/intensity between the development pods/areas to be developed is allowed.

6) Dwelling units may be in the form of single-family attached, single-family detached, patio homes, townhomes or cluster development. Any given development pod may contain any one or more of these housing types.

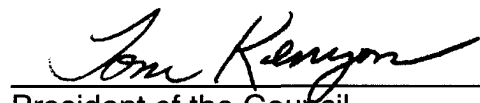
INTRODUCED on first reading the 4th day of January, 2012 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the 16th day of January, 2012 and ordered published in pamphlet form.

ATTEST:

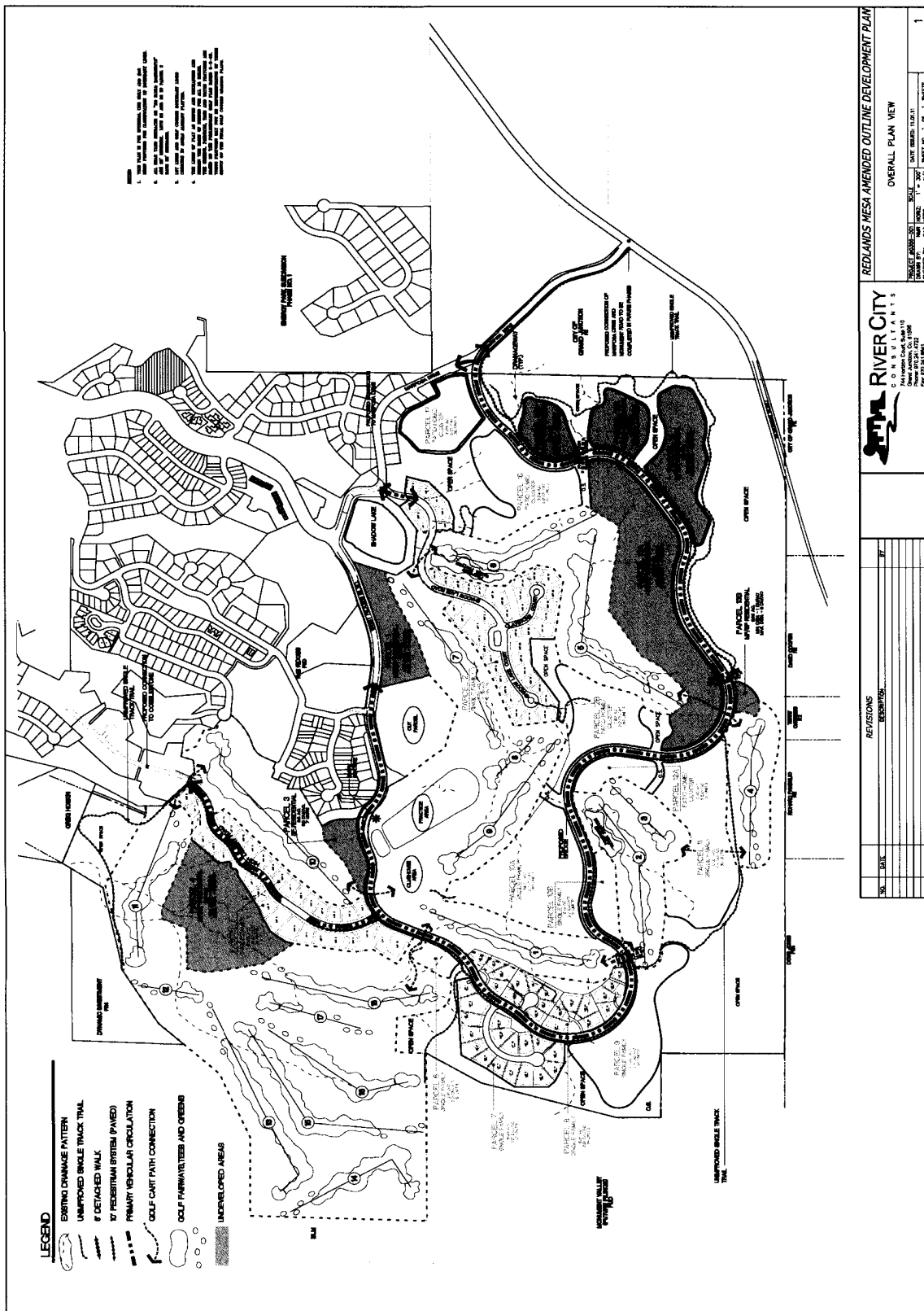


City Clerk



President of the Council

Exhibit "A"





CITY COUNCIL AGENDA ITEM

Date: January 6, 2012

Author: Lori V. Bowers

Title/ Phone Ext: Senior Planner /
4033

Proposed Schedule: Wednesday,
January 4, 2012

2nd Reading: Monday, January 16,
2012

File #: PLD-2011-1183

Subject: Amend the Redlands Mesa Planned Development, Outline Development Plan and Phasing Schedule

Action Requested/Recommendation: Hold a Public Hearing and Consider Final Passage of the Proposed Ordinance to Amend the Redlands Mesa Outline Development Plan

Presenter(s) Name & Title: Tim Moore, Public Works and Planning Director
Lori V. Bowers, Senior Planner

Executive Summary:

The proposed amendment to the almost 14 year old Outline Development Plan (ODP) includes a new phasing schedule, changes in housing type for certain phases of the development and revised bulk standards for future filings, with no change in overall density. All future filings will be subject to the 2010 Zoning and Development Code.

Background, Analysis and Options:

The Outline Development Plan for Redlands Mesa Development, located in the Ridges, was approved by the City Council on December 16, 1999. The zoning of the property is PD, Planned Development with an underlying default zone district of R-4. It was designed for 526 residential units, an 18 hole golf course and a commercial parcel including a clubhouse, offices and maintenance facility. The golf course, clubhouse and offices, and maintenance facility have been constructed. The temporary sales office will move to a permanent site near the clubhouse. About 70 residential units have been constructed. The total acreage for the project is 494.08 acres; of those, 145.25 acres are designated open space and deeded to the Redlands Mesa Master Association for care and maintenance. There is a public easement over the open space (but not over the golf course) which is further defined in the "Agreement for Restrictions on the Use of Open Space in Redlands Mesa Planned Development," Recorded at Book 2730, Page 54. There are approximately 60.281 acres remaining to be developed, designated as Parcels 1, 3, 4, 13A, 14, 15A, and 15B.

The original ODP allowed a maximum density of 526 residential units with the density of each phase to be established at the time of Preliminary Plan Approval. Under the 2010 Zoning and Development Code ("new Code"), Preliminary Plans are no longer required, as the ODP must include more detail than required under the previous Zoning Code.

The proposed amended ODP indicates the maximum density of each development area or “Pod.” The new Code also allows for density/intensity to be transferred among pods/areas to be developed unless explicitly prohibited by the ODP approval. The Applicants intend to utilize this section of the Code, so the amended ODP does not prohibit transfer of densities. This means that density of a pod can vary from one dwelling unit per acre to eight dwelling units per acre, while preserving the overall maximum density of 526 units. Likewise, the ODP amendments allow construction of single-family homes, townhomes, patio homes or cluster type developments throughout the undeveloped areas, without restricting certain housing types to certain pods. The default zone remains R-4.

Final development plans will be submitted for review and Director approval according to the new Code. The City Attorney will review covenants and restrictions prior to the final development plan approval. More detail is provided in the attached Staff report.

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

The original ODP was consistent with the Growth Plan that was in place at the time the PD Ordinance was adopted. The proposed ODP amendment is consistent with the Comprehensive Plan as follows:

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

Goal 8: “Create attractive public spaces and enhance the visual appeal of the community through quality development.”

The Redlands Mesa project has provided and will continue to provide a quality development for the community with attractive open spaces and unique amenities (golf course) and will continue to add balanced growth in the City. The proposed changes will allow flexibility for construction of housing types that the market demands at the time, while respecting an overall density that is consistent with the Comprehensive Plan.

Board or Committee Recommendation:

The Planning Commission forwards a recommendation of approval from their meeting of December 13, 2011.

Financial Impact/Budget:

N/A

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

Consideration of the Ordinance was Wednesday, January 4, 2012.

Attachments:

Site Location Map / Aerial Photo Map
Comprehensive Plan Map / Existing Zoning Map
Blended Residential Map
Amended Outline Development Plan (ODP) Map
Parcel Detail Maps (5)
Planned Development Rezone Ordinance

ANALYSIS

I. Background:

Uses and Development Character

The proposed amendment to the existing ODP does not change the original use and development character. Single family detached, multifamily residential and commercial were the uses proposed under the original ODP and still allowed under the proposed amendment.

The densities for each Pod (identified as a parcel and number on the plan) are defined on the Plan. The Applicant reserves the right to transfer densities between the Pods not to exceed the maximum density allowed.

Density

Eight Filings have already been platted. The overall proposed residential density of the development is 526 dwelling units. A total of 100.18 acres, containing 259 residential lots have been platted. About 70 units have been constructed. Each Pod describes the allowed uses and minimum/maximum density allowed.

Access

Access into and through the development was established with the preceding ODP and final plats and will not change.

Open Space / Park

The open space throughout this development was established with the preceding ODP and final plats and will not change.

Community Benefit

The purpose of the Planned Development (PD) zone is to provide design flexibility. Planned development should be used when long-term community benefits will be derived, and the vision, goals and policies of the Comprehensive Plan can be achieved. Long-term community benefits include:

1. More efficient infrastructure;
2. Reduced traffic demands;
3. More usable public and/or private open space;
4. Recreational amenities; and/or
5. Needed housing choices.

The proposed amendment allows single family detached and multifamily residential

dwelling units creating needed housing choices. Furthermore internal traffic and pedestrian circulation and clustered development create more efficient use of infrastructure and more usable open space.

Therefore the proposed development meets the following community benefits as outlined in Chapter 5:

1. More efficient infrastructure.
2. More usable public and/or private open space.
3. Recreational amenities.
4. Needed housing choices.

Phasing Schedule

Pursuant to the Code, the PDP will be submitted within 2 years after approval of the ODP, unless a phasing schedule is otherwise approved with the preliminary plan. The Applicant requests the maximum of 10 years to be allowed to complete the platting of the remaining undeveloped parcels.

Default Zoning

The Applicant is proposing a default zone of R-4, which is consistent with the Comprehensive Plan Blended Map designation of Residential Low. The bulk standards for the R-4 zone, as indicated under Section 21.03.040(e) in the Zoning Code, are as follows:

Density: 2 to 4 dwelling units per acre
Maximum lot coverage: 50%
Minimum lot area: 7,000
Minimum lot width: 70 feet
Front yard setback: 20 feet for principal structures/25 feet for accessory structures
Side yard setback: 7 feet for principal structures/3 feet for accessory structures
Rear yard setback: 25 feet for principal structures/5 feet for accessory structures
Maximum building height: 40 feet

The Applicant is proposing the following deviations from the R-4 bulk standards:

Rear Yard Setback

20' From property line (common rear yard lot lines)
20' From property line (adjacent to golf or open space)

Side Yard Setback

5' Internal side setback
15' Minimum between buildings

15' Perimeter side setback

Lot Width

20' Minimum Street Frontage

The Planning Commission may recommend that the City Council deviate from the default district standards subject to the provision of any of the community amenities listed below. In order for the Planning Commission to recommend and the City Council to approve deviation, the listed amenities to be provided shall be in excess of what would otherwise be required by the code. These amenities include:

- (1) Transportation amenities including, but not limited to, trails other than required by the multimodal plan, bike or pedestrian amenities or transit oriented improvements, including school and transit bus shelters;
- (2) Open space, agricultural land reservation or land dedication of 20 percent or greater;
- (3) Community facilities for provision of public services beyond those required for development within the PD;
- (4) The provision of affordable housing for moderate, low and very low income households pursuant to HUD definitions for no less than 20 years; and
- (5) Other amenities, in excess of minimum standards required by this code, that the Council specifically finds provide sufficient community benefit to offset the proposed deviation.

It is felt that this development and the proposed ODP amendment meets Amenities (1) and (2) and therefore the deviations should be approved.

II. Consistency with the Comprehensive Plan:

The original ODP was consistent with the Growth Plan that was in place at the time the PD Ordinance was adopted. The proposed ODP amendment is consistent with the Comprehensive Plan as follows: Goal 3: "The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community."

Goal 8: "Create attractive public spaces and enhance the visual appeal of the community through quality development." The Redlands Mesa project has provided and will continue to provide a quality development for the community with attractive open spaces and unique amenities (golf course) and will continue to add balanced growth in the City. The proposed changes will allow flexibility for construction of housing types that the market demands at the time, while respecting an overall density that is consistent with the Comprehensive Plan.

III. Review criteria of Chapter 21.02.150 of the Grand Junction Municipal Code:

Requests for an Outline Development Plan shall demonstrate conformance with all of the following:

The Outline Development Plan review criteria in Section 21.02.150(b):

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

The project previously complied with the Growth Plan and continues to comply with the Comprehensive Plan, the Grand Valley Circulation Plan and the adopted codes and zoning requirements for this property, as determined with the approved ODP.

- b) The rezoning criteria provided in Section 21.02.140 of the Grand Junction Municipal Code (GJMC).

- (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 1, 3 and 5 are found with this application. 1) The adoption of the new Zoning Code in 2010 has updated planning standards and practices and this amended ODP will bring this project in line with those. Criterion 3) Facilities have been installed (infrastructure) which will continue to serve the project. Criterion 5) The new phasing schedule will be a benefit to the community by allowing more time to complete a quality subdivision in slower economic times and by allowing flexibility for future development to respond to market demands for certain housing types.

c) The planned development requirements of Section 21.05.040(f) GJMC;

1. Setback Standards – The following setbacks shall apply:

Minimum Front Yard Setback

20' West Ridges Blvd. – from r-o-w (path side)

30' West Ridges Blvd. – from r-o-w (non-path side)

Note: path side is that side 40' from control line shown inside r-o-w.

20' From r-o-w (all others unless otherwise depicted on plat)

Minimum Rear Yard Setback

20' From property line (common rear yard lot lines)

20' From property line (adjacent to golf or open space)

5' Internal side setback

15' Minimum between buildings

15' Perimeter side setback

20' Minimum Street Frontage

40' Building Height

65% Maximum Lot coverage

2. Open Space – No changes are proposed; the ODP will continue to require the same 145.25 acres of open space.

3. Fencing/Screening – no change proposed.

4. Landscaping – No changes are proposed. The landscaping requirements from the original ODP meet or exceed the requirement of the present Zoning and Development Code.

5. Parking – Off street parking is and will continue to be provided in accordance with the Zoning Code.

6. Street Development Standards – Existing streets, alleys and easements have been and will continue to be designed and constructed in accordance with TEDS and applicable portions of the GJMC.

d) The applicable corridor guidelines and other overlay districts in Chapter 21.07.

The applicable corridor guidelines found in Section 21.00.07.020 – Environmental/sensitive land regulations has been addressed by the applicant as:

“The project consists of varied topography, rocky outcrops, and broken terrain providing a variety of site conditions, which naturally allows for the separation of the proposed uses and neighborhoods. These same constraints also limited and/or controlled site

access and buildable terrain. The challenge of the site design was to respect the topographic constraints and unique character of the site while providing constructible road alignments, building sites, and a golf course. The neighborhoods through the approved ODP were placed to take advantage of the natural aspects of the site itself such as the rock outcrops and native vegetation, with special attention paid to the spectacular views in all directions. Land unsuitable for development because of geologic constraints was preserved in its natural state. This included drainage ways, steep terrain (slopes in excess of 30%) and rock outcroppings. Areas of “no disturbance” were identified around all proposed building sites in the approved ODP”.

Also applicable to the site is Sub Section (g) Ridgeline Development, which will continue to be effect for this project. There are no changes proposed by the applicant to this section of the Code.

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

Adequate public services and facilities currently exist in this subdivision or are able to be extended to serve the future development.

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

Adequate circulation and access was demonstrated with the previously approved ODP and will continue to be provided by the amended ODP. The development has provided numerous offsite capital improvements including a second access to The Ridges via Mariposa Drive to Monument Road. The completion of this connection is a significant benefit to the surrounding developments. Internal access for the undeveloped parcels will be given consideration on an individual basis as each pod is submitted for review and approval.

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

This was demonstrated with the previous approved ODP and is not changed by this amendment. Screening and buffering will continue to be evaluated during the review of each pod.

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

The amended ODP continues to allow one dwelling unit per acre and/or up to eight dwelling units per acre on sites with fewer geologic constraints.

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

The default zone on the property remains of R-4 (Residential – 4 du/ac). The applicant has proposed the bulk standards as presented above as the new standard for the remainder of the property. These bulk standards also include building height, 40-feet which is the same as the R-4 zone district; and maximum lot coverage at 65% which is greater than the 50% allowed in R-4. The new setbacks allow for greater density if a townhouse/patio home or cluster development application is received. Ridgeline setbacks will still apply for those parcels impacted by the Ridgeline Development Map of Section 21.07 of the GJMC.

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

Due to existing economic conditions that are likely to affect the real estate market for many years to come, the applicant is requesting the maximum 10 years be allowed to complete the platting of the remaining undeveloped parcels. Other than completing the entire development by 2021, the applicant does not propose any more specific phasing deadlines.

FINDINGS OF FACT/CONCLUSIONS

After reviewing the Redlands Mesa ODP application, file number PLN-2011-1183 for an amendment to the Outline Development Plan, staff makes the following findings of fact and conclusions:

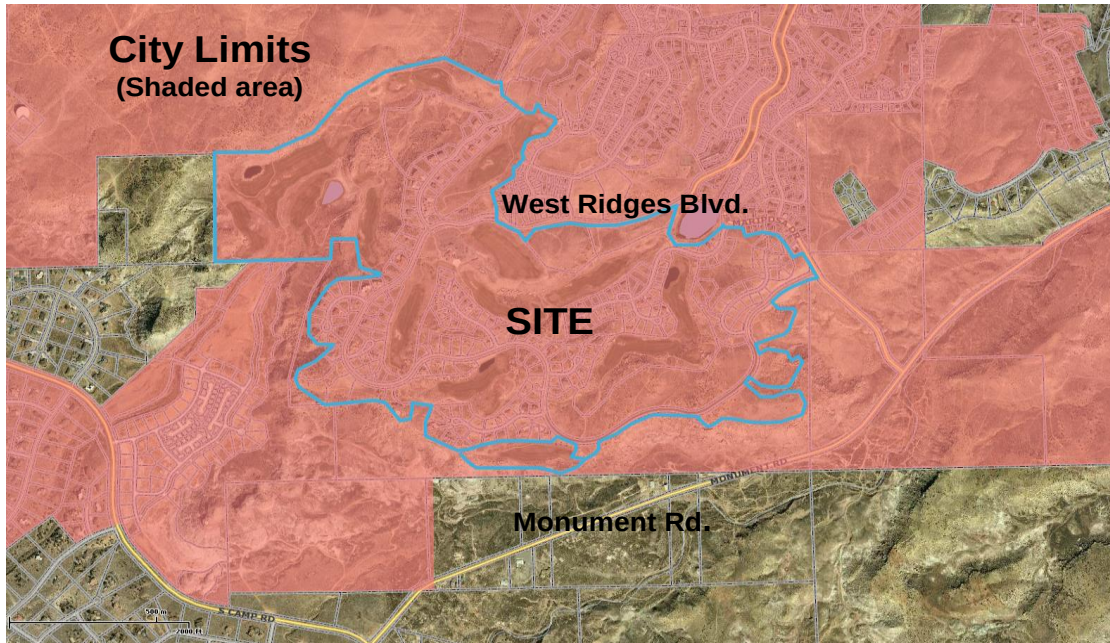
1. The requested amendment to the Outline Development Plan is consistent with the Comprehensive Plan.
2. The review criteria in Section 21.05.150 of the Grand Junction Municipal Code have all been met.
3. The review criteria in Section 21.02.140 of the Grand Junction Municipal Code (rezoning) have been met.
4. The request for a 10 year phasing schedule is in compliance with Section 21.02.080(N)(22)(i) of the GJMC.

PLANNING COMMISSIONS RECOMMENDATION:

At their December 13, 2011 meeting the Planning Commission forwarded a recommendation of approval of the requested amendment to the Redlands Mesa Outline Development Plan; file number PLN-2011-1183 with the findings and conclusions listed above.

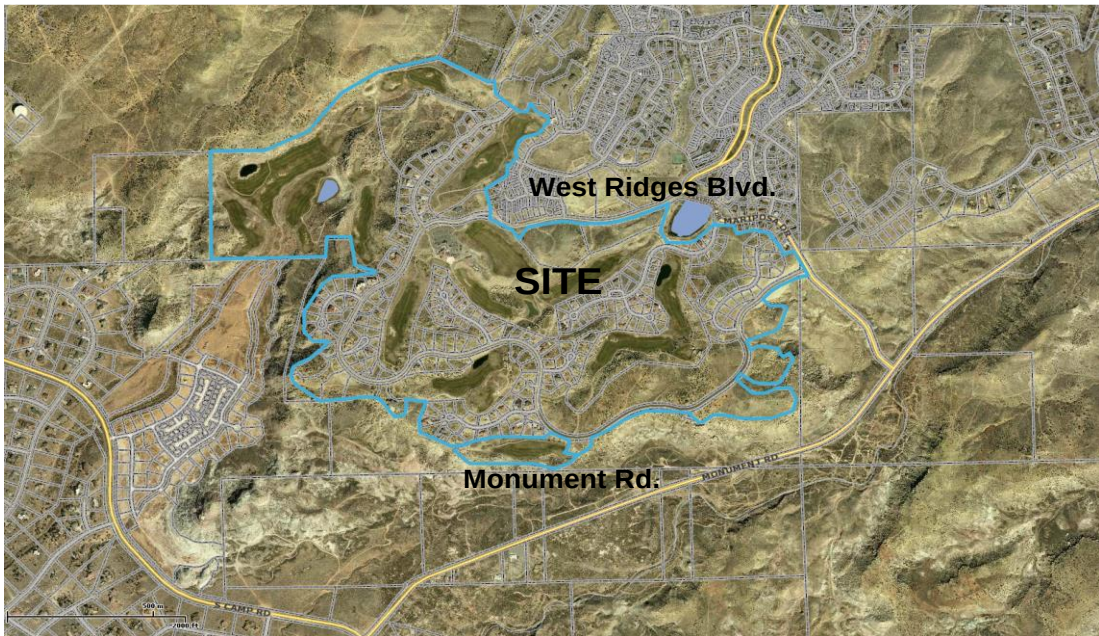
Site Location Map

Amending Redlands Mesa ODP



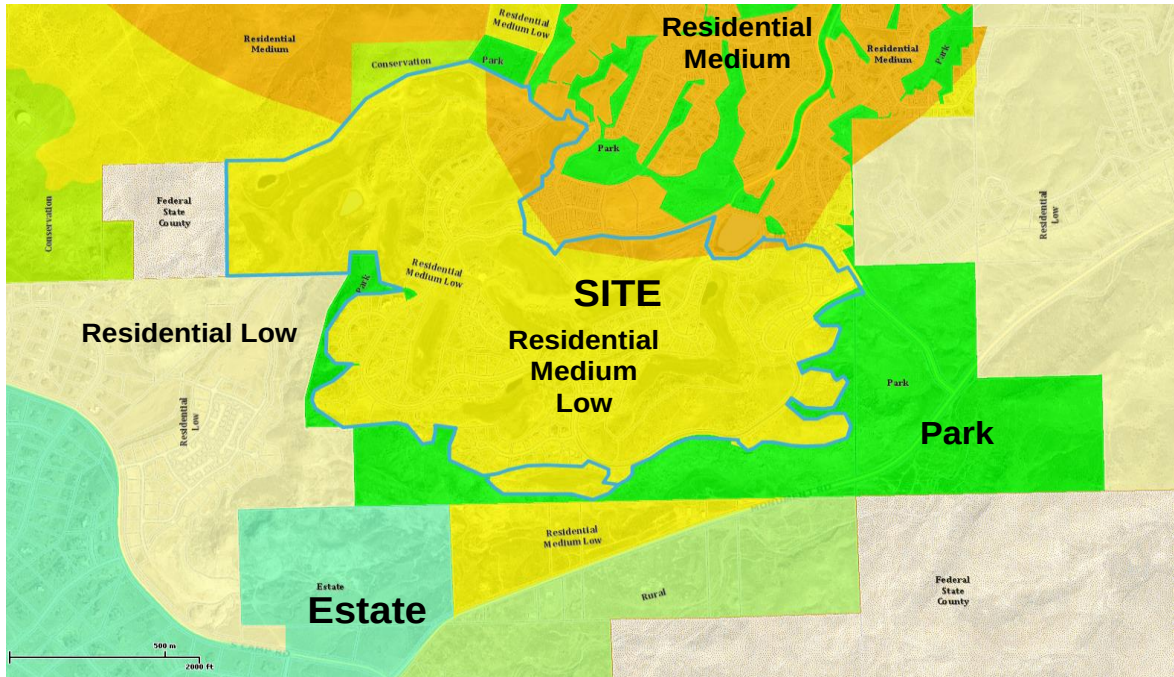
Aerial Photo Map

Amending Redlands Mesa ODP



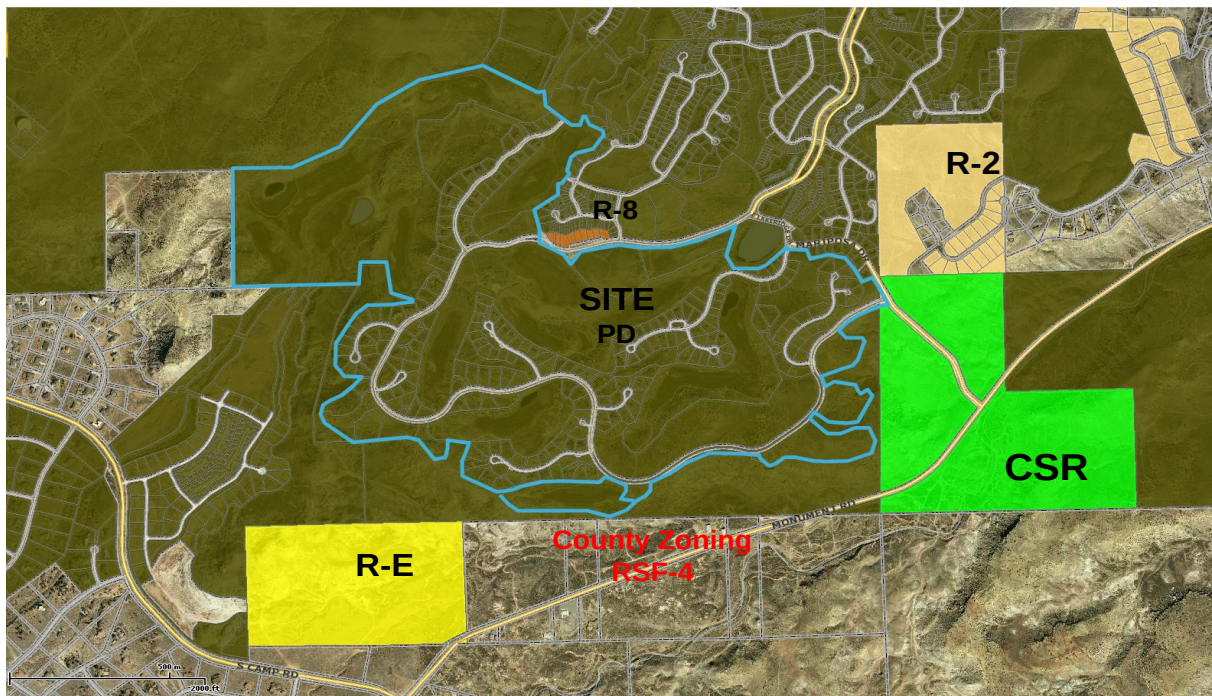
Comprehensive Plan Map

Amending Redlands Mesa ODP



Existing City and County Zoning Map

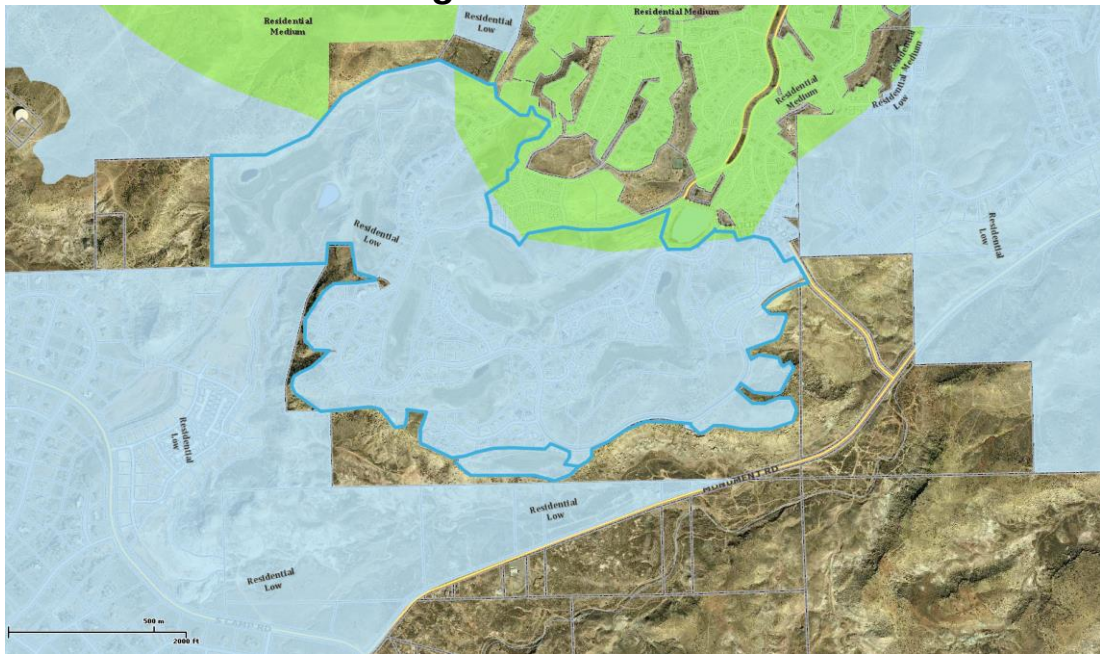
Amending Redlands Mesa ODP

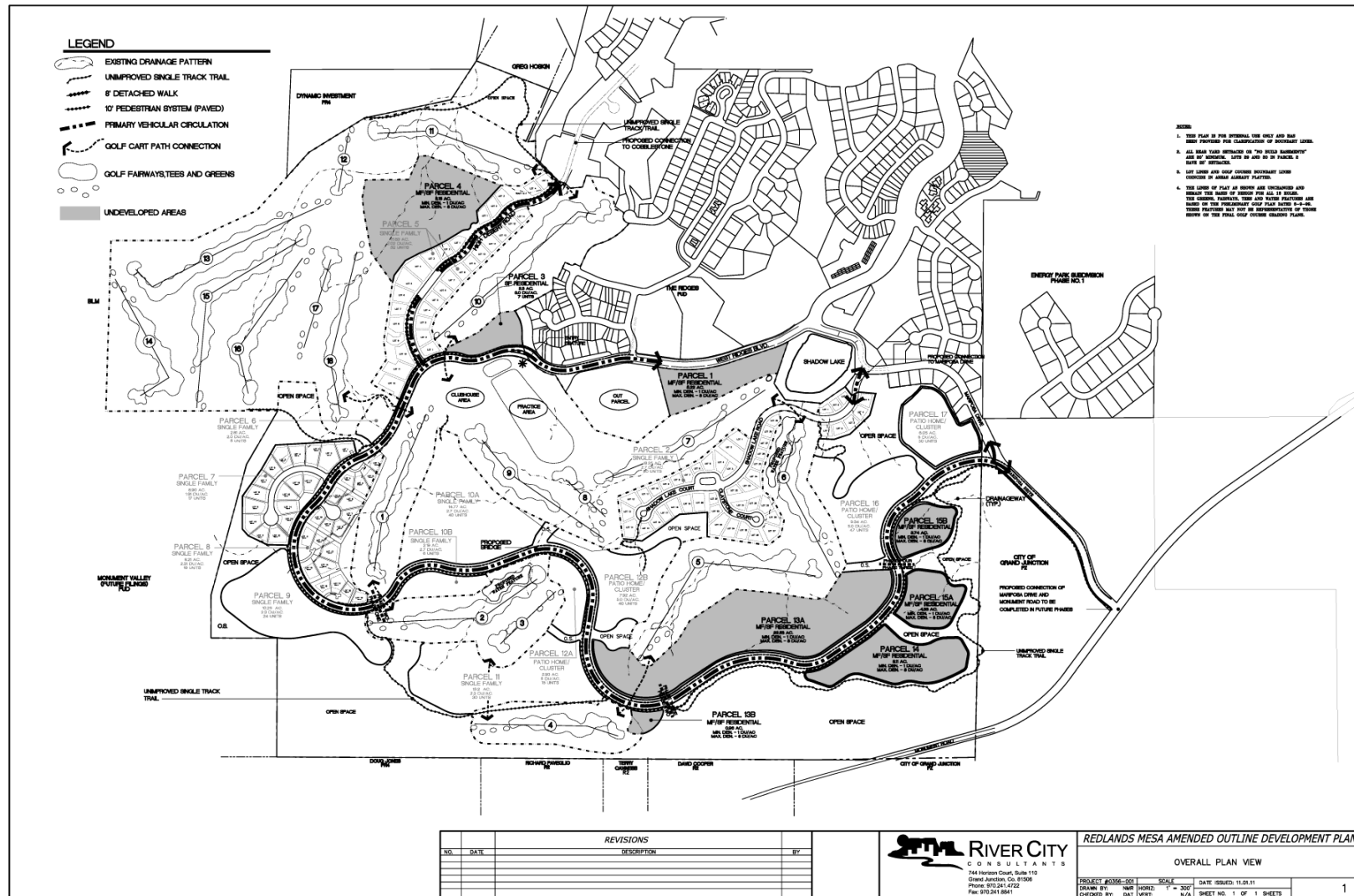


NOTE: Please contact Mesa County directly to determine parcels and the zoning thereof.

Blended Residential Map

Amending Redlands Mesa ODP

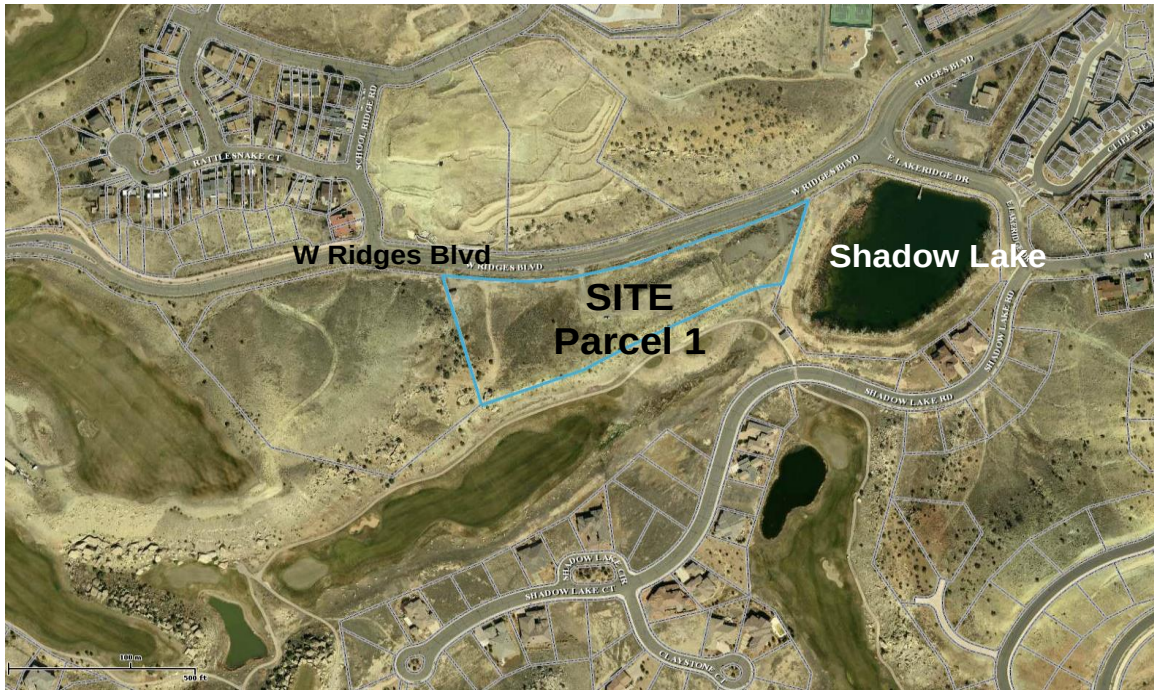




Parcel 1 Map

5.178 acres

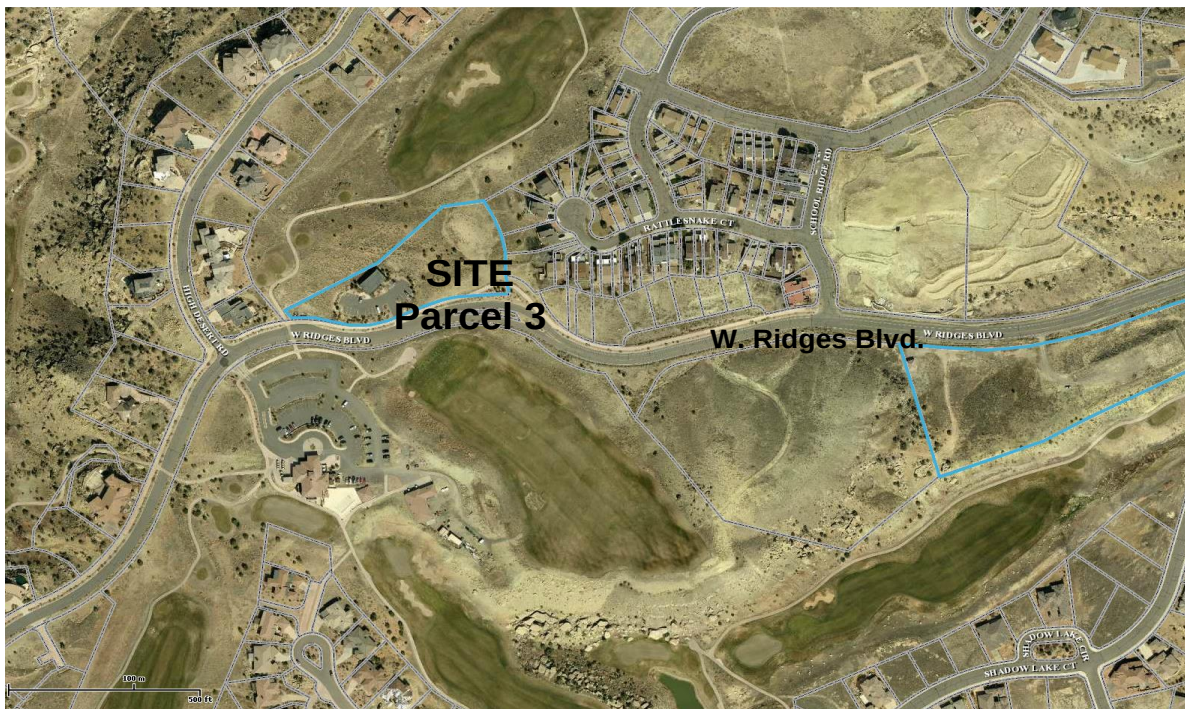
Redlands Mesa ODP



Parcel 3 Map

2.294 acres

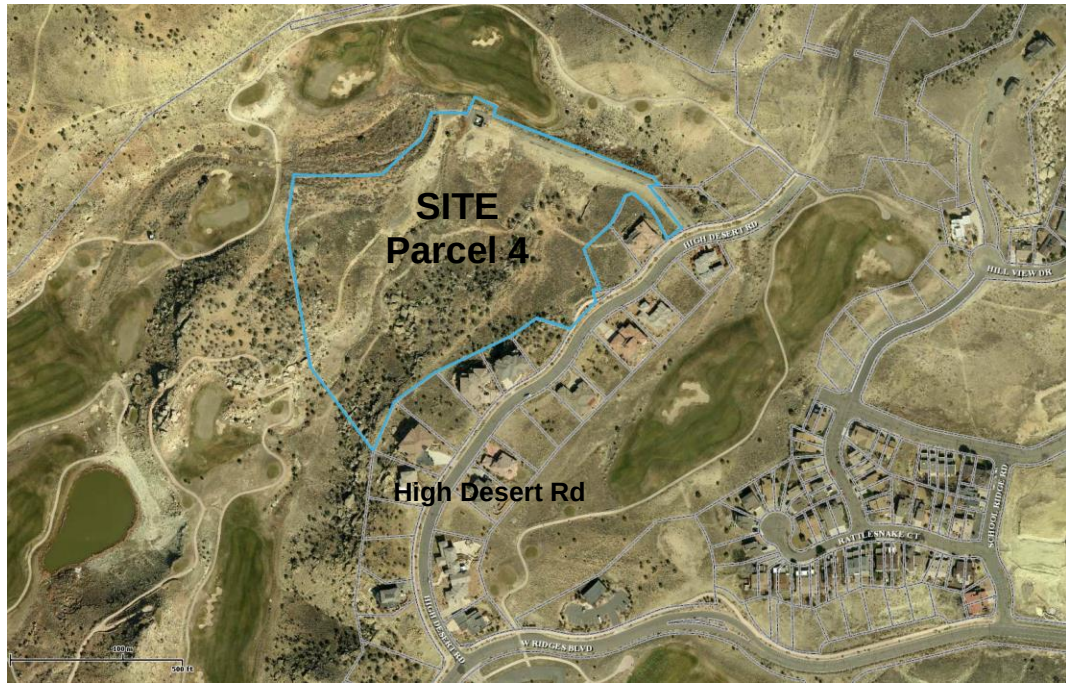
Redlands Mesa ODP



Parcel 4 Map

13.525 acres

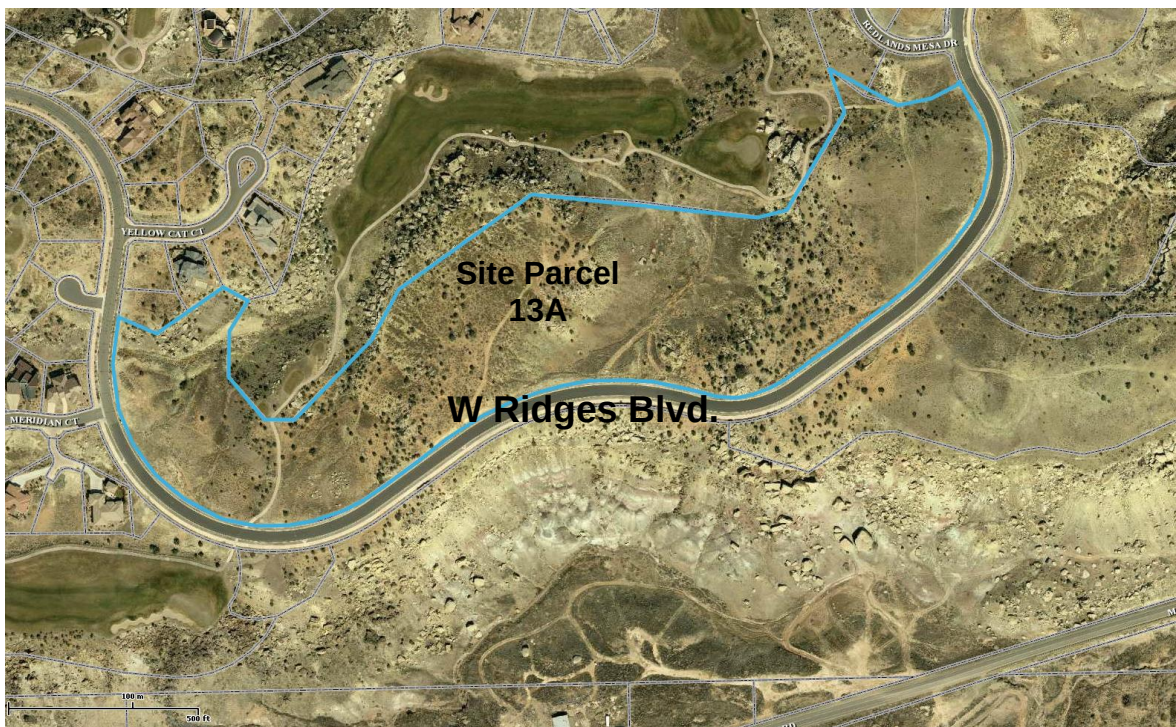
Redlands Mesa ODP



Parcel 13A Map

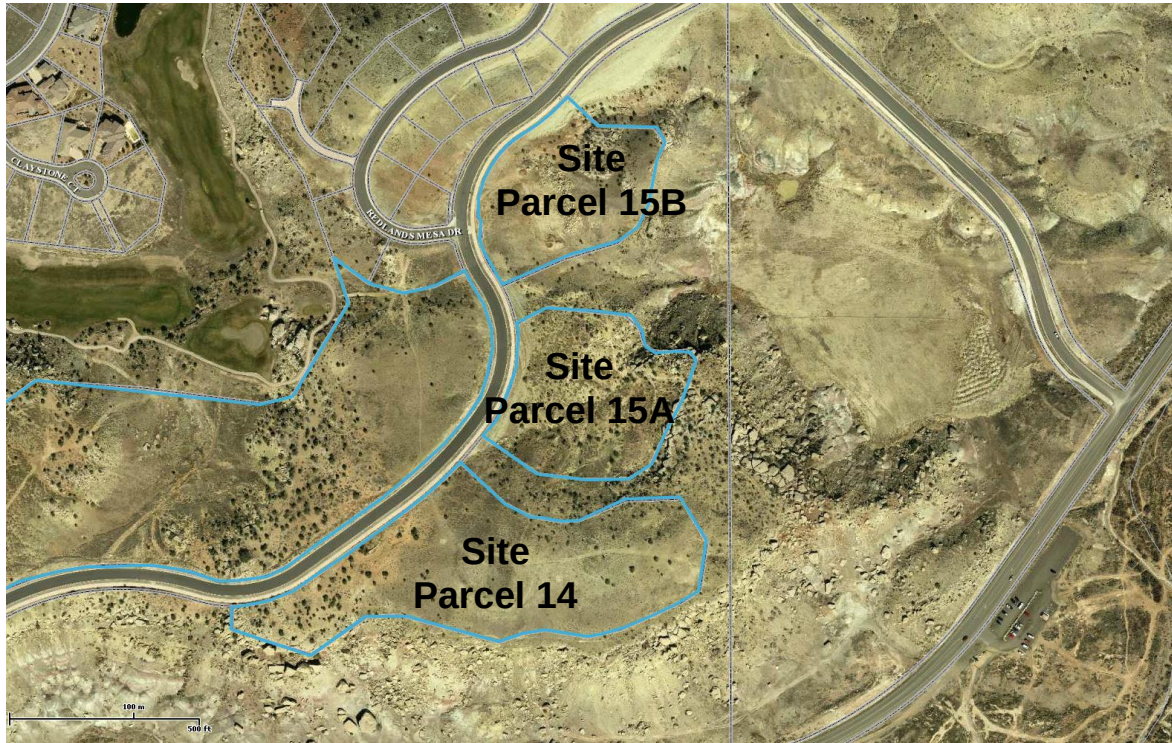
23.871 acres

Redlands Mesa ODP



Parcels 14, 15A and 15B Map

15.413 acres



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE AMENDING THE OUTLINE DEVELOPMENT PLAN FOR REDLANDS MESA

Recitals

After public notice and public hearing as required by the Grand Junction Municipal Code, the Grand Junction Planning Commission recommended approval of the amendments to the Outline Development Plan for Redlands Mesa, finding that the ODP as amended conforms to the Future Land Use map, the Blended Map and the goals and policies of the City's Comprehensive Plan. The ODP as amended meets the criteria found in Section 21.02.140 of the Grand Junction Municipal Code and the requirements of Section 21.02.150, regarding Planned Developments. The default zoning is R-4, Residential – 4 units per acre.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the Redlands Mesa Amended Outline Development Plan, as shown on Exhibit "A" attached, is in conformance with the criteria of Section 21.02.150 of the Grand Junction Municipal Code.

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

The Redlands Mesa Planned Development is zoned PD (Planned Development), and development pods shall not exceed the maximum of 8 dwelling units per acre; or the minimum of 1 dwelling unit per acre. Overall maximum density for the entire development does not change; it remains at 526 units.

This Ordinance is further conditioned:

- 1) If the planned development approval expires or becomes invalid for any reason, the property shall be fully subject to the default standards. The default standards of the R-4 zoning designation will apply.
- 2) All remaining parcels shall be platted by December 2021.
- 3) The bulk standards for the remaining undeveloped parcels, to wit parcels 1, 3, 4, 13A, 14, 15A and 15B, containing 60.281 acres, more or less, if not encumbered by Ridgeline Development Standards found in Section 21.00.07.020, shall be:

Minimum Front Yard Setback

20' West Ridges Blvd. – from r-o-w (path side)

30' West Ridges Blvd. – from r-o-w (non-path side)

Note: path side is that side 40' from control line shown inside r-o-w.

20' From r-o-w (all others unless otherwise depicted on plat)

Minimum Rear Yard Setback

- 20' From property line (common rear yard lot lines)
- 20' From property line (adjacent to golf or open space)
- 5' Internal side setback
- 15' Minimum between buildings
- 15' Perimeter side setback
- 20' Minimum Street Frontage
- 40' Building Height
- 65% Maximum Lot coverage

4) Filings One through Seven setbacks are recorded on the respective plats. Filing 8, Lot 1, Block 1, setbacks are the same as those applied to Filing 7.

5) Due to topography constraints, transfer of density/intensity between the development pods/areas to be developed is allowed.

6) Dwelling units may be in the form of single-family attached, single-family detached, patio homes, townhomes or cluster development. Any given development pod may contain any one or more of these housing types.

INTRODUCED on first reading the ____ day of _____, 2012 and ordered published in pamphlet form.

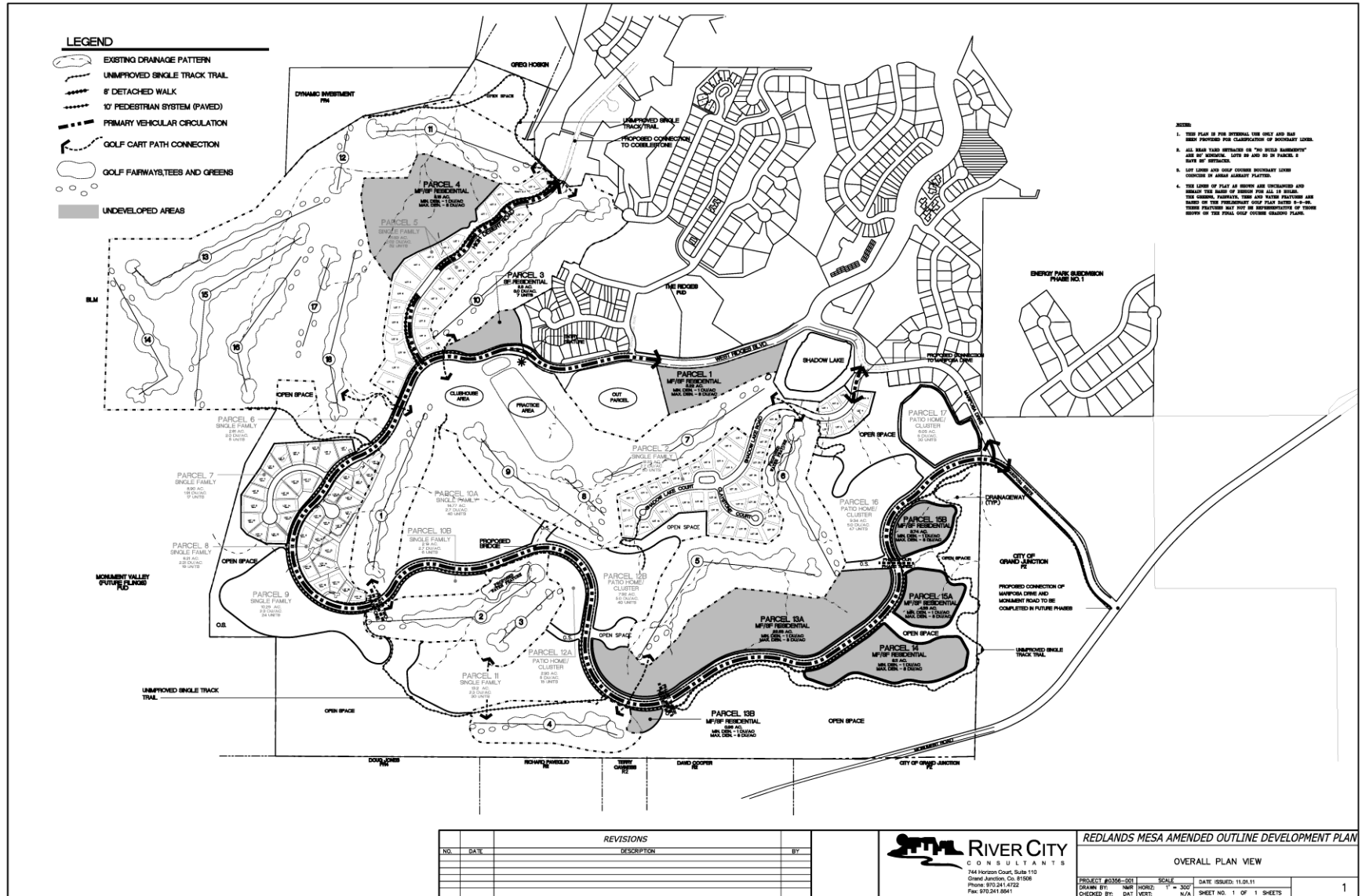
PASSED and ADOPTED on second reading the ____ day of _____, 2012 and ordered published in pamphlet form.

ATTEST:

City Clerk

President of the Council

Exhibit "A"





730 Scarlet Street, Grand Junction CO 81505
PHONE (970) 241-5457 FAX (303) 484-6657

December 13, 2021

Mr. Jace Hochwalt, AICP
Senior Planner
City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81501

RE: Request by The Peaks, LLC and Western Constructors, Inc. to Amend the Phasing Schedule of the Approved Redlands Mesa Outline Development Plan for Three Remaining Developable Parcels along West Ridges Boulevard.

Dear Mr. Hochwalt,

Over the course of this past weekend, it was brought to our attention that the Board at Redlands Mesa would be more comfortable with a lesser time frame to complete the platting of the three remaining parcels known as Bella Mesa Filing 2 and 3, and The Peaks.

We take no issue with the Board's request to amend the time frame from three years (December 2024) to two years (December 2023) and request that the proposal set forth in front of the Planning Commission on December 14, 2021, and subsequent City Council hearing be amended to the two-year time frame, with a date of December 2023 to complete the platting of these properties.

Sincerely,

A handwritten signature in dark ink, appearing to read "Kenneth B. Milyard", written over a horizontal line.

Kenneth B. Milyard, President
Western Constructors, Inc.

A handwritten signature in dark ink, appearing to read "Kevin Young", written over a horizontal line.

Kevin Young, Manager
The Peaks, LLC

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE _____

**AN ORDINANCE AMENDING ORDINANCE NO. 4495 FOR THE REDLANDS MESA
PLANNED DEVELOPMENT BY ESTABLISHING A REVISED PHASING
SCHEDULE**

Recitals:

The Applicants, The Peaks, LLC and Western Constructors, Inc. have requested a revision to phasing schedule for the Redlands Mesa Outline Development Plan (ODP). The Redlands Mesa ODP was originally approved in December of 1999 and subsequently amended in 2011; the ODP was designed for up to 526 residential units and golf course and associated amenities.

This Ordinance extends the phasing schedule for the remaining developable parcels of the Redlands Mesa Planned Development, without modifying any other aspects of Ordinance No. 4495.

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 Redlands Mesa Planned Development.

The City Council finds that the sole request of a phasing schedule extension does not further impact the ODP as previously approved and outlined in Ordinance 4495 and continues to meet the provided purpose of the ODP and the Comprehensive Plan as well as the approval criteria as indicated in Section 21.02.150(b)(2) of the Grand Junction Zoning and Development Code.

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. 4495 is amended as follows:

All remaining parcels shall be platted by December 31, 2023.

All other aspects of Ordinance No. 4495 shall remain in effect.

INTRODUCED for first reading on this 15th day of December 2021 and ordered

published in pamphlet form.

PASSED and ADOPTED this 5th day of January 2022 and ordered published in pamphlet form.

C.B. McDaniel
President of City Council

ATTEST:

Wanda Winkelmann
City Clerk

DRAFT



Grand Junction City Council

Regular Session

Item #7.a.

Meeting Date: January 5, 2022

Presented By: Wanda Winkelmann, City Clerk

Department: City Clerk

Submitted By: Wanda Winkelmann

Information

SUBJECT:

Public Hearing: A Resolution Designating Voting District Boundaries in the City of Grand Junction

RECOMMENDATION:

Staff recommends adoption of the resolution.

EXECUTIVE SUMMARY:

The purpose of this item is to change the voting district boundaries.

BACKGROUND OR DETAILED INFORMATION:

As a result of the 2020 federal census, the City of Grand Junction must review the population in its five districts. This review will be conducted to determine if boundaries need to be adjusted to ensure each district is equal in population as possible. In addition to population, redistricting plans must consider compactness, contiguity, natural boundaries, and preservation of communities of interest.

At the November 15, 2021 City Council workshop, staff presented three map options that represented 1) no change to the District boundaries, 2) a change to only District A and District B boundaries, and 3) a change to all five District boundaries that better align with existing neighborhoods of the City and reflects higher growth in Districts A and B, moderate growth in Districts D and E, and less growth expected in District C. City Council directed staff to bring back a resolution with a District map that captures the third option and to set a public hearing for January 5, 2022

The public hearing was noticed on the December 1, 2021 City Council agenda and published in *The Daily Sentinel* on November 26, 2021 and December 3, 2021.

FISCAL IMPACT:

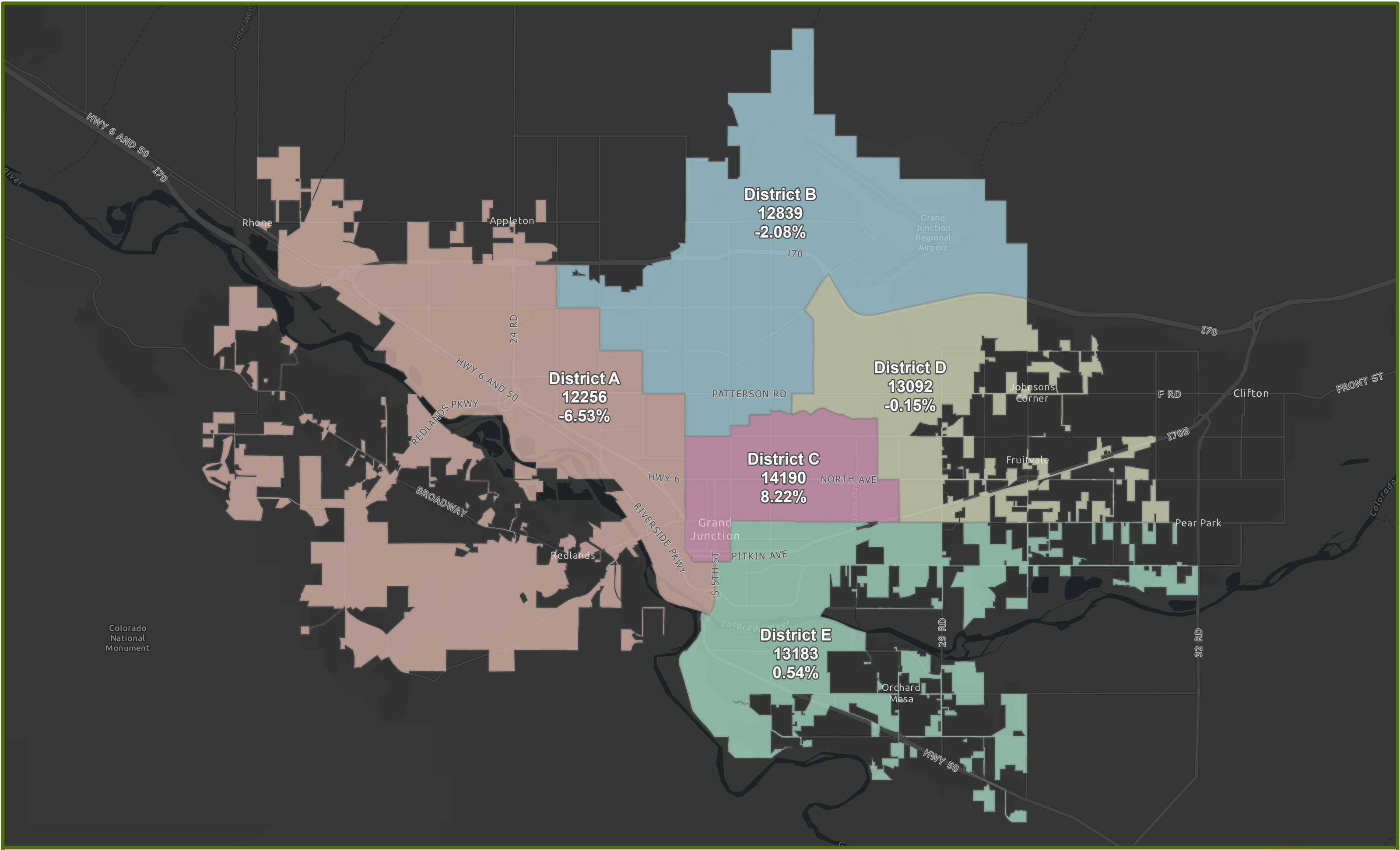
N/A

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 08-22, a resolution designating Voting District Boundaries in the City of Grand Junction.

Attachments

1. District Map (Option 3)
2. Redistricting Affidavit of Publication
3. RES-Redistricting 2022 122321



0 0.5 1 2 Miles

REDISTRICTING - OPTION 3

Packet Page 279

Date Created: 10/12/2021

Grand Junction Daily Sentinel
734 S 7th St #7737
(970) 242-1313

I, Terry Flanagan, of lawful age, being duly sworn upon oath, deposes and says that I am the Legal Secretary of Grand Junction Daily Sentinel, a publication that is a "legal newspaper" as that phrase is defined for the city of Grand Junction, for the County of Mesa, in the state of Colorado, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

PUBLICATION DATES:

26 Nov 2021

3 Dec 2021

Notice ID: Sbw9h2YKCj2qtPF89M1a

Publisher ID: BW # 116021

Notice Name: Redistricting Res Notice

PUBLICATION FEE: \$24.24

Terry Flanagan

Legal Secretary

VERIFICATION

STATE OF COLORADO

COUNTY OF MESA

Signed or attested before me on this

3rd day of December, A.D. 2021.

Diawn Lee Beach

Notary Public

My Commission Expires: April 22, 2024

NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN that a hearing before the Grand Junction City Council will be held on January 5, 2022 at 5:30 p.m., Grand Junction City Hall Auditorium, 250 North 5th Street, Grand Junction, Colorado.

The City Charter provides that the City Council may, by resolution, change the boundaries of the voting districts established by the Charter. The City Council will conduct a public hearing to consider amending the boundaries of the voting districts and to consider final adoption of a resolution adjusting the voting district boundaries.

BY ORDER OF THE CITY CLERK
GRAND JUNCTION, COLORADO
Wanda Winkelmann, City Clerk
Published: November 26, December 3, 2021.

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. XX-22

A RESOLUTION DESIGNATING VOTING DISTRICT BOUNDARIES IN THE CITY OF GRAND JUNCTION

Recitals

The City Charter, Article IV, Paragraph 36, provides that the City Council may, by resolution, change the boundaries of the voting districts established by the Charter. Changes to the boundaries require a two-thirds vote of all the members of Council.

The City Council last changed the voting district boundaries in 2006 because areas of the City experienced tremendous population growth. Additionally, a number of annexations occurred throughout the urban growth boundary, increasing the land area of the City. Both these circumstances affected the population within the existing boundaries and caused the balance of population to be disproportionate across the districts.

Since 2006, areas of the City have continued to grow. In order to better balance the population and to keep communities of interest together, the City Council finds the need to adjust the district boundaries and that such boundaries will remain the same for subsequent elections, until those boundaries are changed by resolution of the City Council as provided by the Charter.

The boundaries as hereby adopted provide for each voting district to grow as development occurs out to the Urban Growth Boundary. Furthermore, the district boundaries keep City Council members who are currently seated within the districts that they serve.

NOW THEREFORE, WITH AND FOR THE RATIONALE OF THE RECITALS, WHICH ARE INCORPORATED INTO THE FINDINGS OF THIS RESOLUTION, BE IT RESOLVED THAT THE VOTING DISTRICT BOUNDARIES FOR THE CITY OF GRAND JUNCTION, COLORADO FOR MUNICIPAL ELECTIONS ARE DETERMINED IN ACCORDANCE WITH THE CITY CHARTER AND APPLICABLE LAW TO BE AS FOLLOWS:

DISTRICT A: shall contain and include all that portion of the City of Grand Junction contained within the city limits South and West of a line described as follows:

Beginning at the intersection of the North City Limits line and 24 1/2 Road; thence Southerly along 24 1/2 Road to the intersection of 24 1/2 Road and G Road; thence Easterly along G Road to the intersection of G Road and 25 Road; thence Southerly along 25 Road to the intersection of 25 and F 1/2 Road; thence Easterly along F 1/2 Road to the intersection of F 1/2 Road and 25 1/2 Road; thence Southerly along 25 1/2

Road to the intersection of 25 1/2 Road and Patterson Road; thence Easterly along Patterson Road to the intersection of Patterson Road and 1st Street; thence Southerly and Southeasterly along 1st Street until the transition from 1st Street to Pitkin Avenue; thence Southeasterly along Pitkin Avenue to the intersection of Pitkin Avenue and 2nd Street; thence Southerly along 2nd Street to the intersection of 2nd Street and South Avenue; thence Southeasterly and Easterly along South Avenue to the intersection of South Avenue and 5th Street; thence Southerly and Southwesterly along 5th Street (Highway 50) to the intersection of 5th Street (Highway 50) and the Colorado River; thence Northwesterly along the Colorado River to the junction of the Colorado River and the Gunnison River; thence Southerly along the Gunnison River to the South City Limits line.

DISTRICT B: shall contain and include all that portion of the City of Grand Junction contained within the city limits North and East of a line described as follows:

Beginning at the intersection of the North City Limits line and 24 1/2 Road; thence Southerly along 24 1/2 Road to the intersection of 24 1/2 Road and G Road; thence Easterly along G Road to the intersection of G Road and 25 Road; thence Southerly along 25 Road to the intersection of 25 and F 1/2 Road; thence Easterly along F 1/2 Road to the intersection of F 1/2 Road and 25 1/2 Road; thence Southerly along 25 1/2 Road to the intersection of 25 1/2 Road and Patterson Road; thence Easterly along Patterson Road to the intersection of Patterson Road and 1st Street; thence Southerly along 1st Street to the intersection of 1st Street and Orchard Avenue; thence Easterly along Orchard Avenue to the intersection of Orchard Avenue and 7th Street; thence Northerly along 7th Street to the intersection of 7th Street and Walnut Avenue; thence Easterly along Walnut Avenue to the intersection of Walnut Avenue and 9th Street; thence Northerly along 9th Street to the intersection of 9th Street and Bookcliff Avenue; thence Easterly along Bookcliff Avenue to the intersection of Bookcliff Avenue and 12th Street; thence Northerly along 12th Street to the intersection of 12th Street and the Grand Valley Canal; thence Easterly along the Grand Valley Canal to the intersection of the Grand Valley Canal and 15th Street; thence Northerly along 15th Street to the intersection of 15th Street and Patterson Road; thence Easterly along Patterson Road to the intersection of Patterson Road and 27 1/2 Road; thence Northerly and Northwesterly along 27 1/2 Road (G Road) to the intersection of 27 1/2 Road (G Road) and Horizon Drive; thence Northeasterly along Horizon Drive to the intersection of Horizon Drive and Interstate 70; thence Southeasterly and Easterly along Interstate 70 to the East City Limits line.

DISTRICT C: shall contain and include all that portion of the City of Grand Junction surrounded by a line described as follows:

Beginning at the intersection of 1st Street and Orchard Avenue; thence Easterly along Orchard Avenue to the intersection of Orchard Avenue and 7th Street; thence Northerly along 7th Street to the intersection of 7th Street and Walnut Avenue; thence Easterly along Walnut Avenue to the intersection of Walnut Avenue and 9th Street; thence Northerly along 9th Street to the intersection of 9th Street and Bookcliff Avenue; thence

Easterly along Bookcliff Avenue to the intersection of Bookcliff Avenue and 12th Street; thence Northerly along 12th Street to the intersection of 12th Street and the Grand Valley Canal; thence Easterly along the Grand Valley Canal to the intersection of the Grand Valley Canal and 28 1/4 Road; thence Southerly along 28 1/4 Road to the intersection of 28 1/4 Road and North Avenue; thence Easterly along North Avenue to the intersection of North Avenue and 28 1/2 Road; thence Southerly along 28 1/2 Road to the intersection of 28 1/2 Road and Grand Avenue alignment; thence Westerly along Grand Avenue to the intersection of Grand Avenue and 7th Street; thence Southerly along 7th Street to the intersection of 7th Street and South Avenue; thence Westerly and Northwesterly along South Avenue to the intersection of South Avenue and 2nd Street; thence Northerly along 2nd Street to the intersection of 2nd Street and Pitkin Avenue; thence Northwesterly along Pitkin Avenue until the transition from Pitkin Avenue to 1st Street; thence Northerly along 1st Street to the Point of Beginning.

DISTRICT D: shall contain and include all that portion of the City of Grand Junction contained within the city limits South of Interstate 70 and Northeast of a line described as follows:

Beginning at the intersection of Interstate 70 and Horizon Drive; thence Southeasterly along Horizon Drive to the intersection of Horizon Drive and 27 1/2 Road (G Road); thence Southeasterly and Southerly along 27 1/2 Road (G Road) to the intersection of 27 1/2 Road and Patterson Road; thence Westerly along Patterson Road to the intersection of Patterson Road and 15th Street; thence Southerly along 15th Street to the intersection of 15th Street and the Grand Valley Canal; thence Easterly along the Grand Valley Canal to the intersection of the Grand Valley Canal and 28 1/4 Road; thence Southerly along 28 1/4 Road to the intersection of 28 1/4 Road and North Avenue; thence Easterly along North Avenue to the intersection of North Avenue and 28 1/2 Road; thence Southerly along 28 1/2 Road to the intersection of 28 1/2 Road and D 1/2 Road alignment; thence Easterly along D 1/2 Road to the East City Limits line.

DISTRICT E: shall contain and include all that portion of the City of Grand Junction contained within the city limits South and East of a line described as follows:

Beginning at the South City Limits line along the Gunnison River; thence Northerly along the Gunnison River to the junction of the Colorado River and the Gunnison River; thence Southeasterly along the Colorado River to the intersection of the Colorado River and 5th Street (Highway 50); thence Northeasterly and Northerly along 5th Street (Highway 50) to the intersection of 5th Street and South Avenue; thence Easterly along South Avenue to the intersection of South Avenue and 7th Street; thence Northerly along 7th Street to the intersection of 7th Street and Grand Avenue; thence Easterly along Grand Avenue and D 1/2 Road to the intersection of D 1/2 Road and the East City Limits line.

Annexations lying at, along or within the boundaries of any district or districts as extended shall be considered as being included within the particular district.

ADOPTED this 5th day of January 2022.

C.B. McDaniel
President of the Council

ATTEST:

Wanda Winkelmann
City Clerk